

SELECTIONS FROM THE RECORDS OF THE
BOMBAY GOVERNMENT

No. DCXX&IV—New Series

PAPERS
RELATING TO THE
SECOND REVISION SETTLEMENT
OF THE
MAN TALUKA
OF THE
SATARA DISTRICT

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Map showing the grouping and...



REFERENCE

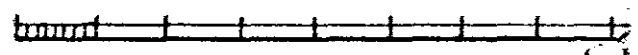
- District Head Quarters and Bazar Town
 - Taluka do do
 - Police do do
 - Village and Bazar Village
 - Other Village
 - Deserted Village
 - Post Office
 - Landpost and Telegraph Office
 - Hospital
 - Dispensary
 - Municipality
 - Places of Pilgrimage
 - Patha Boundary
 - From Jaghir, Shastali & Village
 - Kholi
 - T. & Station (altitude)
 - Ford
 - Ferry
 - Police Station (when not at a Taluka Head Quarters)
 - Roadway and Station
 - Is. Is.
 - Pinak
 - Scrub Pass
 - Pass (low suitable for limbered Officers)
 - Small Road (not in Districts suitable only for Subordinates)
 - Class Motor Roads (i.e. fit for driving by day or night)
 - Class Motor Roads (i.e. practicable for strong touring cars with a full clearance in day light & suitably driven)
- OBSTACLES ON MOTOR ROADS.**
- Ferry Boat (able to take touring cars)
 - Hard causeway, practicable except in flood
 - do do in dry season, November to May end
 - Ford, depth in dry season not exceeding 1 1/2 feet
 - Ford, taking less than 1 1/2 feet at low tide only
 - Not accessible except at unusually low tides or with special arrangements
 - Chal roads over which Motors are not allowed at night
 - Provincial Road under construction
 - Other Roads and Cart Tracks
 - Tidal limits
 - Steamer Line

In cases in which all the hilly in a village have not been shown on the map, the symbol T (2) T (7) has been used to indicate the total number of tanks in the village. The tanks shown on the map are all first and second class irrigation tanks.

MAP
of the
MAN TALUKA
of the
SATARA COLLECTORATE

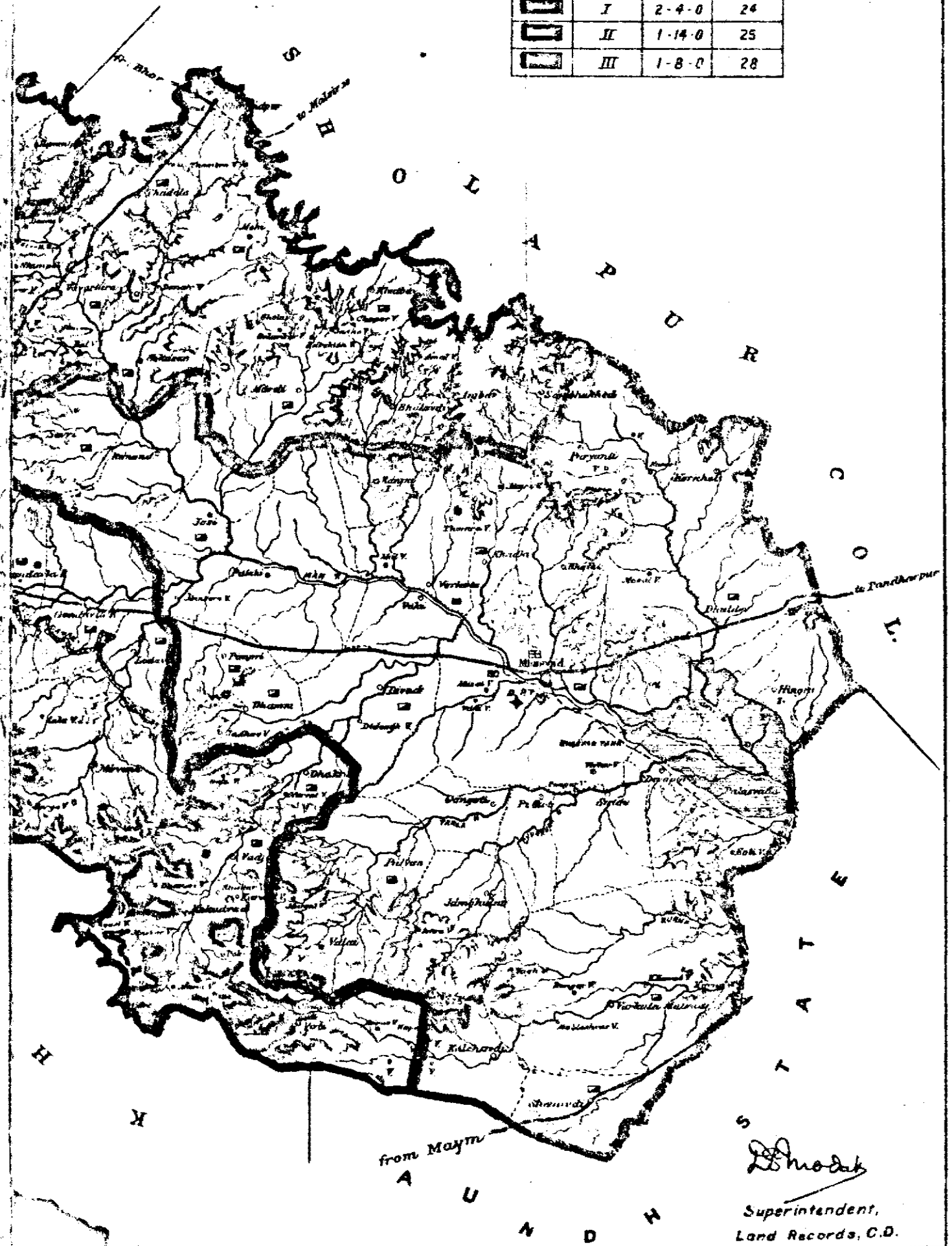
Compiled from Topographical Survey of India

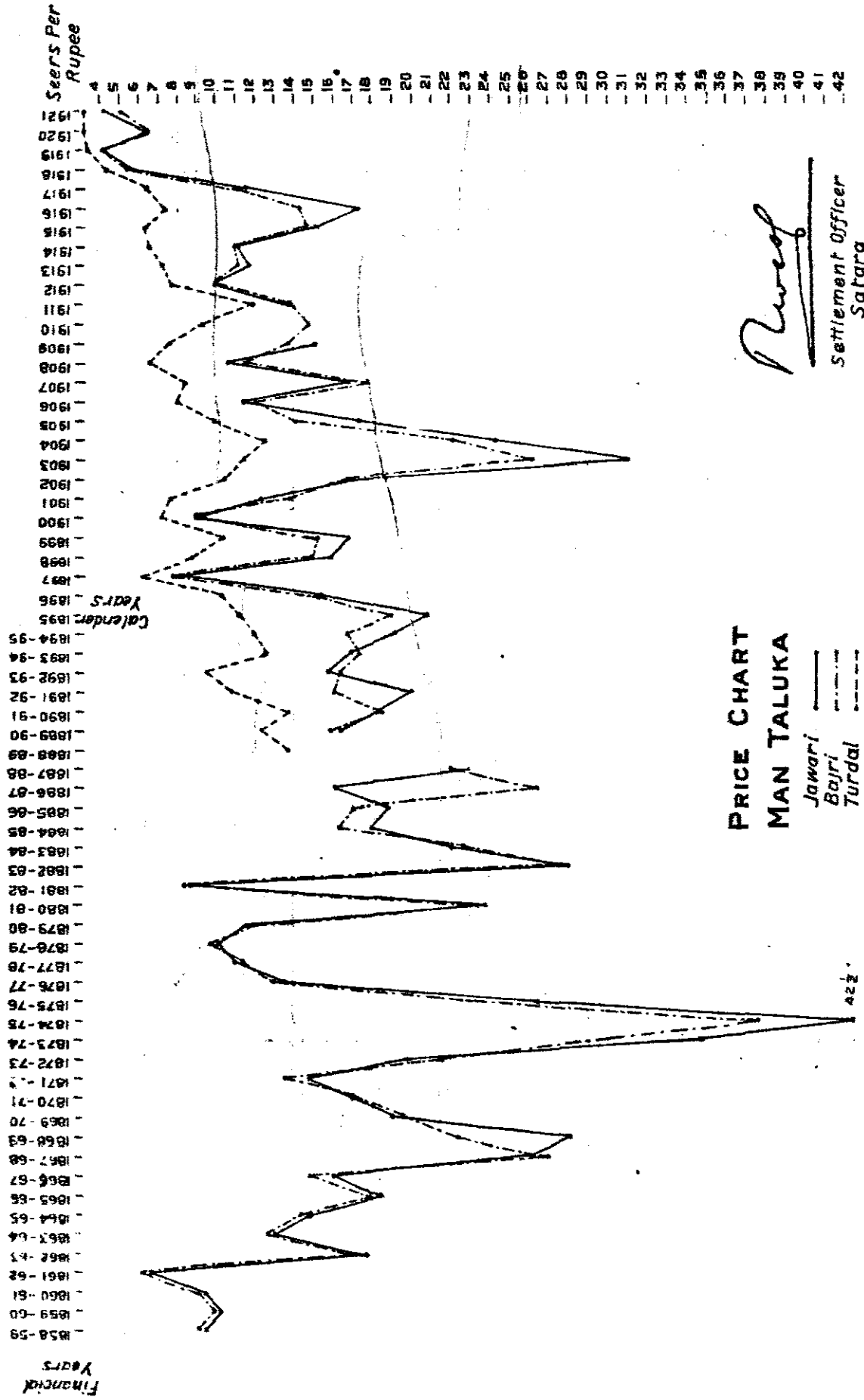
Scale of Miles



g as finally sanctioned by Government.

Group No	Maximum rates	No of villages
I	2-4-0	24
II	1-14-0	25
III	1-8-0	28





PRICE CHART
MAN TALUKA
 Jawari ———
 Bajri - - - -
 Turdal - . . .

R. Wood
 Settlement Officer
 Satara

Financial
 Years

Calendar
 Years

Seers Per
 Rupee

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district Satara.*

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From

M. WEBB, Esq., I. C. S.,
Settlement Officer, Satara;

To

THE COLLECTOR OF SATARA,
Satara.

Jalgaon, 2nd March 1923.

Sir,

I have the honour to submit proposals for the second revision settlement of Man taluka :—

I.—Introductory.

2. These proposals cover 72 Government and 6 inam villages. The papers relating to the first revision settlement of the Government villages are contained in Selection No. CCXL, New Series. The details of the existing settlements of the inam villages are as follows :—

Village.	Year of introduction of last settlement.	Original or revision.	Order of sanction.
Hingni	1900-01	Revision.	Survey Commissioner's No. S/2194, dated November 9th, 1900 (Not printed).
Ranjani	Do.	Do.	Do.
Viri	1916-97	Original	Government Order No. 7367, Revenue Department, dated 16th June 1917.
Botha	Do.	Do.	Do.
Kutakni... ..	Do.	Do.	Do.

3. Since the date of the first revision the outlying lands belonging to the forts of Mahimangad and Varugad have been amalgamated with the villages to which they belong by situation. There have been no other territorial changes in the taluka.

4. I have been directed to report on five talukas, Man, Khatav, Khanapur, Koregaon and Wai. In many respects these talukas resemble one another; to deal with such features separately in each report would involve much useless repetition, while conclusions based on consideration of each taluka separately would not have the weight that they would have if drawn from statistics of all five talukas together.

5. Most of these features are most prominent in Man, and I have therefore chosen this taluka to report on first, and have ventured to preface several paragraphs with general remarks which are meant to apply to all five talukas. I hope to avoid repetition and to save space in my other reports by merely referring to my general remarks in this report.

II.—Position and Physical features.

6. *General features.*—The taluka consists of the catchment area of the upper reaches of the Man River, the easternmost of the three rivers, the others being the Vangna and the Verla, which rise within a few miles of one another in the Salpa Hills and spread out fanwise, the Man to join the Bhima in the Sholapur district and the other two to unite at widely distant points with the Krishna. Generally speaking it forms an undulating table-land of triangular shape with its apex on the west, lying about 2,500 feet above sea level; eastwards it falls away gradually till in the south-east it is at about the same altitude as Koregaon taluka 2,000 feet. Along its south-western side it is separated from Khatav taluka by a well marked wall of hills, while to the north it overlooks Malsiras, in the Sholapur district, which lies at a much lower level. The apex of the triangle on the north-west is split up into three strips, by the hills of

Varugad and Mahimangad running from west to east. The northernmost strip forms part of the Phaltan desh and is thus quite distinct from the rest of the taluka. The middle strip is the valley of the upper Man, where it is still shut in by hills, and its character is also different from that of the main table-land of the taluka. The southernmost consists only of the slopes of Mahimangad hill and is of minor extent and importance.

7. East of Mardi the country is again broken up by a block of hills which, as I shall shew later, give a distinct character to the villages lying round them.

8. *Soil.*—Generally speaking the soil of the taluka is of the poorest. Good soil is found only in strips along the streams, wider along the upper reaches of the Man, but of pitiful narrowness along its tributaries. Between these strips lie wide stretches of shallow red Mal, fit only for poor crops of bajri or for grass. The grass which it grows, however, appears to be of better grazing quality than that grown on the mal lands or the more western talukas, a fact which partly accounts for the large number of sheep bred in the taluka.

9. The poor character of the soil is shewn by the fact that in the lowest group the average assessment is only Re. 0-3-10 per acre on a maximum rate of Rs. 1-4-0, that is the average class of the soil is only three annas. In the third group the average soil classification is between three and four annas, in the second almost exactly four, and only in the first does it rise as high as five annas.

Climate and Rainfall.

10. *General.*—The general course of the monsoons has been the same in all these five talukas, and in all of them it is a fact to be remembered that whereas the first revision of the settlement was done after a series of years of good rainfall, the period leading up to this second revision has been one of abnormally scanty rain. Taking the average figure of 42 years (the period for which I have statistics), as the mean, the annual rainfall fell below the mean to the following extent:—

	Times below mean.	
	10 years ending with 1889.	32 years ending with 1921.
Koregaon	4	16
Khatav	4	18
Man	3	20
Khanapur	6	19
Wai	3	10

11. It might appear from this that the universal cry of the cultivator that the rainfall is decreasing is true. I do not think this follows from the statistics; the only conclusion warranted is that the period 1880-1889 was one of heavier rainfall than the average; but there is nothing to shew that such periods belong only to the past and will not recur. In point of fact, taking the statistics from 1880, the average rainfall during the four years ending with 1921 has been the lowest on record for similar periods in every taluka but Man; but these four years are immediately preceded by four of which the average is almost the best and in Khatav quite the best on record.

12. *Man taluka.*—Turning to the particular case of Man the tragedy of the taluka is that it does not get enough rain for kharif crops and has not soil suitable for rabi. The lashing storms of the early monsoon which disintegrate and wash down the silt from the hills to the valleys do not reach Man; and so there is little soil on which the milder but more regular late rains can be utilised.

13. The average rainfall recorded at Dahiwadi for 42 years is 19·04 inches. Though there are no records for the villages of the first group, from their appearance and physical characteristics the fall in them must be distinctly

heavier. At the Pingli tank, only two or three miles from Dahiwadi the recorded average is nearly $1\frac{1}{2}$ inches higher; and a higher average than at Dahiwadi is probably maintained through all the hilly villages to the north of it. Eastwards of Dahiwadi along the Pandharpur road the rainfall varies very little and at Mhaswad it is still 19.14 inches. In the hills east of Mardi, and in the south near Kukadwad however the rainfall is almost certainly more favourable, as I shall shew when dealing with the grouping.

14. As for the seasonal distribution the average for the kharif season (June 5th to August 14th) is 5.71 inches, and for the rabi season (August 15th to October 21st) 7.22 inches.

15. *Crops.*—The principal dry crop is bajri, with the usual mixture. Comparing Appendix 'B' with the same appendix of the last report, it would appear that the area under bajri has gone down from 1,45,590 acres to 74,157, while jowari (early and late) has risen from 69,121 acres to 78,280. This is a direct reflection of the seasons; if the kharif rains are successful, bajri is grown; if not the cultivator is forced to wait for the rabi rains and grow late jowari, which in this taluka probably fails more often than it succeeds.

The quantity of rice grown is almost negligible.

16. The principal irrigated crops are jowari, wheat, sweet potatoes, brinjals and onions. Turmeric is not grown and sugarcane only rarely except on land commanded by the Pingli tank and Gondavle canal.

17. *Cultivation.*—There is nothing to be said on this subject except that it is neither better nor worse than elsewhere in the Deccan. In a taluka where prospects are so uncertain as in Man, the cultivator will not spend much either in manure or labour on the poorer soils as the risk of losing his expenditure is too great. Manure is generally reserved for better soils and especially for those commanded by wells or pats. The use of improved instruments is spreading only slowly; there are a few iron ploughs for hire around Dahiwadi but generally they are considered to be useful only for the heavier soils; for the ordinary shallow light soil of the taluka the wooden plough is good enough and does not churn up the hard substratum. Iron mots are in common use; and are now made by the local Lohar in many of the villages; they are cheaper and last longer than leather mots, but are considered to be heavier on the cattle.

18. *Communications.*—The Satara-Pandharpur road traverses the length of the taluka, giving access to Koregaon from Dahiwadi and to the Sholapur district from Mhaswad. Good metalled roads also lead southwards from Dahiwadi to Vaduj and Vita, and northwards to Shingnapur. Of these three roads only the latter is of importance to the economy of the taluka.

19. A fair Local Board road runs from Dahiwadi to Mograle and on to Phultan; and a very bad one from Dahiwadi to Bidal and Malavdi. Malavdi is also connected with Nidhal in Khatav taluka by an indifferent Local Board road, which gives, however, the shortest route from the Malavdi valley to the railway at Koregaon.

20. To the east of Dahiwadi and north and south of the Pandharpur road there are blocks of country unserved by made roads. Country carts have, however, no difficulty in getting over the hard, though often stony, mal lands.

21. *Markets.*—The principal market is Mhaswad, which owes its importance to the fact that it is a centre of exchange for rice, cloth and such articles as are brought by rail to Koregaon, and the staple dry crop grains which are brought from Sholapur and Bijapur, *via* Pandharpur. Very little local produce is brought for sale to Mhaswad or any other market in the taluka; and such markets as there are, are of value to the local cultivators as providing facilities not for selling but for buying.

22. Dahiwadi is a miscellaneous market of lesser importance, being the channel through which goods are brought into the taluka from the railway.

23. Malavdi was formerly a bazaar of some status, but owing to its inaccessibility from the railway it has declined in competition with Dahiwadi and many of the shopkeepers have left.

8	Do.	1-25	2 8 "	50	Kanamdar A has held for 30 years on rent of Rs. 10. Under A three sub-kanamdars B, C and D paying rent of Rs. 37.	C and D cultivate their parts and pay Rs. 20. Under B two sub-tenants cultivate and pay Rs. 22.	20	B	55 10	25	35	Wet land with house on part; straw worth Rs. 7.	
9	Do.	6-	22 8 0	150	Two kanamdars A and B have held half for a long time on rent of Rs. 40 each. Under A, P holds part on sub-kanam paying Rs. 2. Under B, Q holds on sub-kanam on rent of Rs. 60.	Under P, X holds on rent of Rs. 5. Under A, Y cultivates on rent of Rs. 60. Under Q, Z holds on rent of Rs. 70.	55	A } B } P } Q }	25 10	10	25	Double crop land; part converted to garden; straw worth Rs. 30.	
10	Do.	8-0	6 0 0	90	Under janmi kanamdar A has held for over 50 years on rent of Re. 1 (Kanam Rs. 600). P, A. paying Rs. 43. Under Q a sub-tenant and holds on rent of Rs. 30.	P cultivates his part and pays Rs. 7, has held for 35 years. Under X, two sub-tenants Y and Z have held for 5 years on rent of Rs. 35-8-0.	1	A } Q } X }	45 4 5	P } Y } Z }	40	20	Garden. P, Y and Z live on the parambas.
11	Do.	-50	3 0 0	75	Under janmi kuzhikanamdar A has held for 14 years on rent of Rs. 11.	Under A sub-kanamdar has held for 9 years pays Rs. 55.	15		60		25	110	Garden. Cultivating tenant lives in paramba.
12	Do.	1-14	4 8 0	80	Under janmi kanamdar A has held for 90 years; pays Rs. 10. Under A sub-kanamdar P has held for 14 years on rent of Rs. 10.	Under P, sub-kanamdar pays Rs. 38; has lived in paramba for 55 years.	12		30		57	30	Garden.
13	Kottayam.	2-75	7 8 0	90	Under janmi kanamdar A has held for 60 years; pays Re. 1.	Under A tenants hold on 5 years' lease, rent Rs. 71; have held for 25 years.	1		80		10	30	Double crop wet; straw worth Rs. 15.
14	Do.	1-91	7 10 0	60	Kanamdar holds under janmi; no rent (Kanam Rs. 1,250). 12 years old.	Under kanamdar simple lessees have held for 7 years on rent of Rs. 55.	...		90		10	30	Single crop wet; straw Rs. 5.
15	Do.	1-23	4 0 0	40	....	Simple lessee has held for 5 years on rent of Rs. 40.	100		..	..	..	38	Single crop wet. Tenant says rent swallows up all his profit and the only rents the land as it is near his house and he can use the paddy. Straw about Rs. 5
16	Do.	2-40	12 0 0	120	....	Kuzhikanamdar has held for 10 years on rent of Rs. 74.	60		..		40	30	Garden. Tenant lives in paramba.
17	Do.	1-30	6 12 0	75	....	Kuzhikanamdar has held for 70 years; rent now Rs. 59 (raised from Rs. 40 four years ago).	80		..		20	45	Do.
18	Chirakkal.	1-45	5 7 0	45	....	Verumpattamdar has held under janmi for 20 years on rent of Rs. 32.	70		..		30	25	Double crop wet.
19	Do.	-89	3 9 0	40	...	Verumpattamdar has held for 40 years on a rent of Rs. 26.	70		..		30	30	Single crop wet.
20	Do.	1-50	1 8 0	20	Kanamdar holds under janmi; no rent; but pays assessment (Kanam Rs. 30).	Under kanamdar kuzhikanamdar pays Rs. 9.	..		50		50	6	Garden.

32. The chief stations which serve the tract are :—

Taluka.	Stations.
Koregaon	{ Wathar. Deur. Satara Road. Koregaon. Rahimatpur. Targaon.
Khataw—	
(a) Northern villages*	... Koregaon.
(b) Southern "	{ Rahimatpur. Masur.
Man	... Koregaon.
Khanapur	... Karad.

Of the stations in Koregaon taluka, Wathar principally deals with Wai, Deur is unimportant, Satara Road deals with Satara and a few villages in Koregaon ; and Targaon, having no road leading to it except one from Karad, is of importance only to a few villages in its immediate neighbourhood. Wathar, Deur and Targaon may therefore be disregarded for the present.

33. The only articles of which a considerable quantity is exported or imported are grain, oil seeds and sugar. Of the two latter by far the larger exports are from Rahimatpur and the stations south of it; and it may be concluded with safety that they are the produce of the rich talukas of Karad and Targaon, a certain quantity only coming from Koregaon taluka and practically none from the other three talukas with which I am dealing. The exports of oil seeds and sugar from stations north of Rahimatpur are insignificant.

34. Enquiries may therefore be confined to grain. I have extracted details of imports and exports for three years 1915-16, 1919-20 and 1920-21; of them the first year was distinctly above the average, the kharif outturn being from 12 to 16 annas, and that of rabi even better. The other two years were equally decidedly below the average. The results are as follows :—

	Exports in maunds.	Imports in maunds.
1915-16	10,588	14,920
1919-20	11,256	105,344
1920-21	5,091	56,064
Koregaon—		
1915-16	16,989	3,073
1919-20	14,104	149,660
1920-21	6,758	59,303
Rahimatpur to Shenoli (stations not shown separately in the railway returns)—		
1915-16	22,374	48,378
1919-20	68,402	119,494
1920-21	79,723	110,346

35. The first point to be noted is that it is only in a good year that there is any excess of exports of grain over imports at all; and that if the rains are poor, the excess rapidly converts itself into a very large deficit.

36. The second point is that even in a good year the excess of exports over imports is only apparent at Koregaon, and considering that this station serves three talukas, it is of trilling extent, amounting to only 13,000 maunds. Probably the whole of the imports were consumed in Koregaon town or Satara city; but even so, the exports from the rest of the tract are only 17,000 maunds.

37. The only other important market to which grain might be exported is Satara city. The quantities of grain imported annually into the city are shown in the municipal returns. Against them must be set the imports by rail

to Satara Road and Koregaon. The balance will give some idea of the quantity imported from the surrounding talukas. The figures are as follows:—

	Net imports.	Imports by rail.	Balance.
1915-16	146,000	16,000	130,000
1919-20	153,000	255,000	.....
1920-21	166,000	115,000	51,000

In the most favourable year, the quantity taken by Satara from the surrounding country was about 130,000 maunds; of this by far the greater quantity must have come from the nearer and more prosperous talukas of Wai, Satara and Koregaon; perhaps a little from the canal tract on the west of Khatav, and none from Man and Khanapur.

38. To sum up, I conclude that in good years a certain quantity of grain is exported from Koregaon to Satara and by rail to outside markets, that a considerably smaller quantity goes from Khatav, and none at all from Man and Khanapur.

39. *Man taluka.*—In this taluka the imports through Mhaswad must be set in the opposite scale. The municipal returns for Mhaswad give the following figures of imports in maunds:—

	Gross.	Net.
1915-16	17,341	17,245
1919-20	18,893	18,875
1920-21	27,739	27,739.

40. My enquiries show that most of this grain consists of jowari and bajri from Sholapur, and the rest of rice from the Konkan; and that only a negligible quantity is brought in from surrounding villages for sale. The fact that even in a good year 17,000 maunds are imported into Man taluka is notable. It shows that the taluka suffers from a permanent deficit, a fact which has a most important bearing on its economic position. The deficit would be much larger if it were not that a large part of the population leave the taluka for about one-third of every year, and for this period are not dependent on its supplies of food.

41. The balance of grain imported in order to make up this deficit is not paid for by exports of any other form of agricultural produce, nor by the products of any local industries, but by the wages earned outside the taluka by seasonal emigrants.

42. In the last report it is stated that kambhis are the principal article of export from Man. This is still true, but it is difficult to estimate the extent of the trade in them, as they are taken to the bazaars by hawkers or by the weavers themselves and sold retail. There are, however, only 188 woollen looms in Man taluka so that allowing for local consumption of kambhis, the number exported cannot be very large.

Industries.

43. *General.*—The principal local industry other than agriculture is sheep-rearing, with its attendant industries of wool-spinning and kambli-weaving. The returns show that there are 181,000 sheep and goats in the five talukas, of which Man has 71,000, Khatav 35,000 and Khanapur 34,000.

44. The present value of a sheep is from Rs. 3 to Rs. 4 or of extra good ones Rs. 7 to Rs. 8. Its wool is valued at about $1\frac{1}{2}$ annas; it is usually spun by the dhangars and sold to weavers at about Re. 1 per seer; unspun, it sells at from $1\frac{1}{2}$ to 3 seers per rupee, according to the colour, black being the most valuable.

45. A further source of profit to the dhangars is sheep folding, the charges for which in Man are from four to eight annas a night per 100 sheep folded. When the grass dries down, however, and the streams dry up, the sheep are taken to the western talukas where much higher rates are obtained.

In the richer villages in the centre of Koregaon, where few sheep are kept, the rates are usually about one seer of grain for 20 sheep, or roughly one rupee per hundred.

46. Besides sheep-rearing, there are few strictly local industries which demand attention; silk and cotton are woven at Mhaswad in Man and Kaledhon in Khatav; and along the roads from Lonand, Wathar and Satara Road Stations to Khandala, Wai, Mahableshwar and Satara considerable sums are earned by carting. At the same time it is strictly true to say that the population of this tract, and particularly of the eastern talukas, Khatav, Man and Khanapur, is only partly agricultural; and this for a reason to which I do not think attention has been sufficiently given hitherto. Agriculture occupies their time for only a part of the year; and for from three to six months of the year almost everybody who can leaves the tract to look for work elsewhere. There are three main streams of emigration; the first is that of dhangars taking their sheep westwards in search of water and grazing and in the hope of earning money by sheep folding; the second is to Sholapur and the Krishna valley to find employment on the rabi crops; the third and far the most important is directed to the industrial centres, to Bombay, Sholapur, the Berars, Nagpur, Ahmedabad and Karachi. The employment sought is, of course, chiefly unskilled coolie work, but the Chamars go to boot factories, some Mahars work as masons, and I know of one village of which the inhabitants for generations have been house painters.

47. It is difficult to form an estimate which will even approach accuracy, of the extent of this seasonal emigration. The census report does not distinguish between permanent and seasonal emigrants; at the census of 1921, 183,000 persons born in Satara were found in other parts of the Presidency, as compared with a population of 1,026,259 found in the district. Mr. Sedgwick is inclined to treat these as mainly permanent emigrants, owing to the high percentage of females and dependants found among them. On this point, I venture to differ with him. The older men of a village can usually give the names of any persons who have left without returning since their childhood; detailed inquiries have been made by my Special Mamlatdar or myself in nearly every village, but the number of persons quoted as having established themselves elsewhere is infinitesimal. I have also had a house to house count made in March 1922 in two villages of Man taluka—Mograle and Shenavdi. The results were as follows:—

	Population according to census.		Resident in village.	Count of March 1922.	
	1891.	1921.		Left intending to return for the cultivating season or before.	Left permanently.
Mograle	868	141	405	195	19 (including 6 children).
Shenavdi	825	500	400	116	.....

48. Lastly there are very few empty or ruined houses in the villages; if people on a large scale had left for good there would be many such houses.

49. On these grounds it is possible, I think, to assert with confidence that (1) there is practically no permanent emigration, (2) that almost all the persons shown in the census report as emigrants were seasonal emigrants. My own enquiries show that many such seasonal emigrants take their families with them, having nobody to leave them with at home.

50. It follows, from the census figures, that from the Satara district as a whole one in six persons goes elsewhere in search of work; from the eastern and poorer talukas, the proportion must be higher; and in their case the dhangars and agricultural labourers who move only to other talukas in the same district, and do not appear as emigrants in the census returns, must be added to

the figure of emigrants. A certain number of persons join the army and must be classed as permanent emigrants; the rest are almost entirely seasonal emigrants. These results accord with my own extensive enquiries; I have been constantly met with the assertion that "everybody" or "every second man" or "a man from every house" goes to Bombay or elsewhere for the cold weather.

51. Whether the movement has increased of recent years it is impossible to say. *Prima facie* it might be expected to have done so. According to the Labour Gazette of July 1922, the cotton mill industry employs 305,511 persons now as compared with 47,955 in 1880-1881; and the extra hands would probably come from the districts which have always supplied labour. But although, according to the census, the number of emigrants from Satara district to Bombay City has increased from 37,864 to 65,953 in the last thirty years, the number found in all parts of the Presidency has declined from 210,000 to 183,000.

The effects of this seasonal emigration on the economic position of the tract are very considerable.

52. The value of the money orders received in 1921 at offices serving this tract from Bombay alone was a little short of 8 lakhs; of this sum, 4½ lakhs were received at offices which serve no places outside the five talukas. Considering the infinitesimal extent of the export trade, most of this sum must have consisted of remittances from emigrants to their relations. It is sufficient to pay more than two-thirds of the whole land revenue of the five talukas (Rs. 6,38,000).

53. Probably a sum hardly smaller is brought back by returning emigrants in the form of cash or of articles which they have bought while away. If finally it is remembered that during their period of absence these seasonal emigrants are self-supporting and draw nothing from their homes, the relief to the resources of the tract may be realised.

54. The first point to be noted from the settlement point of view is the effect on the prices of land. Many emigrants save considerable sums of money and the only way of investing it *which appeals to them* is to buy land. This they do at prices so high that no reasonable return on their capital can be expected. This will be dealt with further in the appropriate paragraph.

55. The second result is that the land revenue is not paid out of the produce of agriculture but out of the earnings of industry, and the fact that the revenue has been easily collected is no guide to the suitability or otherwise of the rates.

56. A third result is that opportunities are afforded to the untouchable classes of bettering their position that they never knew before. Probably a larger proportion of Mahars than of any other class go away to work, a result directly due to the minute subdivision of their inam lands. Many of them show great capacity for saving and some of the largest sums invested in land which I have come across have been paid by Mahars who had earned money in Bombay. It is by no means impossible that the village capitalist of the future will be not the shop-keeper but the Mahar.

57. *Man taluka.*—Being agriculturally the poorest of the five talukas, Man relies more than the others both on sheep-rearing and on seasonal emigration. It possesses 60,000 sheep or more than twice as many as Khatav and Khanapur; and probably the proportion to the population of persons who leave the taluka annually to look for work is not less than double that of any other of the five talukas.

58. *Population—General.*—From the point of view of one trying to make an accurate estimate of the condition of these talukas it is unfortunate that the census should take place in March, a month in which a large proportion of the population is away from its homes.

According to the census figures of 1921 there has been a decline in the population of Government villages in the tract of 65,295 or 18·22 per cent. since 1891.

59. Figures of births and deaths for the whole period have been obtained from the Public Health Department; these cover inam as well as Government villages; but after allowing for this I find that there has been an excess of deaths over births of about 9,400 only, and if both sets of statistics were accurate this should have been the extent of the decline. What has become of the remaining 56,000? Clearly they must have either died and their deaths passed unregistered, or emigrated.

60. The census returns shew that the number of emigrants from Satara district has actually declined since 1890; and Mr. Sedgwick believes them to be accurate. The explanation that they have emigrated may, therefore, be discarded. There remains the theory that the deficit is due to deaths occurring either in the tract and unregistered or outside it and registered elsewhere. I have consulted the Sanitary Commissioner, Colonel Murphy, about this and he inclines to the view that the deficit is made up partly of deaths during epidemics of plague and influenza which have escaped registration in the general turmoil—at ordinary times the registration of deaths is better done than that of births and partly, if not chiefly, of deaths, particularly of children, among seasonal emigrants to the industrial centres. With this view I agree.

61. A further point made by Colonel Murphy is that the seasonal emigration of women of child-bearing age to places where conditions are so adverse as Bombay effects their fecundity and adds to the number of still births; while even the women left behind by their husbands produce fewer children. The problem is one which is no doubt receiving attention and which will receive more in the future. In the meanwhile it is not too much to say that Bombay is sucking the life blood of the districts from which it draws its supply of labour.

62. Were it not for this heavy mortality the annual emigration to industrial centres would be by no means unproductive of benefits to these talukas. The country is admittedly incapable of supporting its present population by agriculture alone, and it offers practically no other means of livelihood. Under the circumstances either part of the population must emigrate for good, or a larger number must emigrate for shorter periods. The advantage of the latter course is that the emigrants after spending three or four months in adverse conditions return to be braced up in a healthier climate; if they remained in the industrial centres for good they would probably undergo a permanent physical deterioration.

63. To sum up, I consider that there has been a genuine decline in the population of these talukas though the extent of the decline can not be estimated accurately owing to the absence of so many persons from the tract at the time of the census. This decline has been caused only indirectly by agricultural conditions and not at all by any decline in agricultural prosperity. The two main causes have been influenza and the unhealthy conditions of work in industrial centres, and of these two the latter is the more important. So much for the general position.

64. *Man taluka.*—In Man itself, according to the census, there has been a decline in the Government villages of about 12 per cent., from 60,205 to 53,133 since 1891, although the excess of registered births over registered deaths is about 15,000. A special census of the taluka was made for the Settlement Officer in July 1889, according to which the population was 71,059. I am inclined to think that the difference of 11,000 between the figures of 1889 and 1891 is due to the presence of seasonal emigrants in July 1889 and their absence in March 1891; I am not however confident on this point as the population of Khatav shews an increase of 2,000 between 1889 and 1891 under exactly similar circumstances.

Schools and Education.

65. There are 35 Local Board and Municipal schools for boys and two for girls, with an attendance of 974 boys and 113 girls. There are also two unaided schools for boys with an attendance of 35.

At the last revision there were 13 boys' schools with an attendance of 500 no girls' schools and one private school educating 23 boys.

Health.

66. The taluka is hot but healthy and not malarious. Plague has dealt lightly with the people, the recorded deaths in 30 years being only 3,817.

Influenza, however, caused 9,053 deaths in 1918, a larger number than in any other of the five talukas.

Live and Dead Stock.

67. Plough cattle in Man taluka have diminished by 33·25 per cent. since the last settlement. These losses occurred almost entirely between 1897 and 1901 and are due to famine. By 1915-16 the numbers had recovered to approximately the level of 1897-98, but since then they have declined again, though they are still higher than in 1901 and 1906.

68. There is now one pair of plough cattle to every 35 acres occupied for cultivation; this is insufficient for requirements even allowing for the fact that a good deal of land nominally occupied for cultivation is kept for grazing and not intended to be put under crops. The result is that the area ploughed in kharif and rabi combined has, according to the figures given in the last report, declined by about 25 per cent., while the area fallow and under grass has increased from 8·9 per cent. to 34·2 per cent. of the gross cropped area plus fallows. The crop statistics of 1891 were, as was admitted in the Koregaon report, only a rough estimate and must not be pressed too closely; but the difference between the figures of 1891 and 1921 is too large to be explained away by any probable degree of inaccuracy in the former.

69. The increase in the grass area has not been followed by an increase in the number of sheep, these having decreased from 89,623 to 60,358. The figures are, however, not reliable; in addition to the fact that no dhangar is capable of counting his sheep accurately and that consequently the talati as a rule enters round figures in the returns, the cattle census is carried out in January or later by which time the sheep have begun to move westwards.

70. The losses of milch cattle have been 27·6 per cent., or rather less than those of plough cattle; they occurred in the same years and from the same causes, but the recovery was quicker, and in 1915-16 the numbers were higher than in 1891-92. Goats have increased from 6,885 to 11,432, a rise doubtless stimulated by the lack of milch cattle. I do not know whether goats are a subject to which the Agricultural Department have turned their attention, but it appears that in tracts liable to famine the breeding of good milch goats might solve some of the difficulties connected with the supply of milk.

71. Carts have increased by about 50 per cent. and now number 1,535; ploughs have decreased from 3,162 to 2,793, but owing to the decline in the area cultivated, one plough now does the work of 66 acres instead of 77 in 1891.

APPENDIX V.

Water supply.

72. There has been a large increase of 47 per cent. in the number of wells; and only 15 per cent. of the total number are out of repair instead of 22 per cent. as at the last revision. The reason is simply that greater store is set on wells when rain is short than when it is ample as it was at the last settlement.

73. These wells have been constructed, some from money earned outside the taluka but most of them from tagai or loans from banyas, repaid doubtless as much from outside earnings as from the actual profits of the wells.

74. There is now one well to every 94 acres occupied for cultivation; and considering the large quantity of land which is unsuited for irrigation, this may be considered a high proportion.

Value of land as ascertained by sales and leases.

75. *Sales—General.*—Statistics of sales have been collected from the Record of Rights and in almost every case scrutinized in the villages themselves. The object aimed at was to secure pure cash sales of Government agricultural land in an ordinary fit state for cultivation (that is neither specially improved nor deteriorated) between parties who had no common interest which

would affect their relations as buyer and seller. All sales which were even suspected of not fulfilling these conditions have been rejected. The chief improvements which would cause a sale to be rejected are of course wells and tals, the latter, however, only if they are more ambitious structures than the small embankments which are required to make land fit for rice or to level black soil and prevent it from being washed away. Sales in settlement of account have been excluded; so have those in which there was a suspicion that the transaction was of the nature of a mortgage or a redemption; for instance, sales in which the purchaser was the last vendor have been excluded on the ground that a conditional promise to restore the land might have been understood even if not expressed. In a few cases, circumstances have prevented the scrutiny of sale and lease statistics in the village itself; such sales or leases are included in the appendices for the sake of completeness, but they are noted as untested and in working out questions of principle they have been disregarded. The only use made of them is to show that principles based on the tested sales of other villages are not inapplicable to the villages to which the untested sales relate.

76. The sales quoted in the last revision settlement reports are, of course, untested sales taken at random from the Sub-Registrar's records. My experience leads me to think that statistics based on such sales are absolutely useless. Details have therefore been collected from the record of sales of the first ten years of the existing settlements—1891 to 1900—for the purpose of comparison with sales of the last ten years.

77. The sales of these two periods which have been tested and approved come to a very large number, nearly 4,500, and at least an equal number have been rejected; the material for discussion in this direction is therefore most ample. The following remarks are based on tested sales only.

78. Comparing the first decade of the settlement with the last, the price of land has risen by at least fifty per cent. in all five talukas, the percentage being as follows:—

Koregaon	...	...	...	50.81 per cent.
Wai	...	...	...	52.6 "
Khatav	...	...	...	84.25 "
Khanapur	...	...	...	85.65 "
Man	...	...	...	106.6 "

79. These rises except in Koregaon and Wai are far in excess of the increases in the prices of food grains, the percentages for which for the same periods are as follows:—

Taluka	Jowari.	Bajri.
Koregaon	51.64	51.98
Wai	47.22	58.1
Khatav	49.28	59.78
Khanapur	58.89	60.81
Man	58.52	56.93

80. It is evident therefore that the increased value of agricultural products is only a secondary factor in the increased price of agricultural land. The most potent cause is the amount of capital seeking employment which has flowed into the tract in the form of earnings of seasonal emigrants. As a consequence the increase is greatest in the groups from which seasonal emigration is largest (the second group of Khatav taluka and the second and fourth of Man, in all of which the rise is over 100 per cent.) and smallest where agriculture is more flourishing and emigration least, namely, in both groups of Koregaon and the first Mahal group of Wai, in which it is only about 50 per cent.

81. As a matter of experience I have found that whenever a particularly high price has been given for a piece of land, the explanation offered was almost invariably that the purchaser was a 'Bombay-vala,' i.e., a seasonal emigrant to Bombay. A considerable number of such purchasers are men of the untouchable classes, who are undoubtedly bettering their social position by becoming landholders on a larger scale.

82. The desire to buy land and 'found an estate' is a natural one and strong in the hearts of most men from Mahars to Indian Civilians; and the return on capital invested in land will probably always be lower than on capital invested in industry. Comparing rents with sale prices, I find that the interest on capital invested in land, *before* the deduction of the assessment, ranges from 3 per cent. in the third Mahal group of Wai and the first and fourth groups of Man—from all of which seasonal emigration is extensive—to 5 per cent. in Koregaon and 7.99 per cent. in the first Mahal group of Wai, which are agriculturally flourishing; generally it is close in the neighbourhood of 4 per cent. Prices of land have, in fact, reached an entirely uneconomic pitch and are likely to fall should the agricultural investor become familiar with more profitable means of investment such as the purchase of Government securities through the Post Office, or of shares in Co-operative Societies.

83. The Labour Bureau has supplied me with figures to show that since 1914 the wages of all work people in the Presidency have risen on the average by 96 per cent. This has led to a heavy increase in the prices of land during the last five years and to wide variations. In working out the relations of soil valuation to prices (page 31), I have used only the less speculative sales of 1912-1916. In grouping, in order to get a wider basis, I have used the sales of 1912-1921.

84. *Man taluka*.—In Man taluka 282 sales of the first ten years, and 855 of the last have been passed; between these two periods prices have increased by 106.6 per cent., and are now on the average 86.22 times the assessment. Taking the groups separately the results of the last ten years are as follows:—

Multiple of assessment.

Group.	1912-1916.	1917-1921.	1912-1921.
1	79.83	119.46	97.23
2	97.14	103.19	100.16
2	62.7	84.51	74.72
4	57.16	105.99	77.5

85. *Leases—General*.—These statistics have been compiled and scrutinized with the same care as those of sales; and roughly the same classes of cases have been excluded. There is, however, one class of lease which I think may not have been excluded in some recent settlement reports, and the non-exclusion of which may account for the very high figures of rental quoted in them. If a man sells his land, he will frequently cultivate it on lease paying much more than the normal rent in the hope that by so doing he will retain a lien on it and some day be able to buy it back, even though there is no condition, verbal or written, to that effect.

86. Such a case I place in the category of conditional sales in which the vendor continues in possession of the land sold and the rent paid by him is really interest; and I have accordingly rejected all leases in which the tenant is the previous owner and vendor.

87. Particular care is needed in scrutinizing leases because owing to the facilities given by the Land Revenue Code for the recovery of rents, the saukar at times finds it convenient, if a debtor has no land to mortgage, to let his own land to him for a sum covering the interest on his debt, so that he can recover it under the Land Revenue Code and be saved the trouble of going to the Civil Court. I have discovered actual instances of this.

88. Leases for a share of the crop are very common; and those for a fixed amount of grain are also fairly common. Leases for a cash rent, however, are sufficiently numerous for share leases to be disregarded altogether.

89. Cash rents should in strict theory follow closely the rise and fall of prices, and their course should, therefore, correspond with the value of rents in kind. As a matter of fact they lag a long way behind and only adjust themselves slowly to a rise in prices, the tendency being, so long as the tenant

remains the same, for him to pay the same rent from year to year, whether in cash or kind. I have found comparatively few cases in which a cash rent has been raised during the last five years, and though in the long term of thirty years they have certainly risen owing to the upward pressure of prices, there has been no such sensational rise in rents as there has been in prices during the last five years. To evaluate rents in kind according to the annual prices of grain would therefore give a wrong idea of the pitch of rents in places where they outnumbered cash rents in this tract; and as cash rents are considerably more numerous than produce rents, I have preferred, wherever possible, to leave the latter out of consideration altogether. In the case of villages in which, owing to the dearth of cash rents, produce rents have had to be included, a note to that effect has been made.

90. In leases for a definite cash or produce rent, it is the general practice that the landlord pays no charges whatever except the assessment and the upkeep of tals. Land heavily 'tal-ed' would in any case be excluded from the lease appendix as being improved land; and I have further excluded all cases in which the cost of maintaining embankments appeared to be more than trifling, on the ground of the difficulty of making allowance for such expenditure.

91. In compiling the statistics in Appendix 'H', I have first of all taken the average rent for five years of each survey number or group of survey numbers, separately; if the land has been uncultivated in any year of the five, the rent for that year has been taken as nil, except in the case of land usually let for grazing. If in any year, the land was cultivated by the owner himself the rent for that year has been taken as the average of the remaining years. The figures in Appendix H represent the sum of these averages for each village.

92. *Man taluka.*—In Man taluka, 245 leases have been admitted in Government villages; rents are from 2.32 times the assessment in Group IV to 4.48 times in Group III. The groups appear to me, however, to require alteration; and the rents will be discussed in more detail when I deal with this question.

93. *Crop experiments.*—I give below, for what they are worth, details of the only two crop experiments recorded in Man:—

Year.	Crop	Valuation of crop in annas.	Incidence of assessment on gross outturn
1904-05	... Khapli wheat (on well)...	8	Per cent. 3.29
1906-07	... Sugarcane (on well) ...	12	0.24

At present prices, of course, incidence of assessment on outturn would be a great deal lower.

Prices.

94. *General.*—Information for years before 1889-1890 has been compiled from the previous settlement reports, as it is not available in the office of the Director of Agriculture. Unfortunately, the figures given are in some cases certainly inaccurate. For instance in 1879-1880, jowari is said to have been 11½ seers to the rupee in Man and 13½ in Khanapur while it was 38½ seers in the neighbouring taluka of Khatav. The Director of Agriculture is inclined to think that the Khatav rate is wrong, as the others are in conformity with those given for Satara district in the General Administration Report for the year. On the other hand, the rate for Man for 1881-1882 was at first given as 8½ seers; this was admitted to have been a mistake for 8½ *pailis* and the figure was corrected to 35½ seers. The rains in 1879-80 were normal and there seem no reason for the rate of jowari in that year to have been three times as high as in 1881-82, as would be the case if the Director of Agriculture's view is correct.

It is impossible to detect the error now and on the understanding that the figures are unreliable, I have given them for what they are worth.

95. *Man taluka.*—If the earlier figures are accepted, and the average prices of the decade 1879-1880 to 1888-1889 are compared with those for 1912 to 1921, it will appear that in Man taluka they have risen by 89·35 per cent. for jowari and 103·33 per cent. for bajri. Owing to the uncertainty of these earlier figures, however, it may be better to compare the first decade of the settlement, for which reliable figures are available, with the last; the rise in that case is 58·52 per cent. for jowari and 56·98 per cent. for bajri.

96. It may still be objected that the figures for 1911 to 1920 are vitiated by war-prices, from which there may be a rapid decline. To meet this the first five years of the settlement (1890-91 to 1894-95) may be compared with the five years previous to the War (1910 to 1914). In Man the increase for jowari is then 54·7 and for bajri 38·9 per cent. but the figures for 1910 are missing.

97. Even if therefore to meet all possible objections the period under scrutiny is shortened by five years at each end, it still appears that in Man prices have risen and the value of money fallen by more than 33 per cent. and that provided the existing rates of assessment were suitable when they were introduced, they should be increased now to at least that extent.

Wages.

98. The wages of a day labourer are usually four annas for a man and three annas for a woman, with an additional two annas at harvest. For certain kinds of work, *i.e.*, for digging groundnut, a share of the crop is given. Owing to the ease with which work is found in Bombay, labourers are scarce, and there is a general complaint that they are hard to obtain and are exacting in their terms; for instance, the customary share for digging groundnut was formerly one-tenth but this share is only accepted now if the crop is good; if poor as much as one half may be demanded. The charge for hiring a pair of bullocks is Rs. 2 per day. Manure costs from Rs. 2 to Rs. 3-8-0 per cart, and owing to the decrease in the number of cattle, is hard to obtain.

IV. Revenue History.

99. *Variations in occupied area and revenue.*—The unoccupied assessed cultivable Government land is a negligible quantity, amounting in the whole taluka to only 1,277 acres as compared with 272,437 acres occupied for cultivation. No remarks are therefore called for.

100. *Collection of Revenue and Coercive processes.*—In a taluka so liable to famine as Man, remissions and suspensions have naturally been heavy; these are, however, given in pursuance of a regular policy, and are no indication of the oppressiveness or otherwise of the settlement. On the other hand, during the whole period there have been no unauthorised arrears, and during the last three years only four notices have been issued and no coercive processes have been employed. The Government demand, omitting sums remitted or suspended, has throughout the period been collected with ease.

V. Grouping and Rates.

101. *General Principles.*—I have tried to indicate the main economic features of the tract in the preceding paragraphs. These features are most conspicuous in Man taluka but they apply also to large parts of Khatav and Khanapur and Khandala Mahal.

102. In the first place although the taluka is purely agricultural, the people are only partly so; in other words they combine with agriculture industrial employment, which they obtain by leaving the taluka for part of the year. The country is poor but it does not necessarily follow that the people are. In fact, judging from the high prices they pay for land the reverse would appear to be the case.

103. In the second place the taluka does not produce enough to support its population; a large number of villages are probably in the same position and certainly a very large proportion of the holdings.

104. The effect of these two facts on the hitherto accepted principles of settlement is noteworthy; firstly the land revenue is not paid out of the profits of agriculture but out of wages earned outside the taluka. Consequently the

fact that the revenue has been easily collected is of little value as a guide to the suitability or otherwise of the rates.

105. Secondly a system of grouping based on proximity to the railway and to outside markets is not necessarily sound. As I have pointed out each village is the market for its own produce; and in the case of villages which cannot supply their own demand, distance from another market will have exactly the opposite effect to that which it usually has. A man who is in need of grain will pay more for what is available on the spot the further he is from the market from which he would have to fetch it. Similarly the longer the journey he would have to take to fetch grain the higher rent he will pay for land on which to grow it. I feel convinced that this is partly the reason that rents are high in Khutbav and Kukudwad in Man taluka and so low in villages near Mhaswad.

106. The decisive factor on which grouping should be based in Man, and to a great extent in the other talukas is rainfall; but the statistics of rainfall are of course scanty and only a rough scheme of grouping could be based on them. Fortunately the mass of material now available in the form of sales and leases recorded in the Record of Rights makes it possible to judge with a fair degree of accuracy the value which the people themselves put on land in different parts of the taluka. As I believe I was the first to make extensive use of these statistics in revising a settlement, I may perhaps be permitted to put on record the results of my further experience.

107. I have heard it suggested that if my theories are correct, details of sales and leases could be collected by Circle Inspectors and the taluka left to settle itself by the results. I make no claim that the process is as simple as this. On the contrary I find that the circumstances of each sale or lease, of each village and of each group demand careful study. The method of scrutinizing sales and leases has been explained above; but after obtaining a figure for the village which can be compared with those of other villages, it must again be considered whether this figure is determined by principles which should have weight in settlement. For instance if most of the land is held by an absentee landlord who takes little interest in its rents will be low; if the landlord lives in the village and holds anything like a monopoly of the land rents will be high. I have even found one case in which the high prices given for land could only be explained by the presence of a gang of thieves—now broken up; the amount of money they brought into the village had actually pushed up the price of land.

It is as necessary therefore to exclude some villages from consideration as it is to exclude some sales.

108. Having obtained statistics for all or at any rate a large number of villages, it is possible by the study of them in the light of a close acquaintance with the talukas to detect the direction of variation of values and to find out the principles governing them; but until these principles have been studied and understood it is unsafe to use the statistics for detailed modifications of grouping or rates.

109. The main object with which I proposed a system of indices was to obtain a method of marshalling statistics of leases so that they could be compared and examined in order to discover the principles which should govern grouping; the secondary object was to shew approximately the unearned increment from land of which it is the object of Government to take a share. The results in the latter case are approximate only because they are based on averages; in some cases the increment is higher and in some it is lower. But as it must be the object of Government to fix rates which are averagely fair this is as it should be.

110. As regards the principles governing rates I find in Man taluka especially, and to a certain extent in the others also, some symptoms which have often been held to justify a reduction in rates, on the ground that agriculture was decaying. These are a diminishing population, a decrease of cattle, and deficiency of rainfall. I have tried to show that the loss of population is not due to causes prevailing in the taluka; while the decrease in the numbers of cattle and in the quantity of rain are not features which may be expected to continue nor which have had any effect on the selling or rental value of land.

111. On the contrary the selling value of land has risen enormously and so have the prices of agricultural produce, the occupied area has increased and rents show that in most cases the assessment is nowhere near the limit of half the economic profits which Government have set for themselves. Further the Government demand has been recovered with ease though this is a feature on which I lay little stress. These facts are true of all five talukas; and consequently I propose after certain rearrangements in the groups, to raise the existing rates by one-third, modifying this proposal in certain tracts which appear from their statistics to be unable to bear so large a rise.

112. At the risk of making this paragraph unduly long I venture to deal with two arguments one of which may be while the other frequently has been employed against proposals to raise assessments.

113. The first is that as the interest earned on capital invested in land is already low, it should not be diminished further by the assessment being raised. The answer is that a Settlement Officer is not concerned with the return on capital at all; his only concern is to see that whatever the return a definite share of it finds its way into the Government Treasury.

114. The second argument is that the classification of soils at the original settlement left much to be desired, and that in consequence the rates as assessment tend to press more heavily on poorer than on better soils. This is a view which has been frequently put forward, and which, I confess, I was inclined to hold myself; and as these talukas contain a very large quantity of the poorest soil, it seemed desirable to test the truth of it. If a larger proportion of the profits of poor soil than of good soil were taken by Government the rents of the former would form a lower multiple of the assessment than those of the latter. Selling prices would also follow suit. I have therefore analysed the rents and selling prices according to the class of soil to which they relate. The results somewhat to my surprise form a remarkable confirmation of the accuracy with which the soil has been classed. They are as follows:—

Class of soil.

	0-4 annas.	4-1 to 8 annas.	8-1 to 12 annas.	Over 12 annas.
(a) <i>Leases.</i>				
Multiple of assessment formed by rent				
in—				
Koregaon ...	2.67	3.29	3.28	3.35
Wai ...	3.08	4.2	3.44	3.14
Khanapur ...	3.11	2.93	3.98	4.25
Khatav ...	3.02	3.05	2.6	4.56
Man ...	3.63	3.22	2.54*	2.1*
Whole five talukas ...	3.37	3.34	3.33	3.51
(b) <i>Sales.</i>				
Multiple of assessment formed by prices				
in—				
Koregaon ...	65.2	55.84	59.79	69.12
Wai ...	67.7	66.71	77.26	69.52
Khanapur ...	57.32	61.37	76.05	85.35
Khatav ...	53.74	55.11	59.62	70.74
Man ...	74.43	79.68	73.52	73.93
Whole five talukas ...	64.61	63.78	68.81	70.58

* Statistics in Man cover only 106 acres of land classed at over 8 annas.

115. The slight advantage held by land classed at over 12 annas among the leases and at over 8 annas among the sales is very probably due to the fact that such soil receives more frequent dressings of manure and so is in better condition than inferior soil, which generally gets none at all. The high rents of the poorest land in Wai and Man is due to the demand for grazing, especially for sheep. Taking these figures all round, it appears that it would be difficult to devise a method of classification which would give results more even under

varying circumstances or would meet more successfully the different uses to which agricultural land may be put.

Grouping of Man taluka.

116. The present grouping is that devised by Captain Anderson in 1859; Colonel Ward proposed some minor modifications at the revision but Government did not accept them. With the help of the much fuller statistics now available, I think it can be considerably modified to advantage.

117. Captain Anderson based his groups on advantages of climate and proximity to great markets. By great markets he meant those outside the taluka which are reached by the railway. But markets are of the very smallest importance in the economy of the taluka; the only products which the people have to sell are sheep and wool; and the most important channel for the export of these is probably not westward but eastward through Mhaswad to Sholapur. In this taluka by far the most important consideration of those on which groups should be based is climate and fortunately for the success of Captain Anderson's groups the direction of climatic improvement is that which he took as the direction of trade. Where good climate is found combined with inaccessibility to markets he disregarded the latter, as I shall show in the case of the first group.

118. The faults in the present grouping are as follows :—

The first group while undoubtedly possessing the best climate in the taluka, is in almost the most inaccessible position. It consists of two tracts, separated by the hills of Varugad fort; the northern forming part of the Phaltan Desh, and the latter the valley of the upper waters of the Man river. The principal village of the Man valley portion is Malavdi, which was formerly a market of some importance; it has however declined considerably; many of the traders have left and the market for the tract is now Dahiwadi. The valley has no exit to the west, and to get to the railway from Malavdi it is necessary to go south by a bad local board road joining the Satara-Pandharpur road at Nidhal in Khatav taluka, or east by an equally bad local board road to Dahiwadi. The villages of the northern tract cannot reach even Dahiwadi except by a long round about route; they are in fact cut off from the rest of the taluka and rely on Phaltan and Lonand (10 and 16 miles respectively to the north of Tathavde) as their markets. As regards communications therefore these villages are much worse off than most of the villages of the second group, and on the accepted principles of grouping should be placed below them. I propose to group them together, on the ground that advantages of climate balance the disadvantages of inaccessibility and that statistics show that the projects of land in both cases are nearly equal.

The second group falls into two parts. Fourteen villages on the west have a climate not much inferior to the first group, they

Megrata, Paohwad, Rajvadi,
Bijvadi, Tondle, Pangri, Vadgaon,
Nidal, Dahiwadi, Pingli Bk.,
Pingli Kd., Gondavia Bk.,
Gondavia Kd., Kiraknal.

are also very well served by good roads, and are nearer to the local market of Dahiwadi, which is itself one of the fourteen villages. Their lease and sale figures which are as follows, shew that they are

actually superior to those of the first group :—

	Sale multiple (1912-16 only).				Lease index.
Group II ; 14 villages	...	96.43	...	...	2-13
" I	...	79.41	...	...	2-10

119. The remaining eight villages are either less accessible (Naravna, Kukudvad, Vadjal and Dhakni) or have a less favourable climate (Shingnapur, Thadala, Vavarhira and Lodhavda). Their sale multiple is remarkably high; but their lease index, a safer guide, is lower than that of the rest of the group, namely Rs. 2.5.

Shingnapur, Thadala, Vavarhira,
Lodhavda, Naravna, Kukudvad,
Vadjal, Dhakni.

120. The third group again falls into two parts. The first consists of thirteen villages. The superiority of four of these—Khutbav, Injbav, Sambhukhed and Bhalavdi—is very marked. Their statistics are ample, consisting of 50 leases and 41 sales. The average rent is 6.07 times

Mohi, Khutbav, Sambhukhed,
Injbav, Bhalavdi, Mard, Sokasen,
Shevri, Ranand, Jas, Palshi,
Pimpri, Dhamni.

the assessment, giving an index of Rs. 4.6; while the average sale price is 73.31 times the assessment. Their advantages are principally climatic; situated among hills which catch the monsoon, Injbav and Sambhukhed share the distinction with three more villages—one each of the first, second and fourth groups—of being the only ones in the taluka in which no suspensions were necessary in 1918-19 and 1919-20; while in Khutbav and Bhalavdi only one instalment out of four was suspended in these two years. In all these respects, as well as in their inaccessibility from Dahiwadi these villages closely resemble Kukudwad in the present second group. The remaining nine villages form a belt between these four and the second group, extending southwards to the eastern arm of group II which contains Kukudwad, Vadjal and Dhakni. At the last revision Colonel Ward proposed to raise eight of these villages to the higher group (all except Mardi), for the reason that their position allows of easy access to the Dahiwadi market and to form one group of the remaining villages of group III and group IV. Colonel Godfrey, the Acting Settlement Commissioner, opposed this suggestion on the ground that proximity to Dahiwadi was not a matter of such importance, as its market was an insignificant one; that the important matter was proximity to the railway at Koregaon; and that to drop one group as Colonel Ward proposed would substitute a larger jump for the gradual increase of assessment involved in Captain Anderson's grouping. Government accepted the view of Colonel Godfrey.

121. I venture to renew Colonel Ward's proposal, adding Mardi and the Khutbav block of four villages to those which he proposed to promote. To take Colonel Ward's objections first; proximity to Dahiwadi means also proximity to Koregaon; besides which proximity to Koregaon is of practically no economic importance in this taluka; while easy access to Dahiwadi adds at any rate to the amenities of life, as the cultivator can get his petty supplies easily. I do not consider it necessary to preserve the minute gradations of two and three annas between groups. With three groups I propose two steps of six annas; and wider intervals have been accepted in other talukas; in Purandhar and Khanapur (Belgaum district) for instance I find steps of eight annas; and in Tasgaon one of ten annas. Statistics in these nine villages are not very numerous, but such as they are they bear out my views. Mardi, Sokasan, Pimpri and Dhamni furnish no leases; the index of the remaining five villages is Rs. 1-10; it is overweighted by the leases of Palshi and should be higher. The Palshi leases are all of mal land, which owing to the large extent of it in this and the surrounding villages has very little value for grazing. Sales have been traced in all nine villages; the price is 82.85 times the assessment.

122. The remaining portion of the third group consists of seven villages along the eastern border, stretching south from the Khutbav hills. Colonel Ward proposed to combine them with the villages of the present fourth group to form one group; and though his proposal was rejected then I venture to renew it now. In climate and general character these villages closely resemble those of the fourth group; the advantage which they possess in being nearer to Dahiwadi is of the slightest and is counterbalanced by their being further from Mhaswad which is the market they actually use. Statistics shew that they are as poor as, if not poorer than the villages to the east of them. Details are as follows:—

		Lease index.	Sale multiple.
		Rs. a. p.	
7 villages of Group III	...	1 4 0	54.03
Group IV	...	1 5 0	57.27

Sales have been found in every village of Group III and in 8 of 13 villages of group IV; leases in every village but one of group III and five of group IV, though generally not more than two or three in each village; so that these statistics though not reliable for individual villages are fairly representative for the groups. They shew clearly I think that no distinction can be made between the blocks of villages. It may be added that it is clear from the map that the three southernmost villages of group III—Valai, Panwan and

Jambhulni—were raised to that group merely to separate villages of group II and IV; if three groups are adopted instead of four the necessity for this, such as it was, disappears altogether.

123. To summarise the above, I propose that there should be three groups instead of four.

Group I should consist of the present first group and 14 villages of the second.

Group II should include the remaining eight villages of the present second group and thirteen of the third.

Group III should consist of all the remaining villages of the taluka.

124. The inam villages to be dealt with are as follows :—

Village.	Present		Proposed	
	Group.	Rate.	Group.	Rate.
		Rs. a. p.		Rs. a. p.
Kulakjai	I	1 12 0	I	2 4 0
Botha	I	1 12 0	I	2 4 0
Ranjani	III	1 7 0	III	1 8 0
Virli	III	1 7 0	II	1 14 0
Hingni	IV	1 4 0	III	1 8 0

A glance at the map will show that there can be no doubt about the grouping of Kulakjai, Botha and Hingni; they must go with the surrounding Government villages. Virli lies in the south of the taluka, between the villages proposed for the second and third groups, in a valley of its own among the hills surrounding Kukudwad. Its appearance is decidedly more prosperous than that of the lowest group villages; and its statistics confirm this. Its sale multiple based on 12 cases is 152.3 and its lease index based on 4 cases Rs. 1-11-0. I propose therefore that it should be grouped with the villages to the west of it in the second group.

125. Ranjani also lies between Government villages of the proposed second and third groups; and is difficult to place. It lies directly south of Bhalavdi and from its position should be fairly prosperous. Its appearance however is very poor and its statistics low. Its sale multiple, based on 5 cases is only 38.31; its lease index is Rs. 1-13-0 but is based on only one case. I would give it the benefit of the doubt and place it in the lowest group with the villages to the east. Its maximum rate will then be raised by only one anna.

126. *Rates.*—The present maximum rate of the first group is Rs. 1-12-0. The nearest round figure to a 33 per cent. increase on this is Rs. 2-4-0, and I propose that this rate should be adopted.

127. The maximum rate of the lowest group is Rs. 1-4-0; and it would appear from the index (Rs. 1-5-0) that this rate is capable of only a slight increase if half the economic profits are not to be exceeded. The index is based on too few cases to be relied on entirely; but it may further be noted that the rainfall is the most unreliable in this unreliable taluka; and out of the three years 1918-19 to 1920-21, the collection of revenue of these villages was entirely suspended in two years. On the other hand the existing rates do not appear to have pressed heavily on the villages. More land is in occupation than at the beginning of the settlement; and the population even according to the unreliable figures of the census has increased slightly; while of course prices have risen enormously. I propose to raise the maximum rate of the lowest group by four annas to Rs. 1-8-0, an increase of 20 per cent. only; this rate in the case of the seven villages of the third group gives an increase of one anna only, or 4.3 per cent.

128. The rate for the second group should be intermediate between those of the first and third, namely, Rs. 1-14-0.

129. The percentage of increase if these rates are adopted will be as follows :—

Group I	...	33·7
„ II	...	22·8
„ III	...	12·63

130. The objections which, it appears to me, may be urged against these proposals are—

(1) That the percentage of increase varies widely between the different groups ; I believe that in this taluka it should do so and that it is justified by the wide difference between the east and west of the taluka as regards climate and uncertainty of rainfall.

(2) That the increase in group I is over 33 per cent. The excess however is so small that I think it may be condoned especially in these days of high prices.

It is fully justified by the index and only puts the group on the footing which the first group of Khatai has occupied for the last thirty years.

(3) That the eight villages on the east of the present group II get a rise of only four annas from Rs. 1-10-0 to Rs. 1-14-0 or 15·38 per cent. It seems hardly necessary to justify leniency in this taluka, but in case reasons are required I may refer again to my conviction, which is supported by the statistics, that these villages, and especially the four southernmost, group themselves naturally with those to the east of them rather than with those to the west. I may add that if they remain grouped in their present position and a maximum rate of Rs. 2-4-0 is adopted for the whole group the increase will be over 34 per cent. and the maximum rate will therefore have to be reduced. It would be a mistake to reject the logical arrangement in order to exact the most out of a few villages ; and would actually result in very slight gain or even some loss to Government.

131. *Rice*.—The area of rice land is trifling, it is assessed under a uniform maximum rate of Rs. 6. I propose that this rate should be raised by one-third to Rs. 8. No details of sales or leases are available.

132. *Patasthal*.—There are at present 2,018 assessed pats in the talukas with which I am concerned. There are also a large number of pats which have been struck off, that is the water share of the assessment has been permanently remitted. As the number of assessed pats was already so enormous and as more-over Government in their Resolution No. 6679-19 have expressed themselves against reimposing assessment once definitely withdrawn, it was decided after consultation with the Collector not to attempt to inspect all such pats. But wherever they could be inspected without interfering with more urgent work this has been done. Altogether 272 struck off pats have been inspected. Owing to the very large number of pats I was given a Special Mamlatdar for four months to help in their inspection.

133. Altogether 2,088 pats have been actually inspected, as under :—

Self	...	...	698
Special Mamlatdar	...	...	693
Head Surveyor	...	...	279
Circle Inspectors	...	...	218

Local enquiries have been made by myself about 182 more.

134. Out of 1,998 assessed pats which have been passed in review, only 901 flowed fairly satisfactorily in 1921-22, or 45 per cent. Out of 272 struck off pats, 88 were re-opened in that year— or 32 per cent.— and most of them have given a fairly good flow. That the percentage of flowing pats among those which by being struck off have been classed as the worst in the talukas should be so little lower than that of those flowing among the better pats appears to me to be a startling fact.

135. Before proceeding to discuss this it may be convenient to summarise briefly the history of patasthal assessment and the position which has now been reached.

136. The locus classicus on the subject is Mr. Fletcher's report, printed as an accompaniment to his Khanapur Revision Settlement report (Selection CCL). He shews that the precarious nature of pats had been recognized from the beginning, and that the pitch of assessments had been moderated to allow for this. It had been suggested from time to time that the water share of patasthal assessment should be remitted in years in which a pat failed completely. The suggestion was not accepted by Government except as regards seasons of drought; and the alternative method was continued of balancing good and bad seasons and fixing a rate which should be fair on the average. But besides this it was sought to allow for bad seasons in other ways as well; the officers of the Survey Department would for this purpose manipulate their jantris, reduce the area assessed as patasthal or even reduce the class of the pat.

137. The pats were however assessed at a rather unfortunate time; the rainfall of the ten years previous to the settlement was taken as normal; whereas in point of fact experience has shewn that as compared with that of the following thirty years it was distinctly above the average. Patasthal irrigation had extended, the pats were everywhere flowing freely, and though allowance was made for their flowing for shorter periods in some years than in others, the possibility of their failing completely was perhaps not fully realised. This at any rate was the opinion that was soon put forward, and which is maintained by many officers at the present day.

138. When a series of years of short rainfall set in, from 1898 on, the proposal was made in certain settlement reports of the Ahmednagar and Sholapur districts to substitute for permanent rates occasional rates levied under section 55, Land Revenue Code. This was approved in Government Resolutions 2986 dated April 24th, 1904, 5050 dated July 2nd, 1904, and 4973 dated June 19th, 1905. Difficulties however arose in working the system, and when the Director of Land Records (Mr. H. S. Lawrence) proposed to lay down rules on the subject, Government replied by abolishing it altogether (Government Resolution No. 2759 dated March 15th, 1907) and substituting a system of proportional remissions based on the general character of the seasons. The principal objection of Government to the previous system was the difficulty of securing the proper inspection of pats and the opportunities given for extortion by village officers and lower subordinates.

139. In the same resolution Government abolished patasthal assessment altogether in certain precarious tracts and directed that proposals should be submitted for its abolition on precarious pats in other tracts. The present five talukas were dealt with in Government Resolutions Nos. 6459 dated July 12th, 1913, 13535 dated December 18th, 1915 and 1753 dated February 14th, 1917. Patasthal assessment was abolished on a large number of pats in all of them.

140. The portion of Government Resolution No. 2759 which related to proportional remissions was cancelled by Government Resolution No. 6234 dated May 27th, 1908, and instead Rule 7 of Part I of the Remission and Suspension rules was amended to cover the water share of patasthal assessment, while it was pointed out that cases of local failure could be dealt with under Part II of the rules. In pursuance of this it has now become the regular practice in Satara district and I believe elsewhere to remit the water share of the assessments on pats which in the wording of the Collector's order "have run dry or in which the quantity of water is not sufficient to produce a crop exceeding six annas". In this way a sum amounting on the average to Rs. 33,227 has been remitted by the Collector in these five talukas in every year since the pats adjudged to be precarious were struck off. It follows that assessment which was fixed low in order to cover bad years is being remitted when the bad years occur; and that—though this is perhaps outside my province—a system of inspection by inferior officers of which Government disapproved in 1907 for the purpose of imposing assessment is now in full swing for the purpose of remitting it. The difficulty of carrying out such inspection may be judged from the fact that in 1918-19 remissions were given on 434 pats in Khanapur taluka alone; nobody who has not done pat inspection himself would realise what an amount of walking of the most arduous nature the inspection of 434 pats involved, if it was really done. After examining the remission lists of that year

and comparing them with my own, I feel sure that they contain a number of errors, chiefly in the form of omitting to recommend for remission pats which had not flowed.

141. In order to enable me to judge of the incidence of the assessment on pats according to their regularity of flow, an attempt has been made to divide them into three classes—A, B and C. Among A pats fall those which have flowed fairly well in 1921-22. The rainfall in 1921 was on the whole scanty, and it may, I think, be taken that any pat which did its duty in that year will do so in any ordinary year. B pats were those which flowed fairly regularly up to what is known to the people as the present "dushkal" that is up to and including 1917. In class C were included all other pats which appeared to be capable of flowing again. Details of sales and leases were then separated out according to the class of pat to which they related. The results are as follows:—

	Multiples of assessment.					
	Leases.			Sales.		
	A	B	C	A	B	C
Wai	4.78	5.21	.....	143.23	103.73	.....
Koregaon	4.99	4.51	.....	81.88	76.2	.....
Khatav	6.	4.09	1.45	142.17	90.01	77.16
Man	6.46	4.49	.....	119.5	96.6	.....
Khanapur	4.41	4.08	1.55	112.81	88.16	25.

The rents of B pats would appear to be unduly high; the reason is that many of them were fixed more than five years ago, during a period when as I have pointed out the rainfall was heavier and more regular than at almost any previous period, and when *ex hypothesi* the pats were flowing. The sale prices of A pats in Koregaon are very low compared with those of other talukas, a fact which I am unable to explain. Finally the statistics of C pats in the cases of both sales and leases are based on very few cases. In spite of these remarks, however, the statistics shew, I think, that sufficient allowance has not been made for bad years in the case of the more uncertain pats. If the assessments were entirely satisfactory, the multiples would be nearly the same for each class of pat whereas they vary in approximately the ratio of 6-4-2.

142. This could be corrected in two ways, either by reducing the assessments of the inferior pats in comparison with those of the superior pats; and abolishing seasonal remissions except in years of general calamity; or by accepting as a basis the present scale of assessments and giving remissions when pats fail.

143. If it could be satisfactorily carried out, the first method, I venture to think, would undoubtedly be preferable. In the first place periodical inspection with all its attendant disadvantages could be dispensed with. In the second place in my humble opinion, the system of remissions is directly responsible for the non-use of many pats. In holding this opinion I am probably in the minority; certainly I am unable to persuade the officers whom I have consulted that it is correct. But that it is enough for the assessment to be permanently remitted to cause so many of the worst pats to be re-opened suggests a direct connexion between the two facts; and I strongly suspect that the present system of remitting the water share on pats which do not flow actually deters cultivators from trying to make them flow. The process as I understand it is as follows; the people believe that if a pat flows at all, no remission will be given; and as Circle Inspectors are unlikely to take the responsibility of certifying a water supply to be insufficient to produce a crop of six annas, their belief is probably borne out in actual practice. The cultivator knows that if his pat does not flow he will get about two thirds of his assessment remitted and that though he will not get as good a crop as if the pat gave even a limited

supply, his land will still produce a better crop than other irrigated land (as owing to the heavy manuring over a long period patasthal land is almost always in better condition than jirayat) while if he opens his pat he will have to pay much more assessment, and it may still fail. He prefers the bird in the hand to the bird in the bush and leaves his pat alone. If he knows, as in the case of a struck off pat, that he will not be charged anything for the water, he will make every effort to use it and will often succeed; provided he chooses a crop such as rabi jowari or wheat which will produce something even if the pat fails, he stands a good chance of covering his expenses at least.

144. The most serious result of this, if I am correct, is not the loss of revenue to Government but the fact that the water resources of the country are not fully utilised; and the proper course would be to pitch the patasthal assessment at a rate low enough to be collected without hardship every year, except of course in periods of scarcity and famine; and to abolish seasonal remissions under Part II of the rules altogether. The cultivator would then have nothing to gain by refusing to utilise his pat and would make every effort to do so.

145. It was in the hope of being able to make proposals on these lines that I first divided the pats into three classes; but on fuller consideration I have come to the conclusion that such proposals could not be satisfactory under present circumstances. As I have pointed out the average rainfall since 1917 has been almost the worst on record, and to reclass pats on the basis of such an unsatisfactory period would lead to results even less satisfactory than the present classification, based as it is on a period when the rainfall was above the average. Moreover the evidence on which my lists were prepared consisted only of such information—often very indefinite—as could be gathered in the villages plus my own observation. I cannot claim that lists so prepared would be reliable, though judging from the results of the scrutiny of sales and leases I do not think they are far wrong.

146. I consider therefore that as things stand the proper course is to raise the water share of all pats, except those which are to be struck off, by an equal proportion all round; and to continue the present system of remissions for the present. In the meanwhile I would suggest that a register of pats should be maintained in every village; and that it should be noted in it every year whether each pat flowed or not; this would entail very little extra work on the village officers, while a small percentage check on the part of inspecting officers would ensure a reasonable degree of accuracy. When the settlement is again due for revision, the revising officer would have material ready on which he could reclass his pats according to their regularity of flow with some confidence.

147. Under this method, as seasonal irregularities are to be compensated by remissions, the proportional increase must of course be calculated on the assumption that the pats will flow regularly. I have shewn that the average rents of land on class A pats are from four to six times the assessment; while the average sale prices are well over 100 times the assessment. There can be no doubt therefore that such pats can stand the maximum increase; and I propose to raise the water share on all pats by the full one-third. The soil share will of course take the increase proposed for dry crop lands of the same group.

148. In case however Government consider that use should be made even now of my classification lists, they will be forwarded to the District Inspector of Land Records, Satara, for record or destruction if they are not required. If they are adopted, I should suggest the following method for adjusting assessments:

Class A pats; the water share to be increased by the full one-third.

Class B pats; the water share to be increased by the full one-third and then halved.

Class C pats; the water share to be increased by the full one-third and then reduced by three-quarters.

149. The water share of a class A pat would then be twice that of a pat similar in other respects but falling in class B, and four times that of a class C pat. This proposal is based partly on a consideration of the sales and leases, partly on the following estimate of the probability of good seasons recurring.

150. *Ex hypothesi* the last year in which class B pats flowed fairly satisfactorily was 1917; they were helped in that year by the excellent rainfall of 1916; in 1919, 1920 and 1921 the fall in some talukas was slightly higher and in others only a little lower than in 1917 and yet these pats did not flow. The nearest level inch to the rainfall of 1917 may therefore be taken as a fair minimum with less than which these pats will not flow effectively. Comparing this with the rainfall of the whole period from 1890 to 1921 (32 years) the results are as follows:—

Taluka.	Rainfall of 1917 (Headquarters).	Fair minimum.	Years in which fall was below fair minimum.
Wai	29.06	29	18
Koregaon	30.61	31	21
Khataw	18.62	19	13
Man	16.85	17	15
Khanapur	20.58	21	16
		Average ...	16.06

151. It appears from this that a class B pat will flow in about 16 years out of 32, or rather more than half as often as a class A pat. For class C pats it is more difficult to find a standard, and my suggestion would be that the water share of that class should bear the same relation to that of class B as the latter does to that of class A.

Man taluka.

152. Only eleven leases of patasthal land have been found in Man taluka; and some of these cover jirayat land as well. The lease multiple for class A pats is 6.46, for class B 4.49. 33 sales have been passed; the resulting multiple of the assessment is 119.5 for class A pats and 95.6 for class B pats. So far as these statistics go they shew that the proposed increase can be easily borne.

A statement is attached of pats which it is proposed to strike off remitting the water share of the assessment permanently.

153. *Effect of proposals.*—If my proposals are accepted throughout, there will be a total increase of 33.42 per cent. in the new first group, 24.2 per cent. in the second and 12.3 per cent. in the third.

154. *Period of guarantee.*—I propose that the period of guarantee should be the usual one of 30 years. As I have explained I have tried to discount the abnormal rise of prices since 1914 in the belief that they will recede again, and to base my proposals on what appears to be the normal rise. Under the circumstances I see no reason to allow for an unexpected fall by proposing a short period of guarantee.

155. The delay in submitting this report is due to difficulties with the appendices. The instructions for preparing them were not properly understood in the Mamlatdars' offices in which they were first prepared. Even now Appendix M is not in the form prescribed in the latest orders, owing to the fact that the copy of the Settlement Manual with which I was provided had not been brought up to date. The difference is not however important, and rather than delay matters further, I am submitting it in the old form.

I have the honour to be,

Sir,

Your most obedient servant,

M. WEBB,

Settlement Officer, Satara.

APPENDIX A.

Rainfall recorded at Dahiwadi, taluka Man, district Satara.

Year.	Early rain (1st January to 10th April).		Antemonsoon (11th April to 4th June).		Monsoon Kharif (5th June to 14th August).		Monsoon Rabi (15th August to 21st October).		Late rains (22nd October to 31st December).		Total.	
	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.
	Inches.	No.	Inches.	No.	Inches.	No.	Inches.	No.	Inches.	No.	Inches.	No.
1890	0.81	1	1.51	5	5.19	13	5.89	16	4.91	7	17.81	42
1891	1.42	2	0.98	5	7.92	11	6.58	12	0.02	...	16.80	30
1892	0.43	1	2.63	5	7.13	17	14.93	24	4.80	10	29.92	57
1893	0.49	2	3.92	11	5.69	15	9.83	16	1.25	3	21.18	47
1894	1.59	6	0.64	2	4.99	10	10.49	21	2.85	3	20.55	42
1895	...	...	1.29	4	3.92	13	15.94	21	2.32	6	23.47	41
1896	0.29	1	4.02	9	10.98	27	3.45	7	3.58	3	22.32	47
1897	0.07	...	1.81	5	9.09	13	14.03	21	1.10	2	25.60	41
1898	0.15	1	2.96	6	4.28	9	9.60	16	0.77	1	17.71	33
1899	0.12	1	1.47	4	0.66	4	9.47	12	0.48	1	12.20	22
1900	0.47	2	0.60	2	12.11	20	0.62	2	1.18	3	14.98	29
1901	1.45	5	3.74	6	6.83	14	6.94	12	1.92	2	19.78	41
1902	0.38	2	1.61	4	6.35	13	5.42	8	3.69	12	22.39	39
1903	...	...	2.87	6	5.03	12	7.42	16	0.33	1	15.71	37
1904	0.57	1	1.93	2	2.76	6	7.63	13	0.36	2	12.64	24
1905	0.60	1	0.93	4	4.12	12	5.93	12	0.27	2	11.75	31
1906	1.58	2	0.19	1	4.09	13	9.32	16	1.89	3	17.07	36
1907	0.07	...	3.20	6	7.17	20	5.15	11	0.25	1	15.84	38
1908	0.25	1	2.25	2	3.49	10	12.17	16	0.87	2	18.53	31
1909	0.20	1	5.70	8	2.22	6	15.03	19	0.13	1	23.33	35
1910	...	...	1.23	2	10.45	16	13.98	18	3.04	3	23.70	42
1911	0.02	...	8.79	4	4.32	11	2.92	7	0.74	3	12.29	26
1912	...	...	0.63	1	4.03	11	6.37	10	2.40	3	13.43	25
1913	...	...	4.13	6	6.15	10	4.26	6	0.11	1	14.65	25
1914	...	...	0.26	1	6.84	19	6.36	10	1.52	4	14.98	34
1915	0.08	...	2.23	5	5.52	14	9.61	12	1.92	4	19.46	35
1916	1.36	3	4.87	4	11.75	28	9.46	16	5.55	11	33.01	67
1917	0.83	5	4.16	4	0.99	5	5.62	15	5.20	5	16.85	34
1918	0.22	1	5.04	5	1.19	4	3.53	7	2.50	5	12.50	22
1919	0.66	2	5.31	5	2.80	8	9.05	10	0.83	2	18.65	27
1920	0.60	2	0.24	1	3.60	3	6.18	9	...	...	10.62	21
1921	...	...	1.86	2	7.92	22	6.36	10	1.00	3	17.16	37
Total	14.10	43	77.00	141	178.93	412	259.02	434	61.73	110	590.78	1,130
Average of 31 years	0.44	1	2.41	5	5.59	13	8.09	13	1.98	4	18.46	36

M. WEBB,
Settlement Officer, Satara.

APPENDIX B.

Cultivated and Uncultivated Area.										
Number of villages.	Gross cropped area.	Deduct twice-cropped.	Deduct crops in unassessed land.	Net assessed cropped area.	Fallow.	Total area occupied for cultivation.	Cultivable wast. unoccupied and unassessed.	Not available for cultivation.		
								Forest.	Other (including unoccupiable).	Gross Area.
1	2	3	4	5	6	7	8	9	10	11
	A. g.	A. g.	A. g.	A. g.	A. g.	A. g.	A. g.	A. g.	A. g.	A. g.
.....	51,102 88	2,430 1	82 0	48,640 87	6,335 2	55,075 89	448 15	19,045 10	11,988 86	87,003 20
.....	55,799 11	2,841 20	60 10	52,897 91	17,868 35	70,765 16	600 2	15,600 12	12,815 22	1,17,730 13
.....	42,884 11	1,728 5	12 28	41,143 18	15,396 18	56,539 31	532 24	5,584 9	15,442 28	77,000 22
.....	45,200 8	2,267 20	8 15	42,925 1	16,898 22	59,823 23	375 23	4,584 20	16,212 7	81,007 26
Totals (to nearest area) ...	222,896 26	9,267 15	112 18	2,19,315 87	64,828 38	2,74,144 29	1,752 28	44,022 31	65,414 23	3,48,330 0
Percentage of gross cropped area ...	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....

Crops.																
Number of villages.	I Cereals and II Pulses.										Oil Seeds.					
	Rice.	Wheat.	Barley.	Jowari.	Bajri.	Ragi.	Maize.	Gram.	Other cereals and pulses.	Total.	Unassessed.	Til.	Rare and Unassessed.	Groundnut.	Others.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
.....	50 8	722 35	49 38	21,945 6	17,038 25	1 21	49 15	410 28	2,167 88	41,734 13	15 37	9 7	1 5	179 20	28 36	424 26
.....	110 16	892 10	65 20	22,795 15	25,422 21	0 17	264 27	399 22	2,173 1	59,065 15	14 8	31 2	...	176 20	20 1	842 14
.....	171 24	553 20	62 31	21,630 24	15,169 17	0 18	226 0	273 17	863 20	38,961 6	6 4	21 24	...	73 0	8 24	106 23
.....	134 25	781 22	68 7	12,572 25	10,427 8	2 9	224 12	88 22	127 23	50,512 20	1 21	8 9	...	57 1	0 25	77 17
Totals (to nearest area) ...	467 0	2,937 0	245 0	78,282 0	74,159 0	4 20	785 0	1,112 0	5,322 0	1,63,374 0	33 0	71 0	1 5	426 0	56 0	661 0
Percentage of Gross cropped area ...	204	128	106	2423	3242	002	24	44	235	7143	016	081	0004	21	024	28

Crops—contd.													
Number of villages.	Condiments and Spices.	Sugars.		Fibres.		Dyes.	Drugs and Narcotics.			Fodder.	Fruit and vegetables including root-crops.		
		Cane.	P & I in Trees.	Cotton.	Others.		Tobacco.	Others.	Total.				
1	26	27	28	29	30	31	32	33	34	35	36	37	38
.....	151 11	51 28	.....	.....	143 33	2,249 25	26 27	0 1	25 28	2,728 22	2,501 33		
.....	221 6	136 10	.....	5 24	254 5	1,549 30	12 6	0 2	13 9	2,900 22	5,360 17		
.....	167 0	44 25	.....	5 25	126 26	1,368 22	10 27	.....	10 27	12,200 14	2,662 21		
.....	95 24	24 16	.....	7 2	42 20	545 18	8 24	.....	8 24	11,222 24	2,445 10		
Total (to nearest area) ...	535 0	228 0	.....	19 0	567 0	5,714 0	60 0	0 4	60 0	42,169 0	15,969 0		
Percentage of gross cropped area ...	27	104	.....	008	24	25	026	00004	026	1244	627		

M. WEBB,
Settlement Officer, Satara.

APPENDIX D.

Agricultural stock of the Government villages in the Man Taluka of the Satara Collectorate.

Number of villages.	Cattle.										Total.
	For plough.		For breeding.		For other purposes.		Milk cattle.		Young stock.		
	Oxen.	He-buffaloes.	Bulls.	Bull-buffaloes.	Oxen.	He-buffaloes.	Cows.	She-buffaloes.	Calves.	Buffalo calves.	
1	2	3	4	5	6	7	8	9	10	11	12
<i>Government villages.</i>	10,014	885	.....	.....	.....	.....	11,885	2,903	.....	.....	1891-92
.....	14,487	53	.....	.....	.....	.....	3,084	1,743	.....	.....	1900-01
.....	17,645	110	.....	.....	.....	.....	12,984	2,260	.....	.....	1915-16.
<i>Inam villages.</i>	15,458	62	10	17	171	11	9,669	1,888	7,545	1,401	1919-20.
.....	871	.....	3	2	1	.....	821	145	643	190	1919-20.
.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	2,817

Number of villages.	Horses and ponies.	Sheep.	Goats.	Plough.		Carts.		Cropped land per pair of plough cattle.	
				Small.	Large (i.e., of over 2 oxen).	For passengers.	For produce and goods.		
				13	14	15	16		17	18	19	20
<i>Government villages.</i>	.....	99,014	10,930	.....	.....	.....	.....	.....	.....
.....	.....	67,904	17,539	.....	.....	.....	.....	.....	.....
.....	.....	74,111	24,356	.....	.....	.....	.....	.....	.....
<i>Inam villages.</i>	762	80,358	11,482	1,702	1,001	145	1,990	28 acres.	
.....	48	8,643	467	138	56	22	40	.....

M. WEBB,
Settlement Officer, Satara.

APPENDIX E.

Shops, industries, etc., in the villages of the Man Taluka of the Satara Collectorate.

Number of villages.	Liquor shops.	Hand industries.					Mechanical power.			
		Oil presses.	Cotton looms.	Woollen looms.	Silk looms.	Gins.	Rice husking machine.	Cotton presses.	Oil engine.	
		2	3	4	5	6	7	8	9	10
.....	27	171	128	.....	.....	.....	.....	.....	1

M. WEBB,
Settlement Officer, Satara.

APPENDIX F.

Wells, Bhudkis, Tanks and other sources of water supply in the Government villages of the Man Taluka of the Satara Collectorate.

1	Number of villages.	For irrigation.		For drinking supply of human beings and not for irrigation.		For cattle and washing and other purposes but not for irrigation or drinking supply of human beings.		In disuse.		For irrigation.		For drinking supply of human beings solely.	
		Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.	Fallen in or in disrepair.	Other causes.	Pakka.	Kacha.	Pakka.	Kacha.
Government villages	72	601	2,299	175	88	4	...	664	68	2	...	...	1
Inam villages	6	9	91	8	5	...	5	9	10	...	...	...	...

1	For cattle and washing and other purposes but not for irrigation or drinking supply of human beings.		In disuse.		For irrigation.		For drinking supply of human beings solely.		For cattle and washing and other purposes but not for irrigation or drinking supply of human beings.		In disuse.		Remarks.
	Pakka.	Kacha.	Fallen in or in disrepair.	Other causes.	Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.	Fallen in or in disrepair.	Other causes.	
Government villages	3	3	1	...	3	474	10	5	2	...	1	...	...
Inam villages	...	...	...	...	...	8	...	...	...	...	...	...	...

M. WEBB,
Settlement Officer, Satara.

ABSTRACT OF APPENDIX F.

Statement showing information of Tanks, Wells, etc., in the Man Taluka of the Satara Collectorate.

Serial No.	Details.	Wells, Bhudkis and the like.		Tanks.		Other sources.	
		Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.
1	2	3	4	5	6	7	8
1	For Irrigation	601	2,299	3	...	3	474
2	For drinking supply of human beings but not for irrigation.	175	88	...	1	10	8
3	For Cattle and washing and other purposes, etc.	4	...	5	8	2	...
4	In disuse	...	663	...	1	...	1
	Total	781	2,999	6	6	15	480

Total recorded at the previous settlements :-

In repair ... 1,964
Out of repair ... 641

M. WEBB,
Settlement Officer, Satara.

APPENDIX G.

Selling value of Dry crop lands in the villages of the Man Taluka, Satara District.

Serial No. in Appendix L.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by price.	Remarks.
	<i>Group I. (a)</i>	<i>A. g.</i>	<i>Rs. a. p.</i>	<i>Rs. a. p.</i>		
	<i>(b).</i>					
I (a) 1	Andhli ...	86 14	33 1 6	3,778 0 0	88-97	17 Cases.
2	Bhandavli ...	9 10	3 9 11	1,299 0 0	401 58	5 ..
5	Bodke ...	136 14	35 13 6	1,773 15 0	49-49	11 ..
7	Dhaval ...	43 18	20 2 0	1,065 0 0	68-43	7 ..
8	Girvi ...	228 4	119 9 10	12,516 14 0	102-08	30 ..
11	Khokda ...	48 27	28 8 0	934 15 0	41-55	5 ..
12	Killa Mahi-mangad ...	108 19	33 9 0	3,081 8 0	89-83	14 ..
13	Killa Varugad ...	88 7	21 6 9	6,008 8 0	190-5	24 ..
15	Malavdi ...	68 24	14 7 10	2,345 0 0	162-06	10 ..
18	Palwan Tari Varugad ...	68 5	24 6 0	2,550 8 0	105-21	18 ..
23	Sindi Bk. ...	258 84	52 12 4	5,525 0 0	106-59	12 ..
24	Sindi Kd. ...	80 21	28 14 2	4,674 15 0	173-21	12 ..
25	Siravli ...	45 86	18 14 11	1,975 0 0	116-65	9 ..
26	Tardaf ...	61 19	14 0 8	750 15 0	63-48	3 ..
27	Tathavda ...	174 21	65 4 3	3,052 0 0	48-24	19 ..
29	Upelava ...	108 14	49 12 4	3,108 0 0	62-45	16 ..
31	Vaghoashi ...	10 22	3 0 0	590 0 0	226-66	3 ..
	Total of Government villages of old Group I ...	1,685 30	587 15 11	55,229 2 0	27-28	
	<i>Inam Villages.</i>					
	Botha ...	21 25	12 3 6	1,340 0 0	109-65	4 Cases from 1917 only.
	Kulukjal ...	24 8	20 4 0	2,854 0 0	87-78	
	Total of Group I ...	1,791 24	610 7 5	59,223 2 0	27-01	
I (b) 3	Bidal ...	21 85	12 0 0	550 0 0	45-83	4 Cases.
4	Bijavdi ...	106 88	31 0 4	3,349 0 0	107-96	11 ..
6	Dahiwadi ...	892 21	421 8 6	23,663 18 6	78-45	Unchecked.
9	Gondavia Bk. ...	116 7	22 6 1	2,728 0 0	64-21	11 Cases.
10	Gondavia Kd. ...	112 17	65 11 2	4,875 0 0	74-06	17 ..
14	Kirakwal ...	102 83	24 15 0	2,700 0 0	77-28	3 ..
16	Mograha ...	21 2	5 9 11	700 0 0	124-77	4 ..
17	Pachwad ...	166 33	46 6 11	3,070 0 0	75-86	14 ..
19	Pangri ...	216 29	60 14 11	5,221 8 0	108-7	27 ..
20	Pingli Bk. ...	75 12	12 0 0	1,400 0 0	107-69	2 ..
21	Pingli Kd. ...	12 7	2 2 11	600 0 0	275-22	4 ..
22	Rajwadi ...	263 84	20 4 5	11,525 0 0	127-65	50 ..
28	Tondia ...	122 28	33 8 0	1,290 0 0	38-5	6 ..
30	Vadgaon ...	215 20	45 5 7	4,824 0 0	106-49	22 ..
	Total Government villages of old Group II ...	2,547 19	918 3 0	78,669 5 6	85-21	
	Total of all villages New Group I ...	4,338 5	1,528 10 5	1,38,112 7 6	90-64	
	Average per acre ...	.....	0 6 8	21 12 2	90-35	
	<i>Group II. (a) 8 Government villages & Inam.</i>					
	<i>(b) 13 Government villages.</i>					
II (a) 32	Dhakni ...	222 27	45 12 0	3,544 0 0	77-36	18 Cases.
33	Kukudvad ...	22 18	22 14 9	5,834 15 0	243-23	21 ..
34	Lodhavda ...	.....	.....	.....	.....	.....
42	Naravna ...	222 20	22 12 10	3,355 0 0	20-22	24 Cases.
43	Shingnapur ...	20 22	7 8 0	225 0 0	122-33	4 ..
50	Thadale ...	27 9	17 1 10	1,512 0 0	24-22	2 ..
51	Vadjal ...	7 20	2 8 0	450 0 0	120	6 ..
52	Vavachira ...	42 5	14 7 9	1,664 0 0	122-72	2 ..
	Total of Government villages ...	222 4	152 2 2	22,626 15 0	115-9	

Serial No. in Appendix L.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by price.	Remarks.
	<i>Inam villages.</i>					
	Vrli	45 34	14 12 9	1,245 0 0	1073	22 Cases.
	Total of old Group II	866 28	207 14 11	24,443 15 0	314-04	
II (b) 82	Bhalavdi	54 14	25 12 9	2,010 0 0	84-24	6 Cases.
84	Bhamni	168 18	31 1 0	4,275 0 0	137-47	30 ..
85	Injav	107 27	45 2 8	4,189 0 0	92-04	14 ..
86	Jasi	211 22	59 1 3	2,408 0 0	86-17	17 ..
87	Krutav	181 21	48 0 0	2,024 0 0	78	14 ..
40	Mardi	104 15	48 7 0	2,068 0 0	78-21	15 ..
41	Mohi	205 4	72 11 0	7,537 0 0	203-7	31 ..
42	Palai	245 13	94 0 0	3,312 0 0	85-07	16 ..
44	Pimpri	62 10	16 4 0	2,321 0 0	140-58	10 ..
45	Ranand	23 25	9 7 2	1,060 0 0	112-23	5 ..
45	Sambhukhed	28 9	10 11 8	1,649 15 0	163-75	5 ..
47	Shevri	213 19	69 15 0	4,270 0 0	97-71	19 ..
49	Sokasan	55 20	12 12 8	1,350 0 0	106-25	9 ..
	Total Government villages of old Group	1,752 27	511 2 2	42,014 7 0	84-15	
	Total of all villages new Group II	2,921 25	719 1 1	27,268 4 0	90-25	
	Average per acre	.....	0 8 5	25 12 3	.....
	<i>Group III (a)</i>					
	<i>(b).</i>					
III (a) 56	Divad	60 15	12 11 9	1,200 0 0	84-06	6 Cases.
58	Jambhulni	482 9	28 5 9	2,225 0 0	43-45	19 ..
61	Khadki	59 20	17 2 4	1,235 0 0	77-64	7 ..
64	Palwan Tarf Malavdi	24 15	5 4 8	200 0 0	24-5	3 ..
69	Vaki	121 26	26 0 1	2,018 0 0	52-08	10 ..
70	Valai	142 26	26 7 5	2,245 0 0	115-67	17 ..
72	Varkute Tarf Mhaswad	275 25	70 9 8	2,922 0 0	47-21	16 ..
	Total of Government villages	1,261 26	278 12 11	16,007 0 0	67-42	
	<i>Inam villages.</i>					
	Banjeni	100 25	22 12 0	910 0 0	85-21	5 ..
	Total of Group III	1,262 21	298 5 11	16,917 0 0	52-26	
III (b) 53	Bhatki	265 9	40 12 0	1,748 0 0	42-50	9 Cases.
54	Devapur	7 25	5 1 2	250 0 0	62-17	2 ..
55	Dhuldev	227 17	40 12 5	1,970 0 0	45-22	10 ..
57	Gangoti	22 23	12 12 0	1,000 0 0	84-5	6 ..
59	Kalchaundi	22 25	2 12 0	(200 0 0)	(24-12)	3 Cases. Much increased by heavy price for one piece of grazing land.
60	Karkhet	.....	.....	.....	.....	.....
62	Mhaswad	525 20	115 5 5	5,475 0 0	74-65	22 Cases.
63	Palasvade	.....	.....	.....	.....	.....
65	Paryanti	.....	.....	.....	.....	.....
66	Pulkoti	7 17	2 14 0	205 0 0	103-27	3 Cases.
67	Shenavdi	21 27	4 8 0	(200 0 0)	(55-55)	1 Case.
68	Sirtav	245 1	24 1 0	2,900 0 0	122-8	25 Cases.
71	Varkute Tarf Malavdi	274 24	47 0 0	2,220 0 0	62-15	13 ..
	Total Government villages of old Group IV	1,727 6	204 5 11	22,580 0 0	77-5	
	<i>Inam villages.</i>					
	Hingal	250 25	22 5 5	1,240 0 0	22-26	
	Total	2,042 4	227 12 5	24,220 0 0	72-75	
	Total of all villages new Group III	2,410 23	520 2 4	41,227 0 0	52-25	
	Average per acre	.....	0 2 0	12 4 3	.....

APPENDIX G².

Selling value of Patasthal lands in the villages of the Man Taluka, Satara District.

Serial No. in Appendix L.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by price.	Remarks.
<i>Group I.</i>		A. G.	** Rs. a. p.	Rs. a. p.		
1	Audhli	0 10	1 10 8	125 0 0	99-98	1 Case.
2	Bhandavli	1 13	1 11 9	229 15 0	132-31	2 Cases.
3	Bidal	0 35	5 4 0	575 0 0	102-52	4 "
5	Bodke	2 13	8 12 0	899 0 0	102-74	8 "
7	Dhaval	0 16	1 4 8	175 0 0	166-71	1 Case.
8	Girvi	6 10	5 0 0	400 0 0	80-0	1 "
12	Killa Mahimangad	2 23	10 2 0	699 0 0	68-73	
15	Malavdi	2 1	13 8 0	1,700 0 0	125-92	4 Cases.
17	Pachwad	0 14	0 9 11	40 0 0	64-51	1 Case.
20	Pingli Budruk	3 11	9 3 5	1,275 0 0	138-39	6 Cases.
21	Pingli Khurd	33 12	7 10 11	900 0 0	117-15	1 Case.
	Total	53 9	64 13 9	7,017 15 0	108-27	
	Average per acre	...	1 8 6	131 15 10	...	
<i>Group II.</i>						
33	Dhakni	1 15	4 0 0	200 0 0	50-0	1 Case.
36	Kukudwad	1 10	0 13 9	800 0 0	930-23	5 Cases.
42	Naravna	1 15	0 7 5	99 0 0	215-51	1 Case.
51	Vadjal	0 8	0 13 4	150 0 0	180-72	1
	Total	4 8	6 2 7	1,249 0 0	209-84	
	Average per acre	...	1 7 5	297 9-10	...	

M. WEBB,
Settlement Officer, Satara.

APPENDIX H.

Leases of Dry crop lands in the villages of the Man Taluka, Satara District.

Serial No. in Appendix L.	Name of village.	Area of land leased.	Assessment.	Rents.	Percentage of rent represented by the assessment.	Index.
	Group f—(a)		17 Government villages of old Group I.			
	(b)		14 Government villages; and 9 inam villages of old Group II.			
		A. S.	Rs. a. p.	Rs. a. p.		Rs. a.
(a) 1	Andhli	135 12	96 15 4	212 0 0	2-2	1-14 4 Cases.
2	Bhandavli	8 30	1 12 0	10 0 0	(2-71)	(4-15) 1 Case.
5	Dodke	26 58	19 15 0	57 9 0	2-28	2-8 6 Cases.
8	Girvi	194 1	56 12 0	170 8 0	2	2-10 5 ..
11	Khokda	64 0	29 0 0	61 8 8	2-12	1-12 5 ..
12	Mahimangad	124 20	22 0 0	138 1 6	4-21	2-12 12 Cases, largely grazing.
15	Malavdi	45 17	18 5 5	84 11 2	(2-41)	(2-15) 5 Cases, 2 inam.
23	Shindi Budruk	23 12	3 0 0	10 0 0	(2-22)	(2-14) 1 Case.
24	Shindi Khurd	114 20	38 4 8	172 10 8	4-75	4-2 10 Cases.
25	Siravli	27 24	8 4 8	51 0 0	2-24	7-1 4 ..
27	Tathavda	51 2	24 0 0	72 0 0	2-14	1-14 4 ..
29	Upalava	68 15	17 8 0	12 2 0	(1-90)	(0-15) 1 Case.
	Total of villages of old Group I	940 31	250 10 8	1,040 0 0	2-22	2-9
	Inam villages.					
	Botha	255 20	60 12 6	226 0 0	5-34	4-11
	Kulakzai	20 20	11 10 0	95 0 0	(2-17)	(7-2) 2 Cases, (1 Produce rent, 1 Grazing land.
	Total of old Group I	1,216 31	422 4 0	1,461 0 0	2-43	2-0
(b) 2	Bidai	45 11	21 8 0	22 9 2	1-21	1-2 2 Cases.
6	Dahiwadi	219 23	101 14 6	207 5 5	2-01	2-7 9 ..
9	Gondavia Budruk	24 23	26 7 7	21 8 2	2-45	2-12 7 ..
10	Gondavia Khurd	152 6	31 5 4	111 0 0	2-52	2-14 5 ..
14	Kiraksal	72 12	21 12 0	65 0 0	2-26	2-7 2 ..
16	Mograia	25 26	1 5 9	5 0 0	(2-22)	(2-11) 1 Case.
17	Pachwad	59 27	17 0 2	204 0 0	11-27	2-6 4 Cases.
19	Pangri	4 25	4 1 4	11 0 0	(2-22)	(1-2) 2 ..
20	Pingli Budruk	219 10	77 12 2	212 9 10	2-72	2-4 12 ..
22	Rajwadi	9 6	5 0 0	25 0 0	7	5-11 2 ..
20	Vadgaon	62 14	12 8 0	55 5 4	2-04	2-7 4 ..
	Total of village of old Group II	1,079 11	227 7 12	1,125 6 11	2-46	2-12
	Total of all villages Group I	2,296 2	750 11 11	2,586 6 11	.....	.....
	Average per acre	.....	0 5 2-72	1 2 1-12	2-45	.....

APPENDIX H—contd.

Serial No. in Appendix L.	Name of village.	Area of land leased.	Assessment.	Rents.	Percentage of rent represented by the assessment.	Index.
Group II—(a) 8 Government villages of old Group II. (b) 13 Government villages and 1 inam village of old Group III.						
		A. S.	Rs. a. p.	Rs. a. p.		Rs. a.
(a) 36	Kukudwad	37 10	11 8 0	85 0 0	8-12	3-8 4 Cases.
39	Lodharda	20 20	7 8 0	20 0 0	(2-66)	(2-3) 1 Case.
42	Naravna	10 0	4 1 0	12 0 0	(1-33)	(1-5) 1 ..
48	Shingapur	20 2	19 14 0	32 0 0	(1-66)	(1-5) 1 ..
53	Thadala	65 8	20 0 2	53 0 0	(5-3)	4-2 2 Cases. grazing lands.
52	Vavashira	34 7	15 12 0	41 0 0	(3-22)	(2-3) 2 Cases.
Total of villages of old Group II		266 13	71 6 8	204 0 0	8-71	3-2
(a) 32	Bhainardi	364 23	97 10 6	407 0 0	4-16	2-12
35	Injav	126 26	59 4 11	405 10 1	6-23	4-14 14 Cases.
36	Jasi	8 29	2 4 0	15 14 6	(7-07)	(5-11) 1 Case.
37	Khutav	51 0	22 14 0	142 0 0	6-25	4-7 7 Cases.
41	Mohi	26 12	8 10 8	20 8 0	5-23	2-12 5 ..
43	Palsi	125 9	42 4 0	51 0 0	1-2	1-6 6 ..
45	Ranand	77 2	16 12 0	27 2 2	(3-13)	(2-12) 2 .. both inam.
46	Sambhukhed	290 25	62 12 9	217 22 8	2-29	5-14 12 ..
47	Shetri	72 25	11 12 4	22 5 4	.....	1-12 2 ..
Total of Government villages of old Group III		1,204 32	224 7 8	1,656 11 0	5-1	3-10
Inam village.						
	Vikli	101 27	21 8 0	41 0 0	2-27	1-11 4 Cases.
Total of villages of old Group III		1,206 29	245 15 8	1,707 11 0	4-22	3-8
Total of all villages Group II		1,573 4	417 5 11	1,911 11 0	.....	.....
Average per acre		.....	0 4 2	1 3 5	4-52	.....
Group III—(a) 7 villages of old Group III. (b) All Government and 2 inam villages of old Group IV.						
(a) 56	Dhad	15 14	4 0 0	10 0 0	2-5	1-12 2 Cases.
65	Jambhalal	20 10	21 0 0	27 0 0	(1-75)	(1-6) 2 ..
61	Bhadki	15 12	2 0 0	4 0 0	(1-32)	(0-12) 1 Case.
64	Palwan Turf Malvdi	12 22	1 8 0	2 4 0	(1-5)	(1-1) 1 ..
69	Vaki	24 25	20 8 0	42 0 0	(2-04)	(1-7) 4 Cases.
72	Varkuta Turf Nhaswad	22 14	22 0 0	22 0 0	(1-42)	(1-0) 2 ..
Total of villages of old Group III		330 32	72 0 0	122 4 0	1-75	1-4

APPENDIX H¹—concl'd.

Serial No. in Appendix L.	Name of village.	Area of land leased.	Assessment	Rents.	Percentage of rent represented by the assessment.	Index.
		A. g.	Rs. a. p.	Rs. a. p.		Rs. a.
(6) 53	Bhatki ...	53 27	9 0 0	10 0 0	(1-11)	(0-11) 2 Cases.
54	Devapur ...	7 12	0 14 8	1 12 0	1-98	1-3 5 .. 4 in one Survey No.
57	Gangoti ...	95 22	7 12 0	17 0 0	(2-10)	(1-5) 2 ..
59	Kalchaundi ...	79 5	11 0 0	21 0 0	1-9	1-3 5 ..
61	Khadki ...	15 18	3 0 0	4 0 0	(1-32)	(0-15) 1 Case.
62	Mhaswad ...	945 2	134 8 1	283 12 7	2-14	1-3 21 Cases.
67	Shensadi ...	173 26	23 14 0	67 0 0	1-27	1-3 4 ..
68	Shirav ...	30 17	5 11 0	26 8 0	(6-42)	(4-0) 2 ..
71	Varkuta Tarf Malavadi ...	215 11	25 4 0	67 0 0	2-44	2-2 5 ..
Total of Government villages of old Group IV ...		1,635 34	225 0 7	528 1 7	2-31	1-7
<i>Inam villages.</i>						
	Banjani ...	11 26	4 10 0	12 0 0	(2-52)	(1-13) 1 Case.
	Hingni ...	49 27	9 8 0	31 0 0	(3-26)	(2-1) 2 Cases. 1 produce rent.
Total of villages of old Group IV ...		1,697 7	240 4 7	566 1 7	2-35	1-7
Total of all villages Group III ...		1,948 0	313 4 7	694 5 7	...	...
Average per acre ...		...	0 2 7	0 5 8	2-12	...

Notes.—(1) Brackets indicate that the multiple and index are by themselves unreliable for some reason, generally because they are drawn from too few leases.

(2) Groups have been divided into sub-groups because indices can be formed for the latter as the villages comprised in them all had the same maximum rate at the last settlement, they cannot be formed for the former as they include villages having different maximum rates.

M. WEBB,
Settlement Officer, Satara.

APPENDIX H^o.*Leases of Patasthal lands in the villages of the Man Taluka, Satara District.*

Serial No. in Appendix L.	Name of village.	Area of land leased.	Assessment.	Rents.	Percentage of rent represented by the assessment.	Remarks.
	<i>Group I.</i>	A. g.	Rs. a. p.	Rs. a. p.		
1	Andhii ...	34 12	49 4 0	425 0 0	8.06	3 Cases, mixed dry crop and patasthal.
2	Bhand ...	15 18	10 10 9	55 11 8	5.22	2 Cases, mixed dry crop and patasthal.
5	Bodka ...	10 80	28 8 0	45 8 0	1.85	4 Cases.
7	Dhaval ...	0 25	2 14 0	20 0 0	6.96	1 Case.
8	Girvi ...	28 18	28 0 0	118 0 0	4.08	2 Cases.
	Total ...	89 21	114 4 9	659 8 8	5.79	
	Average per acre ...	...	1 4 5	7 5 9	...	
	<i>Group II.</i>					
41	Mohi ...	2 18	2 2 0	5 0 0	2.95	1 Case, produce rent.
51	Vadjal ...	0 9	0 8 0	5 0 0	10.0	1 Case.
	Total ...	2 22	2 10 0	10 0 0	8.91	
	Average per acre ...	...	1 0 6	8 14 9	...	

M. WEBB,
Settlement Officer, Satara.

APPENDIX I.

Prices prevalent in the Man Taluka from 1889-90 to 1920 (Dahivadi).

Years.	Seers of 80 Tolas and chbataks of 5 Tolas.					Remarks.
	Jowari.	Bajri.	Rice cleaned.	Turdal.	Kulith.	
1	2	3	4	5	6	7
Financial year—	Seer ch.	Seer ch.	Seer ch.	Seer ch.	Seer ch.	
1888-89	.....	.....	.....	13 9	19 12	
1889-90	16 9	15 13	8 10	12 4	18 7	
1890-91	18 9	18 5	9 11	18 10	18 10	
1891-92	19 14	16 7	8 12	10 15	16 9	
1892-93	15 11	16 3	9 8	9 5	14 7	
1893-94	16 14	17 4	9 10	12 10	20 0	
1894-95	19 0	16 10	9 10	11 15	19 14	
Calendar year—						
1895	20 19	18 15	9 12	11 2	20 6	
1896	15 4	15 3	9 0	10 5	18 0	
1897	8 5	7 15	7 3	6 3	10 8	
1898	15 13	14 15	9 0	9 14	13 5	
1899	10 12	15 1	10 1	10 5	18 13	
1900	8 13	8 15	8 10	7 2	10 11	
1901	12 5	13 9	9 2	7 10	.....
1902	16 15	16 13	9 12	10 6	.....
1903	31 0	26 2	10 0	11 5	.....
1904	24 4	22 1	10 4	12 8	.....
1905	17 7	14 4	9 14	9 15	.....
1906	11 8	12 0	7 15	8 0	.....
1907	16 13	17 10	7 4	8 0	18 5	
1908	10 12	11 10	7 1	6 8	.....
1909	15 1	14 5	7 11	7 9	.....
1910	.....	15 3	8 12	9 4	.....
1911	13 13	13 12	7 11	12 0	.....
1912	9 12	9 14	6 10	7 10	.....
1913	11 11	11 2	7 0	7 3	.....
1914	11 2	11 1	6 7	6 8	.....
1915	15 3	14 11	7 5	6 4	.....
1916	17 6	14 5	7 6	7 5	.....
1917	11 9	11 3	7 2	6 7	.....
1918	5 14	5 7	5 3	4 7	.....
1919	4 7	4 5	4 15	3 6	.....
1920	6 6	6 6	4 5	3 4	.....

M. WEBB,
Settlement Officer, Satara.

APPENDIX K.

Collection of Assessment on Government land in the villages of the
Tatuka Man of the Satara Collectorate.

Year.	Demand.	Out of which remit- ted in same or subsequent year.	Outstanding at end of year.	
			Authorised.	Unauthorised.
1	2	3	4	5
	New Group I	—81 villages; maximum rate Rs. 2-4.		
	(a) Old Group I	—17 villages; maximum rate Rs. 1-12.		
1890-1891	16,794	3,896	.....	.....
1891-1892	16,788	3,896	.....	.....
1892-1893	18,899	1,744	.....	.....
1893-1894	18,939	1,743	.....	.....
1894-1895	20,659	842	.....	.....
1895-1896	20,660	842	.....	.....
1896-1897	20,610	.....	.....	.....
1897-1898	20,647	.....	.....	.....
1898-1899	20,637	.....	.....	.....
1899-1900	20,637	4,318	11,331	.....
1900-1901	20,638	6,648	12,729	.....
1901-1902	20,651	6,909	6,893	.....
1902-1903	20,651	.....	82	.....
1903-1904	20,651	.....	102	.....
1904-1905	20,711	3,229	6,153	.....
1905-1906	20,735	10,091	15,222	.....
1906-1907	20,735	2,174	150	.....
1907-1908	20,735	964	6,613	.....
1908-1909	20,735	4,620	14,025	.....
1909-1910	20,735	.....	679	.....
1910-1911	20,749	78	40	.....
1911-1912	20,871	1,547	13,159	.....
1912-1913	20,806	1,702	2,913	.....
1913-1914	20,965	3,285	11,509	.....
1914-1915	20,975	789	.....	.....
1915-1916	22,283	272	.....	.....
1916-1917	22,283	278	.....	.....
1917-1918	22,269	466	.....	.....
1918-1919	22,269	4,797	11,569	.....
1919-1920	22,269	1,996	2,979	.....
1920-1921	20,019	2,383	15,352	.....
	(b) Old Group II	—14 villages; maximum rate Rs. 1-10.		
1890-1891	15,636	2,022	.....	.....
1891-1892	15,647	2,033	.....	.....
1892-1893	16,837	874	.....	.....
1893-1894	16,841	874	.....	.....
1894-1895	17,696	463	.....	.....
1895-1896	17,696	457	.....	.....
1896-1897	17,688	.....	.....	.....
1897-1898	17,688	.....	.....	.....
1898-1899	17,685	.....	.....	.....
1899-1900	17,685	1,587	2,210	.....
1900-1901	17,690	2,907	8,073	.....
1901-1902	17,681	2,595	3,311	.....
1902-1903	17,681	.....	385	.....
1903-1904	17,598	.....	310	.....
1904-1905	17,598	4,686	7,259	.....
1905-1906	17,598	8,864	18,594	.....
1906-1907	17,679	1,988	288	.....
1907-1908	17,679	617	5,675	.....
1908-1909	17,679	2,859	12,484	.....
1909-1910	17,679	.....	781	.....
1910-1911	17,679	.....	8	.....
1911-1912	17,879	790	9,059	.....
1912-1913	17,681	796	524	.....
1913-1914	17,691	2,368	9,000	.....
1914-1915	17,691	564	.....	.....
1915-1916	18,809	480	.....	.....
1916-1917	18,914	570	.....	.....
1917-1918	18,427	18	.....	.....
1918-1919	18,427	1,867	13,186	.....
1919-1920	18,427	808	1,300	.....
1920-1921	19,741	1,784	16,844	.....

APPENDIX K—continued.

Year.	Demand.	Out of which remitted in same or subsequent year.	Outstandings at end of year.	
			Authorised.	Unauthorised.
1	2	3	4	5
	New Group II—21 villages; maximum rate Rs. 1-14.			
	(a) Old Group II—8 villages; maximum rate Rs. 1-10.			
1890-1891	9,038	821		
1891-1892	9,044	821		
1892-1893	9,586	290		
1893-1894	9,586	290		
1894-1895	9,882	143		
1895-1896	9,882	143		
1896-1897	9,881			
1897-1898	9,881			
1898-1899	9,881			
1899-1900	9,891	597	29	
1900-1901	9,879	1,646	1,174	
1901-1902	9,879	2,320	4,162	
1902-1903	9,880		2,486	
1903-1904	9,880		6	
1904-1905	9,880	1,625	29	
1905-1906	9,880	4,852	8,141	
1906-1907	9,880	1,084	7,770	
1907-1908	9,880	844	20	
1908-1909	9,880	1,491	2,986	
1909-1910	9,880	8	4,717	
1910-1911	9,880	12	417	
1911-1912	9,876	571	14	
1912-1913	9,877	742	5,692	
1913-1914	9,881	1,184	3,304	
1914-1915	9,881	707	2,868	
1915-1916	10,514	1,357		
1916-1917	10,514	911		
1917-1918	10,209			
1918-1919	10,209	2,454	6,895	
1919-1920	10,209	660	2,018	
1920-1921	10,209	645	8,156	
	(b) Old Group III—13 villages; maximum rate Rs. 1-7.			
1890-1891	12,606	1,278		
1891-1892	12,620	1,272		
1892-1893	13,499	394		
1893-1894	13,512	891		
1894-1895	13,908	213		
1895-1896	13,908	213		
1896-1897	13,908			
1897-1898	13,908			
1898-1899	13,908			
1899-1900	13,908	914	4	
1900-1901	13,908	1,678	1,702	
1901-1902	13,908	2,567	5,435	
1902-1903	13,905		2,568	
1903-1904	13,905		26	
1904-1905	13,905	7,672	45	
1905-1906	13,905	7,082	8,680	
1906-1907	13,905	470	11,917	
1907-1908	13,907	386	108	
1908-1909	13,907	1,400	1,978	
1909-1910	13,907		10,069	
1910-1911	13,907		684	
1911-1912	13,907	428	19	
1912-1913	13,907	468	9,563	
1913-1914	13,907	4,602	2,937	
1914-1915	13,907	484	13,015	
1915-1916	14,779	1,260		
1916-1917	14,779	2,331		
1917-1918	14,528			
1918-1919	14,528	1,522	10,466	
1919-1920	14,528	461	720	
1920-1921	14,528	198	14,470	
	New Group III—20 villages; maximum rate Rs. 1-8.			
	(a) Old Group III—7 villages; maximum rate Rs. 1-7.			
1890-1891	6,342	673		
1891-1892	6,342	673		
1892-1893	6,861	151		
1893-1894	6,866	151		
1894-1895	7,089	32		
1895-1896	7,089	32		
1896-1897	7,089			

APPENDIX K—concluded.

Year	Demand.	Out of which remit- ted in same or subsequent year.	Outstandings at end of year.	
			Authorised.	Unauthorised.
1	2	3	4	5
1897-1898	7,039		388	
1899-1899	7,225			
1899-1900	7,225	139	472	
1900-1901	7,225	396	4,482	
1901-1902	7,225	3,533	1,219	
1902-1903	7,225		18	
1903-1904	7,225		55	
1904-1905	7,099	3,202	3,588	
1905-1906	7,089	3,251	3,857	
1906-1907	7,089	59	5	
1907-1908	7,042	380	3,035	
1908-1909	7,042	2,493	5,972	
1909-1910	7,042		119	
1910-1911	7,045			
1911-1912	7,045	380	5,554	
1912-1913	7,045	380	4,003	
1913-1914	7,046	1,723	5,589	
1914-1915	7,048	381		
1915-1916	7,499	1,474		
1916-1917	7,489	2,188		
1917-1918	7,150		200	
1918-1919	7,160		6,472	
1919-1920	7,157			
1920-1921	7,178		6,510	
(b) Old Group IV—13 villages; maximum rate Rs. 1-4.				
1890-1891	10,506	569		
1891-1892	10,553	569		
1892-1893	10,989	150		
1893-1894	10,990	150		
1894-1895	11,142	16		
1895-1896	11,142	16		
1896-1897	11,142			
1897-1898	11,142			
1898-1899	12,046			
1899-1900	12,046	6	1,091	
1900-1901	12,046	47	4,539	
1901-1902	12,046	4,179	1,632	
1902-1903	12,046		32	
1903-1904	12,046		49	
1904-1905	11,142	5,396	5,055	
1905-1906	11,142	6,156	6,933	
1906-1907	11,144	148	42	
1907-1908	11,144	183	5,197	
1908-1909	11,144	4,507	9,077	
1909-1910	11,144		891	
1910-1911	11,144		587	
1911-1912	11,143	159	8,467	
1912-1913	11,143	159	3,850	
1913-1914	11,146	4,228	9,372	
1914-1915	11,148	101		
1915-1916	11,848	1,881		
1916-1917	11,848	3,165		
1917-1918	11,786		437	
1918-1919	11,786	31	8,694	
1919-1920	11,756	31	575	
1920-1921	11,758		7,936	

M. WEBB,
Settlement Officer, Satara.

Effect of Second Revision Settlement Proposals on Government

1	2	3	By former Settlement.														
			Maximum rates.			Dry-crop.			Rice.			Garden.			Total.		
			4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Name of Village.	No. of Group.	Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	
<i>Group I.</i>																	
1	Andhli	1	1 12	6		6,692	2,772					M. 62 P. 270	M. 74 S. 237 W. 775		7,004	2,659	
2	Bhandavli	1	1 12			928	288					M. 10 P. 24	M. 1 S. 22 W. 66		972	302	
3	Bidal	2	1 10			2,219	1,420					M. 70 P. 212	M. 60 S. 245 W. 1,252		4,207	2,201	
4	Bijavdi	2	1 10			2,215	1,060					M. 68 P. 24	M. 62 S. 23 W. 20		4,005	1,127	
5	Bodka	1	1 12			299	405					M. 11 P. 52	M. 12 S. 71 W. 122		1,022	277	
6	Dahiwadi	2	1 10			6,524	2,200					M. 400 P. 27	M. 417 S. 42 W. 122		7,020	2,322	
7	Dheval	1	1 12			1,706	755					M. 24 P. 50	M. 27 S. 27 W. 122		1,869	1,102	
8	Girvi	1	1 12			4,244	2,222					M. 65 P. 122	M. 77 S. 122 W. 102		5,161	2,550	
9	Gondavia Bk.	2	1 10			2,616	1,222					M. 270	M. 222		2,822	1,522	
10	Gondavia Kd.	2	1 10			2,722	1,222					M. 27	M. 27 S. 27 W. 22		2,900	1,522	
11	Khokda	1	1 12			222	142								222	142	
12	Khila Mahimangad	1	1 12	6		5,220	2,122		2	2		M. 42 P. 122	M. 42 S. 100 W. 222		5,422	2,222	
13	Khila Varogad	1	1 12			1,212	202					P. 2	B. 2 W. 7		1,222	212	
14	Kiraksal	2	1 10			2,022	220					M. 42	M. 42		2,042	222	
15	Malvadi	1	1 12			2,122	742					M. 22 P. 22	M. 22 S. 22 W. 122		2,122	242	
16	Mogra	2	1 10			2,222	222					M. 22	M. 22		2,222	222	
17	Pachwad	2	1 10			2,222	1,022					M. 12 P. 22	M. 2 S. 22 W. 22		2,422	1,242	
18	Palwan Tara Varogad.	1	1 12			722	422								722	422	
19	Pongri	2	1 10			2,722	222		2	2		M. 22	M. 22		2,722	222	
20	Pinchi Bk.	2	1 10			2,122	202					M. 22 P. 122	M. 22 S. 122 W. 212		2,322	1,212	
21	Pinchi Kd.	2	1 10			1,122	222					M. 42 P. 2	M. 42 S. 2 W. 12		1,222	222	
22	Rajvadi	2	1 10			2,222	1,242					M. 12 P. 12	M. 2 S. 12 W. 2		2,322	1,272	
23	Sindi Bk.	1	1 12			2,412	242					M. 22	M. 22		2,422	272	
24	Sindi Kd.	1	1 12			1,422	422					M. 12	M. 12		1,502	212	
25	Sravhi	1	1 12			742	202								742	202	
26	Tardaf	1	1 12			1,222	272					M. 42 P. 22	M. 42 S. 42 W. 222		1,512	1,022	
27	Tathavde	1	1 12			2,222	1,222					M. 22	M. 22		2,222	1,222	

L.

occupied land, of the Man Taluka of the Satara District.

By Revision Settlement.																Percentage Increase.	Name of Village.	Number.
Maximum rates.			Dry-crop.			Rice.			Garden.			Total.						
Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.				
10	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Rs. a. p.	Rs.	Rs.	Acres.	Rs.	Rs.	Acres.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs.		Group 1.		
2 4 0	8	...	6,639	2,566	...	...	...	...	M. 89 P. 270	M. 85 S. 482 W. 1,033	...	7,054	5,126	...	22-55	Andhi	1
2 4 0	958	378	...	...	...	...	M. 10 P. 24	M. 9 S. 36 W. 30	...	979	507	...	22-70	Bhandavli	2	
2 4 0	3,819	1,980	...	...	...	...	M. 75 P. 212	M. 94 S. 473 W. 1,311	...	4,207	4,363	...	22-46	Bidal	3	
2 4 0	3,013	1,454	...	...	...	...	M. 56 P. 34	M. 94 S. 47 W. 67	...	4,005	1,655	...	22-44	Bijavdi	4	
2 4 0	998	529	...	...	...	...	M. 11 P. 62	M. 15 S. 31 W. 251	...	1,069	379	...	22-20	Bodka	5	
2 4 0	6,684	2,660	...	...	...	...	M. 409 P. 37	M. 577 S. 58 W. 157	...	7,030	4,691	...	22-43	Dahiwadi	6	
2 4 0	1,708	978	...	...	...	...	M. 94 P. 59	M. 112 S. 55 W. 261	...	1,859	1,434	...	22-52	Dhokal.	7	
2 4 0	4,944	2,676	...	...	...	...	M. 85 P. 132	M. 96 S. 174 W. 136	...	5,161	3,254	...	22-59	Girvi	8	
2 4 0	3,616	1,714	...	...	...	...	M. 970	M. 450	...	3,896	2,164	...	22-45	Gondavli Bk.	9	
2 4 0	3,735	1,891	...	...	...	...	M. 57 P. 17	M. 79 S. 37 W. 111	...	3,909	2,118	...	22-41	Gondavli Ed.	10	
2 4 0	329	192	...	...	...	...	...	...	...	329	192	...	22-56	Khokda	11	
2 4 0	5,290	2,768	...	2	3	...	M. 49 P. 151	M. 54 S. 244 W. 395	...	5,492	3,464	...	22-44	Killa-Mahimangad	12	
2 4 0	1,517	779	...	...	...	...	P. 5	S. 6 W. 9	...	1,522	794	...	22-47	Killa Varugad	13	
2 4 0	2,008	906	...	...	...	...	M. 43	M. 58	...	2,048	1,014	...	22-23	Kirakal	14	
2 4 0	2,130	954	...	...	...	...	M. 29 P. 26	M. 32 S. 41 W. 191	...	2,186	1,212	...	22-53	Malvadi	15	
2 4 0	2,521	623	...	...	...	...	M. 35	M. 47	...	2,560	975	...	22-44	Mograla	16	
2 4 0	3,324	1,465	...	...	...	...	M. 15 P. 23	M. 12 S. 35 W. 62	...	3,432	1,575	...	22-42	Pachwad	17	
2 4 0	731	324	...	...	...	...	...	...	...	731	324	...	22-57	Paiwan Taraf Varugad.	18	
2 4 0	2,712	901	...	2	4	...	M. 60	M. 80	...	2,770	985	...	22-34	Pangri	19	
2 4 0	3,107	1,127	...	...	...	...	M. 32 P. 125	M. 54 S. 213 W. 234	...	3,322	1,668	...	22-4	Pingli Bk.	20	
2 4 0	1,148	421	...	...	...	...	M. 48 P. 8	M. 52 S. 11 W. 19	...	1,209	549	...	22-26	Pingli Kd.	21	
2 4 0	3,303	1,713	...	...	...	...	M. 14 P. 15	M. 11 S. 17 W. 12	...	3,323	1,752	...	22-46	Rajvadi	22	
2 4 0	2,411	822	...	...	...	...	M. 22	M. 25	...	2,433	862	...	22-51	Sindi Bk.	23	
2 4 0	1,491	633	...	...	...	...	M. 12	M. 24	...	1,509	637	...	22-57	Sindi Kd.	24	
2 4 0	742	297	...	...	...	...	...	...	...	742	297	...	22-43	Siravli	25	
2 4 0	1,392	569	...	...	...	...	M. 46 P. 77	M. 23 S. 103 W. 202	...	1,515	1,343	...	22-57	Tardaf	26	
2 4 0	2,224	1,421	...	...	...	...	M. 23	M. 21	...	2,267	1,522	...	22-56	Tatavda	27	

1	2	3	By former Settlement.														
			Maximum rates.			Dry-crop.			Rice.			Garden.			Total.		
			4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
No. of Group.	Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.		
<i>Group I-contd.</i>			Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
28	Tondia	2	1 10	...	...	2,087	698	...	...	...	...	...	...	...	2,097	692	...
29	Upalava	1	1 12	...	...	2,576	1,099	...	...	...	...	...	...	...	2,580	1,303	...
30	Vadgaon	2	1 10	...	...	3,114	663	...	1	1	...	...	...	...	3,108	914	...
31	Vaghoashi	1	1 12	...	...	351	144	...	...	...	...	...	...	...	358	201	...
31	Total of Group I	...	...	...	...	82,340	29,795	...	5	6	1 3 2	...	...	...	86,632	27,364	0 7 11
<i>Group II.</i>																	
32	Bhalavdi	3	1 7	...	...	3,040	761	...	...	...	...	...	...	...	3,113	801	...
33	Dhakni	2	1 10	...	...	3,354	919	...	1	1	...	...	...	...	3,526	1,234	...
34	Dhamni	2	1 7	...	...	2,870	576	...	...	...	...	...	...	...	2,452	619	...
35	Injbav	3	1 7	...	...	2,025	356	...	...	...	...	...	...	...	2,081	663	...
36	Jasi	3	1 7	...	...	1,637	651	...	...	...	...	...	...	...	1,939	730	...
37	Khutbav	2	1 7	...	...	2,135	682	...	...	...	...	...	...	...	2,163	702	...
38	Kukudwad	2	1 10	...	...	4,152	1,255	...	...	...	...	...	...	...	4,204	1,947	...
39	Lodhavsda	2	1 10	...	...	1,639	647	...	...	...	...	...	...	...	1,738	708	...
40	Mardi	2	1 7	...	...	5,423	1,443	...	1	2	...	...	...	...	5,548	1,634	...
41	Nobi	3	1 7	...	...	4,104	1,784	...	4	7	...	...	...	...	5,214	2,067	...
42	Naravna	2	1 10	...	...	5,260	1,634	...	...	...	...	...	...	...	5,400	1,968	...
43	Palsi	2	1 7	...	...	7,732	2,554	...	4	4	...	...	...	...	8,104	2,999	...
44	Pimpri	2	1 7	...	...	1,727	413	...	...	...	...	...	...	...	1,837	623	...
45	Ranand	2	1 7	...	...	2,490	304	...	...	...	...	...	...	...	2,628	943	...
46	Sambhukhed	2	1 7	...	...	1,115	249	...	...	...	...	...	...	...	1,142	377	...
47	Shevri	2	1 7	...	...	3,430	811	...	...	...	...	...	...	...	3,510	976	...
48	Shinganapur	2	1 10	...	...	1,622	413	...	...	...	...	...	...	...	1,676	467	...
49	Sokesan	2	1 7	...	...	2,430	561	...	...	...	...	...	...	...	2,384	663	...
50	Thadala	2	1 10	...	...	2,633	747	...	...	...	...	...	...	...	3,000	770	...
51	Vadjal	2	1 10	...	...	1,436	387	...	...	...	...	...	...	...	1,562	736	...
52	Vavarhira	2	1 10	...	...	3,861	1,379	...	...	...	...	...	...	...	4,242	1,729	...
51	Total of Group II	...	...	...	...	65,471	19,970	...	10	14	1 5 5	...	...	...	66,086	23,302	0 8
<i>Group III.</i>																	
53	Bhatki	4	1 4	...	...	2,504	511	...	...	...	...	...	...	...	2,594	630	...
54	Devapur	4	1 4	...	...	741	156	...	...	...	...	...	...	...	773	178	...
55	Dhuldev	4	1 4	...	...	2,740	465	...	...	...	...	...	...	...	2,792	450	...

L—continued.

By Revision Settlement.																	Percentage increase.	Name of Village.	No. Number.
Maximum rates.			Dry-crop.			Rice.			Garden.			Total.							
Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.					
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
Rs. a. p.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Rs.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.					
2 4 0	2,037	830	...	...	...	...	{ M. 57 P. 8 }	{ M. 71 S. 4 W. 3 }	...	2,007	914	...	33-37	Group I—contd.	28		
2 4 0	2,576	1,413	...	...	...	...	{ M. 32 P. 53 }	{ M. 24 S. 76 W. 175 }	...	2,550	1,680	...	35-54	Opalava	29		
2 4 0	3,114	1,180	...	1	1	...	{ M. 58 P. 90 }	{ M. 86 S. 26 W. 80 }	...	3,100	1,200	...	38-09	Vadgaon	30		
2 4 0	351	165	...	...	...	...	{ M. 19 P. 24 }	{ M. 17 S. 26 W. 91 }	...	358	250	...	38-54	Vaghoshi	31		
...	9,340	30,731	0 7 2	5	8	1 0 7	{ M. 1,708 P. 1,470 }	{ M. 2,933 S. 2,245 W. 5,468 }	3 1 2	25,522	49,844	0 9 4	35-42	Total of Group I	31		
Group II.																			
1 14 0	8	...	3,040	993	...	...	...	...	M. 78	M. 52	...	3,113	1,045	...	30-46	Bhalavdi	32
1 14 0	3,354	1,000	...	1	1	...	{ M. 84 P. 87 }	{ M. 60 S. 110 W. 223 }	...	3,296	1,454	...	15-37	Dhakni	33		
1 14 0	2,970	751	...	...	...	...	M. 56	M. 55	...	2,925	800	...	30-42	Dhamni	34		
1 14 0	2,025	1,116	...	...	...	...	M. 6	M. 6	...	2,031	1,124	...	30-39	Injivav	35		
1 12 0	1,837	849	...	...	...	...	M. 109	M. 103	...	1,930	962	...	30-41	Jasl	36		
1 14 0	2,135	890	...	...	...	...	M. 30	M. 26	...	2,165	916	...	30-48	Khatbav	37		
1 14 0	4,168	1,806	...	...	...	...	{ M. 194 P. 108 }	{ M. 160 S. 146 W. 153 }	...	4,394	2,267	...	15-39	Kukudwad	38		
1 14 0	1,682	726	...	...	...	...	M. 50	M. 65	...	1,749	811	...	15-38	Lodhavda	39		
1 14 0	5,429	1,651	...	1	3	...	M. 213	M. 248	...	5,648	2,132	...	30-47	Mardi	40		
1 14 0	5,104	2,327	...	4	9	...	{ M. 82 P. 58 }	{ M. 94 S. 51 W. 237 }	...	5,214	2,668	...	30-41	Mohi	41		
1 14 0	5,280	1,885	...	...	...	...	{ M. 131 P. 99 }	{ M. 127 S. 138 W. 165 }	...	5,480	2,315	...	15-34	Naravna	42		
1 14 0	7,739	3,438	...	4	5	...	M. 361	M. 432	...	8,104	3,550	...	28-71	Palsi	43		
1 14 0	1,727	599	...	...	...	...	M. 110	M. 143	...	1,837	689	...	30-40	Pimpri	44		
1 14 0	2,480	1,049	...	...	...	...	M. 146	M. 180	...	2,606	1,229	...	30-46	Banand	45		
1 14 0	1,315	396	...	...	...	...	M. 27	M. 38	...	1,348	361	...	30-69	Sambhukhed	46		
1 14 0	2,420	1,058	...	...	...	...	M. 90	M. 87	...	2,510	1,145	...	30-43	Shetri	47		
1 14 0	1,823	492	...	...	...	...	{ M. 51 P. 3 }	{ M. 48 S. 3 W. 5 }	...	1,876	538	...	15-2	Shinganapur	48		
1 14 0	2,480	758	...	...	...	...	M. 94	M. 107	...	2,584	568	...	30-45	Sokasan	49		
1 14 0	2,883	862	...	...	...	...	{ M. 12 P. 5 }	{ M. 7 S. 7 W. 15 }	...	2,900	891	...	15-41	Thadala	50		
1 14 0	1,439	445	...	...	...	...	{ M. 10 P. 103 }	{ M. 8 S. 138 W. 354 }	...	1,559	946	...	15-24	Vadjal	51		
1 14 0	3,061	1,091	...	...	...	...	M. 231	M. 404	...	4,242	1,965	...	15-33	Vaverbira	52		
...	55,471	24,327	0 6 1	10	16	1 12 9	{ M. 2,112 P. 473 }	{ M. 2,890 S. 615 W. 1,163 }	1 9 10	68,058	29,032	0 6 10	24-9	Total of Group II	51		
Group III.																			
1 8 0	8	...	2,304	618	...	...	...	...	M. 40	M. 54	...	2,544	647	...	30-28	Bhakti	53
1 8 0	741	167	...	...	...	...	M. 32	M. 26	...	773	213	...	19-65	Devapur	54		
1 6 0	2,740	658	...	...	...	...	M. 52	M. 39	...	2,702	587	...	30-04	Dhuldev	55		

Number.	Name of Village.	No. of Group.	By former Settlement.														
			Maximum rates.			Dry-crop.			Rice.			Garden.			Total.		
			Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	<i>Group III—contd.</i>		Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
56	Divad	3	1 7	...	...	3,914	1,329	...	4	6	...	M. 317	M. 394	...	4,255	1,703	...
57	Gangoli	4	1 4	...	...	2,063	851	...	...	...	...	M. 79	M. 71	...	3,132	492	...
58	Jambhulni	3	1 7	...	...	4,624	974	...	...	...	...	M. 136	M. 175	...	4,819	1,160	...
59	Kaichanodi	4	1 4	...	...	1,906	412	...	...	...	...	M. 79	M. 70	...	1,985	462	...
60	Karkhol	4	1 4	...	...	2,296	478	...	...	...	...	M. 63	M. 80	...	2,348	517	...
61	Khadki	3	1 7	...	...	2,139	444	...	...	...	...	M. 72	M. 80	...	2,307	504	...
62	Mhaswad	4	1 4	...	...	14,075	5,092	...	9	9	...	M. 578	M. 577	...	14,058	3,601	...
63	Palaswada	4	1 4	...	...	1,669	390	...	...	...	...	M. 53	M. 52	...	1,638	342	...
64	Palwan-Tarf Malavdi	3	1 7	...	...	3,348	707	...	...	...	...	M. 84	M. 80	...	3,349	776	...
65	Paryanti	4	1 4	...	...	3,734	778	...	...	...	...	M. 147	M. 101	...	3,971	877	...
66	Pulkoti	4	1 4	...	...	1,638	316	...	1	2	...	M. 83	M. 84	...	1,816	401	...
67	Shenavdi	4	1 4	...	...	2,161	408	...	...	...	...	M. 125	M. 110	...	2,396	518	...
68	Shirtav	4	1 4	...	...	2,015	490	...	...	...	...	M. 128	M. 105	...	3,087	634	...
69	Vaki	3	1 7	...	...	1,704	320	...	1	1	...	M. 40	M. 34	...	1,705	356	...
70	Valai	3	1 7	...	...	2,825	633	...	...	...	...	M. 132	M. 83	...	2,957	741	...
71	Varkute-Tarf Malavdi.	4	1 4	...	...	10,707	1,758	...	...	...	...	M. 403 P. 15	M. 344 S. 12 W. 30	...	11,129	2,143	...
72	Varkute-Tarf Mhaswad.	3	1 7	...	...	3,525	1,164	...	...	...	...	M. 170	M. 161	...	3,693	1,326	...
80	Total of 3rd Group...	...	...	...	...	70,946	15,140	0 8 5	8	11	1 6 0	M. 2,382 P. 16 2,696	M. 2,506 S. 19 W. 39 2,545	0 14 7	73,804	17,797	0 8 4
	Taluka total...	...	...	...	...	2,18,769	64,906	0 4 9	23	31	1 5 7	8,760	M. 6,233 S. 2,333 W. 5,001 13,527	1 8 8	2,27,548	78,453	0 5 1

I—concluded.

By Revision Settlement.																	Percentage increase.	Name of Village.	Number.
Maximum rates.			Dry-crop.			Rice.			Garden.			Total.							
Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.					
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
Rs.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.			<i>Group III—contd.</i>		
1 8 8	2,014	1,979	...	4 8	...	...	M. 317	M. 411	...	4,335	1,798	...	4-41	Divad	56		
1 8 0	2,058	421	...	...	...	...	M. 78	M. 85	...	2,132	506	...	19-30	Gangoti	57		
1 8 0	4,324	1,018	...	...	...	...	M. 196	M. 194	...	4,819	1,200	...	4-34	Jambhuni	58		
1 8 0	1,905	694	...	...	...	...	M. 79	M. 94	...	1,965	578	...	19-31	Kalchaundi	59		
1 8 0	2,906	574	...	...	...	...	M. 68	M. 47	...	2,348	621	...	20-11	Karkhal	60		
1 8 0	2,132	462	...	...	...	...	M. 75	M. 53	...	2,207	525	...	4-36	Khadki	61		
1 8 0	14,075	2,625	...	2 8	...	...	M. 578	M. 692	...	14,658	4,321	...	19-32	Mharwad	62		
1 8 0	1,522	349	...	...	...	...	M. 58	M. 62	...	1,636	410	...	19-33	Paleswada	63		
1 8 0	2,348	732	...	...	...	...	M. 94	M. 72	...	2,342	610	...	4-37	Palwan-Tarf Malavdi	64		
1 8 0	2,724	281	...	...	...	...	M. 147	M. 121	...	2,871	1,062	...	19-35	Paryanti	65		
1 8 0	1,533	372	...	1 8	...	...	M. 82	M. 101	...	1,615	422	...	20-19	Polkoti	66		
1 8 0	2,151	490	...	...	...	...	M. 125	M. 122	...	2,228	522	...	20-08	Rhenavdi	67		
1 8 0	2,915	515	...	...	...	...	M. 122	M. 122	...	2,037	641	...	20-22	Shirav	68		
1 8 0	1,754	542	...	1 1	...	...	M. 40	M. 35	...	1,755	272	...	4-32	Vaki	69		
1 8 0	2,225	662	...	...	...	...	M. 122	M. 87	...	2,257	752	...	4-43	Vaijai	70		
1 8 0	10,707	2,110	...	...	...	...	M. 402 P. 12	M. 413 S. 14 W. 28	...	11,122	2,275	...	20-01	Varkute-Tarf Malavdi.	71		
1 8 0	2,525	1,215	...	...	...	...	M. 170	M. 122	...	2,625	1,224	...	4-37	Varkute-Tarf Mhaswad.	72		
...	70,942	17,265	0 2 11	8 15	1 14 0	...	M. 2,222 P. 12	M. 2,273 S. 14 W. 28	1 0 6	73,264	20,202	0 4 5	19-2		20		
...	2,18,759	51,822	0 5 11	22 41	2 12 7	...	M. 7,755 S. 2,274 W. 5,622	1 15 7	2,27,642	69,171	0 6 8	22-25		73			

M. WEBB,
Settlement Officer, Satara.

Effect of Proposals in five settled villages

Number.	Name of Village.	No. of Group.	By former Settlement.														
			Maximum rates.			Dry-crop.			Rice.			Garden.			Total.		
			Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Bansani	III	Rs. 1 7 0	0	..	Acres. 1,986	Rs. 643	Rs. 0 4 4	Acres. 1	Rs. 1	Rs. 1 0 0	Acres. M. 140	Rs. 108	Rs. 0 12 5	Acres. 2,127	Rs. 682	Rs. 0 4 2
2	Hingul	IV	1 4 0	..	..	4,870	708	0 2 4	..	..	..	M. 116	83	0 4 2	4,960	786	0 2 1
3	Kulabjal	I	1 12 0	6	..	3,548	1,207	0 5 10	8	29	4 2 0	M. 37 P. 27 (S. W.)	35 25 25	0 12 2 } 3 4 2	3,590	1,424	0 6 5
4	Botha	I	1 12 0	..	..	2,920	684	0 6 3	..	..	..	M. 5	6	0 12 0	2,926	900	0 6 2
5	Viril	III	1 7 0	..	..	2,862	1,075	0 4 4	..	..	..	M. 93	99	0 2 5	4,031	1,154	0 4 6

Summary of Appendix I. for dry crop rates Man Taluka.

Proposed Group.	Number of villages in batches according to existing grouping.	Current dry crop rate for each batch.	Proposed dry crop rate for each batch.	Increase per cent.	Increase per rupee to nearest quarter anna.
		Rs. s. p.	Rs. s. p.		Rs. s. p.
I	I. 17 villages	1 12 0	2 4 0	22-27	0 4 6
	II. 14 ..	1 10 0	2 4 0	27-28	0 4 5
II	II. 6 ..	1 10 0	1 14 0	16-22	0 2 2
	III. 13 ..	1 7 0	1 14 0	20-42	0 4 9
III	III. 7 ..	1 7 0	1 8 0	4-24	0 0 9
	IV. 13 ..	2 4 0	1 8 0	20-	0 2 2

L.

Man Taluka, Satara District.

By Revision Settlement.															Percentage increase.	Name of Village.	Number.	
Maximum rates.			Dry-crop.			Rice.			Garden.			Total.						
Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.				
10	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37
Rs. s. p.			Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.				
1 8 0	8	1	1,986	806	0 4 9	1	1	1 0 0	M. 140	118	0 12 11	2,187	678	0 5 1	3-98	Ranzani	1	
1 8 0	4,870	844	0 2 9	...	...	...	M. 119	93	0 5 0	4,965	880	0 9 10	19-02	Hingul	3	
2 4 0	2,548	1,658	0 7 6	8	44	5 6 0	M. 27 P. 27 S. W. 24	45 24 6 6 0	1 3 6 6 6 0	2,620	1,375	0 8 8	22-05	Kulakial	8	
2 4 0	2,200	1,149	0 8 0	...	...	...	M. 8	10	1 4 0	2,208	1,162	0 6 1	22-77	Botha	4	
1 14 0	2,022	1,402	0 5 0	...	...	...	M. 99	77	0 12 5	4,031	1,479	0 5 10	20-42	Virli	5	

M. WEBB,
Settlement Officer, Satara.

APPENDIX M.

Population and Area of Government unoccupied land, in the Man Taluka.

Serial Number as in Appendix L.	Name of village.	Population.		Unoccupied Government Land.	
		At the beginning of the expiring settlement.	At the end of the expiring settlement.	Area.	
				At the beginning of the expiring settlement.	At the end of the expiring settlement.
1	2	3	4	5	6
<i>Group I.</i>				A. S.	A. S.
1	Andhali	1,408	1,717	.....	67 34
2	Bhandavli	341	878	.....	.....
3	Bidal	1,847	1,774	.....	.....
4	Bijavdi	627	438	68 4	.....
5	Bodka	232	481	.....	.....
6	Dahiwadi	2,774	2,701	129 1	16 8
7	Dhaval	1,559	1,034	9 38	4 0
8	Girvi	1,987	1,031	8 11	80 13
9	Gondavia (Budruk)	1,572	1,784	229 89	229 89
10	Gondavia (Khurd)	989	846	51 11	.....
11	Ehokda	86	20	.....	.....
12	Killa Mahimangad	2,151	2,155	427 0	83 19
13	Killa Varugad	694	355	0 4	0 4
14	Kiraksal	364	428	69 26	89 26
15	Malvadi	1,551	1,278	.....	5 25
16	Mograia	868	141	90 81	.....
17	Pachwad	458	168	14 6	14 6
18	Palwan Tarf Varugad	318	145	.....	65 0
19	Pangri	830	258	.....	.....
20	Pingli (Budruk)	844	687	.....	.....
21	Pingli (Khurd)	829	839	6 14	6 14
22	Rajvadi	648	192	24 10	.....
23	Sindi (Budruk)	215	287	30 20	.....
24	Sindi (Khurd)	541	450	.....	.....
25	Siravli	429	430	.....	.....
26	Tardaf	659	518	88 12	7 18
27	Tathavda	644	530	50 33	155 37
28	Tondia	849	819	30 21	.....
29	Upalava	890	541	10 3	18 16
30	Vadgaon	878	949	.....	.....
31	Vaghoshi	216	146	10 0	26 5
	Total	25,910	21,710	1,379 4	829 24
<i>Group II.</i>					
32	Bhalavdi	634	564	.....	75 34
33	Dhakni	741	619	186 2	123 14
34	Dhamni	188	234	.....	.....
35	Injbav	919	887	11 30	.....
36	Jasi	865	880	.....	.....
37	Khutbav	594	215	81 34	16 20
38	Kukudwad	1,871	2,049	10 19	10 19
39	Lodhavda	443	479	36 33	30 17
40	Mardi	1,394	1,439	48 8	.....
41	Mohi	1,312	575	.....	.....
42	Naravna	1,470	1,404	193 1	15 4
43	Palsi	2,042	1,461	149 32	84 26
44	Pimpri	419	355	69 0	68 0
45	Ranand	844	926	.....	.....
46	Sambhukhed	266	111	.....	.....
47	Shevri	442	898	27 28	.....
48	Shingapur	1,289	736	86 11	.....
49	Sokasan	412	860	10 0	.....
50	Thadala	603	159	12 11	.....
51	Vadjal	479	544	64 16	64 16
52	Vavarhira	1,408	1,116	.....	.....
	Total	18,219	14,451	825 15	438 30
<i>Group III.</i>					
53	Bhatki	331	228	81 3	.....
54	Devapur	314	356	48 0	43 0
55	Dhuldev	842	289	.....	.....
56	Divad	1,213	1,149	25 18	25 18

APPENDIX M—continued.

Serial Number as in Appendix L.	Name of village.	Population.		Unoccupied Government land.	
		At the beginning of the expiring settlement.	At the end of the expiring settlement.	At the beginning of the expiring settlement.	At the end of the expiring settlement.
1	2	3	4	5	6
<i>Group III—continued.</i>				A. G.	A. G.
57	Gangoti	330	412	69 6	69 6
58	Jambhulni	701	648	218 20	10 2
59	Kalchaundi	435	617	20 27	.....
60	Karkhel	328	226	.....	.....
61	Khadki	329	319	.....	6 6
62	Mhaswad	6,415	6,888	636 39	.....
63	Palasvada	179	112	112 27	48 22
64	Palwan	573	577	.....	.....
65	Paryanti	710	472	19 30	19 30
66	Pulkoti	682	570	.....	.....
67	Shenavdi	325	500	.....	.....
68	Shirtav	329	322	194 28	121 12
69	Vaki	89	99	64 27	11 5
70	Valei	416	468	82 33	82 33
71	Varkute Taraf Malavdi	1,899	2,266	61 32	77 27
72	Varkute Taraf Mhaswad	746	708	.....	.....
	Total ...	16,076	16,961	1,466 5	512 1
<i>Inam Villages.</i>					
	Hingni	285	625	.....	.....
	Ranjani	344	186	.....	.....
	Virhi	941	814	.....	.....
	Botha	444	481	.....	.....
	Kulakjai	618	672	.....	.....
	Total ...	2,632	2,778	.....	.....
	Grand Total ...	62,887	56,900	3,670 24	1,780 15

M. WEBB,
Settlement Officer, Satara.

Pats on which it is proposed to remit the water share of assessment permanently.

Man Taluka.

Village.	Number of bandhas.	Present patastal assessment including soil and water shares.	Water share to be remitted.	Revised assessment recalculated at present rates after allowing for wells, etc.	Remarks.
1	2	3	4	5	6
Andhji	21	Rs. a. p. 8 0 0	Rs. a. p. 2 0 0	Rs. a. p. 6 14 0	A well has been dug in the course of the pat which prevents it flowing.
Pingli Budrak	3	28 0 0	1 6 0	25 7 0	The pat formerly ran under the ramp of a budki; its passage has now been blocked with masonry.
Shingnapur	3	13 8 0	0 4 0	13 8 0	} Cut off by tal.
	5	14 0 0	0 12 0	13 6 0	
Mohi	4	5 0 0	0 15 0	4 15 6	Pat in ruins and cut off by a tal.

M. WEBB,
Settlement Officer, Satara.

*Below Settlement proposals for the Second revision settlement
of Man Taluka.*

No. S. R. V.—107.

2nd August 1923.

Forwarded with compliments to the Settlement Commissioner and Director of Land Records, Poona.

2. Mr. Webb has taken the group of 5 talukas of which the second revision settlement is due and considered them collectively in his report on Man Taluka, dealing in the other individual reports only with the special characteristics of the particular taluka. The Man report is therefore the most important and it illustrates the peculiar circumstances of this part of the Deccan. The uncertain rainfall has for so many years left a large portion of the agricultural population unemployed that they have become mobile, while the increase of industrialism in Bombay and elsewhere has provided the required employment. The report shows that the money thus earned has to a large extent returned to the taluka and been invested in land with a consequent rise in the price of land and a rise in the prosperity of the people who are now richer than the poor soil of the taluka could ever have made them.

3. The rise in the price of land does not necessarily connote an increase in the profits of agriculture. Mr. Webb has estimated the net return on capital invested in land at the present rates at 3 per cent. Settlement is not concerned with the purchase price of land but with its productivity. The high price of land shown in Appendix G would not therefore by itself justify an increase of assessment. Also, as has been pointed out in a petition of objection to the Koregaon report, the rise in the price of agricultural produce has been accompanied by a rise in the cost of production. Bullocks, labour, manure and seed all cost more than they did. A sure test, however, of the fertility of land is the level of rents. The price of land is affected by sentiment, land hunger, social considerations and many other factors besides its productivity, but there can be very few cases where a cultivator pays a higher rent for land than will leave him some margin of profit. The figures in Appendix H are therefore of special importance. It may be mentioned here that the heading of column 6 is wrong. The figures shown in this column are not a percentage but multiples and the heading should be "Rent as a multiple of assessment". The average multiple for the villages of the old first group is 2.96 and for the villages of the old 2nd group which Mr. Webb proposes to include in his first group is 3.46. His proposal to raise the assessment of this combined group to Rs. 2-4-0 means an increase of 28.57 per cent. in the former villages and of 37.69 in the latter. The higher multiple of assessment shown by the rent in the villages which he proposes to raise from the old second group justifies the greater percentage of increase. The lowest figure is that of Bidal viz. 1.51, but an increase of 37.69 in the assessment will only reduce the multiple to 1.1, which is very near the margin, but not too low. The other villages can easily stand the increase.

4. The figures of rent also justify Mr. Webb's re-grouping. His paragraph 105 is of great importance in this connection. Where villages consume their own produce a sufficient rainfall is more valuable than easy communications and the further away the central market the greater the value of the local product. On the other hand no village is entirely self-supporting and a population largely composed of people who have made their money by labour in the towns is obviously not entirely stay-at-home. The Index figures of the eleven villages which are proposed for inclusion in the first group are slightly better than those of the first group. If any further proof is required that these villages are as good if not better than those of the first group it may be found in the decay of Malavdi in favour of the better situated Dahiwadi which is a village of the old second group. Similar considerations justify the re-grouping of the old 2nd, 3rd and 4th groups, and the simplification into three groups is an advantage. In the original settlement there were five groups.

5. The grouping of Inam villages follows that of the adjoining Government villages and needs no comment.

6. The maximum rate of Rs. 8 for Rice is suitable. The area is trifling.

7. I agree with the Settlement Officer in his views expressed in paragraphs 146 and 147. In view of the general rise in prices and the great value of water supply the patasthal assessment can be raised by one-third in all groups alike.

8. The report is said in paragraph 2 to deal with 72 Government and six Inam villages. There are, however, only five Inam villages in statement L. The village of Wakhri appears in the Land Alienation register and in the list of villages as being in Man Taluka, but it is actually situated in Phaltan State and was not included in the first Revision Survey of 1890.

9. The delay in forwarding this report is regretted but some of the appendices were received late and the correction of other appendices has taken a great deal of time.

C. H. BRISTOW,
Collector, Satara.

Below Satara Collector's endorsement No. S.R.V.—107 of 2nd August 1923.

No. S.T.—303.

Poona, 1st February 1924.

Transmitted with compliments to the Commissioner, C.D.

2. Mr. Webb's report is so thorough and complete that it is quite unnecessary for me to go over anything that he has very sufficiently dealt with. There are a few points worthy of comment in this interesting and thoughtful report, although they do not have ultimately much bearing upon the actual settlement itself. I will first deal with these few comments.

3. *Paragraph 20.*—That many of the village artisans also hold a little land is a very general condition, and of course it accounts for a large proportion of the "uneconomical" holdings of which we have lately heard so much that is sheer nonsense. It is quite Utopian to expect that every holding should be of the exact economic size. And moreover in a country where a transition from pure agriculture to a combination of agriculture and industry, is in progress the existence of the uneconomical holding, which employs its holder and maintains him only for a part of the year, introduces an elasticity which we have no occasion to lament.

4. *Paragraphs 34 and 41.*—When we consider that a large proportion of the population earns money outside, and also what a lot they make by exporting mutton and wool, it is not in the least surprising that they import a certain amount of grain. Imports are on a far lower scale than in Ratnagiri, and even in a bad season the gross imports do not come to more than about 1 maund per head of the population, which may be taken to be sufficient to maintain the population for about 60 days. In average years the imports are enough for about a week only. If it were not a grain importing area it would not export so much labor.

5. *Paragraph 15.*—The decrease in cropped area is rather serious, but the population has also gone down, and probably if prices had remained unchanged there would have been a distinct fall in rents; but the one movement has counteracted and overwhelmed the other.

6. The inclusion of assessment into the gross rent used for calculation of the return upon investments in land is very unsound. The return to a purchaser is the gross rent *minus* one assessment, and therefore is much less than Mr. Webb's figures. But there is another important consideration. The returns upon which our settlement officers have to rely are *only the cash rents*. Now it is well known that land is not let upon a cash rent when its owner can turn it to more profit by leasing it for a crop share, or for rent payable in kind, when he himself is on the spot to look after it. I am inclined to think that it would usually not be too much to add 20 per cent. to the general level of the cash rents in order to get a correct idea of the real value of the bulk of the land to its owners. Rents in kind of course rise in value in strict proportion to the rise in prices of grain. The net rental value for the four groups even if raised by 20 per cent. still shows that land is purchased for prices which yield considerably less than the standard rate of interest (say 5½ per cent.), and this can only be accounted for by the land-hunger which Mr. Webb emphasizes. When there exists this discrepancy between rental and sale values, the most just course which we can take is to base our settlement proposals upon the rentals, and not upon the sales which give a higher indication. If we base them upon proved cash rentals we are taking the most moderate standard available.

7. *Paragraph 104.*—I regret I must entirely decline to agree with the view that the land revenue is paid not out of the profits of agriculture, but out of the wages earned outside. If even a pie of the land revenue comes out of other earnings, and is not earned upon the land, then it means that the land revenue is absorbing not only the whole but more than the whole of the rent

and therefore the cultivation of land subject to that revenue is unprofitable. If this were the case then it would be quite certain to go rapidly out of cultivation: in other words it would pay the people far better not to cultivate it *at all* but simply to sit in their villages and live on their Bombay earnings or to remain in Bombay permanently and leave the land waste relinquishing it to Government and cutting their losses by declining all responsibility for the assessment. Then again there are many landholders who do not go to Bombay at all, and it is quite certain that they are not every year accumulating greater and greater deficits. When a man has a small holding which could not maintain him for the whole year, no doubt he can go elsewhere to earn his wages during all the months for which he can leave his land. But *the fact that he returns* to cultivation in the season shows that he at least is satisfied that he does get a profit from the cultivation, or in other words that the land does earn its rent, and therefore that the assessment is not paid out of earnings in the other employments.

8. *Paragraph 115.*—This is a most useful investigation, and one which the Commissioners in conference have lately decided should be carried much further. When the system of classing land from 16 annas downwards, and also of classing it for other qualities, such as, natural surface water, sub-soil water, 'position-class warkas', and so on was devised, there was very little information as to the rental value of land. Both Mr. Pringle and the authors of the Joint Report wanted to base their assessment upon net rental value but it is very obscure whether the familiar 16 annas of the classification scale were supposed to follow the gradation of the gross produce or the *very different scale* of net produce. That the scales are very different can be easily proved in this way. On land which is at the 'margin of cultivation', the cultivator can just earn exactly the return for his seed, labor, manure, etc. He earns no surplus which he can possibly pay as rent, the rent is therefore *nil*, but the gross produce is a substantial quantity. A classification scale based upon gross produce would probably put land on the "margin of cultivation" at about four annas: in some stages of civilisation it might be as high as eight annas; because the margin of cultivation is always shifting as population expands and contracts; but a scale based upon rent must always *have its zero point wherever the margin of cultivation from time to time is*. There can be no doubt, in spite of expressions tending to the contrary in the early reports, that the 16 anna classification scale was a gross produce scale, and therefore it must over-assess any land at or near the margin of cultivation, though the Superintendents by means of the manipulation of the jantris no doubt so reduce the assessment upon the poor land as to deprive the fundamental error of the scale of much of its significance. What we really want is a thorough investigation of rental value in relation to classification. If the classer helped by the jantris is correct, then as Mr. Webb presupposes, the rent will be the same multiple of the assessment at all parts of the scale. If we got to that result we should have to admit that the classification was marvellously accurate, like the handicapping of a race in which every horse runs a dead heat at the winning post. If however the low grade soils have not been sufficiently tailed off, as we approach the margin of cultivation, then the rental multiple for them would be much lower than it is upon the rich soils. Mr. Webb's statistics lean towards this conclusion, but still show a most remarkable excellence in the original handicapping. We must however remember this that a Deccan field classed on the average at say 6 annas may contain a wide range of soils starting from two and ending perhaps at 12 annas, and to establish the theorem of over-assessment of poor soil, or in other words, to establish the view that the classification scale is not correctly adjusted to the net produce we should have to make a much more precise classification of the rents obtained for every grade in the classification scale and of course also have to take every precaution against errors due to special improvements or special deterioration, and so on. I welcome this analysis by Mr. Webb, as one of the first that has been attempted on these lines: but I hope not the last.

9. I now turn to the essence of the report: the grouping and rating. Upon the basis of the sales Mr. Webb's proposals are more than fully justified

with the exception of 2 villages only (Palsi and Jasi). These lie in the central plain where they apparently get inadequate rain, and I think they should both be knocked out of Group II and remain in (new) group III. We shall find that this is also indicated by the leases, which are the safer guide.

10. I prefer to rely upon leases because as we have pointed out already the sales seem "uneconomic" and inflated, and scarcely justified by the prevailing rates of rent; if therefore we rely upon the leases we cannot be doing injustice.

11. *Mr. Webb's proposed Group I.*—The rates here fully justify the 33 per cent. enhancement which he recommends. There is however one block of four villages (Bital, Dahiwadi, Wadgaon and Pangri) which are inferior to the rest of the Group. It may seem altogether revolutionary to suggest that the market town of the group (Dahiwadi) is not equal to the other villages; and yet having regard to the truth Mr. Webb rightly brings out in paragraph 105, that in an *importing* taluka rents are higher away from the markets, we should be quite justified in treating Dahiwadi thus. It is climate and not markets that should regulate the Man grouping. Therefore I think it quite consistent with the statistics, and with the theory of grouping that these four villages should be cut out and retained in Group II, new group. Just as the sales mark Palsi and Jasi as poor villages so do the leases in the case of Palsi. (There is only one case in Jasi, and that is a good lease). Further there are the villages of Shevri and Ranand, again villages in the central plain which do not seem able to bear the increase from Rs. 1-7-0 to Rs. 1-14-0, though it is less than 33 per cent. Just as I have suggested cutting four villages out of Group I, so too I would cut these four villages out of Group II and keep them in the new Group III.

12. *New Group III.*—Mr. Webb proposes Rs. 1½ which is only 20 per cent. increase on old Group IV. The sales and leases indicate very plainly that this increase can at least be borne, and indeed substantially more. I do not however like to propose as much as Rs. 1-12-0 which would be almost 30 per cent. but I do strongly urge that we should take Rs. 1-10-0 largely because if we do not this group will be assessed below Malsiras which is on its east, and which would be climatically unreasonable. If it is assessed at the same rate there is nothing to grumble at and the statistics plainly show that the rise from Rs. 1-4-0 to Rs. 1-10-0 can easily be supported and is well within the half net assets standard. Taking into account the villages of old Group III which Mr. Webb proposes to raise only by one anna and which my proposals would raise by 3 annas the increase on the whole new group will be very moderate at about 25 per cent. In short I support Mr. Webb's proposals as to the grouping and rating with the exception that I would put two annas more on to his last group, and I would lower four villages from Group I and four from group II. The effect of this would be to keep the assessment of the taluka at almost precisely the figure he proposes.

13. We now come to the really difficult problem of this Settlement, that is the problem of the 'pats'. Mr. Webb has given a full account of the system of classification and assessment. I also have attempted to give a fairly full account of it in the monograph which has been added to the Survey and Settlement Manual, as a Supplement.

A pat is assessed first for the soil (as to this there is no discussion) and then for the water supply. The old survey classification dealt with each pat, and classed them not into 2 or 3 classes but into 30 or 40 varieties according to the number of years and the length of time for which the water would flow, and other conditions of the water course. It is obvious at the outset that if for a pat a very small water assessment is imposed upon the assumption that out of five years there will probably be water for not more than two, and in the other three years the land will have to be cultivated more or less as ordinary dry-crop then if in one of the three years we go and find there is no water in the pat, and (ignoring altogether the method of its classification) we jump to the conclusion that it is overassessed and "ought not to be treated as patasthal land at all" we should be committing a very great error. Whatever the class

of the pat may be, in those years in which it actually does flow, the crops it will produce will be just as good as the crops of the best pats conceivable. The difference if any will depend entirely upon the soil which is separately classified.

14. Mr. Webb has performed the heroic feat of examining nearly 900 pats himself and with his staff has examined over 2,000. He has grouped them into three groups, A, B and C according to the relative frequency of occurrence of the years in which they have flowed. Here I should enter one caution. We cannot for a particular year answer the question: has this pat flowed? by a simple 'yes' or 'no'. It may have flowed for about half the time for which it was assessed: in fact the classification may assume that in a good many years the water supply would fall off rather early. The cultivator knows this, and regulates his crop accordingly. He can easily tell by September or October the prospects of the ensuing dry season, and regulate his crops accordingly. Very often when it is said that a pat "has not flowed", what is meant is that it does not flow as long as they would have liked. I doubt if there is any year in which any pat (or the stream from which it is derived) does not flow for a certain short time after rain. It may not flow long enough for any useful cultivation. I therefore deny the possibility of definitely classing pats upon one year's inspection. Of course Mr. Webb has not propounded anything so crude. His classification is based upon one year's inspection and *enquiry as to past years*, but it will be seen that even that is not precise.

15. In the report the actual existing patasthal maximum has not been stated. It is in fact Rs. 8 for all groups. That is very moderate indeed when we consider that it is a rate which is only imposed upon the best soil with the best water supply, practically assured perennially. There can be *no fear* that land under any pat is over-assessed, unless that pat has ceased to exist altogether.

16. As a further illustration of the danger of classing pats upon one year's inspection we have the fact that only a few years ago 292 pats were struck off altogether, as never flowing. The recent years before Mr. Webb's inspection were particularly dry, and unfavourable; last year very bad. Yet Mr. Webb found that 30 per cent. of these pats were *actually in use and flowing last year*. In fact the proportion of the struck off pats which were actually flowing was almost the same as the proportion of the pats which were maintained and were found flowing. This leads to the curious conclusion that the pats struck off were not in fact a bit worse than the pats that remained assessed. This has been my own experience in several other talukas.

17. Now Mr. Webb proposes to deal with pats by raising the assessment by 33 per cent. and continuing to resort to the present method of remitting the assessment when the pats fail. I regret to find that in the application of these remission rules there seems to have been a very great deal too much laxity. A schedule is drawn up annually for each village and if any pat is shown not to have flowed, the water share is struck off. Nothing could be more wrong or in contravention of the principle of the classification we have described. It is not expected that a given pat should flow every year. If it were, it would have been classed a great deal higher, close up to the *maximum* patasthal rate. If we remit whenever it does not flow, we first let it off most leniently in the classification, and then again we double that leniency by a mistaken remission. However, Mr. Webb recommends an increase of the assessment all round at the usual rate and the same system of remission for actual calamity. I would support this as the least bad course now open to us. At the same time I would have for the whole of the pats which Mr. Webb has now already scheduled an addition showing in how many years out of ten *the classification assumes* the pats will flow. Remissions should not be granted unless the number of times for which it has actually flowed falls below that assumption. This will be a small improvement upon the present system.

18. Mr. Webb suggests an alternative method although he does not actually *recommend* it. I concur that it is impracticable, but I will describe and discuss it. He proposes to class the pats as A, B and C according to the

number of years in which they have been found to flow. What he does not however tell us is whether he finds the number of years in which they are reported to have flowed correspond with the survey classification. I have greatly delayed this report in the endeavour to find out something about these classes A, B and C, and what Mr. Webb means by his alternative proposals, but I cannot find that there is any relation between these classes and the Survey classification. What I mean is this. If in the survey a pat is classed as likely to flow seven years out of ten then I could understand it has been classed into group A, if it actually flowed every year, *i.e.*, better than the classification: in group B if it actually flowed for the seven years, *i.e.*, as equal to the classification: and as class C if it only flowed for three years, *i.e.*, worse than the classification. I understand however that the grouping into A, B and C is not *relative to the classification* but is an attempt to do the classification over again. Having made these classes Mr. Webb proposes to take them into consideration in fixing the rates which would however be applied upon the bhag annas recorded in the survey classification. The effect would be to raise the rates of the pats which were correctly assessed high by the survey, and to lower the assessment of those which were correctly classed very low. Where a pat was wrongly classed at the survey or has considerably changed since, Mr. Webb's grouping would tend to rectify it.

19. The method he describes (without recommending it) is at first difficult to understand, and has not been clearly expressed. But by the process of rejecting other interpretations as absurd I arrive at the conclusion that he means that on all the three groups A, B and C the soil classification should be retained and the soil rate raised by 33 per cent. In those which he groups A the water share should similarly be raised by 1/3rd: in those he puts in class B the water rate should be raised by 1/3rd and then halved. In other words 100 becomes 133, and then by halving 66.6. For group C he proposes the water rate should be raised by 33 per cent. and then divided by 4, which is a reduction of 66 per cent. in the rate. When taken in conjunction with the rise of 33 per cent. on soil rates the aggregate effect would of course depend almost entirely upon the proportion which the soil share bears to water in each class, and therefore no blind statement can be made. But if the soil and water share were equal then in assuming 100 for soil and 100 for water in group A the total 200 would be raised to 266 (*i.e.*, by 33 per cent.). In group B the soil would be raised 133 and the water to half of 133 or 66 so that the net assessment would remain exactly the same as now at 200. In group C the soil would be 133 and water $\frac{133}{4}$, *i.e.*, aggregate 166 or 16.6 per cent. reduction upon the present rate. Having so reclassified the pats upon a system which I must confess strikes me as very crude (because Mr. Webb gives no reason why the division should be by half and one-fourth; it might just as well be 2/7th or 3/8th; there is no attempt to relate it to rents), he then proposes as his alternative that these assessments should be rigorously imposed and levied every year, quite irrespective of the reported failure or success of irrigation in that year. If we could be sure that the classification is unimpeachable, that would be perfectly just, and in fact it was precisely what the Survey and Settlement Department originally intended. Mr. Webb however himself rejects that alternative, and I quite concur with him. We are left therefore only with the first, and that is really all we have now to consider.

20. Mr. Webb has fallen into a serious error in thinking that he is not allowed to propose an increase of more than 33 per cent. for *patasthal land*. It has been plainly ruled (paragraph 6 of R. 3680 of 4th June 1890) that in calculating whether a group is increased by 33 per cent. or more the assessment upon *patasthal* is not to be taken into account; because plainly it becomes necessary when new pats are constructed or when the efficiency of a pat greatly improves, that assessment on these small areas must be raised without regard to the 33 per cent. limit for which in this instance at least there is no justification whatever.

21. We are given statistics of the rental and sale values of the pats as grouped in these three groups A, B and C. We also have in appendices G and H statistics of the selling and renting values of the *patasthal* land according to

the taluka groups. The puzzle is the great variation of the figures. For instance in group I the lowest sale is 64.5 multiples: the highest is 138.39. In group II the lowest 50; the highest 930. Turning to rent in group I the lowest multiple is 1.85: the highest 8.06. In group II the range is from 2.35 to 10. One conclusion is obvious. It is that the classification is not perfect. It may be that Mr. Webb's A, B and C groups would improve it. We cannot be quite sure, but it is also obvious that the great majority of *even the worst* patasthal land can stand 33 per cent. increase and a very great deal more. (Since a sale multiple exceeding 17.76 or a rental exceeding 2.6 times the assessment indicates the justice of taking more than 33 per cent. increase.)

22. Is there any solution for this muddle? I think there is. The mistake has been that we have not kept a proper record of the actual years of flow and the period of flow of each pat. I am quite aware this would involve very considerable amount of inspection and statistics, but why, when a large revenue is at stake, need we hesitate to provide the staff for the labour which is necessary to assessments? It is most unjust and harsh to collect patasthal assessment from land which never received the water. On the other hand it is most unjust and invidious to take dry-crop assessment from land with pat irrigated crop. It is not our fault, but it is the fault of Nature that these conditions are unstable and fluctuating, and we could not make a greater mistake than attempting to fix a rigid assessment, to suit such unstable conditions. Even in the case of dry crops we fix assessments to be paid annually, but at least we give suspensions in bad years, and convert those into remissions if the years are persistently bad. There is a grave inconsistency even in our application of this policy. There are talukas in Bijapur in which in a good year the crops are of the very finest; but in recognition of the probability that these crops would be obtained only about one year out of every three the assessment is pitched nearly half or even less than half what the same soil would have borne in other districts. Therefore we have *already remitted* the assessment every second year. Yet if even in one year in four there is a failure of rain we suspend the assessment, and if that is followed by another bad year, we then remit it. In fact we remit twice over, (1) first by demanding only half; and (2) then by remitting even this demand. It is quite illogical and as a result the landlords in some of these talukas have a glorious time. I have lately been walking through fields paying rents regularly of 12 to 15 times the assessment, that is to say, in which Government is actually collecting something like 1/5th of the land revenue it ought to receive, the rest going to landlords. It may be a bad way, but the only way to avoid these evils in the case of patasthal land is to *adhere to the survey classification*, and not to remit unless the years of failure exceed *what that classification allows for*: and to keep year after year for 30 to 60 years a steady record of the actual achievements of each pat, so that each thirty years we can *reclassify*, not into rough groups such as Mr. Webb proposes, but reclassify fundamentally and correct any and every wrong assumption made in the Survey classification. When it has been found for a couple of settlement periods that a pat is really correctly assessed for its actual achievements Government will be justified in saying that these classifications are now quite final. Inspection or classification will then only be permitted in two cases (a) when new pats were instituted: (b) when old pats collapse through some radical change in the parent stream.

Mr. Mackie who was then holding my office wrote in paragraph 10 of his S.T. 296, dated 8th March 1922 to Government:—

“It seems obviously necessary that water obtained by flow from sources vesting in Government should be liable to reclassification at each revision settlement.”

23. In proposing therefore to raise pats by 33 per cent. I support Mr. Webb, fully conscious that it is not a *perfect solution*. We are already doing what he suggests in paragraph 146. We have recorded all the pats on the maps. It remains only to institute a regular *annual record* based upon actual inspection of the crops grown and the water received down each pat. All that Mr. Webb says about the temptation to corruption may be true, but must be combatted by the superior district staff, just as we combat such

opportunities everywhere else. The whole of the land revenue in Sind is based similarly upon annual inspection and yet there are no extant proposals to abolish it.

24. Mr. Webb has not said what he proposes to do in respect of the 88 pats which he finds have revived out of those 292 struck off. I would suggest that they should be *again brought on the assessment list*. They have enjoyed freedom from the water assessment during the years between their being struck off and 1924, and if therefore their reconstruction involves some expenditure which in the case of patasthal can never be very considerable, they have had the opportunity of recouping this.

F. G. H. ANDERSON,
Settlement Commissioner and Director of Land Records.

Below endorsements Nos. S.T.-302, S.T.-255 and S.T.-303, dated respectively the 22nd January, 28th January and 1st February 1924, from the Settlement Commissioner and Director of Land Records.

No. $\frac{\text{L.N.D.}}{\text{S.A.}}$ -2-18.

Camp Mahableshwar, 23rd April 1924.

Submitted to Government in the Revenue Department.

2. Mr. Webb has prepared Revision Settlement proposals for 5 Talukas of the Satara District. The reports for three of these talukas (Man, Khatav and Khanapur) which are similarly situated and in the main similarly circumstanced, are put up herewith.

3. The distinguishing features of the tract now under discussion are:—

- (i) A decrease in plough cattle, accompanied by an increase in the area under grass and fallows, during the period of the current settlement.
- (ii) A large increase in the price of land during the same period.
- (iii) Seasonal emigration on a large scale.
- (iv) Absence of export of grain.
- (v) The large proportion of uneconomic holdings, *i.e.*, holdings of less than 15 acres.

Mr. Webb points out that the increase in the price of land has been greatest in those parts from which seasonal emigration is largest; the inference being that the price of land is forced up by people returning from Bombay with money in their pockets.

4. The case for the increased assessment in revision proposed by the Settlement Officer, and accepted by the Collector, and with some modification by the Settlement Commissioner, is not based on the price of land, which is inflated for the reason just stated, nor yet does it rely mainly on the increase in prices (ranging from 60 per cent. to 70 per cent.) during the course of the Settlement; its justification is to be found in the cash rents paid under leases. Mr. Webb has explained in paragraphs 85 to 91 of the Man report the methods he has adopted in compiling his statistics relating to leases. It is clear that every care has been taken to exclude leases in which anything else than the real cash rent of the land is shown. The statistics thus obtained for individual villages have been subjected to further scrutiny in order to determine the weight that should be given to them in fixing groups and rates (*vide* paragraph 107 of the Man report). The detailed figures in Appendix H show that in many villages the instances are few, but as remarked by Mr. Webb in his paragraph 122 (Man report) "these statistics though not reliable for individual villages are fairly representative for the group".

5. The average rental statistics for the three Talukas are as follows:—

Taluka.	Number of leases tested and approved.	Average rent in multiples of assessment.	Rent multiples in each group.	
			Group.	Rent multiples.
Man	245	3.41	I	2.96
			II	3.35
			III	4.49
			IV	2.31
Khatav	290	3.14	I	3.44
			II	2.70
			III	2.77
Khanapur	320	3.26	I	4.28
			II	2.30
			III	3.29
			IV	3.55

As noted by the Settlement Commissioner in paragraph 9 of his remarks on the Khatav report such rent multiples in Khandesh or the Konkan would be pointed to as very low. "In Satara we always have been and under these proposals shall continue to be, assessing the land far closer to the standard of half net assets than we approach in Khandesh or the Konkan."

The Satara rent multiples rule low not only in comparison with Khandesh or the Konkan, but in comparison with any of the districts in the Central Division that have come under revision recently.

I find that in the 2 Sholapur talukas revised last year the rent multiples were 5 and 5.12 respectively : in three Ahmednagar talukas they were 4.68, 6.87, and 5.5; in a fourth Ahmednagar Taluka, Karjat, the rent multiple was 2.97 only, but in this case Government declined to sanction any increase of rates.

Rates in Satara are clearly higher than in most parts of the Deccan. It has to be decided whether the opportunity should be taken at revision settlement to level them down to the rates prevailing elsewhere, rather than hold them up as close as may be to the "half net assets" standard. If this standard is to be worked to then there is no doubt that the increase in prices during the Settlement and the prevailing rents, apart altogether from the enormous inflation in the value of land, fully justify the enhancements proposed by the Settlement Officer, which average

26.08 per cent. in the case of Man,
29.6 per cent. in the case of Khatav, and
27.5 per cent. in the case of Khanapur.

6. Mr. Webb refers, in paragraph 110 of the Man report to "some symptoms, which have often been held to justify a reduction in rates, viz., a diminishing population, a decrease of cattle, and a deficiency of rainfall".

Mr. Webb's remarks on the part-time character of agriculture in these eastern talukas, on seasonal emigration and on the decline in population (paragraphs 46 to 63 of the Man report) are well worth perusal. He sums up the question as regards decrease of population in these words : -

"I consider that there has been a genuine decline in the population of these talukas though the extent of the decline cannot be estimated accurately owing to the absence of so many persons from the tract at the time of the census. This decline has been caused only indirectly by agricultural conditions and not at all by any decline in agricultural prosperity. The two main causes have been influenza and the unhealthy conditions of work in industrial centres, and of these two the latter is the more important."

He remarks that the decrease in the number of cattle or in the quantity of rain are not features that may be expected to continue. The average rainfall of the last five years has been particularly low; if past experience is any guide this tract may expect in the near future a series of years of comparatively heavy rainfall. However the fact remains that the three talukas now under consideration lie within the area in which the rainfall is precarious. This was recognized by the officers of the Survey Department who originally fixed the rates. The land is capable of producing excellent crops when the rainfall is seasonable, but because the rainfall is precarious these talukas are assessed under the current settlement at an average rate per acre varying from 4 annas 9 pies in Man to 10 annas 1 pie in Khanapur.

When the crops fail the remission and suspension rules afford the ryot the relief that he requires; coercive processes for the recovery of land revenue are practically unknown.

7. On a consideration of all the factors in the case, and particularly of the fact that the Government share of the assessment is somewhat higher in this portion of the Satara district than elsewhere in the Deccan, I am of opinion

that Government should be content in the case of these three talukas with an enhancement considerably less than that proposed by the Settlement Officer and recommended by the Settlement Commissioner. The enhancement proposed by those officers can be justified on the figures, but the tract is a precarious one and if Government can disarm criticism by remitting a portion of its just share then I consider it good policy for it to do so.

Accordingly I suggest various modifications in the Settlement Officer's proposals with a view to the reduction of the demand. My suggestions are set out for each Taluka separately in the succeeding paragraphs.

8. *Man Taluka—Grouping.*—Mr. Webb refers to the small importance of markets in the economy of a taluka like Man and points out that the main consideration is climate. The villages skirting the hills in the north, and to a less degree in the south, appear to get a more certain rainfall, and the rental statistics of those in the north show clearly that the profits of agriculture are higher there than elsewhere.

Mr. Webb proposes to take 14 villages out of Group II and add them to Group I, and 13 out of Group III to be added to Group II; the remaining villages of old Group III with the villages of old Group IV form a new third group.

The Settlement Commissioner points out that in the block of 14 villages proposed to be added to Group I there are 4 villages inferior to the rest of the group. So also we could cut 4 villages out of the block of 13 proposed to be raised from Group III to Group II. I have marked these 8 villages on map 2 of Man. It will be seen that they are all villages belonging to the central portion of the Taluka. Mr. Anderson is against their promotion to a higher group, because he considers their rental and sale statistics do not justify it. I am of the same opinion. But I would go a little further than Mr. Anderson and would leave out of Group I not only, Mr. Anderson's 4 villages (a), but also 5 other villages (b) lying to the south of the 4. The whole block of 9 villages which I have surrounded with a blue pencil in map 2 would then remain in Group II, and the promotion to Group I would be confined to the 5 villages (c) on the north.

(a) Pangri, Vadgaon, Bidai, Dahivadi.

(b) Pingle Budruk, Pingle Khurd, Gondavle Budruk, Gondavle Khurd, Kiraksai.

(c) Mograle, Puchwad, Rajvadi, Bijvadi, Tondle.

As regards new Group II I would cut out Pimpri and Dhani in addition to the 4 which Mr. Anderson considers unfit for promotion. By so doing the line of demarcation between new Group II and new Group III on the south will remain the same as it exists at present between old Groups II and III (*vide* Man map 1).

Rates.—Mr. Webb proposes a maximum rate of Rs. 2-4-0 for Group I, giving an increase of 28·57 per cent. on old Group I villages, and of 38·46 in the case of villages promoted from old Group II. I would make the new maximum rate Rs. 2-2-0, giving increases of 21·43 per cent. and 30·77 per cent. respectively.

For Group II a maximum rate of Rs. 1-14-0 is proposed, giving an increase of 15·38 per cent. in the case of old Group II villages, and 30·43 in the case of villages promoted. I would keep the maximum rate for Group II at Rs. 1-14-0.

For Group III Mr. Webb proposes a maximum rate of Rs. 1-8-0, giving an increase of 4·34 per cent. in the case of old Group III villages, and of 20 per cent. in the case of those formerly in Group IV. The Settlement Commissioner would make the maximum rate Rs. 1-10-0 "largely because this group will otherwise be assessed below Malsiras which is on its east, which would be climatically unreasonable". The maximum rate of Rs. 1-10-0 which was sanctioned for Malsiras by Government Resolution No. 1767 dated 5th July 1921 has since been reduced to the old rate Rs. 1-4-0, pending the introduction of the Nira Right Bank Canal and the Lonand Extension of the Barsi Light Railway. Mr. Anderson's argument therefore loses its validity. His proposal

would result in a percentage increase of 13·04 in the case of old Group III villages and 30 in the case of Group IV. These increases appear to me unduly heavy. The lease multiple of the old Group III villages are particularly low. My proposal is to fix as the maximum rate for the new Group III the same rate as has been paid during the current settlement by Group IV, i.e., Rs. 1-4-0. This will involve a reduction of 13·04 per cent. in the case of 13 villages, belonging to old Group III, which have hitherto had a maximum rate of Rs. 1-7-0. The assessment of the 13 villages in Group IV will remain unchanged.

It may be objected to my proposals that the step between Group III and Group II, viz., 10 annas, is much steeper than that between Group II and I, viz., 4 annas. But it is justified by the rental statistics; and this is the main test adopted both by Mr. Webb and Mr. Anderson.

The result of my proposals as compared with those of Mr. Webb, and of Mr. Anderson, is shown in the following statement: which also exhibits the lease multiples for each block of villages that is proposed to be treated as a unit:—

New group.	Number of villages (a) in old group. (b) Promoted from lower group.	Lease multiples.	Proposed maximum rates.	Increase per cent.	Increase per cent. on whole of new group.
<i>Mr. Webb's proposals.</i>					
I	{ (a) 17 (b) 14 }	{ 2-96 3-46 }	Rs. 2 4	{ 28-57 33-46 }	33-3
II	{ (a) 8 (b) 13 }	{ 3-71 5-1 }	1 14	{ 15-38 30-43 }	24-37
III	{ (a) 7 (b) 13 }	{ 1-75 2-31 }	1 8	{ 4-34 20 }	14-03
				Increase per cent. on whole taluka	26-03
<i>Mr. Anderson's proposals.</i>					
I	{ (a) 17 (b) 10 }	{ 2-96 4-2 }	2 4	{ 28-57 33-46 }	32-2
II	{ (a) 12 (b) 9 }	{ 2-81 5-99 }	1 14	{ 15-38 30-43 }	20-7
III	{ (a) 11 (b) 13 }	{ 1-92 2-31 }	1 10	{ 13-04 30 }	20-9
				Increase per cent. on whole taluka	23-07
<i>Commissioner, Central Division's proposals.</i>					
I	{ (a) 17 (b) 5 }	{ 2-96 10-16 }	2 2	{ 21-43 30-77 }	23-6
II	{ (a) 17 (b) 7 }	{ 2-93 5-99 }	1 14	{ 15-38 30-43 }	19-3
III	{ (a) 13 (b) 13 }	{ 1-92 2-31 }	1 4	{ -13-04 Nil. }	-7-2
				Increase per cent. on whole taluka	12

9. *Khatav Taluka.—Grouping.*—The Settlement Officer would reduce 6 villages in the south of the Taluka from Group II to Group III; apart from this he leaves the present grouping untouched. The Settlement Commissioner accepts the Settlement Officer's proposals, and I agree.

Rates.—The Settlement Officer raises the maximum rate of Group I from Rs. 2-4-0 to Rs. 3-0-0, i.e., by 33·3 per cent. Group II he raises from Rs. 2 to Rs. 2-10-0, or 31·2 per cent. Group III old villages go up from Rs. 1-12-0 to

Rs. 2-4-0 or 28·5 per cent. while the 6 villages reduced from Group II go up from Rs. 2-0-0 to Rs. 2-4-0 or 12·5 per cent.

The Settlement Commissioner accepts these proposals.

For the reasons already explained I would be content with a smaller enhancement. The maximum rates I propose are Rs. 2-12-0, Rs. 2-6-0 and Rs. 2-0-0.

The following statement compares my proposals with those of the Settlement Officer, and at the same time exhibits the lease multiples :—

Dry crop.

New group.	Number of villages (a) in old group (b) Promoted from lower group.	Lease Multiples.	Proposed rates.	Increase per cent.	Increase per cent. on whole of new group.
<i>Mr. Webb's proposals.</i>					
I	(a) 28	3-44	Rs. a. 3 0	33·3	33·3
II	(a) 10	3-1	2 10	31·3	31·3
III	{ (Group II) 6 (a) 12	{ 2-19 2-77	{ 2 4	{ 12·5 28·5	{ 21·5
Increase per cent. on whole taluka					29·6
<i>Commissioner, Central Division's proposals.</i>					
I	(a) 28	3-44	3 12	22·2	22·2
II	(a) 10	3-1	2 6	18·75	18·75
III	{ (Group II) 6 (a) 12	{ 2-19 2-77	{ 2 0	{ 14·2	{ 7·9
Increase per cent. on whole taluka					17·5

10. *Khanapur Taluka—Grouping.*—Mr. Webb proposes somewhat radical changes in the present grouping, but he has gone into the question of grouping thoroughly and gives good reasons for his proposals. The Settlement Commissioner accepts them as they stand; I also accept them with one small variation.

In paragraph 69 of his report Mr. Webb refers to 5 villages* in old Group IV which he proposes to promote to new Group II. The result of this double promotion would be a percentage increase of 57·1 in the maximum rate if the Settlement Officer's rating proposals were accepted. Such a heavy increase is to be avoided as it will be regarded by the villages concerned as a hardship however good the arguments in favour of it. Accordingly I suggest that Mr. Webb's proposals for grouping be accepted, subject to the 5 villages above mentioned being taken into the new Group III.

Rates.—Mr. Webb proposes to increase the maximum rates as follows :—

Group I—From Rs. 2-8-0 to Rs. 3-4-0, or 30 per cent. (and 44 per cent. in the case of 2 villages promoted from Group II).

Group II—From Rs. 2-4-0 to Rs. 2-12-0, an increase of 22·2 per cent. in the case of 8 villages promoted from the old Group III (rated at 2-0), an increase of 37·5 per cent. and in the case of 5 villages promoted from Group IV 57·1 per cent.

Group III—From Rs. 1-12-0 to Rs. 2-4-0, which leaves 3 villages brought down from Group II unchanged; increases 9 villages in old Group III by 12·5 per cent. and 9 villages from old Group IV by 28·5 per cent.

The maximum rates I suggest are Rs. 3 for Group I, Rs. 2-8-0 for Group II and Rs. 2 for Group III.

The results of my proposals are compared with those of the Settlement Officer in the following tables :—

New group.	Number of villages (a) In old group. (b) Promoted from lower group. (c) Promoted by 2 groups.	Lease multiples.	Proposed rates.	Increase per cent.	Increase per cent. on whole of new group.
<i>Mr. Webb's proposals.</i>					
I	(a) 17 (b) 2	4.28 3.69	3 4	30 44.4	31.2
II	(a) 16 (b) 8 (c) 5	2.37 3.98 3.8	2 12	22.2 37.5 57.1	50.79
III	(Group II) 8 (a) 9 (b) 9	1.27 1.94 3.1	2 4	..... 12.5 28.5	16.8
Increase per cent. on whole taluka					27.49
<i>Commissioner, C. D.'s proposals.</i>					
I	(a) 17 (b) 2	4.28 3.69	2 0	20 33.3	21.16
II	(a) 16 (b) 8	2.37 3.98	2 8	11.11 25	17.05
III	(Group II) 8 (a) 9 (b) 14	1.27 1.94 3.55	2 0	Decrease - 11.11 14.8	5.12
Increase per cent. on whole taluka					14.8

11. *Patasthal*.—The question of Patasthal rates has been discussed in the Man report at great length. I agree generally with the Settlement Commissioner's remarks on this subject (*vide* paragraphs 13 to 24 of note on the Man report). Before attempting to reclassify "Pats" we must observe their flow over a long series of years. Under existing circumstances there is hardly a year in which the majority of the pats in the area now under discussion are not inspected by our revenue officers in order to see whether or not the lands under them are entitled to remission of patasthal assessment. There is no reason why the results of that inspection should not be regularly recorded in a simple form. We should then have at the next revision settlement unimpeachable evidence of the value of every pat.

I agree with the Settlement Officer, the Collector and the Settlement Commissioner that water rates should be raised by 33 per cent., the present system of remissions being continued. As regards those pats already ordered to be struck off which Mr. Webb found to have revived, the Settlement Commissioner suggests that they should again be brought on the list. But, as pointed out by Mr. Anderson himself, a pat cannot be judged on the result of only a few years; accordingly I would not now attempt to bring these pats on the assessment list, but would leave the Collector to levy occasional rates on them under section 55 of the Land Revenue Code. At the next revision when we have the results of 30 years inspections to guide us, we can decide whether these pats should be put on the permanent list or not.

12. *Guarantee*.—The revised rates should be introduced in the current year and levied with effect from 1924-25.

They should be guaranteed for the usual period of 30 years.

13. Petitions of objections are submitted herewith. They are in general terms and disclose no special grounds for postponing an increase in the rates.

G. W. HATCH,
Commissioner, C. D.

Revision Settlement.
Man Taluka, Satara District.
Second — of,

GOVERNMENT OF BOMBAY.

REVENUE DEPARTMENT.

Resolution No. 872 (B)/24.

Bombay Castle, 8th July 1926.

Memorandum from the Commissioner, C. D., No. L.N.D./Sa.-2-18 dated 23rd April 1924—Submitting, with his remarks, the papers specified below,* containing proposals for the second revision settlement of the Man Taluka of the Satara District, together with certain petitions of objections relating thereto :—

* Letter from Mr. M. Webb, L.O.S., Settlement Officer, Satara, dated 2nd March 1923.

Memorandum from the Collector of Satara No. S.R.V.-107 dated 2nd August 1923.

Memorandum from the Settlement Commissioner and Director of Land Records No. S.T.-308 dated 1st February 1924.

RESOLUTION.—These papers contain proposals for the revision settlement of 72 Government villages and five inam villages in the Man Taluka of the Satara District.

2. The reasons for an enhancement of the present assessments of this talukā are given in the settlement officer's report, which have the concurrence of the other reporting officers. After long and careful consideration, the Governor in Council is satisfied that the economic conditions of the taluka justify increases to the extent proposed by the settlement officer.

3. The grouping proposed by the settlement officer is approved, subject to the modification that the nine villages mentioned in paragraph 8 of the report of the Commissioner, C. D., should, as recommended by him, be reduced from group I to group II, and the six villages mentioned in the same paragraph should be reduced from group II to group III. The groups will then be—

Group					Number of villages
I	...	...	...	...	22
II	...	...	...	...	24
III	...	...	...	...	26
Total ...					72

4. The following maximum rates for dry crop and rice proposed by the settlement officer are sanctioned :—

Group	Dry crop		Rice
	Rs.	a.	Rs.
I
II
III
	...	2 4	8
	...	1 14	8
	...	1 8	8

5. The proposals regarding patasthal rates made by the Commissioner, C. D., in paragraph 11 of his report are sanctioned.

6. The grouping and rates for the five inam villages proposed by the settlement officer are sanctioned.

7. The revised rates should be introduced during the current revenue year 1925-26, levied from the revenue year 1926-27 and guaranteed for a period of thirty years.

8. The petitions of objections disclose no grounds which would lead Government to modify the orders now passed.

By order of the Governor in Council,

A. S. V. ACOTT,
Acting Deputy Secretary to Government.

To
The Commissioner, C. D.,
The Collector of Satara,
The Commissioner of Settlements,
The Accountant General,
The Finance Department,
The Public Works Department,
The Government of India (by letter).

REVISED APPENDIX L

REVISED
Effect of Revision Settlement Proposals on

Number	Name of Village	No. of Group	By Former Settlement														
			Maximum rates			Dry-crop			Rice			Garden			Total		
			Dry-crop	Rice	Garden	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average
1	GOUR No. I		Rs. a	Rs. a. p.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
1	Andhall	I	1 12	...	...	6,698	2,778	...	...	...	...	M. 89 P. 979	M. 74 { S. 287 W. 772 }	...	7,064	2,960	...
2	Bhandavali	I	1 12	...	...	888	989	...	...	...	...	M. 10 P. 24	M. 7 { S. 26 W. 66 }	...	978	391	...
3	Bijavadi	II	1 10	...	...	3,913	1,080	...	...	...	...	M. 58 P. 84	M. 66 { S. 29 W. 50 }	...	4,008	1,197	...
	Bodka	I	1 12	...	...	989	406	...	...	...	...	M. 11 P. 63	M. 12 { S. 71 W. 186 }	...	1,062	677	...
5	Dhaval	I	1 12	...	...	1,706	766	...	...	...	...	M. 94 P. 69	M. 87 { S. 87 W. 186 }	...	1,869	1,106	...
6	Girvi	I	1 12	...	...	4,944	2,226	...	...	...	...	M. 86 P. 122	M. 77 { S. 125 W. 109 }	...	5,161	2,560	...
7	Khokada	I	1 12	...	...	822	149	...	...	...	...	...	...	...	898	149	...
8	Killa Mahimangad	I	1 12	6 0 0	...	5,990	2,183	...	2	2	...	M. 49 P. 151	M. 42 { S. 190 W. 206 }	...	6,492	2,688	...
9	Killa Varugad	I	1 12	...	...	1,817	606	...	...	...	...	P. 5	{ S. 5 W. 7 }	...	1,892	616	...
10	Malsavdi	I	1 12	...	...	2,130	749	...	...	...	...	M. 99 P. 26	M. 25 { S. 22 W. 143 }	...	2,186	942	...
11	Mograia	II	1 10	...	...	2,821	598	...	...	...	...	M. 30	M. 24	...	2,980	622	...
12	Panchvad	II	1 10	...	...	8,594	1,089	...	...	...	...	M. 15 P. 23	M. 9 { S. 26 W. 47 }	...	8,822	1,140	...
13	Palvan Terf Varugad	I	1 12	...	...	781	462	...	...	...	...	...	...	...	781	462	...
14	Rajvadi	II	1 10	...	...	3,308	1,241	...	...	...	...	M. 14 P. 10	M. 9 { S. 12 W. 9 }	...	3,328	1,270	...
15	Sindi Bk.	I	1 12	...	...	2,431	644	...	...	...	...	M. 29	M. 27	...	2,488	671	...
16	Sindi Kd.	I	1 12	...	...	1,491	499	...	...	...	...	M. 18	M. 19	...	1,509	611	...
17	Siravli	I	1 12	...	...	748	309	...	...	...	...	...	...	...	748	309	...
18	Tardaph	I	1 12	...	...	1,302	676	...	...	...	...	M. 46 P. 77	M. 49 { S. 80 W. 261 }	...	1,815	1,086	...
19	Tathavda	I	1 12	...	...	2,864	1,126	...	...	...	...	M. 58	M. 71	...	2,967	1,267	...
20	Toudia	II	1 10	...	...	2,037	626	...	...	...	...	M. 67 P. 8	M. 61 { S. 3 W. 3 }	...	2,097	622	...
21	Upalva	I	1 12	...	...	2,572	1,099	...	...	...	...	M. 99 P. 62	M. 19 { S. 69 W. 125 }	...	2,599	1,200	...
22	Vaghodi	I	1 12	...	...	351	144	...	...	...	...	M. 13 P. 24	M. 12 { S. 22 W. 15 }	...	356	201	...
	Total of Group No. I	...	...	...	...	52,446	19,648	6 6 0	2	2	1 0 0	M. 747 P. 961	M. 693 { S. 1,101 W. 2,921 }	6 6 2	64,146	22,706	0 7 0

APPENDIX L

Government occupied land of Man Taluka

By Revision Settlement																Percentage Increase	Name of Village	Number
Maximum rates			Dry-crop			Rise			Garden			Total						
Dry-crop	Rice	Garden	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average				
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Rs. a.	Rs. a. p.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	GROUP No. I.			
2 4	6,698	2,555	...	...	...	...	{ M. 82 P. 379	{ M. 95 { S. 433 { W. 1,023	...	7,064	5,126	...	28-25	Andhali	1	
2 4	638	972	...	...	...	...	{ M. 10 P. 24	{ M. 9 { S. 36 { W. 90	...	972	507	...	28-70	Bhandavali	2	
2 4	2,913	1,424	...	...	...	...	{ M. 56 P. 24	{ M. 94 { S. 47 { W. 67	...	4,005	1,555	...	28-45	Bijavadi	3	
2 4	989	522	...	...	...	...	{ M. 11 P. 52	{ M. 15 { S. 91 { W. 251	...	1,062	579	...	28-30	Bodha	4	
2 4	1,706	975	...	...	...	...	{ M. 94 P. 59	{ M. 119 { S. 26 { W. 261	...	1,869	1,424	...	28-52	Dhaval	5	
2 4	4,944	2,575	...	...	...	...	{ M. 85 P. 132	{ M. 99 { S. 174 { W. 185	...	5,162	3,224	...	28-58	Girvi	6	
2 4	322	192	...	...	...	...	.....	.....	.....	322	192	...	28-26	Khokada	7	
2 4	8 0 0	...	5,290	2,768	...	2	3	...	{ M. 49 P. 151	{ M. 54 { S. 244 { W. 293	...	5,492	3,424	...	28-44	Killa Mahmangad	8	
2 4	1,817	779	...	...	...	...	P. 5	{ S. 6 { W. 0	...	1,822	794	...	28-47	Killa Varugad	9	
2 4	2,120	954	...	...	...	...	{ M. 29 P. 26	{ M. 32 { S. 41 { W. 121	...	2,155	1,318	...	28-28	Malavdi	10	
2 4	2,821	822	...	...	...	...	M. 39	M. 47	...	2,860	875	...	28-42	Mograla	11	
2 4	2,804	1,468	...	...	...	...	{ M. 16 P. 28	{ M. 19 { S. 32 { W. 58	...	2,422	1,576	...	28-42	Panchvad	12	
2 4	781	504	...	...	...	...	.....	.....	.....	781	594	...	28-37	Palvan Tarf Varugad	13	
2 4	2,308	1,719	...	...	...	...	{ M. 14 P. 10	{ M. 13 { S. 17 { W. 12	...	2,323	1,732	...	28-45	Ravvadi	14	
2 4	2,411	822	...	...	...	...	M. 29	M. 35	...	2,433	822	...	28-51	Sindi Bk.	15	
2 4	1,401	522	...	...	...	...	M. 18	M. 24	...	1,509	522	...	28-37	Sindi Kd.	16	
2 4	749	397	...	...	...	...	.....	.....	.....	749	397	...	28-43	Siravli	17	
2 4	1,382	869	...	...	...	...	{ M. 45 P. 77	{ M. 63 { S. 102 { W. 206	...	1,515	1,318	...	28-57	Tardaph	18	
2 4	2,824	1,461	...	...	...	...	M. 52	M. 91	...	2,927	1,552	...	28-52	Tathavda	19	
2 4	2,137	822	...	...	...	...	{ M. 57 P. 5	{ M. 71 { S. 4 { W. 3	...	2,097	914	...	28-27	Toudla	20	
2 4	2,575	1,413	...	...	...	...	{ M. 22 P. 62	{ M. 24 { S. 76 { W. 176	...	2,650	1,659	...	28-54	Upalva	21	
2 4	351	185	...	...	...	...	{ M. 18 P. 24	{ M. 17 { S. 35 { W. 21	...	368	259	...	28-54	Vaghost	22	
...	22,445	25,654	0 7 10	2	3	1 5 0	{ M. 747 P. 251	{ M. 905 { S. 1,422 { W. 3,012	3 2 5	24,145	31,020	0 9 2	30-54	Total of Group No. I.		

1	2	By Former Settlement															
		3	Maximum rates			Dry-crop			Rice			Garden			Total		
			4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Name of Village	No. of Group	Dry-crop	Rice	Garden	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average	
	GROUP No. II		Rs. a.	Rs. a. p.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
23	Bhalavdi	III	1 7	...	...	8,040	761	...	...	...	...	M. 73	M. 40	...	8,118	801	...
24	Bidal	II	1 10	...	...	8,819	1,430	...	...	...	...	M. 75 P. 218	M. 89 { S. 345 W. 1,358 }	...	4,807	8,201	...
25	Dahivadi	II	1 10	...	...	8,584	2,809	...	...	...	...	M. 408 P. 87	M. 417 { S. 42 W. 136 }	...	7,080	2,808	...
26	Dhekni	II	1 10	6 0 0	...	8,554	919	...	1	1	...	M. 84 P. 87	M. 89 { S. 95 W. 187 }	...	8,586	1,834	...
27	Gondavala Bk.	II	1 10	...	...	8,615	1,838	...	...	...	...	M. 370	M. 328	...	8,385	1,063	...
28	Gondavala Kd.	II	1 10	...	...	8,735	1,865	...	...	...	...	M. 57 P. 17	M. 57 { S. 37 W. 83 }	...	8,803	1,583	...
29	Injbav	III	1 7	...	...	9,036	856	...	...	...	...	M. 6	M. 6	...	9,081	898	...
30	Kiraksal	II	1 10	...	...	9,093	890	...	...	...	...	M. 43	M. 43	...	9,048	788	...
31	Khutbav	III	1 7	...	...	8,135	882	...	...	...	...	M. 80	M. 80	...	8,165	703	...
32	Kokundvad	II	1 10	...	...	4,132	1,565	...	...	...	...	M. 134 P. 108	M. 130 { S. 120 W. 115 }	...	4,394	1,947	...
33	Lodavda	II	1 10	...	...	1,689	647	...	...	...	...	M. 88	M. 88	...	1,748	708	...
34	Mardi	III	1 7	6 0 0	...	8,438	1,443	...	1	2	...	M. 218	M. 190	...	8,548	1,684	...
35	Mohi	III	1 7	6 0 0	...	5,104	1,784	...	4	7	...	M. 88 P. 68	M. 90 { S. 89 W. 175 }	...	5,914	2,027	...
36	Narvana	II	1 10	...	...	5,260	1,834	...	...	...	...	M. 181 P. 98	M. 110 { S. 120 W. 184 }	...	5,490	1,886	...
37	Pangri	II	1 10	6 0 0	...	2,798	651	...	2	2	...	M. 80	M. 88	...	2,770	790	...
38	Pingli Bk.	II	1 10	...	...	3,187	807	...	...	...	...	M. 83 P. 182	M. 80 { S. 184 W. 213 }	...	3,383	1,313	...
39	Pingli Kd.	II	1 10	...	...	1,148	383	...	...	...	...	M. 46 P. 8	M. 43 { S. 8 W. 24 }	...	1,028	897	...
40	Sambhukhed	III	1 7	...	...	1,115	240	...	...	...	...	M. 27	M. 28	...	1,142	277	...
41	Shingapur	II	1 10	...	...	1,622	418	...	...	...	...	M. 51 P. 8	M. 43 { S. 3 W. 4 }	...	1,378	487	...
42	Sokasan	III	1 7	...	...	2,490	881	...	...	...	...	M. 84	M. 88	...	2,584	888	...
43	Thadala	II	1 10	...	...	2,883	747	...	...	...	...	M. 19 P. 5	M. 6 { S. 6 W. 11 }	...	2,900	770	...
44	Vadgaon	II	1 10	6 0 0	...	8,114	923	...	1	1	...	M. 88 P. 90	M. 26 { S. 19 W. 45 }	...	8,182	914	...
45	Vadjal	II	1 10	...	...	1,439	287	...	...	...	...	M. 18 P. 188	M. 7 { S. 111 W. 973 }	...	1,569	778	...
46	Vavachira	II	1 10	...	...	8,961	1,279	...	...	...	...	M. 281	M. 308	...	4,248	1,739	...
Total of Group No. II.		...	...	...	...	75,792	24,198	6 5 1	9	14	1 8 7	M. 2,399 P. 1,001	M. 2,299 { S. 1,130 W. 2,740 }	1 12 7	79,101	30,281	0 4

APPENDIX L—contd.

By Revision Settlement																	
Maximum rates			Dry-crop			Rice			Garden			Total			Percentage increase	Name of Village	Number
Dry-crop	Rice	Garden	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average			
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Rs. a.	Rs. a. p.	No.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.		Group No. II	
1 14	5,040	928	...	...	...	...	M. 73	M. 52	...	3,113	1,045	...	30-45	Bhalavdi	23
1 14	1,319	1,653	...	...	...	...	M. 75	M. 94	...	4,907	4,036	...	30-72	Bidal	24
1 14	5,594	3,345	...	...	...	...	M. 400	M. 577	...	7,028	3,590	...	18-82	Dahivadi	25
1 14	8 0 0	...	2,351	1,080	...	1	1	...	M. 84	M. 60	...	3,596	1,454	...	15-37	Dhakni	26
1 14	5,618	1,431	...	...	...	...	M. 270	M. 450	...	2,886	1,881	...	30-35	Gondavala Bk.	27
1 14	2,735	1,579	...	...	...	...	M. 57	M. 79	...	3,809	1,606	...	15-89	Gondavala Kd.	28
1 14	2,025	1,116	...	...	...	...	M. 6	M. 8	...	2,081	1,124	...	30-39	Injbav	29
1 14	2,008	798	...	...	...	...	M. 42	M. 52	...	2,041	857	...	15-92	Kirakal	30
1 14	2,126	890	...	...	...	...	M. 30	M. 25	...	2,165	915	...	20-48	Khutbav	31
1 14	4,159	1,806	...	...	...	...	M. 124	M. 160	...	4,394	2,267	...	15-89	Kukudvad	32
1 14	1,689	745	...	...	...	...	M. 59	M. 65	...	1,743	811	...	15-96	Lodavda	33
1 14	8 0 0	...	5,420	1,831	...	1	3	...	M. 212	M. 243	...	6,043	2,123	...	30-47	Mardi	34
1 14	8 0 0	...	5,104	2,227	...	4	9	...	M. 32	M. 24	...	5,214	2,528	...	30-41	Mohi	35
14	5,267	1,825	...	...	...	...	M. 121	M. 127	...	5,490	2,315	...	15-34	Narvana	36
1 14	8 0 0	...	2,708	752	...	2	4	...	M. 60	M. 80	...	2,770	827	...	15-98	Pangri	37
1 14	2,167	933	...	...	...	...	M. 83	M. 54	...	3,322	1,424	...	30-00	Pingli Bk.	38
1 14	1,148	355	...	...	...	...	M. 40	M. 25	...	1,362	473	...	18-82	Pingli Kd.	39
1 14	1,112	325	...	...	...	...	M. 27	M. 26	...	1,142	261	...	30-22	Sambhukhed	40
1 14	1,692	422	...	...	...	...	M. 21	M. 22	...	1,275	338	...	15-2	Shingapur	41
1 14	2,420	752	...	...	...	...	M. 94	M. 107	...	2,524	865	...	30-46	Sokasan	42
1 14	2,022	262	...	...	...	...	M. 12	M. 7	...	2,900	391	...	15-41	Thadala	43
2 14	8 0 0	...	2,114	222	...	1	2	...	M. 58	M. 25	...	2,192	1,075	...	15-30	Vadgaon	44
1 14	1,422	445	...	...	...	...	M. 12	M. 8	...	1,522	246	...	15-94	Vadial	45
1 14	2,061	1,221	...	...	...	...	M. 221	M. 404	...	4,242	1,925	...	15-22	Vavahira	46
...	25,702	22,000	0 0 1	...	12	0 0 0	M. 2,200	M. 2,977	...	79,101	26,727	0 7 5	21-25	Total of Group No. II.	

Number	Name of Village	No. of Group	By Former Settlement														
			Maximum rates			Dry-crop			Rice			Garden			Total		
			Dry-crop	Rice	Garden	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	GROUP No. III		Rs. a.	Rs. a. p.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
47	Bhatki	IV	1 4	...	...	2,504	511	...	...	...	...	M. 40	M. 22	...	2,544	520	...
48	Dhamni	III	1 7	...	...	2,370	576	...	...	...	...	M. 56	M. 42	...	2,422	612	...
49	Devapur	IV	1 4	...	...	741	156	...	...	...	...	M. 22	M. 24	...	773	176	...
50	Dhuldev	IV	1 4	...	...	2,740	465	...	...	...	...	M. 22	M. 24	...	2,722	480	...
51	Divad	III	1 7 6 0 0	...	...	3,014	1,322	...	4	6	...	M. 217	M. 204	...	4,225	1,724	...
52	Gangoti	IV	1 4	...	...	2,063	351	...	...	...	...	M. 79	M. 71	...	2,122	422	...
53	Jambhulni	III	1 7	...	...	4,624	974	...	...	...	...	M. 126	M. 176	...	4,819	1,150	...
54	Jasi	III	1 7	...	...	1,827	651	...	...	...	...	M. 102	M. 79	...	1,929	720	...
55	Kalchavdi	IV	1 4	...	...	1,906	412	...	...	...	...	M. 79	M. 70	...	1,925	420	...
56	Korkhel	IV	1 4	...	...	2,225	478	...	...	...	...	M. 23	M. 22	...	2,247	517	...
57	Khadki	III	1 7	...	...	2,122	444	...	...	...	...	M. 75	M. 80	...	2,207	504	...
58	Mhasvad	IV	1 4 6 0 0	...	...	14,075	3,022	...	2	2	...	M. 276	M. 277	...	14,553	3,201	...
59	Palasvada	IV	1 4	...	...	1,622	280	...	...	...	...	M. 22	M. 22	...	1,622	342	...
60	Palshi	III	1 7 6 0 0	...	...	7,722	2,624	...	4	4	...	M. 51	M. 321	...	3,104	2,502	...
61	Palvan Tari Malvadi	III	1 7	...	...	2,242	707	...	...	...	...	M. 24	M. 22	...	2,242	776	...
62	Paryanti	IV	1 4	...	...	2,724	776	...	...	...	...	M. 147	M. 121	...	2,871	677	...
63	Pimpri	III	1 7	...	...	1,727	412	...	...	...	...	M. 110	M. 110	...	1,827	523	...
64	Pulkoti	IV	1 4 6 0 0	...	...	1,523	215	...	1	2	...	M. 22	M. 24	...	1,516	401	...
65	Ranand	III	1 7	...	...	2,420	204	...	...	...	...	M. 142	M. 122	...	2,222	542	...
66	Shenavdi	IV	1 4	...	...	2,121	422	...	...	...	...	M. 122	M. 110	...	2,222	512	...
67	Sevri	III	1 7	...	...	2,420	211	...	...	...	...	M. 22	M. 27	...	2,210	572	...
68	Sirtav	IV	1 4	...	...	2,215	422	...	...	...	...	M. 122	M. 122	...	2,222	524	...
69	Vaki	III	1 7 6 0 0	...	...	1,724	220	...	1	1	...	M. 22	M. 24	...	1,722	365	...
70	Valai	III	1 7	...	...	2,225	222	...	...	...	...	M. 122	M. 22	...	2,222	721	...
71	Varkuta Tari Malvadi	IV	1 4	...	...	10,707	1,722	...	...	...	...	M. 422	M. 244	...	11,122	2,142	...
												P. 16	S. W. 12 22				
72	Varkuta Tari Mhasvad	III	1 7	...	...	2,225	1,124	...	...	...	...	M. 170	M. 122	...	2,222	1,222	...
	Total of Group No. III					90,621	21,022	0 2 2	12	15	1 4 0	M. 2,742	M. 2,222	0 14 5	94,222	24,422	0 4 2
												P. 16	S. W. 22				
	Total of Taluka					212,750	24,222	0 4 2	22	21	1 5 7	M. 6,722	M. 5,222	1 2 2	227,222	72,422	0 2 1
												P. 1,222	S. W. 5,001				

APPENDIX L.—contd.

By Revision Settlement																	Percentage Increase	Name of Village	Number
Maximum rates			Dry-crop			Rice			Garden			Total							
Dry-crop	Rice	Garden	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average	Area	Assessment	Average					
18	20	21	22	23	24	25	26	27	28	29	30	31	32	33					
Rs. a.	Rs. a. p.	Rs.	Acres.	No.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.					
1 8	2,504	612	...	...	M. 40	M. 54	...	2,544	647	...	20-23	Bhatki	47		
1 8	2,370	600	...	...	M. 55	M. 55	...	2,426	655	...	6-00	Dhamni	48		
1 8	741	187	...	...	M. 22	M. 26	...	773	213	...	19-55	Devapur	49		
1 8	2,740	558	...	...	M. 52	M. 28	...	2,792	587	...	20-04	Dhuldev	50		
1 8	0 0 0	...	2,914	1,279	...	4 8	M. 217	M. 411	...	4,325	1,798	...	4-41	Divad	51				
1 8	2,068	461	...	...	M. 73	M. 25	...	2,132	505	...	19-20	Gangoti	52		
1 8	4,624	1,016	...	...	M. 125	M. 124	...	4,819	1,200	...	4-34	Jambhuni	53		
1 8	1,227	378	...	...	M. 102	M. 108	...	1,329	781	...	6-22	Jasi	54		
1 8	1,900	494	...	...	M. 79	M. 24	...	1,925	572	...	19-21	Kalchavdi	55		
1 8	2,226	574	...	...	M. 53	M. 47	...	2,248	621	...	20-11	Korkhel	56		
1 8	2,122	463	...	...	M. 75	M. 68	...	2,207	526	...	4-26	Khadki	57		
1 8	0 0 0	...	14,075	2,025	...	2 3	M. 572	M. 622	...	14,653	4,321	...	19-22	Mhasvad	58				
1 8	1,522	342	...	...	M. 52	M. 62	...	1,535	410	...	19-22	Palasvada	59		
1 8	0 0 0	...	7,722	2,775	...	4 5	M. 261	M. 422	...	8,104	2,212	...	7-10	Palshi	60				
1 8	2,242	722	...	...	M. 94	M. 72	...	2,342	610	...	4-22	Palvan Tari Malvadi	61		
1 8	2,724	621	...	...	M. 147	M. 121	...	2,871	1,062	...	19-25	Paryanti	62		
1 8	1,727	420	...	...	M. 110	M. 142	...	1,827	572	...	9-52	Pimpri	63		
1 8	0 0 0	...	1,522	372	...	1 2	M. 22	M. 101	...	1,612	422	...	20-12	Pulkoti	64				
1 8	2,422	527	...	...	M. 142	M. 121	...	2,522	1,017	...	6-20	Ranand	65		
1 8	2,121	420	...	...	M. 122	M. 122	...	2,222	522	...	20-22	Shenevdi	66		
1 8	2,420	542	...	...	M. 90	M. 27	...	2,510	622	...	5-12	Sevri	67		
1 8	2,912	512	...	...	M. 122	M. 122	...	3,027	641	...	20-22	Sirhev	68		
1 8	0 0 0	...	1,724	542	...	1 1	M. 40	M. 22	...	1,726	572	...	4-22	Vaki	69				
1 8	2,222	522	...	...	M. 122	M. 27	...	2,227	722	...	4-22	Vaini	70		
1 8	10,707	2,110	...	...	M. 402 P. 12	M. 412 S. 14 W. 22	...	11,122	2,272	...	20-21	Varkuta Tari Malvadi	71		
1 8	2,222	1,222	...	...	M. 170	M. 122	...	2,222	1,224	...	4-27	Varkuta Tari Mhasvad.	72		
			20,521	22,420	0 4 2	22	20	1 12 2	M. 2,722 P. 12	M. 2,272 S. 14 W. 22	1 1 1	24,222	27,472	0 4 2	19-12	Total of Group No. III.			
			212,722	72,014	0 2 2	22	41	1 12 0	M. 2,722 P. 1,222	M. 7,722 S. 2,274 W. 2,222	1 12 2	227,242	22,222	0 2 2	20-70	Total of Taluka.			

1 Number	2 Name of Village	3 No. of Group	By Former Settlement																	
			Maximum rates			Dry-crop			Rice			Garden			Total					
			4 Dry-crop	5 Rice	6 Garden	7 Area	8 Assessment	9 Average	10 Area	11 Assessment	12 Average	13 Area	14 Assessment	15 Average	16 Area	17 Assessment	18 Average			
INAM VILLAGES			Rs. a.	Rs. a. p.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.		
Group No. I																				
1	Botha	I	1 12	...	...	2,200	804	0 6 8	...	...	...	M. 8	6	0 12 0	2,200	900	0 6 8	...	...
2	Kulakjat	I	1 12	6 0 0	...	2,548	1,997	0 5 10	8	88	4 2 0	M. 97 P. 97	M. 35 { S. W. 26 68	1 7 6	2,620	1,454	0 8 8	...	...
Total, Group No. I			...	...	...	5,838	2,191	...	8	88	4 2 0	M. 45 P. 97	41 { S. W. 26 68	...	5,918	2,354	...	...	...
Group No. II																				
3	Virli	III	1 7	...	...	3,982	1,075	0 4 4	...	...	...	M. 99	82	0 9 6	4,061	1,124	0 4 4	...	...
Group No. III																				
4	Hingai	IV	1 4	...	...	4,870	708	0 2 4	...	...	...	M. 115	90	0 4 2	4,965	738	0 2 4	...	...
5	Ranjni	III	1 7	6 0 0	...	1,886	548	0 4 4	1	1	1 0 0	M. 140	102	0 12 6	2,127	652	0 4 4	...	...
Total, Group No. III (Inam Villages)			...	...	...	6,656	1,346	...	1	1	...	M. 255	192	...	7,112	1,390	...	...	...

APPENDIX L—concl'd.

By Revision Settlement																	Name of Village	Number
Maximum rates		Dry-crop				Rice			Garden			Total			Percentage increase			
Rs.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.		Rs. s. p.		
...	INAM VILLAGES	
GROUP No. I																		
...	...	2,990	1,149	0 8 0	...	...	...	M. 8	10	1 4 0	2,998	1,159	0 8 1	98-77	...	Botha	1
...	...	3,548	1,563	0 7 6	8	44	5 8 0	M. 37 P. 37	45 { S. 24 W. 84	2 8 8	3,620	1,675	0 8 3	98-76	...	Kulakjai	2	
...	...	5,888	2,817	0 7 9	8	44	5 8 0	M. 45 P. 37	55 { S. 24 W. 84	2 8 7	5,018	2,034	0 8 3	98-76	...	Total, Group No. I.		
GROUP No. II																		
1 14	...	3,968	1,409	0 6 8	...	...	...	M. 99	77	0 13 5	4,061	1,479	0 6 10	90-42	...	Virli	3
GROUP No. III																		
1 8	...	4,870	844	0 2 9	...	...	...	M. 115	86	0 5 0	4,385	890	0 2 10	19-02	...	Hingni	4
1 6 9 0 0	...	1,966	566	0 4 7	1	1	1 0 0	M. 140	113	0 19 11	2,197	693	0 5 1	3-88	...	Ranjni	5	
...	...	6,866	1,410	0 3 3	1	1	1 0 0	M. 255	149	0 9 4	7,112	1,560	0 3 6	19-55	...	Total, Group No. III (Inam Villages).		

D. S. MODAK,
Superintendent of Land Records, C. D.

SELECTIONS FROM THE RECORDS OF THE
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RELATING TO THE
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OF THE
SATARA DISTRICT

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1930

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Group No.	Maximum Rates.	No. of villages.	
		Government.	Inam
I	4-10-0	38	10
II	4-0-0	21	5
Total		59	15

REFERENCE.

District Head Quarter and Bazar Town	⊠
Taluka do do	⊞
Petha do do	⊡
Kasba and Bazar Village	⊞
Bazar Village	⊞
Deserted Village	⊞
Post Office	P
Combined Post and Telegraph Office	P.T.
Hospital	H.
Dispensary	D.
Municipality	M.
Places of Pilgrimage	⊞
Petha Boundary	I
Inam Village	I
Talukdari	T.D.
Narvadari	N.D.
Bhagdari	B.D.
Malaki	M.L.
Mehwani	M.H.
Uchad Jams	U.
Kholi	K.
G. T. S. Station (altitude)	1538 Δ
Mahal	M.
Port	T.
Ferry	F.
Police Station (when not at a Taluka Head Quarter)	⊞
Railway and Station	⊞
Tanks	⊞
Dams	⊞
Salt Pans	⊞
Small Rest House or Dharmshala suitable only for Subordinates	⊞
1st Class Motor Roads, i.e., fit for driving by day or night	⊞
2nd Class Motor Roads, i.e., practicable for strong touring cars with a full clearance in day light if cautiously driven	⊞
OBSTACLES ON MOTOR ROADS	
Ferry Boat (able to take touring cars)	⊞
ford causeway, passable except in flood	⊞
do do in dry season, November to May end	⊞
ford, depth in dry season not exceeding 1 1/2 feet	⊞
tidal ford, falling below 1 1/2 feet at low tide only	⊞
ford croakable, except at unusually low tides or with special arrangements	⊞
ford roads over which Motors are not allowed at night	⊞
provincial road under construction	⊞
other Roads and Cart Tracks	⊞
tidal limits	⊞
teamer Line	⊞
hot Tunnel	⊞

In cases in which all the tanks in a village have not been shown on the Map, the symbol T (2), T (7) etc., has been used to indicate the total number of tanks in a village. The tanks shown or indicated on the map are all first and second class irrigation tanks.

MAP
of the
KOREGAON TALUKA
of the
SATARA COLLECTORATE

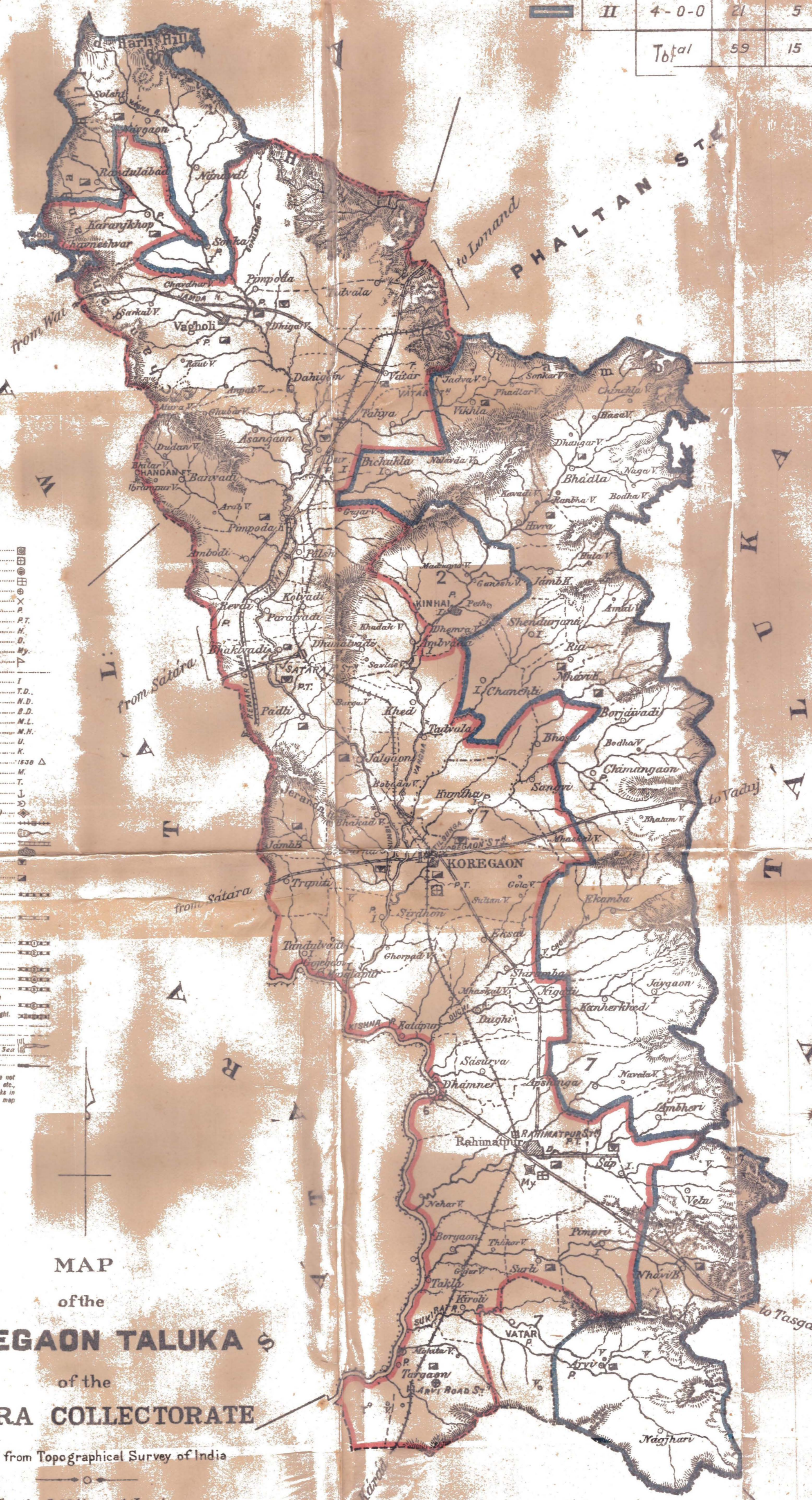
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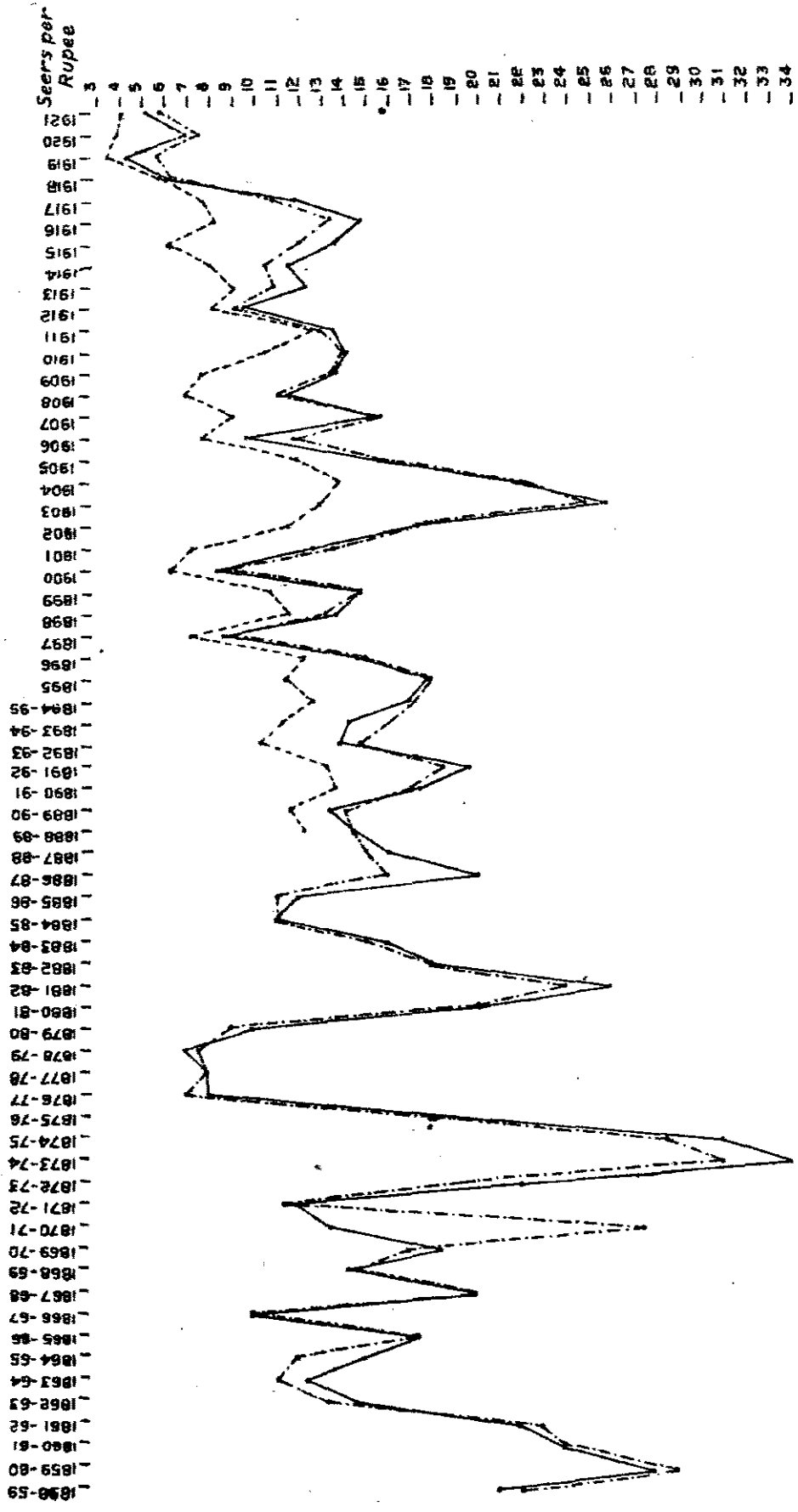
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K. Panjoli
Superintendent, Land Records,
Central Division.

Govt. Photodup. Office, Poona, 1929.





PRICE CHART
KOREGAON TALUKA
 Jawari ———
 Bajri - - - -
 Turdal

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SETTLEMENT OF KOREGAON TALUKA, SATARA DISTRICT**

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From

M. WEBB, Esquire, I.C.S.,
Settlement Officer,
Satara ;

To

THE COLLECTOR OF SATARA.

Jalgaon, 15th March 1923.

Sir,

I have the honour to submit proposals for the second revision settlement of the Koregaon Taluka.

I.—INTRODUCTORY REMARKS.

Inam villages.—Shendur-
jana, Chanchli, Mangisapur,
Sonka, Bichukla, Shiramba,
Jaigaon, Dour, Kumtha, Sap.

2. These proposals cover 59 Government villages, 10 Inam villages and Government land in three more Inam villages, Nigdi, Sangvi and Ambvada.

3. The first revision settlement of the Government villages, and of the Government land in Inam villages was sanctioned in Government Resolution No. 4906 of 1902 on the report of Mr. Fletcher. His report and the orders thereon are printed in Selection No. CCLXVII (New Series).

4. The existing settlement of eight of the Inam villages were sanctioned by the Survey Commissioner and Commissioner, Central Division, at various dates between 1900 and 1915. Their orders are not printed. The village of Sap is unsettled ; but the provisions of Chapters VIII and IX of the Land Revenue Code were extended to it by Government Resolution No. 4034 of 29th April 1913, Revenue Department. Survey and measurement operations were carried out in 1914-15 by the Central Division Field Party under the supervision of the Superintendent of Land Records.

Proposals for the settlement of the village were submitted by the Superintendent of Land Records, Central Division, in 1919 but it was decided by the Commissioner, Central Division, that the settlement should be postponed for consideration with the rest of the taluka.

5. In the case of the remaining inam villages, the proposals now submitted are for the second revision settlement.

6. The general features of the tract which includes this taluka have been discussed at length in my report on Man taluka. In this report I propose to confine myself to indicating the degree in which these results apply to the particular taluka of Koregaon.

II.—POSITION AND PHYSICAL FEATURES.

7. *General Features.*—The taluka is well described in the last settlement report ; for two-thirds of its length it forms, in the north, a well defined valley, lying between the plateau of Khatav and the range of hills which separate it from the neighbouring talukas on the west, and intersected by the Vangna and Vasna rivers. For the remaining one-third of its length it is bounded on the west by the river Krishna and on the east as before by the Khatav plateau. To the north it runs up to a point between the Salpa hills and the Western range, beyond which lies Wai Taluka. The Salpa hills at this point reach a height of over 4,000 feet and are practically impassable except for unladen foot-passengers, but a little short of the northernmost point is a pass across the western range over which runs the road from Wathar station to Wai.

8. On the south it is again separated from Karad Taluka and Akalkot State by a spur of the eastern plateau which stretches almost to the banks of the Krishna.

9. *Soil.*—On the average the soil is very much better than that of the neighbouring talukas on the east.

10. Wide stretches of good black soil lie along the numerous streams and rivers, capable of growing the best dry-crops, both in kharif and rabi. Only near the hills is the 'mal' found, which is characteristic of the eastern talukas. Where

it exists, however, the complaint is that it does not provide such good grazing as further east, and that it is nearly useless for sheep-breeding.

11. *Climate and Rainfall.*—The general course of the monsoons has been explained in my Man report. As regards Koregaon, generally speaking, the rainfall is more evenly distributed than in the eastern talukas. The general tendency being for the rainfall to decrease from west to east, it is obvious that a long narrow taluka lying north and south will exhibit small differences in the rainfall received in different parts of it.

12. The records of three rain-gauges are available, kept at Revdi, Koregaon and Rahimatpur; the average rainfall for thirty years is :—

Revdi	..	..	..	26·88 inches.
Koregaon	..	..	..	27·74 „
Rahimatpur	..	..	..	28·64 „

13. There would thus appear from the statistics to be a slight tendency for the rainfall to increase from north to south, a condition somewhat the same as in Khanapur, but directly the reverse of that in Khatav. I doubt whether this correctly represents the facts. The reason is probably to be sought in the position of the rain-gauges with regard to the nearest hills, Rahimatpur lying fairly close to and on the west side of the Khanapur plateau with a spur of small hills to the north of it, and Koregaon being more or less in the open, while Revdi lies slightly to the north-east of hills which obstruct the flow of the south-west monsoon.

14. The difference between the rainfall to the south and north of hills in this part can be observed by anybody who travels by road from Satara to Poona in the monsoon and notices the contrast between the villages to the south of the Khambatki Ghat and those round Khandala to the immediate north of it.

15. In Koregaon, however, the variations in rainfall are so slight that they make little material difference to the prosperity of the various parts of the taluka.

16. *Crops.*—The kharif rain is heavier than the rabi, the figures being 11·31 inches and 8·2 inches respectively. Consequently the taluka relies chiefly on kharif crops, though it is fortunate in having sufficient rabi rainfall as well for late jowari and wheat to be grown wherever the soil is fit for them.

17. Judging from the figures of appendix “B” of the last report—which were, however, inaccurate and at best a rough approximation—there has been a decline of 16,000 acres in the area under bajri and an increase of 3,000 acres in that under early and late jowari. This, as elsewhere, corresponds with the fact that the last report was written after a period of unusually plentiful kharif rain.

18. The area of ‘grass and fallows’ has increased from 13,233 acres, or 9·6 per cent. of what is now shown as the gross cropped area *plus* fallows to 37,690 acres or 25·05 per cent. In spite, however, of the rise of 24,000 acres in grass and fallows, there has been a decrease of only 12,000 acres or 9·48 per cent. in the area under crops properly so called. This decline of 9·48 per cent. is less than that in any other of the five talukas and must be mainly due to more land being cropped twice than formerly.

19. The decline in the cropped area, I ascribe, as in the other talukas, mainly to the lack of plough cattle.

20. The figures for 1916-1917 appear to me to show this plainly. In that year, according to the Director of Agriculture, the rainfall in this taluka was satisfactory for both kharif and rabi; the total area cropped, however, was ten per cent. below the area cropped in 1891 and the only cause which can be assigned for this is that plough cattle were short, their numbers being 24 per cent. less than in 1891.

21. Generally speaking, the area of the more valuable crops seems to have increased considerably; ground-nut which covered 2,717 acres in 1891, rose to about 5,000 acres in 1916-1917, and though the shortage of rain since then has caused a considerable decrease in the area, the average for the last five years has still been 3,500 acres. Chillies were 671 acres in 1891; the average area under condiments and spices in the last five years has been 1,072 acres. The area of sugarcane has decreased in the last few years owing to short rainfall, and the average area is 269 acres compared with 632 in 1891. Fruits and vegetables which now cover on the average 1,915 acres, correspond roughly to garden cultivation as entered in the last report; the area of the latter was 547 acres.

22. The conclusions mentioned above that more attention is being paid to the double cropping of land and to the cultivation of superior crops, are based, it is true, on rather inadequate and inaccurate materials but if they are correct, they show that methods of cultivation are improving. Otherwise there are few signs that the traditional methods, which are much the same as elsewhere are being given up.

23. The only improved implements which I have seen are iron ploughs, of which are a few for hire one at Padli, one at Deur, one at Karanjkop and so on; and iron mots which only seem to be an improvement on leather mots in the respect of cheapness.

24. *Communications.*—The Madras and Southern Mahratta Railway runs through the whole length of the taluka, with five stations, at Wathar, Padli (Satara Road), Koregaon, Rahimatpur and Targaon.

25. The roads are much as they were at the time of the last settlement. Three cross the taluka from east to west, in the north being one from Wathar station to Wai and Mahableshwar, in the middle the Pandharpur-Satara Road passing Koregaon station, and in the south the road from Tasgaon to Satara, passing Rahimatpur station. The taluka is also linked to Satara by the old Poona Road running through Deur and Wathar and on to Lonand and the Diva Ghat and by a road to Satara station. All these roads are good. A Local Board Road also runs from north to south along the railway from the old Poona Road at Deur through Koregaon to the Tasgaon Road at Rahimatpur; this road is very poor to the north of Koregaon, and almost non-existent near Palshi, but south of Koregaon it improves and is passable for a motor.

III.—GENERAL ECONOMIC CONDITION.

26. *Markets.*—The local bazars are all except one on the railway—at Targaon, Rahimatpur, Koregaon, Deur and Padli (Satara Road); Pimpoda Budruk on the Wathar-Wai Road has also a small weekly bazar. Rahimatpur is the principal market for the south of the taluka, but for villages further north, Satara itself still occupies a place of importance which does not seem to have been realised at the time of the last report. Even from villages east of the railway the people, if they have more than very small quantities of grain to sell prefer to take it to Satara rather than to Koregaon, Deur or Padli. The explanation given by them is that they are more certain of selling it and that there is less chance of having to bring it home again. If there were any export trade of importance, the merchants would naturally reside at places on the railway rather than at Satara, ten miles away, and the fact that larger quantities of grain are more easily sold at Satara than at Koregaon points to the fact that there is no export trade by rail. Similarly from the north of the taluka, headloads are sold at Pimpoda Budruk or Deur. Larger quantities are taken to Lonand or Wai.

27. There appears to be little difference between the rates offered for grain at Satara and the local markets; I have been told that the rates varied simply according to the quantity brought to the bazar on any particular day. This again would indicate that the grain is sold for local consumption and not for export.

28. *Imports and Exports.*—The available statistics have been discussed in my Man report. As I have shown there is in good years a small export of grain by rail, and it is reasonable to suppose that most of this comes from the taluka of Koregaon both because the railway runs through it and because it is richer than the talukas on the east. Satara City also absorbs about 1,30,000 maunds of grain a year from the surrounding country and a fair proportion of this also comes from Koregaon. Some oil seeds and sugar are also exported from the south of the taluka. Otherwise there is no export or import trade of any significance.

29. *Industries.*—Besides agriculture there are no industries of importance in the taluka. Sheep-breeding occupies a much smaller place than in the eastern taluka, there being only 9,800 sheep in the taluka, as compared with 72,000 in Man and Khatav. Kamblis are not woven.

30. A certain amount of employment is given by carting from the railway to Satara, Wai and Mahabaleshwar, but this is rapidly declining with the advent of motors; there are now nearly 20 per cent. fewer carts in Koregaon than there were in 1891, although in all the eastern talukas carts have increased considerably.

31. There is a large amount of seasonal emigration, but probably not so much as in Man or Khatav. From the estimates made in the villages, I should say that not far short of ten per cent. of the population or about 5,000 persons go elsewhere every year to look for work.

32. The number estimated in the Collector's office in 1921-1922 was 1,000; I consider this to be hopelessly under the mark.

33. *Population.*—The population of Government villages has according to the census figures, declined by nearly 25 per cent. from 76,107 to 57,532 in the last thirty years; the excess of registered deaths over births account for about 16,000 of the decrease; the difference unaccounted for is about 2,800, a lower figure than in the other talukas. This may be due to unrecorded deaths in plague or influenza epidemic. It is more probably due, as elsewhere, to deaths outside the taluka among seasonal emigrants. The fact that the difference is lower than in other talukas in proportion to the number of emigrants is not inconsistent with this, for the fewer the emigrants, the less likely they are to take their children with them, and it is among the children that the greater number of the deaths may be expected to occur. About three-sevenths of the population have been classed as non-agricultural, so that the agricultural members of the community have a considerable market for their produce on the spot.

34. *Schools and Education.*—There are 57 Local Board and Municipal schools for boys and three for girls, with an average attendance of 2,148 boys and 282 girls; three aided schools with an attendance of 34 boys and 7 girls and two unaided, with 55 boys. In 1891 there were 24 Government and 10 private schools with an attendance of 1,126 boys. There is an unceasing clamour for schools in villages which have not got them, and the fact that they have paid local fund cess for so many years without getting their school is often alluded to as a grievance. Even the cultivator however, is able to see when it is explained to him that the annual sum taken as local fund cess in most villages is not enough to provide the pay of one master.

35. *Health.*—The climate of the taluka is normally healthy; the total death-rate calculated on the population of 1891 is 51·87 per thousand, a slightly higher rate than in the eastern talukas. Plague has caused more deaths in proportion to the population than in any of the eastern talukas or Wai; but influenza was much less severe than in any of these talukas except Wai.

IV.—AGRICULTURAL RESOURCES.

36. *Live and Dead Stock.*—Plough cattle have declined from 16,283 to 10,537 in the last thirty years, a loss of 35·28. This loss is heavier than in any of the other talukas; if it is true, as stated in the last report, that cattle used to be bred for sale in the villages along the hills, the additional losses are probably due to the stoppage of this occupation under stress of bad seasons. It does not appear to exist now to any considerable degree. The decline of carting along the Wai and Satara Roads would also partly account for this.

37. There is now one pair of plough cattle to every 26 acres occupied for cultivation. This is exactly the same proportion as in Khatav and Khanapur talukas; but as the soil in Koregaon is heavier, this taluka appears to be actually worse off for cattle than the other two. In spite of this the decline in the actual area cropped is only 9·48 per cent. as compared with 10·68 per cent. in Khatav and 11·68 per cent. in Khanapur.

38. Milch cattle have also decreased more heavily than in the other talukas the percentage of loss being 25·2 per cent.

39. As elsewhere there have been considerable losses of cattle of all kinds since 1915-1916.

40. Young stock, however, are slightly more numerous than at any period of the settlement except 1915-1916 so that given a few good seasons, there is a fair prospect of a rapid recovery.

41. Sheep have declined from 12,036 to 9,821; goats have increased a very little.

42. The number of carts has fallen as explained in a previous paragraph owing to the introduction of motors for traffic from the stations to the larger towns.

43. Ploughs have decreased by 12 per cent., a percentage only exceeded in Wai. One plough now does the work of 103 acres annually instead of 101 as it did in 1891.

44. This figure of 'duty' is surprisingly high, and shows the extent of land that is cropped twice, that is on which a plough can be used at two different seasons.

45. *Water Supply.*—The number of wells used for irrigation has increased by 93 per cent., i.e., it has nearly doubled, and only 19 per cent. of them are out of repair, instead of 27 per cent. as there were at the last settlement. There is now one well to every 74 acres occupied for cultivation.

46. *Distribution of land in holdings.*—According to District Form V, the percentage of holdings of various sizes is as under:—

1—5 acres	..	..	..	58 per cent.
5—15 "	..	..	..	29 "
15—25 "	..	..	..	8·3 "
25—100 "	..	..	..	4·5 "
Over 100 "	..	..	..	·2 "

87 per cent. of the holdings do not exceed 15 acres in extent, as compared with 66 per cent. in Man. Considering however the much richer character of the soil, the limit of the economic holding is probably nearer 5 than 15 acres in this taluka; and if this is true, it is probable that no more people in proportion are unable to support themselves on their land in Koregaon than in Man; the indications in fact are all the other way.

V.—VALUE OF LAND AS ASCERTAINED FROM SALES AND LEASES.

47. *Sales.*—The methods on which statistics of sales have been collected have been explained in my Man report.

48. In Koregaon 196 sales of the first ten years of the settlement have been admitted and 808 of the last ten years. From a comparison of these two periods it appears that the average price of dry crop land has risen by the percentages shown in the margin. The percentage of increase is lower than in the eastern talukas, and about the same as in Wai, corresponding with the extent of seasonal emigration, which provides the capital for the purchase of land.

49. The prices of the last five years are 11·54 per cent. higher than those of the preceding five years.

50. The relation of prices to assessment is as follows:—

MULTIPLES OF ASSESSMENT.

			1912-1916.	1917-1921.	1912-1921.
Whole taluka	..	..	63·5	70·93	67·43
Group I	..	..	64·99	70·49	68·32
" II	..	..	59·98	72·31	65·86

51. It is to be noted again that the percentage of increase during the last five years has been highest in the lower group, from which seasonal emigration is largest.

52. *Leases.*—The statistics of leases of dry crop land in the Appendix are based on 336 approved cases. The average rent of the two groups is 3·57 and 3·43 times the assessment. This represents the net rent, i.e., the rent after allowing for all expenses, but before deducting the assessment. It is the almost invariable practice for the landlord, if he lets his land for a fixed amount either in cash or grain, to pay none of the expenses except the cost of maintaining tals and embankments; leases of lands requiring heavy expenditure on this account have been excluded when discovered, but in Koregaon, they are comparatively rare. In a few exceptional cases the landlord may agree to supply a certain quantity of manure, or the tenant to spend a certain amount on repairing tals; such cases

when discoverable have been excluded. Whether these average rents are expressed in multiples or indices, it is clear that they support a considerable increase in the assessment.

53. Comparing sale prices of the last ten years with rents, I find that the return on capital, *before* deduction of the assessment, is :—

						Per cent.
Group I	..	..	..	..	..	5.06
.. II	..	..	..	..	..	5.31

54. After deducting two-sevenths on account of assessment, the net return on capital is under four per cent., which is higher than in the eastern talukas.

55. *Crop Experiments.*—Only one crop experiment is on record for the taluka. Details are as follows :—

Year.	Crop.	Estimate of crop in acres.	Incidence of assessment on gross outturn.
1899-1900	Rabi Jowari	5	24.05 per cent.

56. The price of jowari was taken as 18½ lbs. to the rupee for the purpose of this experiment; in 1920 it was 7 lbs. to the rupee at which price the incidence would be under 9 per cent.

57. *Prices.*—I have selected the same periods for comparison as in the Man report. The results are as follows :—

Periods of comparison.	Rise per cent.	
	Jowari.	Bajri.
1879-1880 to 1888-1889 and 1912 to 1921	69.59	61.3
1890 to 1899-1900 and 1912 to 1921	51.64	51.98
1890-1891 to 1894-1895 and 1910-1914	54.7	38.9

58. These figures of increase are amply sufficient to support the full permissible increase in the assessment.

59. *Wages.*—From my enquiries it appears that wages are definitely higher in Koregaon than further east, ranging from six to eight annas for a man. Even at these rates, there are complaints that labourers are not available as they go to Bombay. This applies, however, principally to the cold weather.

VI.—REVENUE HISTORY.

60. *Variations in occupied area and Revenue.*—The area of unoccupied Government land was 534 acres at the beginning of the settlement and 743 acres at the end. The difference is trifling.

61. The increase is practically all accounted for by land which has been thrown up in four villages, Pakshi, Padli, Chimangaon and Velu. Most of this land is poor soil, classed at under four annas.

62. *Remissions and Suspensions.*—The famine years from 1899 caused the accumulation of large arrears both suspended and unauthorised. Practically all these were collected by 1903-1904; in that year a wave of contumacy seems to have set in, which is commented on with regard to the neighbouring talukas of Satara and Karad in the Presidency and Administration Report.

63. This may account, to a slight extent, for the large arrears of 1904-1905 and 1905-1906; but the rainfall in those years was also short, and it is probable that if the more generous policy of later days with regard to suspensions had prevailed then, there would have been neither unauthorised arrears nor complaints of contumacy. In 1905-1906 and the five following years a sum of Rs. 37,599 was remitted, the yearly demand being Rs. 1,84,000. Of the sum remitted a large part probably represented the water share of patasthal assessment, remitted in the year in which it fell due but the exact amount of this cannot be ascertained.

64. The remaining arrears and the current demand were all collected by 1911-1912 and since then there have been no unauthorised arrears.

65. As regards years subsequent to 1911-1912 the remissions shown in Appendix 'K' are all on account of the water share of the assessment on pats which did not

flow, remitted by the Collector under Part II of the Remission and Suspension Rules; there have been no unauthorised arrears and though two instalments were suspended in many villages in 1918-1919 and one instalment in the two following years, these have all been recovered. During these three years, moveable property has been distrained on in four cases and land forfeited in one. It may be said therefore that the Remission and Suspension Rules have worked efficiently and that with the relief afforded by them, the revenue has been collected without difficulty.

VII.—GROUPING AND RATES.

66. *Grouping.*—The lease and sale multiples of the two groups of Government villages are :—

Group		Sales.	Leases.
I	.. .. .	68·32	3·57
II	.. .. .	65·86	3·43

67. The remarkable closeness of these figures to one another indicates that there is nothing much wrong with the grouping, and as regards Government villages, I have no changes to propose.

68. Of the nine Inam villages of which the settlement is to be revised, seven have been hitherto placed in the first group and two (Sonka and Jaigaon) in the second. Four of the former lie between the two groups of Government villages, and produce remarkably low statistics of rents and sales; they are as follows :—

	Sales.		Leases.		
	Multiple.	Cases.	Multiple.	Index.	Cases.
Bichukla	48·66	22	1·66	2·14	11
Sendurjana	34·6	5	1·73	3·0	6
Chanchli	58·08	8	1·87	3·4	2
Shiramba	54·62	21	2·45	4·5	1

69. The figures for the first three villages are based on a sufficiently wide number of cases, and indicate that they should be grouped with the villages to the east of them rather than with those to the west; I propose, therefore, to reduce them to the second group. The sale multiple of Shiramba is based on a large number of cases, and is low; the lease index is high but is drawn from a single case and is therefore, by itself, doubtful, but it is almost exactly the same as that of the adjoining village of Eksal which is based on a large number of leases and may be taken as correct. The village also lies well away from the eastern hills and is connected by a short stretch of good road with Koregaon. Considering all the circumstances I conclude that Shiramba should be left where it is with the first group. The settlement which is now to be made in Sap is original. The Government land in the village was rated at the last settlement at Rs. 3-8-0 with the first group. The village lies between the first and second Government groups; most of the land is at a fair distance from the eastern hills and it is connected by a short road with the market and station of Rahimatpur. I propose that the whole village should receive the maximum rate of the first group. This will result in an increase of 12·03 per cent.

70. There are no reasons for altering the grouping of the other inam villages.

71. *Rates.*—(a) *Dry crop.*—As I have already shown the prices of produce justify the full increase of 33 per cent. in the maximum rates. The indices of the two groups are Rs. 6-4-0 and Rs. 5-2-0; and these also show that they are well able to bear this increase. I propose therefore that the new dry crop rate for the first group should be Rs. 4-10-0 and for the second Rs. 4-0-0.

72. (b) *Rice.*—There are 78 acres of rice land in the taluka, assessed under a uniform rate of Rs. 9. I propose that this rate should be raised by 33 per cent. to Rs. 12. No statistics are available.

73. (c) *Patasthal.*—I propose to deal with patasthal in the manner explained in my Man report; that is to raise the water share by 33 per cent. and the soil share according to the dry-crop rate approved for the group.

74. There are 325 assessed pats in the taluka and all but four of these have been inspected. My classification of them, as explained in the Man report, would be

A	.. .. .	183
B	.. .. .	115
C	.. .. .	20

To be struck off 2.

75. If my alternative proposal is preferred to class pats according to the probable frequency of their flowing and to assess them accordingly, abolishing seasonal remissions, the result to Government in this taluka would be a net gain of Rs. 58 in the water share and remissions would be given only in years of scarcity and famine. Under my first proposal the total water share will be increased by Rs. 4,915, but this will be affected by the fact that the water share will be liable to be remitted in any years on any pat which does not flow. Seasonal remissions during the last two years, since useless pats were struck off, have averaged Rs. 11,341.

76. I append a list of the two pats on which I propose to remit the water share of the assessment permanently.

77. *Financial effect.*—If the above proposals are accepted, the effect will be to increase the assessment of the first Group by 32·26 per cent. of the second Group by 33·27 per cent. and of the whole taluka by 32·51 per cent.

78. *Guarantee.*—If the rates now proposed are approved, I propose that they should be guaranteed for thirty years.

I have the honour to be,

Sir,

Your most obedient servant,

M. WEBB,

Settlement Officer, Satara.

APPENDIX A.

Rainfall recorded at Koregaon, district Salara.

Year.	Early rain (1st January to 10th April).		Antemonsoon (11th April to 4th June).		Monsoon Kharif (5th June to 14th August).		Monsoon Rabi (15th August to 21st October).		Late rains (22nd October to 31st December).		Total		Remarks.
	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	
	Inches.	No.	Inches.	No.	Inches.	No.	Inches.	No.	Inches.	No.	Inches.	No.	
1890	2.10	2	2.81	5	14.12	41	3.00	9	4.28	4	26.31	61	
1891	0.44	1	0.50	3	12.03	30	5.70	11	0.01	..	18.77	45	
1892	0.26	1	5.13	9	13.10	31	13.86	24	7.18	0	44.63	74	
1893	..	..	5.31	11	13.77	29	8.23	17	0.15	1	27.46	58	
1894	1.56	4	1.47	3	16.43	33	10.77	15	1.55	6	31.78	61	
1895	..	..	0.21	1	12.56	30	16.13	21	3.23	4	32.15	65	
1896	2.62	3	4.78	9	23.83	44	4.51	9	0.90	1	36.54	66	
1897	0.07	..	1.86	6	16.16	36	14.01	22	0.80	2	32.80	60	
1898	0.64	2	1.73	6	14.62	41	9.66	13	0.08	..	26.88	62	
1899	0.30	1	0.63	1	5.98	20	9.13	12	0.14	1	16.18	35	
1900	0.13	1	2.06	4	23.62	35	1.88	5	0.44	2	27.13	47	
1901	1.32	4	0.97	9	12.74	32	8.87	12	1.27	1	32.07	58	
1902	1.25	1	3.65	3	12.07	27	6.34	20	2.60	8	25.91	59	
1903	..	..	4.19	7	16.35	35	3.17	18	0.66	3	23.37	63	
1904	..	..	2.19	5	5.87	14	11.63	16	0.08	..	19.94	36	
1905	..	..	1.29	2	10.45	30	4.29	12	1.06	3	17.00	47	
1906	0.32	1	..	..	6.74	20	11.84	21	1.50	4	20.40	46	
1907	1.37	2	2.70	6	22.45	38	3.40	17	0.30	1	35.31	64	
1908	..	..	1.54	3	13.14	38	10.41	15	0.30	2	30.39	56	
1909	0.20	1	7.30	7	12.64	32	10.28	9	..	..	30.82	49	
1910	..	..	1.42	2	15.25	30	10.68	16	2.08	4	29.33	62	
1911	..	..	1.00	1	10.24	21	2.65	9	1.42	4	15.21	35	
1912	0.25	1	2.79	5	20.01	25	8.93	12	3.97	4	35.95	47	
1913	..	..	4.64	6	17.74	36	2.40	3	0.14	1	24.92	51	
1914	..	..	..	..	26.87	34	6.88	14	0.77	2	32.87	50	
1915	0.22	1	1.03	3	22.62	30	0.62	15	1.82	4	36.31	58	
1916	0.34	2	4.00	9	12.87	29	3.87	10	3.15	3	32.23	63	
1917	2.03	3	2.82	7	9.49	22	10.08	27	5.29	3	30.61	67	
1918	0.26	2	4.88	9	2.85	7	3.04	10	2.07	3	13.10	31	
1919	..	..	1.34	4	10.37	24	10.47	12	0.48	2	22.66	48	
1920	1.08	2	3.64	7	12.64	29	7.59	11	..	..	24.85	49	
1921	0.35	2	1.23	5	14.30	33	3.81	16	0.75	4	20.44	65	
Total	17.83	38	85.24	157	462.02	670	232.40	470	51.51	96	879.00	1731	
Average of 32 years	0.56	1	2.65	5	14.44	30	8.20	15	1.61	3	27.46	54	

APPENDIX

Details of cultivation and crops in the villages

Number of villages.	Cultivated and uncultivated area.										1 Cereals						
	1 Gross cropped area.	2 Deduct twice cropped.	3 Deduct crops in unassessed land.	4 Net assessed cropped area.	5 Fallows.	6 Total area occupied for cultivation.	7 Uncultivable waste included and unassessed.	8 Net available for cultivation.		9 Gross area.	12 Rice.	13 Wheat.	14 Barley.	15 Jowar.	16 Bajri.	17 Ragi.	18 Maize.
								9 Forest.	10 Others including uncultivable.								
<i>Group No. I.</i>																	
38	95,187	10,493	..	84,754	460	85,234	858	10,750	11,256	1,07,609	204	2,104	169	99,881	19,058	2	120
<i>Group No. II.</i>																	
21	53,518	2,922	..	51,196	1,248	52,439	1,089	16,068	7,186	76,736	60	818	102	12,444	12,400	0	135
Total	1,48,705	12,765	..	1,35,950	1,728	1,37,678	1,441	26,827	18,398	1,84,334	264	2,807	265	42,325	31,464	11	255
Percentage of gross cropped area	..	..	..	..	..	..	..	..	..	..	2 per cent.	2 per cent.	2 per cent.	28.5 per cent.	21.2	0.07	2 per cent.

B.
of the Koregaon Taluka of the Satara Collectorate.

Crops. (N.B.—All heads are optional.)

H Pulses.			Oil Seeds.						Condiments and Spices.	Sugars.		Fibres.		Dyes.	Drugs and Narcotics.			Fodder.	Fruity and vegetables including root crops.	Memoranda.
Gram.	Other cereals and pulses.	Total.	Linseed.	Til.	Rape and Mustard.	Groundnuts.	Others.	Total.		Cane.	Palm trees.	Cotton.	Others.		Tobacco.	Others.	Total.			
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
4,500	9,290	65,510	1,565	29	..	2,537	2,703	6,774	827	182	..	1	889	..	42	10	51	20,502	800	
1,387	5,809	32,959	382	1	..	1,017	2,083	8,488	245	87	..	..	172	..	34	108	142	13,405	1,025	
5,977	15,099	93,469	1,887	30	..	3,554	4,780	10,237	1,072	269	..	1	681	..	76	118	194	35,987	1,915	
4.01 p. c.	10.2 per cent.	66.2 per cent.	1.3 per cent.	.02 per cent.	..	4 per cent.	3.2 per cent.	6.9 per cent.	7 per cent.	2 per cent.	..	..	4 per cent.	..	.05 per cent.	.08 p. c.	13 per cent.	24.2 per cent.	1.3 per cent.	

APPENDIX D.

Agricultural Stock of the Khalsa Government villages in the Koregaon Taluka.

Number of villages.	Cattle.										Total.	
	For plough.		For breeding.		For other purposes.		Milk cattle.		Young stock.*			
	Oxen.	He Buffaloes.	Bulls.	Bull Buffaloes.	Oxen.	He Buffaloes.	Cows.	She Buffaloes.	Calves.	Buffaloes calves.		
1	2	3	4	5	6	7	8	9	10	11	12	
<i>1890-91.</i>												
59	16,283	181	..	..	..	..	10,897	4,658	5,431	2,478	....
<i>1900-01.</i>												
59	10,850	41	..	..	..	..	7,041	3,920	5,448	2,298	....
<i>1915-16.</i>												
59	12,486	40	..	..	..	..	9,841	5,189	6,469	3,507	....
<i>1919-20.</i>												
38	6,316	13	2	8	104	10	4,378	2,532	3,371	1,498	29,510	
(Group No. I).												
21	4,221	8	10	10	9	4	3,129	1,218	2,026	838	11,471	
(Group No. II).												
Total 1919-20	10,537	19	12	18	113	14	7,507	3,760	5,397	2,334	31,981	
Settled in 25 m villages.	1,164	195	1	1	15	5	792	517	513	374	3,577	
1 Unsettled Inam village.	150	80	..	..	25	3	85	80	39	35	417

Number of villages.	Horses and Ponies (including foals).	Sheep.	Goats.	Plough.		Carts.		Cropped land per pair of plough cattle.	
				Small.	Large (i.e., of over 2 cattle).	For Passengers.	For produce and goods.		
				13	14	15	16		17	18	19	20
<i>1890-91.</i>									
59	....	12,308	....	....	....	....	....	....
<i>1900-01.</i>									
59	....	8,833	....	....	....	....	....	....
<i>1915-16.</i>									
59	....	10,684	....	....	....	....	....	....
<i>1919-20.</i>									
38	190	6,098	3,095	36	591	236	849	..	
(Group No. I).									
21	119	3,722	1,802	34	382	107	339	....
(Group No. II).									
Total 1919-20	309	9,821	5,890	120	973	343	1,188	29	
Settled in 25 m villages.	10	1,227	989	46	82	24	207		
1 Unsettled Inam village.	1	60	40	5	20	10	20		

*Note.—Animals are reckoned as calves up to the time they commence work, if male, or are mature for breeding, if female.

APPENDIX E.

Shops, Industries, etc., in the villages of the Koregaon Taluka, Satara.

Liquor shops.	Hand industries.					Mechanical power.		
	Oil presses.	Cotton looms.	Woollen looms.	Silk looms.	Gins.	Gins.	Rice husking machine.	Cotton presses.
3	119	127	....	..	..	..	....	..

APPENDIX F.

Wells Bhudkis, Tanks and other sources of Water supply in the 59 Government villages of the Korigaon Taluka of the Satara Collectorate for the year 1912-13.

Group.	No. of villages.	Wells, Bhudkis and the like.								Tanks.			
		For irrigation.		For drinking supply of human beings but not for irrigation.		For cattle and washing and other purposes but not for irrigation or drinking supply of human beings.		In disuse.		For irrigation.		For drinking supply of human beings solely.	
		Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.	Fallen in or in dis-repair.	Other causes.	Pakka.	Kacha.	Pakka.	Kacha.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
I ..	34	659	361	314	20	2	5	269	30	..	..	3	4
II ..	21	471	349	85	11	1	..	116	11	..	..	..	..
	59	1,130	710	399	40	3	5	385	41	..	..	3	4
Settled inam villages.	9	154	57	42	3	4	1	7	15	3	..	..	..
Unsettled inam village.	1	31	6	0	..	..	..	0	1	1	..	..	..

Group.	For cattle and washing and other purposes but not for irrigation or drinking supply of human beings.	In disuse.	For irrigation.	For drinking supply of human beings solely.	For cattle and washing and other purposes but not for irrigation or drinking of human beings.	In disuse.	Remarks.	Pakka.	Kacha.	Fallen in or in dis-repair.	Other causes.	
								15	16	17	18	19	20	21	22	23	24	25	26	27
I	1	1	305	3	..	..	..	3	..
II	251	3	..	..	..	..	..
	1	1	556	6	..	..	..	3	..
Settled inam villages.	30	..	..	..	..	..
Unsettled inam village.

Abstract of Appendix F.

District.	Details.	Well, Bhudkis and the like.		Tanks.		Other sources.	
		Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.
1	2	3	4	5	6	7	8
	For irrigation ..	1,130	710	..	..	1	556
	For drinking supply of human beings but not for irrigation ..	399	40	3	4	6	..
	For cattle and washing and other purposes, etc. ..	3	5	..	..	..	..
	In disuse ..	..	416	..	1	..	3
	Total ..	1,532	1,171	3	5	7	559
	Total recorded at the previous settlements ..	1,534	..	No record.			
	Out of repair ..	334	..	..	..	..	..

APPENDIX G¹.

Selling value of Dry Crop lands in the villages of the Koregaon Taluka.

N.B.—Only sales during the last 10 years have been included.

Serial No. in Appendix L.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by price.	Remarks
		A. g.	Rs. a. p.	Rs. a. p.		
<i>Group I.</i>						
1	Ambavdas Vagholi ..	8 16	22 10 0	2,620 0 0	115.82	7 cases.
2	Asangaon ..	50 7	55 14 0	4,085 0 0	83.49	13 "
3	Banavdi ..	88 33	90 14 0	8,035 0 0	88.42	23 "
4	Bhaktavdi ..	.....	.....	.....	.....	.....
5	Bhosa ..	99 26	112 15 0	4,200 0 0	37.19	14 cases.
6	Borgaon ..	25 5	78 4 0	5,450 0 0	69.84	5 "
7	Dahigaon ..	16 5	57 13 8	6,430 0 0	111.16	13 "
9	Dhumalvadi ..	21 28	27 15 0	1,749 0 0	62.62	6 "
12	Jalgaon ..	3 15	7 11 0	300 0 0	39.06	3 "
13	Jamb Budruk ..	11 13	23 3 6	2,778 0 0	119.08	11 "
15	Karanjkop ..	30 30	46 9 0	5,215 0 0	111.79	14 "
16	Khed ..	66 7	70 6 0	6,092 0 0	86.57	34 "
17	Kiroli ..	65 8	229 13 8	12,112 7 0	52.69	25 "
18	Kolavdi ..	18 2	20 7 0	1,310 0 0	64.12	6 "
19	Koregaon ..	281 28	440 12 2	23,408 0 0	53.10	64 "
21	Padli ..	92 9	188 13 0	10,546 0 0	55.85	30 "
22	Palsi ..	44 31	43 12 0	1,610 0 0	36.8	12 "
23	Partavdi ..	38 20	37 8 0	2,075 0 0	56.86	13 "
24	Pimpoda Budruk ..	245 20	276 10 0	19,288 0 0	69.72	43 "
25	Pimpoda Khurd ..	39 16	85 12 9	7,368 0 0	85.88	21 "
26	Rahimatpur ..	28 20	60 8 6	5,785 0 0	95.77	16 "
27	Revdi ..	20 29	46 6 0	4,774 0 0	102.95	7 "
29	Sarli ..	46 0	85 12 0	4,301 8 0	51.21	19 "
30	Tadavla, S. Koregaon..	106 31	319 13 6	21,974 0 0	88.7	34 "
31	Tadavla, S. Vagholi ..	22 37	84 7 0	7,610 0 0	90.01	10 "
33	Taliye ..	64 14	57 8 0	4,890 0 0	86.78	14 "
34	Tandulvadi ..	8 1	24 7 6	3,175 0 0	129.8	4 "
35	Targaon ..	63 34	175 3 10	19,500 0 0	111.27	37 "
36	Tripudi ..	32 12	59 9 0	4,250 0 0	71.35	10 "
37	Vagholi ..	.....	.....	.....	.....	.....
38	Wathar ..	108 4	286 4 0	14,299 0 0	49.95	29 cases.
Total of Government villages ..		1,742 15	3,117 6 9	2,11,989 15 0	68.32	532 "
<i>Inam villages.</i>						
	Deur ..	68 30	158 12 0	10,640 0 0	67.02	29 cases.
	Kumta ..	141 17	417 5 0	44,925 0 0	107.65	79 "
	Manglapur ..	22 25	66 3 6	6,200 0 0	93.84	8 "
	Shiramba ..	34 10	78 2 6	4,268 15 0	54.62	21 "
Total all villages ..		1,979 17	3,837 13 9	2,72,823 14 0	71.08	
Average ..		46 7	89 6 7	6,383 5 6	....	....
<i>Group II.</i>						
39	Ambheri ..	21 28	27 11 0	1,900 0 0	68.56	6 cases.
40	Apsinga ..	32 38	18 15 6	1,209 0 0	63.76	8 "
42	Bhadla ..	258 9	167 9 6	11,375 0 0	67.87	45 "
43	Borjaivadi ..	56 31	44 12 0	2,515 0 0	56.2	13 "
44	Chavneswar ..	.....	.....	.....	.....	.....
45	Chimangaon ..	29 15	35 4 0	4,125 0 0	116.92	7 cases.
47	Hivra ..	107 14	74 2 6	3,378 0 0	46.58	23 "
48	Jamb Khurd ..	107 0	113 9 0	5,940 0 0	52.30	17 "
49	Kanherkhed ..	63 2	81 8 0	5,675 0 0	69.53	19 "
51	Naigaon ..	39 32	37 6 0	1,500 0 0	42.81	5 "
52	Nandvel ..	78 2	78 6 8	6,320 0 0	80.60	21 "
53	Nhavi Budruk ..	76 12	79 2 9	3,509 0 0	44.32	16 "
54	Nhavi Khurd ..	71 34	79 12 0	3,705 0 0	46.45	9 "
55	Randulabad ..	20 6	24 13 6	2,093 0 0	84.25	14 "
56	Rui ..	78 5	66 13 5	5,583 15 0	83.55	20 "
57	Solsi ..	74 31	54 4 0	6,180 0 0	113.91	18 "
58	Velu ..	70 29	50 5 0	4,360 0 0	66.66	13 "
59	Vikhia ..	96 3	100 4 6	5,381 0 0	53.65	23 "
Total of Government villages ..		1,280 11	1,134 11 10	74,738 15 0	65.86	276 "

APPENDIX G¹—*contd.*

Serial No. in Appen- dix L.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by price.	Remarks.
		A. g.	Rs. a. p.	Rs. a. p.		
	<i>Inam villages.</i>					
	Bichukla	78 8	125 7 6	6,104 0 0	48.66	22 cases.
	Chancli	34 29	64 8 4	3,740 0 0	58.08	8 "
	Shendurjana	48 27	40 12 0	14 10 0	34.6	5 "
	Sonka	14 28	39 11 0	4,260 0 0	107.35	11 "
	Jaigaon	7 4	7 5 6	660 0 0	89.91	
	Total all villages	1,403 25	1,412 4 10	86,513 9 0	61.25	
	Average	58 10	56 3 2	3,434 2 2	.....

M. WEBB,
Settlement Officer, Satara.

APPENDIX G².

Selling value of Patasthal lands in the villages of the Koregaon Taluka.

Serial No. in Appendix L.	Name of village.	Area of land sold.	Assessment.	Sale price.	Multiple of the assessment represented by price.	Remarks.
		A. g.	Ra. s. p.	Ra. s. p.		
<i>Group I.</i>						
1	Ambavda S. Vagholi ..	1 14	2 8 0	395 0 0	117.21	2 cases.
2	Asangaon ..	1 37	4 0 0	200 0 0	50.	1 case.
3	Banavdi ..	6 34	25 9 0	3,250 0 0	127.15	8 cases.
5	Bhosa ..	4 38	30 10 0	1,990 0 0	64.66	10 "
6	Borgaon ..	20 37	87 8 6	4,825 0 0	55.12	13 "
7	Dahigaon ..	2 4	13 5 0	1,225 0 0	92.02	1 case.
13	Jam Budruk ..	2 14	10 10 0	3,200 0 0	234.94	3 cases.
15	Karaj Khop ..	3 1	19 2 0	1,975 0 0	103.29	5 "
17	Kiroli ..	2 13	14 0 0	1,200 0 0	85.71	2 "
24	Pimpoda Budruk ..	8 4½	44 15 0	3,495 0 0	77.78	21 "
25	Pimpoda Khurd ..	17 7	86 4 6	7,373 0 0	85.45	18 "
26	Rahimatpur ..	3 12	11 0 0	700 0 0	63.63	2 "
29	Surli ..	2 22	19 15 0	2,050 0 0	102.82	4 "
30	Tadavia S. Koregaon ..	17 17	75 4 0	5,235 0 0	69.55	5 "
33	Taliye ..	2 30	13 14 0	1,485 0 0	107.06	6 "
35	Targaon ..	8 27	57 11 6	4,966 15 0	86.06	10 "
	Total of Government villages ..	105 31½	517 2 6	43,554 15 0	82.24	
<i>Inam villages.</i>						
	Kumtha ..	1 8	9 12 8	870 0 0	88.95	5 cases.
	Siramba ..	3 11	15 5 6	950 0 0	61.92	7 "
	Total of inam villages.	4 19	25 2 0	1,820 0 0	72.41	
	Total of Group I ..	110 10½	542 4 6	45,374 15 0	83.67	
	Average per acre ..	....	4 14 5	410 9 4	....
<i>Group II.</i>						
40	Apsinga ..	2 9	13 10 6	1,850 0 0	135.47	4 cases.
42	Bhadla ..	4 25	16 1 6	900 0 0	55.93	3 "
43	Borjaiwadi ..	2 31	12 13 0	1,521 0 0	118.73	9 "
49	Kaner Khurd ..	0 39	2 8 0	100 0 0	(40.)	1 case.
52	Nandval ..	2 17	15 3 0	1,525 0 0	100.46	4 cases.
58	Velu ..	23 25	14 5 0	800 0 0	(55.90)	2 "
59	Vikhala ..	2 2	10 15 0	695 0 0	81.87	4 "
55	Randaisbad ..	3 25	6 13 6	690 0 0	(100.87)	2 "
	Total of Government villages ..	42 13	92 5 6	8,281 0 0	90.	
<i>Inam villages.</i>						
	Sendurjana ..	2 5	15 6 0	800 0 0	52.03	3 cases.
	Chanchli ..	0 22	5 15 0	280 0 0	47.21	2 "
	Bichukla ..	0 39	1 4 0	100 0 0	80.	1 case.
	Jaigaon ..	0 12	1 12 0	200 0 0	114.128	
	Total of Inam villages.	3 38	23 12 0	1,380 0 0	58.1	
	Total of Group II ..	46 11	116 1 6	9,661 0 0	83.21	
	Average per acre ..	....	2 8 0	205 10 9	....

M. WEBB,
Settlement Officer, Satara.

APPENDIX H¹.

Leases of Dry-crop lands in the villages of the Koregaon Taluka, Satara District.

Serial No. in Appendix L.	Name of village.	Area of land leased.	Assessment.	Rents.	Multiple assessment represented by the rent.	Index.	Remarks.
	<i>Group I.</i>	A. G.	Rs. a. p.	Rs. a. p.		Rs. a.	
1	Ambavda S. Vagholi ..	1 14	4 2 0	54 13 0	(13.31)	(23 4)	1 case, 1 year.
2	Asangaon ..	28 15	34 9 0	112 0 0	3.24	5 11	4 cases.
3	Banavdi ..	27 25	21 2 0	31 8 0	1.48	2 9	3 ..
4	Bhaktavdi ..	5 24	13 0 0	92 0 0	(7.07)	(12 5)	2 ..
5	Bhosa ..	10 0	28 15 0	75 0 0	2.59	4 8	3 ..
6	Borgaon ..	26 8	50 4 6	114 9 0	2.27	3 15	5 ..
7	Dahigaon ..	20 12	56 0 0	157 0 0	2.8	4 14	2 ..
8	Dhamner ..	112 30	289 2 0	1,252 12 9	4.33	7 9	36 .. High figure due to a number of leases by Nasir.
9	Dhumalvadi ..	22 10	36 0 6	87 6 5	1.87	9 4	3 cases.
10	Dughi ..	34 35	105 6 0	221 0 0	2.09	3 10	8 ..
11	Eksal ..	25 11	94 5 4	236 0 0	2.51	4 6	9 ..
12	Jalgaon ..	2 24	9 0 0	34 0 0	(3.77)	6 9	1 case.
14	Kathapur ..	102 34	301 0 0	975 10 0	3.15	5 9	18 cases.
15	Karanjkop ..	48 31	101 6 0	325 0 0	3.2	5 9	8 ..
16	Khed ..	47 12	116 8 0	349 0 0	2.99	5 4	8 ..
18	Kolavdi ..	6 3	7 0 0	17 11 4	2.52	4 7	2 ..
19	Koregaon ..		464 15	2,042 11 8	4.47	7 12	42 .. Area not recorded through oversight.
20	Lhasurna ..	58 14	138 9 0	543 13 4	3.92	6 13	12 cases.
21	Padli ..	4 23	7 3 0	17 0 0	(2.36)	(4 2)	2 ..
23	Partavdi ..	29 6	20 11 0	73 0 0	3.53	6 3	5 ..
24	Pimpoda Bk. ..	28 21	71 12 0	246 0 0	3.42	6 0	5 ..
25	Pimpoda Kd. ..	21 31	70 14 0	280 0 0	3.95	6 15	6 ..
26	Rahimatpur ..	67 12	171 15 6	693 0 0	4.08	7 2	8 ..
27	Revdi ..	31 36	47 1 6	175 0 0	3.71	6 7	4 ..
28	Sasurva ..	23 0	41 3 3	145 0 0	3.51	6 2	6 ..
29	Surli ..	23 31	73 15 6	290 0 0	2.78	4 14	4 ..
30	Tadavla S. Koregaon ..	20 35	85 6 0	369 11 7	4.33	7 9	0 ..
31	Tadavla S. Vagholi ..	20 16	23 15 0	60 0 0	(2.5)	(3 12)	1 case.
33	Taliye ..	41 35	63 8 0	169 10 8	2.67	4 10	5 cases.
34	Tandulvadi ..	59 18	108 9 6	330 0 0	3.03	5 5	11 ..
35	Targaon ..	140 5	126 1 6	564 0 0	4.47	7 13	15 ..
36	Triputi ..	6 23	9 0 0	34 0 0	(3.77)	(6 9)	1 case.
38	Wathar ..	12 20	47 0 0	94 0 0	2.	3 8	2 cases.
Total of Government villages ..			2,839 8 3	10,158 5 9	3.57	6 4	
<i>Inam villages.</i>							
	Kumtha ..	93 25	271 14 6	1,579 9 7	5.8	..	27 cases.
	Shiramba ..	3 6	11 0 0	27 0 0	(2.45)	(4 5)	1 case.
	Mangalpur ..	31 39	109 6 0	366 12 0	3.35	5 14	7 cases.
	Deur ..	60 26	159 2 6	371 2 0	2.33	4 1	7 ..
Total of Inam villages ..		189 16	551 7 0	2,344 7 7	4.25	7 7	
Total of group I ..			3,390 15 3	12,502 13 4	3.68	6 7	
Average per acre omitting Koregaon ..			2 6 9	8 14 4			
<i>Group II.</i>							
40	Apsinga ..	55 10	64 13 3	291 0 0	4.48	6 12	6 cases. Put up by a number of resident native Officers.
42	Bhadla ..	87 6	49 1 6	133 0 0	2.71	(4 1)	7 cases.
43	Borjaivadi ..	14 0	5 13 0	6 0 0	(1.03)	1 8	1 case.
45	Chimangaon ..	68 24	53 15 6	273 0 0	5.06	7 9	9 cases.
46	Ekamba ..	45 30	50 15 7	208 0 0	4.04	6 1	6 ..
47	Hivra ..	20 4	12 0 0	14 15 0	(1.24)	..	2 ..
49	Kanerkhed ..	39 25	78 13 6	145 0 0	1.88	2 13	5 ..
51	Naigaon ..	13 15	15 0 0	25 0 0	(1.66)	(2 7)	1 case.
52	Nandval ..	60 23	37 3 0	60 0 0	(1.61)	(2 6)	1 ..

APPENDIX H₂—contd.

Serial No. in Appendix L.	Name of village.	Area of land leased.	Assesment.	Rents.	Multiple assessment represented by the rent.	Index.	Remarks.
54	Nhavi Kd. ..	50 20	49 2 0	157 5 8	3.2	4 13	3 cases.
55	Randulabad ..	13 29	18 0 0	50 0 0	(2.77)	(4 2)	1 case.
56	Rui ..	52 39	98 8 0	472 3 4	4.79	7 3	14 cases.
57	Solsi ..	17 4	16 2 0	52 0 0	3.22	(4 13)	2 "
58	Velu ..	8 18	11 7 0	33 0 0	2.88	(4 5)	2 "
59	Vikhala ..	44 33	27 13 6	100 0 0	(3.59)	(5 6)	2 " , 1 inam.
Total of Government villages ..		582 2	586 11 10	2,018 8 0	3.43	5 2	
Inam villages.							
	Bichukla ..	75 11	96 10 6	161 3 6	1.66	2 14	11 cases.
	Chanchli ..	14 16	61 7 0	115 0 0	1.87	3 3	2 "
	Sendurjana ..	66 32	130 8 4	226 4 0	1.73	3 0	6 "
	Sonka ..	14 21	28 7 6	60 12 2	2.13	3 3	3 "
Total of Inam villages ..		171 0	317 1 4	563 3 8	1.77	2 10	
Total of group II ..		753 2	903 13	22,581 11 8	2.85	4 4	
Average per acre ..			1 3 2	3 6 10			

APPENDIX H².*Leases of Patasthal lands in the villages of the Koregaon Taluka.*

Serial No. in Appendix L.	Name of village.	Area of land leased.	Assessment.	Renta.	Multiple of rent represented by the assessment.	Remarks.
<i>Group I.</i>						
3	Banavdi	1 8	7 0 0	15 3 2	2.17	1 case.
5	Bhosa	5 18	21 0 0	75 0 0	3.57	1 "
15	Karanjkhop	0 17	2 8 0	15 0 0	6	1 "
19	Koregaon	4 0	31 13 4	128 0 0	4.02	4 cases.
24	Pimpoda Budruk	1 9	4 6 6	33 0 0	7.5	4 "
25	Pimpoda Khurd	4 24	28 11 0	136 14 9	4.77	3 "
33	Taliye	2 26	14 2 0	77 0 0	5.45	2 "
34	Tandulvadi	1 34	8 0 0	25 5 4	4.22	1 case.
35	Targaon	8 28	30 8 0	165 0 0	5.41	3 cases.
	Total of Government villages ..	30 0	146 0 10	670 7 3	4.59	
<i>Inam villages.</i>						
	Kumtha	7 31	47 1 0	278 8 0	5.91	5 cases.
	Shiramba	1 4	6 1 0	21 0 0	3.46	
	Total of Inam villages ..	8 35	53 2 0	299 8 0	5.64	
	Total of group I ..	38 35	199 2 10	969 15 3	..	
	Average per acre ..	..	5 1 9	24 13 10	4.87	
<i>Group II.</i>						
43	Borjaiwadi	4 17	2 13 0	27 0 0	9.6	1 case.
45	Chimangaon	2 33	7 9 0	65 0 0	8.59	2 cases.
51	Naigaon	2 39	10 8 0	45 0 0	4.28	1 case.
52	Nandval	5 19	29 14 6	162 0 0	5.41	4 cases.
54	Nhavi Khurd	19 32	17 8 0	43 0 0	2.45	2 "
55	Randulabad	2 29	5 7 0	48 15 1	(9.01)	2 " ; rent in kind.
57	Solsi	18 30	30 0 0	114 0 0	3.8	3 "
58	Velu	6 6	18 14 0	93 0 0	4.92	3 "
	Total of Government villages ..	53 5	122 9 6	597 15 1	4.86	
<i>Inam villages</i>						
	Chanchli	0 13	3 13 0	13 0 0	3.14	1 case.
	Biohukla	0 12	2 5 0	9 7 0	4.08	2 cases.
	Sonka	0 30	8 0 0	16 0 0	2	2 "
	Total of Inam villages ..	1 15	14 2 0	37 7 0	2.64	
	Total of group II ..	54 20	136 11 6	635 6 1	4.63	
	Average per acre ..	..	2 8 6	11 12 3	..	

APPENDIX I.

Prices prevalent in the Korogon Taluka from 1889-90 to 1920.

Years.	Seers of 80 Tolae and Chhataks of 5 Tolae.					Remarks.
	Jowari.	Bajri.	Rice Cleaned.	Turdal.	Kulith.	
	2	3	4	5	6	
	S. Ch.	S. Ch.	S. Ch.	S. Ch.	S. Ch.	
Financial year—						
1888-89 ..	..	..	..	12 5	19 0	
1889-90 ..	13 7	14 1	8 15	11 10	20 2	
1890-91 ..	17 7	17 3	10 1	13 10	21 1	
1891-92 ..	10 9	18 6	9 14	13 7	21 15	
1892-93 ..	13 14	14 13	8 13	10 6	17 7	
1893-94 ..	14 4	16 1	9 3	11 4	24 5	
1894-95 ..	17 0	17 5	9 3	12 10	25 8	
Calendar year—						
1895 ..	17 13	17 14	9 9	11 7	26 13	
1896 ..	14 11	14 14	9 10	12 4	27 13	
1897 ..	8 12	8 10	7 2	7 5	12 8	
1898 ..	13 13	13 4	8 15	11 9	14 12	
1899 ..	14 12	14 9	9 4	10 12	11 10	
1900 ..	8 7	8 12	7 3	6 7	10 11	
1901 ..	12 9	13 11	9 15	7 5	13 3	
1902 ..	17 6	17 12	10 7	11 9	18 2	
1903 ..	25 11	24 13	10 13	13 2	33 9	
1904 ..	21 9	21 13	11 0	13 15	33 12	
1905 ..	15 9	15 13	9 1	11 15	25 10	
1906 ..	9 13	11 14	7 10	7 12	12 2	
1907 ..	15 5	16 1	7 13	9 1	15 2	
1908 ..	11 9	11 2	6 13	7 3	13 11	
1909 ..	13 11	13 11	7 4	7 12	..	
1910 ..	14 3	14 3	7 8	10 8	..	
1911 ..	13 7	12 15	7 12	12 10	..	
1912 ..	9 10	9 5	6 12	8 2	..	
1913 ..	12 5	10 14	6 12	9 1	..	
1914 ..	11 8	10 9	2 7	8 3	..	
1915 ..	13 12	12 1	8 1	6 3	..	
1916 ..	14 11	13 8	7 1	8 5	..	
1917 ..	11 13	10 15	7 2	7 12	..	
1918 ..	6 2	6 3	5 0	5 12	..	
1919 ..	4 4	5 12	5 1	3 8	..	
1920 ..	7 0	7 9	4 10	3 15	..	

APPENDIX K.

Collection of Assessment on Government land in the villages of Koregaon Taluka.

Year.	Demand.	Remissions.	Outstandings.		Remarks.
			Authorised.	Unauthorised.	
<i>Group I—38 villages.</i>	Rs.	Rs.	Rs.	Rs.	
1892-93	1,20,857	11,705	} Settlement Remissions.
1893-94	1,20,854	12,476	....	....
1894-95	1,32,756	2,862	....	60
1895-96	1,32,854	2,831	....	....
1896-97	1,35,693	954	....	2,783
1897-98	1,35,903	913	....	378
1898-99	1,35,902	1	430	564	
1899-1900	....	....	19,652	12,438
1900-01	1,35,950	....	33,862	34,924
1901-02	1,35,976	....	6,874	5,321
1902-03	1,36,984	1	24	3,984	
1903-04	1,36,044	1	32	3,719	
1904-05	1,35,992	127	1,945	45,527	
1905-06	1,36,021	10,441	88	39,989	
1906-07	1,36,009	8,950	125	8,937	
1907-08	1,36,028	1,492	102	4,688	
1908-09	1,35,919	873	51	2,550	
1909-10	1,35,841	843	50	7,312	
1910-11	1,35,980	734	106	4	
1911-12	1,36,036	6,762	8	....
1912-13	1,36,077	1,242	....	....
1913-14	1,36,127	3,586	....	....
1914-15	1,36,138	33	....	....
1915-16	1,44,674	301	....	....
1916-17	1,44,694	1,627	....	....
1917-18	1,43,202	....	....	....
1918-19	1,43,207	8,349	1,20,581	....
1919-20	1,43,263	4,632	47,414	....
1920-21	1,43,166	7,927	44,043	....
<i>Group II—21 villages.</i>					
1892-93	44,412	3,586	} Settlement Remissions.
1893-94	44,431	3,554	....	....
1894-95	48,024	964	....	....
1895-96	47,907	981	....	....
1896-97	48,150	370	....	1,564
1897-98	48,163	303	....	722
1898-99	48,168	....	21	208
1899-1900	48,167	....	7,674	7,784
1900-01	48,175	....	12,245	21,010
1901-02	48,175	....	2,934	3,266
1902-03	48,140	....	379	2,114
1903-04	48,141	....	19	1,062
1904-05	48,149	....	2,545	14,129
1905-06	48,136	7,771	26	19,467	
1906-07	48,123	5,562	19	2,079	
1907-08	48,188	576	32	965	
1908-09	48,171	....	22	755
1909-10	48,137	88	8	565	
1910-11	48,034	80	11	....
1911-12	48,043	5,920	....	....
1912-13	48,017	1,634	....	....
1913-14	48,559	3,792	....	....
1914-15	48,542	....	....	....
1915-16	51,621	....	....	....
1916-17	51,621	1,785	....	....
1917-18	49,935	....	....	....
1918-19	49,971	6,163	15,404	....
1919-20	49,953	4,315	3,550	....
1920-21	49,854	5,244	8,879	....

Note.—From 1915-16 onwards the figures are for consolidated land revenue, i.e., assessment plus Local Fund cess.

APPENDIX K.

Collection of demand in settled inam villages, Koregaon Taluka, Satara District.

Year.	Demand.	Remissions.	Outstandings.		Remarks.	
			Authorised.	Unauthorised.		
1	2	3	4	5	6	
	Rs.	Rs.	Rs.	Rs.		
<i>Villages rated with group I.</i>						
1895-96	1,412	} 1 village, Kumtha.	
1896-97	1,410	.....	.....	.....
1897-98	1,410	.....	.....	.....
1898-99	1,412	.....	.....	.....
1899-1900	1,412	.....	.....	.....
1900-01	1,410	.....	.....	.....
1901-02	1,410	.....	.....	.....
1902-03	2,179	.....	.....	.....
1903-04	2,177	.....	.....	.....
1904-05	2,178	.....	.....	.....
1905-06	2,133	40	} 2 villages, Kumtha and Dour.	
1906-07	2,220	52	.....	.....
1907-08	2,208	.....	.....	.....
1908-09	2,236	.....	.....	.....
1909-10	2,475	.....	.....	.....
1910-11	2,612	.....	.....	.....
1911-12	2,490	47	.....	.....
1912-13	3,035	.....	.....	.....
1913-14	3,579	.....	.....	.....
1914-15	4,825	6	.....	.....
1915-16	4,799	} 3 villages, Kumtha, Dour and Shiranba.	
1916-17	5,546	.....	.....	.....
1917-18	5,558	.....	.....	.....
1918-19	5,527	.....	5,131	.....	
1919-20	5,581	39	2,140	.....	
1920-21	5,555	130	1,109	.....	
1921-22	5,548	157	.....	.....
<i>Villages rated with group II.</i>						
1902-03	1,365		} 2 villages, Shendurjana, and Chanchli.
1903-04	1,342	.....	.....	.....
1904-05	1,346	159	.....	.....
1905-06	1,361	76	.....	.....
1906-07	1,355	66	.....	.....
1907-08	1,358	.....	.....	.....
1908-09	1,343	.....	.....	.....
1909-10	1,030	.....	.....	.....
1910-11	1,022	2	.....	.....
1911-12	1,015	.....	.....	.....
1912-13	1,055	} 5 villages.	
1913-14	4,942	25	.....	.....
1914-15	7,740	.....	.....	.....
1915-16	6,339	.....	.....	.....
1916-17	6,318	.....	.....	.....
1917-18	6,326	.....	.....	.....
1918-19	6,310	92	2,968	.....	
1919-20	6,348	79	1,467	.....	
1920-21	6,377	441	1,467	.....	
1921-22	6,326	82	.....	.....

Note.—Figures of demand from 1914-15 include Kadim cash allowances and from 1915-16 local fund cess.

APPENDIX L.

Effect of Revision Settlement Proposals

1 Number.	2 Name of Village.	3 No. of Group.	BY FORMER SETTLEMENT.														
			Maximum rates.			Dry-crop.			Rice.			Garden.			Total.		
			4 Dry-crop.	5 Rice.	6 Garden.	7 Area.	8 Assessment.	9 Average.	10 Area.	11 Assessment.	12 Average.	13 Area.	14 Assessment.	15 Average.	16 Area.	17 Assessment.	18 Average.
	<i>Group No. I.</i>		Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
1	Ambavda S. Vagholi ..	1	8 8	9	10	1,125	2,545	..	..	..	..	{ M 27 P 32 M 21	{ S 84 W 234 S 53	..	1,125	2,545	..
2	Asangon ..	..	..	..	..	1,237	1,252	..	..	..	..	{ P 30 P 100	{ S 70 S 100	..	1,237	1,487	..
3	Banavdi ..	..	..	..	..	1,824	1,300	..	..	..	..	..	{ W 503	..	1,824	2,118	..
4	Bhaktavdi ..	..	..	..	..	865	1,350	..	..	..	..	..	..	..	865	1,350	..
5	Bhosa ..	..	..	..	..	559	1,240	..	..	..	..	{ M 10 P 73	{ S 26 W 212 S 432	..	559	1,911	..
6	Borgaon ..	..	..	..	..	868	2,505	..	..	..	..	{ M 22 P ..	{ S 86 W 271	..	868	3,271	..
7	Dahigaon ..	..	..	..	..	640	2,346	..	..	..	..	{ M 1 P 10	{ S 3 W 64	..	640	2,445	..
8	Dhamner ..	..	..	..	..	1,207	3,420	..	1	4	..	{ M 6 P 1	{ S 15 W 8	..	1,214	3,448	..
9	Dhumalvadi ..	..	..	..	..	481	605	..	..	..	..	{ M 37 P 10	{ S 92 W 15	..	528	740	..
10	Dughi ..	..	..	..	..	831	2,136	..	..	..	..	{ M 36 P 44	{ S 101 W 117 S 344	..	911	2,504	..
11	Eksal ..	..	..	..	..	1,220	1,928	..	..	..	..	{ M 51 P 26	{ S 186 W 134	..	1,303	2,331	..
12	Jalgaon ..	..	..	..	..	1,479	3,581	..	8	10	..	{ M 42 P 30	{ S 175 W 87 S 73	..	1,534	3,925	..
13	Jamb Budruk ..	..	..	..	..	672	1,025	..	19	7b	..	{ M 76 P 42	{ S 206 W 141 S 173	..	804	1,020	..
14	Kathapur ..	..	..	..	..	2,315	5,817	..	..	..	..	{ M 83 P 33	{ S 306 W 51 S 245	..	2,431	6,337	..
15	Karanjkop ..	..	..	..	..	2,742	3,353	..	..	..	..	{ M 110 P 107	{ S 345 W 230 S 693	..	2,959	4,641	..
16	Khed ..	..	..	..	..	1,716	3,232	..	..	..	..	{ M 48 P 54	{ S 132 W 140 S 186	..	1,818	3,710	..
17	Kiroli ..	..	..	..	..	987	3,043	..	..	..	..	{ M 96 P 49	{ S 328 W 163 S 278	..	1,082	3,812	..
18	Kolavdi ..	..	..	..	..	460	489	..	1	2	..	..	..	..	461	440	..
19	Koregaon ..	..	..	..	..	3,604	6,776	..	10	39	..	{ M 122 P 29	{ S 490 W 35 S 263	..	3,785	7,643	..
20	Lhasurna ..	..	..	..	..	703	1,577	..	..	..	..	{ M 40 P 22	{ S 142 W 63 S 176	..	765	1,952	..
21	Padli ..	..	..	..	..	2,873	6,356	..	..	..	..	{ M 43 P 31	{ S 130 W 181 S 361	..	2,947	6,678	..
22	Palal ..	..	..	..	..	1,382	1,906	..	..	..	..	{ M 6 P 27	{ S 18 W 201 S 139	..	1,415	2,262	..
23	Partavdi ..	..	..	..	..	447	551	..	6	20	..	{ P 6	{ S 8 W 16	..	459	595	..
24	Pimpoda Budruk ..	..	..	..	..	5,599	6,989	..	..	..	..	{ M 180 P 109	{ S 327 W 267 S 681	..	5,838	6,269	..
25	Pimpoda Khurd ..	..	..	..	..	1,327	2,666	..	..	..	..	{ M 23 P 62	{ S 68 W 156 S 351	..	1,412	3,266	..
26	Rahmatpur ..	..	..	..	..	5,603	12,745	..	..	..	..	{ M 220 P 138	{ S 734 W 419 S 1,003	..	5,961	14,992	..

L.

on Government occupied land, Taluka Koregaon, District Satara.

BY REVISION SETTLEMENT.																	Percentage Increase.	Name of Village.	Num. of
Maximum rates.			Dry-crop.			Rice.			Garden.			Total.							
Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.				Average.
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.		Group No. 1.			
4	10	12	1,125	3,308	..	..	..	..	M 27 S 141	..	..	1,184	3,812	..	32-21	Anbavdi S. Vagheli	1
..	1,237	1,654	..	..	..	..	P 32 W 308	..	..	1,282	1,965	..	32-24	Asangaon	2		
..	1,884	1,837	..	..	..	..	M 21 S 170	..	..	1,984	2,805	..	32-44	Banavdi	3		
..	865	1,784	..	..	..	..	P 30 S 297	..	..	865	1,784	..	32-15	Bhaktavdi	4		
..	559	1,630	..	..	..	..	P 100 W 671	..	..	652	2,531	..	32-44	Bhosa	5		
..	853	3,043	..	..	..	..	M 19 S 316	..	..	974	4,330	..	32-38	Borgaon	6		
..	640	2,100	..	..	..	..	P 73 W 576	..	..	651	3,231	..	32-15	Dahgaon	7		
..	1,207	4,510	..	1	6	..	M 22 S 444	..	..	1,214	4,556	..	32-13	Dhamner	8		
..	481	799	..	..	..	..	P 30 W 843	..	..	528	977	..	32-03	Dhumaivadi	9		
..	881	2,823	..	..	..	..	M 1 S 46	..	..	911	3,570	..	32-32	Dugh	10		
..	1,229	2,648	..	..	..	..	P 10 W 85	..	..	1,303	3,682	..	32-22	Ekaal	11		
..	1,479	4,732	..	3	10	..	M 5 S 21	..	..	1,554	5,187	..	32-15	Jaigaon	12		
..	672	1,354	..	10	104	..	P 1 W 11	..	..	808	2,151	..	32-29	Jamb Budruk	13		
..	2,315	7,687	..	..	..	..	M 37 S 141	..	..	2,431	6,443	..	32-19	Kathapur	14		
..	2,742	4,431	..	..	..	..	P 10 W 37	..	..	2,659	6,141	..	32-32	Karanjkop	15		
..	1,716	4,271	..	..	..	..	M 30 S 288	..	..	1,819	4,905	..	32-21	Khed	16		
..	937	4,021	..	..	..	..	P 44 W 459	..	..	1,062	5,041	..	32-24	Kitrol	17		
..	490	579	..	1	2	..	M 51 S 355	..	..	481	582	..	32-27	Kotavdi	18		
..	3,004	6,954	..	10	52	..	P 20 W 179	..	..	3,765	10,104	..	32-20	Koregaon	19		
..	703	3,084	..	..	..	..	M 42 S 346	..	..	765	2,582	..	32-27	Lhasurna	20		
..	2,973	5,399	..	..	..	..	P 107 W 924	..	..	2,947	5,319	..	32-16	Padi	21		
..	1,382	2,517	..	..	..	..	M 48 S 368	..	..	1,415	2,991	..	32-18	Palm	22		
..	447	726	..	6	27	..	P 54 W 243	..	..	459	787	..	32-27	Partavdi	23		
..	5,599	9,334	..	..	..	..	M 96 S 649	..	..	5,838	10,927	..	32-24	Pimpoda Budruk	24		
..	1,327	3,527	..	..	..	..	P 49 W 371	..	..	1,413	4,323	..	32-25	Pimpoda Khurd	25		
..	5,603	16,342	..	..	..	..	M 22 S 289	..	..	5,961	19,477	..	32-13	Rahmatpur	26		
..	P 62 W 503	..	..	..	..	..	..	..	..
..	M 220 S 1,493	..	..	..	..	..	..	..	..
..	P 138 W 1,337	..	..	..	..	..	..	..	..

Water share to be raised by one third, soil share according to dry crop rate of group.

1 Number.	2 Name of Village.	3 No. of Group.	BY FORMER SETTLEMENT.														
			Maximum rates.			Dry-crop.			Rice.			Garden.			Total.		
			4 Dry-crop.	5 Rice.	6 Garden.	7 Acres.	8 Assessment.	9 Average.	10 Acres.	11 Assessment.	12 Average.	13 Acres.	14 Assessment.	15 Average.	16 Acres.	17 Assessment.	18 Average.
<i>Group No. I—concl.</i>			Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.
27	Revdli	1	3 8	9	10	1,089	1,989	..	..	..	..	P 9	S 21 W 20	..	1,098	1,989	..
28	Saturva	..	..	..	..	1,173	2,369	..	..	..	..	M 48 P 13	S 159 W 36 49	..	1,234	2,818	..
29	Surli	..	..	..	..	1,119	2,401	..	..	..	..	M 25 P 59	S 77 W 180 381	..	1,208	3,039	..
30	Tadavia S. Koregaon.	..	..	..	..	1,268	4,713	..	..	..	..	M 37 P 70	S 186 W 69 323	..	1,373	5,246	..
31	Tadavia S. Vagholi	..	..	..	..	2,281	3,458	..	..	..	..	M 22 P 2	S 72 W 6 ?	..	2,316	3,548	..
32	Takla	..	..	..	..	405	1,244	..	..	..	..	M 8	S 29	..	418	1,278	..
33	Taliye	..	..	..	..	1,305	1,420	..	..	..	..	M 19 P 64	S 44 W 191 435	..	1,400	2,086	..
34	Tandulvadi	..	..	..	..	529	1,250	..	7	19	..	M 29 P 10	S 98 W 20 82	..	575	1,449	..
35	Targaon	..	..	..	..	2,163	4,589	..	..	..	..	M 100 P 55	S 298 W 201 271	..	2,318	5,546	..
36	Tripudi	..	..	..	..	721	961	..	5	9	..	M 9 P 27	S 2 W 78 86	..	759	1,172	..
37	Vagholi	..	..	..	..	5,206	7,579	..	..	..	..	M 151 P 158	S 426 W 438 882	..	5,516	9,262	..
38	Wathar	..	..	..	..	1,879	3,803	..	..	..	..	M 1 P 2	S 5 W 11	..	1,879	3,828	..
<i>Government land inam villages.</i>																	
	Deur	..	..	..	..	166	281	..	..	..	..	M 1 P 2	S 2 W 6 8	..	166	297	..
	Ambavda S. Koregaon.	..	..	..	..	185	214	..	..	..	..	P 2	S 4 W 7 4	..	187	226	..
	Phapri	..	..	..	..	209	358	..	..	..	..	P 1	S 4 W 10	..	210	344	..
	Sangwi	..	..	..	..	..	..	..	..	..	..	M 1 P 1	S 2 W 6 8	..	2	15	..
	Kumtha	..	..	..	..	5	21	..	..	..	..	M 8 P 7	S 30 W 27 44	..	20	121	..
	Shirdhon	..	..	..	..	153	312	..	..	..	..	M 27	S 69	..	180	267	..
	Sigdi	..	..	..	..	331	1,111	..	..	..	..	M 4	S 12	..	335	1,130	..
	Sap	..	..	..	..	484	649	..	..	..	..	M 32 P 112	S 114 W 578 120	..	628	1,259	..
Total of Group No. I ..			..	..	..	68,513	1,19,127	1 11 8	49	181	3 11 1	M 1,740 P 1,768	S 10,458 W 9,578	6 10 4	67,110	1,39,346	2
<i>Group No. II.</i>																	
39	Ambheri	2	3 0	1	10	1,401	1,604	..	2	7	..	M 25 P 58	S 87 W 133 187	..	1,496	2,013	..
40	Apalga	..	..	..	..	2,466	2,076	..	11	33	..	M 62 P 96	S 119 W 147 270	..	2,595	2,786	..
41	Arvi	..	..	..	..	3,341	3,107	..	..	..	..	M 149 P 176	S 1,029 W 1,050	..	3,666	5,696	..
42	Bhadla	..	..	..	..	3,760	2,766	..	..	..	..	M 165 P 77	S 362 W 184 381	..	3,992	3,673	..

1—contd.

BY DIVISION SETTLEMENT.																	
Maximum rates.			Dry-crop.			Rice.			Garden.			Total.			Percentage increase.	Name of Village.	Number.
Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.			
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.		Group No. I—contd.	
4 10	12		1,080	2,627	..	..	..	..	P 9	S 29	..	1,098	2,699	..	32-19	Revdi	27
..	..		1,178	3,190	..	..	..	..	M 48	S 258	..	1,284	3,458	..	32-16	Saurva	28
..	..		1,110	3,173	..	..	..	..	P 19	W 65	..	1,203	4,021	..	32-31	Surli	29
..	..		1,208	6,231	..	..	..	..	M 26	S 340	..	1,376	6,936	..	32-21	Tadavia S. Koregaon	30
..	..		2,281	4,569	..	..	..	..	P 59	W 608	..	2,316	4,681	..	32-12	Tadavia S. Vagholi	31
..	..		405	1,644	..	..	..	..	M 37	S 271	..	413	1,682	..	32-18	Takla	32
..	..		1,369	1,876	..	..	..	..	P 2	W 9	..	1,406	2,765	..	32-26	Tallye	33
..	..		520	1,652	..	7	25	..	M 19	S 305	..	576	1,917	..	32-30	Tandivadi	34
..	..		2,163	6,089	..	..	..	..	P 84	W 584	..	2,318	7,060	..	32-21	Targaon	35
..	..		721	1,206	..	2	12	..	M 29	S 157	..	759	1,560	..	32-25	Tripudi	36
..	..		5,200	9,930	..	..	..	..	P 10	W 63	..	5,515	12,250	..	32-23	Vagholi	37
..	..		1,870	5,025	..	..	..	..	M 100	S 661	..	1,879	5,068	..	32-39	Wathar	38
..	..		100	378	..	..	..	..	P 27	W 107	..	109	398	..	32-32	Deur.	
..	..		185	284	..	..	..	..	M 9	S 186	..	187	298	..	31-86	Ambavda S. Koregaon	
..	..		200	480	..	..	..	..	P 1	W 13	..	210	454	..	31-97	Pimpri	
..	M 1	S 11	..	2	20	..	33-33	Sangvi.	
..	..		0	20	..	..	..	..	P 1	W 11	..	20	100	..	32-23	Kumtha.	
..	..		153	289	..	..	..	..	M 8	S 76	..	180	379	..	32-06	Shirdhon.	
..	..		32	1,477	..	..	..	..	P 7	W 59	..	135	1,408	..	32-12	Nigdi.	
..	..		68	858	..	..	..	..	M 27	S 91	..	628	1,695	..	32-25	Bap.	
..	..		63,518	1,67,316	2 7 8	49	241	14 8	M 32	S 647	..	67,110	1,84,228	2 11 11	32-13	Total of Group No. I.	
..	P 112	W 160	..	..	..	..	..	..	..
..	M 1,740	S 13,800	..	..	..	..	..	..	..
..	P 1,760	W 12,765	..	..	..	..	..	..	..
..	3,548	26,571	..	..	..	..	..	..	..
4 0	12	As in group I.	1,401	3,180	..	2	9	..	M 33	S 293	..	1,490	3,600	..	33-30	Ambheri	39
..	..		2,400	2,708	..	11	44	..	P 58	W 242	..	2,595	3,648	..	38-33	Aspinga	40
..	..		3,341	6,143	..	..	..	..	M 52	S 343	..	3,660	7,595	..	33-34	Arvi	41
..	..		3,761	3,668	..	..	..	..	P 60	W 498	..	3,992	4,897	..	39-32	Bhadla	42
..	M 149	S 2,052	..	..	..	..	..	..	..
..	P 170	W 1,400	..	..	..	..	..	..	..
..	M 135	S 701	..	..	..	..	..	..	..
..	P 77	W 508	..	..	..	..	..	..	..

Number.	Names of Villages.	No. of Group.	BY FORMER SETTLEMENTS.														
			Maximum rates.			Dry-crop.			Rice.			Garden.			Total.		
			Dry-crop.	Rice.	Garden.	Acres.	Assessment.	Average.	Acres.	Assessment.	Average.	Acres.	Assessment.	Average.	Acres.	Assessment.	Average.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	<i>Group No. II.—contd.</i>		Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
43	Borjalwadi	2	3 0	0	10	1,178	1,097	..	..	..	..	M 50 P 36	S 100 W 82 140	..	1,267	1,378	..
44	Chavashwar	..	..	..	..	970	218	..	..	..	..	..	..	..	970	218	..
45	Ohmangan	..	..	..	..	2,491	2,456	..	..	..	..	M 144 P 88	S 253 W 239 288	..	2,688	2,435	..
46	Ekamba	..	..	..	..	2,304	1,652	..	2	1	..	M 77 P 91	S 141 W 167 270	..	2,474	2,328	..
47	Hivra	..	..	..	..	1,966	988	..	..	..	..	M 118 P 7	S 282 W 10 19	..	1,481	1,209	..
48	Jamb Khurd	..	..	..	..	1,158	959	..	..	..	..	M 28 P 28	S 66 W 54 100	..	1,211	1,153	..
49	Kaner khed	..	..	..	..	1,307	1,815	..	8	12	..	M 81 P 40	S 81 W 114 250	..	1,366	2,273	..
50	Nagsari	..	..	..	..	2,281	1,187	..	5	11	..	M 124 P 99	S 339 W 409 320	..	2,500	2,278	..
51	Natgaon	..	..	..	..	1,374	862	..	..	..	..	M 52 P 78	S 122 W 190 432	..	1,502	1,660	..
52	Nandval	..	..	..	..	1,689	1,648	..	2	1	..	M 69 P 124	S 167 W 216 108	..	1,684	2,763	..
53	Nhavi Budruk	..	..	..	..	2,398	2,071	..	4	15	..	M 214 P 39	S 492 W 85 208	..	2,655	2,872	..
54	Nhavi Khurd	..	..	..	..	1,012	672	..	..	..	..	M 28 P 35	S 40 W 66 134	..	1,078	1,116	..
55	Randulabad	..	..	..	..	1,297	1,292	..	..	..	..	M 18 P 64	S 48 W 149 134	..	1,770	1,815	..
56	Rut	..	..	..	..	1,686	1,933	..	..	..	..	M 106 P 31	S 271 W 151 176	..	1,843	2,531	..
57	Solal	..	..	..	..	1,459	1,029	..	..	..	..	M 21 P 59	S 31 W 108 215	..	1,579	1,393	..
58	Vetu	..	..	..	..	2,131	1,008	..	..	..	..	M 54 P 121	S 131 W 462 775	..	2,205	2,374	..
59	Vikhla	..	..	..	..	1,770	1,766	..	..	..	..	M 37 P 38	S 89 W 85 215	..	1,651	2,154	..
	<i>Government land in inam villages.</i>																
	Bichukia	..	..	..	..	18	30	..	..	..	..	M 3 P 9	S 8 W 28 68	..	30	150	..
	Bonk	..	..	..	..	224	569	..	..	..	..	M 7 P 1	S 20 W 2 3	..	332	564	..
	Total of Group No. II.	..	..	..	..	38,574	32,965	0 13 8	29	97	3 5 8	M 1,572 P 1,267	S 3,652 W 5,048	4 14 11	41,552	47,860	1 2 4
	Grand Total	..	..	..	..	1,02,037	1,52,090	1 7 9	78	278	3 0 0	M 3,352 P 3,156	S 10,011 W 15,021	5 5 2	1,08,672	1,87,000	1 11 6

L—concl.

BY REVISION SETTLEMENT.																Percentage Increase.	Name of Village.	Number.
Maximum rates.			Dry-crop.			Rice.			Garden.			Total.						
Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.				
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.		Group No. II—concl.		
4	6	12	1,179	1,388	..	..	..	..	M 50 S 155	..	..	1,267	1,830	..	33-38	Borjalwadi	43
..	376	291	..	..	..	..	P 38 W 192	..	..	376	291	..	33-49	Chavneswar	44	
..	2,481	3,278	..	..	..	..	M 144 S 789	..	..	2,663	4,579	..	33-90	Chimangaon	45	
..	2,304	2,303	..	2	8	..	M 77 S 411	..	..	2,474	3,115	..	33-35	Ekamba	46	
..	1,366	1,917	..	..	..	..	P 91 W 493	..	..	1,491	1,731	..	33-26	Hiyra	47	
..	1,158	1,271	..	..	..	..	M 118 S 389	..	..	1,211	1,537	..	33-30	Jamb Khurd	48	
..	1,307	2,420	..	3	17	..	P 7 W 25	..	..	1,366	3,020	..	33-30	Kaner-khed	49	
..	2,281	1,583	..	5	23	..	M 28 S 133	..	..	2,509	3,028	..	33-36	Nagzari	50	
..	1,374	1,140	..	..	..	..	P 26 W 133	..	..	1,502	2,141	..	33-31	Naigaon	51	
..	1,699	2,195	..	2	5	..	M 81 S 260	..	..	1,894	3,684	..	33-33	Nandvai	52	
..	2,398	2,761	..	4	20	..	P 45 W 333	..	..	2,655	3,829	..	33-32	Nhavi Budruk	53	
..	1,012	1,163	..	..	..	..	M 124 S 997	..	..	1,076	1,491	..	33-30	Nhavi-Khurd	54	
..	1,297	1,723	..	..	..	..	P 99 W 435	..	..	1,379	2,158	..	33-38	Randulabad	55	
..	1,080	2,577	..	..	..	..	M 52 S 415	..	..	1,843	3,375	..	33-36	Rui	56	
..	1,489	1,386	..	..	..	..	P 51 W 235	..	..	1,669	1,857	..	33-31	Solai	57	
..	2,181	1,941	..	..	..	..	M 21 S 135	..	..	2,300	3,165	..	33-32	Velu	58	
..	1,770	2,353	..	..	..	..	P 59 W 237	..	..	1,851	2,372	..	33-33	Vikhala	59	
..	18	57	..	..	..	..	M 64 S 256	..	..	30	183	..	16-0	Bichukla	..	
..	324	759	..	..	..	..	P 64 W 179	..	..	332	792	..	35-19	Sonka	..	
..	33,574	43,042	1 2 3	29	129	4 7 2	M 106 S 563	..	..	41,562	63,523	1 2 5	33-29	Total of Group No. II.	..	
..	102,087	2,01,687	1 15 6	76	376	11 10	P 124 W 144	..	..	1,08,672	2,47,758	2 4 5	52-40	Grand Total.	..	
..	M 214 S 771	..	..	..	..	..	..	..	..
..	P 39 W 277	..	..	..	..	..	..	..	..
..	M 28 S 149	..	..	..	..	..	..	..	..
..	P 35 W 179	..	..	..	..	..	..	..	..
..	M 18 S 256	..	..	..	..	..	..	..	..
..	P 64 W 179	..	..	..	..	..	..	..	..
..	M 106 S 563	..	..	..	..	..	..	..	..
..	P 51 W 235	..	..	..	..	..	..	..	..
..	M 21 S 135	..	..	..	..	..	..	..	..
..	P 59 W 237	..	..	..	..	..	..	..	..
..	M 54 S 701	..	..	..	..	..	..	..	..
..	P 121 W 1,083	..	..	..	..	..	..	..	..
..	M 37 S 232	..	..	..	..	..	..	..	..
..	P 38 W 237	..	..	..	..	..	..	..	..
..	M 3 S 42	..	..	..	..	..	..	..	..
..	P 9 W 84	..	..	..	..	..	..	..	..
..	M 7 S 29	..	..	..	..	..	..	..	..
..	P 1 W 4	..	..	..	..	..	..	..	..
..	M 1,572 S 11,894	..	..	..	..	..	..	..	..
..	P 3,387 W 8,063	..	..	..	..	..	..	..	..
..	2,959	19,457	..	..	..	..	..	..	..
..	M 3,352 S 25,200	..	..	..	..	..	..	..	..
..	P 3,155 W 20,828	..	..	..	..	..	..	..	..
..	6,507	46,026	..	..	..	..	..	..	..

M. WEBB,
Settlement Officer, Satara.

Summary of Appendix L, dry crop rates, for Koregaon Taluka.

Proposed group.	Number of villages (in batches according to existing group).	Current dry crop rate of each batch.	Proposed dry crop rate for group of each batch.	Increase per cent.	Increase per rupee to nearest quarter anna.
I	I 38 villages	Rs. a. 3 8	Rs. a. 4 10	32.14	Rs. a. p. 0 5 3
II	II 21 "	3 0	4 0	33.33	0 5 3

APPENDIX L.

Effect of Revision Settlement Proposals

1 Number.	2 Name of Village.	3 No. of Group.	BY FORMER SETTLEMENT.																	
			Maximum rates.			Dry-crop.			Rice.			Garden.			Total.					
			4 Dry-crop.	5 Rice.	6 Garden.	7 Area.	8 Assessment.	9 Average.	10 Area.	11 Assessment.	12 Average.	13 Area.	14 Assessment.	15 Average.	16 Area.	17 Assessment.	18 Average.			
<i>Group I.</i>						Acres.		Rs. & p.	Acres.	Rs.	Rs.									
	Deur	I	8 8	..	12 0	1,769	3,195	..	..	..	..	M 2	S 16 14				2,504	5,580	..
												P 732	W 774	..						
	Kumtha	I	..	..	9 0	2,867	7,481	..	..	..	..	M 114	S 1,251				3,229	9,891	..
												P 247	W 1,159	..						
	Mangalpur	I	..	..	..	549	1,730	..	..	..	..	M 17	S 58	..			566	1,797	..
	Shramba	I	..	..	..	678	1,834	..	..	..	..	M 28	S 436				1,032	2,594	..
												P 128	W 324	..						
						8,063	14,253	2 3 7	..	..	..	M 150	S 3,259	4 5 11			7,330	19,869	2 11
												P 1,108	W 2,237							
<i>Group II.</i>																				
	Bichukla	I	3 8	..	12 0	3,108	4,082	..	..	..	..	M 89	S 512				3,254	6,080	..
												P 107	W 436	..						
	Chanchi	I	3 8	..	12 0	1,941	4,318	..	..	..	..	M 16	S 382				2,200	5,904	..
												P 249	W 708	..						
	Jaigaon	II	3 0	9 0	12 0	1,957	1,686	..	4	20	..	P 62	S 109				2,013	1,950	..	
												W 135		..						
	Shendurjana	I	3 8	..	12 0	1,205	2,138	..	..	..	..	M 77	S 636				1,425	3,231	..
												P 143	W 457	..						
	Sonka	II	3 0	..	12 0	1,151	2,090	..	..	..	..	M 32	S 444				1,326	3,486	..
												P 143	W 915	..						
						9,362	14,320	1 8 6	4	20	5 0 0	M 164	S 2,583	6 2 2			10,224	19,664	1 10	
												P 694	W 2,681							

L

on settled inam villages in Koregaon Taluka

BY REVISION SETTLEMENT.																Percentage Increase.	Name of Village.	Number.
Maximum rates.			Dry-crop.			Rice.			Garden.			Total.						
Dry-crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.				
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
4 10	..	Water share to be raised by one-third so as to share according to dry crop rate of group.	1,768	4,222	..	..	..	..	M 2 S 2,133 P 733 W 1,032	..	..	2,504	7,867	..	32-31	Deur.	
4 10	2,367	9,386	..	..	..	..	M 114 S 1,653 P 247 W 1,646	..	..	3,224	13,084	..	32-28	Kumtha.		
4 10	542	2,298	..	..	..	..	M 17 S 77	..	..	566	2,375	..	32-11	Manglapur.		
4 10	878	2,429	..	..	..	..	M 26 S 576 P 128 W 432	..	..	1,022	3,437	..	32-20	Shirambs.		
..	6,063	18,336	8 1 8	..	..	..	M 150 S 4,489 P 1,108 W 3,009	5 14 1	..	7,330	20,288	8 9 4	32-11			
4 0	..	As in Group I	3,108	4,665	..	..	..	..	M 29 S 585 P 107 W 591	..	..	3,254	5,831	..	16-32	Bichukla.	
4 0	1,941	4,335	..	..	..	..	M 16 S 1,008 P 249 W 944	..	..	2,206	6,987	..	16-57	Chanchli.		
4 0	12 0	..	1,957	2,246	..	4	27	..	P 52 S 145 W 180	..	..	2,019	2,600	..	33-33	Jalgaon.	
4 0	1,206	2,443	..	..	..	..	M 77 S 727 P 143 W 609	..	..	1,425	3,770	..	16-96	Shendurjana.		
4 0	1,151	2,796	..	..	..	..	M 32 S 592 P 143 W 1,300	..	..	1,326	4,647	..	33-33	Lonka.		
..	9,362	17,036	1 13 2	4	27	8 12 0	M 164 S 3,057 P 694 W 3,574	7 12 3	..	10,224	23,744	2 5 2	19-19			

M. WEBB,
Settlement Officer.

APPENDIX M.

Population and Area of Government unoccupied land, in the Koregaon Taluka.

Serial Number as in Appendix L.	Name of village.	Population.		Unoccupied Government land.	
		At the beginning of the expiring settlement.	At the end of the expiring settlement.	Area.	
				At the beginning of the expiring settlement.	At the end of the expiring settlement.
1	2	3	4	5	6
<i>Group I.</i>					
1	Ambavda S. Vagholi	882	759	A. 11	G. 21
2	Asangaon	474	321	..	..
3	Banavdi	1,363	1,020	..	..
4	Bhaktavdi	582	388	..	..
5	Bhosa	906	694	..	..
6	Borgaon	1,418	719	..	0 34
7	Dahigaon	975	692	..	..
8	Dhamner	1,053	978	..	..
9	Dhumalwadi	775	582	0 17	..
10	Dughi	777	569	..	0 32
11	Eksal	706	557	13 32	..
12	Jalgaon	1,751	1,187	0 20	1 13
13	Jamb Budruk	935	609	..	..
14	Kathapur	1,548	908	..	..
15	Karanjkop	1,782	1,341	..	..
16	Khed	887	652	2 30	4 19
17	Kiroli	1,135	827	..	..
18	Koiavdi	261	192	..	..
19	Koregaon	3,049	3,440	0 9	9 39
20	Lhasurna	1,446	1,411	..	..
21	Pndli	2,605	1,803	..	31 6
22	Palsi	857	690	..	70 32
23	Partavdi	127	105	..	..
24	Pimpoda Budruk	3,012	2,067	15 12	..
25	Pimpoda Khurd	1,065	868	1 5	0 34
26	Rahimatpur	7,383	5,244	1 4	3 17
27	Revdi	1,076	697	31 39	18 6
28	Sasurva	789	610	..	25 37
29	Surli	713	540	21 38	..
30	Tadavia S. Koregaon	1,252	1,024	..	..
31	Tadavia S. Vagholi	1,005	688	..	..
32	Takla	441	327	..	..
33	Taliye	713	582	..	..
34	Tandulvadi	866	720	..	..
35	Targaon	3,102	2,353	..	7 27
36	Triputi	36	367	..	..
37	Vagholi	3,058	2,861	1 0	0 37
38	Wathar	1,008	860	14 38	3 21
Total of Group I ..		52,403	40,442	116 25	179 23
<i>Group II.</i>					
39	Ambheri	741	440	16 29	23 15
40	Apsinga	947	719	..	..
41	Arvi	2,401	1,766	25 6	19 8
42	Bhadlia	2,587	1,732	20 11	6 20
43	Borjawadi	580	440	17 0	11 6
44	Chavneswar	106	75	..	..
45	Chimangaon	2,301	1,918	..	222 32
46	Ekamba	1,495	1,217	34 20	32 0
47	Hivra	947	549	20 1	14 35
48	Jamb Khurd	640	420	25 22	31 25
49	Kanerkhed	1,107	654	3 22	..
50	Nagzari	1,490	1,039	..	..
51	Naigaon	537	438	..	..
52	Nandval	1,312	949	..	..
53	Nhavi Budruk	1,296	934	47 20	17 9
54	Nhavi Khurd	499	351	77 22	72 22
55	Randulabad	993	564	..	..
56	Rui	925	796	57 39	48 38
57	Solsi	826	684	..	7 20
58	Vetu	1,038	740	..	32 39
59	Vikhla	936	674	71 27	22 39
Total of Group II ..		23,704	17,090	417 19	563 28
Grand total ..		76,107	57,532	534 4	743 11

APPENDIX M—*contd.*

Serial Number as in Appendix L.	Name of village.	Population.		Unoccupied Government land.	
		At the beginning of the expiring settlement.	At the end of the expiring settlement.	Area.	
				At the beginning of the expiring settlement.	At the end of the expiring settlement.
1	2	3	4	5	6
	<i>Inam villages.</i>				
	Deur	1,585	1,269	..	....
	Kumtha	3,215	2,053	..	....
	Manglapur	431	411	..	....
	Shiramba	996	723	..	....
	Bichukla	1,534	1,016	..	....
	Chanohi	731	624	..	....
	Jaigaon	559	461	..	....
	Shendurjana	496	407	..	....
	Sonka	1,424	1,254	..	....
	Sap .. .. .	..	1,043	..	....

Pats on which it is proposed to remit the water share permanently, Koregaon Taluka.

Village.	Number of bandhara.	Present pat- asthal assess- ment.	Water share to be remit- ted.	Assessment recalculated at present rates after allowing for wells, etc.	Remarks.
1	2	3	4	5	6
Banavdi	9 11	Rs. a. p. 10 0 0 13 0 0	Rs. a. p. 0 2 0 0 6 0	Rs. a. p. 10 2 0 13 7 0	Tals have been built at head of pats which will prevent them flowing again.

Note.—The result of reclassing the land as Motasthal according to the present practice in the department is an actual increase in the assessment.

APPENDIX L.

APPENDIX

for the original settlement of the Inam

No.	Name of Village.	Average for	According to Manual.									
			Total assessment on occupied land.	Remissions.			Balance for collection.	Maximum Rates.			Gross area including Inam.	Total area not available for cultivation.
				Permanent.	Casual.	Total.		Dry-crop.	Rice.	Garden.		
1	2	3	4	5	6	7	8	9	10	11	12	13
	<i>Taluka Koregaon.</i>		Rs.	Rs.	Rs.	Rs.	Rs.	Rs. as.	Rs.	Rs.	Acres.	Acres.
1	Sap	Average for 9 years from 1906-07 to 1914-15.	3,297	..	497	497	2,800	4 10	..	16	1,862	156

L.

village of Sap Taluka, Koregaon.

According to Survey.																
Government occupied land.												Government un-occupied assessed waste.			Increase or decrease of Assessment present on occupied land.	
Dry-crop.			Rice.			Garden.			Total.			Area.	Assessment.	Average.		
Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.					Area.	Assessment.	Average.
14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Acres.	Rs.	Rs.a.p.	Acres.	Ra.	Rs.a.p.	Acres.	Ra.	Rs.a.p.	Acres.	Rs.	Rs.a.p.	Acres.	Ra.	Rs.a.p.		
1,218	2,530	2 1 3	..	..	..	M. 43 P. 160	1,56 1,289	3 10 1 8 0 11	1,421	3,975	2 12 9	222	126	0 9 2	41 9	

M = Motasthal. P = Patasthal.

Below Settlement report of the Koregaon Taluka.

No. S.R.V.-103.

22nd August 1923.

Forwarded with compliments to the Settlement Commissioner and Director of Land Records.

2. The general remarks made on the Man report apply to this report. There are 59 Government villages in this Taluka. At the original survey they were divided into four groups rated at Rs. 2-8-0 to Rs. 3. At the first revision the four groups were reduced to two. The first group contained 38 villages most of which are situated to the west of the Southern Maratha Railway, the northernmost five villages Solshi, Nandwal, Randulabad, Nayagaon and Chavaneshwar forming an exception. The remaining villages formed the second group. Mr. Webb proposes to retain the existing groups. The villages of the first group have a better climate and have other advantages over those of the second group. The average assessment per acre according to the present rates is Rs. 2-1-3 in the case of the first group while it is Rs. 1-2-4 in the second group. This indicates that the first group villages have much better soil than the second group. The area under the more valuable crops has increased considerably as shown by Mr. Webb in paragraph 21 of his report. He has explained the favourable situation of this Taluka as compared with that of the Talukas lying to the east and this view is corroborated by Mr. Fletcher in paragraph 8 of the latter's report. The lease and sale multiples support Mr. Webb's conclusions and I think that no change in grouping is necessary.

3. Of the 12 surveyed alienated villages Mr. Webb has revised the settlement of nine. Seven of them are rated with the first group and the remaining two with the second group. Mr. Webb has given his reasons in paragraphs 68 and 69 of his report for putting Bichukale, Shendurjane and Chanchali in group No. 2 and I agree with him. The sale and lease multiples support this alteration.

4. The village of Sap is to be settled for the first time. There is Government land in it which is rated with the first group. Mr. Webb has explained its situation in paragraph 68 of his report and I endorse his opinion.

5. The first revision settlement report deals with Government land in ten Inam villages nine of which appeared in group No. 1 and the remaining one in group No. 2. For the reasons given in paragraph 3 above Bichukla village is reduced to the lower group, i.e., group No. 2.

6. *Rates, dry crop.*—The full increase of 33 per cent. is justified as explained by Mr. Webb. The villages of the first group are bounded on west by those of Satara and Wai Talukas. Mr. Webb has proposed to increase the maximum rate of villages in Wai from Rs. 3-4-0 to 4-4-0 and the proposed rate of Rs. 4-10-0 for the first group of Koregaon is justifiable in view of its more favourable situation as the railway line passes through the length of it. The second group adjoins the villages of the first group of Khatav to the East. The proposed rate for these latter villages is Rs. 3. They are decidedly inferior to the Koregaon villages and it is reasonable that the existing rate of Rs. 3 in the latter should be raised to Rs. 4. The effect of the proposed rate is an increase as shown below :—

	Government.	Alienated.
I Group	32·13 per cent.	32·11 per cent.
II Group	33·29 per cent.	19·19 per cent.

In the village of Sap the increase comes to 41·9 per cent.

7. *Rice.*—The area is trifling; the proposed rate can be accepted.

8. The water assessment may be raised by one-third as proposed by Mr. Webb in paragraph 73 of his report. As regards Sap village the combined patasthal rate

of Rs. 16 proposed by the Superintendent, Land Records, C. D., in his No. S.L.T.-80, dated 9th April 1923, can be accepted. The water share on two bandharas of Banvadi village may be remitted permanently as proposed by Mr. Webb.

9. Certain mistakes of calculations of assessment and the resulting percentage were found in Appendix L and these have been corrected.

C. H. BRISTOW,
Collector of Satara.

Below Satara Collector's No. S.R.V.-103 of 23rd August 1923.

No. S.T.-256.

Poona, 9th February 1924.

Forwarded with compliments to the Commissioner, C. D. This is another of Mr. Webb's reports on Satara talukas. He has dealt with them all rather exhaustively in his report on Man, and that report I have already reviewed and sent on. I am therefore in the fortunate position of being able to curtail my remarks on Koregaon to an unusual degree.

2. This is a very small taluka with only 59 villages. Mr. Webb has given us a most thorough report. It seems that the population has declined 25 per cent. in 30 years but cattle have declined by 35 per cent. so that now there is only one pair to 26 acres. There are therefore more crops now per head of population and per head of cattle than there were 30 years ago. The survivors therefore are better off though of course this is not the same thing as that the aggregate prosperity of the taluka is greater. No doubt the decline of the cropped area, which is 10 per cent., is due both to the fall in cattle and in population. In Kanara where cattle are not as much used by the cultivators, especially in the garden lands where much has to be done by hand, cultivation is also declining for want of population, not cattle. In spite of this decline in people and in cattle the unoccupied waste land has increased by only 209 acres. Much more land appears to be held under fallow, but that is probably due to the fact that our statistics of the fallow are more accurate than they were 30 years ago.

3. *Paragraph 74.*—There is some error here. Since the total number of pats to be accounted for is 325 the number to be struck off would seem to be 12, not 2.

4. *Paragraph 75.*—The question of pats has been fully discussed under Man. Though not very satisfactory Mr. Webb's proposals are the best that can now be made unless we have a very thorough investigation extending over not one but several years as I have emphasized below the Man report. Koregaon enjoys a peculiar advantage from the patasthal and there are practically no pats under class "C". An increase of 33 per cent. in their assessment is the very lowest that can be accepted and amounts to an exceedingly lenient treatment, pending the accumulation of fuller information.

5. As to Mr. Webb's retention of the old groups and his proposals for a 33 per cent. increase there can hardly be any controversy. The 33 per cent. which is held to be the maximum permissible increase is in this case also the minimum permissible. I have examined the statistics of sales and rents to see whether there are not some villages that are rather too weak to remain in Group I, or others which are rather too good to remain in Group II. The rental indications are not always the same as those derived from sales, but I find that in Group II Chimangaon, Solsi, Rui and Nhavikhurd seem easily capable of transfer to Group I, which does not involve an increase of so much as 66 per cent. The position of these villages with hills behind them on the east (which would tend to give them superior rainfall) as well as their proximity to the heart of the taluka justify this increase. We have no figures for Borjaiwadi which lies between them.

6. The index shows clearly that these Satara talukas are not overassessed, but are not so much underassessed as some other districts. I would not therefore press for the elevation of these villages, a point which I have not been able to discuss with Mr. Webb as he is away on leave. Practically therefore I accept Mr. Webb's recommendations *in toto*.

F. G. H. ANDERSON,
Settlement Commissioner and
Director of Land Records.

Below No. S.T.-256 dated 9th February 1924 from the Settlement Commissioner and Director of Land Records.

No. $\frac{\text{L.N.D.}}{\text{Sa.}}$ 2/10

Camp Mahabaleshwar, 23rd April 1924.

Submitted to Government in the Revenue Department.

2. Mr. Webb's reference in paragraph 2 of his report to eight settled inam villages is incorrect ; it should be nine.

3. In the Koregaon Taluka the soil is much better, and the rainfall is more evenly distributed than in the three Eastern Talukas (Man, Khatav and Khanapur) already dealt with. In this Taluka also there is a decrease in cropped area owing to a lack of cattle. On the other hand, unlike the Eastern Talukas, there is export of grain from Koregaon in good years ; also the area under valuable crops has increased largely during the course of the settlement. Seasonal emigration is less than from the Eastern Talukas, and as a consequence land does not show such inflated values. Carts have decreased in number by 20 per cent ; Mr. Webb attributes this to the advent of motor cars. No less than 87 of the holdings are under 15 acres, a higher proportion than in Man, but—as Mr. Webb notes—the soil is much richer, and the economic limit is probably nearer 5 acres than 15 in Koregaon.

4. Although land is not sold for so many multiples of the assessment as in Man, a comparison of the last ten years with the first ten years of the settlement shows that its sale price has increased by 50 per cent.

5. Statistics of leases are based on 336 approved cases, and show that the average rent is 3.57 and 3.43 times the assessment in the two groups.

6. The prices of jowari and bajri, the chief crops, show an increase of 69 and 61 per cent. respectively, if the period 1912 to 1921 is compared with 1880 to 1889. The increase is approximately 52 per cent. in each case if 1912—1921 is compared with 1890—1899.

7. All officers are agreed that no change is required in the existing grouping of the Government villages. As regards rates Mr. Webb proposes a 33 per cent. increase, and Mr. Anderson remarks " the 33 per cent. increase which is held to be the maximum permissible increase is in this case also the minimum permissible."

The Koregaon Taluka although better off in all respects than the Eastern Talukas of the District is still rated somewhat highly when compared with other Deccan Talukas.

In my opinion an enhancement of 25 per cent. would meet the circumstances of the case ; accordingly I suggest that the maximum rate of group I be fixed at Rs. 4-6-0 and that of group II at Rs. 3-12-0.

8. I approve Mr. Webb's proposals for the treatment of the inam villages.

9. For *patasthal* the increase per cent. should be 33, as in the other Satara Talukas.

10. The new settlement should be introduced at once, and levied from 1924-25. It should be guaranteed for thirty years.

11. A file containing petitions of objections accompanies. I agree with the Collector that they are not valid.

G. W. HATCH,
Commissioner, Central Division.

Revision Settlement.

Koregaon Taluka, Satara District.

Second — of,

GOVERNMENT OF BOMBAY.

REVENUE DEPARTMENT.

Resolution No. 873/24.

Bombay Castle, 5th July 1926.

Memorandum from the Commissioner, C. D., No. L.N.D. Sa/2-10 dated 23rd April 1924— Submitting, with his remarks, the papers specified below,* containing proposals for the second revision settlement of the Koregaon Taluka of the Satara District, together with the petitions of objections relating thereto :—

* Letter from Mr. M. Webb, I.C.S., Settlement Officer, Satara, dated 15th March 1923.

Memorandum from the Collector of Satara No. S.R.V.—103 dated 22nd August 1923.

Memorandum from the Settlement Commissioner and Director of Land Records No. S.T.—256 dated 9th February 1924.

RESOLUTION.—These papers contain proposals for the revision settlement of 59 Government villages and 9 inam villages and for the original settlement of one inam village in the Koregaon Taluka of the Satara District.

2. This is a small taluka and simple in its conditions. Government concur with the Settlement Officer and Settlement Commissioner that the taluka can bear the full enhancement up to 33½ per cent. admissible under the rules.

3. The grouping proposed by the Settlement Officer, which is accepted by all the reporting officers, is approved.

4. The maximum dry-crop† and rice rates recommended by the Settlement Officer are sanctioned. His proposals regarding patasthal lands are also sanctioned.

†Group.	Dry crop.		Rice
	Rs.	a.	Rs.
I	4	10	12
II	4	0	12

5. Sanction is also accorded to his proposals regarding the Government lands in inam villages and the ten inam villages.

6. The revised rates should be introduced during the current revenue year 1925-26, levied from the revenue year 1926-27 and guaranteed for a period of thirty years.

7. The petitions of objections disclose no grounds which would lead Government to modify the orders now passed.

By order of the Governor in Council,

A. S. V. ACOTT,

Acting Deputy Secretary to Government.

To

The Commissioner, C. D.,
The Collector of Satara,
The Commissioner of Settlements,
The Accountant General,
The Finance Department,
The Government of India.



PAPERS
RELATING TO THE
SECOND REVISION SETTLEMENT
OF THE
MALEGAON TALUKA
OF THE
NASIK DISTRICT

BOMBAY.
PRINTED AT THE GOVERNMENT CENTRAL PRESS

Price—Rs. 1 As. 3 or 2s.

1941

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Camp Warshe, March 1st, 1941.

From

RAO SAHEB D. G. SHALIGRAM, B.A.,
Settlement Officer, Central Division, Nasik ;

To

THE COLLECTOR OF NASIK.

SUBJECT.—*Malegaon Taluka.*
Second Revision Settlement of —.

Reference.—G. R., R. D., No. 1016/39, dated 16th January 1940.

Sir,

I have the honour to submit proposals for the second Revision Settlement of Malegaon Taluka in Nasik District.

Introductory.

2. The Taluka consists of 145 Government and 8 Inam villages. The following statement shows the alterations in the constitution of the Taluka since the year in which the original Survey Settlement was introduced :—

Year.	Remarks.	Number of villages.	
		Government.	Inam.
1866	At original Settlement	153	8
	Transferred to Nandgaon (G.R. No. 4508, dated 19th December 1867).	—9	....
	Sidhvadi, absorbed in forest	—1	....
	At first Revision Settlement ..	143	8
1899	Sidhvadi, Forest village not included in first Revision Settlement	+1	....
1906	Malegaon Camp made into a separate village (G. R., G. D., No. 3563, dated 16th June 1906).	+1	....
1940	At second Revision Settlement ..	145	8

3. The reports of the original and first Revision Settlement are contained in No. CCCXCII—New Series of the Bombay Government. The settlements were sanctioned under Government Resolutions, Revenue Department, No. 286, dated 21st January 1869 and No. 888, dated 3rd February 1899, respectively.

4. There are 8 Inam villages as under :—

Personal Inam—Class II.

Nagaon .. The original Settlement was introduced in Nagaon in 1867-68. The provisions of Chapters VIII and IX of the Land Revenue Code (Bombay V of 1879) have not been yet extended to it and it cannot therefore be taken up for revision.

Watan Inam—Class V.

Lule .. The provisions of Chapters VIII and IX referred to above were extended to this village under Government Resolution, Revenue Department, No. 664, dated 22nd January 1907, and the first Revision Settlement was introduced in 1913-14.

Sharakati Inam.

(a) Vadeland Kashti.. The provisions of Chapters VIII and IX were extended to these villages by Government Resolution, Revenue Department, No. 5539, dated 23rd July 1895, and the first Revision Settlement was introduced in 1907-08.

(b) Chatane, Chandanpuri, Kajvade and Rampura. The original Settlement which was introduced in 1867-68 expired in 1896-97. Temporary first Revision Settlement was introduced under Government Resolution, Revenue Department, No. 5473/24, dated 9th May 1927, for four years and is still in force. As revision measurement and classification operations are necessary in these villages in accordance with Government Order, Revenue Department, No. 2653, dated 3rd March 1917, and have not been carried out as yet they cannot be taken up for second revision.

5. The present report therefore deals with 145 Government and 3 Inam villages (i.e. Lule, Kashti and Vadel) and Government land in 3 Inam villages, e.g. Chandanpuri, Chatane and Kajvade which are not being dealt with now.

6. The current Settlement of the Taluka expired in 1928-29 and enquiries necessary for the second revision were made in 1927 by C. H. Bristow, Esquire, I.C.S., and a report was submitted but no orders were passed on the report as Government decided that no revision Settlements should be undertaken till the principles governing revision of agricultural assessment were incorporated in the Land Revenue Code (Press Note No. P. 186, dated 16th July 1929). The principles have since been determined and incorporated in the Land Revenue Code by Bombay Act XX of 1939 and the present report is prepared in accordance with the provisions of the Code so amended.

7. The Taluka occupies the north-eastern corner of the Nasik District and at the time of the original Settlement formed part of the Khandesh Collectorate to which it naturally belongs. It is 775 square miles in area and is bounded on the—

North	.. by Sakri and Dhulia Talukas of West Khandesh District ;
East	.. by Dhulia Taluka of West Khandesh District ;
South	.. by Chandor Mahal and Nandgaon Taluka of Nasik District ; and on the
West	.. by Kalvan and Baglan Talukas of the same District.

The Chandor hills form the southern boundary of the Taluka and the Panzan river the south-eastern. Elsewhere there are no natural boundaries.

Physical Configuration.

8. The area consists for the most part of a stony, slightly rolling plain sloping to the east. A line of low hills runs along the left bank of the Girna river after

its confluence with Mosam (river) in the centre of the Taluka. A similar range of low hills also runs along the left bank of the Panzan river. There are ranges of hills on the southern and northern borders of the Taluka. A range of hills also runs from Chatana on the borders of Baglan Taluka to Dahidi in the east and in between this range and that situated on the northern border of the Taluka lies a stony plateau which is cut up at several places by nallas and ravines. The land on this plateau is stony and poor. South of Chatana, the Baglan hills stop abruptly at the border and the Malegaon plain stretches unbroken to the east. This plain though stony is flat and in the eastern part of the Taluka it is particularly suitable for the cultivation of cotton.

9. There are seven rivers in the Taluka as under:—

Girna, Mosam, Parsul, Suki, Panzan, Bori and Kanoli.

10. The river Girna runs through the middle of the Taluka entering it within the limits of Aghar and leaving it at Nardana. It has a wide but partly rocky bed and its banks are broken by nallas. It is useful for irrigation purposes till it reaches Malegaon but thereafter its banks begin to rise higher and it is not useful for irrigation.

11. The Mosam river which feeds the largest number of bandharas on one stream in Baglan and Malegaon Talukas enters the Taluka at Chatana in the north-eastern corner and joins the Girna at Malegaon. The bed of the river does not show a big continuous flow throughout the year and whatever water is noticed in the current can be said to suffice hardly for even one Bandhara. There are, however, several nallas and streams which join it and replenish its water supply. But for these streams and nallas it would be practically impossible for the several (and in Malegaon Taluka there are as many as seven) bandharas on both its banks to provide continuous supply of water throughout the year for perennial crops such as sugarcane, etc.

12. Of the remaining five rivers two run across the northern half of the Taluka while three water the southern half. The Bori which flows from west to east waters the northernmost section consisting of the villages in Group III (proposed IV) lying between the Dahidi ranges of hills and the northern Taluka boundary while Kanoli which is nearly 10 miles to its south and runs almost parallel to it supplies drinking water to the villages near about the Agra Road and those between the Agra and Chalisgaon roads. In the south, the Parsul starts in the Chandor hills, waters the south-eastern portion of the Taluka and joins the Girna near Patne. The Suki and another small stream which traverse the remaining part of the southern half join the Girna near Bhuigavan and Isapur respectively while Panzan the 7th river runs along the south-eastern boundary and joins the Girna near the village bearing its name.

All these rivers cease flowing in the hot weather.

13. There are very few trees in the central plain which extends from west to east but the hills in the northern part of the Taluka as well as the range of hills to the north of Girna in the southern half of the Taluka contain good groves of Anjan and other trees in reserved forest. There are also good groves of mango trees on the banks of the rivers and a good many nimb and other trees have been planted on both sides of the metalled roads in the past.

Climate.

14. From the middle of March to the commencement of the monsoon the climate of the Taluka is hot and sultry, but during the remaining part of the year it is pleasant and healthy. The Taluka is well drained by several nallas, ravines and rivers.

Rainfall—Form A.

15. The average of 9 years preceding the original Settlement, i.e. from 1858-66, was 18 inches while that for 11 years preceding the first revision

(i.e. current) Settlement was 22·80 inches. Form A shows the rainfall for 40 years from the year in which the first Revision Settlement was introduced. The average for each of the four succeeding decades works out as under :—

Serial No.	Period.	Average for the period.
		Inches.
(1)	1900-1909 ..	18·88
(2)	1910-1919 ..	22·34
(3)	1920-1929 ..	18·68
(4)	1930-1939 ..	22·38

The rainfall in the first decade averaged 18·88 inches but in seven out of ten years it was either not timely, badly distributed or inadequate. Consequently, the crops were from poor to moderate or fair for seven years and fairly good for three years. In the second decade, the Taluka similarly suffered from want of timely and adequate rainfall in 1911, 1912 and 1917 and in consequence the crops were poor. In 1918 the rainfall was below 50 per cent. of the average and the crops were very bad. But in the remaining six years it was adequate, well distributed and the condition of crops was from moderate to good. In the next two decades the rainfall was below 15 inches in the years 1920, 1922, 1929 and 1934 and the crops did not fare well during these years but during the remainder of the period they were from moderate to good.

16. Barring the first decade which was bad, the history of rainfall of the last three decades goes to show that on the whole the Taluka gets a fair amount of rainfall almost every year and though there may be two or three bad years in every decade the remaining seven or eight years are as a rule quite good.

Markets.

17. Malegaon is the chief market for almost the whole of this Taluka, and also for Baglan Taluka and part of Kalwan Taluka. It provides good facilities for the sale of everything at competitive rates. The chief articles taken there for sale on a large scale are cotton, timber, gul, bajri and wheat. There are gins and presses at Malegaon where cotton is ginned and pressed for export to Bombay. Some traders find it convenient to purchase cotton in the villages but all of it has to be taken to Malegaon for ginning and pressing before being exported. The establishment of a regulated cotton market at Dhulia is taken advantage of not only by the people of Dhulia Taluka but also by many villagers in the eastern portion of Malegaon Taluka who find it profitable to sell their cotton in the cotton market at Dhulia. Timber from the Dangs and the coupes in Kalvan Taluka is also brought for sale at Malegaon on a large scale. Gul and other agricultural produce are brought for sale at Malegaon not only on bazaar days but also on week days where they are sold by open auction every day. A portion of the price realized by sale is utilized in purchasing cloth, clothes and necessities of life which can be had at Malegaon at prices cheaper than those obtaining elsewhere in the Taluka.

18. There is no regulated cotton market at Malegaon but if one is started, the Malegaon market which is losing some of the cotton business will regain it and the cultivators of this Taluka and also of Kalvan and Baglan will be greatly profited thereby.

19. The following statement shows the figures of sales at each of the 12 places at which weekly markets are held in the Taluka :—

S. No.	Village.	Day on which Bazaar is held.	Weekly Bazaars.		
			Articles.	Amount recorded in the year.	
				1898.	1940.
1	2	3	4	5	6
<i>Old.</i>				Rs.	Rs.
1	Malgaon	Friday	1. All kinds of grain 2. Cloth and Clothes 3. Groceries 4. Miscellaneous 5. Cattle 6. Tarward bark	7,000 9,700 1,700 600 650 ..	11,000 10,000 7,000 18,000 2,500 ..
				19,550	48,500
2	Jhodga	Thursday	1. 2. 3. 4. 5. 6.	210 125 107 35	718 225 371 220
				477	1,534
3	Umrane	Saturday	1. 2. 3. 4. 5. 6.	169 90 170 35	150 100 150 115
				464	515
4	Saundans	Wednesday	1. 2. 3. 4. 5. 6.	145 100 85 15	250 80 50 65
				345	415
5	Vadner	Tuesday	1. 2. 3. 4. 5. 6.	140 100 85 15	175 200 100 80 .. 150
				340	705
6	Patne	Sunday	1. 2. 3. 4. 5. 6.	80 65 70 20	40 12 5 15
				235	72

S. No.	Village.	Day on which Bazaar is held.	Weekly Bazaar.		
			Articles.	Amount recorded in the year.	
				1898.	1940.
1	2	3	4	5	6
7	Nimgaon	Monday	1. 2. 3. 4. 5. 6.	70 65 40 5	250 200 75 50 .. 90
				170	665
<i>New.</i> 8	Malegaon	Tuesday	1. 2. 3. 4. 5. 6. .. ..	.. .. .. .. .. ..	50 5 50 25 .. 90
				..	220
9	Dabhadi	Wednesday	1. 2. 3. 4. 5. 6. .. ..	.. .. .. .. .. ..	50 15 10 25
				..	100
10	Kalvadi	Monday	1. 2. 3. 4. 5. 6. .. ..	.. .. .. .. .. ..	140 40 100 45 .. 300
				..	625
11	Ravalgaon	Sunday	1. 2. 3. 4. 5. 6. .. ..	.. .. .. .. .. ..	900 100 75 325
				..	1,400
12	Malegaon Camp	Monday	1. 2. 3. 4. 5. 6. .. ..	.. .. .. .. .. ..	36 30
				..	66

20. It will be seen that new weekly bazaars have been started at 5 more villages during the current Settlement but almost all of them exist in the southern and western parts of the Taluka. The north-eastern parts which have no good roads have either Ravalgaon or Jhodga as their nearest market in the Taluka. The bazaars nearest to those parts are held at Masdi, Kusumbe and Ner in Dhulia Taluka and are generally availed of for the purchase of the necessities of life and the sale of vegetables and grain. The villagers in the extreme south take advantage of the weekly-bazaars at Manmad and Nandgaon which are nearest to them. On the whole, the facilities for marketing the agricultural produce and purchasing the necessities of life have considerably improved in the major part of the Taluka during the period of the First Revision Settlement.

Gins and Presses.

21. There are 13 Gins and 3 presses at Malegaon, 1 Gin at Chandanpuri and 1 at Jhodga. Of these the Gin at Jhodga is not working for the last 3 years. Of the 13 Gins at Malegaon 8 or 9 work every year by turns and the profits are shared by all alike. Of the 3 presses only 2 work every year by turns and the profits are distributed among the 3 equally. 14,000 bales of cotton (each weighing 12 maunds) were ginned and pressed at Malegaon during the year 1939-40. Owing to competition of the Gins and presses at Dhulia and Chalisgaon the rates for ginning and pressing at Malegaon are fairly moderate.

Communications.

22. Malegaon has the largest number of good metalled roads in the District except perhaps Nasik—

(1) The most important road is the trunk road called "The Bombay-Agra Road", which divides the Taluka into two halves and runs through Malegaon. It connects Malegaon with Dhulia and Nasik and is the only connecting link between Bombay and Northern India and is fully bridged. During the last 10 years the amount of vehicular traffic on this road has considerably increased as more persons now travel by buses and the majority of the articles exported from the Taluka are sent by lorries. The amount of passenger traffic by bullock carts has therefore gone down.

(2) Second in importance is the road from Malegaon to Manmad. It is bridged and metalled and is in good order. It is 23 miles in length and connects Malegaon with Manmad which is the nearest important Railway Station on the G. I. P. Railway. The goods and passenger traffic on this road which at the time of the introduction of the current settlement used to be conducted by bullock carts has been taken over by trucks and buses and the bullock cart has practically disappeared from the main roads as a means of passenger traffic.

(3) The third important road is the Malegaon Satana road which is metalled but not bridged. Causeways have been provided on some nallas but in the rainy season they are impassable and occasionally traffic gets blocked. The total amount of rain on this side being however comparatively small the floods last hardly for more than a day. This road connects Malegaon with Pimpalner in the West Khandesh District and is the only suitable outlet to the Malegaon market for Baglan and Kalwan Talukas.

(4) The fourth road in order of importance is the Nandgaon Road which is metalled but not bridged. It is a Local Board road. It branches off to Nandgaon near Kaulane on the Malegaon-Manmad road.

(5) There are several metalled roads in Malegaon Camp village. All these are old roads which existed when the current Settlement was introduced in 1899.

(6) An important metalled road called the Chalisgaon road which branches off at Sayana on the Bombay-Agra Road mile No. 184/4 was constructed by the Public Works Department during the current settlement.

The portion lying in Malegaon Taluka is 13 miles in length and was completed in 1923-24 at a cost of Rs. 1,59,849. The further length of 16 miles or so beyond Malegaon limits was completed during the period 1919-1933 at a cost of Rs. 2,01,132. Excepting the crossing of the Girna river, it is a fully bridged road. The Girna cannot be crossed during the monsoon but in the remaining part of the year bus and cart traffic is fairly heavy.

(7) There are some minor Local Board roads which are unmetalled but are fairly good in the dry weather. The most important of them are the Malegaon-Vadner-Nampur road (22 miles in length) and the Malegaon-Galna Road (20 miles in length) but they are useful only for bullock cart traffic. Little attention is paid by the District Local Board to their upkeep. On the whole, the Taluka is well supplied with good roads and except for the 20 northern-most villages, the entire tract is within easy reach of the central market at the Taluka Head Quarter town of Malegaon.

Standard of husbandry.

23. The proprietors of the newly opened Sugar Farm at Ravalgaon who have employed several persons trained in agriculture (B. Ag.) employ improved methods of agriculture for planting their cane and almost all kinds of improved instruments including tractors are used by them. They also use the best seed of cane that enables them to extract more amount of sugar than the old variety used to yield and this improved variety of cane (called Coimattur 297) has become very popular and is now gradually spreading elsewhere in Malegaon and Baglan Talukas. Following the example set by the Ravalgaon Farm a big land-lord of Vadner has also purchased a tractor. The iron plough which was unknown at the time of the original or First Revision Settlement has also made its appearance in the majority of the villages in the Taluka and the cultivators whose soils are deep generally make use of it for ploughing them. There are iron ploughs kept for hire by the Taluka Development Association at Khakurdi, Saundane and Malegaon, the rate of hire being 2 annas and 3 annas per day for a small and big plough respectively. A small iron plough requires at least 4 bullocks which few cultivators possess and hence it is not being used on as large a scale as possible.

24. The Manjri farm method of planting cane by rows has become popular and the old method of planting it in squares has been abandoned almost everywhere as the bagaitdars have realized by experience that the former is more economical and convenient than the latter as the quantity of seed required is comparatively smaller and periodical watering is easier.

Seeds.

25. People realize the advantages of using improved varieties of seed. Sales of improved varieties of seeds sold at the Farms in 1939 were as under—

Name of Seed.	Quantity sold.
	Lbs.
Jarilla cotton seed	11,720
Banila	2,247
Wheat Pusa 4	851
.. Pusa 808	255
Bajri-Akola	1,149

Improved varieties of Cane are also being used in the irrigated area. The most common varieties used are CO 419, CO290, J 213, ROJ 2878, KK 28, MM 89 and HM 320.

Cultivation.

26. Bajri and cotton are the major crops grown on a large scale, the rotations followed being as follows :—

1st Year.	2nd Year.	3rd Year.
(1) Cotton .. ..	.. Bajri	.. Kulith.
(2) Cotton .. ..	.. Jowar	.. Bajri.
(3) Cotton .. ..	.. Bajri.	
(4) Bajri .. ..	.. Kulith.	

It will be seen that cotton is sown generally every third year. Jowar requires late rain which seldom favours this taluka and it is no wonder that the area covered by it should be smaller as compared with bajri and cotton. The most favourite rotations are (1) and (2) mentioned above but in some places where the soil is good (3) is also occasionally adopted. This is, however, very rarely done because the lands in the taluka are generally poor and cannot stand cotton every second year. The manure used at the time of sowing cotton suffices for nearly three years at the end of which period fresh manure has to be put in again if cotton is to be sown. The irrigated lands are required to be periodically manured, particularly at the time of sowing Kamod (high quality rice) and sugarcane. The manure so used lasts for two more years and is useful for wheat and other crops that may be sown during the intervening period. The beneficial effects resulting from the use of artificial manures such as Ammonium Sulphate are appreciated by the cultivators many of whom now use them particularly for sugarcane.

Phad System.

27. The Pacca Bandharas constructed in the past on the Girna and Mosam rivers supply water for irrigating perennial crops throughout the year in the villages on the banks of these rivers. The area of land which is so watered in each village is generally divided into 3 or 4 contiguous sections which are called Phads, each section growing one kind of crop at the same time in the same year. Of the 3 or 4 sections one grows Kamod (high quality rice), the other a perennial crop of sugarcane and the remaining one or two grow wheat or other cereals during one and the same year. The turn of one section for planting Kamod or Cane therefore comes after a lapse of 3 or 4 years and the other sections are then used for the cultivation of lucerne grass, wheat, bajri, methi, vegetables and other crops. The rotations followed at present are :—

I—(1) Kamod rice (2) Sugarcane (3) Wheat.

II—(1) Kamod rice (2) Sugarcane (3) Bajri followed by wheat or Methi.
(4) Groundnut or wheat.

III—(1) Kamod rice (2) Sugarcane (3) Doorkie rice (4) Bajri and gram or methi or vegetables.

These rotations used to be rigidly followed in the past but on account of the introduction of the Coimattur variety of cane which requires less water and which yields more per acre and gives better results when in ratoon, the system of cultivation by Phads which was very popular is being disturbed and several fields containing ratoon cane were seen at Dabhadi and Patne when according to the Phad System there would be either wheat, methi or vegetables. The disadvantages resulting from abandoning the Phad system have, however, been since realized by the bagaitdars who are now reverting to the Phad System by common consent.

28. The cultivators generally manufacture their own gul but recently four crushers operated by oil engines have been installed at Talwade, Ravalgaon, Khakurdi and Dabhadi where on payment of rent the cane taken there is crushed and made into gul. The facilities provided by these crushers are taken advantage of by a good many bagaitdars in the surrounding area.

Cotton is sold uncleaned either on the spot where the merchants from Malegaon go for purchasing it or else it is taken for sale at Malegaon or Dhulia where it can be sold readily at competitive rates. The cotton is ginned and then pressed for being sent to Bombay by the local traders after its purchase.

Population and supply of labour.

29. The following figures give an idea of the variations in the population of the Nasik District as a whole :—

	1872	1881	1891	1901	1911	1921	1931
	736,127	779,481	841,714	814,778	905,080	832,576	1,000,048
Percentage increase or decrease.		+5.8	+7.9	-3.0	+11.7	-8.0	+20.11

The figures for Malegaon Taluka are as under :—

	1891	1901	1911	1921	1931
	86,243	96,707	110,532	100,888	131,005
Increase or decrease .. .. .	....	+12%	+14%	-9%	+31%
Malegaon City and Suburbs	15,502	19,054	19,000	23,505	29,442
Increase or decrease .. .. .	....	+22.9%	+0.03%	+23.3%	+26.2%
Taluka excluding Malegaon City	70,741	77,653	91,472	77,383	102,463
Increase or decrease .. .. .	....	+9.7%	+17.8%	-15.4%	+32.4

30. The taluka figures show an increase in population at the end of every decade excepting the one ending December 1920 in which year it shows a fall of 15.4 per cent. This fall is attributed by some people to the deaths from influenza in the great epidemic of 1918. This does not, however, appear to be correct. Influenza took a toll of 9,254 lives in 1918 as against the total number of births numbering 3,744 in that year and this fact indicates that at the most the taluka population was reduced by 5,510 by the disease. The Census, however, shows a reduction of about 15,000. The total number of births in the taluka from 1911 to 1920 was 44,981 as against the total number of deaths amounting to 42,658 which fact also goes to show that influenza was not the real cause. It seems that either the deaths resulting from influenza were not correctly recorded or there was emigration to that extent during that decade only. The population mainly consists of Maratha Kunbis but there are also a good number of Malis, Bhils, Harijans, Rajputs and Musalmans all over the taluka. Of these, the Malis residing in Patasthal villages make the best cultivators.

Form A-1.

31. As directed in Land Revenue Rule 19A (2) (vi), the Director of Agriculture was requested to supply the figures of population according to occupation to fill in the above Form but in reply he has stated that they are not available. The figures in the form have, therefore, been collected from the village officers and are approximate. The notes below the Form explain the position as regards columns 1 and 2. There is an increase in the agricultural population to the extent of 35,265 while the non-agricultural population has gone up by 3,613. The number of labourers for agriculture has also gone up by 16,545. The figures in the first two columns for the period 1894-95 cannot be compared with those of 1933-39 as corresponding details (for 1894-95) are not available the classification of

agriculturists then made being entirely on a different basis. The number in column 1 (for 1938-39) is made up of tenants who number 5,847 and the dependents or members of the families of the occupants whose number finds place in column 2. The following details regarding the number of occupants and tenants etc., are instructive :—

	Number.	Area.
		Acres.
A--Occupants (1) cultivating with domestic labour ..	14,811	220,059
(2) Cultivating with hired labour ..	194	11,820
Total ..	15,005	231,879
B--Tenants paying--		
(1) Cash rent	3,102	35,916
(2) Crop share	2,412	29,120
(3) Rent in kind	324	4,607
(4) Mixed rent	9	78
Total ..	5,847	69,721
A + B = Total occupied area in the taluka ..	....	301,600

Of the total occupied area 77 per cent. is thus cultivated by occupants and only 23 per cent. is cultivated by tenants. The majority of the tenants pay rent either in cash or in kind. Thus, most of the land is cultivated by the occupants and it is clear that agriculture is the principal occupation followed by 69 per cent. of the taluka population. Of the remaining 31 per cent., Malegaon town takes nearly 18 per cent. and the non-agricultural population of the taluka exclusive of Malegaon seems to form about 13 per cent. of the total population of the taluka.

32. The area of the taluka is 775 square miles and the density of population per square mile which in 1867, 1901 and 1921 was 67, 122 and 130 respectively rose to 143 in 1931 and it seems probable that in the Census of 1941 the figure may rise higher still. The population has thus nearly doubled during the last 70 years. The area of land occupied for cultivation was 170,786 acres in 1867-68. This rose to 285,981 acres (which means an increase of 115,195 acres) in the quinquennium 1890-1895 and in the succeeding 40 years there has been increase to the extent of 15,619 acres only as against an increase of population of 30,000. Form A-3 shows that the occupied area in 1938-39 rose to 301,600 acres leaving a total of 4,126 acres of assessed waste which is mostly barren and unfit for cultivation. There is, therefore, no possibility of increase in the acreage of occupied lands.

33. From the figures in paragraph 29 it will be seen that the population of Malegaon Town which in 1891 was 15,502 increased to 29,442 in 1931 and there are indications that it has risen by at least 5,000 more during the last 10 years. Hindus form $\frac{1}{3}$ rd of the population and $\frac{2}{3}$ rd (19,001) are Muslims, mostly weavers (momins).

Supply of Labour.

34. The taluka is self-sufficient from the point of view of labour and generally speaking there is no immigration. Bajri is harvested in October and November while cotton is collected in November and December and it is in these three months that any labour is required to be hired everywhere throughout the taluka. Persons with less land or landless persons find plenty of employment

in these three months. In the five months following, labour is required by the bagaitdars in Canal and Patasthal villages for sugarcane crushing and other purposes but the labourers return to their villages before the Monsoon to prepare and cultivate their lands.

35. The Ravalgaon Sugar Farm since its opening a few years ago engages a large amount of labour on daily wages which are as high as 7 to 10 annas a day. The farm gets plenty of labour on account of the rates of wages paid by them and the result is that cultivators in villages round about the farm are finding it difficult to pay the higher rates demanded by the labourers. There is, however, plenty of labour available and practically no immigration for supplementing the local supply. There is also no emigration outside the taluka.

36. Malegaon town employs a large amount of labour in house-building and various other activities and handsome wages as in the case of Ravalgaon Factory are paid.

Education. Schools—Primary.

37. The following statements give an idea as regards the state of primary education as it existed before the current settlement and as it existed in 1926 and 1939.

Schools.

Year.	Local Board.				Malegaon Municipality.			
	Number for		Average attendance.		Number for		Average attendance.	
	Boys.	Girls.	Boys.	Girls.	Boys.	Girls.	Boys.	Girls.
1895	Information not available.				6	1	484	35
1926	45	1	2,675	33	8	3	1,305	407
1939	54	2	3,075	53	11	6	1,904	634

Year.	Aided by Government of Local Board.				Private unaided.			
	Number for		Average attendance.		Number for		Average attendance.	
	Boys.	Girls.	Boys.	Girls.	Boys.	Girls.	Boys.	Girls.
1895	15	..	625	..	4	1	195	27
1926	10	..	253	..	10	..	259	..
A. 1939-40 ..	22	..	575	..	..	..	..	..
B. 1939-40 ..	58	..	1,430	189	..	..	..	..

Year.	Total Number of Schools.		Average attendance.	
	Boys.	Girls.	Boys.	Girls.
1895	25	2	1,304	62
1926	73	4	4,492	440
1939	145	8	7,644	1,076

A. Shows schools aided solely by the District Local Board—School Board.

B. Shows schools aided by Government.

The number of primary schools opened by the District Local Board and the Malegaon Municipality has increased by 10 and 6 respectively during the last 13 years. The number of schools solely aided by the Board has also increased from 10 to 22 during the same period.

Secondary Education.

38. The Malegaon Municipality has opened a High School at Malegaon. There is also an Anglo-Urdu School conducted at Municipal cost. The number on the roll and the average attendance were as under :—

Year.	High School.				Anglo-Urdu School.			
	Number of		Total.	Average attendance.	Number of		Total.	Average attendance.
	Boys.	Girls.			Boys.	Girls.		
1929-30 ..	153	3	156	125.43	Not kn.	n.	23	19.58
1939-40 ..	298	46	344	287.64	113	10	123	114.27

The number of students attending the High School has doubled during the last 10 years while that in the Anglo-Urdu School has increased by 400 per cent. during the same period. There is no provision for giving technical education in any of these schools.

Agricultural Resources—Form A-2.

39. The quinquennial census of cattle and agricultural implements, etc., was made on January 15th. 1940, i.e. only a few weeks before the Settlement Enquiry commenced. Form A-2 shows the figures of livestock according to this census and as they stood at the time of the first Revision Settlement. It will be seen that the number of all kinds of cattle with the exception of plough buffaloes has everywhere increased. The increase in the number of cattle used for ploughing is about 8 per cent. as against the increase of about 5.5 per cent. in the occupied area over the same period. The number of milch cattle has increased by 16 per cent. as against an increase of about 42 per cent. in the population of the Taluka during the same period. The number of horses and ponies remains practically unchanged but that of sheep and goats has gone up from 26,089 to 44,027 and from 22,812 to 35,185, an increase of 64 per cent. and 54 per cent. respectively.

40. The number of carts for passengers and also for goods traffic has increased from 1,279 and 4,005 to 2,264 and 6,450 respectively. This increase is remarkable in view of the fact that regular bus services operate from Malegaon in almost all directions and in the circumstances the increase in the number of carts for passengers is evidently a sign of higher standard of life. The increase in the number of carts for goods traffic is another indication of this higher standard of living in view of the large increase in the number of motor transport.

41. As mentioned in paragraph 23 the iron plough was unknown at the last revision and the 1940 Census shows 560 iron ploughs (192 small + 368 large) against nil in 1894-95 and 11,634 wooden ploughs against 11,349 in 1894-95.

Variations in the occupied and cultivated lands—Form A-3.

42. It will appear from Form A-3 that in 1890-95 the total occupied cultivated area was 255,442 acres while the occupied fallow was 30,539 acres. During the 43 years that followed the former area rose gradually to 291,028 acres

recording thereby an increase of 35,586 acres while the latter fell to 10,572 acres. The increase was absorbed partly by the extension of cultivation of cotton (about 33,322 acres), wheat (about 3,301 acres), cane (about 2,108 acres) and groundnut 8,780 acres, the latter being unknown at the last Settlement. The area occupied by vegetables and fodder crops also increased to some extent and this extension was facilitated not only by the reduction in occupied fallow and extension of occupied area but also by the reduction in area under sesame which now covers an insignificant area of 1,351 acres against 18,881 acres in 1890-95. The position of the most important crops in the last 30 years was as under.

Bajri.

43. This is the staple food crop of the Taluka and now occupies as much as 46.69 of the total cultivated area. Excepting the abnormal reduction in its area during the years 1917-18, 1918-19 and 1928-29 when it had fallen to 25, 25 and 7 per cent. consequent on the inadequacy of timely rainfall in the months of June and July there have been no great variations during the last 30 years requiring an explanation. The decrease in 1917-18 was made up partly by a corresponding extension of Jowari cultivation which was rendered possible by the favourable rabi rains. The year 1918-19 was admittedly a bad year and there was contraction of cultivation not only of Bajri but of cotton also with the result that the area under fallows rose by one lac. In 1928-29 there was a reduction of a lac of acres but it was made up mostly by extension of rabi cultivation owing to opportune rains in September and October when Jowari is generally sown.

Cotton.

44. Next to Bajri, the second largest area is occupied by cotton. It is a money crop which enables the cultivators to pay not only the dues of Government but also their debts to the *savkars* to whom the majority are perpetually indebted in one way or other. Cotton was almost unknown in 1864, the area occupied by it being less than 1 per cent. In 1899, the area covered by it rose to 11 per cent. and in 1938-39 it covered an area of 64,956 acres which is 21.5 per cent. of the total cultivated area. In the eastern portion adjoining the Dhulia and Chalisgaon Talukas of the Khandesh Districts the area occupied by Cotton varies between 25 to 30 per cent. in every village. It will be seen from paragraph 26 above that ordinarily cotton can be grown only once in three years and this goes to show that the limit up to which it can be grown in that area has been reached and further extension does not seem possible.

Jowari.

45. Malegaon is a Kharif Taluka and the rabi rains are seldom sufficient or timely. There is therefore no appreciable change in the area occupied by this crop. In 1890-95 this crop covered 36,343 acres and in 1939 it rose to 37,929 acres which means an increase of 1,586 acres which is not considerable in a crop solely dependent on November and December rains.

Oilseeds.

46. Sesame and Linseed which covered an area of 18,881 and 7,283 acres in 1890-95 are disappearing from the Taluka altogether. In 1938-39 they occupied an area of 1,351 and nil acres respectively. Their place is being taken up by Spanish groundnut which in 1938-39 covered an area of 8,780 acres as against 262 acres in 1910-11. The area of castor seed has also gone down from 413 acres in 1890-95 to 349 acres in 1938-39.

Wheat.

47. In 1890-95 wheat was sown in an area of approximately 3,799 acres. This area has gradually risen to 7,100 acres in 1938-39 which means an increase of 3,301 acres.

Sugarcane.

48. Before the introduction of the first Revision Settlement, sugarcane covered an area of 392 acres and this did not undergo material change till 1920-21 in which year extension of the Girna Left Bank Canal was completed and water began to be given for crops. Ordinarily, with the opening of the Canal the area under cane should have increased rapidly but for one reason or other it did not go above 520 acres in 1931-32. Thereafter it began to rise rapidly and it has now come to 2,500 acres (1938-39) inclusive of 1,400 acres of the Ravalgaon Sugar Farm established in 1933. There is no chance of this area being increased unless further provision is made for augmenting the supply in the Girna Left Bank Canal or the Sugar Farm makes its own arrangements to secure its supply by private arrangements such as bunding of nallas or construction of their own tank for holding the percolation water from their area before it falls in the nallas or rivers which vest in Government.

49. Excepting the Ravalgaon Sugar Farm which plants cane solely for the manufacture of sugar the cultivation of cane is undertaken by the cultivators with the primary object of manufacturing gul (raw sugar). The prices of gul have during the last few years shown such marked fluctuations that there is a complaint that the cultivators are not realizing by the sale of gul the capital invested in planting cane and manufacturing gul. Unless, therefore, the gul prices show some improvement or the Ravalgaon Farm takes up the whole of the cane planted, there is a possibility that the area of cane held by the cultivators may diminish considerably in course of time. At present, out of the 2,500 acres of cane, 1,400 are held by the Ravalgaon Sugar Farm and the Farm also purchases 10,000 tons of cane (covering an area of 200 to 300 acres) from private growers because the cane of the Coimattur variety the cultivation of which is spread in the Taluka by the Farm by selling the seed is more useful for manufacturing sugar than gul. The Farm pays for the cane at Rs. 14 to Rs. 18 per ton. Of the cane from the remaining area a part locally known as "Pundya" is sold in the weekly markets of Malegaon, Jhedga and Dhulia as it is fit for immediate human consumption while the rest is utilised in the manufacture of gul.

Gross Area.

50. Form A-4 shows the area of occupied cultivated land, occupied fallow, Government waste, Forest area and other land not available for cultivation from the year 1909-10 onwards. The figures for the previous 10 years are not available. It will be seen that the gross area increased from 4,68,608 to 474,822 acres during the period 1890-95 to 1909-10. The principal reason for the increase is the omission of the area of Sidvadi village which is wholly a forest village, and which was omitted at the time of the current Settlement, apparently because it is wholly forest and has nothing to do with the Settlement. This village is now included in the gross area and its area is 4,272 acres. The reasons for the increase of the remaining 1,942 acres cannot be ascertained as the Taluka records for the period are not available. In 1938-39 the gross area was 474,815 acres and the difference of 7 acres between this and the area of 1909-10 is due mainly to mistakes in the survey records since noticed.

Fallows, etc.—Form A-4.

51. *Cultivable occupied area.*—The following figures show the increase or decrease :—

Period.	Occupied area.			Government waste.	Remarks.
	Cultivated.	Fallows.	Total.		
	Acres.	Acres.	Acres.		
1890-95	255,492	30,539	2,86,031	22,403	
1914-15	272,844	24,851	2,97,695	6,629	
1938-39	291,152	10,782	3,01,934	3,937	

The Government waste area has been reduced from 22,403 acres in 1890-95 to 3,937 acres in 1938-39. Enquiries in the villages show that this Government waste area consists of rocky soil unfit for cultivation. The area of occupied fallow was reduced from 30,539 acres in 1890-95 to 24,851 in 1914-15 and 10,782 acres in 1938-39. Enquiries made went to show that the fallow area is either of poor quality or could not be sown owing to the circumstances of the owner such as minority of the occupant, or the sawcar's demand for high rents for his scattered holdings which were kept fallow in the hope of higher rents in future etc. All available cultivable land is now being exploited and there is no room for further expansion in the area under cultivation.

Water Supply.

52. Appendix I gives an abstract of the sources of water supply not only for drinking but also for irrigation purposes. It will be seen that besides wells which number over 4,000 there are rivers, canals, tanks and bandharas which serve the same purpose as that of wells.

(a) The rivers which drain the Taluka are described in paragraphs 10-12. Of these the Girna and Mosam flow throughout the year and the bandharas on these rivers feed the numerous Pats which supply water for the irrigated crops of Rice, Sugarcane, Wheat, etc.

(b) The other source of water supply for irrigating crops is the Girna Left Bank Canal. This canal came into existence in 1908-09, i.e. during the currency of the present settlement. It derives its supply of water from the Irrigation Tank at Chankapur in Kalvan Taluka. The water from the Tank is led through the bed of the Girna river up to Thengoda in Baglan Taluka where it is diverted in the Canal by means of a weir constructed in the bed of the river near the village. The canal was completed up to 13th mile in 1909-10 and further extension up to 19th mile was made during the period 1912-1921. Besides in 1929-30 the height of the Thengoda weir was raised by 16 inches and since then the area irrigated by the Canal has increased. Most of the area irrigated by the canal lies in Malegaon and Baglan Talukas but a small area is irrigated in Kalwan Taluka as well. The area irrigated in the three Talukas during the last five years was as under :—

Year.	Baglan.	Malegaon.	Kalwan.	Total.	Remarks.
1934-35	2,253	5,527	36	7,816	
1935-36	2,005	6,754	21	8,870	
1936-37	3,463	8,898	76	12,437	
1937-38	2,647	7,626	62	10,335	
1938-39	2,251	6,954	14	8,919	

The area in Malegaon Taluka falls within the limits of the marginally noted 10

- (1) Dabhadi.
- (2) Aghar Budruk.
- (3) Jalgaon.
- (4) Pandhrun.
- (5) Talwada.
- (6) Pimpalgaon.
- (7) Ravalgaon.
- (8) Ajang.
- (9) Kashti (Inam), and.
- (10) Soyagaon (Percolation water).

villages and the principal crop grown is Sugarcane which covers nearly 2,317 acres or 34 per cent. of the total canal area in the Taluka. 60 per cent. of this area belongs to the Sugar Farm established at Ravalgaon 1933-34. The rate for the supply of water was Rs. 43 per acre up to 1939 for sugarcane and proportionately lower rates are periodically sanctioned by

Government for inferior crops. It will be seen from the above figures of acreage that canal irrigation is extending gradually, the increase being nearly 1,000 acres during the last 5 years. A part of the Girna Canal Water percolates and feeds several nallas which were dry in the past. These have revived and drain either in the Girna or Mosam river and thus swell the supply of Pat water mentioned at (a) above.

(c) The Parsul Tank near Umrana which was constructed in 1884 provides water for irrigating lands in 3 villages, e.g. Umrana, Saundana and Nandgaon.

(d) Wells still remain the principal source of water supply for villages far away from the rivers. The following comparative figures show the position as regards wells (*vide* Appendix I) :—

Year.	For Irrigation.		For Drinking.		For Cattle.		In disuse.	
	Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.
	2.	3	4	5	6	7	8	9
1891-92	1,070	290	632	23	26	..	121	31
1937-38	2,986	632	638	60	67	20	170	260

The number used for irrigation has increased by 164 per cent., that for drinking purposes remains almost stationary while that for cattle has more than trebled.

Wages.

53. Form A-5 shows the prevailing agricultural wages as recorded in the Mamlatdar's Office at Malegaon. These refer to Malegaon and its vicinity and are inflated by the higher wages of Non-Agricultural labour. The rates in villages beyond five miles or so are lower by one or two annas per head per day. Judged by these considerations the rates for the period 1909-10 to 1923-24 appear to be normal. Thereafter the rise shown from the year 1923-24 to 1928-30 seems to be abnormal and it seems the rates were recorded without taking into consideration the fact that the figures to be recorded were in respect of agricultural wages only. The rates obtaining from 1931-32 onwards appear to be normal and inquiries made in distant villages confirm the above remark that they are less by one or two annas in villages beyond 5 or 6 miles of Malegaon. The actual wages paid in distant villages for male and female labour vary from 3 to 5 annas and 2 to 4 annas respectively. But, for picking cotton, higher wages are required to be paid in the picking season, i.e. in November and December.

54. The rates of wages prevailing in the Ravalgaon Sugar Farm are higher as mentioned in paragraph 35. The condition of cultivators in Dry Crop villages round about the Factory has been affected adversely by the existence of the factory firstly as they are unable to pay the high rates for the labour they require particularly in the harvesting season and secondly because bajri cultivation has become unprofitable on account of the sparrow nuisance from the Factory area cane in which the sparrows take shelter in large numbers and cause immense damage to the grain crops standing in the fields round about the cane plantation. The difficulty of higher wages will remain but the sparrow nuisance can be mitigated if the cultivators stop sowing bajri and sow crops like groundnut, etc., which cannot be damaged by birds.

Prices.

55. Form A-6 and the graph attached thereto show the movement of retail prices in the last 51 years. I have not been able to secure reliable wholesale prices for the past years. Averages have been worked out for each of the earlier decades. The period 1922 to 1929 was the post war boom period while the period 1918-21 was the famine period in which the prices had considerably gone up and hence separate averages as shown in the Form have been worked out. The prices prevailing in the last decade of each important kind of produce grown in the Taluka are compared below with the average prices prevailing in the decade before the introduction of the current settlement.

56. The price of Bajri did not undergo any material change in the first decade but it began to rise gradually and in the decade 1909-1917 the rise was as much as 33 per cent. mainly due to the prevailing war conditions. Then followed the famine years of 1918-21 and the prices shot up still higher, the rise being 186 per cent.

A series of fairly good years then followed and the prices fell but even then in 1922-29 the price of Bajri was higher by 97 per cent. In the last decade ending 1939 the prices were still 25 per cent. higher and have remained more or less stationary since then.

57. Next in area but first in importance as a money crop comes Cotton. Its prices rose slightly in the first decade but in the next decade of the current settlement the increase was as high as 49 per cent. In the famine period 1918-21 the prices had nearly doubled and with the exception of three years (1926 to 1928) the rise remained practically stationary in the following eight years of the post-war boom. These high prices did not, however, last longer owing to increase in the area under cotton and competition with other cotton areas and as a result they were only 28 per cent. higher in the decade ending 1939.

Wheat and Gul (i.e. Sugar-cane).

58. Gul is manufactured from Sugarcane which is a bagait crop and so also is most of the wheat grown in the area. It will be seen that the price of wheat underwent several fluctuations in the period of thirty-one years—1898 to 1929. In the period 1922-29 it was higher than the price of 1888-97 by 102 per cent. but now it is only 21 per cent. higher. Similar is the case with regard to the prices of gul the rise in which was 98 per cent. in the same period and came down to 5 per cent. in the last decade.

Trade and Industries.

59. Appendix 2 shows the details regarding hand and power worked industries. Excepting Malegaon where weaving of cotton saris is carried on on a large scale by the Momins and Ravalgaon where a Sugar Factory has been established about 7 years ago there is no industry worth the name conducted on a large scale in the Taluka. In the past, the Momins of Malegaon used to spin the yarn required by them but they have now practically stopped this (spinning) business as ready made yarn is available for sale in the market at cheap rates. All the saris woven are sent either to the two Khandesh Districts where they are in demand or to Bombay where the Millhands and other labouring classes exist in large numbers and require the stuff for their daily use. On account of the supply of Electricity which has been made available at Malegaon by the Local Electric Supply Co., 325 looms are now worked by electric power but the majority of looms are still worked by hand. The number of handlooms in 1899 was 3,227. This number rose to 4,045 in 1926 but since then owing to the introduction of the electric power looms the number has gone down by 75 per cent. mainly on account of the fact that a power loom turns out work equal to 5 to 10 times that of a handloom and the 325 power looms are therefore equal to about 3,000 handlooms and the remaining 675 are still worked by hand. This business of the Momins is however found to be not sufficiently paying owing to the fact that similar saris or even of a cheaper quality are now being turned out by the Dhulia and other weaving mills.

The Ravalgaon Sugar Farm.

60. In 1923, about 1,000 acres of land from the forests of Ravalgaon, Dundha and Nagaon were purchased from Government by Seth Walchand Hirachand of Bombay for agricultural business. The experience of 6 or 7 years however showed that the business was not prospering and therefore from 1930 to 1932 manufacture of sugar by the "open pan process" was tried. In 1933, the Sugar Protection Bill passed by the Central Legislative Assembly encouraged Seth Walchand to convert the estate into a Limited Company called "The Raval Sugar Farm Ltd." with Rs. 12,00,000 as capital and a plant of 110 to 150 tons' capacity was installed and the factory began to manufacture Sugar from the same year. Finding the results of the year encouraging the Company began to extend its activities by securing neighbouring lands under command of the Girna Left Bank Canal not only by purchase but also by taking them on 30 years' leases wherever the owners were reluctant to part with them permanently by sale.

The area planted with cane and the outturn, etc., were as under from the year the Farm started manufacture of sugar :—

Year.	Area planted.	Total outturn.	Outside
			Cane purchased.
	Acres.	Tons.	Tons.
1933-34	598	17,078	....
1934-35	1,005	31,268	....
1935-36	1,044	38,235	414
1936-37	1,104	42,529	2,158
1937-38	1,133	42,455	2,082
1938-39	1,300	52,428	1,085
1939-40	1,399	64,000	10,000

In 1939-40 the maximum limit of area to which water supply is guaranteed by the Irrigation Department was reached and the Factory can hereafter develop its activities only if it is able either to purchase cane from the neighbouring villages or to arrange independently for the water supply that would be required for planting cane in the additional area. At present, the Factory has in its possession about 6,000 acres of land for Sugarcane plantation which is inside the Factory area tract as approved by Government and cane could be planted in about 2,000 acres every year but as the water supply from the canal is limited to 1,400 acres only it cannot extend the area under cane. The factory is, therefore, contemplating the construction at its own cost of a dam across Nagar-Ohol Nalla in their own area as it is expected to satisfy their needs. The scheme is said to have been sent to Government for approval. In 1938-39 the Factory was able to pay a dividend of Rs. 70 per share of Rs. 1,000 or Rs. 7 per cent. which is certainly encouraging.

Minor Industries.

61. It will be seen from Appendix—2 that Gins worked by hand have entirely disappeared. The number of oil presses worked by hand has gone down and this is natural considering that the area occupied by seassame and linseed has considerably gone down and besides two new mills worked by power have come into being. The number of sugarcane mills for crushing cane for manufacture of gul has also been reduced from 50 in 1926 to 1937 in 1939 mainly because 4 cane crushers worked by oil engines have been installed in the bagait areas and many irrigators find it convenient and cheaper to get their cane crushed and gul manufactured on payment of rent and cost of fuel at these crushers. For the same reason, the number of sugarcane pans for boiling juice has gone down from 52 to 47 since 1926. The number of woolen looms has fallen from 75 in 1890-94 to 15 in 1939; while the number of sheep and goats has increased during the period.

Cost of Cultivation and Yield per acre.

62. From Form A-3 it will be seen that Bajri and Cotton which cover 46.69 and 21.50 per cent. respectively of the area occupied for cultivation are the principal crops of the Taluka. Enquiries were made in a good many villages visited to find out the cost of cultivation and the yield realized per acre but no body has kept regular accounts giving the requisite details. The Rural Development Department was therefore consulted. According to the figures supplied by them Rs. 17 and 30 per acre approximately are required for the careful preparation and cultivation of Bajri and Cotton respectively with domestic labour (*vide* details given in Appendix 3) and according to them 4 maunds of Bajri plus a cart load of fodder or 4 to 5 maunds of cotton per acre should ordinarily be realized thereby. The net profit per acre according to these estimates comes to Rs. 15 per acre in case of Bajri and 10 per acre in case of Cotton at the 1939-40 prices.

63. During the last five years it was only once that crop experiments were made in the Taluka by the Mamlatdar and the results are summarized in

Appendix 4. These figures are not, however, of any use as the cost of cultivation in the cases in question cannot be ascertained as the crop experiments do not refer to a normal season. According to Administrative Order No. XXX-A (page 106 of Land Revenue Rules 1930 Edition) such crop experiments are to be made by the Mamlatdar only when there are suspended arrears in the village or when it is apparent that the season is likely to be below normal and suspensions of land revenue would be necessary. The statistics of yield per acre shown in Appendix 4 are, therefore, necessarily influenced by the bad season of the year in which the crop experiments were performed. I could not undertake any crop experiments as I began settlement operations in February after the crops were harvested.

Revenue History.

64. A statement showing remissions, suspensions, etc., of land revenue given during the last 40 years is at Appendix 5.

As stated in paragraph 3, the first, i.e. the current Revision Settlement was introduced in the Taluka in accordance with the orders in Government Resolution, Revenue Department No. 888 dated February 3rd, 1899 but on account of famine and lean years the difference between the old and revised rates had to be remitted till the year 1912-13. Collections at the revised rates commenced regularly from 1913-14 and the rates became fully operative from the year 1918-19. The post-

- (1) Government Resolution, Revenue Department, No. 483 of 22nd January 1900.
- (2) Government Resolution, Revenue Department, No. 224 of 12th January 1901.
- (3) Government Resolution, Revenue Department, No. 2646 of 29th March 1905.
- (4) Government Resolution, Revenue Department, No. 9613 of 29th November 1905.
- (5) Government Resolution, Revenue Department, No. 5106 of 20th May 1907.
- (6) Government Resolution, Revenue Department, No. 509 of 17th January 1908.
- (7) Government Resolution, Revenue Department, No. 731 of 25th January 1909.
- (8) Government Resolution, Revenue Department, No. 169 of 8th January 1910.
- (9) Government Resolution, Revenue Department, No. 10820 of 29th November 1910.
- (10) Government Resolution, Revenue Department, No. 184 of 8th January 1912.
- (11) Government Resolution, Revenue Department, No. 6654 of 18th July 1913.

ponement of the collection of the dues at the revised rates was sanctioned by Government from time to time in accordance with the orders quoted in the margin (A summary of these orders is given in

Appendix 6). The revised rates are thus in force for a period of 27 years only and by the time the Second Revision comes into being the Taluka will have enjoyed their benefit for nearly 30 years.

65. Unfortunately, from the year the rates became fully operative the Taluka again became subject to shortage of rainfall and for about 3 or 4 years that is till 1922-23 suspensions of Land Revenue had to be given on a large scale. Thereafter, the seasons were more or less uniformly favourably with the exception of 1936-37 in which year suspensions of Land Revenue had to be given to the extent of Rs. 3,600 and in the remaining 16 years the annual demand was fully collected with ease and coercive measures were not required to be resorted to to any appreciable extent. Thus out of the 40 years which have elapsed since the introduction of the settlement there were—

(1) 7 years in which more or less famine conditions prevailed and land revenue had to be suspended on a large scale and collection at the revised rates had to be postponed and the difference between the old and revised rates had to be remitted ;

(2) 7 years in which on account of famine conditions prevailing in the preceding years the revised rates could not be made operative and the difference between the old and new rates had to be again remitted ;

(3) 4 years in which practically the whole of the land revenue of dry crop lands had to be suspended and one year (1936-37) in which partial suspension of land revenue had to be given ;

(4) and lastly there were 21 years in which the conditions were normal and full collections of the years land revenue as well as a part of the suspended arrears could be made without difficulty.

Coercive Measures.

66. The following figures indicate the extent to which coercive measures for the collection of land revenue had to be taken during the last 5 years :—

Year.	½th fine.	Distrain or moveables.	No. of forfeiture, Notices.	No. of forfeitures.
1934-35	21	6	....	....
1935-36	....	1	1	1
1936-37	6	3	....	....
1937-38	140	10	11	....
1938-39	....	1	2	2

67.

Assistance Suits.

Year.	No. of Assistance suits filed.	Amount for which assis- tance was asked for.			Amount for which assis- tance was granted.			Amount recovered.			Amount written off.			Amount out-standing.		
		Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
1934-35	282	18,018	11	9	14,221	0	9	9,788	2	0	4,241	12	3	192	2	6
1935-36	193	13,247	2	3	11,358	14	0	7,294	1	9	1,197	7	6	2,867	4	9
1936-37	156	10,002	4	6	9,162	2	4	7,250	15	7	280	4	0	1,430	14	9
1937-38	222	15,308	15	0	12,558	14	10	9,452	14	10	....	....	....	3,106	0	0
1938-39	256	14,626	8	9	13,415	10	3	6,232	15	3	....	....	....	7,182	11	0

The number of suits filed every year is increasing. This is due to the fact that the population of the Taluka has nearly doubled during the last 70 years and there is no industry worth the name which can absorb the whole or major portion of it in the Taluka. There is also not enough land for cultivation. The demand for land has, therefore, increased as is evidenced by the number of applications which are being constantly received by the Revenue and Forest Officers for land. The pressure on land has resulted in high rents being agreed to and as the tenants cannot pay them, there is an increase in the number of assistance suits. But, even if assistance suits are filed and decrees passed the rent is seldom recovered in full. This is evident from the figures which show that the amounts for which assistance is given are increasing while the amounts of actual recoveries are going down. Eventually the rent or a part of it has to be remitted or written off provided the tenant at the expiry of the tenancy period surrenders possession of the land peacefully. Many such leases with high rents were found to prevail in Jhodga and in villages in its vicinity and these were excluded from consideration as not being genuine.

Sales and Leases—Dry Crop (i.e. Jirayat) Lands.

68. Sale—Statistics collected in respect of these lands have been tabulated in Form A.—8. They relate to 1,121 sales covering an area of 9688 acres during the period 1934-35 to 1938-39. 1491 sales covering an area of 7755 acres were rejected being found to be not genuine in accordance with Land Revenue Rule

19-A-2-(xiv). These figures compare with similar ones for the period 1899-1908 and 1916-25 as under :—

Sales of Dry Crop (i.e. Jirayat) Lands.

Group	1899-1908			1916-1925		
	Average price per acre.	Multiple of the assessment represented by the price.	Average assessment per acre.	Average price per acre.	Multiple of the assessment.	Increase or decrease in price per acre.
1	2	3	4	5	6	7
	Rs.		Rs. s. p.	Rs.		Rs.
I	21.40	17.37	1 3 8	57.62	52.26	+ 56.22
II	13.68	18.95	0 11 8	44.55	66.34	+ 50.67
III	8.68	26.28	0 5 3	32.90	112.83	+ 24.12

Group	1934-35 to 1938-39						
	Increase or decrease in multiple	Average assessment per acre per acre.	Average price per acre	Multiple of the assessment.	Increase or decrease in price per acre over 1899-1908	Increase or decrease in multiple over 1899-1908	Average assessment per acre.
1	8	9	10	11	12	13	14
		Rs. s. p.	Rs.				Rs. s. p.
I	+ 39.69	1 1 7	67.27	55.77	+ 45.67	+ 39.20	1 3 3
II	+ 47.29	0 10 9	44.41	68.99	+ 30.73	+ 50.4	0 10 3
III	+ 86.55	0 4 7	31.45	109.95	+ 22.77	+ 83.67	0 4 4

69. An examination of the sale multiples of land in different periods leads to the conclusion that the value of land has gone up. The following statement supports this view :—

Sale Multiples of Jirayat Lands.

Group.	1899-1908.	1916-25.	1934-35 to 1938-39.
I	17.57	52.26	55.77
II	18.95	66.34	68.99
III	26.28	112.83	109.95

The rise in prices is real. As pointed out in paragraph 67, numerous applications are received by the Revenue and Forest Officers for grant of land either free or on reduced occupancy price or even on payment of the market value and there is practically no land available for such grants. The pressure of population on the soil has increased the value of land and it appears that this pressure on the soil and consequent high prices will continue.

70. The only figures which require special comment are the high prices of land prevailing in Malegaon (115.75), Dyane (68.78), Sangameshwar (86.25) and Soygaon (92.23) in Group I, while the average of the Group is 55.77 even after full weight is given to the high prices prevailing in these four villages. As regards Group II it will be seen that similar high prices prevail in villages in the eastern Cotton tract like—Kandana (141.36), Jhodga (107.71), Chinchgavan (103.80); Ronzana (124.32), Mhasardi (211.39), Nardana (121.73), Sajvahal (126.07), Serul (144.79), Hisval Budruk (121.14), Devghat (150.61), Astane (127.42), Lakhani (133.87), and in Pimpalgaon (171.81), Ravalgaon (68.80) and Aghar Budruk (72.37) to the west in the neighbourhood of the Ravalgaon factory. Roughly a belt of territory running eastwards from Aghar Budruk and Ravalgaon till the eastern limits of the Taluka seems to be more prosperous than the villages to the south of the Taluka along with which it now stands in Group II.

See p. 11

Leases—(Dry Crop Lands).

Total dry land leased = 33,97

See p.

71. In all 9,679 leases were examined in the villages visited. The number of cash rents or rents in fixed quantity of grain were fairly numerous and therefore those for a fixed share of the produce were not considered. The leases relate to the period 1934-35 to 1938-39. The following figures show the number of leases admitted and rejected.

Group.	No. of leases.			Remarks.
	Admitted.	Rejected.	Total.	
I	400	1,227	1,627	
II	2,059	4,918	6,977	
III	159	916	1,075	
Total ..	2,618	7,061	9,679	

It will be seen that out of the total number examined only 26 per cent. were admitted as genuine and the remaining 74 per cent. rejected for the reasons given in Land Revenue Rule 19-A-2-xiii. The information regarding each village visited is given in Form A-7. The following is an abstract of that form:—

STATEMENT I.

Group (old).	Area of land leased.	Assessment.	Rent.	Multiple of assessment represented by rent.	Percentage of gross rent taken by the assessment.
1	2	3	4	5	6
	A. G.	Rs. a. p.	Rs. a. p.		
I	4,002 33½	5,776 13 0	17,911 8 0	3·1	32·25
II	26,756 0½	18,218 9 0	65,511 5 3	3·59	27·81
III	2,190 12	602 10 6	2,354 11 9	3·91	25·59

Group (old).	Average assessment per acre.	Average rent per acre.	No. of leases.	Index.
1	7	8	9	10
	Rs. a. p.	Rs.		
I	1 2 5	3·53	400	2·98
II	0 10 10	2·45	2,059	3·14
III	0 4 6	1·07	159	2·25

In 1927, similar enquiry regarding leases was made by the then Settlement Officer (Mr. C. H. Bristow, I.C.S.) but it related to the period 1916-25 which

included the war period and the boom years following thereafter. The results arrived at by him for the 10 years period in question are tabulated in the following statement for comparison with the above:—

STATEMENT II.

Group (old).	Area of land leased.		Assessment.	Rent.	Multiple of assessment represented by rent.	Percentage of gross rent taken by the assessment.
1	2		3	4	5	6
	A.	G.	Rs. a. p.	Rs. a. p.		
I	2,886	10	4,193 6 6	27,278 14 6	6.50	15.38
II	14,687	18	11,334 0 0	64,927 4 0	5.72	17.48
III	1,910	3	628 13 6	5,218 14 6	8.29	

Group (old).	Average assessment per acre.	Average rent per acre.	No. of leases.	Index.
1	7	8	9	10
	Rs. a. p.	Rs.		
I	1 7 5	9.51	257	6.25
II	0 12 4	4.42	959	5.00
III	0 5 3	2.73	138	4.87

Note.—The index figures in both the above statements have been worked out in accordance with the procedure detailed in paragraph 72.

The Index.

72. The figures under this head in the two statements included in the above paragraph have been arrived at by the multiplication of the multiple of assessment (column 5) and the maximum rate for the group concerned and dividing the result by 100/35. The maximum rate is the rate for land of 16 annas classification value. When multiplied by the rent multiple it gives the average rate of rent for land of 16 annas classification for the group. In this it is assumed that the rent of inferior land bears the same proportion to the assessment of that land as the rent of 16 annas classification land bears to the maximum rate. In the past settlements the maximum rate used to be limited to $\frac{1}{2}$ of the profits of the land in accordance with the executive orders of Government but now under section 117G (1) the standard rate fixed has to be such that "the aggregate assessment on the occupied lands in any group shall not exceed 35 per cent. of the average of the rental values of such lands for a period of five years immediately preceding the year in which the settlement is directed". In view of this provision, the index figure arrived at by the method given above gives the figure upto which the standard rate could be raised in the group concerned provided the other circumstances of the Taluka justify it.

73. A comparison of the figures of rental, etc., shown in the two statements under paragraph 71, shows that in the period 1916-1925 the rentals were very high being as much as double the multiple now obtaining. These referred to the war and the post war boom period but the figures of 1935-39 which relate to a period of depression can be safely taken as the basis for the future as it seems the rentals have touched bottom and if any thing, they are likely to improve in future.

74. The multiples in Group I show the same characteristic in respect of Malegaon (4.15), Dyane (4.02) and Sangameshwar (6.10) that was noticed under

sales in paragraph 70. Soygaon's rental figures are low (2·84) but there is no doubt that the first three villages mentioned above are a class by themselves and as Soygaon land values are high and it is geographically in the same position as these three villages, all these should be formed into a separate group in view of their central position as regards Markets, communications, etc., and the larger profits of cultivation as evidenced by the higher rentals and higher prices of land. As regards group II, the remarks made in paragraph 70 on the basis of sales are fully justified by the rental figures of the villages in the eastern cotton tract which range from 4 to 6 times the assessment and of Ravalgaon, Pimpalgaon and Aghar which are also equally high. This belt is definitely better than most of the southern villages in group II and is really more prosperous than some of the villages in existing group I with the exception of Malegaon, Dyane, Soygaon and Sangameshwar. This central belt should, therefore, be in a group higher than the southern villages in the present second group. The higher multiple of group III is due to the lower classification value in the group, the average assessment per acre being only 4 annas and 6 pies per acre with a maximum rate of Rs. 1-11-0. The poorer soils seem to be doing well.

Garden Land.

75. Garden land is of three kinds :—

- (a) that watered by Government canals notified by Government as I Class Irrigation works ;
- (b) that irrigated by water lifted by mots from wells ;
- (c) that watered by pat water from bandharas constructed in the beds of rivers or nallas at private or Government cost.

As regards (a) i.e. Lands watered by Canals it may be mentioned that for all practical purposes they are treated as dry crop lands in revenue settlements and so take the dry crop rate because the advantage from Canal water which they enjoy is taxed and is covered by the uniform irrigation water rate charged by Government irrespective of the classification value of the land, and the water advantage cannot be again taxed in Revenue Settlements.

76. The sale and lease statistics of land irrigated by canal water are given in A.-8(ii), A.-8(iii) and A.-7(ii) and A.-7(iii). They indicate the general improvement in sale and rental values of such lands resulting from irrigation by canal. The sale values are high in the case of the villages under command of the Parsul Tank and over 100 times the assessment in case of the villages under command of the Girna Left Bank Canal. The leases also reflect a high amount of economic prosperity the assessment being 9·13 per cent. and 13·71 per cent. of the rent in the areas under command of the Parsul Tank and the Girna Left Bank Canal respectively. The area under command of these irrigation works shows a very high margin of agricultural profits and it seems higher irrigation rates would be justified in these areas so that the combined assessment will take the same proportion of agricultural profits of irrigated land as in the case of dry crop lands in the same villages. The villages under the Girna Left Bank Canal are included in the central belt the prosperous economic conditions in which have been commented on in paragraphs 70 to 74. As regards the three villages under the Parsul tank the irrigation is not secure as the rainfall is uncertain and the high values recorded refer only to the best lands purchased by Sawcars and given out on high rents to people who have no other means of employment.

77. Lands in class (b) like the canal lands take the dry crop rate but the classification value is increased in view of the Motasthal advantages. The statistics of sale and leases are, however, separately given in Forms A.—7 (i) and A.—8 (i) to show how a very large margin of profits is left to the cultivator in comparison with pure dry crop lands even after the increase in classification value.

78. As regards (c), the water advantages are taxed by classification of the pats into several orders, and the standard rate fixed for the best class of pat coupled with the best class of soil. The standard rate for Patasthal lands therefore taxes both the water and soil advantages and hence the statistics of sales and leases of

this class of land given in Forms A.—8 (iv) and (vii) and A.—7 (iv) and (vi) are of great value.

79. In the old settlements the assessment on patasthal lands was fixed by the Settlement Officer, individually for lands under each pat and had no relation to the dry crop group in which the village in question was included. This was done under section 101 of the Land Revenue Code which allowed any manner of assessment of the means of irrigation provided it was approved by Government. Section 101, has, however, been repealed by the recent amendment of the Land Revenue Code and as Patasthal land is garden land as defined in section 117C (6) the standard rate for this class of land has to be fixed with reference to its classification value for each group. At present the patasthal rate in group I varies between 5 to 18 and in group II between 11 and 15. This method of individual assessment of each pat is not permissible under the amended law and hence I have fixed standard rates for 1st class soil and 1st class pat for each group under Land Revenue Rule 19GG and the assessment of individual survey numbers is calculated according to the table of calculations prepared by the Settlement Commissioner under Land Revenue Rule 19 H (i).

80. The rivers Girna and Mosam provide ample water throughout the year for growing perennial and other crops in lands situated in villages on their banks. The flow water is first bunded by means of extensive masonry dams built in their beds mostly by Government in the past and thence it is carried through channels better known as "pats" to the lands concerned. The Girna river has one double and one single bandhara within the limits of the Taluka. The double bandhara stands within the limits of Aghar village and provides water to the lands in the villages of Dabhadi and Patne which are situated on its left and right banks respectively. The single bandhara stands near the bridge on the Agra Road which is at a distance of about half a mile from Malegaon and irrigates lands of the Sharakati Inam village of Chandanpuri.

81. There are in all 24 bandharas built in the bed of the Mosam river from Kharad in Baglan Taluka to Sangameshwar in Malegaon and 7 of them lie within Malegaon limits. The remaining 17 are in Baglan Taluka. The Mosam irrigation is better higher up from Kashti than near Malegaon as the supply of water is greater. Valvade and the Inam village of Chatane have a bandhara in common built near the village Ambasan in Baglan Taluka. This bandhara together with those at Vadner, Khakurdi, Vadel and Kashti have a plentiful supply of water and can grow perennial crops such as sugarcane. Further down the stream there is a double bandhara at Vazirkhede which supplies water to the villages of Vazirkhede and Vadgaon on the left bank and Bhaygaon on the right. Wheat and Gram are the chief crops grown in these villages but the supply of water at Bhaygaon and Vadgaon is perennial while it is limited to 8 months at Vazirkhede where only rabi crops are allowed. The 7th that is the last bandhara waters the lands of the village of Sangameshwar which is practically a part of Malegaon. The supply of water is good in the cold weather but gets deficient in the hot weather and crops such as sugarcane are grown with pat water. There is also a bandhara on the Sindi Nalla for the village of Dabli which flows till the middle of March but occasionally gets dry.

Kacha Bandharas.

82. Apart from the Pacca Bandharas mentioned above constructed in the beds of the Girna and Mosam rivers there are some Kacha Bandharas which are annually constructed by the landholders concerned. Most of them flow till the end of the cold weather and supply water for crops such as wheat, gram etc., but there are one or two which flow till the middle of February or the end of March and enable the bagaitdars to grow Carrots etc., and the deficiency in supply later on is made up by well water. Some of these bandharas did not flow for any length of time continuously when the current settlement was introduced and hence they were not assessed. Later on when they were noticed flowing occasional water assessment under section 55, Land Revenue Code used to be recovered in respect of the water provided by them. This levy was however discontinued from the year 1938-39 in accordance with the orders in Government Resolution, Revenue

Department, No. 7241/33 dated December 8th, 1938. It is the bandharas which are flowing continuously for over five years that I propose to assess at this settlement as it is noticed that the supply is fairly certain, plentiful and obtained by the cultivators at a very small cost. Kacha Bandharas which were found to flow for less than five years have been left out of consideration as it is too early as yet to say whether they will be constructed every year hereafter to justify their being assessed. A list of such bandharas is given in Appendix-8 in order that they may be examined at the time of the next Settlement with a view to determining whether they deserve to be assessed.

83. Details regarding the Kacha Bandharas proposed for being assessed are as given in the following statement :—

Serial No.	Name of village.	Situation of Bandhara.	Serial No. of Bandhara.	Survey Numbers watered and proposed to be assessed.
1	2	3	4	5
1	Chinchave (N)	Pangli River. To the west of Survey No. 156.	1	8, 10, 11, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55.
	Do.	Pangli river. To the West of Survey No. 11.	2	Parts of—13, 17, 15, 26.
	Do.	Pangli river. To the South of Survey No. 191.	3	Part of 2.
2	Sangvi	Pangli river. Chinchve Bandhara No. 2 (Part).	Part of 2	Part of 40.
3	Umrana	Pangli River. Chinchve Bandhara No. 2. (Part).	Part of 2	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 30, 36, 37, 38, 39, 41, 42, 44, 45, 46, 47, 158, 160, 167, 168, 574, 575, 576, 577, 578, 581, 641, 642, 643, 645, 646, 647, 648, 649, 650, 651, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672.
4	Dundhe	Dorhad Nalla. To the West of Survey No. 152.	1	1/1-2, 10/1-2, 11/1 to 7. Part of 14. Part of $\frac{2}{7, 8-A, B, C}$, Part of 157. 154/1.
5	Vake	Dhavra Nalla. To the West of Survey No. 129.	1	Part of 90/5, 7, 4-B (Part).
		Dhavra Nalla. To the East of Survey No. 39.	2	Parts of 38, 31, 32.
6	Takli	Vakanc Nalla. Near Survey No. 97 in the limits of Manjre village.	1	160, 159 and part of 158.
	Do.	Dhaviya Nalla. Near Survey No. 95.	2	Part of 99 and Part of 100.

The three bandharas of Chinchave are fed by the nallas rising from the Chandor hills and flow in the cold weather. The other bandharas draw their supply from the nallas mentioned against them. These also flow in the cold weather.

84. All the bandharas, whether struck off before 1899 or since then as well as those still assessed and also those found to be flowing during the year 1939-40 have been inspected. Some bandharas supply two pats or water lands in two or more villages and hence the pat in the second or third village has been taken as a separate pat and shown in brackets. As some pats irrigate two villages one of which is Government and the other Inam both villages have been inspected. The following statement gives the result of the inspection :—

	Pakka.	Kacha.
(1) Number of bandharas struck off before 1899 .. .. .	....	15+(2)
Number of above now found to be useless .. .. .	....	-11+0
Balance .. .. .	....	4+(2)
Number of the above now found to be useful .. .. .	....	4+(2)
(2) Number of bandharas assessed under Original Settlement	11+(4) (including two villages).	4+(2)
Number first assessed at I Revision Settlement .. .. .	....	0+0
Bandhara at Saundana made into first class irrigation	1+(0)	0+0
Number assessed at First Revision Settlement	10+(4)	1+(0)
Number of bandharas struck off during the current settlement .. .. .	....	1+(0)
Balance	10+(4)	1+(0)
<i>New Bandharas.</i>		
(3) Number discovered	0+0	22+0
Number found useless	0+0	-18+0
Balance	0+0	4+0
Number found useful	0+0	4+0
(4) Total Number now proposed to be assessed	16+(4)	8+(2)

There is no change in the number of Paoca Bandharas assessed at the First Revision Settlement. As regards Kacha Bandharas it is found that only one Kacha Bandhara at Khakurdi was assessed at the First Revision. The remaining bandharas assessed at the original settlement which were being built in the villages of Chinchave, Mehun and Umrana were found to be not flowing continuously every year. The Settlement Officer considered that their supply was precarious and therefore he dropped them from being assessed in 1897. Enquiry in March and April last however showed and the information elicited in the enquiry is confirmed by entries in V. F. XII, that some of these now continuously flow every year in the good weather and some new ones which were not in existence in the past have sprung up. The statement embodied in paragraph 83 details the information regarding all Kacha pats which are going to be assessed.

Sales.

85. The following is an abstract of Form A-8 (iv).

Sales of Patasthal Lands.

Group	1899-1908			1916-25		
	Average price per acre	Multiple of assessment represented by price	Average assessment per acre	Average price per acre	Multiple	Average assessment per acre
1	2	3	4	4	6	7
	Rs.		Rs. s. p.	Rs.		Rs. s. p.
I	284.59	27.66	10 1 9	687.99	70.55	9 12 0
II	210.86	19.27	10 14 6	380.18	37.62	10 1 9

Group.	1916-25—contd.		1924-35 to 1932-39				
	Increase or decrease in price per acre	Increase or decrease in Multiple	Average price per acre	Multiple	Average assessment per acre	Increase or decrease in price per acre obtaining in 1899-1908	Increase or decrease in multiple over that obtaining in 1899-1908
1	8	9	10	11	12	13	14
	Rs.		Rs.		Rs.	Rs.	
I	+408.30	+42.89	553.16	41.51	13.32	+288.57	+13.85
II	+169.82	+13.35	324.70	33.68	11.42	+174.34	+14.41

The price of Patasthal land seems to have risen considerably during the war and the post war period (1916-25) and though the rise is not fully maintained there is no doubt that the value of land is still higher than what it was during the first decade of the current settlement. This indicates that the Patasthal lands are still paying.

86. The following statement shows the movements in land prices of Patasthal lands in the several periods during the period of 40 years during which the current settlement has been in force—

Group	1899-1908	1916-17 to 1920-21	1921-22 to 1925-26	1934-35 to 1938-39	Remarks
I	27.66	62.25	77.92	41.51	
II	19.27	30.28	48.09	33.68	

The statement clearly proves that the rise during the period 1916-25 (i.e. war period and the boom period) was temporary and when normal conditions prevailed the prices attained their normal level, which compared with the period 1899-08 shows that there is a distinct rise of 50 per cent. in the value of Patasthal land. This is rather poor in comparison with the rise of over 200 per cent. in the value of dry crop land in all groups noticed in paragraph 68.

Leases.

87. The following is an abstract of Form A.-7 (iv).

Leases of Patasthal Lands.

Group	1921-22 to 1925-26						
	Area leased	Assessment	Rent	Multiple	Average assessment per acre	Average rent per acre	No. of leases
1	2	3	4	5	6	7	8
	A. a.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs.	
I	584 35½	4,362 5 0	26,127 12 0	6.47	7 7 7	48.21	278
II	199 15	2,108 10 0	7,155 10 0	3.39	10 9 2	35.89	103

Group	1934-35 to 1938-39						
	Area leased	Assessment.	Rent	Multiple	Average assessment per acre	Average rent per acre	No. of leases
1	9	10	11	12	13	14	15
	A. [g.	Rs. a. p.	Rs. a. p.		Rs.	Rs.	
I	1,024 21	12,783 11 0	41,556 9 8	3.25	12.48	40.56	1,036
II	233 30½	2,528 12 0	5,902 1 9	2.33	10.81	25.24	114

The rental value of Patasthal lands which in the period following the war was Rs. 48.21 has slightly fallen to Rs. 40.56 in the I Group and from Rs. 35.89 to 25.24 in the II Group. The multiples of assessment represented by rent in consequence have similarly fallen from 6.47 to 3.25 in the I Group and from 3.39 to 2.33 in the II Group. The fall in the I Group is remarkable while that in the II Group seems to be normal. The cost of growing bagait crops is generally higher than that required for dry crops and in view of this the profits of land left to the owner which in group I come to 2.25 times the assessment appear to be meagre. The average percentage of rent represented by assessment in the two groups during the same period of five years is as under :—

Group.	Percentage of rent represented by assessment.
I	30.76
II	42.84

88. The average percentage of Group I is made up partly by the low percentages obtaining in the villages of Dabli, Vazirkhede and Sangameshwar and partly by the higher percentages of the remaining three villages of Patna, Dabhadi and Vadgaon. Of these the number of leases on which the village percentage is based is 2 at Dabli and 4 at Vazirkhede, *vide* Form A.-7(iv). In both villages the leases found as genuine cannot be said to be representative as their number is small and the area covered by them forms only 5 per cent. of the total Patasthal area in them. Besides this, the supply of water at Vazirkhede is limited to 8 months, while that at Dabli hardly suffices for 4 or 5 months. This being the case no perennial crops such as sugarcane can be grown there without the help of wells and it is on this account that the rates fixed for them in the current settlement are as low as Rs. 8 for Vazirkhede and Rs. 5 for Dabli. The state of things prevailing in the remaining 4 villages except Vadgaon mentioned above is different. In all of them (Vadgaon excepted) the supply of water is perennial and is sufficient for growing sugarcane in at least 25 per cent. of the total Patasthal area and the rates of Patasthal (which include dry crop and water rate) fixed for them are Rs. 13 for Sangameshwar and 18

for Dabhadi and Patne. The rental value of Dabli and Vazirkhede cannot therefore be reasonably amalgamated with those of others for determining the normal conditions of the group. In addition to these two villages there is one more e.g. Sangameshwar where also the rental value is higher and the percentage of rental value as represented by assessment is comparatively lower being 19.31. This is so because Sangameshwar for all practical purposes forms part of Malegaon the chief marketing centre of the Taluka. Lucerne and vegetables are the principal crops grown in patasthal lands and these commodities are generally in great demand at Malegaon at all times of the year. The produce fetches higher prices as there is practically no cost of carriage and it can be readily sold in the market when there is dearth of supply from elsewhere. The profits of cultivation are therefore comparatively higher.

Grouping.

89. The Taluka was divided into 4 groups at the original settlement. In the first Revision the Settlement Officer preferred to retain the 4 groups after rearranging the villages in each. The groups finally sanctioned by Government were however 3 and this was done by them under the advice of the Survey Commissioner. This grouping was based on the broad principle that the whole Taluka with the exception of hilly villages to the north formed a homogeneous tract as regards uniformity of rainfall, accessibility to markets and facilities of road communications and that the villages round about Malegaon had the additional advantage of being quite close to Malegaon which is the busiest centre in the Taluka. This grouping was proposed to be retained in tact by the Settlement Officer in 1927 as there were then no grounds for modifying it.

90. The recent examination, however, in the light of the conditions prevailing during the last 5 years shows that the existing groups 1 and 2 contain villages whose conditions are not necessarily similar to the conditions of other villages in those groups. As regards existing group 1, Malegaon, Malgeaon Camp, Sangameshwar, Soyagaon and Dyane stand out prominently as being more prosperous than the other 10 villages in existing group 1. These 5 villages are centrally situated and besides having the advantage of easy access to the best market in the Taluka are able to get the highest possible values for their produce. As discussed in paragraphs 74 and 76 the sale and lease values in 4 villages out of these five visited by me are considerably above the sale and lease values of the other 10 villages. I, therefore, propose to treat these 5 village in the centre of the Taluka separately and form them into group I.

91. The other 10 villages of existing group I are definitely in a class economically lower than the 5 villages mentioned in the above paragraph. They should, therefore, be relegated to a lower group. The development of cotton cultivation in the eastern tract has increased land values considerably as discussed in paragraphs 74 and 79, and for that reason the 45 cotton villages from existing group II deserve to be brought into the same class as 10 villages of group 1 above. Similarly, the springing up of the Ravalgaon Sugar Farm and the construction of the Girna Left Bank Canal have led to a considerable increase in land values in the villages of Pimpalgaon, Ajang, Nagaon, Ravalgaon, Jalgaon, Talvada, Aghar-Budruk, Pandhrun and the Inam village of Kashti. The rise in land values and rentals in these villages can easily be seen by reference to forms A.-7 and A.-8. Moreover, Ravalgaon which has newly sprung up into an important market is within easy reach of these villages. My proposed group II will, therefore, consist of 10 Government villages from group I, 45* cotton villages in the eastern area of existing group II, 8 Government villages (existing group II) and 1 Inam village (existing group I) under command of the Girna Left Bank Canal and the vicinity of the Ravalgaon Sugar Factory, the total being 63 Government villages and 1 Inam village.

92. The remaining 57* villages of existing group II have remained more or less static and I propose to put them in group III along with the Inam village of Vadel which naturally falls in this group. The 19 villages in existing group III the forest village of Sidhvadi and the Inam village of Lule will be formed into a separate group IV as the conditions of these villages as regards climate, means of communication, markets etc., are similar and the land values and rentals are also more or less of the same class.

*(Vide List page 32.)

*45 villages.

1. Sayane Bk.
2. Gigaon.
3. Malbangaon.
4. Khalane.
5. Savandgaon.
6. Sitane.
7. Ronzane.
8. Bodhe.
9. Dahiohol.
10. Chinchgavan.
11. Umbardhe.
12. Nardane.
13. Chikhalohol.
14. Shendurni.
15. Nala.
16. Sejavahal.
17. Bhilkot.
18. Jhodga.
19. Gugulvada.
20. Palaadar.
21. Hisvahal Bk.
22. Hisvahal Kd.
23. Sherul.
24. Bhatghot.
25. Deoghat.
26. Dapur.
27. K. Ivadi.
28. Masardi.
29. P. dalda.
30. Rcj.
31. Lendane.
32. Dasane.
33. Lonwadi.
34. Sayane Kd.
35. Manke.
36. Dahikute.
37. Kbadki.
38. Hatane.
39. Tokde.
40. Jalku.
41. Sakur.
42. Kandhane.
43. Astane.
44. Lakhani.
45. Rojmane.

*57 villages.

1. Ajande.
2. Aghar Kd.
3. Isapur.
4. Umrane.
5. Erandgaon.
6. Karanjgavan.
7. Kukane.
8. Kumbharde.
9. Kothare Kd.
10. Kothare Bk.
11. Kavlane (N).
12. Khakurdi.
13. Khayade.
14. Girnare.
15. Gilane.
16. Ghodegaon.
17. Chinchave (N).
18. Chinchvad.
19. Chondhi.
20. Zadi.
21. Jalgaon (N).
22. Jeur.
23. Jwardi Kd.
24. Jwardi Bk.
25. Takli.
26. Tipe.
27. Dubgule.
28. Tisgaon.
29. Dundhe.
30. Nandgaon.
31. Nimbait.
32. Nimgaon.
33. Nimgule.
34. Panzan.
35. Patharde.
36. Bambarde.
37. Buigavan.
38. Malgaon.
39. Manjre.
40. Mungse.
41. Mehune.
42. Morgavan.
43. Mordar.
44. Esgaon Kd.
45. Esgaon Bk.
46. Badner.
47. Varhane.
48. Varhale.
49. Vake.
50. Sirsondi.
51. Sakuri (N.).
52. Sangvi.
53. Sonaj.
54. Saundane.
55. Satmane.
56. Kankrale.
57. Valvade.

Rates—Dry Crop.

93. The examination of the economic history of the Taluka shows an all round improvement. The population of the Taluka has increased from 70,741 in 1891 to 1,02,463 in 1931 and the 1941 Census will probably show a further increase. The area under cultivation has increased by about 5.5 per cent. and the area

under Government waste has gone down from 22,403 in 1890-95 to 3,937 in 1938-39. As pointed out in paragraph 51 the area under Government waste has been reduced to the lowest possible limit and the present Government waste area consists of lands unfit for cultivation. The occupied fallow area which was 30,539 acres in 1890-95 was reduced to only 10,782 acres in 1938-39. This area consists either of uncultivable land or land left fallow due to the special circumstances of the occupant. As pointed out in paragraph 31, the population is pressing heavily on the area available for cultivation, and there is no further scope for increasing the cultivated area though more intensive cultivation is possible. The improvement in communications, markets, water supply etc., have been noticed in paragraphs 19, 22, 52 etc. As regards prices paragraphs 55 to 58 show that as compared with the prices prevailing before the introduction of the current settlement, there has been a rise in price of Bajri which covers 46·69 per cent. of the total occupied area to the extent of 25 per cent., a rise in the price in the important money crop of cotton which covers 21·5 per cent. of the total cultivated area in the Taluka and 25 to 30 per cent. of the area in the eastern villages now put in group II by about 28 per cent. and in the prices of Wheat and Sugarcane (Gul) which are important irrigated money crops to the extent of 21 per cent. and 5 per cent. respectively. All this clearly indicates that the Taluka can bear an increase in the existing rates. The extent of these increase has, however, got to be limited by the percentages prescribed in the proviso to section 117G (i) and the permissible increase allowed by section 117 F of the Land Revenue Code. The limit now laid down by statute is that the standard rate shall be such that the assessment of the occupied lands in a group shall not be more than 35 per cent. of their average rentals during the five years preceding the year of settlement. The older settlements had no such statutory limit, only a limit of 50 per cent. of net profits was laid down by executive orders. The limits of enhancement have in addition been now prescribed by statute. I shall now proceed to propose standard rates in the light of the above general remarks.

Proposed Group I.

As regards the 5 villages in proposed group I the rental figures clearly show that they are under-assessed at the existing rates. As mentioned above they are the best villages in the whole Taluka from all points of view and can easily bear an increase of 10 annas per acre. I propose a dry crop standard rate of Rs. 3-6-0.

Proposed Group II.

This group includes 10 Government villages in old group I assessed at Rs. 2-12-0 per acre and one Inam village Kashti similarly assessed at Rs. 2-12-0. These villages can easily bear an increase of annas 2 per acre. The other villages, viz., the 45 villages from the cotton tract and the 8 villages in the Canal and Ravalgaon Factory area which are now under a standard rate of Rs. 2-8-0 per acre can also bear an increase of 6 annas an acre. It therefore, proposed a dry crop standard rate of Rs. 2-14-0 per acre for this group. The Government lands in the unsurveyed Inam village of Chandanpuri which falls in this group will also have the same standard rate of Rs. 2-14-0 per acre for dry crop.

Proposed Group III.

This contains 57 villages in old group II which have remained more or less stationary and the Inam village of Vadel and the existing rate of Rs. 2-8-0 may be continued as a standard rate for dry crop. This rate will also apply to Government lands in the unsurveyed Inam village of Chatana which geographically and economically falls in this group.

Proposed Group IV.

This is made up of 19 villages in the existing group III, the forest village of Sidhvadi and the Inam village of Lule and the present maximum rate sanctioned for it is Rs. 1-11-0. The rental figures of the villages visited clearly show that they can bear an increase of annas 9 per acre. The villages in this group are however very unsatisfactorily placed as regards communications and markets and therefore

deserve lenient treatment. I therefore propose a standard rates of Rs. 1-14-0 an acre. The unsurveyed Inam village of Kajvada belongs to this group and these Government lands in that villages will have the same dry crop standard rate e.g., Rs. 1-14-0 an acre.

94. The result of the above proposals will be as under—

Proposed Group I—

The incidence of assessment will be raised from 24·30 per cent. to 29·82 per cent. of the average rental value of dry crop lands in the group.

Proposed Group II—

The incidence of assessment will be raised from 27·75 per cent. to 31·25 of the average rental value of lands in the group.

Proposed Group III—

The existing percentage 31·47 will stand.

Proposed Group IV—

The incidence of assessment will be raised from 25·57 to 28·43 of the average rental value of dry crop lands in the group.

Patasthal Rates.

95. The facilities of pat irrigation available in the villages of this Taluka have been discussed in paragraphs 80 to 84 and the sale and lease values of pat irrigated lands in paragraphs 85 to 88. As mentioned in paragraphs 78 and 79, the assessment of patasthal lands under the newly amended Land Revenue Code falls into two categories (1) the proposal of a standard rate to be applied to the best class of soil having the highest irrigation facilities i.e., 16 annas soil coupled with first class pat and (2) the classification of the pats according to the duration and quantity of water supply etc. I have classified all the bandharas, Pakka as well as Kacha according to the instruction of the Director of Land Records after personal examination of each pat and I would like to make clear that the standard rate proposed for patasthal lands in each group does not mean the effective rate in its application to the lands concerned as the actual incidence of assessment on a particular patasthal survey number will depend on the quality of the soil and the class of pat. The standard rate, therefore, is the effective maximum and the actual assessment of the Survey No. will depend on the relation of its soil to the maximum of 16 annas soil value and of the pat to the first class pat.

96. Sangameshwar in proposed group I shows the multiple of 115·38 as regards sale values and a percentage of 19·31 as regards the ratio the assessment of patasthal lands bears to the rent. The irrigated lands in this village are, therefore, clearly under-assessed and I propose a standard rate of Rs. 18 per acre for patasthal lands in group I. Even with this standard rate the percentage of rent taken by the assessment in case of patasthal lands will be less than 27. But as the existing rate is only Rs. 13 a further increase is not possible at this revision. As regards group II sale values are comparatively high in Vadgaon, Dabhadi and Vazirkhede. As regards the rental figures the percentage of rent taken by the assessment in case of patasthal lands is 19·59 in Vazirkhede, 29·07 in Dabhadi, 29·51 in Vadgaon and as low as 15·22 in Dabli. The figure for the Inam village of Kashti is also low viz. 28·81. The present maximum rate is Rs. 11 in Kashti and Vadgaon and Rs. 10 in Bhaygaon. It is Rs. 8 in Vazirkhede and 18 in Patna and Dabhadi. The maximum rate in Dabli is as low as Rs. 5. The distance from the market is not a very important factor in its effect on net profits in the case of irrigated crops as the final products (gul, wheat, etc.) are higher in value in proportion to their bulk compared to dry crop produce. Moreover most of the patasthal villages in group II are within easy reach of the Malegaon or Ravalgaon markets. With a standard rate of Rs. 16 the effective rates in Dabhadi and Patna will be lower than the existing patasthal maximum and will be only slightly higher in the other villages. I, therefore, propose Rs. 16 as the standard rate for patasthal land in group II. As regards group III, the existing maximum rate in Vadner, Khakurdi and Valvade is Rs. 15 and it is Rs. 11 in the Inam village of Vadel. Form A.-8(iv) shows the average of 33·6 times the assessment as normal sale value in these villages and 43·79 times

for Vadel. Similarly, the percentage of rent taken by the assessment in case of the 3 Government villages is 42·84 and only 31·93 in the case of Vadel. Looking to the geographical position and the lesser facilities as regards communication and markets which these villages enjoy when compared to the villages in group I and II I propose a standard rate of Rs. 12 for the patasthal lands in this group. This will give the necessary relief to villages like Vadner, Khakurdi and Valvade.

97. The result of my proposals will be that in group I the incidence of assessment will be 26·73 per cent. of the average rental value of patasthal lands in the group, 34 per cent. in group II and 34·27 per cent. in group III. I give a statement (next page) showing the comparative rates existing and proposed and the incidence of the proposed rates on the average rental value of patasthal lands in that group.

Rice Rates.

98. There are only 11 acres of rice land distributed between Lakhani a village in group III and Galne a village in group IV. These lands do not at present bear a separate rice rate but are assessed only at the full maximum dry crop rate. None of these lands, however, actually grow rice as generally the water supply is insufficient for growing rice. As proposed by Mr. Bristow, in his previous report, this insignificant area of rice lands may be reclassified to dry crop and assessed accordingly.

Repairs to Pats.

99. I am submitting a separate report regarding the existing condition of pats, the repairs required and the provision of some method of regular inspection and repairs in order to secure that the water advantages which are being assessed will always be available to the cultivators concerned in the case of Pakka bandharas and no loss of revenue by way of remissions may occur due to neglect to repair the pats in time. In this connection, the following extract from Mr. Bristow's Settlement Report of Baglan Taluka is worth serious consideration and I take the liberty of quoting it in—*extenso*.

“ 176. At the same time, if Government are going to levy water rate on these bandharas it is essential that Government should fulfil their share of the bargain viz., to keep the pakka bandharas in repair. Several have been noticed in disrepair. Hatnur bandhara is an example. This was breached and has been left in a broken condition, and permanent patasthal has been struck off. The villagers however patched the masonry with wood, brushwood and earth and irrigated their land, whereupon occasional water rate was levied under section 55, Land Revenue Code. This is entirely wrong. First, Government revenue is lost because the bandhara was not repaired although water was available. Then, when the villagers made repairs which it was the duty of Government to carry out, they were charged at rates which are higher than permanent patasthal assessment. If the proposed rates are to be collected I would suggest that orders should be issued to the Irrigation Department to put all the pakka bandharas into perfect repair forthwith. The neglect of these bandharas is a serious blow to one of the best kinds of cultivation, and causes loss to the cultivators and to Government ”.

100. When I inspected the bandharas in March last I found that every word of the above remarks was true. The masonry works of the Khakurdi and Vadel water channels were completely washed away in the rains and had it not been for the prompt action taken by the irrigators, the irrigated crops of 1939-40 would have been a complete failure. Government would have had to remit about Rs. 2,073 at Khakurdi and the Inamdar would have had to remit about Rs. 5,668 at Vadel. Temporary repairs on both these channels were, however, carried out by the irrigators at a cost of Rs. two to three hundred in proper time and the situation was saved. This position can hardly be regarded as satisfactory. As stated by Mr. Bristow the neglect to make timely repairs to these water channels is likely to cause loss both to the cultivators and Government and provision for prompt and effective repairs is absolutely necessary.

Name of river or Nalla.	Name of village.	Rate sanctioned in original settlement.	Present Group.	Present rate.			Proposed Group No.
				Soil.	Water.	Maximum rate.	
1	2	3	4	5	6	7	8
		Rs. a.		Rs. a.	Rs. a.	Rs. a.	
	<i>Pukka Bandharas.</i>						
Mosam river ..	Sangameshwar ..	9 0	I	2 12	+ 10 4	= 13 0	I
Shim river ..	Dabhadi ..	17 0	I	2 12	+ 15 4	= 18 0	II
	Patna ..	17 0	I	2 12	+ 15 4	= 18 0	II
	Chandanpuri (i) Govern- ment land.	17 0	I	2 12	+ 15 4	= 18 0	II
Mosam river ..	Wadgaon ..	9 0	I	2 12	+ 8 4	= 11 0	II
	Bhaygaon ..	8 0	I	2 12	+ 8 4	= 11 0	II
	Vajirkhede ..	5 0	I	2 12	+ 5 4	= 8 0	II
	Kashti (Inam) Govern- ment land.	10 0	I	2 12	+ 8 4	= 11 0	II
Shimdi Nalla ..	Dabdi ..	4 0	I	2 12	+ 2 4	= 5 0	II
Mosam river ..	Vadner ..	14 0	II	2 8	+ 12 8	= 15 0	III
	Khakurdi ..	12 0	II	2 8	+ 12 8	= 15 0	III
	Valvade ..	14 0	II	2 8	+ 12 8	= 15 0	III
	Vadri (Inam) Government land.	11 0	II	2 8	+ 8 8	= 11 0	III
	<i>Kacha Bandharas.</i>						
Panaji river ..	Chinchve (N) Bandhara Nos. 1, 2 and 2.	5 4	II	2 8	....	....	III
	Umrana (watered by Chinchve No. 2).	5 4	II	2 8	....	....	III
	Sangvi (watered by Chinchve No. 2)	....	II	2 8	....	....	III
Godhad Nalla ..	Dundhe ..	....	II	2 8	....	....	III
Dhaval Nalla ..	Vake (Bandhara No. 1 and 2).	....	II	2 8	....	....	III
	Takli (Bandhara No. 2) ..	....	II	2 8	....	....	III
Behane Nalla ..	Takli (Bandhara No. 1) ..	....	II	2 8	....	....	III

Proposed standard rate.			Rate applicable to the village according to the table of classifying pats.			Percentage of rent represented by assessment.		Remarks.
Soil.	Water.	Standard rate.	Soil.	Water.	Combined rate.	At present rate.	At proposed rate.	
9	10	11	12	13	14	15	16	
Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.			
3 0	+14 10	= 18 0	3 6	+13 2	= 16 8	19.31	24.51	
2 14	+13 2	= 16 0	2 14	+13 2	= 16 0	29.07	25.94	
2 14	+13 2	= 16 0	2 14	+13 2	= 16 0	41.57	35.95	
2 14	+13 2	= 16 0	2 14	+13 2	= 16 0	....	....
2 14	+13 2	= 16 0	2 14	+ 8 10	= 11 8	29.51	30.97	
2 14	+13 2	= 16 0	2 14	+10 2	= 13 0	....	....
2 14	+13 2	= 16 0	2 14	+ 5 14	= 8 12	19.59	21.45	
2 14	+13 2	= 16 0	2 14	+10 2	= 13 0	29.00	34.27	
2 14	+13 2	= 16 0	2 14	+ 4 2	= 7 0	15.22	21.30	
2 8	+ 9 8	= 12 0	2 8	+ 9 8	= 12 0	45.84	37.35	
2 8	+ 9 8	= 12 0	2 8	+ 9 0	= 11 8	55.24	42.33	
2 8	+ 9 8	= 12 0	2 8	+ 9 8	= 12 0	31.19	24.98	
2 8	+ 9 8	= 12 0	2 8	+ 7 12	= 10 4	31.93	20.75	
2 8	+ 9 8	= 12 0	2 8	+ 2 8	= 5 0	Figures not available.		
2 8	+ 9 8	= 12 0	2 8	+ 2 8	= 5 0	....	....
2 8	+ 9 8	= 12 0	2 8	+ 2 8	= 5 0	....	....
2 8	+ 9 8	= 12 0	2 8	+ 3 8	= 6 0	....	....
2 8	+ 9 8	= 12 0	2 8	+ 3 8	= 6 0	....	....
2 8	+ 9 8	= 12 0	2 8	+ 3 8	= 6 0	....	....
2 8	+ 9 8	= 12 0	2 8	+ 3 0	= 5 8	....	....

101. I have considered the advisability of the application of section 117 M to the present settlement proposals. Malegaon Taluka, however, consists mostly of land holders who cultivate their own lands and as discussed in paragraph 31, outside Malegaon town, 77 per cent. of the cultivated area is held by owner cultivators. Fluctuations in prices are likely to cause fluctuations in the cost of cultivation and also the cost of maintaining the cultivator and his family. The exact effect of these fluctuations on the agriculturist's budget cannot be foreseen. In a Taluka consisting of landlords where a large proportion of the total cultivated area is held by non-cultivating landlords, the problem will be comparatively easier as landlords are not affected by the increase or decrease in the cost of cultivation and secure higher or lower rentals according to prevailing price changes. While section 117 M could be applied very appropriately to the Settlement proposals of a Taluka where a considerable portion of the cultivated area is held by non-cultivating landlords who only receive rent either in cash or any kind, it seems desirable to give greater security to the owner cultivator class which predominates in Malegaon by fixing the standard rates independently of section 117 M and guaranteeing them for the usual period.

102. The financial effect of my proposals is worked out in detail in form A.-9 and it is summarized below for convenience of reference—

Dry Crop Assessment—

Present. Rs.	Proposed. Rs.	Difference. Rs.
2,15,825	2,31,716	+15,891

Patasthal Assessment—

Present. Rs.	Proposed. Rs.	Difference. Rs.
28,137	26,506	-1,631

Motasthal Assessment—

Present. Rs.	Proposed. Rs.	Difference. Rs.
2,697	3,876	+1,179
<u>Net increase or decrease</u>	<u>2,46,098</u>	<u>+15,439</u> <i>6.25% increase</i>

103. If the present proposals meet with the approval of Government I recommend that the standard rates proposed should be guaranteed for the usual period of 30 years.

104. The present proposals do not apply to lands assessed for purposes other than agriculture.

I have the honour to be,
Sir,
Your most obedient servant,
D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

APPENDICES.

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APPENDIX I.

Wells, Bhudkis and other sources of water supply, taluka Malegaon, District Nasik.

Group.	Number of villages.	For irrigation.		For drinking.		For cattle.		In dis-use.		Tanks and Bandharas.				Remarks.
		Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.	Pakka.	Kacha.	For irrigation.		For drinking.		
										Pakka.	Kacha.	Pakka.	Kacha.	
1937-38.														
I	14	324	42	52	2	6	2	32	12	4	6	In addition there are two Government Canals— (1) Parsul tank. (2) Girna. Left Bank Canal.
II	111	2,468	569	520	49	47	16	111	239	8	4	..	..
III	10	154	21	58	9	14	3	27	15	..	..	..	..
Malegaon Camp.	1	20	..	8	..	..	..	..	..	..	..	..	..
Total	145	2,986	632	638	60	67	20	170	268	10	10	

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

APPENDIX 2.

Trades, Industries etc., in the villages of Malegaon Taluka, District Nasik.

Number of villages.	Hand Industries.							Mechanical Power.								
	Oil presses.	Cotton looms.	Woollen looms.	Silk looms.	Gins.	Sugar-cane mills.	Sugar-cane pans for boiling juice.	Gins.	Rice husking machines.	Cotton presses.	Steam ploughs.	Grinding mills.	Sugar-cane crushers.	Sugar factory.	Oil mills.	Power looms.
1899.																
145	16	3,227	75	..	20	..	..	2	..	..	..	..	..	..	..	..
1925-26.																
145	31	4,045	72	..	..	50	52	8	..	3	5	9	..	..	..	..
1939.																
145	12	985	15	..	..	37	47	13	..	2	9	29	5	1	2	325

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

APPENDIX 3.

Cost of Cultivation.

Item of expenditure.	Bajri.		Cotton.		Remarks.
	Estimated cost per acre.		Estimated cost per acre.		
	1	2	3	4	
		Rs. a. p.	Rs. a. p.		
1. Preparatory tillage—					
(a) home labour		4 0 0	5 0 0		
2. Sowing—		0 8 0	0 8 0		
(a) home labour .. .. .		....	1 0 0		
3. Manuring—					
(a) home labour .. .. .		....	....
4. Interculting—					
(a) home labour		1 0 0	....	
(b) hired labour .. .. .		....	2 0 0		
5. Harvesting—					
(a) home labour		1 0 0	....	
(b) hired labour		0 4 0	3 0 0		
6. Preparing for market—threshing—					
(a) home labour		1 0 0	....	
(b) hired labour		3 0 0	....	
7. Marketing—					
(a) home labour .. .. .		....	0 8 0		
(b) hired labour .. .. .		....	....
(c) Ginning .. .. .		....	2 0 0		
8. Market charges .. .. .		....	0 8 0		
9. Seed		0 4 0	0 8 0		
10. Manures .. .. .		....	10 0 0		
11. Land Revenue and Local Fund Cess		1 8 0	1 8 0		
12. Rent of land		4 8 0	4 8 0		
	Total ..	17 0 0	31 0 0		
	Value of crop expected	31 0 0	41 0 0		

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

APPENDIX 4.

Results of crop experiments (made in Malegaon Taluka during the five years 1934-35 to 1938-39) showing yield per acre and value realized therefrom at the then prevailing market rates.

Serial No.	Name of village.	Group No.	Classification value of the land in annas.	Output in pounds actually noticed.
1	2	3	4	5
	<i>Bajri.</i>			
1	Kaulane (N)	II	6	170
	Do.	II	7	150
	Do.	II	6	170
2	Varhane	II	2	275
3	Sonaj	II	8	270
4	Nimgaon	II	4	240
5	Kothare Khuri	II	2	95
6	Kothare Badruk	II	2	96
7	Do.	II	4	120
8	Ajang	II	3	168
9	Satmane	II	4	168
10	Do.	II	3	240
11	Girnare	II	2	240
12	Ghodegaon	II	3	420
13	Nimbayat	II	2	311
14	Mungse	II	5	268
15	Karanjgavan	II	7	898
16	Tehere	I	13	280
17	Dyane	I	5	487
18	Nilgavan	I	7	270
	<i>Cotton.</i>			
19	Talvade	II	4	160
20	Jalgaon	II	5	120
21	Pimpalgaon	II	5	120
22	Karanjgavan	II	3	360
23	Dyane	I	11	397

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

APPENDIX 5.

Collection of assessment on Government land in the villages of Malegaon Taluka, District Nasik.

Year.	Demand.	Out of which remitted in same or subsequent year.	Outstanding at end of year.	
			Authorised.	Unauthorised.
1	2	3	4	5
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
<i>Group I.</i>				
1899-1900	46,506 10 0	7,521 5 5	4,458 4 5	....
1900-01	49,155 14 8	7,530 7 0	9,250 0 5	....
1901-02	49,118 6 0	22,286 9 6	9,787 2 0	....
1902-03	49,208 14 0	7,534 1 0	2,835 7 1	....
1903-04	49,200 14 0	7,579 15 0	1,107 11 6	....
1904-05	49,318 14 0	7,640 15 0	13,245 2 6	....
1905-06	49,308 0 0	20,233 12 2	24,017 15 6	....
1906-07	49,308 0 0	8,911 12 2	53 15 3	....
1907-08	49,354 4 0	9,528 7 6	14,388 11 3	....
1908-09	49,355 4 0	9,296 13 7	6,863 2 4	....
1909-10	49,390 15 0	9,323 4 7	8 10 0	....
1910-11	49,391 11 0	7,667 0 0	....	....
1911-12	49,372 3 0	7,931 6 9	425 2 10	....
1912-13	49,844 7 0	7,931 14 7	1,381 11 10	....
1913-14	49,999 11 0	4,715 1 0	37 8 0	....
1914-15	49,881 11 0	4,018 3 4	1 5 0	....
1915-16	52,994 10 10	3,690 5 6	....	....
1916-17	52,988 12 3	795 7 10	....	....
1917-18	53,024 3 8	124 11 9	....	....
1918-19	52,988 11 2	124 11 2	31,910 2 3	....
1919-20	52,989 3 2	....	15,723 10 6	....
1920-21	52,980 13 3	2,956 7 2	47,775 14 9	....
1921-22	52,990 11 6	....	31,944 12 6	....
1922-23	52,977 6 3	....	23,124 14 5	....
1923-24	53,026 4 1	....	....	....
1924-25	52,991 9 9	....	....	....
1925-26	53,019 0 10	....	....	....
1926-27	51,186 2 4	....	....	....
1927-28	....	....	....	....
1928-29	....	....	....	....
1929-30	....	....	....	....
1930-31	51,184 8 10	....	....	....
1931-32	51,257 7 4	6 0 9	....	....
1932-33	51,253 13 4	....	....	....

APPENDIX 5—contd.

Year.	Demand.	Out of which remitted in same or subsequent year.	Outstanding at end of year.	
			Authorised.	Unauthorised.
1	2	3	4	5
	Rs. a. p.	Rs. a. p.	Rs. a. p.	
<i>Group I.</i>				
1933-34	51,247 9 4	....	....	....
1934-35	51,225 7 4	48 4 6	69 3 6	....
1935-36	51,241 7 4	....	....	....
1936-37	51,236 7 4	....	1,570 2 0	....
1937-38	51,280 0 10	....	....	....
1938-39	51,435 4 10	255 8 6	14 10 0	....
<i>Group II.</i>				
1899-1900	1,83,434 10 0	39,840 0 0	25,822 10 0	....
1900-01	1,81,338 2 0	1,13,132 5 0	20,159 14 11	....
1901-02	1,81,061 10 0	94,070 1 8	30,635 10 11	....
1902-03	1,80,457 4 0	39,966 5 0	7,755 2 6	....
1903-04	1,80,911 8 0	39,445 13 0	5,204 10 0	....
1904-05	1,80,585 14 0	39,633 10 0	26,949 14 3	....
1905-06	1,80,070 14 0	43,647 3 6	82,716 10 4	....
1906-07	1,80,537 6 0	41,561 3 0	901 1 4	....
1907-08	1,81,004 14 0	42,484 15 7	1,11,523 9 7	....
1908-09	1,81,075 14 0	42,104 11 5	38,239 10 0	....
1909-10	1,80,368 8 0	47,409 8 1	4,553 14 6	....
1910-11	1,83,060 14 0	37,388 10 0	....	....
1911-12	1,82,032 3 0	39,368 8 6	2,287 15 10	....
1912-13	1,81,922 1 0	30,921 4 10	4,489 12 2	....
1913-14	1,82,186 4 0	18,222 2 11	5,468 2 6	....
1914-15	1,83,346 6 0	17,141 1 0	14 15 7	....
1915-16	1,93,985 1 10	10,328 4 8	....	....
1916-17	1,93,576 8 9	9,890 4 11	....	....
1917-18	1,94,284 1 10	7,974 10 4	....	....
1918-19	1,94,004 15 0	2,055 15 9	1,56,216 2 1	....
1919-20	1,94,006 3 1	....	70,385 1 7	....
1920-21	1,94,021 6 0	....	2,52,053 7 4	....
1921-22	1,94,005 11 5	2 0 11	1,59,931 14 10	....
1922-23	1,93,683 3 4	8 8 0	1,32,856 4 0	....
1923-24	1,94,378 0 1	....	....	....
1924-25	1,94,384 12 6	....	....	....
1925-26	1,94,557 4 5	691 0 0	....	....

APPENDIX 5—contd.

Year.	Demand.	Out of which remitted in same or subsequent year.	Outstanding at end of year.	
			Authorised	Unauthorised.
1	2	3	4	5
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
<i>Group II—contd.</i>				
1926-27	85,791 6 3	....	....	....
1927-28	Not available	....	....	....
1928-29	Do.	....	....	....
1929-30	Do.	52 13 8	6,968 6 0	....
1930-31	85,779 11 3	....	6,968 6 0	....
1931-32	85,778 14 3	34 6 6	6,968 6 0	....
1932-33	85,787 2 3	....	....	....
1933-34	85,852 9 9	....	....	....
1934-35	85,852 7 9	14 10 3	3 9 6	....
1935-36	85,858 2 3	2 2 0	....	....
1936-37	85,984 5 3	....	17,753 9 0	....
1937-38	86,010 1 3	....	....	....
1938-39	86,011 5 3	57 9 0	41 8 6	....
<i>Group III.</i>				
1899-1900	9,324 6 0	1,376 14 0	1,587 11 8	....
1900-01	9,324 6 0	2,027 13 5	2,964 15 3	....
1901-02	9,290 2 0	4,368 8 7	817 2 4	....
1902-03	9,290 2 0	1,864 12 6	212 3 9	....
1903-04	9,313 10 0	1,889 10 6	986 10 6	....
1904-05	9,224 2 0	1,925 15 6	2,217 2 2	....
1905-06	9,224 2 0	1,925 15 6	6,139 2 5	....
1906-07	9,231 2 0	1,929 11 6	0 5 8	....
1907-08	9,231 2 0	1,931 13 6	7,103 0 7	....
1908-09	9,238 10 0	1,934 3 6	2,218 15 6	....
1909-10	9,345 10 0	1,936 13 6	....	....
1910-11	9,357 8 0	1,839 4 4	....	....
1911-12	9,368 10 0	1,911 2 1	351 5 8	....
1912-13	9,367 12 0	1,913 2 6	351 5 8	....
1913-14	9,362 9 0	1,187 4 0	....	....
1914-15	9,385 1 0	1,033 11 10	....	....
1915-16	10,306 13 4	652 14 1	....	....
1916-17	10,317 6 10	621 4 4	....	....
1917-18	10,317 7 4	124 8 9	....	....
1918-19	10,018 9 5	1,029 11 2	1,085 12 11	....

APPENDIX 5—concl'd.

Year.	Demand.	Out of which remitted in same or subsequent year.	Outstanding at end of year.	
			Authorised	Unauthorised.
1	2	3	4	5
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
<i>Group III—concl'd.</i>				
1919-20	10,318 8 5	....	....	....
1920-21	10,018 9 5	....	6,404 5 7	....
1921-22	10,018 9 5	....	2,376 14 0	....
1922-23	10,018 9 5	....	....	....
1923-24	10,018 9 5	....	....	....
1924-25	10,018 9 5	....	....	....
1925-26	10,018 7 5	....	....	....
1926-27	1,09,619 7 0	272 12 10	....	....
1927-28	Not available ..	....	....	....
1928-29	Do. ..	....	....	....
1929-30	Do. ..	310 9 0	1,910 0 0	....
1930-31	1,09,758 11 0	....	1,910 0 0	....
1931-32	1,09,755 5 0	1 14 0	1,910 0 0	....
1932-33	1,09,752 4 0	....	....	....
1933-34	1,09,928 7 0	....	....	....
1934-35	1,09,952 3 0	1 5 0	7 7 9	....
1935-36	1,09,989 10 0	....	....	....
1936-37	1,10,610 14 0	20 12 3	2,564 13 0	....
1937-38	1,10,690 7 0	20 12 3	....	....
1938-39	1,10,766 3 6	52 7 9	151 0 0	....

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

APPENDIX 6.

Summary of Government Orders postponing levy of revised rates from 1900 to 1912-13.

- R. No. 483, dated 22nd January 1900 .. Postponed owing to prevailing distress.
- R. No. 224, dated 12th January 1901 .. Postponed owing to prevailing distress.
- R. No. 2646, dated 29th March 1905 .. Postponed owing to bad season. (No sanction of Government was obtained for the years 1901-02, 1902-03 and 1903-04 (*vide* Commissioner's memorandum printed in the preamble of this G. R.)
- R. No. 9613, dated 29th November 1905 .. Postponed owing to the report of the Collector who observed "The current year, owing to the failure of late rains in both talukas and the appearance of locusts in the Malegaon Taluka, promises to be as unfavourable as the last".
- R. No. 5106, dated 20th May 1907 .. Postponed on account of failure of the late rains, which to some extent impaired the kharif and rendered precarious the rabi crop. Besides the Collector recommended that it would be well to give the rayats a chance of recuperation after two bad years in succession.
- R. No. 509, dated 17th January 1908 .. Postponed as it was doubtful if the year's dues could be collected in full.
- R. No. 731, dated 25th January 1909 .. Postponed as the failure of rabi rains impaired both kharif and rabi crops in many villages and the season was not so much better than that of 1907-08 as to justify the levy of higher rates of assessments.
- R. No. 169, dated 8th January 1910 .. Postponed on the Collector's recommendation as supported by the Commissioner which runs "Though the prospects of the year are generally good, the recovery of the suspended arrears will not be an easy task, as, though the people have become accustomed to receive concessions, they are not yet used to having to pay more than two instalments in a good year. The recovery of the arrears will be much more difficult, if at the same time the people are called upon to pay a considerably increased assessment for the current year."
- R. No. 10820, dated 29th November 1910. Postponed again as the Collector reported as follows—
 "The rainfall this year has been very good and above the normal and the prospects of the season are favourable, but the authorised arrears in these two talukas are still very large being Ra. 1,40,667 in Malegaon and Rs. 75,322 in Baglan. The levy of the revised assessment will mean a further increase in the demand and it will be very difficult to recover the arrears of previous years if the rayats are called upon to pay at the same time a considerably increased sum for the current year."
- R. No. 184, dated 8th January 1912 .. Postponed as the Commissioner, Central Division, reported—"There are suspended arrears of 1908-09 in these Talukas which will have to be remitted automatically in July 1912 if not collected during this year. It is better that they should be collected this year in those villages in which condition of the crop and the remission and suspension rules admit of doing so rather than the enhanced rates should be levied this year and the suspended arrears written off next year.

APPENDIX 6—*contd.*

- R. No. 6654, dated 18th July 1913 . . . Postponed by the following order of Government
 "The Commissioner's action in directing the levy of the original rates in Malegaon and Baglan talukas in the current year is confirmed. The revised rates in respect to assessment of land in these talukas should be levied in the revenue year 1913-14, while the levy of the revised water rates should be postponed until orders have been passed on the report for the Baglan, Malegaon and Kalvan talukas called for in paragraph 2 of G. R. No. 10033, dated 26th October 1911.
- R. No. 164, dated 8th January 1914 . . Commissioner's action in levying water assessment at old rates in Patasthal villages for 1913-14 was confirmed by Government.
- R. No. 163, dated 8th January 1914 . . Water rates as revised in the Settlement ordered to be levied in respect of the bandharas finally approved by Government and they came into effect from 1914-15.

D. G. SHALIGRAM,
 Settlement Officer, C. D., Nasik.

APPENDIX 7.

Statement showing the area under Cotton in Groups I, II and III of Malegaon Taluka, District Nasik, for the period 1915-16 and 1938-39.

Serial No.	Name of village.	1915-16.			1938-39.		
		Total cropped area.	Cotton area.	Percentage.	Total cropped area.	Cotton area.	Percentage.
1	2	3	4	5	6	7	8
		Acres.	Acres.		A. g.	A. g.	
	GROUP I.						
	<i>Section I.</i>						
1	Dyane ..	1,298	271	20.88	1,302 31	399 33	30.67
2	Malegaon ..	1,863	372	19.97	1,803 3	634 2	35.16
3	Malegaon Camp ..	364	55	15.10	432 16	170 12	39.38
4	Sangameshwar ..	884	47	5.32	880 38	229 34	26.09
5	Soygaon ..	1,276	317	24.84	1,220 34	565 24	46.33
	Total ..	5,885	1,062	18.68	5,640 2	1,999 25	35.45
	<i>Section II.</i>						
6	Tahere ..	1,542	282	18.29	1,445 23	605 4	41.86
7	Dabli ..	1,463	118	8.07	1,442 20	457 27	31.73
8	Daregaon ..	1,088	61	5.60	1,171 27	254 3	21.67
9	Nilgavan ..	824	61	6.19	1,011 38	171 23	16.95
10	Patne ..	2,376	72	2.50	2,905 13	474 11	16.32
11	Bhaygaon ..	697	18	2.58	963 17	110 35	11.50
12	Maldhe ..	1,125	220	19.56	1,202 12	347 19	28.90
13	Vadgaon ..	1,491	58	3.89	1,618 16	455 0	28.11
14	Vasirkheda ..	1,942	333	17.15	2,014 39	554 19	27.52
15	Dabhadi ..	5,368	352	6.56	6,413 16	1,443 14	22.50
	Total ..	18,416	1,565	8.49	20,189 21	4,873 35	24.14
	Group Total ..	24,101	2,627	10.89	25,829 23	6,873 20	26.68

APPENDIX 7—contd.

Serial No.	Name of village.	1915-16.			1938-39.		
		Total cropped area.	Cotton area.	Percentage.	Total cropped area.	Cotton area.	Percentage.
1	2	3	4	5	6	7	8
		Acres.	Acres.		A. G.	A. G.	
	Omoo II.						
	<i>Section (I).</i>						
16	Savandgaon ..	2,191	190	7.30	1,819 39	554 27	30.37
17	Astane ..	1,733	256	14.77	1,806 6	536 20	29.65
18	Umardo ..	1,431	110	7.69	1,326 11	433 8	32.66
19	Kalvadi ..	2,133	304	14.25	2,260 36	753 13	33.33
20	Kandhane ..	1,568	247	15.75	1,656 20	547 36	33.08
21	Khadki ..	1,307	93	7.12	1,339 15	381 6	28.46
22	Khalane ..	921	136	14.74	1,002 32	314 14	31.35
23	Gigaon ..	1,263	148	11.73	1,279 5	349 15	27.44
24	Gugulvade ..	1,591	191	12.00	1,563 0	368 30	24.97
25	Chikhalohol ..	4,748	387	8.15	4,704 15	1,220 29	25.95
26	Chinchgavan ..	2,278	179	7.85	2,239 29	712 5	31.83
27	Jalku ..	2,423	184	7.59	2,449 7	779 28	31.84
28	Jhodga ..	4,872	459	9.42	4,873 25	1,209 10	24.81
29	Tokde ..	3,663	296	8.08	3,669 11	1,023 9	26.44
30	Dasane ..	1,763	131	7.34	2,171 15	642 32	24.99
31	Dahikute ..	540	47	8.70	785 38	191 23	23.10
32	Dahiohol ..	2,210	246	11.13	2,245 5	776 26	34.59
33	Dapuri ..	904	294	32.53	1,069 32	315 00	29.44
34	Deoghat ..	1,689	266	15.75	1,733 30	656 30	32.02
35	Nardane ..	1,861	166	8.87	2,016 22	405 19	20.10
36	Nale ..	1,178	173	14.69	1,220 13	346 35	28.42
37	Palasare ..	1,665	336	20.18	1,670 36	644 30	34.46
38	Bodhe ..	1,027	106	10.32	1,049 23	278 36	26.25
39	Padakia ..	4,322	376	8.50	4,676 23	1,666 28	35.65
40	Bhatgot ..	1,539	229	14.88	1,564 13	712 23	45.55
41	Bhilkot ..	1,812	201	11.09	2,203 14	623 15	28.09
42	Manke ..	697	106	17.76	553 26	167 39	28.63
43	Mhalangaon ..	1,241	152	12.25	1,213 34	229 9	18.88
44	Mhasardi ..	367	70	19.07	406 23	115 3	28.18
45	Rajmane ..	2,148	208	9.66	2,278 35	790 14	33.34
46	Roj ..	1,403	194	13.83	1,401 13	319 24	22.80
47	Romane ..	1,768	176	9.95	1,770 19	770 5	43.49
48	Lakhani ..	970	190	19.38	1,006 17	311 1	30.90
49	Londane ..	680	141	16.02	962 4	250 00	25.98

APPENDIX 7—contd.

Serial No.	Name of village.	1915-16.			1938-39.		
		Total cropped area.	Cotton area.	Percentage.	Total cropped area.	Cotton area.	Percentage.
1	2	3	4	5	6	7	8
		Acres.	Acres.		A. g.	A. g.	
GROUP II.—contd.							
<i>Section (1)—contd.</i>							
50	Lonvadi ..	998	118	13·14	1,075 18	307 22	28·59
51	Shencurni ..	1,434	136	9·48	1,416 35	417 21	29·47
52	Sherul ..	1,924	333	17·30	1,969 17	696 19	35·36
53	Sakur ..	1,895	290	15·30	1,923 37	574 24	29·87
54	Sejvahal ..	2,431	207	8·52	2,448 38	708 22	28·93
55	Sayane Khurd ..	1,343	137	10·20	1,385 15	348 6	25·13
56	Sayane Budruk ..	2,329	173	7·43	2,365 39	656 1	27·73
57	Sitane ..	997	136	13·64	984 16	343 3	34·85
58	Hatane ..	2,606	122	4·68	2,942 20	622 12	21·15
59	Hisval Khurd ..	275	120	43·64	297 8	173 27	58·44
60	Hisval Budruk ..	2,184	240	10·99	2,218 14	852 27	38·44
61	Pimpalgaon ..	1,839	169	9·19	2,262 6	586 24	25·93
62	Aghar Budruk ..	6,159	225	3·66	5,540 33	1,275 15	23·01
63	Jalgaon (G) ..	2,107	141	6·69	2,570 18	535 10	20·82
64	Talvade ..	4,323	60	1·39	6,372 1	806 18	12·66
65	Nagaon ..	839	87	10·37	1,926 33	278 8	14·44
66	Panchrun ..	1,176	85	7·23	1,615 15	334 5	20·68
67	Ajang ..	3,403	134	3·94	4,019 15	373 38	9·30
68	Ravalgaon ..	2,526	283	11·20	2,264 35	997 26	44·05
	Total ..	102,814	10,150	9·87	109,972 30	30,093 12	27·36
<i>Section (2).</i>							
69	Ajande ..	1,569	122	7·83	1,572 22	488 25	31·07
70	Aghar Khurd ..	2,723	97	3·56	2,540 37	588 14	23·15
71	Isapur ..	769	198	25·76	807 13	196 13	24·32
72	Umrane ..	6,739	245	3·64	7,463 3	423 20	5·67
73	Erandgaon ..	4,026	162	4·02	4,191 33	392 13	9·36
74	Karanjavan ..	2,416	110	4·55	2,890 00	850 00	29·41
75	Kukane ..	3,417	122	3·57	4,098 29	1,120 34	27·35
76	Kumbharde ..	1,202	43	3·68	1,314 2	42 22	3·24
77	Kothare Khurd ..	950	118	12·43	982 28	248 29	25·31
78	Kothare Budruk ..	1,132	102	9·01	1,387 15	227 17	16·39

APPENDIX 7—contd.

Serial No.	Name of village.	1915-16.			1938-39.		
		Total cropped area.	Cotton area.	Percent- age.	Total cropped area.	Cotton area.	Percent- age.
1	2	3	4	5	6	7	8
		Acres.	Acres.		A. g.	A. g.	
	GROUP II—contd.						
	<i>Section (2)—contd.</i>						
79	Kavlane (N) ..	1,610	70	4.35	1,648 37	110 6	7.68
80	Khakurdi ..	1,616	289	17.88	1,908 17	437 9	22.91
81	Khayde ..	1,774	160	9.02	1,751 17	1,003 18	57.29
82	Girnare ..	1,829	....	..	1,938 30	47 15	2.43
83	Gilane ..	2,008	176	8.76	1,942 26	655 15	33.74
84	Ghodegaon ..	2,165	59	2.80	1,872 10	179 8	9.57
85	Chinchave (N) ..	1,750	4	0.23	1,906 18	57 20	2.92
86	Chinchad ..	3,167	149	4.70	3,337 3	422 26	12.67
87	Chondhi ..	2,054	19	0.92	1,864 22	145 10	7.79
88	Zadi ..	3,086	138	4.47	3,262 38	231 80	5.14
89	Jalgaon (N) ..	3,259	117	3.59	3,194 25	269 10	8.43
90	Jcar ..	1,898	50	2.63	1,863 25	532 19	28.57
91	Jwardi Khurd ..	600	97	16.17	619 37	189 28	31.04
92	Jwardi Budruk ..	819	40	4.88	857 90	65 00	7.58
93	Takli ..	1,883	79	4.19	1,881 7	486 18	25.89
94	Tipe ..	574	40	6.97	588 18	106 15	17.90
95	Dubgule ..	667	11	1.81	666 23	156 9	23.66
96	Tisgaon ..	2,061	100	4.85	397 23	280 3	70.45
97	Dundhe ..	1,646	109	6.62	2,361 34	376 8	15.92
98	Nandgaon ..	4,256	59	1.39	4,703 35	875 5	18.60
99	Nimbait ..	7,920	170	2.15	7,758 31	1,797 4	23.16
100	Nimgaon ..	5,560	159	2.86	6,112 4	1,424 12	23.30
101	Nimgule ..	426	13	3.05	429 27	82 14	19.16
102	Panzan ..	904	102	11.28	913 7	467 17	51.19
103	Patharde ..	624	105	16.83	642 27	192 30	29.99
104	Bambarde ..	659	68	10.32	802 32	183 26	22.88
105	Bhuigavan ..	1,508	194	12.86	1,540 28	362 14	23.45
106	Malgaon ..	2,178	196	8.99	2,274 18	737 19	32.42
107	Manjre ..	2,515	14	0.56	2,618 18	346 4	13.22
108	Mungse ..	2,903	142	4.89	3,025 9	843 27	27.89
109	Mehune ..	2,621	86	3.28	2,796 20	559 15	20.00
110	Morgavan ..	966	91	9.42	1,296 31	385 16	29.72
111	Mordar ..	745	113	15.17	849 8	53 19	6.29
112	Esgaon Khurd ..	836	132	15.79	829 8	298 2	35.94
113	Esgaon Budruk ..	1,666	159	9.54	1,955 26	411 20	21.04
114	Vadner ..	2,924	314	10.74	3,912 14	454 30	11.62
115	Varhane ..	2,966	91	3.07	3,047 34	126 10	4.14
116	Varhale ..	9,552	132	10.38	1,045 00	58 29	5.57

APPENDIX 7—concl.

Serial No.	Name of village.	1915-16.			1938-39.		
		Total cropped Area.	Cotton Area.	Percentage.	Total cropped Area.	Cotton Area.	Percentage.
1	2	3	4	5	6	7	8
		Acres.	Acres.		A. g.	A. g.	
117	Vake ..	1,436	14	0.97	1,454 4	220 5	15.14
118	Sirsondi ..	1,701	138	8.11	1,663 26	250 7	15.04
119	Sakuri (N) ..	3,082	225	7.30	3,160 8	386 18	12.23
120	Sangvi ..	1,452	59	4.06	1,598 28	92 38	5.81
121	Sonaj ..	5,766	95	1.65	5,855 8	264 9	4.51
122	Saundane ..	3,436	36	1.05	3,548 3	473 3	13.34
123	Satmane ..	1,141	139	12.18	1,094 34	40 2	2.36
124	Kankrale ..	1,193	180	15.09	1,533 19	26 10	1.71
125	Valvade ..	1,138	55	4.83	1,411 2	218 31	10.19
	Total ..	131,363	6,307	4.80	129,577 21	21,961 25	16.95
	Grand Total ..	234,167	16,457	7.03	239,550 11	52,054 37	21.73
	GROUP III.						
126	Kakani ..	808	146	18.18	902 6	236 16	26.20
127	Kavlane (G) ..	1,290	255	19.82	1,721 22	543 19	31.57
128	Garbad ..	863	87	9.85	932 27	359 37	38.59
129	Gaine ..	1,844	275	14.91	2,870 1	717 3	24.98
130	Garegaon ..	524	16	3.05	581 11	136 39	23.57
131	Ghanegaon ..	1,161	173	14.90	1,536 34	305 5	19.86
132	Chinchve (G) ..	1,906	207	10.86	1,846 24	377 24	20.45
133	Tingri ..	827	190	22.97	882 32	273 16	30.97
134	Dongrale ..	3,115	225	7.22	3,468 30	1,001 4	28.86
135	Dahidi ..	2,294	274	11.94	2,513 00	539 10	21.46
136	Nagsiri ..	890	95	32.76	439 26	114 14	26.00
137	Nimshewdi ..	1,013	127	12.54	1,105 28	291 17	26.36
138	Pimparkhed ..	754	250	33.16	811 27	136 31	16.85
139	Pohane ..	2,029	280	13.79	2,301 34	320 25	13.93
140	Bhadgaon ..	466	69	14.80	609 16	135 2	22.16
141	Vanpat ..	1,199	162	13.51	1,550 4	367 11	23.69
142	Valvadi ..	1,007	101	10.03	1,212 9	233 1	19.22
143	Virane ..	1,951	172	8.82	1,855 6	390 15	21.04
144	Shevali ..	1,096	247	22.55	1,240 0	478 19	38.59
145	Sidvadi ..	....	....	..	....	....	..
	Total ..	24,442	3,351	13.70	28,381 18	6,957 28	24.51
	Grand Total ..	262,710	22,436	8.54	269,761 12	65,886 5	22.43

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

APPENDIX 8.

List of Kacha Bandharas found flowing in 1939-40 but not assessed.

Group.	Source of supply.	Name of village and number of bandhara.	Where situated.	Remarks.
II	Pangli river	Chinchve (N) 1 Chinchve (N) 2 Chinchve (N) 3 Water from Chinchve No. 2 goes to villages Umrane and Sangvi.	West to Survey No. 155. West to Survey No. 11 .. South to Survey No. 191.	The bandharas mentioned in this list have been inspected and found to flow for a period of less than 5 years and therefore they have not been assessed at this settlement.
II	Dodhad Nala	Dundhe	West to Survey No. 162.	
II	Dhavala Nala	Vake No. 1	East to Survey No. 129.	
	Dhavala Nala	Vake No. 2	East to Survey No. 29.	
	Dhavala Nala	Takli No. 2	Near Survey No. 95.	
II	Vakane Nala	Takli No. 1	Near Survey No. 9 of Manjre.	
II	Parsul river	Aghar Khurd	East to Survey No. 190.	
II	Manji river	Umbrana No. 1	West to Survey No. 136.	
		Umbrana No. 2	Near Survey No. 142.	
II	Darya Nala	Girnare No. 1	Near Survey No. 114.	
	Darya Nala	Girnare No. 2	South to Survey No. 61.	
	Darya Nala	Girnare No. 3	East to Survey No. 44/5.	
II	Sonaryache Nala	Nardhane	South to Survey No. 20.	
II	Wakane Nala	Manjre No. 1	South to Survey No. 3.	
	Wakane Nala	Manjre No. 2	Near Survey No. 198.	
	Wakane Nala	Manjre No. 3	East to Survey No. 85.	
II	Pandwa Ohol Nala	Mungse No. 1	South to Survey No. 3.	
	Pandwa Ohol Nala	Mungse No. 2	South to Survey No. 195.	
	Pandwa Ohol Nala	Mungse No. 3	South to Survey No. 192.	
	Pandwa Ohol Nala	Kaulane (N)	West to Survey No. 35.	
II	Galati Nala	Nandgaon No. 1	East to Survey No. 184.	
	Galati Nala	Nandgaon No. 2	West to Survey No. 219.	
II	Padwa Ohol Nala	Tehere	South to Survey No. 93.	
II	Londhya Nala	Nilgavan	West to Survey No. 31.	

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

LIST OF FORMS.

Forms.

(1)	..	..	..	A
(2)	..	..	..	A-1
(3)	..	..	..	A-2
(4)	..	..	..	A-3
(5)	..	..	..	A-4
(6)	..	..	..	A-5
(7)	..	..	..	A-6 (with Graph)
(8)	..	..	..	A-7
(9) to (15)	..	..	..	A-7 (i) to (vii)
(16)	..	..	..	A-8
(17) to (23)	..	..	..	A-8 (i) to (vii)

FORM A.

RULE 19A (ii)

Rainfall recorded at Malegaon, District Nasik, for the years 1900 to 1939.

Year.	Early rain (1st January to 10th April).		Ante-monsoon (11th April to 4th June).		Monsoon Kharif (5th June to 14th August).		Monsoon Rahi (15th August to 21st October).		Late rains (22nd October to 31st Decem- ber).		Total.	
	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.
	In.	No.	In.	No.	In.	No.	In.	No.	In.	No.	In.	No.
1900 .. ..	..	..	..	..	9.10	20	3.86	8	..	..	12.90	28
1901	0.74	1	0.99	8	8.29	19	5.79	10	..	..	16.81	31
1902	0.74	1	0.04	..	8.39	11	8.55	16	4.00	8	21.72	35
1903	0.38	1	5.40	3	8.07	16	0.13	15	..	..	25.08	35
1904	0.83	2	0.02	..	8.04	10	12.86	10	0.77	1	19.22	23
1905 .. ..	..	..	..	..	8.84	10	6.25	6	0.02	..	13.11	19
1906	0.02	..	..	..	10.43	17	11.79	16	..	..	22.24	33
1907	0.45	2	1.32	6	18.91	21	2.61	3	..	..	23.29	31
1908	0.45	2	0.12	1	8.78	18	3.33	6	0.20	2	12.88	28
1909	0.69	2	4.92	4	7.56	15	8.14	16	0.32	1	21.69	40
Total ..	4.10	11	14.01	21	94.21	157	71.23	101	5.31	12	138.68	303
Average for 10 Years.	0.41	1.10	1.40	2.10	9.42	15.7	7.12	10.1	0.53	1.2	18.68	30.3
1910 .. ..	..	..	0.95	1	15.12	31	11.56	18	0.30	2	28.93	42
1911 .. ..	..	..	1.20	2	14.62	16	1.74	5	3.04	4	20.60	27
1912 .. ..	..	..	0.07	..	10.02	17	2.51	6	5.07	2	17.67	24
1913 .. ..	..	..	0.81	1	10.63	22	4.43	9	0.08	..	15.45	32
1914 .. ..	..	..	1.70	5	12.98	17	18.85	20	1.78	1	30.31	43
1915	2.84	8	0.38	1	12.75	17	6.90	16	..	..	24.82	42
1916 .. ..	..	..	3.64	7	12.46	22	6.73	14	3.86	6	28.49	49
1917	0.51	2	0.95	1	1.89	6	15.26	22	3.06	3	21.74	34
1918 .. ..	..	..	3.05	4	2.80	8	3.30	7	0.08	..	8.53	19
1919	0.13	..	0.60	1	10.18	16	15.57	19	0.47	1	28.90	37
Total ..	3.48	10	11.80	23	104.40	162	86.22	135	17.34	19	223.44	349
Average for 10 years.	0.34	1.00	1.18	2.3	10.44	16.2	8.62	13.5	1.75	1.9	22.34	34.9
1920	3.40	4	0.97	1	4.09	9	5.12	6	..	..	13.58	20
1921 .. ..	..	..	0.24	1	12.64	20	4.54	7	0.23	1	17.65	29
1922	0.70	2	1.95	4	7.80	10	1.82	5	0.78	2	13.01	28
1923	0.45	2	0.12	1	7.93	9	7.56	10	..	..	16.16	22
1924	0.42	1	..	..	4.95	8	17.41	23	1.39	2	24.17	34
1925	0.25	1	5.04	3	8.06	13	2.06	9	2.94	6	17.27	32
1926	1.06	3	0.42	1	10.47	18	5.31	18	0.08	..	17.28	35
1927 .. ..	..	..	..	..	11.51	15	8.41	16	3.55	3	23.47	34
1928	0.07	..	0.01	..	12.24	13	16.30	15	1.05	3	30.13	31
1929	0.48	2	0.78	2	9.68	14	3.21	8	..	..	14.10	26
Total ..	6.77	15	8.63	13	87.82	120	78.27	112	9.93	17	136.82	266
Average for 10 years.	0.67	1.5	0.85	1.3	8.73	12.9	7.82	11.2	0.99	1.7	18.98	26.6

FORM A—contd.

	Early rain (1st January to 10th April).		Ante-monsoon (11th April to 4th June).		Monsoon Kharif (5th June to 14th August).		Monsoon Rabi (15th August to 21st October).		Late rains - (22nd October to 31st December).		Total.	
	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.	Fall.	Rainy days.
	In.	No.	In.	No.	In.	No.	In.	No.	In.	No.	In.	No.
1930 .. .. .	..	..	0-58	3	0-09	16	0-24	11	0-81	3	20-32	38
1931 .. .. .	..	..	0-09	..	0-82	17	10-10	18	1-86	3	21-86	38
1932	0-59	4	0-46	2	0-48	21	8-29	14	3-04	2	21-86	43
1933 .. .. .	..	..	2-05	4	7-56	16	20-21	19	0-39	2	30-80	41
1934	1-50	1	..	..	0-28	18	4-72	14	1-51	2	14-01	35
1935	0-01	..	0-10	1	0-98	11	0-41	16	1-86	3	20-42	30
1936	1-71	1	0-65	2	6-12	10	0-16	11	10-17	9	24-81	33
1937	0-03	..	..	..	10-16	16	5-99	12	1-73	4	17-91	32
1938	0-08	..	5-24	7	10-13	24	15-12	17	0-10	1	30-67	49
1939 .. .. .	..	..	..	..	9-68	15	9-82	11	2-22	2	21-22	28
Total ..	8-92	6	10-03	18	87-59	164	98-66	142	23-62	31	223-88	363
Average for 10 years.	0-39	0-6	1-00	1-8	8-75	16-4	0-66	14-2	2-36	2-1	22-88	36-2
Grand Total ..	18-27	42	45-37	75	373-52	612	329-40	490	56-46	79	823-2	1,300
Average for 40 years.	0-73	1-05	1-42	1-88	9-34	15-3	8-21	12-25	1-82	1-98	20-58	23-5

D. G. SIALIGRAM,
Settlement Officer, C. D., Nasik.

**REMARKS WITH REGARD TO THE CHARACTER OF THE SEASON AT MALEGAON AND BAGLAN
(SATANA) TALUKAS OF THE NASIK DISTRICT FOR THE YEARS 1900 TO 1916.**

- 1900 :—Rain during the year was a little over one-half of the average at Malegaon and about two-thirds of the average at Baglan. Rainfall in June was just enough to start sowings of kharif crops. These were duly completed in July under the favourable rainfall of the month. The crops developed well under the favourable rainfall in August. September rains were only sufficient to sustain the crops but the entire absence of rainfall in October told upon the development of the standing kharif crops while the sowings of the rabi crops was out of question owing to the absence of rainfall in this and even in the following months. The season on the whole was a fair kharif but a distinctly poor rabi.
- 1901 :—The total rainfall of the year was very much below the usual quantity. There was good rainfall in the pre-monsoon period which proved useful for the preparatory tillage. There was sufficient rainfall in June at Malegaon where sowings were generally commenced but they were confined to moist places only at Baglan as the rainfall in this month there was only light. July rainfall was insufficient at both the places and sowings were completed with difficulty. August rainfall was again below the average and the seedlings began to wither in places. Rainfall in September was very scanty with the result that the kharif crops further deteriorated and rabi sowings were also checked. Some good rainfall about the middle of October proved useful to the withering kharif crops which had not yet hopelessly gone and to push on rabi sowings. There was no further rainfall and the crops almost entirely withered up. The season on the whole was poor.
- 1902 :—The rainfall during the year was about the usual quantity in both the talukas. The rainfall throughout the season was generally well distributed timely and sufficient in both the talukas with the result that all agricultural operations proceeded smoothly and both the kharif and rabi crops came out generally well.
- 1903 :—The aggregate fall of the year was above average at Malegaon while it was slightly below it at Baglan. Rainfall in May was unusually heavy. Rainfall in June though below the average proved sufficient to start sowings as the fields were fully saturated with the good rainfall in May. The seedlings managed well under the seasonable rains of July. August rainfall was defective and the standing crops began to show signs of withering especially in the Baglan taluka. The rains in September and October were general and relieved the standing crops and induced rabi sowings. The entire absence of rainfall from November onwards, however, told on the development of the rabi crops which were much reduced in outturn. The season on the whole was fairly good for the kharif crops but only moderate for the rabi crops.
- 1904 :—The rainfall of the year was somewhat below the usual quantity at Malegaon while it was less than three-fourths of the average at Baglan. The rainfall in June was inadequate at Malegaon where sowings were confined to moist places only. In Baglan it did not exceed a few drops and hence sowings were not possible. July rainfall was again defective and the seedlings began to suffer. August rainfall amounted to only a few drops and the crops almost dried up in many places. There was plentiful rainfall in September. It proved useful to the kharif crops which had not yet hopelessly gone and induced rabi sowings on an extensive scale. October rainfall allowed the completion of rabi sowings and the young seedlings promised well. There was no rainfall in November and December and consequently the growth of the rabi crops was stunted. The season on the whole was poor both for the kharif and rabi crops.
- 1905 :—The total rainfall of the year was a little above one-half of the average at both the taluka stations. Rainfall in June being insufficient kharif sowings had to be put off to July when they were completed under the favourable rains of the month. August rainfall was generally up to the needs of the crops which were in fairly good condition at the end of that month. Rainfall in September was deficient and the standing crops began to wither in places. Rabi sowings were also checked. There was no rainfall from October onwards and the result was that there was an almost failure of rabi crops. The season on the whole was poor for both the kharif and rabi crops.
- 1906 :—The rainfall during the year was about the average. Regular monsoon broke out timely in June and the rainfall from this month onwards to September being generally up to requirements all agricultural operations proceeded well and the standing kharif crops showed a healthy development. There was, however, practically no rain from October onwards with the result that the kharif crops lacked the requisite moisture in the end and were reduced in yield, while the rabi sowings were retarded in many places and the young seedlings withered away for want of sufficient moisture in the soil. The season on the whole was a fairly good kharif but a poor rabi.
- 1907 :—The total rainfall of the year was above the average at Malegaon but it was only about two-thirds of the average at Satana. The monsoon broke out in June. The rainfall of the month was generally sufficient and kharif sowings were started and completed under the seasonable rainfall in July. The crops thrived well under the useful rainfall in August as there was sufficient moisture left in the soil by the July rains. September rainfall was, however, scanty especially in Baglan taluka and thus the growth of the kharif crops was stunted as the ears did not fill in well and thus reduced their outturn. As the rains were almost absent from the end of September rabi sowings were almost out of the question except in places helped with irrigation. The season on the whole was a poor kharif and a poor rabi.
- 1908 :—The rainfall during the year was somewhat above one-half the actual quantity. Rainfall in June was just enough to start the sowings operations which were completed under the favourable rainfall in July. August rainfall was defective and crops showed signs of withering in many places. The rainfall in September was again deficient though it was somewhat better at Malegaon than at Baglan and the crops further suffered. There was no further rainfall except a few cents only at both the places and thus the rabi area remained unsown for want of sufficient moisture in the soil. The season was thus a moderate kharif and a poor rabi.
- 1909 :—The total rainfall of the year was just equal to the average at Malegaon while it was about two-thirds of the average at Baglan. There was good rainfall in May which was useful for the preparatory tillage. Rainfall in June was sufficient at Malegaon where kharif sowings were commenced but retarded in places in the Baglan taluka due to insufficiency of rainfall there. There was again good rain in July at Malegaon and here sowings were completed and the seedlings were in a fairly good condition. But in the Baglan taluka the sowings were retarded and crops were badly in need of further good rainfall. In August the rainfall was deficient in both the talukas, but whereas the crops in the Malegaon taluka proceeded well on the strength of previous moisture, those in the Baglan taluka were suffering for want of rain. Rainfall in September was seasonable and sufficient at both the places. It improved the withering kharif crops and allowed commencement of rabi sowings. October rain proved further useful to the rabi crops. There was no rainfall afterwards and the crops suffered somewhat in yield. The season on the whole was moderate at Malegaon, but somewhat less favourable in the Baglan taluka.
- 1910 :—Rainfall during the year was much above the average at both the places. The monsoon broke out timely in June and the rainfall of the month being very much in excess of the average kharif sowings were retarded. July rainfall allowed their completion. The young crops progressed smoothly under the beneficial rainfall in August. Rainfall in September was in excess of the average. It was rather injurious to bajri and cotton in places. Rabi sowings, however, were in progress. Light rainfall in October further helped the rabi crops which came out generally well. The season on the whole was favourable to both the kharif and rabi crops.
- 1911 :—The total rainfall of the year was slightly below average at Malegaon but only two-thirds of it at Baglan. Rainfall in June was just enough to start kharif sowings which were completed under the good rainfall in July. Rainfall in August was much below the average but the crops continued to be in good condition on the strength of the previous moisture. Unfortunately, however, September rainfall amounted to a few cents only while October was totally dry and consequently the kharif crops withered away in many places while rabi sowings could not be undertaken. Rainfall which was much above the average was received in November but it was too late either to improve the kharif crops or to start rabi sowings. Rain in December was light and partial. The season on the whole was poor.
- 1912 :—The aggregate fall of the year was much below the average at Malegaon but little above it at Baglan. Rainfall in June was insufficient and kharif sowings were partially undertaken. The July rainfall was ample and helped the completion of kharif sowings. The young crops progressed well under the beneficial rains in August. Rainfall was, however, entirely absent in September while it was meagre in October and standing crops suffered in many places. Rabi sowings were checked. Ample rainfall was received in November. It was useful to start rabi sowings but too late for the kharif crops. The rabi sowings promised well at a time. There was practically no rain, however, from December onwards and the crops were reduced in yield. The season on the whole was only moderate.
- 1913 :—The total rainfall of the year was about three-fourths of the average at Malegaon while it was slightly below the average at Baglan. The rainfall from June onwards to the end of October though below the average generally in both the talukas being mostly well distributed and opportune the agricultural operations proceeded smoothly and the crops generally came out well though owing to lack of moisture at time in the season they did not come up to the normal. The season on the whole was fairly good.
- 1914 :—The rainfall during the year was very much above the average in both the talukas. Antemonsoon showers were desirable. The rainfall from June onwards continued generally satisfactory almost throughout the season (though it tended to be excessive at times and caused anxiety about the proper development of the crops). As a result both the kharif and rabi crops were sown at the proper time and generally progressed well and yielded nearly a normal return. The season on the whole was almost fully normal.
- 1915 :—The total rainfall of the year was much above the average. The rainfall continued satisfactory almost throughout the season (the deficiency of one month being counterbalanced by good rains of the other) and consequently both the kharif and rabi crops did generally well and returned almost a normal yield. The season on the whole was normal.
- 1916 :—The aggregate rainfall of the year was much above the average. Good showers in the pre-monsoon period enabled completion of the preliminary field operations. Rainfall from June onwards was generally satisfactory almost to the end of the season and the crops both early and late developed well and gave nearly a normal yield. The season on the whole was nearly normal.

- 1917:—Rainfall during the year was just equal to the average. Rainfall in June and July were insufficient and general. Kharif sowings were retarded and the germinated seedlings began to wither. Beneficial rainfall was received in August and enabled completion of kharif sowings. September rainfall was excessive in Malagaon and injured the germinated seedlings in places in the taluka. In the Baglan taluka, however, though ample, it was not injurious. Rainfall in October was far above the average in both the talukas and damaged the crops in places. Rabi sowings were completed under the favourable weather conditions in November. Seedlings were on the whole in a promising state at the end of the month. There was no further rain. Consequently the rabi crops suffered owing to lack of moisture in the end. Thus in spite of the ample quantity of rainfall during the year the season was only moderate owing to the uneven distribution of rains the crops suffered either from excess or deficiency at different periods.
- 1918:—The total rainfall of the year was much less than even one-half the average. Ante-monsoon rainfall was good and useful for the preliminary field operations. Rainfall in June was inadequate for general kharif sowings. July rainfall was again defective and large kharif area remained unsown. August rainfall was again deficient and the germinated seedlings began to wither. Rainfall in September was one-half the usual quantity in Malagaon and even less in Baglan. The standing crops almost withered and rabi sowings received a serious check. After some light showers in October the monsoon practically ended. The season on the whole was a failure for both the crops.
- 1919:—The total rainfall of the year was much above the average. The rainfall from June onwards up to the end of the season being generally favourable (though it was deficient in August and excessive in September in places) the crops generally progressed well and gave a normal yield. The season was on the whole almost fully normal.
- 1920:—The rainfall during the year was a little over one-half of the quantity at Malagaon and about two-thirds the average at Baglan. The rainfall in June being scanty general kharif sowing was postponed to next month. The rainfall in July and August continued to be defective and the sowings were completed in the moist places only and the germinated seedlings began to wither. Some good rainfall in September proved useful to the standing crops, not hopelessly gone and to start rabi sowings. The entire absence of rainfall from October onwards told seriously on the rabi crops which eventually withered away in many places. The season was thus quite unsatisfactory.
- 1921:—The aggregate rainfall of the year was about three-fourths of the average at Malagaon and slightly above the average at Baglan. Rainfall in June was sufficient and kharif sowings were generally started. These were completed under the general and sufficient rainfall in July and the germinated seedlings proceeded well. The rains in August were deficient and the crops needed rain for their development in places. Rainfall in September was sufficient and well distributed and gave relief to the standing kharif crops and enabled rabi sowings to be undertaken. With some light rainfall in October the monsoon ended. Rabi crops progressed well in the beginning but suffered in places from lack of moisture later on. The season on the whole was fairly good.
- 1922:—The rainfall during the year was less than two-thirds the average at Malagaon while it was slightly below the average at Baglan. The rainfall in June was up to requirements and kharif sowings were generally started. July rainfall was defective but the sowings were completed on the strength of the previous moisture and the seedlings proceeded well. The rainfall in August, however, being again quite meagre the standing crops suffered seriously in many places. In September the rainfall was deficient at Malagaon and there the crops further deteriorated. In the Baglan taluka, however, it was just sufficient and improved the crops not hopelessly gone. Rabi sowings were also started in the Baglan taluka. There was practically no rainfall at Malagaon which could be of use for the standing kharif crops or for sowing the rabi crops from the end of September onwards with the result that the kharif crops were reduced in outturn while rabi sowings were quite out of question in a large area. There being sufficient rainfall in October and November the rabi sowings were completed in time and the seedlings progressed well. The season on the whole was fairly good in the Baglan taluka for both the crops but a poor kharif and a poorer rabi in the Malagaon taluka.
- 1923:—The total rainfall of the year was about three-fourths of the average at Malagaon and somewhat above the average at Baglan. The rainfall in June was almost insignificant. Good sowing rainfall was received in July and the kharif sowings were completed by the end of the month. August rainfall was considerably defective but the crops did not wither owing to sufficient previous moisture left by the July rains. General and good rainfall in September improved the standing crops and facilitated rabi sowings. There was practically no rainfall from October onwards and the rabi crops proceeded well in the beginning on the strength of the moisture left by the September rains but lacked requisite moisture at the time of maturity and were reduced somewhat in yield. The season on the whole was fairly good.
- 1924:—The aggregate fall of the year was a little above the average at both the places. The rainfall in June was generally insufficient for general kharif sowings. July rainfall was again inadequate and sowings were completed only with difficulty. The situation, however, was considerably improved by the abundant rains received in the second half of August. Abundant and well distributed rainfall was again received in September. Rabi sowings were earnestly started. Rainfall in October was enough to complete the sowings. There was no rainfall onwards except some fair showers in December at Malagaon, which helped the growth of the rabi crops. The young rabi crops were damaged by severe cold in places in January. The season, however, was fairly good on the whole.
- 1925:—The rainfall during the year was about three-fourths of the average at Malagaon and slightly below the average at Baglan. Good rainfall in the pre-monsoon period was useful for the preparatory tillage. The rainfall in June being adequate kharif sowings were continued almost everywhere. July rainfall was scanty and more was needed for the proper development of the seedlings. August rainfall, however, appreciably improved the situation. Rainfall in September was deficient and though it proved useful to the standing kharif crops, it was found insufficient for the rabi sowings to be completed. There was no rainfall in October. Good rainfall in November helped the completion of rabi sowings; and was also useful for the young rabi seedlings. December rainfall was good at Malagaon but did not exceed a few drops at Baglan. The season on the whole was fairly good.
- 1926:—The total rainfall of the year was only about three-fourths of the average at both these talukas. There were no pre-monsoon showers. Rainfall in June being scanty kharif sowings were restricted to places of sufficient moisture only. Rainfall in July again continued to be below the average and sowings were completed with difficulty and considerable anxiety was felt about the well being of the standing crops, almost everywhere. Good rainfall in August appreciably improved the crops. Rainfall in September, though below the usual quantity was useful and further benefited the standing crops. Rabi sowings were started in places. There was, however, no rainfall in October and November. The rabi sowings were considerably checked in the absence of sufficient moisture in the soil and the young crops suffered. The season on the whole may be said to be a fairly good kharif but the rabi season was poor generally.
- 1927:—The rainfall during the year exceeded the normal. Pre-monsoon showers were absent but June rains were generally sufficient and July also brought fairly substantial rain enabling completion of sowing operations and satisfactory progress of crops. Rains in August and the first half of September were negligible. This checked the growth of crops in the Malagaon taluka although crops in the Baglan taluka progressed fairly well on account of previous moisture in the soil. Rains at the end of September and in early October immensely benefited standing crops and also stimulated rabi sowing operations. Rainfall in November was somewhat injurious to kharif crops but beneficial to young rabi crops. The season was on the whole moderate to fair in the Malagaon taluka and fairly satisfactory in the Baglan taluka.
- 1928:—The total rainfall during the year exceeded the normal amount at Malagaon but was less than the average at Baglan. There was very little rain during the pre-monsoon period. June and July recorded fairly substantial rain at Malagaon but it was deficient at Baglan and sowings in consequence continued till the end of July. Rainfall in the first three weeks of August was absent at Malagaon and only light at Baglan and crops suffered on account of defective soil moisture. Good rain in the last week of the month, however, proved timely and considerably brightened the outlook. Rains in September and October further helped crops and proved useful for rabi cultivation. Some rain occurred in November and slight showers were received in the first week of December also. At the end of January and in the beginning of February crops were damaged to some extent by frost. The season on the whole was fairly satisfactory.
- 1929:—The total rainfall during the year was below the average at Malagaon but approached the normal at Baglan. The season started well and the month of June gave sufficient rainfall for sowing purposes. More rain, however, was needed to push on sowing and also for transplanting operations. Rainfall from July to October was moderate and was marked by breaks. This had a very bad effect on the growth of crops especially in the Malagaon taluka. After the first week of October there was no rain and the absence of rain told heavily on the growth of rabi crop and reduced their yields. Locusts were reported from places. The season on the whole was moderate in the Baglan taluka and only poor to moderate in the Malagaon taluka.
- 1930:—The total rainfall of the year was below the normal at Malagaon but in excess of the average at Baglan. Some rain occurred during the pre-monsoon period and regular monsoon broke out in the second week of June. Rainfall in June and July was seasonable and generally enough for kharif sowings. Young crops also progressed well. August rains were deficient and marred the crop prospects to some extent. September recorded plentiful rain and improved the outlook considerably although in places it proved injurious to crops. Some rain occurred in October and November which also proved rather untimely. Rainfall in December was negligible or scanty. The season on the whole was satisfactory.
- 1931:—The year's total rainfall was above usual amount at Baglan and about the average at Malagaon. Ante-monsoon showers were totally absent. Monsoon started by the middle of June but rainfall during the month being inadequate sowings were postponed till July. July recorded fairly substantial rain while rainfall in August and September was generally sufficient for crop growth. Heavy falls in the first fortnight of October, however, damaged kharif crops to a varying extent and interfered with field operations. This resulted in the reduction of kharif outturn and spoiling the quality of the grain. The heavy rains provided ample moisture for rabi crops which reached successful maturity. The season on the whole was a moderate kharif and a fairly satisfactory rabi.
- 1932:—The year's total rainfall was in excess of the normal at Baglan but about the average at Malagaon. Monsoon started by the third week of June but the rain during the month was below normal. July rains were favourable and sowings were nearly completed in that month. Rainfall in August, September and October being seasonable and well distributed helped the crops to successful maturity. Rains in October stimulated rabi operations and gave hopes of a successful rabi season. Rainfall in November and December though light and scattered proved beneficial to rabi crops which thrived well generally. The season on the whole was satisfactory.

- 1933 :—The rainfall during the year exceeded the average. There were substantial anti-monsoon showers which facilitated preliminary field operations. June rains were just upto requirements at Baglan but were below the normal at Malegaon. Rainfall in July was deficient and more was required both to carry on Kharif operations and for the proper growth of seedlings. August and September, however, brought good rainfall and appreciably brightened the outlook although the rain in the third week of September caused damage to bajri in places. The break from 24th September onwards, therefore, proved favourable. With some rain in October and a few showers in November the season closed. Due to previous moisture in the soil rabi crops thrived well but the cold wave in the latter half of January caused considerable damage and reduced the output. The season on the whole was moderate to fairly satisfactory.
- 1934 :—The year's aggregate fall was in defect of the normal amount. Pre-monsoon rains were absent and monsoon commenced in the second week of June but the fall during that month and also in July was short of requirements. General rains occurred in August but more was required at Malegaon. Rains in September and October were inadequate and crops stood in need of urgent rain. Rain was also required to carry on rabi sowings. Good rains in the first week of November improved the crop condition and also facilitated rabi operations. No rain was received after this. Unfortunately a cold wave swept over the tract in the middle of January and crops were badly hit. The season on the whole was fair.
- 1935 :—The rainfall during the year was below the normal at Malegaon but somewhat exceeded the average at Baglan. Pre-monsoon showers were practically absent but June rains were fairly substantial and timely for sowing purposes. In July the fall was below normal and the rainfall in August also was scanty until the last week. The soaking rains received from the last week of August till the middle of September made amends for the previous deficiency and crops flourished with renewed vigour. The rain also provided ample soil moisture for rabi cultivation. Some rain occurred in October which benefited rabi crops but spoiled the Kharif ones. There was no rain after this. The season was generally satisfactory.
- 1936 :—The rainfall during the year exceeded the normal amount. Rainfall in the beginning of June was too meagre for sowing but precipitation at the end of the month was favourable for the operation. July and August brought inadequate rains with the result that crops remained stunted in growth and prospects appeared uncertain. Widespread rain received in September not only revived the withering crops but gave hopes of rabi crops. October and the first week of November were practically dry and this caused deterioration of crops. The second week of November recorded substantial rains which considerably brightened the general agricultural situation and prospects of rabi crops were assured. There were no further rains after this but owing to abundant moisture left by November rains rabi crops did fairly well. The season on the whole was a moderate Kharif and a fairly good rabi.
- 1937 :—The rainfall during the year was below the average at Malegaon but somewhat in excess of the normal at Baglan. Pre-monsoon rains were practically absent. Regular monsoon commenced by about the middle of June but rains were deficient during the month. July rains were fairly substantial and Kharif sowings were nearing completion while germinated crops progressed fairly well. August recorded little rain and crops began to show signs of withering in places. September rains, however, greatly helped the crops and considerably improved rabi prospects. Some rain occurred in October but November was dry. December recorded some rain. The season on the whole was fairly satisfactory.
- 1938 :—The rainfall during the year was considerably in excess of the average. There were fairly substantial anti-monsoon showers. Rainfall from June till the middle of September was generally upto requirements and standing crops were in good condition. The break in August proved favourable to carry on field operations. Rainfall in the latter half of September and in the first week of October being more substantial proved injurious to crops and interrupted field operations although the rains were useful for rabi operations. After this there was practically no rain. On the whole rainfall of the season was favourable except for the heavy falls referred to above which decreased the yield and lowered the quantity of the produce. Bagait crops were affected by "Mawa" in parts of the Baglan taluka. The season was fairly good.
- 1939 :—The year's total rainfall was below the average. There was no rain during the pre-monsoon period and June rains were also deficient. July and August recorded plentiful rains which enabled completion of sowings and assisted in the satisfactory growth of crops. Rains in September-October, however, were below normal the month of October recording only a few rents in the first week. This proved detrimental to the growth of crops and created a necessity for more rain both for crop development and rabi operations. November recorded rain on a day or two while the rain in December was negligible. Due to the absence of late rains the season is expected to be somewhat below the normal.

(Signed)

Director of Agriculture,
Bombay Province, Poona.

True Copy.

D. G. SHALIGRAM,
Settlement Officer,
Central Division, Nasik.

Details of Population according to Occupation.

Agricultural population.				Non-agricultural population.
Having interest in land.		Labourers.	Total.	
Tenants and sub-sharers.	Other land-holders.			
1	2	3	4	5
	A	1894-95.		
	52,197	5,907	58,104	31,417
	B	1938-39.		
55,912	15,005	22,452	93,369	35,030

A—Separate figures for these two columns are not available in the Settlement Report.

B—Includes tenants numbering 5,847 and the rest are the members of the cultivators' families.

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-2.

[RULE 19-A (VII)].

Agricultural stock of the 145 Government villages in the Malegaon Taluka of the Nasik District during the year 1938-39.

Number of villages.	Cattle.										Total.		
	For plough.		For breeding.		For other purposes.		Milk Cattle.		Young stock.				
	Oxen.	He-buffaloes.	Bulls.	Bull-buffaloes.	Oxen.	She buffaloes.	Cows.	She Buffaloes.	Calves.	Buffalo calves.			
1	2	3	4	5	6	7	8	9	10	11	12		
1894-95) 143	24,968	273	355	45	1,561	108	20,183	5,959	10,365	3,541	67,37
1939-40) 143	27,179	131	368	142	1,601	13	19,430	10,118	13,688	5,842	78,51

Number of villages.	Horses and Ponies.	Sheep.	Goats.	Plough.		Carts.		Cropped land per pah of plough cattle.		
				Small.	Large (i.e. of over two cattle.	For passengers.	For produce and goods.			
1	13	14	15	16	17	18	19	20		
1894-95) 143	2,131	26,089	22,812	11,349	123	1,279	4,005	2
1939-40) 145	2,062	44,027	35,185	11,634 (Wooden). 192 (Iron).	126 (Wooden). 368 (Iron).	2,264	6,450	1

(Signed) D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-3.

[RULE 19A (VIII)].

*Details of Cultivation and Crops of the Malegaon Taluka of the Nasik District
for the year 1938-39.*

Details of Cultivation and Crops of the Malabar

Number of villages in each group.	Cultivated and encultivated							
	Gross area sown (T. F. X. X).	Deduct twice cropped area.	Deduct unassessed land sown	Net assessed cropped area.	Add fallow land.	Total area occupied for cultivation.	Cultivable waste unoccupied.	
							Assessed.	Unassessed.
1	2	3	4	5	6	7	8	9
Average for 1890-91 to 1894-95. (143)	2,60,446	5,004	....	255,442	30,539	285,981	....	....
Average for 1938-39 Group I 14	27,160	1,176	46	25,938	544	26,482	303	....
Group II 110	2,44,581	5,190	1,210	237,981	9,261	247,192	5,318	....
Group III 21	28,440	97	1,184	27,159	767	27,926	505	....
Total 145	2,39,981	6,468	2,440	231,028	10,572	301,600	6,126	....

Number of villages in each group.	Details of column 2. Cereals and Pulses—contd.							
	Math and Kulith	Val.	Chawali.	Kulthi.	Watana.	Masur.	Other Cereals and Pulses.	Total.
	23	24	25	26	27	28	29	30
Average for 1890-91 to 1894-95. (143).	18,441 5.8	....	....	....	....	....	....	....
Average for 1938-39 Group I 14	2,456 9.27	14,595 50.51
Group II 110	10,198 4.12	1,76,545 71.61
Group III 21	4,966 17.78	18,234 66.29
Total 145	17,610 5.84	2,07,375 68.76

A-3.

19A (VIII).]

Taluka of the Nasik District for the year 1938-39.

area.		Gross area.	Details of column 2. Cereals and Pulses.									
Not available for cultivation.			Rice.	Wheat.	Barley.	Juwar.	Bajri.	Ragi.	Maize.	Gram.	Mug.	Udid.
Forest	Other including uncultivable		13	14	15	16	17	18	19	20	21	22
10	11	12										
1,17,540	43,584	4,47,205	938 0·3	8,799 1·3	....	85,343 12·7	1,36,354 48·4	....	....	2,700 0·2	799 0·3
1,017	4,623	32,425	112 0·42	520 1·96	....	1,298 4·90	10,777 40·69	6 0·02	25 0·09	1 0·003	..
59,337	36,084	3,45,901	26 0·01	6,403 2·59	....	88,248 18·45	1,20,437 48·72	90 0·03	225 0·09	3,940 1·69	..
81,676	6,294	98,401	13 0·04	177 0·63	....	3,383 12·11	9,620 37·44	6 0·02	20 0·07	20 0·07	..
1,22,030	47,011	4,74,817	150 0·06	7,100 2·36	....	37,929 12·57	1,40,834 48·69	92 0·03	270 0·2	3,961 1·31	..

Condiments and Spices.									Starches— Arrowroot.	Sugars.	
Cardamom	Chillis.	Gliger.	Turmeric.	Fennel.	Coriander.	Cumin.	Garlic	Others.		Cane.	Palm trees.
31	32	33	34	35	36	37	38	39	40	41	42
....	739 0·2	....	392 0·1	....
....	225 0·85	....	366 1·39	....
....	671 0·27	....	2,134 0·86	....
....	53 0·19	....	....	....
....	949 0·31	....	2,500 0·83	....

A-3—contd.

Seeds.			Fibres.				Dyes.	
Niger-seed.	Others.	Total.	Cotton.	Bombay hemp.	Hemp.	Others.	Indigo.	Others.
50	51	52	53	54	55	56	57	58
.....	176	26,752	31,634	.....	.....	187	..	.....
.....	0·1	0·4	11·0	.....	.....	0·1	.....	.....
.....	55	1,221	6,891	.....	.....	.....	.....	.....
.....	0·24	4·61	26·02	.....	.....	.....	.....	.....
.....	643	2,614	51,366	.....	.....	.....	.....	.....
.....	0·25	3·89	20·77	.....	.....	.....	.....	.....
.....	6	369	6,712	.....	.....	.....	.....	.....
.....	0·02	1·23	24·08	.....	.....	.....	.....	.....
.....	714	11,194	64,956	.....	.....	.....	.....	.....
.....	0·34	3·71	21·50	.....	.....	.....	.....	.....

Fruits and Vegetables including Root crops.		Miscellaneous.		Grass and Babuls.	Fallow details (as required).					Remarks.
Gavar.	Others.	Food.	Non-food.		Short rain.	Prickly pear and weeds.	Salt Efflorescence.	True Rotation fallow. (Others).	Total.	
66	69	70	71	72	73	74	75	76	77	78
.....	827	.....	.....	.....	.....	.....	.....	.....	.....	.....
.....	0·3	.....	.....	.....	.....	.....	.....	.....	.....	.....
.....	1,179	.....	.....	2,342	.....	.....	.....	544	544	.....
.....	4·45	.....	.....	3·84	.....	.....	.....	2·05	2·05	.....
.....	1,245	.....	.....	3,503	.....	77	56	9,123	9,261	.....
.....	0·50	.....	.....	1·42	.....	0·63	0·02	3·69	3·74	.....
.....	18	.....	.....	.....	.....	.....	.....	767	767	.....
.....	0·05	.....	.....	.....	.....	.....	.....	2·75	2·75	.....
.....	2,437	.....	.....	5,845	.....	77	56	10,439	10,572	.....
.....	0·90	.....	.....	1·94	.....	0·02	0·02	3·46	3·50	.....

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-4.

[RULE 19-A (VIII).]

Details of occupied, cultivated, fallow, etc., lands in the villages of the Malegaon Taluka, District Nasik, year by year from 1909-10 to 1938-39.

Year.	Total.	Occupied area of which		Government waste.	Forest.	Other.	Gross Area.	Remarks.
		Cultivated.	Fallow.					
1	2	3	4	5	6	7	8	9
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	
1899-1894	255,891	255,492	39,539	22,408	117,640	43,584	468,608	
1909-10	295,719	Not available.		8,130	121,069	49,014	474,822	
1910-11	296,187	271,762	25,079	8,465	121,341	48,982	474,822	
1911-12	296,430	265,370	31,581	7,814	121,729	49,036	478,009	
1912-13	297,298	265,925	31,489	6,966	121,709	49,040	475,009	
1913-14	297,554	263,234	34,404	6,877	121,482	49,145	475,009	
1914-15	297,695	272,644	24,851	6,629	121,440	49,056	474,820	
1915-16	297,886	274,364	23,521	6,538	121,440	49,145	475,007	
1916-17	297,856	265,822	32,534	6,538	121,440	49,173	475,007	
1917-18	297,869	260,237	37,632	6,528	121,440	49,174	475,010	
1918-19	297,832	161,872	136,490	6,550	121,441	49,199	475,015	
1919-20	297,648	237,510	60,138	6,553	121,441	49,181	474,823	
1920-21	297,474	177,996	119,478	6,580	121,382	49,437	474,823	
1921-22	297,518	249,960	47,558	6,525	121,372	49,407	474,823	
1922-23	297,357	245,151	52,206	6,652	121,370	49,438	474,818	
1923-24	298,193	259,296	38,897	6,442	120,644	49,540	474,819	
1924-25	298,266	266,000	32,266	6,360	120,644	49,549	474,819	
1925-26	298,467	271,309	27,148	6,354	120,439	49,509	474,819	
1926-27	299,090	273,782	25,308	6,339	119,685	49,706	474,820	
1927-28	299,088	273,685	25,403	7,044	118,919	49,770	474,821	
1928-29	299,277	276,529	22,748	6,835	118,937	49,772	474,821	
1929-30	299,275	271,592	27,683	6,845	118,929	49,773	474,821	
1930-31	299,566	Not available.		6,829	118,929	49,806	474,822	
1931-32	299,491	285,431	13,970	6,825	118,931	49,664	474,822	
1932-33	299,585	260,613	18,772	6,833	118,935	49,670	474,823	
1933-34	299,920	237,534	12,386	6,270	118,942	49,890	474,822	
1934-35	299,939	287,553	12,386	6,230	118,935	49,718	474,822	
1935-36	300,016	287,444	12,572	6,076	118,935	49,795	474,823	
1936-37	301,534	283,018	18,516	4,464	118,931	49,893	474,821	
1937-38	301,750	288,996	12,752	4,127	118,931	50,010	474,818	
1938-39	301,934	291,152	10,782	3,937	118,931	50,014	474,816	

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-5.

[RULE 19-A (ix).]

*Statement showing agricultural wages prevalent in Malegaon Taluka from
1909-10 to 1938-39.*

Year.							Agricultural wages.
							Rs. a. p.
1909-10	..	v	..	..	..	..	0 4 0
1910-11	..	..	..	..	..	..	0 4 0
1911-12	..	..	..	..	..	..	0 4 0
1912-13	..	..	..	..	..	..	0 4 0
1913-14	..	..	..	..	..	..	0 5 0
1914-15	..	..	..	..	..	..	0 4 0
1915-16	..	..	..	..	..	..	0 5 0
1916-17	..	..	..	..	..	..	0 5 0
1917-18	..	..	..	..	..	..	0 4 0
1918-19	..	..	..	..	..	..	0 4 0
1919-20	..	..	..	..	..	..	0 5 0
1920-21	..	..	..	..	..	..	0 5 0
1921-22	..	..	..	..	..	..	0 6 0
1922-23	..	..	..	..	..	..	0 6 0
1923-24	..	..	..	..	..	..	0 6 0
1924-25	..	..	..	..	..	..	0 8 0
1925-26	..	..	..	..	..	..	0 8 0
1926-27	..	..	v	..	..	..	0 8 0
1927-28	..	..	..	..	..	..	0 8 0
1928-29	..	..	..	..	..	..	0 10 0
1929-30	..	..	..	..	..	..	0 10 0
1930-31	..	..	..	..	..	..	0 8 0
1931-32	..	..	..	..	..	..	0 6 0
1932-33	..	..	..	..	..	..	0 6 0
1933-34	..	..	..	..	..	..	0 6 0
1934-35	..	..	..	..	..	..	0 5 0
1935-36	..	..	..	..	..	..	0 5 0
1936-37	..	..	..	..	..	..	0 5 0
1937-38	..	..	..	..	..	..	0 5 0
1938-39	..	..	..	..	..	..	0 5 0

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM

[RULE

Prices prevalent in the Malegaon Taluka,

Year.	Retail				
	Sears of 80 Tolas				
	Jowari.	Bajri.	Cleaned rice.	Wheat.	Turdal.
1	2	3	4	5	6
	S. Ch.	S. Ch.	S. Ch.	S. Ch.	S. Ch.
1888	15 7	13 6	7 0	12 6	10 6
1889	15 12	14 0	7 8	11 13	.....
1890	20 11	20 2	7 12	12 13	17 3
1891	21 1	17 15	7 1	12 0	15 8
1892	13 11	15 2	6 8	9 6	15 14
1893	23 4	16 2	7 0	12 11	12 10
1894	22 0	17 15	8 9	15 2	12 13
1895	24 14	21 7	9 4	15 12	12 2
1896	17 7	15 13	8 5	11 4	10 2
1897	9 6	8 14	6 14	7 2	6 2
Average for 10 years	18 5	16 1	7 8	12 0	13 3
1898	22 7	19 13	8 12	10 15	8 9
1899	14 13	12 9	7 6	10 15	8 14
1900	9 0	8 14	7 3	8 2	7 5
1901	14 1	12 15	7 4	9 10	6 11
1902	16 13	14 13	8 0	9 15	8 14
1903	30 9	26 6	8 12	11 5	9 6
1904	26 7	22 8	7 14	12 0	10 1
1905	18 4	16 1	7 6	11 10	9 1
1906	13 9	11 14	7 6	9 7	7 8
1907	15 7	13 14	7 3	9 5	7 2
Average for 10 years	18 2	15 15	7 11	10 3	8 6
1908	10 15	10 5	6 5	7 9	6 7
1909	14 4	14 2	6 12	8 0	6 12
1910	15 9	15 3	7 2	9 0	7 8
1911	15 10	12 7	6 9	9 15	7 6
1912	11 1	9 15	6 2	8 14	7 4
1913	.....	11 4	6 3	10 1	7 10
1914	.....	12 0	6 7	8 12	6 7
1915	.....	12 7	6 7	8 1	8 12
1916	.....	12 13	6 1	9 6	8 4
1917	.....	10 0	6 8	8 5	5 14
Average for 10 years	13 8	12 1	6 7	8 12	6 10

A-6.

19-A (x).]

District Nasik, from 1888 to 1939.

Prices.			Whole sale prices as recorded at Dhulia.			
per Rupee.			Rupees per maund of 3,200 Toils.			
Gram.	Cotton with seed.	Gu.	Wheat.	Bajri.	Sugarcane raw (Gu).	Cotton cleaned.
7	8	9	10 Rs.	11	12	13
S. Ch.	S. Ch.	S. Ch.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
15 11	6 14	7 13				
12 10	....	7 15				
14 12	7 14	5 13				
14 1	7 13	5 12				
11 3	....	6 6				
15 6	9 3	6 7				
16 2	7 9	7 12				
15 7	7 7	8 1				
12 2	6 11	7 9				
7 9	7 8	5 9				
13 7	7 10	6 13				
11 11	8 4	5 11				
11 9	8 5	6 7				
8 8	5 8	5 9				
9 1	6 3	5 0				
12 3	7 1	6 13				
13 12	7 5	6 9				
14 1	6 8	5 5				
13 5	6 7	5 2				
9 10	5 8	5 3				
10 9	5 15	5 7				
11 6	6 11	5 12				
8 3	5 12	5 4				
9 6	5 10	5 1				
11 10	3 8	4 10				
12 11	4 2	4 4				
10 5	4 8	4 13				
12 3	4 9	5 5				
9 6	6 13	5 6				
9 10	3 4	4 6				
10 6	4 15	4 10				
9 11	3 6	4 13				
10 1	5 2	4 13				

		Retail				
Year.		Sacks of 90 Tolas				
1		2	3	4	5	6
		S. Ch.	S. Ch.	S. Ch.	S. Ch.	S. Ch.
1918	.. .. .	....	5 13	5 6	5 14	5 13
1919	.. .. .	....	4 11	4 10	4 1	3 10
1920	.. .. .	....	6 12	3 5	6 0	3 1
1921	.. .. .	....	5 0	3 6	4 7	3 11
Average for 4 years		....	5 9	4 3	4 15	4 0
1922	.. .. .	....	7 11	3 8	4 11	3 11
1923	.. .. .	....	8 4	4 4	6 7	4 13
1924	.. .. .	....	8 15	3 15	7 0	4 14
1925	.. .. .	....	7 4	3 12	5 9	4 10
1926	.. .. .	....	7 5	3 13	5 10	4 4
1927	.. .. .	....	....	3 12	5 11	3 12
1928	.. .. .	....	9 0	3 10	7 1	3 10
1929	.. .. .	....	7 4	3 10	5 7	3 3
Average for 8 years		....	6 15	3 12½	5 15	4 2
1930	.. .. .	....	8 5	4 3	6 14	3 3
1931	.. .. .	....	10 7	6 5	11 13	3 8
1932	.. .. .	....	15 10	6 5	9 8	3 6
1933	.. .. .	....	12 15	6 10	9 9	3 6
1934	.. .. .	....	11 11	7 9	10 10	6 15
1935	.. .. .	....	14 9	7 9	12 3	6 8
1936	.. .. .	....	13 7	6 8	9 11	6 0
1937	.. .. .	....	10 13	6 3	3 8	6 3
1938	.. .. .	....	12 13	6 2	10 5	6 3
1939	.. .. .	....	11 6	6 3	9 11	6 4
Average for 5 years		....	....	....	....	....
Average for 10 years		....	12 13	6 6	9 14	6 3
Average for 52 years		17 4	12 11	6 8	9 3	7 7

A-6—contd.

Prices.			Whole sale prices as recorded at Dhulla.			
per Bapes.			Bapes per maund of 8,200 Tolas.			
Gram.	Cotton with seed.	Gal.	Wheat.	Bajrl.	Sugar raw (Gal).	Cotton cleaned.
7	8	9	10	11	12	13
S. Ch.	S. Ch.	S. Chl.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
7 11	....	4 12				
4 13	....	8 0				
5 3	3 13	1 14				
6 1	3 0	2 10				
5 11	3 6	3 1				
5 9	3 0	2 8				
8 12	2 10	3 12				
9 2	2 0	3 9				
8 13	2 3	2 15				
8 5	4 0	3 0				
7 2	3 15	3 15				
8 4	3 14	4 2				
6 10	3 6	3 11				
7 13	3 2	3 7				
6 13	4 0	4 14				
10 14	6 7	5 0				
....	3 10	6 1				
13 13	6 0	7 11				
13 9	6 13	6 14				
13 7	4 7	6 6	3 4 3	3 0 10	6 15 6	19 7 7
12 10	5 5	3 3	3 11 10	3 2 9	4 9 8	12 2 7
11 3	7 0	3 10	4 7 6	3 11 7	3 16 5	17 14 4
12 3	7 3	6 4	3 10 4	3 0 9	6 1 0	13 12 0
9 13	6 8	4 9	3 10 1	3 7 10	7 13 7	14 15 11
....	....	....	3 12 1	3 4 9	5 11 0	15 10 6
10 5	3 15	3 7				
10 9	5 10	5 3				

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-7.

[RULE 19-A (xiv)].

Leases of Dry crop lands in the villages of the Malegaon Taluka, district Nasik, during the period of 1934-35 to 1938-39.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
		A. g.	Rs. a. p.	Rs. a. p.			
	GROUP I.						
	<i>Section (1).</i>						
1	Dyane	322 23	455 15 0	1,831 5 0	24.9	4.02	21
2	Malegaon	662 16½	1,062 4 0	4,414 13 6	24.06	4.15	8
4	Sangameshwar	144 26	138 12 0	960 0 0	16.13	6.10	1
5	Soygaon	223 7	225 3 0	641 0 0	35.13	2.84	1
	Total ..	1,352 32½	1,882 2 0	7,747 2 6	24.8	4.1	11
	Average rent per acre ..	Rs 5.73					
	<i>Section (2).</i>						
15	Dabhadi	618 16	555 4 0	1,767 7 6	31.41	3.18	3
16	Dabli	185 8	183 0 0	547 10 6	33.41	2.99	1
20	Daregaon	370 20	458 9 0	1,240 0 3	26.96	2.7	1
38	Maldhe	662 14	834 3 0	2,132 12 6	39.11	2.65	1
45	Nilgavan	560 13	545 13 0	1,239 0 3	42.34	2.36	1
49	Patne	544 37	554 1 0	1,277 5 6	43.38	2.31	1
67	Vadgaon	261 6	317 13 0	698 0 0	45.53	2.20	1
68	Vazirkhede	407 6	448 0 0	1,211 8 0	26.81	2.72	1
	Total ..	3,640 1	3,894 11 0	10,164 5 6	38.32	2.61	23
	Average rent per acre ..	Rs. 2.79					
	Group Total ..	4,992 33½	5,776 13 0	17,911 8 0	32.25	3.1	40
	Average rent per acre ..	Rs. 3.58					

FORM A-7—contd.

Serial No. in form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	GROUP II. Section (1).	A. g.	Rs. a. p.	Rs. a. p.			
6	Aghar Budruk	693 20	444 12 0	1,628 14 3	27.30	3.64	41
7	Ajang	159 22	110 7 0	356 9 9	30.97	3.23	16
8	Astane	48 26	27 2 0	132 4 6	20.5	4.88	5
12	Bodhe	854 31	694 3 0	1,938 3 6	35.82	2.79	61
13	Chikhalchol	1,202 00	883 10 0	3,784 15 9	23.35	4.28	91
14	Chinchgavan	133 4	97 0 0	409 4 6	23.7	4.22	10
18	Dahichol	715 22	454 9 0	1,148 14 0	39.57	2.53	53
21	Dasane	954 22	673 9 0	2,801 15 3	31.18	3.21	74
22	Deoghat	138 34	105 1 0	788 11 9	13.32	7.5	14
26	Hisval Budruk	142 9	121 1 0	636 9 0	14.47	6.91	12
29	Jalku	564 23	262 10 0	1,479 5 3	17.75	5.63	38
30	Jhodge	578 27	462 15 0	2,443 10 0	18.95	5.28	46
31	Kalvadi	83 13	47 7 0	240 14 0	19.69	5.08	7
32	Kandhane	320 16	201 4 0	1,465 4 9	13.73	7.28	26
33	Khadki	164 12	138 14 0	594 8 3	24.60	4.07	13
34	Khalane	235 27	226 15 0	1,058 5 0	21.44	4.66	24
35	Lakhani	12 20	8 0 0	60 0 0	13.38	7.5	1
37	Lonvadi	136 10	138 14 0	512 9 9	27.09	3.69	13
39	Manke	115 30	99 6 0	447 2 6	22.22	4.5	9
41	Mhasardi	30 6	27 12 0	126 0 9	22.02	4.54	4
43	Nale	204 39	155 11 0	890 8 0	17.48	5.72	16
44	Nardane	159 39	80 12 0	288 0 9	28.03	3.57	15
46	Padaide	1,010 9	777 0 0	4,890 12 3	17.74	5.64	68
47	Palasdar	642 12	432 9 0	1,709 9 0	25.3	3.95	41
48	Pandhrun	1,652 36	1,070 4 0	2,630 2 6	40.69	2.46	126
50	Pimpalgaon	81 5	54 5 0	187 9 3	28.95	3.45	5
53	Ronzane	89 13	44 0 0	244 2 0	18.02	5.55	5
54	Ravalgaon	537 15	345 14 0	779 14 6	44.35	2.25	37
58	Sayane Khurd	205 1	151 11 0	736 14 0	20.58	4.86	15
59	Sejvahal	183 39	144 10 0	933 1 0	15.5	6.45	12
61	Sherul	110 3	80 2 0	362 6 6	22.11	4.52	8
63	Talvade	313 4	148 2 0	483 10 0	30.63	3.26	23
65	Tokde	557 1	239 3 0	977 12 3	24.48	4.09	51
	Total ..	13,031 30	9,149 10 0	36,828 9 6	24.54	4.02	980
	Average rent per acre ..	Rs. 2.83					

FORM A-7—cont'd.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	GROUP II—cont'd.	A. g.	Rs. a. p.	Rs. a. p.			
	<i>Section (2).</i>						
69	Aghar Khurd	428 10	501 11 0	961 0 0	51.14	1.06	35
70	Ajande	222 27	233 5 0	947 0 0	24.64	4.06	21
72	Bhaigavan	414 6	649 13 0	2,078 11 3	31.26	3.20	26
75	Chondhi	673 10	256 9 0	812 3 9	31.59	3.17	50
77	Dundho	828 15	350 6 0	830 4 3	45.81	2.18	55
78	Erandgaon	499 32	230 7 0	760 11 6	30.39	3.30	37
80	Gilane	678 10	553 3 0	2,089 8 6	36.47	3.77	76
81	Girnare	30 24	12 0 0	28 15 0	41.47	2.41	4
83	Jalgaon (N.)	408 13	189 13 0	441 8 0	42.99	2.33	30
85	Jwardi Budruk	212 4	168 0 0	429 11 0	39.1	2.56	14
88	Karanjgavan	144 33	74 3 0	328 0 9	23.63	4.42	13
89	Kavlane	1,593 10	1,380 6 0	4,361 7 3	31.65	3.16	127
90	Khakurdi	101 23	113 0 0	197 2 3	57.32	1.74	6
93	Kothare Khurd	267 38	174 0 0	368 5 6	47.24	2.12	14
94	Kukane	792 18	480 9 0	1,469 3 0	32.71	3.06	54
96	Malgaon	220 31	135 0 0	497 6 9	27.14	3.68	21
97	Manjre	447 36	232 6 0	879 2 9	26.43	3.78	32
99	Mordar	99 27	80 0 0	267 11 3	29.88	3.35	13
101	Mungse	214 26	144 1 0	574 4 6	25.09	3.98	22
103	Nimbait	461 31	295 10 0	1,256 13 0	23.52	4.25	35
104	Nimgaon	839 0	485 4 0	2,008 12 9	24.15	4.14	35
105	Nimgule	15 4	21 1 0	71 6 6	29.49	3.29	3
106	Panzan	125 13	98 8 0	455 10 0	21.63	4.62	16
108	Sakuri (N.)	693 8	329 8 0	991 3 6	33.24	3.01	50
109	Sangvi	169 17	90 8 0	508 9 6	17.79	5.62	10
110	Satmane	55 14	20 0 0	51 9 0	38.79	2.58	5
113	Saundane	37 10	16 0 0	34 4 0	46.72	2.14	3
114	Takli	13 38	17 10 0	43 12 6	60.27	2.49	4
115	Tipe	375 35	245 11 0	682 4 0	36.01	2.77	26
117	Umrane	101 34	49 0 0	280 3 0	17.49	5.72	7
118	Vadner	424 37½	293 7 0	888 15 9	33.01	3.03	37
119	Vake	137 12	167 4 0	441 8 6	37.88	2.64	14
120	Valvade	119 34	70 0 0	199 8 0	35.08	2.85	9
122	Varhane	1,885 10	880 12 0	2,425 14 6	36.31	2.75	135
	Total ..	13,724 10½	9,068 15 0	28,682 11 9	31.62	3.16	1,079
	Average rent per acre ..	Rs. 2.09					
	Total (Section 1+2) ..	26,756 0½	16,218 9 0	65,511 5 3	27.81	3.59	2,054
	Average rent per acre ..	Rs. 2.45					

FORM A-7—concl'd.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	Group III	A. g.	Rs. a. p.	Rs. a. p.			
127	Chinchve (G.)	94 24	23 14 0	111 12 9	21.36	4.69	7
128	Dahidi	555 25	124 0 0	528 12 9	23.45	4.26	40
130	Galne	397 8	115 11 0	480 4 3	24.09	4.15	28
136	Nimshevdi	55 35	18 9 0	59 0 6	31.44	3.18	5
139	Pohane	481 14	136 8 0	445 8 0	30.64	3.26	32
140	Sevali	88 22	28 12 6	146 9 6	19.63	5.09	7
142	Tingri	75 21	26 10 0	126 5 0	21.08	4.74	7
145	Virane	441 23	128 10 0	456 7 0	28.18	3.55	33
	Total ..	2,190 12	602 10 6	2,354 11 9	25.57	3.91	159
	Average rent per acre ..	Rs. 1.07					
	Grand Total ..	33,939 8	24,598 0 6	85,777 9 6	28.68	3.49	2,618
	Average rent per acre ..	Rs. 2.53					

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-7(i).

[RULE 19-A (xiii)].

Leases of Motasthal lands in the villages of Malegaon taluka, District Nasik during the period of 1934-35 to 1938-39.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
GROUP I.		A. g.	Rs. a. p.	Rs. a. p.			
<i>Section (1).</i>							
1	Dyane	27 32	65 3 0	420 0 0	15.52	6.44	6
2	Malegaon	88 11	138 7 0	2,525 13 0	5.48	18.24	16
4	Sangameshwar	13 4	22 0 0	200 0 0	11.00	9.09	2
5	Soygaon	37 0	65 12 0	286 0 0	22.98	4.35	8
	Total ..	166 7	291 6 0	3,431 13 0	8.49	11.77	32
	Average rent per acre ..	Rs. 20.64.					
<i>Section (2).</i>							
15	Dabhadi	5 22	7 3 3	33 0 0	21.82	4.58	1
49	Patne	57 30	88 12 0	490 0 3	18.50	5.40	18
67	Vadgaon	128 26	167 9 0	816 2 0	20.53	4.87	17
68	Vazirkhede	24 11	25 0 0	179 7 6	13.93	7.18	10
	Total ..	214 9	288 9 3	1,508 9 9	19.12	5.22	46
	Average rent per acre ..	....	Rs. 7.04.				
	Group Total ..	380 16	579 15 3	4,940 6 9	11.73	8.50	78
	Average rent per acre ..	Rs. 12.98.					
GROUP II.							
<i>Section (1).</i>							
8	Astane	2 31	5 10 0	90 0 0	6.25	16.00	3
12	Bodhe	51 29	47 9 0	235 0 0	20.23	4.94	5
13	Chikhalohol	14 22	20 5 0	301 0 0	6.74	14.82	8
22	Deoghat	18 36	11 8 0	170 7 0	6.74	14.82	4
29	Jalku	44 00	27 6 0	130 0 0	21.05	4.75	2
31	Kalvadi	4 3	5 13 0	46 4 6	12.55	7.96	1
46	Padalida	13 32	17 2 0	172 7 9	9.92	10.07	5
	Total ..	149 33	135 5 0	1,145 3 3	11.81	8.47	28
	Average rent per acre ..	Rs. 7.64.					

FORM A-7 (i)—contd.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	GROUP II—contd.	A. g.	Rs. a. p.	Rs. a. p.			
	<i>Section (2)</i>						
70	Ajande	166 15	80 2 6	762 0 0	10.51	9.50	6
76	Chondhi	34 25	18 8 9	110 10 9	18.75	5.96	6
77	Dundhe	1 39	2 1 0	12 3 9	18.85	5.93	1
85	Jwardi Budruk	105 15	141 3 0	909 4 0	15.52	6.44	22
88	Karanjgavan	17 17	17 0 0	168 5 3	10.09	9.90	1
94	Kukane	16 25	12 14 0	142 9 3	9.03	11.07	6
101	Mungse	67 12	36 10 0	234 9 0	15.61	6.40	10
104	Nimgaon (N)	54 9	53 8 0	462 11 0	11.56	8.65	9
105	Nimgule	4 15	6 9 0	101 0 0	6.49	15.39	5
108	Sakuri (N)	35 00	34 3 0	221 2 6	16.45	6.47	12
100	Sangvi	10 35	9 5 6	173 1 6	5.39	18.52	10
113	Saundane	67 38	81 12 6	628 1 9	13.01	7.68	17
114	Takli	73 4	240 10 0	1,200 7 3	20.04	4.99	22
117	Umrana	297 14	250 3 0	3,719 11 0	6.72	14.86	47
119	Vake	29 33	47 11 0	569 15 6	8.51	11.70	11
122	Varhane	58 20	44 6 0	379 5 0	11.69	8.55	8
	Total ..	1,040 36	1,076 11 3	9,785 1 6	11.00	9.08	190
	Average rent per acre ..	Rs. 9.40					
	Grand Total Section (1)+(2) ..	1,190 29	1,212 0 3	10,930 4 9	11.08	9.01	218
	Average rent per acre ..	Rs. 9.17					
	Group III.						
130	Galne	17 9	13 1 0	75 0 0	17.41	5.74	3
	Average rent per acre ..	Rs. 4.35					
	Grand Total ..	1,588 14	1,805 0 6	15,945 11 6	11.32	9.83	299
	Average rent per acre ..	Rs. 10.03					

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-7 (ii).

[RULE 19-A (ziii).]

Leases of Irrigation (Parsul) Tank Canal lands in the villages of the Malegaon Taluka, Nasik District, during the period 1934-35 to 1938-39.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	<i>Group II.</i>	A. g.	Rs. a. p.	Rs. a. p.			
113	Saundana	8 26	8 9 0	150 4 3	5.69	17.55	8
117	Umrana	95 8	71 0 0	720 11 0	9.85	10.15	22
	Total ..	103 34	79 9 0	870 15 3	9.13	10.94	28
	Average price per acre ..	Rs. 8.38					

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-7 (iii).

[RULE 19-A (xiv).]

Leases of lands irrigated by the Girna Left Bank Canal in the Malegaon Taluka, Nasik District, for the period 1934-35 to 1938-39.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	GROUP I.	A. g.	Rs. a. p.	Rs. a. p.			
	<i>Section (1).</i>						
5	Soygaon	10 ½	15 15 0	75 0 0	21.25	4.70	3
	Average rent per acre ..	Rs. 7.5.					
	<i>Section (2).</i>						
15	Dabhadi	950 20	1,174 9 0	6,501 5 9	18.06	5.53	61
	Average rent per acre ..	Rs. 6.83					
	Group Total ..	960 20½	1,190 8 0	6,576 5 9	18.10	5.52	64
	Average rent per acre ..	Rs. 6.84.					
	GROUP II.						
	<i>Section (1).</i>						
6	Aghar Budruk	908 9	703 3 0	5,694 2 3	12.34	8.09	51
7	Ajang	753 13	517 8 0	4,871 8 6	10.62	6.41	45
28	Jalgaon (G)	140 33	118 14 0	1,055 0 9	11.26	8.87	10
48	Pandhrun	1,169 28	864 2 0	6,505 2 0	13.28	7.27	69
54	Ravalgaon	195 25	176 9 0	1,426 1 3	11.94	8.07	18
65	Talvado	40 30	28 8 0	119 12 3	23.79	4.20	5
	Group Total ..	3,208 18	2,408 12 0	19,671 11 0	12.24	8.17	193
	Average rent per acre ..	Rs. 6.13.					
	Grand Total ..	*4,168 37½	3,599 4 0	26,248 0 9	13.71	7.29	262
	Average rent per acre ..	Rs. 6.29.					

*Note.—Includes 1,434 acres which the Ravalgaon Sugar Farm has taken on 30 years' lease. The statistics regarding these 1,434 acres are as under:—

A. g.	Rs. a. p.	Rs. a. p.			
1,434 2	1,140 1 0	10,209 8 6	11.17	8.95	95

Even if these statistics regarding factory leases are excluded from the above, there still remains a large number of other leases entered into by private persons and the statistics concerning them are as under:—

A. g.	Rs. a. p.	Rs. a. p.			
2,734 35½	2,459 3 0	16,638 8 3	15.53	6.52	167

It will be seen from these figures that the multiple of assessment represented by rent still leaves a large margin for being taxed.

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-7 (iv).

[RULE 19-A (xiii).]

Leases of Potasthal lands in the villages of the Malegaon Taluka, district Nasik, during the period of 1934-35 to 1938-39.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	GROUP I.	A. g.	Rs. a. p.	Rs. a. p.			
	<i>Section (1).</i>						
4	Sangameshwar	342 15½	3,177 5 0	16,450 6 0	19.31	5.17	105
	Total	342 15½	3,177 5 0	16,450 6 0	19.31	5.17	105
	Average rent per acre ..	Rs. 48.05.					
	<i>Section (2).</i>						
15	Dabhadi	69 20	981 0 0	3,374 9 3	29.07	3.43	24
16	Dabli	1 39	6 3 0	40 10 3	15.22	6.58	2
49	Patne	494 19½	7,677 9 0	18,464 10 6	41.57	2.40	70½
67	Vadgaon	112 17½	920 8 0	3,118 8 0	29.61	3.38	66
68	Vajirkhede	2 30	21 2 0	107 13 3	19.69	5.07	1
	Total	682 5½	9,606 6 0	25,106 3 3	28.26	2.61	244
	Average rent per acre ..	Rs. 36.80.					
	Group Total	1,024 21	12,783 11 0	41,556 9 3	20.76	3.25	1,031
	Average rent per acre ..	Rs. 40.56.					
	GROUP II.						
90	Khakurdi	117 28½	1,157 12 0	2,095 12 6	55.24	1.81	31
118	Vadner	49 9	554 0 0	1,187 10 0	46.64	2.14	31
120	Valvade	66 33½	816 15 0	2,618 11 3	31.19	3.20	41
	Total	233 30½	2,528 12 0	5,902 1 9	42.84	2.33	111
	Average rent per acre ..	Rs. 25.24.					
	Grand Total	1,258 11½	15,312 7 0	47,458 11 0	32.26	3.09	1,142
	Average rent per acre ..	Rs. 37.71.					

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-7 (v).

[RULE 19-A (xiii).]

Leases of Dry Crop lands in Inam villages in the Malegaon Taluka, Nasik District, during the period 1934-35 to 1938-39.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	<i>Group I.</i>	A. g.	Rs. a. p.	Rs. a. p.			
....	Kashti	161 31	112 0 0	224 1 6	49.07	2.00	10
	<i>Group II.</i>						
....	Vadal	86 35	88 11 9	283 4 9	31.30	3.19	15
	<i>Group III.</i>						
....	Lule	603 36	214 15 0	737 8 3	29.14	3.43	51
	Total ..	842 22	415 10 0	1,244 14 6	33.39	2.99	76
	Average rent per acre ..	Rs. 1.47					

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-7 (vi).

[RULE 19-A (xiv).]

Leases of lands irrigated by the Girna Left Bank Canal in the Inam village of Kashti in Malegaon Taluka, Nasik District, for the period 1934-35 to 1938-39.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiple of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
	<i>Group I.</i>	A. g.	Rs. a. p.	Rs. a. p.			
....	Kashti	392 27	379 11 0	2,166 11 9	17.53	5.70	20
	Total ..	392 27	379 11 0	2,166 11 9	17.53	5.70	20
	Average rent per acre ..	Rs. 5.51					

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-7 (vii).

[RULE 19-A. (vii).]

Leases of Patasthal lands in Inam villages of the Malegaon Taluka, District Nasik, during the period of 1934-35 to 1938-39.

Serial No. in Form A-9.	Name of village.	Area of land leased.	Assessment.	Rent.	Percentage of rent represented by assessment.	Multiples of assessment represented by rent.	Number of leases.
1	2	3	4	5	6	7	8
		A. g.	Rs. a. p.	Rs. a. p.			
	<i>Group I.</i>						
....	Kashti	168 35	908 11 0	3,153 5 6	28.81	3.47	83
	<i>Group II.</i>						
....	Vadel	492 38	3,445 15 0	10,788 13 0	31.93	3.13	293
	Total ..	659 33	4,354 10 0	13,942 2 6	31.23	3.20	375
	Average rent per acre ..	Rs. 21.13.					

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-8.

[RULE 19-A (xiv).]

Selling value of Dry Crop lands in the villages of the Malegaon Taluka, Nasik District, during the period of 1934-35 to 1938-39.

Serial No. in Form A-8	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of sales.
1	2	3	4	5	6	7
GROUP I.		A. g.	Rs. a. p.	Rs. a. p.		
<i>Section (1).</i>						
1	Dyane	18 25	32 0 0	2,200 0 0	68.78	3
2	Malegaon	45 11½	70 10 0	8,175 0 0	115.75	9
4	Sangameshwar	42 36	50 6 0	4,345 0 0	86.25	6
5	Soygaon	23 4	28 3 0	2,600 0 0	92.23	3
	Total ..	129 36½	181 3 0	17,320 0 0	95.93	21
	Average price per acre ..	Rs. 133.32				
<i>Section (2).</i>						
15	Dabhadi	232 12½	243 6 9	13,995 0 0	57.49	30
16	Dabli	165 30	154 8 0	6,085 0 0	39.38	13
20	Darogaon	85 22	95 0 0	5,826 0 0	61.33	7
38	Maldhe	118 10	164 8 0	9,727 0 0	59.13	17
45	Nilgavan	5 38	11 0 0	200 0 0	18.18	1
49	Patne	110 9	129 3 0	6,700 0 0	51.80	21
67	Vadgaon	76 39½	100 3 0	4,320 0 0	43.11	15
68	Vazirkhede	142 12	208 6 0	7,631 0 0	36.62	25
	Total ..	937 13½	1,106 2 9	54,484 0 0	49.25	129
	Average price per acre ..	Rs. 58.12				
	Group Total ..	1,067 9½	1,287 5 9	71,804 0 0	55.77	150
	Average price per acre ..	Rs. 67.27				

FORM A-8—contd.

Serial No. in Form A-9.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of Sales.
1	2	3	4	5	6	7
		A. g.	Rs. a. p.	Rs. a. p.		
GROUP II.						
Section (I).						
6	Aghar Budruk	320 10½	216 3 6	15,649 13 0	72·37	35
7	Ajang	312 33	171 15 0	7,795 0 0	45·33	23
8	Astane	60 19	39 12 0	5,065 0 0	127·42	9
12	Bodhe	56 25	41 7 0	2,800 0 0	67·57	6
13	Chikhalohol	276 23½	222 6 6	18,349 0 0	82·5	40
14	Chinchgavan	103 21	53 15 0	5,599 0 0	103·80	9
17	Dahikute	48 32	50 1 0	3,600 0 0	71·91	6
18	Dahiohol	112 2	64 0 0	2,650 0 0	41·40	12
21	Dasane	192 26	161 11 0	8,221 0 0	50·84	13
22	Deoghat	38 10½	25 9 0	3,850 0 0	150·61	8
26	Hisvahal Budruk	62 4	57 14 0	7,011 0 0	121·14	12
29	Jalku	85 27	51 12 9	4,600 0 0	88·80	7
30	Jhodga	154 6	95 10 0	10,300 0 0	107·71	21
31	Kalvadi	70 5	33 2 0	3,215 0 0	97·06	11
32	Kandhane	49 21	29 4 0	4,135 0 0	141·36	6
33	Khadki	87 00	58 8 0	3,500 0 0	59·81	8
34	Khalane	33 5	23 10 0	1,100 0 0	46·56	4
35	Lakhani	59 0	30 10 0	4,100 0 0	133·87	7
37	Lonwade	32 00	28 11 0	2,551 0 0	88·92	7
39	Manke	16 19	14 5 0	1,100 0 0	76·85	3
41	Mhasardi	19 28	27 6 0	5,800 0 0	211·39	4
43	Nale	14 26	19 14 6	1,550 0 0	77·86	5
44	Nardane	47 5	31 10 0	3,850 0 0	121·73	7
46	Padalada	403 12	297 1 0	22,593 0 0	76·05	44
47	Palasdar	49 20	34 0 0	2,350 0 0	69·11	4
48	Pandhrun	61 36	40 15 0	1,800 0 0	43·96	3
50	Pimpalgaon	17 18	11 0 0	1,890 0 0	171·81	3
53	Ronzane	116 34	74 5 3	9,200 0 0	124·32	15
54	Revalgaon	278 27	229 0 0	15,755 0 0	68·80	36
58	Sayane	122 12	78 8 0	4,975 0 0	63·62	14
59	Sejvahal	101 8	74 9 0	9,400 0 0	126·07	19
61	Sherul	42 23	41 7 0	6,000 0 0	144·79	9
64	Tokde	247 29	166 8 0	11,250 0 0	67·56	27
65	Talwade	186 29	96 15 0	4,530 0 0	46·73	22
	Total ..	3,880 36½	2,693 5 6	2,16,133 13 0	80·24	459
	Average price per acre ..	Rs. 55·69.				

FORM A-8—contd.

Serial No. in Form A-9.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of sales.
1	2	3	4	5	6	7
		A. g.	Rs. a. p.	Rs. a. p.		
GROUP II—contd.						
<i>Section (2).</i>						
69	Aghar Khurd	95 4	90 5 0	4,060 0 0	44·95	12
70	Ajande	67 11	46 13 0	3,730 0 0	79·87	11
72	Bhuigavan	29 5	41 13 0	3,000 0 0	71·74	6
74	Chinchve (N)	76 24	35 2 0	1,550 0 0	44·12	7
75	Chondhi	173 28	74 13 0	4,400 0 0	58·81	16
77	Dundhe	192 11	67 0 0	1,500 0 0	22·38	8
78	Erandgaon	183 19	90 9 0	4,185 0 0	46·21	18
80	Gilane	40 13	41 12 0	3,090 0 0	74·01	8
81	Girnare	171 32	92 11 0	3,475 0 0	37·49	17
83	Jalgaon (N)	193 6	85 7 0	3,435 0 0	40·20	15
85	Jwardi Budruk	23 33	27 3 0	1,075 0 0	39·54	4
88	Karanjgavan	101 34	61 11 0	3,725 0 0	60·38	12
89	Kavlane	53 4	42 15 0	1,500 0 0	34·93	7
90	Khakurdi	83 11	61 9 0	3,900 0 0	63·35	7
93	Kothare Khurd	38 10	25 0 0	1,700 0 0	68·00	2
94	Kukane	221 6	133 3 0	5,325 0 0	39·98	20
96	Malegaon	80 32	59 15 6	6,495 0 0	108·30	15
97	Manjre	128 39	54 0 0	2,341 0 0	43·35	12
99	Mordar	41 34	28 4 0	1,700 0 0	60·17	6
101	Mungse	90 7	83 3 6	5,700 0 0	67·98	17
103	Nimbait	270 38	143 1 0	8,196 0 0	57·28	27
104	Nimgaon	104 18	110 2 0	7,600 0 0	65·44	25
105	Nimgule	18 18	17 14 0	2,855 0 0	159·70	7
106	Panzan	7 4	5 15 0	500 0 0	84·21	2
108	Sakuri (N)	179 21	90 6 0	5,305 0 0	58·69	19
109	Sangvi	34 20	15 15 0	790 0 0	49·56	3
110	Satmane	121 4	66 14 0	1,850 0 0	32·62	5
113	Saundane	86 12	85 6 6	7,770 0 0	90·97	18
114	Takli	34 35	30 9 0	2,100 0 0	68·71	9
115	Tipe	95 17	62 9 0	2,340 0 0	37·40	12
117	Umrana	266 5	131 11 0	11,480 0 0	87·17	29
118	Vadner	50 2	37 10 0	950 0 0	25·24	5
119	Vake	108 10	101 3 0	4,750 0 0	46·94	15
120	Valvade	69 20	43 12 0	3,096 0 0	70·70	8
121	Varhale	69 35	48 10 0	1,300 0 0	26·73	7
122	Varhane	228 00	96 6 0	3,480 0 0	35·90	20
	Total ..	9,945 28	2,327 4 6	1,30,228 0 0	55·95	431
	Average price per acre ..	Rs. 33·00				
	Total, section (1) + (2) ..	7,826 24½	5,020 10 0	3,46,361 13 0	68·99	390
	Average price per acre ..	Rs. 44·41				

FORM A-8—concl'd.

Serial No. in Form A-9.	Name of village	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of sales.
1	2	3	4	5	6	7
		A. g.	Rs. a. p.	Rs. a. p.		
GROUP III.						
126	Bhadgaon	27 23	6 12 0	600 0 0	88.88	7
127	Chinchve (G)	96 10	23 14 0	1,850 0 0	77.00	9
128	Dabidi	312 23	84 6 0	11,525 0 0	138.59	21
130	Galne	75 13	22 7 0	1,670 0 0	74.42	8
132	Garegaon	14 16	5 15 0	600 0 0	101.05	2
133	Ghanegaon	6 29	2 2 0	150 0 0	70.58	1
135	Kavlane (t)	4 39	2 1 0	150 0 0	72.72	2
136	Nirnshevdi	23 31	11 0 0	800 0 0	72.72	3
138	Pimparkhed	19 1	5 6 0	1,300 0 0	241.86	4
139	Pohane	73 12	20 11 0	1,700 0 0	82.17	10
140	Shevali	85 29	24 4 0	2,935 0 0	121.03	7
142	Tingri	23 26	7 10 0	800 0 0	104.91	3
145	Virane	37 13	12 5 0	1,000 0 0	84.21	4
	Total ..	794 10	227 3 0	24,980 0 0	109.95	81
	Average price per acre ..	Rs. 31.45				
	Grand Total ..	9,688 4½	6,535 2 0	4,43,145 13 0	67.82	1,121
	Average price per acre ..	Rs. 45.74				

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-8 (v).

[RULE 19-A (xiv).]

Selling value of Motasthal lands in the villages of the Malegaon Taluka, Nasik District, during the period of 1934-35 to 1938-39.

Serial No. in form A-9.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of sales.
1	2	3	4	5	6	7
GROUP I.		A. g.	Rs. a. p.	Rs. a. p.		
<i>Section (1).</i>						
1	Dyane	10 24	6 11 0	200 0 0	29.90	1
2	Malegaon	1 24	1 14 0	175 0 0	93.33	1
6	Soygaon	4 38	6 1 0	750 0 0	123.71	2
	Total ..	17 6	14 10 0	1,125 0 0	76.91	4
	Average price per acre ..	Rs. 65.59				
<i>Section (2).</i>						
15	Dabhadi	0 16	0 13 6	90 0 0	106.66	1
40	Patne	6 39	9 6 0	750 0 0	80.00	3
67	Vadgaon	25 7	25 11 0	1,550 0 0	60.34	5
68	Vazirkhede	9 0	9 7 6	1,650 0 0	174.25	5
	Total ..	41 22	45 6 0	4,040 0 0	89.03	14
	Average price per acre ..	Rs. 97.23				
	Group Total ..	58 28	60 0 0	5,165 0 0	86.08	18
	Average price per acre ..	Rs. 87.08				
GROUP II.						
<i>Section (1).</i>						
6	Aghar Budruk	4 31	6 8 0	755 0 0	116.15	3
7	Ajang	10 6	4 0 0	200 0 0	50.00	1
8	Astane	2 15	2 12 0	1,000 0 0	363.63	2
13	Chikhalohol	16 35	19 10 0	3,761 0 0	191.64	4
22	Devghat	6 21	8 1 0	1,400 0 0	173.64	2
31	Kalvadi	13 30	17 6 0	4,175 0 0	240.28	6
33	Khadki	0 22	0 9 0	100 0 0	177.77	1
37	Lonvadi	1 14	1 14 0	200 0 0	106.66	1
44	Nardane	4 14	3 14 0	1,000 0 0	258.06	1
40	Padiada	15 13	11 9 0	1,425 0 0	123.24	4
47	Palasdare	11 31	12 15 0	600 0 0	46.37	2
59	Sejrahal	1 2	2 5 0	500 0 0	216.21	1
65	Talvade	7 6	4 9 9	400 0 0	86.77	3
	Total ..	96 00	96 0 9	15,516 0 0	161.54	31
	Average price per acre ..	Rs. 161.62				

FORM A-8 (i)—contd.

Serial No. in form A-9.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of Sales.
1	2	3	4	5	6	7
	GROUP II—contd.	A. g.	Rs. a. p.	Rs. a. p.		
	<i>Section (2).</i>					
69	Aghar Khurd	0 6	0 3 6	50 0 0	228.57	1
74	Chinchve (N)	0 17½	0 3 0	200 0 0	1066.66	1
75	Chondhi	4 22	4 0 9	300 0 0	74.13	1
77	Dundhe	8 5½	8 0 0	1,175 0 0	146.30	3
78	Erandgaon	7 7	2 15 0	950 0 0	323.40	1
80	Gilane	9 8	15 7 0	900 0 0	58.29	1
81	Girnare	8 10	4 5 0	875 0 0	202.89	4
83	Jalgaon (N)	5 39	7 12 0	2,650 0 0	341.93	6
85	Jwardi Budruk	6 14	8 4 0	1,125 0 0	136.36	4
88	Karanjgavan	17 34	17 0 0	600 0 0	35.29	1
94	Kukane	13 16	9 3 0	550 0 0	59.86	1
96	Malgaon	15 23	11 1 6	1,500 0 0	135.21	4
97	Manjre	20 1	22 2 0	2,280 0 0	103.05	8
101	Mungse	16 20	16 4 6	1,400 0 0	85.98	7
103	Nimbait	82 14	60 0 6	10,000 0 0	166.57	13
104	Nimgaon (N)	5 36	5 14 0	915 0 0	155.74	4
105	Nimgule	1 2	1 3 0	400 0 0	336.84	2
108	Sakuri (N)	11 17	5 6 0	450 0 0	83.72	2
109	Sangvi	2 3	2 5 0	637 0 0	275.45	1
110	Satmane	1 28	2 8 0	300 0 0	120.00	1
113	Saundane	24 13	33 3 6	7,300 0 0	219.75	20
114	Takli	23 11	32 15 0	4,970 0 0	150.89	12
117	Umrane	94 7½	71 3 0	9,605 0 0	134.92	20
118	Vadner	0 11	0 1 6	50 0 0	533.33	1
119	Vake	37 20	47 0 3	4,275 0 0	90.92	13
121	Varhale	1 31	2 0 0	300 0 0	150.00	1
122	Varhane	39 21	20 2 6	3,115 0 0	154.54	10
	Total Section (2) ..	458 37½	410 11 6	56,872 0 0	138.46	143
	Average price per acre ..	Rs. 123.80				5
	Group Total Section (1) and (2) ..	554 37½	506 12 3	72,388 0 0	142.36	174
	Average price per acre ..	Rs. 130.44				

FORM A-8 (i)—*contd.*

Serial No. in form A-9.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of sales.
1	2	3	4	5	6	7
	<i>Group III.</i>	A. g.	Rs. a. p.	Rs. a. p.		
128	Dehidi	2 28	1 15 6	1,400 0 0	711·11	3
145	Virane	0 35	0 6 6	175 0 0	430·76	1
	Total ..	3 23	2 6 0	1,575 0 0	663·15	4
	Average price per acre ..	Rs. 440·55				
	Grand Total ..	617 8½	570 2 3	79,028 0 0	138·07	196
	Average price per acre ..	Rs. 128·04				

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-8(ii).

[RULE 19-A (XIV).]

Selling value of lands irrigated by the Parsul Tank in the villages of Malegaon Taluka, Nasik District, during the period 1934-35 to 1938-39.

S. No. in form A-9.	Name of village.	Area of land sold.	Assessment	Sale prices.	Number of times the assessment represented by the price.	Number of sales.
		A. g.	Rs. a. p.	Rs. a. p.		
	<i>Group II.</i>					
113	Umrana ..	74 38	54 6 0	16,525 0 0	303.90	27
117	Saundana ..	14 16½	14 12 0	4,150 0 0	280.76	11
	Total ..	84 14½	69 2 6	20,675 0 0	299.00	38
	Average price per acre ..		Rs. 231.37			

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-8 (III).

RULE 19-A (XIV).

Selling value of lands irrigated by the Girna Left Bank Canal in the villages of the Malegaon Taluka, District Nasik during the period of 1934-35 to 1938-39.

S. No. in form A-9.	Name of village.	Area of land sold.		Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of sales.
		A.	G.	Rs. a. p.	Rs. s. p.		
GROUP I.							
<i>Section (1)</i>							
6	Soygaon ..	....	....	....	....	....	..
<i>Section (2)</i>							
15	Dabhadi ..	141	37	186 0 0	7,751 6 0	14.87	16
	Average price per acre ..	Rs. 54.61					
GROUP II.							
<i>Section (1).</i>							
6	Aghar Budruk ..	320	30	200 10 0	21,073 4 0	105.03	23
7	Ajang ..	406	34	306 0 0	21,916 13 0	71.62	33
28	Jalgaon (G) ..	235	28	166 1 0	14,048 3 0	84.58	33
48	Pandhrun ..	167	37	148 10 0	15,551 0 0	104.63	18
50	Pimpalgaon ..	1	4	0 11 0	400 0 0	581.81	1
54	Ravalgaon ..	1,113	12	758 9 6	1,03,494 10 0	136.42	25
65	Talvade ..	119	30	90 10 9	16,410 0 0	180.98	30
	Total ..	2,415	15	1,671 4 3	1,92,891 14 0	115.41	163
	Average price per acre ..			Rs. 79.86			
	Grand total ..	*2557	12	2,867 4 3	2,00,643 4 0	108.03	179
	Average price per acre ..	Ra. 78.46					

*Includes 1,947 acres 31 Gunthas which the Ravalgaon Sugar Farm has purchased for their Factory, the statistics relating to which are as under—

G. A.	Rs. a. p.	Rs. a. p.		
1,947 31	1,416 10 6	1,47,209 0 0	103.91	107

By excluding these Factory figures there remain 609 Acres 21 Gunthas, the sale statistics concerning which are as under—

A. G.	Rs. a. p.	Rs. a. p.		
609 21	440 9 9	53,434 4 0	121.27	72

It will be seen that the average sale value of land in Non-Factory cases is appreciably higher than that of the sales entered into by the Sugar Factory.

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-8 (IV).

RULE 19-A. (XIV).

Selling value of Patasthal lands in the villages of the Malegaon Taluka, Nasik District during the period of 1934-35 to 1938-39.

S. No. in form A-9.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of a/c's.
1	2	3	4	5	6	7
	GROUP I.	A. G.	Rs. a. p.	Rs. a. p.		
	<i>Section (1).</i>					
4	Sangameshwar ..	5 37	64 3 0	7,400 0 0	115.38	10
	<i>(Section (2)).</i>					
15	Dabhadi ..	18 19½	249 0 0	13,470 0 0	54.09	38
16	Dabli ..	1 19	6 15 0	150 0 0	21.62	1
49	Patne ..	49 1½	720 12 0	21,551 8 0	29.90	99
67	Vadgaon ..	5 1½	41 10 0	2,275 0 0	54.65	8
68	Vazirkhede ..	2 15	14 10 0	700 0 0	47.86	5
	Total ..	76 16½	1,032 15 0	38,146 8 0	36.93	151
	Average price per acre ..	Rs. 499.38				
	Group Total ..	82 13½	1,097 2 0	45,546 8 0	41.51	161
	Average price per acre ..		Rs. 553.16			
	<i>Group II.</i>					
90	Khakurdi ..	6 37½	75 2 6	4,176 0 0	55.56	13
118	Vadnor ..	18 23½	211 9 0	5,526 0 0	26.11	21
120	Valvade ..	6 22½	68 6 0	2,260 0 0	33.05	6
	Total ..	31 3½	355 1 6	11,962 0 0	33.68	40
	Average price per acre ..		Rs. 394.70			
	Grand Total ..	113 17½	1,432 3 6	57,508 8 0	39.60	201
	Average price per acre ..		Rs. 506.99			

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-8 (v)

RULE 19-A (xiv).

Selling value of Dry Crop Lands in Inam villages in the Malegaon Taluka, Nasik District during the period 1934-35 to 1938-39.

S. No. in form A-9.	Name of village.	Area of land, aqd.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of sales.
1	2	3	4	5	6	7
		A. G.	Rs. a. p.	Rs. a. p.		
	<i>Group I.</i>					
..	Kashti	316 12	287 2 0	13,136 11 6	45.75	27
	<i>Group II.</i>					
..	Vadel	103 19	68 11 6	3,567 0 0	53.46	19
	<i>Group III.</i>					
..	Lule	8 23	3 10 0	150 0 0	41.37	3
	Total ..	428 14	357 7 6	16,853 11 6	47.14	49
	Average price per acre ..		Rs. 39.36			

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-8 (VI).

RULE 19-A (XIV).

*Selling value of lands irrigated by the Girna Left Bank Canal in the Inam villages
of Kashti in Malegaon Taluka, Nasik District for the period
1934-35 to 1938-39.*

S. No. in form A-8.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of sales.
1	2	3	4	5	6	7
		A. G.	Rs. s. p.	Rs. s. p.		
..	Kashti .. ..	....	....	....	....	..

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

FORM A-8 (VII).

RULE 19-A (XIV).

Selling value of Patasthal lands in Inam villages in the Malegaon Taluka, Nasik District during the period 1934-35 to 1938-39.

S. No. in form A-8.	Name of village.	Area of land sold.	Assessment.	Sale price.	Number of times the assessment represented by the price.	Number of Sales.
1	2	3	4	5	6	7
		A. G.	Rs. a. p.	Rs. a. p.		
	<i>Group I.</i>					
..	Kashti	20 29½	121 13 6	3,140 0 0	25.77	17
	<i>Group II.</i>					
..	Vadel	68 29	513 0 0	22,465 0 0	43.79	81
	Total ..	89 18½	634 13 6	25,205 0 0	40.33	98
	Average price per acre ..		286.20			

D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

Effect of Revision Settlement proposals on Government occupied land in

Serial No.	Name of village.	No. of Group.	BY FORMER SETTLEMENT															
			Standard rates.			Dry crop.			Rice.			Garden.			Total.			
			Dry crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
<i>New Group No. I.</i> (5 villages.)																		
1	Dyane ..	I	2 12	..	..	1,209	1,877	..	..	..	..	..	..	..	1,209	1,877	..
2	Malegaon ..	I	2 12	..	..	1,048	2,719	..	..	..	..	M 14	23	..	1,062	2,742	..
3	Malegaon Camp ..	I	2 12	..	..	448	840	..	..	..	..	..	..	..	448	840	..
4	Sangameshwar ..	I	2 12	..	13	448	848	..	..	..	..	{ P 297 } { M 15 }	{ S 635 } { W 2,347 } { M 43 }	..	758	3,573	..
5	Soygaon ..	I	2 12	..	..	1,489	1,799	..	..	..	..	..	..	..	1,489	1,799	..
	Total of Group No. I.	..	..	..	..	5,235	7,883	1 7 6	..	..	..	{ P 297 } { M 29 }	{ S 635 } { W 2,347 } { M 66 }	{ 1 13 7 } { 2 4 6 }	5,561	10,631	1 14
<i>New Group No. II.</i> (22 villages.)																		
6	Aghar Budruk ..	II	2 8	..	..	6,556	5,343	..	..	..	..	..	..	..	6,556	5,343	..
7	Ajang ..	II	2 8	..	..	3,863	2,486	..	..	..	..	..	..	..	3,863	2,486	..
8	Astane ..	II	2 8	..	..	1,725	1,164	..	..	..	..	M 27	34	..	1,752	1,198	..
9	Bhatghat ..	II	2 8	..	..	1,536	1,108	..	..	..	..	..	..	..	1,536	1,108	..
10	Bhnygaon ..	I	2 12	..	11	804	1,521	..	..	..	..	{ P 126 } { M 8 }	{ S 253 } { W 796 } { M 6 }	..	983	2,576	..
11	Bhilkot ..	II	2 8	..	..	1,978	1,834	..	..	..	..	..	..	..	1,978	1,834	..
12	Bodhe ..	II	2 8	..	..	1,006	818	..	..	..	..	..	..	..	1,006	818	..
13	Chikhalohol ..	II	2 8	..	..	4,929	4,143	..	..	..	..	M 51	87	..	4,986	4,230	..
14	Chinbhavan ..	II	2 8	..	..	2,276	1,371	..	..	..	..	M 18	13	..	2,289	1,384	..
15	Dabhadi ..	I	2 12	..	18	5,920	7,271	..	..	..	..	{ P 419 } { M 23 }	{ S 859 } { W 5,181 } { M 87 }	..	6,362	18,328	..
16	Dabli ..	I	2 12	..	5	1,365	1,483	..	..	..	..	P 51	{ S 91 } { W 115 }	..	1,416	1,669	..
17	Dabhate ..	II	2 8	..	..	741	749	..	..	..	..	..	..	..	741	749	..
18	Dahlobol ..	II	2 8	..	..	2,379	1,662	..	..	..	..	..	..	..	2,379	1,662	..
19	Dapur ..	II	2 8	..	..	874	809	..	..	..	..	M 2	8	..	876	812	..
20	Daregaon ..	I	2 12	..	..	1,068	1,231	..	..	..	..	M 2	6	..	1,070	1,236	..
21	Dasane ..	II	2 8	..	..	2,137	1,836	..	..	..	..	..	..	..	2,137	1,836	..
22	Deoghat ..	II	2 8	..	..	1,655	1,040	..	..	..	..	M 7	13	..	1,662	1,053	..
23	Gigaon ..	II	2 8	..	..	1,241	976	..	..	..	..	..	..	..	1,241	976	..

A 9.

19-B.

the Taluka of Malegaon in the District of Nasik

BY REVISION SETTLEMENT															Percentage increase or decrease.	Name of village.	Serial No.
Standard rates.			Dry crop.			Eloc.			Garden.			Total.					
Dry crop.	Bloc.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.			
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Acres.	Rs. a. p.	Acres.	Rs.	Rs. a. p.			
															<i>New Group No. I.</i> (5 villages).		
3 6	1,209	2,304	..	..	..	..	..	..	..	1,209	2,304	..	+22 75	Dyane	1
3 6	1,651	3,343	..	..	..	..	M 11	27	..	1,662	3,370	..	+22 90	Malegaon	2
3 6	435	770	..	..	..	..	M 8	28	..	443	798	..	+24 68	Malegaon Camp	3
3 6	..	18	445	794	..	..	..	..	P 297 M 16	S 657 W 3,008 M 51	..	758	4,507	..	+25 14	Sangameshwar	4
3 6	1,482	2,197	..	..	..	..	M 7	25	..	1,489	2,223	..	+23 51	Soysaon	5
..	5,222	9,498	1 12 1	..	..	..	P 297 .. M 42	S 657 W 3,008 M 131	2 7 7 3 1 11	5,641	13,201	2 8 0	+24 17	Total of Group No. I.	
															<i>New Group No. II.</i> (13 villages).		
2 14	6,516	6,105	..	..	..	..	M 41	79	..	6,556	6,184	..	+15 74	Aghar Budruk	6
2 14	3,863	2,859	..	..	..	..	..	..	..	3,863	2,859	..	+15 00	Ajang	7
2 14	1,725	1,339	..	..	..	..	M 27	42	..	1,752	1,381	..	+15 28	Artane	8
2 14	1,536	1,268	..	..	..	..	..	..	..	1,536	1,268	..	+14 95	Bhatghot	9
2 14	..	16	804	1,590	..	..	..	..	P 126 M 8	S 265 W 977 M 6	..	938	2,840	..	+10 71	Bhayaon	10
2 14	1,973	2,109	..	..	..	..	..	..	..	1,973	2,109	..	+14 96	Bhlikot	11
2 14	1,008	935	..	..	..	..	..	..	..	1,008	935	..	+15 00	Bodhe	12
2 14	4,926	4,761	..	..	..	..	M 54	116	..	4,980	4,876	..	+15 27	Chikhahol	13
2 14	2,276	1,577	..	..	..	..	M 18	17	..	2,259	1,594	..	+15 17	Chinchgavan	14
2 14	..	10	6,920	7,902	..	..	..	..	P 419 M 23	S 898 W 4,442 M 44	..	6,862	12,986	..	- 2 56	Dabhadi	15
2 14	..	16	1,365	1,550	..	..	..	..	P 51	S 96 W 213	..	1,416	1,856	..	+ 9 88	Dabli	16
2 14	741	861	..	..	..	..	..	..	..	741	861	..	+14 95	Dahikute	17
2 14	2,379	1,911	..	..	..	..	..	..	..	2,379	1,911	..	+14 98	Dahlohol	18
2 14	874	930	..	..	..	..	M 2	6	..	876	934	..	+15 02	Dapur	19
2 14	1,068	1,287	..	..	..	..	M 2	6	..	1,070	1,293	..	+ 4 61	Daregaon	20
2 14	2,137	2,146	..	..	..	..	..	..	..	2,137	2,146	..	+16 88	Dasana	21
2 14	1,656	1,986	..	..	..	..	M 7	14	..	1,663	1,990	..	+14 94	Deoghat	22
2 14	1,241	1,121	..	..	..	..	..	..	..	1,241	1,121	..	+14 97	Gigaon	23

1	Serial No.	Name of village.	3	BY FORMER SETTLEMENT														
				Standard rates.			Dry crop.			Rice.			Garden.			Total.		
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
			Rs. a.	Rs. a.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	
		<i>New Group No. II</i> <i>—contd.</i>																
24	Gugulvade	II	2 8	1	..	1,575	1,223	..	..	..	..	M 7	1	..	1,575	1,223	..
25	Hatane	II	2 8	1	..	2,890	1,847	..	..	..	..	..	..	..	2,890	1,847	..
26	Hiswahai Budruk	II	2 8	1	..	2,186	2,217	..	..	..	..	..	..	..	2,186	2,217	..
27	Hiswahai Khurd	II	2 8	..	..	280	212	..	..	..	..	..	..	..	280	212	..
28	Jalgaon (G)	II	2 8	..	..	2,409	1,755	..	..	..	..	..	..	..	2,409	1,755	..
29	Jalku	II	2 8	..	..	2,571	1,575	..	..	..	..	M 8	2	..	2,571	1,575	..
30	Jhodge	II	2 8	1	..	4,875	4,172	..	..	..	..	..	..	..	4,875	4,172	..
31	Kalvadi	II	2 8	..	..	2,109	1,502	..	..	..	..	M 9	14	..	2,109	1,516	..
32	Kandhane	II	2 8	1	..	1,630	1,016	..	..	..	..	..	..	..	1,630	1,016	..
33	Khadki	II	2 8	1	..	1,302	983	..	..	..	..	..	..	..	1,302	983	..
34	Khalane	II	2 8	..	..	893	740	..	..	..	..	..	..	..	893	740	..
35	Lakhant	II	2 8	..	..	955	602	..	..	..	..	..	..	..	955	602	..
36	Lendane	II	2 8	..	..	838	837	..	..	..	..	B 9	20	..	842	857	..
37	Lonwade	II	2 8	..	..	982	972	..	..	..	..	..	..	..	982	972	..
38	Maldhe	I	2 12	..	..	1,186	1,760	..	..	..	..	..	..	..	1,186	1,706	..
39	Manke	II	2 8	..	..	597	470	..	..	..	..	..	..	..	597	470	..
40	Mhalangaon	II	2 8	..	..	1,343	1,002	..	..	..	..	..	..	..	1,343	1,002	..
41	Mhasardi	II	2 8	1	..	346	411	..	..	..	..	..	..	..	346	411	..
42	Nagaoon	II	2 8	1	..	1,887	1,024	..	..	..	..	..	..	..	1,887	1,024	..
43	Nale	II	2 8	..	..	1,127	1,023	..	..	..	..	..	..	..	1,127	1,023	..
44	Nardane	II	2 8	..	..	1,962	1,057	..	..	..	..	M 10	21	..	1,909	1,078	..
45	Nilgavan	I	2 12	..	..	1,020	1,051	..	..	..	..	M 8	8	..	1,023	1,059	..
46	Padald	II	2 8	..	..	4,707	3,754	..	..	..	..	M 11	20	..	4,718	3,774	..
47	Palasdar	II	2 8	1	..	2,026	1,699	..	..	..	..	..	..	..	2,026	1,699	..
48	Pandrun	II	2 8	..	..	1,534	1,150	..	..	..	..	B 5	6	..	1,630	1,156	..
49	Patne	I	2 12	..	15	2,326	2,708	..	..	..	..	P 634	51,240	W 7,633	2,961	31,542	..
50	Pompalgaon	II	2 8	..	..	2,114	1,472	..	..	..	..	M 1	1	..	2,114	1,472	..
51	Rajmane	II	2 8	..	..	2,156	1,173	..	..	..	..	M 7	5	..	2,168	1,178	..
52	Roj	II	2 8	..	..	1,331	968	..	..	..	..	..	..	..	1,331	968	..
53	Rontane	II	2 8	..	..	1,748	1,374	..	..	..	..	M 1	1	..	1,749	1,375	..
54	Ravalgaon	II	2 8	..	..	2,894	2,105	..	..	..	..	M 47	54	..	2,941	2,169	..
55	Sakar	II	2 8	..	..	1,837	1,424	..	..	..	..	M 1	2	..	1,858	1,429	..

9-A—contd.

BY REVISION SETTLEMENT

Standard rates.			Dry crop.			Rice.			Garden.			Total.			Percentage Increase or decrease.	Name of village.	Serial No.		
18	19	20	21	22	23	24	25	26	27	28	29	30	31	32				33	34	35	36
Dry crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.					
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Acres.	Rs. a. p.	Acres.	Rs.	Rs. a. p.					
2 14	1,575	1,406	..	..	..	..	M	1	..	1,575	1,407	..	+14-06	Gugulvade	..	24	
2 14	2,890	2,124	..	..	..	..	..	..	..	2,890	2,124	..	+14-90	Hatane	..	25	
2 14	2,166	2,550	..	..	..	..	..	..	..	2,166	2,550	..	+15-02	Hivabai Budruk	..	26	
2 14	280	244	..	..	..	..	..	..	..	280	244	..	+15-00	Hivabai Khurd	..	27	
2 14	2,398	2,008	..	..	..	..	M	11	21	2,409	2,029	..	+15-01	Jahaon (G)	..	28	
2 14	2,572	1,812	..	..	..	..	M	2	3	2,574	1,815	..	+15-09	Jaiku	..	29	
2 14	4,875	4,798	..	..	..	..	..	..	..	4,875	4,798	..	+15-00	Jhodga	..	30	
2 14	2,100	1,727	..	..	..	..	M	9	18	2,109	1,745	..	+15-10	Kalvad	..	31	
2 14	1,530	1,168	..	..	..	..	..	..	..	1,530	1,168	..	+14-96	Kandhane	..	32	
2 14	1,290	1,122	..	..	..	..	M	9	21	1,302	1,143	..	+15-37	Khadi	..	33	
2 14	889	851	..	..	..	..	..	..	..	893	851	..	+15-00	Khalane	..	34	
2 14	985	692	..	..	..	..	..	..	..	985	692	..	+14-95	Lakhan	..	35	
2 14	838	963	..	..	..	..	M	9	24	842	987	..	+15-08	Lendane	..	36	
2 14	982	1,118	..	..	..	..	..	..	..	982	1,118	..	+15-02	Lonwade	..	37	
2 14	1,166	1,846	..	..	..	..	..	..	..	1,166	1,846	..	+ 4-53	Maldhe	..	38	
2 14	507	540	..	..	..	..	..	..	..	507	540	..	+14-89	Manke	..	39	
2 14	1,348	1,152	..	..	..	..	..	..	..	1,348	1,152	..	+14-97	Mhalangson	..	40	
2 14	346	473	..	..	..	..	..	..	..	346	473	..	+15-08	Mhasard	..	41	
2 14	1,887	1,178	..	..	..	..	..	..	..	1,887	1,178	..	+15-03	Nagaon	..	42	
2 14	1,127	1,176	..	..	..	..	..	..	..	1,127	1,176	..	+14-95	Nale	..	43	
2 14	1,952	1,216	..	..	..	..	M	10	24	1,968	1,240	..	+15-02	Nardane	..	44	
2 14	1,020	1,099	..	..	..	..	M	9	9	1,023	1,108	..	+ 4-02	Nilgavan	..	45	
2 14	4,707	4,317	..	..	..	..	M	11	23	4,718	4,310	..	+14-99	Padalde	..	46	
2 14	2,026	1,954	..	..	..	..	..	..	..	2,026	1,954	..	+15-01	Palasdar	..	47	
2 14	1,534	1,322	..	..	..	..	M	5	7	1,539	1,329	..	+14-96	Pandhram	..	48	
2 14	..	16	2,319	2,822	..	..	..	..	P	884	S 1,200 W 6,569	2,061	10,700	..	- 7-81	Patne	..	49
2 14	2,112	1,691	..	..	..	..	M	8	M 13	2,114	1,695	..	+15-14	Pimpalgason	..	50	
2 14	2,156	1,349	..	..	..	..	M	7	7	2,163	1,358	..	+15-02	Rajmane	..	61	
2 14	1,381	1,113	..	..	..	..	..	..	..	1,381	1,113	..	+14-87	Roj	..	52	
2 14	1,748	1,580	..	..	..	..	M	1	1	1,749	1,581	..	+14-88	Romane	..	53	
2 14	2,894	2,431	..	..	..	..	M	47	73	2,941	2,404	..	+14-88	Ravalgason	..	54	
2 14	1,887	1,638	..	..	..	..	M	1	2	1,888	1,640	..	+15-00	Sakur	..	55	

BY FORMER SETTLEMENT																	
1 Serial No.	2 Name of village.	3 No. of Group.	4 Standard rates.			5 Dry crop.			6 Rice.			7 Garden.			8 Total.		
			4 Dry crop.	5 Rice.	6 Garden.	7 Area.	8 Assessment.	9 Average.	10 Area.	11 Assessment.	12 Average.	13 Area.	14 Assessment.	15 Average.	16 Area.	17 Assessment.	18 Average.
<i>New Group No. II - contd.</i>																	
45	Savandgaon	II	2 8	..	..	2,251	1,014	..	..	..	..	M 19	26	..	2,270	1,040	..
57	Sayane Budruk	II	2 8	..	..	2,434	1,071	..	..	..	..	M 2	2	..	2,436	1,073	..
58	Sayane Khurd	II	2 8	..	..	1,332	1,380	..	..	..	..	..	..	..	1,332	1,360	..
59	Sejvahal	II	2 8	..	..	2,470	1,962	..	..	..	..	..	..	..	2,470	1,962	..
60	Sbendurni	II	2 8	..	..	1,440	1,281	..	..	..	..	..	..	..	1,440	1,281	..
81	Sherul	II	2 8	..	..	1,804	1,982	..	..	..	..	..	..	..	1,804	1,982	..
82	Siftane	II	2 8	..	..	996	922	..	..	..	..	..	..	..	996	922	..
83	Talwade	II	2 8	..	..	4,968	2,690	..	..	..	..	M 16	16	..	4,968	2,700	..
84	Tehere	I	2 12	..	..	1,504	2,278	..	..	..	..	M 3	6	..	1,507	2,284	..
85	Tokde	II	2 8	..	..	4,024	2,550	..	..	..	..	M 6	7	..	4,030	2,558	..
86	Umbardc	II	2 8	..	..	1,438	1,168	..	..	..	..	..	..	..	1,439	1,168	..
87	Vandgaon	I	2 12	..	II	1,285	1,537	..	..	..	..	{ P 150 S 323 W 977 M 1 M 2 }	..	1,345	2,540	..	
88	Vazirkhede	I	2 12	..	..	1,925	2,531	..	..	..	..	{ P 30 S 53 W 159 M 5 M 7 }	..	1,969	2,770	..	
Total						127,614	1,06,523	0 19 4	..	..	..	{ 1,428 S 81,819 1 15 6 W 14,841 M 294 M 429 1 7 4 }	1,20,366	1,24,612			
<i>Government land in Inam villages.</i>																	
	Chandanpuri	I	2 12	..	18	29	57	..	..	..	..	P 7 { S 12 W 89 }	..	36	162	..	
	Kashti	I	2 12	..	11	28	32	..	..	..	..	P 81 { S 52 W 191 }	..	59	275	..	
Total						57	89	1 8 11	..	..	..	P 28 { S 64 M 274 }	1 10 11	95	427		
Total of Group No. II.						127,701	1,06,612	0 12 4	{ P 1,466 S 82,883 1 15 6 W 15,115 M 294 M 429 1 7 4 }	1,20,461	1,25,039			

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BY REVISION SETTLEMENT															Percentage increase or decrease.	Name of village.	Serial No.
Standard rates.			Dry crop.			Rice.			Garden.			Total.					
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Dry crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.			
Rs. a.	Rs. a.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Acres.	Rs. a. p.	Acres.	Acres.	Rs. a. p.	Acres.	Rs.	Rs. a. p.			
2 14	2,351	2,201	..	..	..	..	M 19	32	..	2,270	2,233	..	+15.10	Savandgaon	56
2 14	2,435	1,923	..	..	..	..	M 1	3	..	2,436	1,926	..	+15.12	Sayane Budruk	57
2 14	1,332	1,564	..	..	..	..	..	..	..	1,332	1,564	..	+15.00	Sayane Khurd	58
2 14	2,470	2,256	..	..	..	..	..	..	..	2,470	2,256	..	+14.96	Sojvahal	59
2 14	1,449	1,416	..	..	..	..	..	..	..	1,449	1,416	..	+15.02	Sondurat	60
2 14	1,894	2,279	..	..	..	..	..	..	..	1,894	2,279	..	+14.98	Serul	61
2 14	996	1,060	..	..	..	..	..	..	..	996	1,060	..	+14.96	Shlane	62
2 14	4,909	3,093	..	..	..	..	M 16	20	..	4,985	3,113	..	+15.04	Talwade	63
2 14	1,501	2,381	..	..	..	..	M 3	7	..	1,507	2,388	..	+ 4.55	Telero	64
2 14	4,024	2,943	..	..	..	..	M 6	7	..	4,030	2,950	..	+14.96	Tokde	65
2 14	1,439	1,343	..	..	..	..	..	..	..	1,439	1,343	..	+14.98	Umbarde	66
2 14	..	10	1,985	1,607	..	..	..	..	{ P 150 M 1	{ S 338 W 1,021 M 2	..	1,445	2,908	..	+ 4.54	Vadgaon	67
2 14	..	10	1,925	2,646	..	..	..	..	{ P 39 M 5	{ S 65 W 179 M 7	..	1,969	2,886	..	+ 4.94	Vazrkhede	68
..	1,27,573	1,20,019	0 15 1	..	..	..	{ P 1,428 M 365	{ S 2,947 W 13,398 M 658	{ 2 1 0 1 12 10	1,29,960	1,37,022	1 0 11	+ 9.95	Total	..
2 14	..	10	29	60	..	..	..	..	P 7	{ S 13 W 71	..	80	144	..	- 5.26	Chandanpuri	..
2 14	..	10	26	38	..	..	..	..	P 31	{ S 54 W 233	..	59	320	..	+16.36	Kashil	..
..	57	63	1 10 1	..	..	..	P 38	{ S 97 W 304	1 12 1	95	464	4 14 1	+ 8.86	Total	..
..	1,27,689	1,20,112	0 15 1	..	..	..	{ P 1,466 M 365	{ S 3,014 W 13,702 M 658	{ 2 2 11 1 12 10	1,29,481	1,37,466	1 1 3	+ 9.95	Total of Group II.	..

BY FORMER SETTLEMENT																		
1	Serial No.	Name of village.	3	Standard rates.			Dry crop.			Rice.			Garden.			Total.		
				4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
			No. of Group.	Dry crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.
				Rs. s. p.	Rs. s.	Rs.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.	Acres.	Rs.	Rs. s. p.
		<i>New Group No. III.</i>																
		(57 villages.)																
69	Aghar Khurd	..	II	2 8 0	..	..	2,822	2,898	..	..	..	..	M 27	60	..	2,849	2,738	..
70	Ajande	..	II	2 8 0	..	..	1,661	1,404	..	..	..	..	..	..	..	1,661	1,404	..
71	Bambarde	..	II	2 8 0	..	..	776	511	..	..	..	..	..	..	..	776	511	..
72	Bhutgavan	..	II	2 8 0	..	..	1,461	2,122	..	..	..	..	M 11	9	..	1,472	2,181	..
73	Chinchvad	..	II	2 8 0	..	..	3,176	2,051	..	..	..	..	M 40	49	..	3,216	2,106	..
74	Chinchve (N).	..	II	2 8 0	..	..	1,850	856	..	..	..	..	M 34	41	..	1,884	900	..
76	Chondhi	..	II	2 8 0	..	..	2,063	919	..	..	..	..	M 2	2	..	2,065	921	..
76	Dubgule	..	II	2 8 0	..	..	590	531	..	..	..	..	M 1	1	..	600	532	..
77	Dundhe	..	II	2 8 0	..	..	2,215	1,325	6..	..	..	..	M 10	11	..	2,225	1,336	..
78	Erandgaon	..	II	2 8 0	..	..	4,391	2,399	..	..	..	..	M 32	30	..	4,391	2,429	..
79	Chodagaon	..	II	2 8 0	..	..	1,917	988	..	..	..	..	M 27	42	..	1,974	1,030	..
80	Gilane	..	II	2 8 0	..	..	1,897	1,938	..	..	..	..	M 9	18	..	1,906	2,006	..
81	Girnare	..	II	8 2 0	..	..	2,058	1,111	..	..	..	..	M 20	19	..	2,078	1,130	..
82	Isapur	..	II	2 8 0	..	..	781	674	..	..	..	..	M 1	2	..	782	676	..
83	Jalgaon (N)	..	II	2 8 0	..	..	3,600	1,850	..	..	..	..	M 21	34	..	3,621	1,890	..
84	Jaur	..	II	2 8 0	..	..	1,861	1,604	..	..	..	..	M 11	18	..	1,872	1,622	..
85	Jwardi Budruk	..	II	2 8 0	..	..	761	770	..	..	..	..	M 7	13	..	768	783	..
86	Jwardi Khurd	..	II	2 8 0	..	..	690	696	..	..	..	..	M 4	6	..	694	702	..
87	Kankrale	..	II	2 8 0	..	..	1,464	712	..	..	..	..	M 2	2	..	1,466	714	..
88	Karanjgavan	..	II	2 8 0	..	..	2,796	1,918	..	..	..	..	..	..	..	2,796	1,918	..
89	Kaulane (N)	..	II	2 8 0	..	..	1,529	1,402	..	..	..	..	M 9	10	..	1,538	1,414	..
90	Khakurdi	..	II	2 8 0	15	..	1,492	1,773	..	..	..	..	P 2508	355	..	1,745	4,124	..
													W 1,994	..	..	
91	Khayed	..	II	2 8 0	..	..	1,772	2,092	..	..	..	..	M 3	2	..	1,800	2,139	..
92	Kothare Budruk	..	II	2 6 0	..	..	1,388	819	..	..	..	..	M 3	3	..	1,391	822	..
93	Kothare Khurd	..	II	2 8 0	..	..	972	624	..	..	..	..	M 15	20	..	987	644	..
94	Kukane	..	II	2 8 0	3,917	2,432	M 2	2	..	3,919	2,434	..
96	Kumbharde	..	II	2 8 0	1,341	562	M 7	6	..	1,348	567	..

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BY REVISION SETTLEMENT.																Percentage increase or decrease.	Name of village.	Serial Number.
Standard rates.			Dry crop.			Rice.			Garden.			Total.						
Dry crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.				
10	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34			
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Acres.	Rs. a. p.	Acres.	Rs.	Rs. a. p.				
<i>New Group No. III.</i>																		
(57 villages).																		
2	8	..	2,822	2,088	..	..	..	..	M	27	64	..	2,840	2,742	..	+0.14	Aghar Khurd	69
2	8	..	1,551	1,404	..	..	..	..	..	..	..	..	1,551	1,404	..	..	Ajando	70
2	8	..	776	511	..	..	..	..	..	..	..	..	776	511	..	..	Bambarde	71
2	8	..	1,461	2,122	..	..	..	..	M	11	9	..	1,472	2,131	..	..	Bhutgavan	72
2	8	..	3,176	2,051	..	..	..	..	M	40	64	..	3,216	2,105	..	..	Chinchvad	73
2	8	12	1,771	822	..	..	..	..	P	79	35	..	1,864	934	..	+3.77	Chinchve ((N))	74
2	8	..	2,069	910	..	..	..	..	M	2	2	..	2,065	921	..	..	Chondhi	75
2	8	..	509	531	..	..	..	..	M	1	1	..	900	532	..	..	Dubgule	76
2	8	12	2,173	1,306	..	..	..	..	P	42	30	..	2,225	1,365	..	+2.66	Dundhe	77
2	8	..	4,361	2,399	..	..	..	..	M	32	35	..	4,393	2,424	..	+0.20	Erandgaon	78
2	8	..	1,947	988	..	..	..	..	M	27	44	..	1,974	1,022	..	+0.19	Ghodegaon	79
2	8	..	1,897	1,988	..	..	..	..	M	9	20	..	1,908	2,008	..	+0.09	Ghans	80
2	8	..	2,057	1,110	..	..	..	..	M	21	20	..	2,078	1,130	..	..	Girnare	81
2	8	..	781	674	..	..	..	..	M	1	2	..	782	676	..	..	Isapur	82
2	8	..	3,501	1,857	..	..	..	..	M	20	36	..	3,621	1,892	..	+0.10	Jalgaon (N)	83
2	8	..	1,801	1,504	..	..	..	..	M	11	19	..	1,872	1,523	..	+0.09	Jeur	84
2	8	..	761	770	..	..	..	..	M	7	14	..	768	784	..	+0.30	Jwardi Budruk	85
2	8	..	590	696	..	..	..	..	M	4	6	..	594	702	..	..	Jwardi Khurd	86
2	8	..	1,454	712	..	..	..	..	M	8	2	..	1,456	714	..	..	Kankrale	87
2	8	..	2,700	1,918	..	..	..	..	..	..	..	..	2,796	1,918	..	..	Karanjavan	88
2	8	..	1,529	1,408	..	..	..	..	M	9	19	..	1,538	1,421	..	+0.21	Kaulane (N)	89
2	8	12	1,405	1,776	..	..	..	..	P	250	355	..	1,745	2,567	..	-13.50	Khakurdi	90
2	8	..	1,772	2,092	..	..	..	..	M	28	55	..	1,800	2,147	..	+0.37	Khayade	91
2	8	..	1,388	820	..	..	..	..	M	3	3	..	1,391	823	..	+0.12	Kothare Budruk	92
2	8	..	672	624	..	..	..	..	M	15	20	..	687	644	..	..	Kothare Khurd	93
2	8	..	3,917	2,482	..	..	..	..	M	2	1	..	3,919	2,483	..	-0.04	Kukane	94
2	8	..	1,341	561	..	..	..	..	M	7	5	..	1,348	567	..	..	Kumbharde	95

1 Serial Number.	Name of village.	3 No. of Group.	BY FORMER SETTLEMENT.														
			Standard rates.			Dry-crop.			Rice.			Garden.			Total.		
			4 Dry-crop.	5 Rice.	6 Garden.	7 Area.	8 Assessment.	9 Average.	10 Area.	11 Assessment.	12 Average.	13 Area.	14 Assessment.	15 Average.	16 Area.	17 Assessment.	18 Average.
	<i>New Group No. III —(Contd.) # (57 villages)— contd.</i>		Rs. a.	Rs. a.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.
96	Malgaon ..	II	2 8	..	..	2,269	1,714	..	....	..	..	M 10	11	..	2,279	1,725	..
97	Manje ..	II	2 8	..	..	2,828	1,480	..	....	..	..	M 22	21	..	2,650	1,501	..
98	Mehune ..	II	2 8	..	..	2,518	2,009	..	....	..	..	M 105	178	..	2,623	2,187	..
99	Mordar ..	II	2 8	..	..	801	708	..	....	..	..	..	..	..	801	708	..
100	Mergavan ..	II	2 8	..	..	1,277	1,045	..	....	..	..	..	..	..	1,277	1,045	..
101	Mungse ..	II	2 8	..	..	2,788	2,347	..	....	..	..	M 40	50	..	2,828	2,397	..
102	Nandgaon	II	2 8	..	..	4,175	3,489	..	....	..	..	M 75	139	..	4,250	3,629	..
103	Nimbait	II	2 8	..	..	7,361	4,565	..	....	..	..	M 33	30	..	7,394	4,601	..
104	Nimgaon ..	II	2 8	..	..	5,270	3,855	..	....	..	..	M 112	162	..	5,382	4,017	..
105	Nimgule ..	II	2 8	..	..	406	480	..	....	..	..	M 7	11	..	413	491	..
106	Panjhan ..	II	2 8	..	..	878	545	..	....	..	..	..	..	..	878	545	..
107	Patharde ..	II	2 8	..	..	618	567	..	....	..	..	M 5	4	..	623	671	..
108	Sakuri (N) ..	II	2 8	..	..	3,208	1,928	..	....	..	..	M 29	31	..	3,231	1,960	..
109	Sangvi ..	II	2 8	..	..	1,540	891	..	....	..	..	M 31	37	..	1,571	928	..
110	Satmane ..	II	2 8	..	..	1,539	896	..	....	..	..	M 17	30	..	1,615	925	..
111	Sirsondi ..	II	2 8	..	..	1,653	1,048	..	....	..	..	M 41	57	..	1,694	1,105	..
112	Sonaj ..	II	2 8	..	..	5,554	4,015	..	....	..	..	M 38	55	..	5,592	4,077	..
113	Saundane ..	II	2 8	..	..	3,211	3,358	..	....	..	..	M 279	463	..	3,490	3,819	..
114	Tahil ..	II	2 8	1,715	1,901	M 108	348	..	1,913	2,249	..
115	Tipe ..	II	2 8	611	398	611	398	..
116	Tigaon ..	II	2 8	2,530	1,780	M 41	50	..	2,571	1,830	..

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BY REVISION SETTLEMENT.															Percentage increase or decrease.	Name of village.	Serial Number.
Standard rates.			Dry-crop.			Rice.			Garden.		Total.						
Dry-crop. 19	Rice. 20	Garden. 21	Area. 22	Assessment. 23	Average. 24	Area. 25	Assessment. 26	Average. 27	Area. 28	Assessment. 29	Average. 30	Area. 31	Assessment. 32	Average. 33				34	35	36
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Acres.	Rs. a. p.	Acres.	Rs.	Rs. a. p.			
<i>No Group No. III.</i> — <i>contd.</i> (37 villages).— — <i>contd.</i>																	
2	8	....	2,271	1,715	..	..	..	..	M 8	35	..	2,779	1,750	..	+1.44	Malgaon	96
2	8	....	2,628	1,480	..	..	..	..	M 22	23	..	2,650	1,503	..	+0.13	Manjre	97
2	8	....	2,518	2,009	..	..	..	..	M 105	184	..	2,623	2,198	..	+0.27	Mehune	98
2	8	....	801	708	..	..	..	..	..	..	..	801	708	..	..	Mordar	99
2	8	....	1,277	1,045	..	..	..	..	..	..	..	1,277	1,045	..	..	Morgavan	100
2	8	....	2,786	2,345	..	..	..	..	M 42	64	..	2,828	2,409	..	+0.50	Munge	101
2	8	....	4,173	3,439	..	..	..	..	M 75	141	..	4,360	3,630	..	+0.05	Nandgaon	102
2	8	....	7,301	4,555	..	..	..	..	M 33	41	..	7,394	4,606	..	+0.10	Nimbali	103
2	8	....	5,266	3,850	..	..	..	..	M 117	182	..	5,382	4,032	..	+0.37	Nimgaon	104
2	8	....	400	480	..	..	..	..	M 7	12	..	413	492	..	+0.20	Nimgule	105
2	8	....	878	545	..	..	..	..	..	..	..	878	545	..	+0.0	Panjhaa	106
2	8	....	618	566	..	..	..	..	M 6	7	..	623	579	..	+0.35	Patharde	107
2	8	....	3,208	1,923	..	..	..	..	M 23	34	..	3,231	1,968	..	+0.16	Sakuri (N)	108
2	8	....	1,538	689	..	..	..	..	P 23 W 1	1	1	1,571	932	..	+0.43	Sangvi	109
2	8	....	1,588	596	..	..	..	..	M 31	41	..	1,616	926	..	..	Satmane	110
2	8	....	1,654	1,049	..	..	..	..	M 17	30	..	1,694	1,110	..	+0.45	Sirsondi	111
2	8	....	5,554	4,015	..	..	..	..	M 40	61	..	5,592	4,070	..	..	Sonsi	112
2	8	....	3,203	3,360	..	..	..	..	M 38	53	..	3,490	3,547	..	+0.78	Saundane	113
2	8	....	1,098	1,830	..	..	..	..	P 198 W 38	23	38	1,013	2,294	..	+2.00	Takli	114
2	8	....	611	398	..	..	..	..	M 198	368	..	611	398	..	..	Tipe	115
2	8	....	2,631	1,781	..	..	..	..	M 40	65	..	2,571	1,636	..	+0.32	Tregaon	116

BY FORMER SETTLEMENT

Name of village.	No. of Group.	Maximum rates.			Dry-crop.			Rice.			Garden.			Total.		
		Dry crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.
		Rs. a.	Rs. a.	Rs. a.	Acres.	Rs. a. p.	Acres.	Rs. a. p.	Acres.	Rs. a. p.	Acres.	Rs. a. p.	Acres.	Rs. a. p.	Acres.	Rs. a. p.
<i>New Group No. III (Contd.)</i>																
<i>57 villages—contd.</i>																
117 Umrane	II	2 8	..	..	7,218	4,330	..	..	..	..	M	100	107	..	7,318	4,437
118 Vadnor	II	2 8	..	15	3,865	2,613	..	..	..	..	P	253 S	407	..	4,121	5,474
											M	3	..	..
119 Vake	II	2 8	..	..	1,333	1,573	..	..	..	..	M	54	97	..	1,387	1,670
120 Valvade	II	2 8	..	15	1,110	973	..	..	..	..	P	169 S	384	..	1,279	2,868
											W	1,701	..			
21 Varhate	II	2 8	..	..	970	632	..	..	..	..	M	27	47	..	997	679
22 Varhane	II	2 8	..	..	2,998	1,550	..	..	..	..	M	6	5	..	3,002	1,561
23 Yesgion Budruk	II	2 8	..	..	1,751	1,561	..	..	..	..	M	24	29	..	1,775	1,590
24 Yesgion Khurd	II	2 8	..	..	824	1,083	..	..	..	..	M	16	26	..	840	1,109
25 Zadi	II	2 8	..	..	3,394	1,759	..	..	..	..	M	40	41	..	3,334	1,800
Total	..	..	..	..	1,27,196	92,004	0 11 7	..	..	..	P	672 S	1,040	..	1,29,245	1,01,474
											W	6,199	..	1 8 10		
											M	1,377	2,173	1 9 3		
<i>Government land in 14 villages</i>																
Vadel	II	2 8	..	11	26	27	..	..	..	..	F	0	S 12	..	35	70
											W	40	..			
Chatane	II	2 8	..	..	29	12	..	..	..	..	..	..	..	..	29	2
Total	..	..	..	..	55	49	0 14 3	..	..	..	P	9	S 12	1 5 4	64	19
											W	40	..			
Total of Group No. III.	..	..	..	..	1,27,251	92,145	0 11 7	..	..	..	P	681 S	1,052	..	1,29,309	1,01,575
											W	6,199	..	1 8 10		
											M	1,377	2,173	1 9 3		

A-9—contd.

BY REVISION SETTLEMENT.																	
Standard rate.			Dry crop.			Rice.			Garden.			Total.			Percentage of increase or decrease.	Name of village.	Serial Number.
Dry crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.			
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Acres.	Rs. a. p.	Acres.	Rs.	Rs. a. p.			
<i>New Group No. III—contd.</i>																	
<i>57 villages—contd.</i>																	
2	8	12	6,840	4,287	..	..	..	..	P 150 S 103 W 103 M 322 485	..	..	7,318	4,979	..	+12.19	Umrane	117
2	8	12	8,808	2,803	..	..	..	..	P 253 S 407 W 1,879 M 2 1	..	..	4,121	4,881	..	-10.77	Vadner	118
2	8	12	1,323	1,561	..	..	..	..	P 10 S 18 W 18 M 54 105	..	..	1,387	1,697	..	+1.61	Vake	119
2	8	12	1,110	971	..	..	..	..	P 100 S 284 W 1,203	..	..	1,270	2,561	..	-13.75	Valvade	120
2	8	..	970	632	..	..	..	..	M 27 48	..	..	907	680	..	+0.14	Varhale	121
2	8	..	2,990	1,550	..	..	..	..	M 6 6	..	..	3,002	1,562	..	+0.06	Varlane	122
4	8	..	1,752	1,662	..	..	..	..	M 23 32	..	..	1,775	1,594	..	+0.25	Yesgaon Budruk	123
1	8	..	824	1,083	..	..	..	..	M 10 29	..	..	840	1,112	..	+0.27	Yesgaon Khurd	124
2	8	..	3,204	1,759	..	..	..	..	M 40 44	..	..	3,331	1,803	..	-0.16	Zadi	125
..	..	..	126,872	91,722	0 11 7	..	..	..	P 1,079 S 1,251 W 4,829 M 1,794 3,550	1 2 7 1 11 2	..	129,245	1,00,862	0 12 6	-0.61	Total	..
<i>Government land in Inam villages.</i>																	
2	8	12	26	27	..	..	..	..	P 9 S 12 W 36	..	..	35	75	..	..	Wadai	..
2	8	..	29	22	..	..	..	..	..	..	..	29	22	..	..	Chatane	..
..	..	..	55	49	1 14 3	..	..	..	P 9 S 12 W 36	1 5 4	..	64	97	1 8 3	-3.96	Total	..
..	..	..	1,26,427	91,771	0 11 7	..	..	..	P 1,088 S 1,263 W 4,865 M 1,794 3,050	1 2 6 1 11 2	..	1,29,309	1,00,949	0 12 5	-0.61	Total of Group No. III.	..

1	2	3	BY FORMER SETTLEMENT.														
			Standard rates.			Dry crop.			Rice.			Gardens.			Total.		
			4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
No. of Group.	Dry crop.	Rice.	Gardens.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.		
		Ra. a.	Ra. a.	Ra.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	
	NEW GROUP No. IV. (20 villages).																
126	Bhadgaon	III	1 11	..	..	562	172	..	..	..	..	..	..	..	..	..
127	Chinchve (G)	III	1 11	..	..	2,007	651	..	..	..	..	..	..	..	..	..
128	Dahidi	III	1 11	..	..	2,639	780	..	..	..	M	13	10	..	2,632	740
129	Dongrale	III	1 11	..	..	3,363	1,149	..	..	..	M	2	2	..	3,365	1,151
130	Gaune	III	1 11	..	..	2,561	838	..	..	..	M	4	2	..	2,565	840
131	Garbad	III	1 11	..	..	928	293	..	..	..	M	1	..	..	920	293
132	Garegaon	III	1 11	..	..	538	242	..	..	..	M	1	..	..	539	242
133	Ghanegaon	III	1 11	..	..	1,276	415	..	..	..	M	1	1	..	1,277	416
134	Kakani	III	1 11	..	..	829	356	..	..	..	M	2	1	..	831	357
135	Kaulane (G)	III	1 11	..	..	1,313	560	..	..	..	..	..	..	..	1,313	560
136	Nimshedi	III	1 11	..	..	1,050	467	..	..	..	M	3	2	..	1,053	469
137	Nagzari	III	1 11	..	..	305	103	..	..	..	..	..	..	..	305	103
138	Pimparkhede	III	1 11	..	..	762	274	..	..	..	M	3	2	..	765	276
139	Pohane	III	1 11	..	..	2,321	771	..	..	..	M	4	4	..	2,325	773
140	Shevahi	III	1 11	..	..	1,197	410	..	..	..	..	..	..	..	1,197	410
141	Sidwadi	III	1 11	..	..	..	..	..	..	..	..	..	..	..	..	..
142	Tingri	III	1 11	..	..	850	307	..	..	..	M	1	..	..	851	307
143	Valvadi	III	1 11	..	..	1,159	497	..	..	..	..	..	..	..	1,159	497
144	Vanpat	III	1 11	..	..	1,185	439	..	..	..	M	5	6	..	1,190	441
145	Virane	III	1 11	..	..	2,114	701	..	..	..	..	..	..	..	2,114	701
	Total	..	..	..	..	26,999	9,381 0 5 6	..	..	..	M	40	20 0	..	26,999	9,410 0

A-9—contd.

19-B.

BY REVISION SETTLEMENT.																		
Standard Rates.			Dry Crop.			Rice.			Garden.			Total.			Percentage Increase or decrease.	Name of Village.	Serial number.	
Dry Crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.				
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.				
1 14	662	191	..	..	..	..	..	..	..	662	191	..	+ 11-04	Bhadgaon	126	
1 14	2,007	723	..	..	..	..	..	..	..	2,007	723	..	+ 11-06	Chinchve (G)	127	
1 14	2,658	818	..	..	..	..	M	14	12	2,652	831	..	+ 11-26	Dahidi	128	
1 14	3,363	1,277	..	..	..	..	M	2	2	3,365	1,270	..	+ 11-12	Dongraic	129	
1 14	2,561	831	..	..	..	..	M	4	3	2,565	834	..	+ 11-19	Gainc	130	
1 14	923	320	..	..	..	..	M	1	..	920	326	..	+ 11-26	Gerlad	131	
1 14	638	263	..	..	..	..	M	1	..	639	263	..	+ 10-73	Garegaon	132	
1 14	1,276	461	..	..	..	..	M	1	11	1,277	462	..	+ 11-05	Ghanegaon	133	
1 14	829	306	..	..	..	..	M	2	1	831	306	..	+ 10-02	Kakant	134	
1 14	1,313	622	..	..	..	..	..	..	..	1,313	622	..	+ 11-07	Kaulane (G)	135	
1 14	1,050	510	..	..	..	..	M	3	2	1,053	521	..	+ 11-08	Nim-hrvdi	136	
1 14	305	114	..	..	..	..	..	..	..	305	114	..	+ 10-67	Nogzari	137	
1 14	762	314	..	..	..	..	M	3	3	765	307	..	+ 11-23	Pimparkhede	138	
1 14	2,321	857	..	..	..	..	M	4	4	2,325	861	..	+ 11-09	Pohane	139	
1 14	1,197	455	..	..	..	..	..	..	..	1,197	455	..	+ 10-87	Shevdi	140	
1 14	141
1 14	850	311	..	..	..	..	M	1	1	851	313	..	+ 11-40	Thetri	142	
1 14	1,150	552	..	..	..	..	..	..	..	1,150	552	..	+ 11-07	Valvadi	143	
1 14	1,185	489	..	..	..	..	M	5	7	1,190	495	..	+ 11-48	Vaupat	144	
1 14	2,113	779	..	..	..	..	M	1	1	2,114	780	..	+ 11-26	Virane	145	
..	26,957	10,421 0 8 2	..	..	..	..	M	42	37	26,999	10,459 0 6 2	+ 11-13	Total			

N&W GROUP No. IV.
(20 villages).

BY FORMER SETTLEMENT.																
Name of village.	No. of Group.	Standard rates.			Drycrop.			Rice.			Garden.			Total		
		Dry crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		Rs. a.	Rs. a.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.
NEW GROUP No. IV.																
<i>Government land in inam villages.</i>																
Kajwade ..	III	1 11	..	..	12	4 0 5 4	..	..	..	..	..	..	..	12	4 0 5 4	..
Total of Group No. IV.	..	..	..	..	26,971	9,385 0 5 7	..	..	..	..	M 40	29 0 11 7	..	27,011	9,414 0 5 6	..
Total of Government villages.	..	..	..	..	287,158	2,15,825 0 12 0	{	..	..	..	P 2,444	{ S 4,476 } W 23 601	1 13 3	291,342	2,46,659 0 13 6	..
<i>Inam villages.</i>																
Kashti ..	I	2 12	..	11	1,678	1,375 0 13 1	..	..	..	..	P 198	{ S 357 } W 1,164	1 12 10	1,876	2,896 1 8 8	..
Vadel ..	II	2 8	..	11	1,514	1,382 0 14 7	..	..	..	..	P 768	{ S 1,223 } W 4384	1 9 5	2,282	6,989 3 1 0	..
Lule ..	III	1 11	..	..	2,431	761 0 5 0	..	..	..	..	M 2	1 0 8 0	..	2,433	762 0 5 0	..
Total of inam villages.	..	..	..	..	5,623	3,518 0 10 0	{	..	..	..	P 966	{ S 1,580 } W 5548	1 10 2	6,591	10,647 1 9 13	..
							{	..	..	..	M 2	1 0 8 0				

A-9—contd.

19-B.

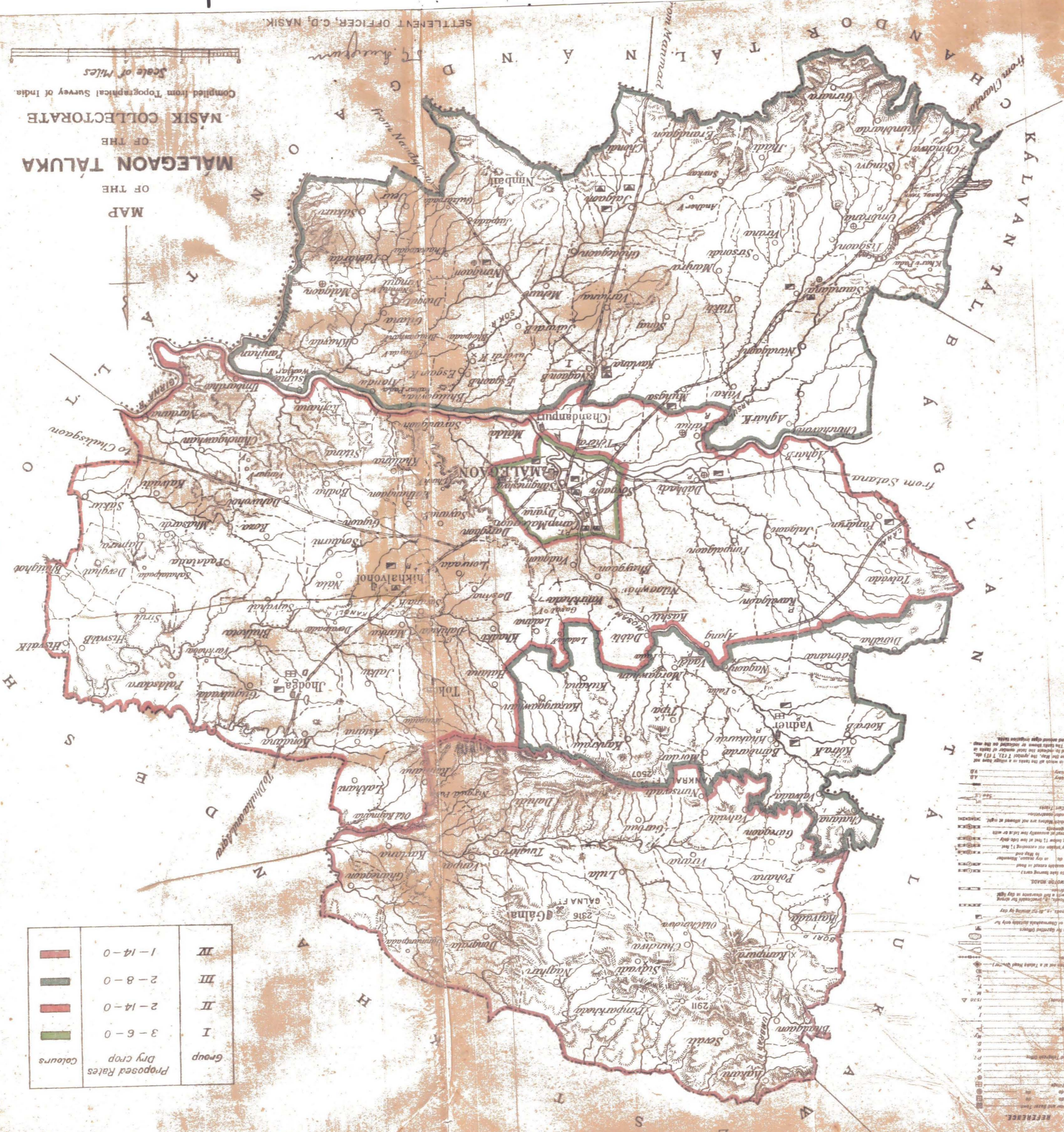
BY REVISION SETTLEMENT.

Standard Rates.			Dry Crop.			Rice.			Garden.			Total.			Percentage increase or decrease.	Name of Village.	Serial number.
Dry Crop.	Rice.	Garden.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.	Area.	Assessment.	Average.			
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Rs. a.	Rs.	Rs.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.	Acres.	Rs.	Rs. a. p.			
1 14	-	-	12	4 0 5 4		-	-	-	-	-	-	12	4 0 5 4		-		
-	-	-	26,060	10,425 0 6 2		-	-	-	M 42	87	0 11 8	27,011	10,462 0 6 2	+11.18		Total of Group IV.	
-	-	-	286,248	2,31,718 0 12 11		-	-	-	P 2,851	4,984	1 11 8	291,342	2,62,098 0 14 4	+ 0.35		Total of Govern-ment villages.	
									M 2,248	3,876	1 11 7						Inam villages.
2 14	-	16	1,878	1,438 0 12 8		-	-	-	P 198	373	1 14 1	1,878	1,187 1 11 2	+10.04		Kaathi	
2 8	-	12	1,514	1,332 0 14 7		-	-	-	P 768	1,223	1 9 5	3,282	6,690 2 14 11	- 4.28		Vadai	
1 14	-	-	2,431	848 0 5 7		-	-	-	M 2	2	1 0 0	2,433	848 0 5 7	+11.28		Lule	
-	-	-	5,629	3,660 0 10 5		-	-	-	P 966	1,596	1 10 5	6,591	10,725 1 10 0	+ 0.73		Total of inam villages.	
									M 2	2	1 0 0						

(Signed) D. G. SHALIGRAM,
Settlement Officer, C. D., Nasik.

Scale of Miles
Compiled from Topographical Survey of India

MAP OF THE
MALEGAON TALUKA
OF THE
NASIK COLLECTORATE



Group	Proposed Rates	Colours
I	3-6-0	Green
II	2-14-0	Red
III	2-8-0	Dark Green
IV	1-14-0	Light Green

REFERENCE

1. The map is based on the Survey of India's topographical maps of the district of Nasik, the sheets 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

2. The map is based on the Survey of India's topographical maps of the district of Nasik, the sheets 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

3. The map is based on the Survey of India's topographical maps of the district of Nasik, the sheets 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

Years.

1888-1889
1889-1890
1890-1891
1891-1892
1892-1893
1893-1894
1894-1895
1895-1896
1896-1897
1897-1898
1898-1899
1899-1900
1900-1901
1901-1902
1902-1903
1903-1904
1904-1905
1905-1906
1906-1907
1907-1908
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1909-1910
1910-1911
1911-1912

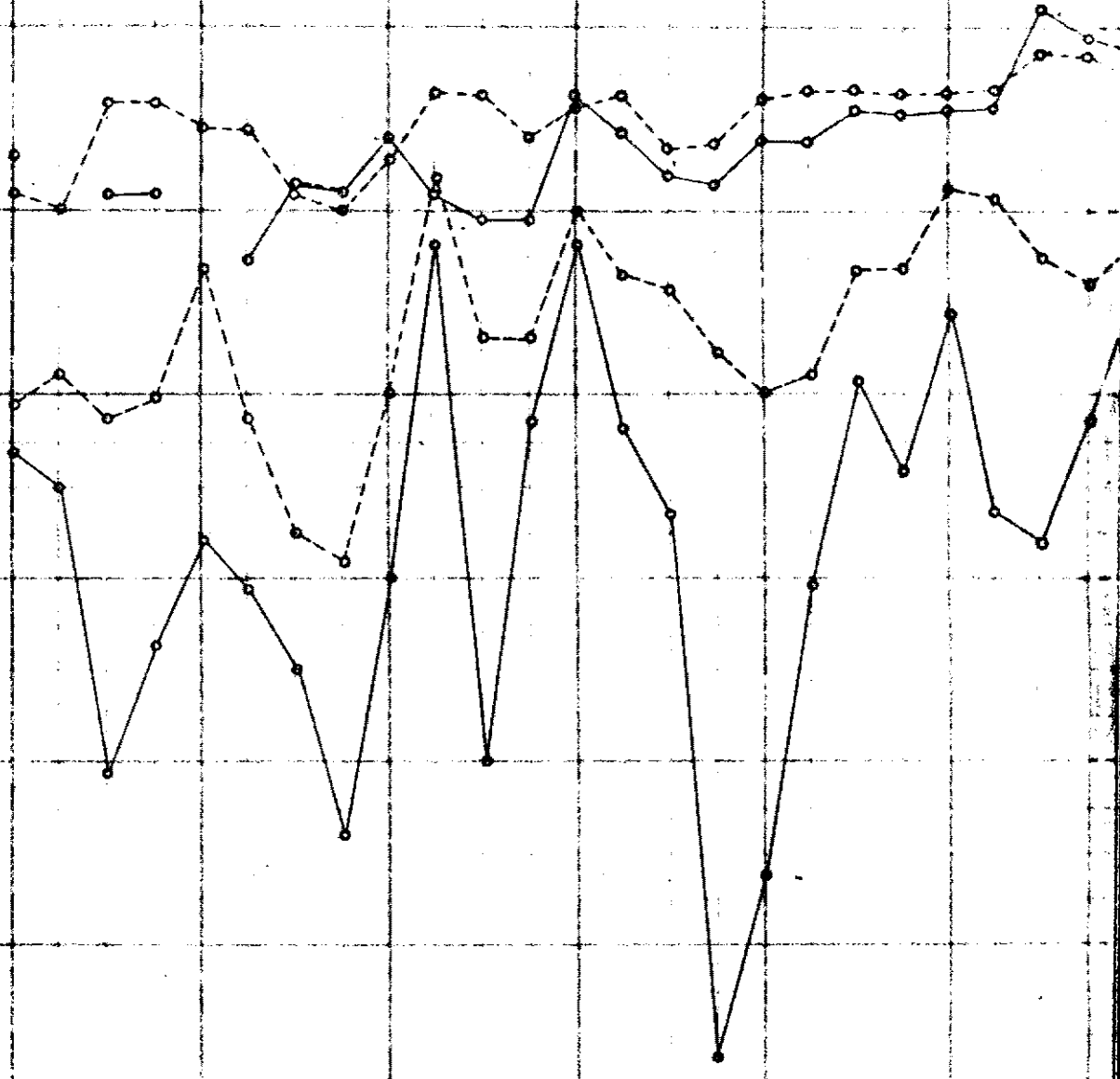


CHART
ON TALUKA

1914-1915
1915-1916
1916-1917
1917-1918
1918-1919
1919-1920
1920-1921
1921-1922
1922-1923
1923-1924
1924-1925
1925-1926
1926-1927
1927-1928
1928-1929
1929-1930
1930-1931
1931-1932
1932-1933
1933-1934
1934-1935
1935-1936
1936-1937
1937-1938
1938-1939
1939-1940

Seers per
rupee.

1
2
3
4
5
6
7
8
9
10
11
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13
14
15
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18
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22
23
24
25
26
27
28

Bajri cleaned. -----

Wheat. -----

Cotton with seed. -----

Gul. -----

D. G. Shetye

Settlement Officer, C.D.

Nasik.

FINAL REPORT

OF THE

FOURTH REGULAR SETTLEMENT

OF THE

JHANG DISTRICT,
1928,

4

BY

MIAN ABDUL AZIZ, M.A., P.C.S.,

Settlement Officer.



Lahore :

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1928

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No. 2027-R.

FROM

J. W. HEARN, Esq., I.C.S.,

Secretary to Government, Punjab,

Revenue Department,

TO

THE JUNIOR SECRETARY TO THE FINANCIAL COM-
MISSIONERS, PUNJAB.

Lahore, dated the 1st September, 1931.

SUBJECT :—*Final Report of the Fourth Regular Settlement of the
Jhang district, 1928.*

Sir,

I AM directed to acknowledge receipt of the Final Report of the Fourth Regular Settlement of the Jhang district by Khan Bahadur Mian Abdul Aziz, together with the review thereon by the Financial Commissioner (Revenue). The Governor in Council is pleased to accept the recommendations of the Financial Commissioner, contained in paragraphs 4, 5 and 6 of his review, as to the confirmation of the settlement and the period of its duration in the various tahsils; as also the proposal to levy water advantage rate on the lands which will receive irrigation from the Haveli Project, now under consideration,—*vide* paragraph 6 of the review.

2. The Governor in Council endorses the remarks of the Financial Commissioner on the work of Khan Bahadur Mian Abdul Aziz and his staff.

I have the honour to be,

SIR,

Your most obedient servant,

J. W. HEARN,

Secretary to Government, Punjab,

Revenue Department.

Review of the Financial Commissioner (Revenue) on the Final Report of the Fourth Regular Settlement of the Jhang district, 1928.

1. The settlement of this district offered problems of its own. The Settlement Officer first had to deal with the colony portion, irrigated by the Lower Chenab canal, divided into four assessment circles, lying mainly in the Chiniot, and less in the Jhang and Shorkot tahsils. On it one assessment report was submitted. Three other assessment reports were submitted, one on each of the non-colony, or proprietary, portion of the three tahsils. But large areas of those non-colony portions also receive canal irrigation, whether from the Lower Chenab or the Lower Jhelum canals. A small area in the Joint circle of the Shorkot tahsil also receives water from the Karamwah inundation canal, though it was designed principally for the benefit of the adjoining Muzaffargarh district into which it runs: mention of it is made in paragraph 3 of the assessment report of that tahsil. Though the Karamwah canal has run since 1905, Khan Bahadur Mian Abdul Aziz was the first Settlement Officer to assess irrigation done by it.

The district also falls into three main and entirely distinct physical tracts: the sandy, or Thal, area to the east, the canal-irrigated areas, lying mainly to the west, and the intervening riverain areas, whether on the Chenab or Jhelum, in which agriculture is largely carried on either by the help of floods in those rivers, or by wells. The fiscal history of the various assessment circles is described in paragraphs 9 to 14 of the report. It is of particular importance, in view of the provisions of section 9 of the Land Revenue Amendment Act, III of 1928, which applies to this settlement, though it came into force after its conclusion, to note that the present is the second regular settlement made in the areas, in whichever circles they lie, which receive irrigation from the Lower Chenab or Lower Jhelum canals. Mr. Abbott, who settled the greater portion of the district in 1902—1906 did not deal with the colony portions of it.

2. It is not my intention to recapitulate here all the contents of the report, particularly as two matters are for discussion which are of extreme importance at the present time: they are the commutation prices assumed in the settlement, and the period for which it should be sanctioned, in view of section 9 of the Land Revenue Amendment Act already referred to. To them a third complicated question is to be added, by the possibility of irrigation from the Haveli Project being extended to part of the district in the future.

It will suffice to say here that the assessment imposed is nearly altogether fluctuating, as is usual now in the south-west Punjab. In the colony area it was made with great particularity. Mr. King, the Financial Commissioner, in reviewing the colony assessment report in 1924 said "the climax has been reached in the assessment now under consideration, where for practical purposes assessment by chak may be said to have been abandoned, and in its place we have a system of assessment by individual squares". The assessment was originally framed on the one-third net assets standard, that is, the Settlement Officer was permitted to take up to that proportion of those assets: as a matter of fact he took very much less. But his assessment was still further reduced after the conclusion of his settlement to comply with the provisions of the Land Revenue Amendment Act, under which the assessment cannot exceed one-fourth of the net assets. Of that reduction an account will be found in appendix I to the report. It resulted in a large reduction (over Rs. 1,82,000), in the demand originally announced, of nearly Rs. 16½ lakhs. The district has been fortunate. Appendix I shows that the average incidence of the new demand, as reduced, will in colony circle I, be about Rs. 2-12-0 per sown acre: in colony circle II, Rs. 2-13-0: and in circle III only Rs. 2-3-0. These are modest figures, even remembering that Jhang lies at the tails of the two canals that irrigate it, and the rates of

assessment on the rest of the district—pages iii and iv of appendix I—are equally moderate. Paragraph 8 of that appendix shows that in the colony portion the new settlement involves an increased demand of 25 per cent. But in the rest of the district the assessment is practically unchanged.

3. It is necessary, however, in view of the present low level of prices of agricultural produce, to make special mention of those assumed for commutation purposes in the settlement.

For the important colony portion no separate preliminary report on prices was submitted. This procedure was unusual, but was sanctioned. The matter is discussed in paragraph 13 *et seq* of the assessment report of the colony. For the rest of the district the usual procedure, of obtaining orders beforehand as to the prices to be assumed, was followed. Paragraph 18 of the report under consideration is relevant. It is noteworthy that for many crops higher prices were assumed in the non-colony than in the colony portions. The reverse might have been expected.

The prices of practically all crops are now lower, in some cases considerably lower, than those assumed. Take only the important crops of wheat and cotton. For the former, 50 annas was assumed in the colony, and 54 annas in the non-colony portion: the present price is less than half those figures. Similarly for cotton: the prices assumed were 100 annas for *desi* cotton and 150 for the American variety. The prices that obtained last harvest were much lower.

Nevertheless, I am most distinctly of opinion that this drop in prices is no reason to refuse to sanction this settlement. We are assessing for a term of years: we give no guarantee, nor did the legislature ask for it in sanctioning the rules on the subject made under the Land Revenue Amendment Act, that the prices assumed would be reached in every year during the currency of the settlement. All the relevant rule (No. 4), on the subject requires is that "the prices to be adopted in the estimate shall be the average prices which are likely to be obtained for their crops by agriculturists during the coming settlement, but shall be based on the average of a sufficiently long period". Though this rule, *totidem verbis*, was not actually in force when the prices to be assumed in this settlement were sanctioned, it only reproduced the purport of the instructions it superseded. I see no reason to think that the present low level of prices will continue for so long a period as to justify us now in throwing all this settlement back into the melting pot. So long as they last, the resulting difficulty can be met, as at present, by making temporary remissions from harvest to harvest, of some part of the demand, whether of land revenue or water rates.

4. Two important matters remain for decision, the period for which the new settlement should be sanctioned in each circle, bearing in mind the requirements of section 9 of the Land Revenue Amendment Act, and the rates to be charged on lands irrigated from the Haveli Project now under consideration. These matters are to a large extent interrelated and may be disposed of together. They are discussed in paragraphs 59 and 60 of the report.

It will be convenient here to note when Khan Bahadur Mian Abdul Aziz's assessment was introduced in each circle. It came into force from *rabi* 1924 in colony villages on the Jhang Branch and Bhangu extension of the Lower Chenab canal: from *rabi* 1925 in the Chenab and Chenab *Nahri* circles of the Chiniot tahsil, *rabi* 1926 in the Jhelum *Nahri* circle of that tahsil and the whole of the Jhang tahsil, and from *kharif* 1926 in the remaining circles of the Shorkot tahsil.

No part of the Chiniot tahsil will receive water from the Haveli Project. There are five assessment circles in the tahsil, all of which receive canal irrigation to a greater or less extent. As the settlement under review is the second regular settlement of this tahsil, twenty years is the minimum period for which it can be sanctioned, under

proviso (ii) to section 9 of the Land Revenue Amendment Act. The Settlement Officer recommends—paragraph 60—that it should run for thirty years, from the date it was introduced in each circle. As the tract is comparatively developed, the proposal may be sanctioned.

5. Of the Jhang tahsil, only eleven villages in the south-west corner will receive irrigation from the Haveli Project. It, under the present proposals, will be non-perennial on both sides of the combined Jhelum and Chenab rivers. Those eleven villages lie two in the Chenab circle, three in the Jhelum, and six in the Kachhi. At present there is a little canal irrigation from the Lower Chenab or Lower Jhelum canals in the first two circles. It will remain unaffected by the Haveli Project.

It is of course well known that irrigation from a new canal is generally unsatisfactory for the first few years after its introduction: and section 9 of the Land Revenue Amendment Act must be borne in mind: we cannot now reassess, in the full sense of the term, as often as may be from other considerations, desirable. It is also uncertain when, if ever, the Haveli Project will come into being. But there is nothing whatever in that Act to prevent Government now reserving to itself the right of imposing in villages irrigated by the Haveli Project such additional water advantage rate, as may then seem desirable, on such irrigation. This rate would be in addition to the assessment now sanctioned, which is on land in its non-canal irrigated aspect, and would be fixed at the time of introduction with regard to all the relevant factors then prevailing.

Its imposition would in no way be a reassessment. I have discussed this proposal with the Settlement Officer, who agrees with it.

As to the period for which the settlement should be sanctioned. In the Thal circle it must, under the law, be forty years: in the colony circles at least twenty. For them I recommend thirty years, as in Chiniot. The same term should apply in the Chenab *Nahri* and Jhelum *Nahri* circles. In the Jhelum and Chenab circles there is at present a little canal irrigation, so in them also twenty years is the minimum, but in the Kachhi it is only ten, as there is at present no canal irrigation therein, and proviso (i) to section 9 of the Land Revenue Amendment Act applies. But twenty years may be sanctioned for the present, for all three circles. Should Haveli irrigation commence in them during those years, it will, as a temporary measure, pay the additional water advantage rate mentioned above. From many points of view it is an advantage not to reassess a tract completely as soon as canal irrigation comes. The necessary data are not available, and agricultural economy generally has not had time to adjust itself to the new conditions.

6. There remains the Shorkot tahsil. It consists of the Thal Kachhi, Joint and Chenab *Nahri* circles, the Bhangu extension of the Lower Chenab Colony, and a very small area of Colony circle No. III. The Thal circle lies entirely outside the Haveli Project. Khan Bahadur Mian Abdul Aziz's settlement should run for forty years in it.

But all the other circles may receive irrigation to a greater or less extent from the Haveli Project; which will, it is proposed, irrigate portions of no less than 158 villages. The whole tahsil contains 209 villages. The irrigation would be perennial in about 30 villages, and non-perennial in the remainder. Of those 30 villages, the majority already receive perennial irrigation from the Lower Chenab canal: it would be replaced by irrigation from the Haveli Project. Only a few of the villages destined to receive non-perennial irrigation from the Haveli now get irrigation from the Lower Chenab canal.

I have discussed this case in detail with Khan Bahadur Mian Abdul Aziz. He recommends that where perennial irrigation from the Haveli replaces perennial irrigation from the Lower Chenab canal, whether in the whole or part of a village, his *nahri* rate should remain. I see no reason to differ. Conditions will have stabilized themselves in such lands, and adjusted themselves to canal irrigation. It is very important to remember that the present irrigation is from the tail of the Lower Chenab canal, and, therefore, as on all tails, not as satisfactory as at the head. But the Haveli Project will irrigate from quite near its head and, therefore, will be almost certainly, better.

But to all villages or even parts of villages to which irrigation, whether perennial or non-perennial, will be newly extended from the Haveli, a temporary additional water advantage rate on such irrigation should be applied as in Jhang.

Khan Bahadur Mian Abdul Aziz insists also that the same rule should apply to the few villages now getting non-perennial irrigation from the Lower Chenab or Karamwah canals, when that irrigation is replaced by irrigation whether perennial or non-perennial, (I include both categories to be on the safe side, though so far as I can ascertain it will all be non-perennial), from the Haveli. He says non-perennial irrigation is often not very satisfactory at the outset. I bow to his local knowledge: and recommend that in such villages the present *nahri* rate should disappear when Haveli irrigation begins in them. The lands would then pay the non-canal assessment of their neighbours, and in addition a temporary water advantage rate, as already suggested.

The arrangement may be criticized as complicated, but I can suggest nothing better.

In any case the present assessment should be sanctioned in all circles of this tahsil, save the Thal, for twenty years. The new assessments should run throughout the district from the date of their introduction: and Government should now confirm them, subject to what I have said, under section 53 of the Land Revenue Act.

7. Khan Bahadur Mian Abdul Aziz showed much energy and capacity in this settlement, and I have noticed with pleasure the names of the various officials whose good work in the settlement is mentioned in paragraph 62 of his report.

8. I regret the delay with which this review is submitted. It is entirely due to the complication caused by the possible maturing of the Haveli Project, which necessitated much correspondence not only with the Deputy Commissioner of Jhang and Khan Bahadur Mian Abdul Aziz, (I also had two interviews with him on the matter), but also with the Irrigation Branch. I also had to visit Jhang personally in this connection.

C. A. H. TOWNSEND,

Dated the 13th July, 1931.

Financial Commissioner (Revenue),

Punjab.

No. CVI-13-1, dated Multan, the 21st September 1928.
From—Sheikh ASGHAR ALI C.B.E., I.C.S., Commissioner, Multan Division,
To—The Assistant Secretary to the Financial Commissioner, Punjab.

WITH reference to your letter, No. 661 451-4922, dated the 2nd of

(1) Letter No. 976, dated the 25th of June 1928, from Khan Bahadur Mian Abdul Aziz, M.A., Deputy Commissioner, Hissar, formerly Settlement Officer, Jhang.

(2) Letter No. 217, dated the 15th of August 1928, from the Deputy Commissioner, Jhang, with its enclosure.

April 1924, forwarding a printed copy of the Financial Commissioner's orders on the Assessment Report of the Lower Chenab Colony portion of the Jhang district, I have the honour to forward, herewith, a copy of the marginally-noted correspondence for the favour of orders.

2. The favour of your attention is invited to paragraph 7 (a) of letter No. 2247 (Rev. & Agri.—Rev.), dated the 1st of February 1917, from the Revenue Secretary to Government, Punjab, to the address of the Senior Secretary to the Financial Commissioners, Punjab, on the subject of term of settlement of the Jhang Branch villages situated in the Jhang district and of the Bhangu extension.

3. In paragraph 35 of his Assessment Report on the Lower Chenab Colony Khan Bahadur Mian Abdul Aziz stated that the term of settlement should be the same as might be fixed later on for the whole district. In paragraph 7 of the orders of the Financial Commissioner on the Assessment Report quoted, which received the previous approval of Government it was laid down that the new assessment should be timed to expire at the same time as that for the Jhang Branch circles in the Lyallpur district.

4. In paragraph 33 of his report Khan Bahadur Mian Abdul Aziz observed as follows:—

“The capabilities of each square are now definitely known on the basis of a prolonged demonstration, and unless the water supply is seriously affected, no further changes of any grave kind for better or for worse can be seriously anticipated. The classification now attempted, if I may say so, rests on a stable basis and the adjustments made are dictated by the requirements of homogeneity.”

5. According to paragraphs 62 of the Final Settlement Report of the Jhang and Gugera Branch Circles of the Lyallpur district, by Mr. Penny, the settlement of the Jhang Branch is due in 1932.

6. In view of the settled conditions in the Lower Chenab Colony portion of the Jhang district I agree with the Settlement Officer and the Deputy Commissioner that the term of the Lower Chenab Colony portion of the Jhang district should be the same as for the non-colony portion of the district.

No. 976, dated the 25th June 1928.
From—Khan Bahadur Mian ABDUL AZIZ, M.A., Deputy Commissioner, Hissar,
To—The Commissioner, Multan Division.

I HAVE the honour to invite a reference to the orders contained in paragraph 7 of the orders of the Financial Commissioner on my Assessment Report on the Lower Chenab Colony portion of the Jhang district. Those orders lay down that the new assessment should be timed to expire at the same time as that for the Jhang Branch circles in the Lyallpur district. This order appears to me to be due to some misconception and I request that the point may be specially considered when my Settlement Report, which is now being sent to the Press, is being reviewed by you. The facts are very simple. I recommended that the term of Settlement should be the same as may be fixed later on for the district as a whole, but the Financial Commissioner, it appears, was not made aware of the correspondence as a result of which the Financial Commissioner issued his Memo., dated 20th December 1922, which was forwarded to me with your Memo. No. CVI-41 of 10th January 1923. In the correspondence which led to the issue of this Memo. I think there is a letter from me to your address which makes it clear that there are Government of India orders laying down that the Lower Chenab Colony portion of the Jhang district for Settlement purposes is to be treated as if it were a part of Jhang and not as if it were a part of the colony. Mr. Dobson's final report on the re-assessment of the Lower Chenab Colony is not now available to me, but if my memory does not fail me, there is in the beginning of it a letter which makes this point clear, and I would respectfully urge that the question of fixing a term for the Colony portion of the Jhang district may be re-examined. My own suggestion even now is that there should be the same term for the Colony as for the district as a whole. I should, however, make it clear that the Financial Commissioner's orders were announced as they were. At the time I did not consider it necessary to press for a revision of the same as I knew that the whole question is bound to be taken up later on when the Final Settlement Report will be submitted for orders.

No. 219, dated Jhang, the 15th August 1928.

From—Khan Bahadur Shaikh Siraj-ud-Din, B.A., Deputy Commissioner, Jhang.
To—The Commissioner, Multan Division.

SUBJECT :—*Term of Settlement for the colony portion of the Jhang district.*

WITH reference to your endorsement No. CVI-41-6, dated 6th August 1928, forwarding, for expression of opinion, Khan Bahadur Mian Abdul Aziz, Deputy Commissioner, Hissar, late Settlement Officer, Jhang's letter No. 979, dated 25th June 1928, on the subject indicated above, I have the honour to say that I agree with Mian Sahib that the term of settlement for the colony portion should be the same as is fixed for the rest of the district.

2. I cannot say whether or not the Settlement Officer imposed in the colony villages the full assessment which was justified by the agricultural and economic conditions prevailing there at the time of Settlement, but this much can be stated with certainty that there are no prospects that there will be any appreciable improvement in these conditions in the colony by 1932, in which year the term fixed for the Settlement of Lyallpur villages on the Jhang Branch is to expire. The land in Jhang Colony of the Lower Chenab is far inferior to that of Lyallpur. The villages on this side receive irrigation either from the tail of distributaries or from *Rajbahas* which themselves receive supply from the tail of the main canal. Remodelling of outlets is going on from year to year and the supply of water has been much reduced. Prices of agricultural produce have generally shown a downward tendency since the current settlement concluded. Communications continue as bad as before and no building of new markets or railway is contemplated. Increase of population has increased its burden on the land and the size of average holding is getting smaller and smaller every year. Over and above these factors which have to be taken into consideration in fixing the term of Settlement the failure of cotton crop in 1926, and the current Rabi harvest worsened the economic conditions of the colonists to recover from which they will take time if the harvests are normal in future.

A note regarding the correspondence referred to by Mian Abdul Aziz in his letter is attached.

Note regarding the correspondence referred to by Mian Abdul Aziz, Settlement Officer, in his letter No. 979, dated 25th June 1928.

THE Commissioner wants correspondence referred to by Settlement Officer in his letter No. 979, dated the 25th June 1928. Settlement Officer refers to his letter on which Commissioner's Memo. No. CVI-41, dated 10th January 1923, was issued. This memo. was issued to carry out correction in the Forecast Report. The original orders were passed in Financial Commissioner's letter No. 91-255-0-1-10515, dated 7th December 1922, copy received with Commissioner's endorsement No. R-113--12-21, dated 15th December 1922 and Settlement Officer's letter is No. 254, dated 1st July 1922. The authority on the subject is Punjab Government No. 2247, dated 1st February 1917, printed in Mr. Dobson's Final Settlement Report of the Chenab Colony and the same is quoted in Settlement Officer's letter No. 254, dated 1st July 1922.

No. CVI-55, dated Multan, the 26th September 1928.

From—Shaikh Asghar Ali C.B.E., I.C.S., Commissioner, Multan Division.
To—The Assistant Secretary to the Financial Commissioners, Punjab.

WITH reference to your letter No. 920-M., dated the 3rd of September 1928, forwarding an advance copy of the Final Settlement Report of the Jhang district, I have the honour to observe as follows.

2. As required under paragraph 550 of the Punjab Settlement Manual, a map of the district has not been attached to the report.

3. The Settlement Officer has not appended to the report an abstract of the cost of the settlement, although he has made mention of the total cost in paragraph 58.

4. I agree with the views of the Settlement Officer expressed in paragraph 59.

5. As regards the term of settlement, the favour of your attention is invited to this office letter No. CVI-43-1, dated the 21st of September 1928. I support the Settlement Officer's recommendation embodied in paragraph 60 of his report.

6. I generally agree with the Settlement Officer's opinion about his staff. Lala Ram Lal Batra, however, might have paid more attention to, and shown more care in, the supplementary proposals (relating, e.g., to Tirni and leases) which he had to submit after the departure on leave of the Settlement Officer. Munshi Hasan Din, Reader to Settlement Officer, did not leave a good reputation for honesty behind.

7. Khan Bahadur Abdul Aziz showed industry and keenness in the accomplishment of his arduous task.

Settlement Report of the Jhang District.

CHAPTER I.—THE DISTRICT.

1. Mr. Abbott's assessment reports were prepared by circles and not by tahsils, whereas the assessment reports drawn up in connection with the settlement now under report dealt with tahsils in compliance with the Financial Commissioner's orders contained in paragraph 24 of his review of the forecast report, while a separate assessment report was prepared for the Lower Chenab Colony portion of the district. The colony was dealt with first and thereafter the Chiniot, Jhang and Shorkot tahsils in the order given.

Introductory.

The colony portion was first assessed partly by Mr. (now Sir Geoffrey) deMontmorency, partly by Captain (now Lt.-Col.) Ferrar in 1910-11 and partly by Mr. Dobson in 1915.

The four main divisions of the district, with area in square miles, number of villages and cultivated area are given below :—

	<i>Area in Sq. miles.</i>	<i>No. of villages.</i>	<i>Cultivated area. Acres.</i>	
Colony portion	... 577	217	228,934	
Non- colony portion	Chiniot tahsil	... 764	262	287,763
	Jhang tahsil	... 1,095	361	260,675
	Shorkot tahsil	... 961	177	165,864

The settlement of the colony portion involved reassessment and a great deal of miscellaneous colonisation work, while the settlement of the non-colony portion involved extensive remeasurement and complete revision of records in addition to reassessment. The Jhang Thall (398 square miles), portions of which fall both in the Jhang and the Shorkot tahsils, was measured for the first time and riverain estates were completely remeasured on the basis of the data furnished by No. 22 Riverain Survey Party, Survey of India.

This final report thus deals with the operations and results of the 3rd revised settlement of the colony portion and the fourth regular settlement of the non-colony portion of the Jhang district. The operations commenced in the colony portion in the beginning of January 1922 and in the non-colony portion on the 1st April 1923. The settlement came to a close on the 31st of March 1927.

2. The Jhang district covers a longish block of land nearly 120 miles in length, mainly on both sides of the Chenab, but also embracing some land west of the Jhelum. The two rivers, the Chenab and the Jhelum, enter the district on the north-east and north and travel roughly 86 and 42 miles, respectively, to the point of confluence at Trimmu in the Jhang tahsil. Thereafter the joint river covers another six miles within the boundaries of the Jhang tahsil and nearly forty miles in the Shorkot tahsil. Geographically the district lies between north latitude 30° 50' and 32° and east longitude 71° 50' and 73°. The districts surrounding Jhang are—on the north, Shahpur and Gujranwala; on the east, Lyallpur; on the south, Multan and Muzaffargarh; and on the west, Mianwali; the boundaries are in every case purely artificial, and were subjected to considerable changes prior to the settlement of 1902-05. The alterations subsequent to that settlement were (a) the transfer in 1907 from Jhang to the Shahpur district of the area known as Jungle Sobhaga, (b) the transfer to the colony portion of Jhang in 1913 of 32 chaks from the Toba Tek Singh tahsil of the Lyallpur district, and (c) the transfer in 1917 of Chak 634 from the Toba Tek Singh tahsil to the Shorkot tahsil (non-colony portion).

The division into the three tahsils of Chiniot, Jhang and Shorkot is by two artificial lines drawn at right angles to the river Chenab, which apportion about equal lengths of that river to each tahsil and the whole

No. 313, dated Jhang, the 15th August 1928.

From—Khan Bahadur Shaikh SIRAJ-UD-DIN, B.A., Deputy Commissioner, Jhang.
To—The Commissioner, Multan Division.

SUBJECT :—*Term of Settlement for the colony portion of the Jhang district.*

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The division into the three tahsils of Chiniot, Jhang and Shorkot is by two artificial lines drawn at right angles to the river Chenab, which apportion about equal lengths of that river to each tahsil and the whole

of the Jhelum to the central tahsil of Jhang, while the Lower Chenab Colony portion of the district consists of two disjointed strips running more or less parallel to the Chenab from north-east to south-west. The bigger of these strips is nearly 70 miles in length, while the bottom strip is 22 miles in length.

The total area is 3,397 square miles.*

3. (a) *The district as a whole.*—The surface of the district presents three levels—on the extreme west the high sand-dunes of the Thall, in the centre the two low-lying river valleys and on the extreme east a portion of the old Sandal Bar.

Physical features.

The Thall desert appears to be the oldest geologic formation similar in character to the Bikaner desert, of which, it must at one time have formed a part, when both were under the sea. Rolling sand-hills running in an almost uniform direction alternate with hollows of fairly good soil, but the depth to water is so great that agricultural wells are practically out of the question. There is, therefore, little or no cultivation in the Thall, though rain crops are some times obtained in favourable years. It affords an enormous grazing ground inhabited by nomadic tribes and freely resorted to by cattle from the lowlands.

The sand-hills are due to the imperfectly understood action of the wind. Similar hills are found in the Vichand Bar and in the Kachhi, * though owing to the more recent formation of the soil the effect of the wind has not been so complete there as in the Thall.

The river valleys contain three zones; the uplands or high land below the old river bank on each side of the present streams and far removed from the present action of the rivers. Here all cultivation prior to the introduction of canal irrigation was by the aid of wells, and owing to the depth to water, well sinking was expensive and well tenants difficult to retain. The soil is usually very fertile, though not so productive as in the Bar, and is poorer towards the south. With the extension of canal irrigation this portion of the country is assuming a prosperous appearance.

Between the upland and the river bank comes the "chahi" zone. The land is not subject to the direct action of the river, but in favourable years gets a flooding from the river once or twice in the season. The character of the valleys, however, differs considerably. On the Chenab the silt left after the floods is much poorer than on the Jhelum, the river lies lower and over-flows its banks less regularly, and the soil generally is markedly inferior. Below the junction the country approximates more closely to the Jhelum than to the Chenab riverain.

The third zone in the river valleys consists of the land along the banks of the actual streams. This land is flooded each year and any permanent habitation is impossible. The cultivation (confined practically to the rabi harvest) is almost entirely sailab, the risk of destruction making it dangerous to sink capital in well construction even where wells would be of benefit. The position of the owner of such land is one of great uncertainty: a late flood delays sowings, and an early flood frequently carries off his unharvested crops. In a single year the river may carry away or ruin by a deposit of sand a hundred acres of the richest soil. The improvement of land by river deposit, on the other hand, is a slower process: on the Chenab, indeed, twenty years of flooding is often insufficient to render decreed land fit to cultivate once more. On the Jhelum, once the river has left the land, five years generally cover the period within which the soil is restored to its former fertility. Below the junction the period is usually somewhat longer.

* The name of the upland between the Thall and river is both Jhang and Shirkot tahsil.

(b) *The Chiniot tahsil.*—The Chiniot tahsil is the basin of the Chenab, flanked on the north-west by the Kirana Bar and on the south-east by the Sandal Bar. The high bank of the Kirana Bar is locally known as the Nakka and in the upper portion its picturesque terraces fully one storey high in places from the boundary more or less roughly between Chiniot and Shahpur. Lower down, the Nakka moves away altogether from this tahsil and thus only a very small portion of the Kirana Bar proper is included in the Chiniot tahsil in Kandiwal, Pakka and Kanwewala villages. The high bank of the Sandal Bar is known locally as the Dhaya and this too rises like the Nakka and wanders away first into the Jhang Lower Chenab Colony and lower down into Lyallpur. The valley lying between the Dhaya and the Nakka is a level plain (barring a few rocky hillocks in the vicinity of Chiniot) sloping very gently from north-east to south-west with a slight dip towards the centre, *i. e.*, the actual river-bed: but it is in various places particularly on the right bank, cut up by the beds of various rivulets (known as Budhs) that at one time drained the country. The flow of surface water is now restricted on both sides of the river by the banks of the various canals and the water instead of spreading over the whole country and helping in fertilizing possible chiragans finds its way towards the river through available narrow depressions. This change has an important bearing on the subject of the continuance of a tirni imposition. The supply of water in the Chenab itself is for the greater portion of the year very meagre on account of the triple project and though very high floods are not affected by that scheme the area away from the immediate proximity of the river gets very much less sub-soil percolation than before. This altered state of affairs is significant in more ways than one. Mr. Steedman quoted with approval the following description made with reference to the Upper Chenab in tahsil Chiniot: "The Chenab is a broad shallow stream, with a sluggish current and a licentious course. Its deposits are sandy, but its flood is extensive, and from the loose texture of the soil on its banks the moisture penetrates far inland." After quoting this Mr. Steedman proceeded to remark:—"The deposits of the Upper Chenab are usually very sandy. The zamindars have a saying that 'it takes gold and gives copper' *à propos* of the difference between the land carried away and that thrown up. The Upper Chenab deposits require successive deposits of silt before they become fit for cultivation." The position now is that the process of repair is very slow and the various loops and backwaters - with which the Hithar area is dotted in places where the distance from bank to bank is considerable and where in consequence the stream has a tortuous course - no longer feel the full beneficial effects of floods.

The area on the extreme north-east, on the left of the river, round about Har Seh Shaikh village, enclosed as it is between the Chenab on one side and the Jhang Branch of the Lower Chenab Canal on the other, began to get water-logged about 16 years ago. At first the water-logging increased at an alarming rate, but a *sem nala* was dug and though the water-logged area has not yet been reclaimed the evil is no longer very progressive. At present only 12 villages are damaged.

The Chenab does not easily lend itself for small irrigation works by means of dams, etc. A flood channel known as the Halqiwah still exists, but it is no longer working in this tahsil. It originated in Shahpur and benefited about 20 villages in Chiniot, but since about 18 years it has remained in an exhausted condition.

(c) *The Jhang tahsil.*—The surface of the Jhang tahsil has a uniform slight slope from north-east to south-west, but exhibits diverse features. The weird sand dunes of the Thal, practically devoid of all vegetation and presenting to the eye an interminable series of petrified waves contrast strangely with the Jhelum valley studded with clumps of palm trees. As one travels eastward from the Jhelum to the Chenab the central tract contains large patches where the soil is impregnated

with kallar. This portion is known as the Vichan (literally the middle one) and before the introduction of canal irrigation parts of it had a most uninviting appearance. Even now it is dreary and dismal in places and 'much of it consists either of hummocky sandy land with tussocks of sarkana grass or of bare kallar flats.' Further east on both sides of the Chenab one comes across large stretches of hard rare soil as also sand deposits. Kallar, which is most marked in the centre, is also fairly prominent in the Kachhi—the portion between the Jhelum river and the Thal. The two river-beds also differ widely in their physical characteristics. The Jhelum bed is not wide and the creeks are narrow and generally shallow. The silt deposited is of value and the lands subject to floods—though no longer as prosperous as before the introduction of the tripple project—furnish on the whole an attractive landscape. The northern half in particular is richer than the southern half. The Chenab, on the other hand, has a very wide and sandy bed and its deposits in the Jhang tahsil are notoriously of a very poor quality. The soil, except in a few villages, is often sandy and sometimes a stiffish grey, containing a good deal of brackish material. Even where it is not affected by kallar it is a light loam yielding very indifferent crops.

(d) *The Shorkot tahsil.*—There is some similarity between the upper part of Shorkot and the lower portion of Jhang. Further down, however, there is a great change. Both on the right bank and on the left bank alongside the river valley proper there lie two strips of country peculiar to the southern half of Shorkot. In these two strips the soil in parts reaches a climax of sourness and in parts it is light and sandy.

The chief features of the tract lying between the river valley and the Thal and known as the Kachhi are the predominance of kallar and the absence of natural vegetation. The soil is so hard that water is not absorbed readily and it causes such rain as falls to run off into depressions. It is due to this that in a practically rainless tract there is a rather biggish, though shallow *chamb* in rakh Ahmadpur and another smaller one in Pir Abdur Rahman. This water helps the growth of a thick stunted jungle of *jand* and *kikar*. The water evaporates slowly and for six months in the year the depressions are more or less under water. This hollow on the right of the river has its counterpart on the left and there is another *chamb* in villages Bhaira Wiran and Kokhara studded with a thick growth of *jand* and under water for the greater portion of the year.

4. Of the two great perennial canals which irrigate villages in the Jhang district, the Lower Chenab system affords irrigation as under :—

The Canals.	Number of villages.		Total.
	Colony.	Non-Colony.	
Chiniot	98	64	162
Jhang	88	32	115
Shorkot	31	19	50
Total	212	115	327

Presumably the Irrigation Department is doing the utmost that can be done to secure a just distribution of water, but these efforts are often hampered by canal cuts in Jangli villages. These breaches are most frequent from the middle of October to the middle of December and have deplorable consequences to the people at the tail of distributaries. The supply in the Jhang Branch is practically the same that it was 15 years ago and the same volume of water on account of greater stabilisation and equalisation, as also on account of the process known as 'cooling' serves a great proportion of the allotted area. The frequent allegations to the effect that the supply of water is much less than before have only this substratum of truth that whereas the irrigator expects water for cent. per cent. of his area on the same lavish scale as before, the department is insisting on giving no more

than the *haq*. The Lower Jhelum Canal irrigates villages that lie between the Jhelum and the Chenab and their number is as under :—

Chiniot tahsil	...	109
Jhang tahsil	...	112

All these are non-colony villages and excepting a few chaks owned partly by Government the area is held in private proprietary right and only 40 per cent. of the commanded area is entitled to receive irrigation.

The duty per cusec has been raised on both canals and complaints about the inadequacy of the supply of water are gaining in volume. The position can never be very satisfactory as the district is at the tail of both canals and actual irrigation in most cases is from the tails of tail distributaries.

5. The introduction of perennial canal irrigation has brought about one great change, *i.e.*, a marked rise in the comparative importance of the kharif harvest, both in area and in the character of the crops grown. Canal water is more readily available during the hot weather and so a greater area is devoted to the more valuable kharif crops. This is strikingly borne out by the following figures of percentages :—

		<i>Percentage of principal kharif crops on the matured area of the year.</i>	
Non-colony portion	Chiniot	1902—04	7
		1918—23	17
	Jhang	1904—05	4
		1918—23	12
	Shorkot	1903—05	2
		1918—23	5

This obvious but tremendous change is bound to carry with it the possibilities of a profound ultimate change in the habits and outlook of a people who for centuries were accustomed to get from the soil only cheap cereals in the kharif. It is, however, as yet much too early to speculate on the subject.

6. The universal method of lifting water employed in the district is by means of the persian-wheel: whether required to lift water from a well or, as a jhallar, from tanks and river creeks. It is also used where the soil is not commanded by flow to raise water from a canal supply channel. Practically all the wells are of kachha-pakka construction, *i.e.*, of burnt bricks laid in mud, but on the river banks, where the fear of decretion makes it too risky to embark capital on a masonry well, kachha wells (or kharoras) are often found, and in the far south of the district on the Muzaffargarh boundary the spring level is so near the surface that it is often sufficient to dig a hole in the ground and place the well gearing on it.

The wells naturally fall into two classes, those in the uplands and those in the riverain; the upland wells are being to a large extent superseded by the canals: indeed it is only in the Kachhi that any extensive upland area remains which is dependent on well irrigation only.

The cost of such wells varies on an average in the uplands from Rs. 500 to Rs. 1,000 and in the low-lying villages from Rs. 400 to Rs. 600. The number of wells in use in 1904-05 is compared with the number of wells in use in 1922-23 in all the three tahsils of the district (non-colony portion):—

		<i>Wells in use.</i>	
		1904-05.	1922-23.
Chiniot	...	2,652	2,592
Jhang	...	5,645	5,880
Shorkot	...	4,005	4,523

When canal irrigation was first introduced there was an abrupt reduction in the number of wells in use and in the Jhelum Nahri circle of the Chiniot tahsil, the number of wells in use in 1922-23 was only 557 as against 874 in 1904-05 and in the same circle of the Jhang tahsil the number of wells in use fell down from 1,123 in 1904-05 to 681 in 1922-23.

The number of wells that are capable of use, but generally are not used is very large—Chiniot 1,035, Jhang 1,854 and Shorkot 1,261. In most cases it is the lack of man-power for purely chahi areas that is responsible for this indifference towards the use of wells and the Jhang peasant, never overfond of work, prefers the easier form of husbandry on canals. Apart from this the deterioration in the breed of the cattle in use is responsible for a decrease in the matured area per well in some circles. In the Jhelum Nahri circle in Chiniot the depth of water has decreased from 28 feet to 18 feet and the depth of water has risen from 5 to 9 feet and yet the average area matured per well has gone down from 20 to 16 acres and a worse decrease, 13 acres from 16 acres, appears in the Jhelum Nahri circle of Jhang. In the joint circle in Shorkot the area matured per well has gone down from 20 acres to 16 acres and it is thus obvious that apart from the peasant's indifference and quite apart from cases of under-yoking the poorer stamina of the well cattle is visibly reflected in the reduced outturn.

7. The statement below gives quinquennial averages for each tahsil :—

Rainfall and Sillab.

Average Rainfall, in inches.

Tahsil.	1904-05 to 1908-09.	1909-10 to 1913-14.	1914-15 to 1918-19.	1919-20 to 1923-24.	Average of 19 years	Average of selected years 1918-19 to 1922-23.
Chiniot ...	15.28	15.02	12.91	14.68	14.44	18.17
Jhang ...	11.80	11.48	12.50	9.70	11.44	8.92
Shorkot ...	11.88	8.77	11.03	9.16	10.26	8.87

The rainfall in the selected years shows a contraction of 1.27 in Chiniot and 2.52 inches in Jhang because, in the Jhang tahsil the moonson is even more capricious than in the Chiniot tahsil. The average (20 years) from October to December is three-quarters of an inch in Chiniot and only half an inch in Jhang. In Chiniot in 11 out of 19 years examined the moonson rainfall was below 10 inches and in Jhang in 14 out of 21 years the moonson rainfall was below 8 inches. As regards Shorkot, where the rainfall is even poorer than in Jhang, it is sufficient to note that in 3 out of 21 years the tahsil had less than 4 inches of rain. My predecessor's remarks on the subject are as under :—

“ It is obvious that except in the most favoured localities where rain-water drains into lower depressions the fall is quite insufficient to enable the land to be ploughed and a crop sown without other assistance than from rain-water ; it is, however, nonetheless true that the rainfall is still a most important factor in the agricultural conditions. Were the supply of canal water always sufficient to mature all the crops sown on canal-irrigated land, such crops would be practically independent of rainfall. The supply, however, seldom is sufficient, and rain is required, otherwise the crop is a poor one. The necessity of rain for the wells is even more marked. Should the rains fail not only have the well cattle to be kept at work at greater strain, but owing to the scarcity of natural fodder more wheat or jowar, which would otherwise ripen, has to be sacrificed as fodder to keep the bullocks alive. While at the same time the grain does not fully develop in the ear, and on restricted areas harvested, a diminished outturn per acre is obtained.”

These remarks still hold good and the unfavourable consequences of a deficient rainfall depicted in these observations, though not reflected in our records, are visible on the ground with distressing frequency.

The rainfall in spite of its uncertain total and capricious distribution has an important bearing on the question of yields even on irrigated lands. What happens is that the cultivator in the hope that there may be a timely rainfall or that by some chance there may be more water in the canal always extends his sowings somewhat beyond what experience and caution dictate. The average rainfall from October to May is less than 3 inches in Shorkot, only 3.17 inches in Jhang and 4.26 in Chiniot. Winter rains are essential for the maturing of a good rabi harvest on river-flooded lands, but the paucity of winter rains results frequently in very low yields on sailab lands at some distance from the river, particularly because of the low level of the rivers in winter. The effect of withdrawing the whole of the cold weather supply of water from the rivers is that moisture is drained out of the soil much more quickly than before and thus even, though there is no marked shrinkage in the total area of sailab cultivation, a sailab crop now is something quite different from what it was in pre-canal days. This is particularly significant in a district which has two banks of two rivers for a distance of 128 miles and two banks of a joint river for a distance of 46 miles.

8. The soils met within the district are distinguished primarily by the proportion of sand mixed with clay and there is a distinctly visible gradation starting with pure *retti* and continuing through *maira* to *rappar* and *rakkar* with this addition that in most places the *maira* passes from *katrathi* to *kallar*. The natural soil varies frequently and considerably from village to village. It is only here and there that one comes across vast stretches of sandy soil or *shor kallar* and *rappar*. Generally the soil is loose *maira*. Good rich soil is found in all the three tahsils, but it predominates in Chiniot. The loud complaints about the spread of *kallar* in the two Jhelum Nahri circles certainly appear to be well-founded in the light of the information contained in the inspection notes recorded at the time of the last settlement. There was a marked note of hesitation in dealing with the former circle and the Settlement Officer was fully alive to the problematic effect of canal irrigation on a soil impregnated with *kallar*. This is what he recorded: "It is difficult to foretell what will be the effect of canal irrigation on such land, but I think that so far from the *kallar* being brought to the surface the salts will be to some extent washed out of the soil; heavy manuring will probably be required, but the large grazing area, which will always be available, will permit of the upkeep of a large number of cattle." It is clear that *kallar* has not been washed out.

Natural soil distinctions, however, though worthy of consideration, do not constitute nearly so important an item in the comparative productive value of the tract as differences in the method of and facilities for irrigation. If it is true anywhere that water is everything, it is true in the uplands of Jhang and consequently the classification adopted in the records follows the usual custom. It has to be added that whereas in the *jama-bandi* the classification is based on the main source of irrigation during the preceding four years the classification in the *girdawaris* will depend entirely on the actual nature of the irrigation in the particular harvest. Where the fluctuating assessment is in force or has to be enforced it is on *girdawaris* that the assessment is and will be made.

CHAPTER II.—PREVIOUS ASSESSMENT.

A.—Old portion of the district.

9. The fiscal history of the district begins with the administration of Diwan Sawan Mal, who governed from Multan the whole of the present district of Jhang, with the exception of the trans-Chenab-Kalowal villages of Chiniot tahsil, which were under the rule of Raja Gulab Singh. Previous to this period the collection of revenue by the various semi or wholly independent local chiefs, was conducted more or less in the same method as is employed

Assessment under pre-British R. n. s.

in the collection of his rent by a large land-holder at the present day. Of the administration associated with the name of Diwan Sawan Mal, it is unnecessary to write at length, but it was essentially a fluctuating system, and after seventy years of fixed assessment it has been found that in the uncertain conditions under which cultivation in the district is carried on, no better system could be devised. In Kalowal, Raja Gulab Singh's policy was to collect as much as he could extort, regardless of whether the cultivators were left with the means to continue their avocation. Whereas, therefore, the benevolent rule of Diwan Sawan Mal resulted in a prosperous peasantry and expanding revenue, in Kalowal the people were forced to desert their holdings and the land became desolate.

10. During the pre-annexation administration of the Punjab, by the British Government on behalf of the Lahore Darbar, the Jhang district was removed from the Multan province, only the villages in the vicinity of Garh Maharaja and Ahmadpur being left with Diwan Mul Raj. Mr. Cocks, an officer of the Company's service, was sent to make a summary settlement, which was effected in 1847-48. Fixed cash assessments were introduced, based on the Sikh returns, with a reduction of 10 to 15 per cent. in the rest of the district and 20 per cent. in the Kalowal villages. These assessments broke down in 1849-50, when prices fell below the level at which they had been taken by Mr. Cocks.

Before the second summary settlement took place the Punjab was annexed. The trans-Chenab villages of the Chiniot tahsil were included in the Shahpur district and the Garh Maharaja and Ahmadpur villages in Rangpur (now Muzaffargarh) district. The necessary revisions in the assessments were made in Shahpur by Mr. Thornton and subsequently by Mr. Ouseley, and in Jhang by Major Hamilton, followed by Mr. Monckton. The reduction given was apparently about 18 per cent., or half a lakh out of 2½ lakhs. The settlement of the Muzaffargarh villages, which synchronises with the second summary assessment of the rest of the Jhang district was Mr. Wedderburn's first summary settlement of 1850, under which a demand of Rs. 30,452 was imposed. This was raised by Captain Graham seven years later to Rs. 32,460, but the enhanced revenue could not be collected: the assessment was accordingly reduced in 1859 by Captain Maxwell to Rs. 28,975. The second summary settlement of the rest of the district remained in force until the regular settlement took place. The demands of the first and second summary settlements for the whole district were as follows:—

		<i>First Summary. Second Summary.</i>	
		Rs.	Rs.
Chiniot	... ..	82,863	61,246
Jhang	... ..	1,21,519	1,02,658
Shorkot	... ..	58,356	58,988
Do. (Muzaffargarh villages)	...	30,452	30,452
Total		3,03,190	2,53,544

11. The Shahpur villages were assessed by Mr. Ouseley, the Settlement Officer of that district, Mr. Monckton being in charge of operations in Jhang. These two settlements took place practically at the same time, *i. e.*, between 1853 and 1857. The Muzaffargarh district did not come under a regular settlement until 1873, but when the Ahmadpur and Garh Maharaja villages were included in the Jhang district in 1861, Major Dwyer, the Deputy Commissioner of Jhang, carried out a settlement which, though nominally a summary settlement was, on the same lines as the regular settlement of the rest of the district. It is convenient to treat this settlement as the regular settlement of this part of the district.

The first operation of the regular settlement was the demarcation of boundaries, hitherto non-existent, for every village and the preparation of a field map. Rates per acre cultivated were framed as assessment guides and fixed assessments maintained throughout the district. The ground work of the assessment was the cultivated area, but the returns were in themselves not very reliable and the action of the river frequently rendered them out of date. Care had to be taken, too, to assess adequately in cases where land had been deliberately thrown out of cultivation. In the end the Settlement Officer's personal knowledge of each village, together with the pitch and result of the previous assessments, went far to modify the assessment brought out by the application of the revenue rates to the cultivated area returned. Indeed in Shahpur Mr. Ouseley practically abandoned his rates altogether, as they turned out to be too high. A system, faulty though it proved to be, was introduced for the modification of the village assessment where areas were decreed or restored by the river. Hitherto apparently no reduction had been allowed where the river carried away assessed land. The assessments of the regular settlement as introduced were as follows :—

		Mr. Ouseley.	Mr. Monckton.	Major Dwyer.	Total.
		Rs.	Rs.	Rs.	Rs.
Chiniot	...	98,478	83,995	...	67,471
Jhang	...	...	1,13,246	...	1,13,246
Shorkot	...	...	58,147	28,502	86,649
Total	...	83,478	2,05,388	28,502	2,67,388

The character of this assessment can best be gathered from the remarks made by Mr. Steedman in paragraph 165 of the report of his second regular settlement of the district. "Of the three assessments, that of Mr. Ouseley was undoubtedly the most heavy and that of Major Dwyer the lightest. Mr. Monckton's was, with a few exceptions, an exceedingly fair assessment both in the interests of Government and the people. The demand on the Jhelum side villages was heavy and a few of the villages in the centre Chenab assessment circle on the left bank of the river in the present Jhang tahsil were over-assessed, but otherwise an assessment, initially moderate, has been rendered light by the extension of cultivation and the *jamias* have been hitherto paid with ease. Between Mr. Ouseley's and Mr. Monckton's assessments in riverain villages there was but little difference."

12. The second regular settlement of the district was started by Mr. Fryer in the cold weather of 1874. The whole of the assessment work, however, was carried out by Mr. Steedman, with whose name the settlement is associated. The new assessments were introduced in 1880. Between the first and second regular settlements the Kalowal villages had been taken over from Shahpur and Garh Maharaja and Ahmadpur villages from Muzaffargarh. For the latter the settlement of 1880 was notified as a first regular settlement.

The whole district was completely re-measured, the old plans, originally only fairly accurate, having become quite inaccurate by reason of the great increase in cultivation which had taken place. At the previous settlement the river-beds had not been mapped at all; this was done and at the same time boundaries were demarcated for villages on opposite sides of the rivers. Assessment rates were worked out for each class of soil in each circle; and in actual assessment Mr. Steedman, as a rule, kept surprisingly close to the *jamias* brought out by the rates. The rates were applied to what would now be termed the cropped, plus the *taraddadi* areas, i.e., the area found at measurement to have been under crop during the year or ploughed up for sowing. To assist him in working out his rates Mr. Steedman made out the usual produce, well, and plough estimates, but when he came to the rates themselves he received but little assistance from these estimates and relied more on the rates at which

the previous assessments fell, modified in cases where the previous assessments had proved burdensome. Comparison with rates in force in adjoining districts also contributed to indicate what the pitch of the new assessment should be. As a whole the enhancement taken by Mr. Steedman was due more to the large increase in cultivation which had taken place in the twenty years which had elapsed since the previous settlement than to any enhancement in the rates themselves. The demand actually imposed, *i.e.*, Rs. 3,57,867, was an increase of 34 per cent on the demand of the first regular settlement, cultivation having in the meanwhile increased by 30 per cent.

In the riverain villages fixed assessments were, with few exceptions, introduced throughout. The question of the introduction of fluctuation was carefully gone into, but the only tracts as to which there was any hesitation were the Chenab and Ravi riverain. On the Chenab the determined opposition of the people to fluctuation turned the balance in favour of fixed assessments. The Ravi villages, however, which have since last settlement been transferred to Multan, were placed by Mr. Steedman under fluctuating *jamas*. Altogether two riverain villages in Chiniot, 4 in Jhang and one in Shorkot were given a fluctuating *jama*; but it is clear from Mr. Steedman's village notes that he was prepared to introduce fluctuation in any village in which the owners desired it: the Shorkot village Badrajbana—is a case in point, the owners thought the proposed fixed assessment too high and applied for fluctuation, which was at once agreed to.

For the purely well estates of the Kachhi and Bar circles of Jhang and Chiniot tahsils Mr. Steedman devised the semi-fluctuating *Chahwari* system, which is one of the features of his settlement. The essence of this system is simply this, that revenue is demanded only when a well works, but the whole revenue is demanded, though the working of the well may have resulted in only one cropped acre.

The details of all revenue assessments as made by Mr. Steedman were as under :—

	Chiniot.	Jhang.	Shorkot.	Total.
	Rs.	Rs.	Rs.	Rs.
Ordinary land revenue ...	96,708	1,51,072	1,10,087	3,57,867
Dates ...	...	1,637	1,450	3,087
Sajji ...	...	170	655	825
Tirni ...	...	Not available	...	60,193
Ghachari ...	...	...	...	2,337
Darkhwasti wells ...	2,450	2,903	800	6,153
Kasht barani ...	...	Not available	...	4,906
Total ...	99,158	1,56,782	1,12,992	4,55,368

From this, however, at least the odd Rs. 55,368 should be deducted on account of tirni, sajji, darkhwasti well and kasht barani demands assessed on areas not included in the operations of the settlement of 1902—05 in order to secure a uniform basis of comparison with Mr. Abbott's figures.

13. (a) The main changes that took place in the interval between the close of the second and the commencement of the third regular settlement were (a) the extension of the *chahwari* system, and (b) the introduction of canal irrigation. This latter necessitated the introduction of a fluctuating system in place of a fixed or *chahwari* assessment. Till the revision the difficulty had been got over in the case of villages under a fixed assessment by means of the imposition (1) of canal occupiers' rates on a

schedule which from the wheat rate (which was, as a matter of fact, also the average rate) could be called the Rs. 3-12-0 per acre schedule, and (2) of an owner's rate at Re. 1 per acre, of which half was remitted for ten years. Later on the half owner's rate was added to the occupier's rate, which accordingly was levied on a Rs. 4-4-0 per acre schedule, which was in force till the revision of the assessment. For the case of villages under *chahwari* assessments, it was decided that as long as the wells were working they should continue to pay the assessed well *jamas*, and if canal irrigation was also taken, an additional "nahri parta" of 8 annas per acre harvested should be levied. For areas outside the boundaries of wells actually at work harvest rates were sanctioned 8 annas per acre for barani, Re. 1 for sailab and Re. 1 for nabri (of which 8 annas was treated as *nahri parta*).

On the Lower Jhelum Canal the occupier's rate was levied on the Rs. 3-12-0 schedule of that canal. The introduction of canal irrigation into the upland villages had the immediate effect of attracting tenants to the upland and colony villages. The movement was intensified by the lavish allotment of squares to riverain owners, especially on the east of the Chenab. It became necessary to give some relief in the riverain villages, and under orders contained in Punjab Government letter No. 97, dated 25th March 1902, sanction was accorded to the introduction of crop rates or *chahwari* fluctuation into villages hitherto under fixed assessment, provided that the owners desired it. The crop rates per acre sanctioned were :—

	Chahi and Nabri.			Sailab.			Barani.		
	Rs.	A.	P.	Rs.	A.	P.	Rs.	A.	P.
Chiniot	1	4	0	0	14	0	0	8	0
Jhang { Chenab	1	4	0	0	14	0	0	8	0
{ Jhelum	1	8	0	1	8	0	0	8	0
Shorkot	1	6	0	1	2	0	0	8	0

Under these orders eight villages were placed under *chahwari* *jamas* and 31 (practically all on the Chenab) under crop rates. At reassessment, therefore, there were 125 villages under *chahwari* *jamas* and 38 under crop rates. As prices had risen by 21 per cent. and as the opening of the Jech Doab Railway had improved the economic position of the district a revision of Mr. Steedman's assessment became imperative. The orders sanctioning the revision laid great stress on the necessity of relieving of the burden of the fixed assessments those old revenue payers whose incomes had been reduced by the attraction of tenants to the Chenab Canal and the withdrawal of water from the rivers. Formation of new assessment circles and the addition of *nabri* and *chahi-nabri* soils to the classification already existing were inevitable. Half-net assets on the basis of rents paid by tenants-at-will to their land-owners were calculated. The average cropped area, i.e., the normal area of crops was determined by means of taking the average area of 5 years (1896—1901) in the case of the Chenab Nabri circle, six years (1897—1903) in the case of Riverian circles and nine years (1895—1904) in the case of Kachhi and Jhelum Nabri circles.

The landlord's share of the produce actually received by him was on enquiry found to be lesser, especially in upland wells than that recorded in the revenue papers. After making due allowances for these variations the share ascertained was :—

Uttar wells	...	33	%	Chenab* Chiniot : Chahi & Sailab.	41	%
Nabri	...	33	%	Other Hithar circles and Sailab.	50	%

Calculated in the above way the following rate per acre cropped of the half-net assets for each principal cropping was determined :—

			Rs.	A.	P.
Nabri—Lower Chenab Canal	...	...	2	9	0
Lower Jhelum Canal	...	...	2	14	0
Chabi—Chenab Nabri Circle	...	...	1	7	0
Jhelum Nabri Circle, Chiniot	...	...	1	7	0
" " " Jhang	...	...	1	8	0
Chenab, Chiniot	...	...	1	13	0
" Jhang	...	...	2	3	0
Jhelum	...	...	2	5	0
Joint	...	...	2	7	0
Kashhi	...	...	1	5	0
Sailab Chenab, Chiniot	...	...	1	11	0
" " Jhang	...	...	1	14	0
Jhelum	...	...	2	2	0
Joint	...	...	2	0	0

(b) *The revenue sanctioned.*—The revenue according to the demand sanctioned for fixed assessments and to the rates sanctioned for fluctuating assessments, amounted on the average figures of cropped area given in the assessment reports to Rs. 5,00,780, which was 73 per cent. of half the net assets. This demand was also 74 per cent. of one-sixth gross produce divided between owner, tenant and menials. The share of the half-net assets, which it was thought proper to take, was lower than usual, but the lowness of the previous revenue rates operated to prevent so large a proportion being taken as would otherwise have been possible. The half-net assets in themselves were perhaps fuller than usual.

(c) In determining the form of assessment under which each village or a part of a village in each circle could be put, the basic principle adopted was, that a fixed assessment was desirable, where possible, both in the interests of Government and of the people. The absence of any appreciable barani cultivation simplified matters and agriculture presented only the following conditions :

(i) *The Hithar.*—In most of the villages of the Chenab circles the uncertainty of the floods on which the cultivation for the most part depended was so great that in these circles a fixed assessment was thought to be unsuitable. It was, therefore, necessary to introduce a fluctuating system practically throughout this area. In the Jhelum and Joint river villages, on the other hand, the conditions were determined to be sufficiently stable to admit of a fixed assessment being introduced with safety. In all cases of fixed assessment in the two circles, however, it was a condition of settlement that fluctuation could be introduced whenever desired by the proprietary body and in some cases on the Jhelum fluctuation was introduced under this condition at re-assessment. A further condition limiting the introduction of fixed assessment was that where the previous jama could not be maintained, fluctuation was to be introduced whether the owners desired it or not.

(ii) *The canal-irrigated uplands.*—Here, both in the interests of the proprietors and to prevent sacrifice of Government revenue, fluctuation was necessary. Canal irrigation was in its infancy. The conditions were, therefore, far from being stable. On the one hand, the Irrigation Department found themselves under the necessity of gradually cutting down the too liberal water supply allowed at first from existing distributaries and on the other improvements and extensions of distributaries enabled land to be gradually brought under command which was at first beyond the reach of supplies. In all areas, therefore, in which canal irrigation was already in existence or where it was likely to be introduced in the immediate future, the form of revenue assessment imposed was fluctuating.

(iii) In the upland tract not in receipt of canal irrigation the *chahwari* system of assessment was imposed as it was found to be the most suitable there. As the changes in the total village demand each year were likely to vary very considerably the demand, though essentially a fixed one and requiring no considerable supervision, was treated as a fluctuating one.

Big estates which, though nominally in one assessed circle really partook of the nature of others too, were divided into suitable blocks and different forms of assessment suitable to each sub-division of the village were imposed.

(d) The result of the assessment announced, which was within 1 per cent. of the jama sanctioned, was as under:—

Tahsil.	No. of villages.	Fixed.	Fluctuating.	Chahwari.	Total.
		Rs.	Rs.	Rs.	Rs.
Chiniot	262	29,991	1,15,325	3,947	1,49,263
Jhang	851	1,08,319	83,441	16,332	2,08,092
Shorkot	176	95,602	8,368	39,252	1,38,122
Total	709	2,34,912	2,02,124	59,531	4,96,477

About 11 per cent. of the jama of 12 villages, amounting to about Rs. 1,534, was deferred and proposed to be levied in 1910, but the Settlement Commissioner remitted this increase later on.

The *charagh* assessment was abolished and this was replaced by *ghachari* assessment (*tirni*), which was to be a fixed sum in all the villages in which it was imposed, whatever the form of the land revenue assessment may have been. *Sajji tirni* was given up. In the case of Bhangu village of the Shorkot tahsil, however, the right to collect *sajji* was sanctioned to be auctioned every year in lieu of assessing it to land revenue. In the case of villages under fixed demand, but subject to river action, alluvion and di-alluvion rules were sanctioned and rules for grant of protective leases to wells, whether made with or without *taccari*, were framed. Grazing of cattle was subjected to the imposition of a tax realisable by means of quinquennial contracts in the case of villages adjoining Government *rakhs* and annual *naubaramad* contracts in the case of others. This was calculated to bring in an average income of Rs. 5,617.

Besides annas 4 per rupee of the assessed jama were to be charged as *malikana* in the case of Government area leased out for cultivation. This was supposed to bring in another Rs. 3,471.

The female date trees in villages where their number exceeded 80 were assessed and the total average from this source was Rs. 5,677.

(e) My predecessor in his final settlement report (paragraph 65 and appendix IX) prepared an estimate of what his assessment will ultimately grow to when irrigation from the Lower Jhelum Canal would be fully developed. He announced an estimated jama of Rs. 4,96,477 and expected it to grow into Rs. 7,18,796. This estimate failed to approach the actuals.

The whole matter can be put in round figures thus: Mr. Steedman announced a revenue roughly of Rs. 4 lakhs in 1880. Mr. Abbott announced a demand approximately of Rs. 5 lakhs in 1904-05 and this latter grew to about Rs. 8 lakhs if we look to the average demand in the cycle of selected years.

B.—The Colony portion.

14. The history of previous assessments in the colony is of no particular significance. From the very start the colony was subject to a fluctuating system by which different rates were applied to areas sown without reference to the kind of crops sown.

General.

CHAPTER III.—PRESENT CONDITIONS.

15. The figures of the sown area in the various sub-divisions of the district are reproduced below and compared with settlement figures :—

Tahsil.	Description.	Area sown.								Total.
		Chahi.	Chahi-Nahri.	Nahri.	Jhalari.	Chahi-Sailab.	Abi.	Sailab.	Barani.	
Colony	1911-12	...	...	182,780	...	...	...	...	...	182,780
	1921-22	...	...	221,405	...	...	...	...	...	221,405
	Percentage of + or -	...	...	+21%	...	...	...	...	...	+21%
Chiniot	Average 1902-05 to 1904-05	53,734	1,027	25,204	3	2,000	8	14,207	2,375	100,648
	Average 1918-19 to 1922-23	42,622	10	102,498	202	228	1	17,804	2,330	172,081
	Percentage of + or -	-19%	...	+384%	...	...	...	+26%	-67%	+71%
Jhang	1904-05	88,830	1,322	2,632	...	...	...	22,340	120	113,054
	Average 1918-19 to 1922-23	67,759	247	72,989	1	11,216	622	22,206	2,054	106,146
	Percentage of + or -	-19%	-81%	+2,777%	...	...	...	+26%	...	+48%
Shorkot	Average 1903-04 to 1906-06	41,087	4,870	8,032	...	20,268	2,168	21,178	274	118,667
	Average 1918-19 to 1922-23	39,277	181	21,182	...	22,617	420	20,206	261	112,663
	Percentage of + or -	-4%	...	+163%	...	+1%	-81%	-4%	+140%	+4%

In the colony there is an increase of 21 per cent., but this increase is practically all in the *kharif* as *rabi* sowings show some contraction if we compare the pre-settlement quinquennium with the average of eleven years since 1911-12. The abolition of the holding-to-holding *kharaba*, which measure practically synchronised with the introduction of the new assessments, probably had a marked effect on preventing any extension of *rabi* sowings, as the cultivators could no longer afford to gamble extensively in rain.

The enormous increase of *nahri* sowings in Chiniot and Jhang is partly accounted for by the natural development on the area covered by the Lower Chenab Canal, but mainly by the fact that irrigation from the Lower Jhelum Canal had hardly commenced when the settlement of 1902—05 came to a close. The contraction in *chahi* sowings is most marked in Jhang and Chiniot and was the direct outcome of increased canal irrigation.

Barani cultivation is negligible all over the district and much of what is returned in our records as *barani* is in reality of a *quasi-sailab* nature. Increased *sailab* cultivation only reflects the fact that water-level in the rivers in winter is very low owing to the withdrawal of the whole of the cold weather supply of water from the rivers for the perennial canals.

16. The district is practically rainless after 15th September and consequently very little ploughing is attempted in winter beyond scratching the surface of the earth in *sailab* areas. Into these the seed (to the selection of which very little thought is bestowed) is scattered broadcast and the crop is then left to its fate. As *barani* cultivation is negligible most of the labour goes to *chahi* and *nahri* areas. On wells the most common practice is to manure heavily the area near the well cylinder and to reserve a part of it for turnips (fodder) and it is this area which is generally *dofashi*. The area on the outer fringes of the land attached to the well is cultivated only in years of favourable rainfall and on this area wheat follows wheat as a rule—though this is the area that suffers first and most in years of capricious

Method of farming and rotation of crops.

rainfall. Both on lands irrigated by means of wells and on lands in receipt of canal irrigation the preparation of the field receives a fair amount of attention but weeding after the crop has once made some sort of appearance is universally neglected, except by Arains. A large number of cultivators still sow *chari*, *moth* and occasionally even *gowara* with their *nabri* cotton. The crop rotations in general use are discussed at length in the various assessment reports and here it is only necessary to indicate that, as a general rule, all good *sailab* land is year after year subjected to wheat in the *rabi* or if the floods permit to *mask* in the *kharif*, but only in Jhang and Shorkot and not in Chiniot. Inferior *sailab* lands are devoted to gram, barley, *taramira*, *jowar* and very inferior lands to *samukha*.

Intensive cultivation of a really superior kind, however, prevails in the vicinity of Maghiana and Jhang—the headquarters of the district. Here there is a brisk trade in vegetables and chewing sugarcane and the profits are remarkably high. The entire process is highly specialized. The owner supplies the manure, the tenant 48 waterings in the year and the specialist cultivator comes forward with his skill and labour. The last pays sometimes as much as Rs. 70 per *kanal* as rent. This is shared between the owner and the tenant.

17. The following table shows the average matured area under each of the principal crops and its percentage on the total matured area :—

Principal crops matured.

Crop:	Colony.				Non-Colony.			
	Average 1907-1911.		Average 1912-22.		Average 1903-05.		Average 1915-25.	
	Area.	Percentage on the total matured area.	Area.	Percentage on the total matured area.	Area.	Percentage on the total matured area.	Area.	Percentage on the total matured area.
Rice ...	461	2	340	2	948	3	2,033	4
Jowar ...	19,947	7.1	8,295	4.1	37,263	9.9	25,866	5
Rajra ...	4,582	2.3	6,658	3.3	6,481	1.7	16,776	3.2
Maize ...	4,118	2.1	3,905	1.9	6,288	1.7	11,184	2.2
Pulses ...	1,128	.6	2,259	1.6	15,258	4.3	12,940	2.5
Oil-seeds ...	16,303	8.2	7,880	3.9	7,478	1.9	6,328	1.2
Sugarcane ...	650	.3	819	.4	242	.1	590	.2
Cotton ...	17,465	8.9	24,502	12.9	14,112	3.7	36,790	7.1
Vegetable ...	67	.04	85	.04	461	.1	689	.1
Wheat ...	90,021	45.6	91,721	45.3	174,454	46.3	233,917	45.2
Gram ...	2,301	1.4	6,145	4	11,655	3.1	23,509	4.6
Tobacco ...	267	.1	332	.2	1,901	.5	2,806	.6
Fodder ...	18,754	7	21,680	10.6	15,731	4.9	97,889	18.8
Total of the district	197,337	...	2,02,701	...	376,955	...	517,476	...

The percentages reveal the trend that agriculture has taken in the district. In the colony the valuable crop toria (*rabi* oil-seeds) had to be sacrificed, because water is scarce when toria is on the ground and it is required just then to mature cotton as also for other *rabi* sowings. The consequence is that the area under *rabi* oil-seeds has gone down to less than half of what it was and its percentage on the total matured area of the year has dropped from 8.2 to 3.9. Cotton, on the other hand, has risen from 8.9 to 12.9, and it almost appears as if the area released from

under toria had been set apart for cotton. Another noticeable feature is the replacement of jowar by bajra. In the old portion of the district the decline of jowar is equally marked and is also visible in pulses, while cotton shows a marked increase. Wheat has gone down by one per cent., while all over the district fodder crops show a phenomenal rise. This expansion in fodder cultivation is an unavoidable feature of increased cultivation. More and more cattle have to be stall-fed and large herds can no longer be let out to graze in areas that were formerly pasture land. My predecessor in paragraph 15 of his settlement report drew attention to the large decrease in cotton and wheat. The total area under wheat then (in the old portion of the district) was 161,460 acres, while now in the same portion the average in the selected years comes to 233,917 acres. Cotton then in the same area was 12,662 acres and it is now 36,790 acres.

18. No separate report was submitted for the colony portion regarding commutation prices, but the accounts of 67 chaks out of a total of 212 allotted chaks were carefully scrutinised. Where in any chak there were two shops, the accounts of both were compared in order to find out whether more than one set of prices ruled either at harvest time or later on. Further a detailed examination of the account books of 12 of the most important shops in the Maghiana mandi was carried out. Entries for 12 selected dates in every year and in addition the mandi rate on 15th *Har* for *rabi* staples and 1st *Magh* for *kharif* crops were excerpted from these account books and a detailed statement was prepared. The prices adopted by my predecessors who assessed the colony portion were based on mandi returns and not as usual on account books of actual transactions in villages. This procedure was dictated by the favourable situation of the Chenab Colony as a whole as regards market towns where the bulk of the produce was sold. This, though true even of parts of the Jhang Branch circles falling within the Lyallpur district where there exists a very close connection between village and mandi prices, and where local transport abounds was not applicable to the Jhang Branch circles falling within the Jhang district. In the colony portion of Jhang sale in the village and to the village bania is still the commonest method of marketing the produce. It was, therefore, essential to study all reliable accounts after a very elaborate enquiry. The following table compares in annas per maund the prices of 1910 with those adopted by me in 1922 :—

Crops.	1910.	1922.	Percentage of increase.
Jowar	24	40	67
Bajra	28	48	71
Maize	22	46	109
Cotton	74	150	103
Wheat	34	50	47
Barley	22	40	82
Gram	28	41	46
Toria	50	72	44

The general rise in commutation prices came to between 54 and 56 per cent., though the rise in the actual price level was only 41 per cent., but this difference as remarked by the Financial Commissioner in his review of the colony report " was due to the fact that the prices assumed at last settlement were too low ".

For the old portion of the district a detailed report about prices was submitted, as required by paragraph 225 of the Settlement Manual, and the commutation prices assumed at settlement, those proposed by

me, and as sanctioned by the Financial Commissioner, are compared below :—

	PRICE IN ANNAS PER MAUND.			
	At Settlement " (sanctioned in 1902).		Proposed by me.	Sanctioned now (February 1924).
	Nabri.	Other.		
Rice	...	...	43	39
Jowar	23	25	44	47
Bajra	30	27	49	48
Maize	26	24	45	46
Til	60	57	53	55
Gur	...	...	93	89
Cotton	61	59	160	106 150 American.
Mash	34	32	67	66
Wheat	81	28	57	54
Barley	19	18	40	37
Gram	25	23	46	46
Toria	...	...	74	70
Sarshaf	...	...	68	73
Tabacco	...	...	121	115

Mr. Abbott took as the basis of his calculation of the valuation of the produce the average prices obtaining in various markets of the district during fifteen years previous to the settlement, but made a deduction of four annas per maund in every case on account of carriage to market and of deductions made by grain-dealers for admixture of dirt, etc. He dealt with only nine staples representing 75 per cent. of the total harvested area. Identical prices were adopted for all tahsils, but in each case a higher price was assumed for the produce of land irrigated by perennial canals as it was held that owners reaped to the full the benefit of high prices in years of scarcity.

My enquiry covered the period from *Kharif* 1900 to *Rabi* 1923 and I tried to get hold for the whole of this period in each of the 32 rural centres selected the rate fixed for *rabi* staples on 15th *Har* (corresponding to 28th June roughly and the rate fixed on 1st *Magh* (corresponding to 13th January) for *kharif* staples. This was essential as most of the sales take place not in central rural markets under competitive conditions but *in situ* in the villages to the village-dealers or money-lenders. The investigation showed that in actual transactions no distinction is made between *nabri* and other produce. The general rise in commutation prices came to 93 per cent. in Chiniot, 95 in Jhang and 96 in Shorkot. The rise in actual prices in the old portion of the district was even higher than the rise of 41 per cent. in the colony because, while the colony is still more or less isolated, the old portion of the district which had no railway when the last settlement was in progress is now traversed by the Jech Doab Railway and this has had a markedly favourable effect on the disposal of the surplus produce. The rise in actual prices was assumed by the Financial Commissioner when dealing with the forecast report to be 40 to 45 per cent. I consider even the latter percentage to be somewhat low and the rise is nearer 47 than 45.

19. The following summarises the information on this subject supplied in the various assessment reports :—

Live stock.

Tahsil.		Bull, bullocks and male buffaloes.	Cows.	Cow buffaloes.	Young stock.	Sheep and goats.	Horses, ponies and mules.	Camels.
COLONY	Settlement ...	32,214	30,543	28,007	36,576	70,191	5,582	4,644
	Now ...	30,743	20,936	32,730	46,069	76,914	7,434	4,778
CHINIOT	Settlement ...	36,742	26,658	18,437	23,284	87,109	2,948	1,149
	Now ...	38,776	23,119	27,531	43,270	83,056	6,333	1,758
JHANG	Settlement ...	52,691	40,748	12,483	33,314	125,028	2,310	3,679
	Now ...	50,018	35,706	22,475	50,644	150,227	3,984	4,090
SHORKOT	Settlement ...	36,113	26,500	8,740	21,517	98,781	1,152	2,049
	Now ...	36,383	24,522	12,726	29,367	105,923	1,771	4,104
Total for the district.	Settlement ...	158,760	124,449	62,667	114,691	381,109	11,993	11,520
	Now ...	155,920	104,283	95,462	168,690	416,120	19,572	15,620

In spite of a comparatively complete absence of carts the increase in young stock and in milch buffaloes arrests attention. The decrease in cows is natural in view of the large increase in cow-buffaloes and bullocks and male buffaloes show only a slight decrease. The rise in the number of horses and ponies and camels is also noticeable.

The Jhang cultivator's fondness for cattle is proverbial, but his live-stock is not paying him as much as it should. The position with regard to cows and cow-buffaloes is that whereas the cow is being given up as a milker she has still of necessity to be retained for breeding purposes and the plough-bullocks produced by the stock in the district lack in stamina. The cow-buffalo receives good treatment, but the cow that breeds and the bullock that works both receive the minimum amount of attention in order it would appear that they may do the minimum of work. Cattle-breeding for commercial purposes is absolutely unknown and the tahsil has got into a vicious circle. It keeps cow-buffaloes for milk, cows for breeding, horses for show, and camels for transport. If economic considerations had any say they could easily use the cow as a dual-purpose animal and rear plough-bullocks and draught-bullocks. It is often said and said with truth that the large herds kept by these people serve to provide useful manure and they also tend to inflate the credit of the owner, but the manure and the miscellaneous income, at least in my opinion, do not adequately compensate the owner for the total quantity of agricultural produce that disappears as fodder. Reference has already been made in paragraph 17 *ante* to the amazing growth in the percentage of fodder crops on the area annually matured. In the colony the percentage has gone up from 7 to 10.6 and in the rest of the district from 14.9 to 18.8. A great deal of green wheat and jowar, etc., is used in addition to these purely fodder crops. This subordination of agriculture to the requirements of cattle would not be so distressing if the cattle were well kept. That, however, is not the case. Cattle farming as a business is not understood at all and live-stock, which at one time was regarded as a valuable asset to fall back upon, is now a great burden. Even the breed is deteriorating, but to undertake means to do away with the need-less is not one of the strong points of the Jhang land-owner. Formerly a couple of years of drought played havoc with the large herds for whom then only the spontaneous fodder in the enormous grazing area of the district was available. Now practically each and every crop is being used as fodder and the zamindar has thus succeeded in nullifying the beneficial

effect of years of drought. The cattle have now no chance of dying in large numbers and they drag on a miserable useless existence-miserable themselves and a source of misery to the owner. It is inefficiency run riot.

20. The population of the district as at present constituted has been as under at the last three enumerations:—

POPULATION.

Tahsil.	1901.	1911.	1921.
Colony ... ..	...	102,796	124,115
Chiniot	111,775	125,785	141,220
Jhang	165,513	181,104	191,081
Shorkot	94,678	114,931	114,002
Total of the district ...	371,961	524,616	570,418

The figures given for the year 1901 in paragraph 19 of Mr. Abbott's settlement report contain the population of Jungle Sobhaga which are excluded from my figures of 1901 for the sake of a more accurate comparison with 1911. The density of the population varies very considerably in different parts of the district and it is consequently misleading to draw any conclusions from figures relating to population per square mile. The population per square mile is thickest in the colony because of its comparatively uniform allotment.

21. This subject is of engrossing interest and each of the four main divisions of the district is noticed separately.

Tribal distribution and cultivating
occupancy.

(a) *Colony*.— Except for a sprinkling of Khatris, Aroras and Brahmans, practically the whole of the allotted area is held by Musalmans: Hitharis holding 112,249 acres, Janglis 93,276 acres, Pathans, etc., 18,393 acres, and miscellaneous tribes 5,068 acres. As a matter of fact, this part of the old Sandal Bar was used exclusively as a dumping ground for the inefficient: presumably on the principle of like soil like men. Later on the boundary between Lyallpur and Jhang was so designed as to leave all the immigrant colonists from the central districts with their centuries old traditions of careful husbandry in Lyallpur and the Hitharis of Jhang and the nomads of the Bar in this district. A few Arains from Gujrat hold land in the Shorkot tahsil and a very few Arains of Jullundur in the Chiniot tahsil. The latter were given a particularly poor lot. Five chaks were allotted to menials indigenous to the Bar: two to weavers, one to mochis and two to miscellaneous people such as kumbhars, weavers and mochis. The chaks allotted to menials have the very worst soil in the colony. Altogether twenty chaks were allotted to members of criminal tribes and some of these are grouped round the Mochiwala thana where the notorious Nur Mahram Biloches have been located under surveillance. It is superfluous to add that the existence of these criminal tribes holding nearly twenty-six thousand acres in the colony is not a source of strength to the administration or of convenience to their neighbours.

(b) *Chiniot*.— The Syeds hold over 1 lakh acres, out of which nearly fifty thousand acres are under cultivation. The total area held by all Jats combined is 144,861 acres, out of which 68,082 acres are cultivated. The three important Jat clans, Lalis, Harals and Galotars, hold nearly half of the total area held by Jats. Rajput Bhattis and Rajput Chadbars (including the Jappas and the Rajokas) form a very prominent element of the proprietary body and the area held by them is 99,687 acres. The

total area held by Rajputs is even more than that held by Jats and these three tribes, i.e., the Rajputs, the Jats, and the Syeds between them practically own the whole of the tahsil. Sials have a very small area (only about 372 cultivated acres), Nekokaras and Qureshis have between them 5,000 cultivated acres, while Khojas have 3,370 cultivated acres. The total area held by Hindus is as under :—

Caste.	Total area.	Cultivated area.
	Acres.	Acres.
Khatris	9,798	4,501
Aroras	5,012	2,282
Other Hindus	12,746	6,471
Total	27,556	13,254

Amongst the proprietors the Syeds are comparatively more thriftless. As regards general management of their estates, only the Hindus, the Lalis and the Bhattis show some keenness but, taken as whole, the land-owning classes in this tahsil are more or less very easy-going and are at the mercy of their tenants and servants. They have not the grit to watch over their interests and even when they are nominally shown as being in receipt of half batai, as an actual fact, it is not often that they get their proper share of the produce. None of these tribes are sturdy farmers in the way in which the farmers in Sialkot, Jullundur and Hoshiarpur work their lands. They are generally content with an indifferent yield obtained with a possible amount of water and labour.

(c) *Jhang*.—The Sials hold altogether 144,070 acres, out of which 60,085 acres are under cultivation. The Sials predominate in the Chenab and the Jhelum, but they have no great share in the Jhelum Nahri, though their share in the Chenab Nahri is quite respectable. Next to the Sials the biggest owners are the Syeds, who own nearly one lakh acres. Nearly one-third of this is in the Chenab circle, while the major portion or nearly half of the total area held by the Syeds lies in the Jhelum Nahri circle. After the Syeds the Jats appear with a total area of 86,140 acres. There are, however, no large proprietors among the Jats and they hold scattered areas in different villages. The same remarks apply to the Hindu owners of this tahsil, if we exclude some Hindus who have held land in this tahsil from a fairly early period. The total area held by the Hindus amounts to 102,010 acres, out of which more than half is held by the Aroras, nearly one-fifth by the Khatris and one-eleventh by the Brahmans. Hindu proprietors are equally prosperous in all circles. Of all the proprietors in the tahsil Hindus as a group are the most industrious as well as the most capable.

(d) *Shorkot*.—The proprietary body in Shorkot is even more homogeneous than in other tahsils. The main tribes are the Sials, the Qureshis, the Biloches and the Jats. The Sials hold altogether 130,376 acres and nearly two-thirds of this lies in the Joint circle. The Qureshis own 43,877 acres. These two tribes amongst them have some very extensive individual estates. The Jats and the Syeds, on the other hand, have barely one or two large landed proprietors and the main body consists of people with small holdings. Biloches own a considerable area in the Kachhi, but they are a numerous body and the cultivated area per Biloch, even in the Kachhi, does not amount to over three acres. The Shorkot tahsil is fortunate in its Hindu proprietary element, the Aroras holding as much as the Qureshis, while the Khatris, the Brahmans and other Hindus combined own another 20 thousand acres. The approximate

percentage of the total area of each circle held by Hindu proprietors is as follows :—

<i>Circle.</i>	<i>Approximate percentage of the total area held by Hindus.</i>
Chenab Nabri	12
Joint	15
Kachhi	18

In addition they now hold as mortgagees nearly 5 per cent. in the Chenab Nahri, nearly 11 per cent. in the Joint and nearly 9 per cent. in the Kachhi. There is no means of ascertaining the exact extent of the area held in violation of the Alienation of Land Act and the Shorkot tahsil is said to be the home of the fictitious transferree.

The cultivators all over the district are practically entirely Mussalman and the statement below will show how, except in the colony, cash rents play a somewhat insignificant part :—

<i>Tehsil.</i>	<i>Cultivated by owners.</i>	<i>Cultivated by occupancy tenants.</i>	<i>Cultivated by tenants-at-will paying cash rents.</i>	<i>Cultivated by tenants-at-will paying kind rents.</i>	<i>Total cultivated area.</i>
	<i>Acres.</i>	<i>Acres.</i>	<i>Acres.</i>	<i>Acres.</i>	<i>Acres.</i>
Colony	120,106	...	31,832	58,635	216,487
Per cent.	55%	...	16%	27%	...
Chiniot	55,105	1,388	9,600	150,013	221,786
Per cent.	25%	1%	4%	68%	...
Jhang	77,889	1,623	17,154	130,867	241,429
Per cent.	31%	1%	7%	57%	...
Shorkot	38,576	1,758	8,177	109,285	157,230
Per cent.	24%	1%	5%	69%	...

22. The colony portion as a whole is not easily accessible and barring a pakka road from Chak Jhumra to Chiniot which traverses through a part of the colony there is no other metalled road and though unmetalled roads abound the roads leading from the colony to the mandi towns of Sangla, Lyallpur, Gojra, Toba Tek Singh and Maghiana are not very encouraging for wheeled traffic. The metalling of the road between Gojra and Jhang will prove of great benefit to that portion of the colony which lies within the Jhang tahsil.

The old portion of the district is fairly well served by the Jech Doab Railway and the extension of the railway from Chak Jhumra to Chiniot is sure to prove of great ultimate benefit. The district as a whole is, however, still very backward in the matter of roads. A pakka road connects the town of Shorkot with the Shorkot Road railway station, a distance of 11 miles and another pakka road connects the town of Chiniot with the Chak Jhumra railway station (a total distance of 16 miles, out of which eight are in Jhang and eight in Lyallpur), but the headquarters of the district has only one pakka road leading to village Bagh—a distance of 5 or 6 miles. The construction of a pakka road from Gojra to Jhang and further on to Athara Hazari across the river Jhelum will ensure better communications. The unmetalled roads in the district need a great deal of attention.

Owing to the diminished cold weather supply of water in both Chenab and Jhelum water-borne traffic has greatly decayed and land traffic is still carried mostly by camels and donkeys. The total number of carts in the district is as under :—

	<i>Number of bullock country carts.</i>
Colony	468
Chiniot	66
Jhang	47
Shorkot	10

In addition to these the district has a number of pony-drawn rehris, but these exist mostly in and around large towns like Maghiana, Chiniot and Shorkot.

There is not a single market within the colony area. Nearly 75 to 80 per cent. of the surplus produce finds its way to Lyallpur, Gojra and Toba Tek Singh mandis, Chiniot, Rajoa, Bhawana and Shorkot rarely get any share of the colony produce, but the Maghiana mandi does claim a part of the produce of the chaks situated in its vicinity. If a mandi could be started in Varyam, the portion of the colony in the Shorkot tahsil would have a chance of utilising the services of the Jech Doab Railway.

In the older portion of the district the three main towns, Chiniot, Maghiana and Shorkot have fairly flourishing mandis. The attempt to provide a market at the Shah Jiwana railway station has not proved very successful and the mandi is in a moribund condition. The new Maghiana mandi, however, seems to be getting on and the vogue of barani cultivation in the Thall bids fair to add to its prosperity, as a good deal of the gram grown even in the Mianwali Thall has to cross the two rivers before it finds a suitable market. The question of markets, however, is not of much importance at present to the greater portion of the rural population, because even the big land-owners generally dispose of their produce locally, and it is left to the purchasers to transport the same to the markets with which they are connected or which they find convenient. Postal and telegraphic facilities have not kept pace with the growing importance of the district. In the colony there are no district board dispensaries, nor is there any veterinary hospital and there are only four or five post offices. The older portion of the district is comparatively much better served in these respects, but there is room for considerable improvements.

23. The keeper of the rural purse all over the district is still the bania and he is resorted to both for land revenue purposes and often enough for seed, though there is evidence that the custom of taking advances of seed-grain is dying out and cultivators now attempt to store their own seed. Where advances of seed are taken the system now in vogue is that the seed is not repaid in kind. The cash value of the grain on the date on which it is advanced as seed is debited to the borrower's account and from that date onwards till the date of repayment interest varying from Re. 0-1-6 to Re. 0-2-6 and in rare cases of thriftless Janglis and criminal Biloches up to Re. 0-4-0 per rupee per mensem is charged. Sometimes green fodder is taken in addition. The rate of interest on cash advances also ranges between Re. 0-1-6 to Re. 0-2-6 per rupee per mensem and the loan is issued at a discount of half-an-anna in the rupee, the rate of discount varying with the credit of the borrower. Interest is generally calculated on the face value of the loan from the very beginning. In consequence of the prevalence of this system the bania, whether a resident of the village or an established dealer at harvest time from some other village, does not, as it were, buy in the open market from persons who are in no way under his thumb. He practically buys from asamis that are more or less dependent on him for their cash supplies. The rates offered thus do not always bear that character of competition between purchasers which is so marked a feature in rural areas in the vicinity of markets. It is not implied that the producer is entirely at the mercy of the local dealer in the matter of rates. This may have been the case in pre-war years, but now even the stay-at-home takes an interest in stories of profits made by speculators during the period following the armistice and the local dealer is astute enough to offer rates that should appear satisfactory. It is to his interest to keep out the peripatetic purchaser and thus the agriculturists of the tract get a fairly reasonable rate at least on paper. The purchaser solaces himself in other ways by false weightment, added interest and so on. As a matter of fact, the system has some advantages. In the first place the one rate fixed in the case of rabi staples on the 15th of *Har* and for *kharif* on the 1st of *Magh* is adhered to even, though deliveries

may take place on different dates. The producer thus generally escapes possible losses on account of the downward fluctuations that rule in mandis occasionally. This received a pointed illustration in the case of wheat in the summer of 1922. Those that sold at harvest time got a rate of Rs. 4-10-0 or Rs. 4-12-0. The larger land-owners, on the other hand, stocked their grain in the hope that with the removal of the embargo on exports, rates would go up an expectation that was not realised and the wheat for which the seed had been purchased at Rs. 10 per maund had to be sold at Rs. 4-4-0 and even at Rs. 4-2-0 per maund. Secondly, and this is particularly noticeable since 1920, local dealers have also taken to speculating and emboldened by the large profits made by them in the period following the termination of the war they sometimes offer the mandi rate in the village itself. The system, in spite of its general drawbacks, has thus its compensations, particularly for the small proprietor who, as a rule, has not enough surplus produce for disposal to make it worth his while to carry it into the nearest open market. Old associations, a natural ineptitude for business and above all crass apathy have generated an atmosphere favourable to the continuance of a system which, though not unfavourable in the matter of rates, at least not on the surface, is in other ways inimical to the growth of a wholesome economic position.

In the majority of cases the produce is not transported by the agriculturists, but is sold by them to their established dealer who arranges for the transport as suits his convenience. Quite a number of the solvent small proprietors and practically all those holding large areas, however, do not dispose of their produce locally. The transport is chiefly by means of camels and donkeys and the cost per maund varies according to distance, time of the year and the kind of the produce. Weight for weight cotton costs on the average 50 per cent. more than wheat and gram. For an average distance of 10 miles the camel hire per maund for wheat and cotton is roughly Re. 0-2-6 to Re. 0-4-0 for the former and Re. 0-4-0 to Re. 0-6-0 for the latter. In addition to the cost of transport the following mandi charges have to be met by the seller :—

MANDI DUES PAID BY THE SELLER.

<i>For grain.</i>		<i>Maund equal to 40 seers.</i>
		Rs. A. P.
1. Rulai and paltai	Roughly ...	0 3 0 per cent.
2. Changar	" ...	0 2 6 "
3. Dharman	... ..	1½ anna per cent.
4. Dalali, including tolai	... ..	10 annas per cent.
5. Ahrat	... ..	8 annas to 10 annas per cent.
6. Rasoiya	... ..	2 annas per cent.
	Total ...	Re. 1-11 to Re. 1-13 per cent.
<i>For cotton.</i>		<i>Maund equal to 40½ seers.</i>
1. Dalali	... ..	2½ annas per cent.
2. Ahrat	... ..	10 to 12 annas per cent.
3. Tolai and oharhai	... ..	1½ pao per maund (roughly 14 annas per cent.).
4. Dharman	... ..	1½ per cent.
5. Cartage from market to the press	... ..	1 pice per maund.
6. Changar	... ..	3 annas per cent.
7. Rasoiya	... ..	2 annas per cent.
	Total ...	Roughly Rs. 2-3-0 per cent.

In the case of cotton the seller has to pay one pice per maund as cartage from the market to the ginning factory and he has also to sell 40½ seers to an actual maund : the additional 12 chataks being for dryage,

Mandi charges are consequently in the case of cotton slightly more than in the case of grain. Taking transport and mandi charges together, the average deduction for a village at a distance of from 15 to 20 miles from a mandi (which is the usual distance) per maund comes to 10 or 11 annas in the case of cotton and 6 or 7 annas in the case of grain (gram and wheat and toria). It should thus follow that if cultivators in the villages get 10 annas below the mandi rate for cotton and 6 annas below the mandi rate for cereals they practically get mandi rates.

24. In the assessment reports submitted during the settlement details of area sold since the preceding settlement have been given. Sales in the colony have a different history from sales in the old portion of the district. The total area sold in the colony since 1911-12 amounts to 7,128 acres, out of which 6,557 acres were cultivated and the average price per cultivated acre comes to Rs. 196. This, purely, arithmetical average, however, conveys no meaning. In the colony up to and including 1918-19 the sale price per acre remained rather low as the vendors of land in this isolated tract remained oblivious of the effect of world conditions that were then making such a stir elsewhere. In 1919-20, however, the average sale price suddenly jumped from Rs. 165 to Rs. 200 and in the subsequent two years the average rose to Rs. 312 and Rs. 390. The major proportion of these sales were due to the necessity of paying off debts incurred by the colonists in their pre-colony life. The desire to acquire land in their original homes or to redeem land already mortgaged there also accounted for a certain number of transactions. The sales were all in favour of local men and to a certain extent account for the indebtedness of some of the colonists. The purchasers in almost all cases raised the money by means of loans.

The statement below gives the area sold in the old portion of the district (excluding sales to Government).

AREA SOLD SINCE SETTLEMENT.

Taluk.	AREA SOLD SINCE SETTLEMENT.														
	TO ZAMINDARS.					TO MONEY-LENDERS.					TO OTHERS.				
	Total area.	Cultivated area.	Sale price.	Price per acre on the total area.	Price per acre on the cultivated area.	Total area.	Cultivated area.	Sale price.	Price per acre on the total area.	Price per acre on the cultivated area.	Total area.	Cultivated area.	Sale price.	Price per acre on the total area.	Price per acre on the cultivated area.
Acres.	Acres.	Rs.	Rs. A. P.	Rs. A. P.	Acres.	Acres.	Rs.	Rs. A. P.	Rs. A. P.	Acres.	Acres.	Rs.	Rs. A. P.	Rs. A. P.	
Chinist ...	9,592	3,661	7,57,835	77 0 0	207 0 0	3,861	1,396	7,03,401	181 0 0	504 0 0	1,126	634	1,55,433	130 0 0	234 0 0
Jhang ...	24,874	10,890	27,53,919	111 0 0	265 0 0	9,622	3,668	17,12,293	178 0 0	467 0 0	1,210	507	1,67,284	139 0 0	332 0 0
Bhorhet ...	29,129	8,994	22,79,535	78 0 0	253 0 0	6,502	2,394	8,37,388	127 0 0	346 0 0	847	312	1,30,111	123 0 0	330 0 0
Total for the district ...	63,595	23,045	57,91,289	91 0 0	261 0 0	20,065	7,458	32,48,082	182 0 0	435 0 0	3,513	1,473	4,56,781	130 0 0	310 0 0

The first fact that strikes one is that in the Shorkot tahsil the total area sold since settlement amounts to 36,478 acres, while in the same period the area sold in the Jhang tahsil, which is a very much bigger tahsil with more than double the number of villages in Shorkot, is only 35,736 acres. The second noticeable feature is that, though the Chiniot tahsil is the richest in soil, the average price per acre is higher in Jhang in the case of zamindars and others than in Chiniot.

The heavy sales in Shorkot were due in a large number of cases to the absence of business habits. The higher price paid in Jhang is due to the inveterate habit of purchasers in that tahsil insisting on inflated prices to defeat pre-emptors. If the figures were to be trusted, it would follow that money-lenders of the Jhang tahsil paid Rs. 801 per acre in the Chenab circle and Rs. 479 per acre in the Chenab Nahri circle, *i.e.*, more in the comparatively poorer circle. The fact is that prices inserted in sale deeds have no relation to the actual amount that changes hands and it is for this reason that a detailed discussion of the value of land is unnecessary. It may, however, be noted that the recorded purchase price of the whole area returned as sold since settlement gives an average of Rs. 109 per acre as against the corresponding average of Rs. 30 per acre given in paragraph 22 of Mr. Abbott's report.

The sales since settlement were mostly for paying off debts and the greater portion of the area sold was acquired by owners in the village in which the land sold was situated. Sales, however, do not tend to the wiping out of debts as the purchasers in most cases make these purchases with borrowed capital. With good management of land and a sensible retrenchment of personal and ceremonial expenses not an acre need have been sold in the vast majority of cases.

25. The colony had 764 acres mortgaged for Rs. 112 thousand as against 162 acres mortgaged for Rs. 83 thousand at the preceding settlement. The increase in the mortgaged area, though considerable, is not very alarming.

For the older portion of the district the statement below shows at a glance the comparative position of each tahsil.

Area mortgaged at settlement and now.

TABLE.	Period.	AREA MORTGAGED														
		To zamindars.					To money-lenders.					To others.				
		Total area.	Cultivated area.	Consideration money.	Consideration money per acre on all kinds.	Consideration money per acre on the cultivated area.	Total area.	Cultivated area.	Consideration money.	Consideration money per acre on all kinds.	Consideration money per acre on the cultivated area.	Total area.	Cultivated area.	Consideration money.	Consideration money per acre on all kinds.	Consideration money per acre on the cultivated area.
Acres.	Acres.	Rs.	Rs.	Rs.	Acres.	Acres.	Rs.	Rs.	Rs.	Acres.	Acres.	Rs.	Rs.	Rs.		
CHINIOY ...	{ At settlement ...	6,256	2,640	63,869	14	39	22,648	13,124	3,71,329	11	28	5,821	2,979	59,008	10	30
	{ At present ...	7,246	3,700	3,07,921	42	63	12,423	5,810	4,17,261	30	72	3,161	1,549	76,094	24	49
JHANG ...	{ At settlement ...	13,032	7,155	2,59,018	20	50	96,401	37,651	21,19,437	24	56	2,564	1,014	55,347	22	56
	{ At present ...	14,936	7,738	7,33,491	49	64	45,369	21,480	17,87,004	39	83	2,008	917	69,416	25	79
BHOOROT ...	{ At settlement ...	5,201	2,653	1,81,949	32	68	53,803	25,831	13,16,642	25	52	746	350	30,212	41	81
	{ At present ...	10,957	5,268	6,47,783	60	138	43,376	21,626	17,89,306	41	83	1,168	591	48,155	43	812
TOTAL ...	{ At settlement ...	24,889	10,348	5,24,836	21	51	174,253	76,109	38,06,818	24	50	9,131	4,343	1,44,567	18	33
	{ At present ...	33,139	16,696	16,84,195	51	109	102,390	49,816	39,99,571	39	82	6,267	3,157	1,93,666	31	63

The total area under mortgage is much less than before and in the district as a whole money-lenders have only 102 thousand acres as against 174 thousand acres at settlement, though this smaller area represents a debt of nearly Rs. 40 lakhs as against a debt of Rs. 38 lakhs at settlement. It is remarkable that even now in the district as a whole the consideration per acre to the money-lender for mortgages is only Rs. 82 per acre as against Rs. 109 per acre to the agriculturist.

26. In the colony the number of grantees in 1911-12 was 13,631, but this rose to 16,293, when I re-assessed the tract and more than half of these were found to have less than half a square and only about a quarter had only half a square. It is thus obvious that sub-division by inheritance is rapidly bringing about an uneconomic morcellement of the original holding.

Size of holdings.

The position in the old portion of the district appears below :—

		TOTAL AREA.		CULTIVATED AREA.	
		Per holding.	Per owner.	Per holding.	Per owner.
		Acres.	Acres.	Acres.	Acres.
Chinlot	Settlement	34	28	11	9
	Now Settlement	34	21	11	10
Jhang	Settlement	18	26	8	5
	Now Settlement	18	12	8	5
Shorkot	Settlement	38	16	9	6
	Now	35	15	18	6

The holdings are not small, as holdings in the Punjab go and the district as a whole would be in a strong position but for the fact that the majority of owners seem to be incapable of learning the necessity of putting any bounds on their extravagance. Large holdings in Jhang, with a few praiseworthy exceptions, mean one thing and only one thing, viz., large debts.

CHAPTER IV.—RE-ASSESSMENT.

A.—General.

27. In March 1921 the Deputy Commissioner of Jhang submitted forecast reports of the re-assessment of the portion of the Lower Chenab Colony (1) situated within the Jhang district, and of (2) the old villages of the district. The Financial Commissioner in his note on these reports estimated the following average future re-assessments :—

	Average recent assessment.	Average future assessment.	Increase.
	Rs.	Rs.	Rs.
(1) Old portion of the district	7,77,000	9,73,000	1,96,000
(2) Colony	4,82,000	6,3,000	1,81,000

A general re-assessment of the land revenue of the Lower Chenab Colony portion was announced in Punjab Government notification No. 8366-Rev. of 20th March 1922 and notifications Nos. 91-814-3744 and 91-814-3745 of 21st March 1923, notified the general re-assessment and special revision of records, respectively, in the old portion of the district.

28. The assessment circles into which the colony had been divided by my predecessors were allowed to continue, though the circles were constituted largely on considerations arising out of the process of colonisation and had no particular significance either physical or administrative. The old artificial division was maintained only for facility of comparisons.

As regards the old portion of the district, a detailed report was submitted regarding the grouping of the estates into assessment circles. It was pointed out that in each tahsil a number of estates in the pre-existing Nabri circles had received no canal irrigation, while a number

of estates in riverain circles were being actually irrigated, but in spite of the presence of these disturbing factors it was suggested that no transfers from one circle to another should take place and the only change proposed by me was that, whereas in the preceding settlement circles overlapped tahsil boundaries, the circles should now be coterminus with tahsil boundaries. Attention was drawn to the fact that villages possessing a dual character, namely, being partly nahri and partly riverain will to a certain extent disturb the homogeneous character of the circles as framed. It was, however considered very doubtful whether better results could be obtained by bringing into existence circles that were not coterminus with village boundaries and as the working of an imaginary line dividing a village into nahri and riverain was fraught with infinite complexity it was recommended that circles should continue as they were subject to tahsil boundary limits. These proposals were accepted by the Financial Commissioner in his Senior Secretary's letter No. 92—3-26-4-4-236 of 5th January 1924.

The number of villages included in each circle is as follows :—

Tahsil.	Chenab Nahri circle.	Chenab circle.	Jhelum Nahri circle.	Jhelum circle.	Joint circle.	Kachhi circle.	Thal circle.	Total of the tahsil.
Chiniot ...	55	118	89	...	...	...	...	262
Jhang ...	29	83	95	127	...	25	2	361
Sherkot ...	23	...	...	...	98	52	4	177
Total of the district	107	201	184	127	98	77	6	801

(a) *Chiniot circles.*—The tahsil shows from an agricultural point of view three distinctive tracts of country running parallel from north-east to south-west: the hithar or the middle portion on both sides of the river subject to fluvial action and two utar blocks, one on the Shahpur side and another on the south-east. These characteristics have been followed very closely in the division of the tahsil into assessment circles. The middle block is the Chenab circle, while what is left towards the Shahpur side is called the Jhelum Nahri circle and what is left of the tahsil on the south-eastern side is the Chenab Nahri circle. The middle circle is more or less homogenous in so far as natural features go, being preponderatingly riverain in its general aspect, though having both Jhelum and Chenab nahri irrigation, whereas the other circles display wide divergences as regards character of soil and fertility.

The Chenab circle.—Altogether this circle has 118 estates, out of which 31 villages receive canal irrigation: 22 from the Lower Jhelum Canal and 9 from the Lower Chenab Canal.

The Jhelum Nahri circle.—This circle has 89 estates and out of these, six villages receive no canal irrigation. Its total area is very much less than that of the Chenab circle, being only 161,594 acres, but its cultivated area is 91,843 acres.

The Chenab Nahri circle.—This is the smallest circle in the tahsil, but it has the largest percentage of cultivation—the figures being the Chenab 36 per cent., the Jhelum Nahri 57 per cent., the Chenab Nahri 59 per cent., and total tahsil 47 per cent. This circle has also a greater proportion of prosperous estates. Its total area is 91,115 acres, out of which 53,365 acres are now under cultivation as against 37,552 acres in the years 1902-03 to 1904-05.

(b) The Jhang tahsil has six circles, three as in Chiniot and three more because of the Jhelum.

The Chenab Nahri circle.—This circle contains 29 estates that lie in a thinnish strip along the south-eastern boundary of the tahsil, and that have some characteristics of the old neighbouring Sandal Bar and some.

features peculiar to the Chenab riverain. Out of a total area of 110,824 acres, only 43,108 acres on an average are under cultivation.

Practically four-fifths is nahri and the remaining chahi.

The Chenab circle.—This circle lies on both sides of the river and includes 83 estates. Out of these, 13 receive canal irrigation, 10 from the Lower Jhelum and 3 from the Lower Chenab. Out of a total area of 156,001 acres, only 36 per cent., as in the Chenab circle of the Chiniot tahsil, is under cultivation. The ghair mumkin area alone absorbs 22 per cent. of the entire area. As compared with settlement, the nahri has risen from 1,726 to 9,694 acres. The chahi at settlement was 27,202 acres and the chahi and the chahi-sailab now amount to 28,702 acres, though the number of wells in use has risen from 1,718 to 1,895.

The Jhelum Nahri circle.—The greater portion of the Vichan is included in the Jhelum Nahri circle, which has a total area of 151,610 acres in 95 villages. In 1904-05 the nahri cultivated area was only 7,462 acres. It now amounts to 55,668 acres. The chahi area has gone down from 29,282 acres to 11,050 acres, though the number of wells has only declined from 1,443 to 1,408. Most of these wells lie in a neglected condition as chahi cultivation has been thrown over by the tenants of the tract. The average chahi cultivated area per well in 1904-05 was 2⁰ acres. It is now only 8 acres and in this circle in particular the diminution of the supply of water in the canal has had practically no effect in reinvigorating the wells.

The Jhelum circle.—The villages in and on both sides of the Jhelum river were clubbed into a circle called after the name of the river. This circle, though not the largest in area, has the largest number of villages and in its northern portion contains some fairly prosperous estates. Its total area is 131,260 acres, out of which 66,132 acres are under cultivation, as compared with 68,686 acres in 1904-05. Seven out of the 127 villages in the circle receive irrigation from the Lower Jhelum Canal, but the nahri cultivated area in these 7 villages amounts approximately only to 600 acres. The extension of canal irrigation in the Jhelum Nahri circle has adversely affected the agriculture of this circle.

The Kachhi circle.—The strip of land lying between the high sand cliffs of the Thall and the right bank of the Jhelum was formed into a separate circle known as the Kachhi (literally under the arm-pit). Owing to a change in the course of the river the width of this strip outside the river is in some places now only a few hundred yards, but in the south of the tahsil the distance between the stream and the high Thall plateau varies between 6 and 7 miles. It thus happens that while the villages in the north of the circle occasionally receive the benefit of the Jhelum floods, the villages further south are absolutely beyond the reach of the floods and even in the north the beneficial effect of the floods is confined only to areas very near the river. The 25 villages in this circle have a total area of 31,045 acres, out of which the cultivated area is 13,698 acres. This is practically all chahi.

The Thall circle.—The Thall desert constitutes a circle by itself. It is practically all owned by Government, except 145 acres, which are held in proprietary right. At settlement the Thall was not measured, at all. Some cultivation has always been attempted in this circle. Even if we disregard the area under water-melons which, as a result of the orders passed at settlement, was not subject to any assessment, the sown area returned in 1902-03 was 1,627 acres and in 1903-04, 1,640 acres; but it was only 2 acres in 1904-05. The highest area sown in any year was in the year 1921-22, namely, 3,328 acres. Owing to the difficulties of supervision temporary cultivation was put an end to in 1924. This cultivation was carried on in the hollows that lie in between the sand hills. These hollows have a fairly good soil, but its possibilities remain more or less unknown. Information as to how much, if any, of the Thall in the Jhang district is likely to receive canal irrigation, if and when the Sind Sagar Project assumes a definite shape, is not available.

(c) *Shorkot circles.*—The river valley is known as the Joint Circle, while the canal-irrigated area on the left bank is called the Chenab Nahri Circle and the well-irrigated area between the valley and the Thal is the Kachhi Circle. The Thal desert is a circle apart. Shorkot is a tahsil of enormous-sized villages and a good many of the estates run from the river to the Kachhi on the right and from the river to the old Sandal bar on the left. Out of 177 villages, 15 have an area exceeding 8 thousand acres each, while about thirty have more than 5 thousand acres each. Most of these bigish villages have a dual aspect, *i.e.*, partly riverain and partly Kachhi or nahri according as they lie on the right or the left of the river.

The Chenab Nahri Circle.—The total area of this circle is 117,605 acres, and it contains 23 villages only 14 out of which receive canal-irrigation. This upland tract is far from being homogeneous, except in this respect, that from north to south there is a continuous expanse of kallar of varying intensity. At the same time the northern villages that lie along the Shorkot portion of the Lower Chenab Colony have in places splendid soil, as, for instance, in Rustam Sargana Chayanwala, Kot Lal, Farid Mahmud Kathia, Kakki Kohna and these portions are in a very flourishing condition. On the other hand, the southern villages such as Kakki Nau, Dhat Lak and Ghuman Mari have so far, though included in a Nahri Circle as long ago as 20 years, received no canal irrigation.

The Joint Circle.—Altogether this circle has 98 estates covering an area of 217,059 acres. The dual nature of the larger villages in this circle has been already alluded to. Even those villages, however, that lie mainly in or along the rather extensive bed of the Chenab and the greater portion of which is under water for about 2 months in the year differ widely from one another. Throughout the whole length of the circle good and bad villages alternate with baffling irregularity. Ali Khanana in the north is good, parts of Ranjit Kot and Ahmadpur in the south are superb, Badh Rajbana and Binda Sarbana in the centre are most excellent, but along with these lie comparatively poorer villages with a washed out soil. The reason for this sudden and apparently freakish variation has to be sought not so much in the inherent nature of the original alluvial deposit as in the intensity of the velocity with which the floods traverse certain areas. Where the current is fast and voluminous the pressure and the speed of the water leave the ground hard and inhospitable, as in Hassuwali and parts of Kharanwala : elsewhere the soft loam emerges the richer for its annual submersion.

The Kachhi Circle.—Fifty-two estates of a total area of 148,236 acres fall in this circle. This is undoubtedly a very homogeneous circle. From Uch in the north to Rakh Ahmadpur in the south the hard rare rejected in places even by that most lowly of bushes the *lani* lends it a uniformity that carries conviction. Flanked on the right by the high sand cliffs of the Thal the depth of the Kachhi proper is 7 to 9 miles on an average and the only variation in the monotonous flat white waste is that of sand tibbas. Even in this circle, however, there are some lowlying strips having a fairly cool soil (locally known as dhoras) and these yield very good crops in years of adequate rainfall.

The Thal Circle.—There are only four estates in this circle. The cultivation of cereals is nominal and water melons are the main staple.

29. A detailed report was submitted about the selection of a cycle of years which should form the basis of the produce estimate. The years prior to 1913-14 had to be left out of account as irrigation from the Lower Jhelum Canal had not fully developed by then. The years preceding 1917-18 had also to be disregarded as prior to that year cotton had not begun to play the important part that it has done since that year in the agriculture of the district. The Financial Commissioner in his Senior Secretary's letter No. 92—3-26-2-13987 of 17th November 1923, sanctioned the cycle of five years 1918-19—1922-23.

30. The material available for calculating the average outturn of an average crop as harvested by a zamindar exercising ordinary care consists of:—(a) outturns adopted at last settlement, (b) outturns adopted in recent settlements of adjoining districts, and (c) experiments made during the settlement.

Wheat and Jowar are the only two crops of which experiments are prescribed in the Jhang district. Even about these two crops no results of any experiments in the colony portion of the district were available.

The outturns assumed for the old portion of the district are summarised below:—

Per acre.

Rice—From 7 mds. on sailab and in Kachhi, to 12 maunds nahri and chahi.

Maize—From 5 mds. on sailab to 10 mds. chahi.

Jowar—From 5 mds. on sailab to 7 mds. chahi.

Bajra— Ditto ditto.

Mung—From 2½ mds. barani to 4 mds. nahri and chahi.

Mash— Ditto ditto.

Till—From 2½ mds. barani and sailab to 3 mds. nahri and chahi.

Cotton—From 2½ mds. on sailab to 4½ chahi and nahri.

Sugarcane—From 12 to 16 maunds.

Wheat—From 5 mds. barani to 10 mds. chahi and nahri.

Barley—From 5 mds. barani to 9 mds. chahi and nahri.

Gram—From 5 mds. barani to 7 mds. chahi and nahri.

Taramira—From 3 mds. barani to 4 mds. chahi and nahri.

Toria—From 3½ mds. barani and sailab to 4½ mds. chahi and nahri.

Rapeseed—From 3 mds. barani to 4 mds. chahi and nahri.

Tobacco 6 maunds all kinds.

(Rupees per acre.)

Rs.

China, Sawank, Moth, Chari, Goawara, Masur,

Mattar and other fodder crops ... 15.

Rawan, Arhur, carrots and turnips ... 15.

Fruits, vegetables, chillies, onion and spices ... 80.

The outturns assumed in the colony are discussed in paragraph 21 of my Colony Report and need not be reproduced here. The Financial Commissioner accepted my outturns as fair estimates as they were in every case less than, but in proportion to, the outturn assumed for the Jhang Branch villages of the Lyallpur district.

The total number of experiments conducted in the settlement exceeded three hundred and in addition use was made of nearly one hundred experiments conducted by zamindars at my request.

31. For the old portion of the district the theoretical Government demand was assumed to be 1/3rd the net rental and it had to be calculated from a valuation of the produce rents paid by tenants-at-will. The first factor in the calculation is the area of the matured crops of each kind. It is generally assumed that this area is fairly correctly recorded at the crop inspections, but it had first to be established whether this assumption was securely based. A study of the statistics in statement No. III (character of

Allowance for unrecorded kharsaba.

harvests) of each Tahsil will show that after 1911 there was a progressive tendency to allow less and less Kharaba, and for the details a reference to paragraph 11 of the Chiniot Report and to paragraph 12 of the Jhang and Shorkot reports, respectively, is necessary. It is established beyond doubt that the recording of Kharaba did not receive the attention that it deserved in Jhang and Chiniot, and that in Shorkot adequate Kharaba was not allowed on sailab, barani and nahri lands. Elaborate calculations were made as to what allowance for unrecorded Kharaba was justified by the facts of the case and the following was the result :—

32. Chiniot 5 per cent., Jhang 10 per cent. and Shorkot 3 per cent.

Deductions for fodder and for menials' dues.

32. In calculating the one-third-net assets the prices and yields assumed were applied to all crops, including fodder crops, but as fodder is not shared on chahi lands at all, except where the rate of *batai* is one-fourth and as on nahri and other lands too the greater portion of fodder crops remains with tenants it was very necessary to attempt an accurate estimate of the total produce that disappears as unshared fodder. Fodder allowances vary considerably and much depends upon the relations between the proprietor and the tenant. As a general rule, practically the major portion of the area sown with fodder is not shared and a part of the green wheat as also a part of jowar, bajra, swank, mandua, etc., are used by tenants as fodder. Mr. Abbott allowed a deduction of 21 per cent. of the total average matured area for the district as a whole (the old portion). For the same tract my deductions are:— Chiniot 13·5 per cent., Jhang 15 per cent., Shorkot 17 per cent., total district 15 per cent. The great difference as compared with Mr. Abbott's deduction of 21 per cent. is due partly to the increase in the Nahri area. Mr. Abbott allowed 8 per cent. on Nahri and 25 to 30 per cent. on Chahi whereas I have allowed 10 per cent. on nahri and 22 per cent. on chahi. The deduction was tested by the alternative method of allowing half a *bhari* of green fodder for 300 days in the year per head of cattle used for wells, ploughs and milking cattle after excluding roughly the cattle owned by non-agriculturists. It has to be explained that the greater quantity of *bhusa* available on account of the increase in the total average wheat area of the district from 1,61,460 acres to 2,33,917 acres has to an appreciable extent enabled proprietors to demand some share of green fodder, and what we are calculating is not the total amount of fodder grown, but the deduction that has to be made for fodder crops not shared between proprietor and tenant. This simple distinction is often overlooked. The question of deduction for fodder was not of importance in the reassessment of the colony as the orders embodying the procedure to be adopted rendered this unnecessary. A detailed enquiry, however, was made as regards menials' dues and a deduction of 8 per cent. was made throughout the Colony, as against the 12 and 13 per cent. of my predecessors. The whole subject is carefully sifted in paragraph 27 of my Colony Assessment Report.

For the old portion of the district the subject of menials' dues was exhaustively gone into in paragraph 31 of my Chiniot Assessment Report and was re-examined when the Jhang tahsil was being reassessed. Mr. Abbott estimated that the value of the divisible produce taken by the menials was 18 per cent. of the total produce. The allowances made by me are—Chiniot 11 per cent., Jhang 13 per cent., Shorkot 14 per cent., and the district 12 per cent. It is unnecessary to emphasize the fact that though my deductions appear to err on the side of strictness it is in view of my detailed enquiries almost impossible to believe that menials at present take away very much more than 10 per cent. of the gross produce—if no allowance is made for the doles given in charity and for the non-agricultural services of the shoemaker, the barber, the Brahman and the Jhiwar. Various alternative methods of testing the proposed deductions were adopted with a more or less uniform result, namely, that on nahri, sailab and barani lands menials took away approximately 9 per cent. and on chahi lands roughly 17 per cent., and the two combined gave an average of 10 or 11 per cent. for the district as a whole.

33. Statement X of the statements printed with each assessment report gives the details on the basis of which a consolidated batai rate was arrived at for each assessment circle on each class of soil. The following summary of the percentage of the gross divisible produce which ultimately goes to the owner should be interesting :—

		PERCENTAGE OF OWNER'S SHARE.							
		Chahi.	Chahi-nabri.	Nabri.	Jhalari	Chahi-sailab.	Sailab.	Abi.	Barani.
Chenab Nabri ...	Chiniot tahsil.	38	...	42	37	...	50	...	44
		41	...	47	...	49	43	...	43
		40	50	49	...	...	45	...	48
Chenab Nabri ...	Jhang tahsil.	47	50	50	...	...	50	...	50
		49	50	50	50	50	50	50	50
		50	...	...	...	...	50	...	50
Jhelum ...	Jhang tahsil.	50	...	50	50	50	50	50	48
		45	50	50	50	48	50	50	50
		45	50	47	...	50	50	50	48
Chenab Nabri ...	Sherkot tahsil.	50	50	50	...	50	50	50	50
		49	...	...	...	...	50	...	50
		49	...	...	...	...	50	...	50

At first sight it seems strange that in the comparatively more prosperous tahsil of Chiniot the owner should get less than in Jhang or Sherkot, but it is a fact. In paragraph 34 of his final settlement report my predecessor recorded as under :—“As far as the riverain villages of Chiniot are concerned, the owner does actually obtain less per acre cropped than elsewhere.” Due emphasis has also to be laid on another point, namely, that the batai on chahi lands as given in our records does not actually prevail. The whole subject is discussed at length in paragraph 37 of my Jhang Tahsil assessment report where I have given reasons for following the recorded rate of batai even though it is known that in actual practice the owner's receipts in a number of cases fall short of this standard.

34. The ground is now prepared for setting out the main statistics :—

1-3r : net assets.

	Chiniot.	Jhang.	Sherkot.	Total of the district.
	Rs.	Rs.	Rs.	Rs.
Value of gross produce ...	51,46,417	49,09,747	24,51,238	1,29,07,402
Deduction for unrecorded kharaba ...	2,57,322	4,71,647	97,493	8,26,462
Balance ...	48,89,095	44,38,100	27,53,745	1,20,98,940
Deduction for menial dues ...	5,49,562	5,60,354	3,78,098	14,88,014
Deduction for fodder ...	6,55,773	6,85,197	4,70,766	18,11,736
Balance ...	36,83,760	31,92,549	19,04,881	87,81,190
Owner's share ...	16,55,773	15,84,410	7,75,334	40,15,517
Deductions for owner's expenses and abians paid.	3,02,803	3,03,668	1,19,574	7,26,145
Net owners' share ...	13,52,976	12,80,742	6,55,710	32,89,427
Government due at 1/3rd ...	4,50,992	4,23,914	2,18,571	10,93,477
	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.
Incidence per matured acre ...	2 6 7	2 3 0	1 12 1	2 2 1

Divested of fractions the net result amounts to this that in the old portion of the district out of a gross produce worth about a crore and quarter the theoretical Government share comes to 11 lakhs and gives a general incidence of about Rs. 2-2-1 per acre.

B.—AMOUNT OF ASSESSMENT.

35. The total estimated revenue sanctioned was :—

The Revenue sanctioned and announced
(non-colony).

	Fixed.	Fluctuating.	Total.
	Rs.	Rs.	Rs.
Chiniot	20,000	8,71,525	8,91,525
Jhang	14,917	3,30,783	3,45,700
Shorkot	...	1,93,493	1,93,493
Total	34,917	8,95,801	9,30,718

In the actual announcement a number of villages which had first elected to come under the fixed system preferred the fluctuating system and the revenue announced was as under :—

	Fixed.	Fluctuating.	Total.	Percentage of variation on the sanctioned.
	Rs.	Rs.	Rs.	
Chiniot	6,832	3,86,724	3,93,556	5 per cent.
Jhang	17,238	3,29,917	3,47,155	4 „
Shorkot	...	1,96,390	1,96,390	1 „
Total	24,070	9,13,031	9,37,101	

A settlement in the popular mind means one thing and only one thing, viz., an enhancement of land revenue. If the estimated new demand is compared with the average collections in the cycle of selected years, the enhancement in each tahsil comes to as under :—

Chiniot	...	...	29 per cent.
Jhang	...	...	12 „
Shorkot	...	...	9 „
District	...	...	18 „

This of course obscures the fact that a large reduction was made in the Jhelum Circle of the Jhang tahsil and the district as a result of my re-assessment fared much better than it would have done if an allround enhancement of 25 per cent.—a proposal seriously advanced at one time, but strongly opposed by me—had been taken.

It has to be noted that abstracts in Vernacular of my assessment proposals for each tahsil were widely circulated and objections were invited. The proposals were well received throughout and neither the rates nor the proposed method were seriously challenged in any case. Even after the actual distribution objections and appeals were remarkably few.

C.—METHOD OF ASSESSMENT, OLD PORTION.

36. Unlike my predecessor I did not start with any prepossession either in favour of a fixed assessment or in favour of a fluctuating assessment. As my knowledge of the tract grew I found that the imposition of crop rates (one rate for wheat, another for sugarcane, and so on) will be beset with difficulties and will also be unpopular, and it also appeared to be conclusively established that the continuance of the *chahwar* system, which was introduced at a time when the fluctuating system was considered to be in an experimental stage, would be unfair both to the Government and to the people. As the people by a knowledge of the actual working of a fully fluctuating system of assessment by soil rates in canal-irrigated tracts had become reconciled to that system and as they also understood that, if properly worked, the system had considerable advantages over the fixed system I proposed the following method :—

- (1) Complete abolition of the former *chahwar* system ;

- (2) Complete abolition of the fixed system in all nahri circles ;
- (3) Complete abolition of the existing method of diluvion assessment and the substitution of full fluctuation instead ; and
- (4) The total abolition of the fixed tirni assessment (as distinguished from tirni known as *nau baramad* tirni on Government waste lands) in all three tahsils.

These proposals were sanctioned in their entirety with this very slight modification that the *chahwar* system of assessment was ordered to be maintained in the Thal Circle of Shorkot. The result is that practically complete fluctuation now prevails all over the district, except that only four villages in the Chiniot tahsil and only 16 villages in the Jhang tahsil have a fully fixed system of assessment. In addition to these one estate in Chiniot and two in Jhang are subject partly to a fixed assessment and partly to complete fluctuation. This has resulted in great comparative simplicity as formerly even apart from the hardship caused by a mechanical application of the diluvion rules a large number of villages fell under more than one system of assessment. The details by circles are as under :—

(I) CHINIOT TAHSIL.

(a) *Chenab Nahri Circle*.—This circle is entirely under the fluctuating system and the sanctioned rates per acre matured are—chahi, chahi-nahri and chahi sailab—Re. 1-4-0 to Rs. 2 rising by four-annas stages : Nahri and Jhalari Re. 1-12-0 to Rs. 3 rising by four-anna stages : Sailab and Abi Re. 1, Re. 1-4-0 and Re. 1-8-0 : and Barani Re. 1.

(b) *Chenab Circle*.—When the proposals were submitted it was clearly laid down that if villages proposed to be assessed on the basis of a fixed jama elected to change over to the fluctuating system this should be allowed. The result of this permissible elasticity was that even though a fixed jama of Rs. 20,000 was sanctioned for 29 villages, at the time of the announcement only four complete and one village in part remained under the fixed system and the rest elected the fluctuating system. The total fixed jama announced in the tahsil came to Rs. 6,632. The sanctioned fluctuating rates per matured acre are the same as in the Chenab Nahri with this distinction that in this circle the maximum chahi rate is four annas higher and the maximum nahri rate is four annas lower. Moreover, there is no Re. 1 Sailab and Abi rate.

(c) *Jhelum Nahri*.—Full fluctuation and the same rates as in Chenab Nahri, except that there is no Re. 1 rate for Sailab and Abi.

(II) JHANG TAHSIL.

(1) *Chenab Nahri Circle*.—This circle is entirely under the fluctuating system and average rates per matured acre were sanctioned as under—Nahri Re. 2-4-0, chahi Re. 1-8-0, sailab Re. 1-4-0 and barani annas twelve. It was further laid down that chahi-nahri should be classed with nahri and chahi-sailab and abi with chahi and a gradation of four annas per acre between Re. 1 and Rs. 2-12-0 was sanctioned for nahri assessment and a gradation of two annas per acre for chahi assessments between Re. 1 and Rs. 2. It was further ordered that sailab rates will vary by annas two between Re. 1 and Re. 1-4-0. The orders were that the rates for each estate will be fixed by the Settlement Officer in such a way as to bring out the sanctioned average for the whole circle for each class of cultivation and that ordinarily there should be a single rate for each class in each estate. If, however, in any particular estate there were great differences in the same class of cultivation and if these differences could easily be discriminated by natural features the Settlement Officer was given discretion to give the two or more parts of the estate different rates. These directions, it was further laid down, would apply throughout the five circles in which there are fluctuating assessments.

2. *The Chenab Circle.*—The orders were that in the Chenab Circle the area, to which diluvion rules formerly applied will, as proposed by the Settlement Officer, be placed under fluctuating assessment. The owners of estates or parts of estates in the area now under fixed assessment will be offered fluctuating assessment. If they refuse it, the new assessment, like the old, will be fixed; but fluctuating rates will also be announced for each estate under fixed assessment and these rates will be entered in the village note-books and the standing records, so that should the proprietors at any time wish to change from the fixed to the fluctuating system, they can do so without difficulty. It should be noted that once the change from fixed to fluctuating is made, the fluctuating system will be continued for the term of the settlement. For the area to be retained under a fixed assessment an average rate of Re. 1-8-0 per acre chahi, chahi-sailab and abi, an average rate of Re. 1-4-0 for sailab and a barani rate of annas twelve per acre were sanctioned. It was further laid down that should any part of the area placed under fixed assessment receive canal irrigation in future it will be assessed at a fluctuating rate of Rs. 2-4-0 per acre, if the irrigation is from the Lower Chenab Canal and Rs. 2-2-0 per acre if it is from the Lower Jhelum Canal. This assessment will be levied in addition to the fixed assessment.

For the area under fluctuating assessment an average rate of Rs. 2-4-0 for irrigation from the Lower Chenab Canal and an average rate of Rs. 2-2-0 for irrigation from the Lower Jhelum Canal were sanctioned and it was directed that the actual rates used in each estate will vary within the limits sanctioned for the Chenab Nahri Circle and there will be similar gradation. The barani rate sanctioned was annas twelve and chahi-nahri was ordered to be assessed at nahri rates. The other rates were as under :—for chahi, chahi-sailab, abi & chahi-jhalari Re. 1-8-0; sailab Re. 1-4-0.

3. *The Thall circle*—annas eight per acre barani and Re. 1 per acre chahi were sanctioned as the basis of a fluctuating assessment.

4. *The Kachhi Circle.*—Four villages remained under the fixed system and the rates sanctioned were chahi and chahi-sailab Re. 1-8-0, sailab & abi Re. 1-4-0 and barani annas eight. The total fixed jama announced came to Rs. 2,050. The sanctioned fluctuating rates were: for chahi, chahi-jhalari, chahi-sailab Re. 1-4-0; sailab and abi Re. 1-4-0, barani annas eight.

5. *The Jhelum Circle.*—For the portion under the fixed system the average rates sanctioned were :—For chahi, chahi-sailab and abi Re. 1-8-0 for nahri and chahi-nahri and Jhalari Rs. 2-2-0; for sailab Re. 1-6-0 and for barani annas twelve. For the area under the fluctuating system an average nahri rate of Rs. 2-2-0 was sanctioned and jhalari and chahi-nahri were classed with nahri. The other rates were the same as for the fixed portion.

6. *The Jhelum Nahri Circle* was placed under a fully fluctuating system and the rates sanctioned were the same as in the Jhelum, except that the sailab rate was Re. 1 instead of Re. 1-6-0.

III.—SHORKOT TAHSIL.

Excepting in the Thall circle where the old *chakwat* assessment was continued the entire tahsil was placed under the fully fluctuating system. Sanctioned rates per acre by circles are given below :—

1. *Chenab Nahri Circle.*—An average rate of Re. 1-6-0 for chahi, chahi-jhalari, abi and chahi sailab; an average rate of Rs. 2-2-0 for nahri, chahi-nahri and jhalari; a rate of Re. 1 for sailab and annas twelve for barani were sanctioned. The gradation of actual rates was ordered to be by four annas for nahri and by two annas for chahi and the limits of the range were fixed between Re. 1 and Rs. 2-12-0 for nahri and between Re. 1 and Rs. 2 for chahi.

2. *Joint circle.*—An average rate of Re. 1-8-0 for chahi, chahi-jhalari, abi and chahi sailab; an average rate of Rs. 2-4-0 for nahri, jhalari and chahi-nahri; an average rate of Re. 1-6-0 for sailab and annas twelve for barani were sanctioned. These average rates were subject to gradations in the same way as in other circles—the only peculiar feature being that the sailab was to range between Re. 1-4-0 to Re. 1-12-0 by two anna stages.

3. *The Kachhi Circle.*—The average rates sanctioned were:—for chahi, chahi sailab and abi Re. 1-4-0; for sailab Re. 1 (flat) and for barani annas eight (flat). The chahi rate was subject to a maximum of Re. 1-8-0 rising from Re. 1 by two-anna stages.

In the Thall the rate sanctioned was annas eight for barani areas that were subject to fluctuation and a flat rate of Rs. 9 per annum per well—if the well works.

37. The urban areas round about the Chiniot and Jhang Maghiana towns were dealt with specially. The value of land in these whether for building purposes or whether for agricultural purposes was very great indeed, and within certain specified circumscribed limits the rent received was phenomenally high. For these areas a maximum rate of Rs. 8 per acre was sanctioned for house sites as well as for agricultural land and for land under bungalows in the Maghiana Civil Station (the Civil Station is a separate revenue estate by itself) the generally accepted rate of Rs. 20 per acre was sanctioned. The latter rate was applied as sanctioned after making an allowance for roads, etc., while instead of Rs. 8 per acre in the actual imposition only Rs. 7-8-0 per acre were levied as that gave a flat rate of 3 pice per *marla*.

D.—ACTUAL ASSESSMENT AND METHOD OF ASSESSMENT IN THE COLONY.

38. In framing proposals for the assessment of the Colony I followed the general lines of procedure used in assessments of other colony areas as this procedure had been sanctioned at recent Settlements for the major portion of the Lower Chenab Colony of which the part assessed by me was only a small fragment. The system need not be described in great detail. It is a fluctuating system by which different rates are applied to areas sown without reference to the kind of crops sown. By this means it is possible to grade the soil into classes and to apply to each class the rate appropriate to its produce on an average of years. Originally it was attempted to grade soils by chaks, but experience showed that it was necessary to differentiate even within the same *chak* between squares of good and bad quality. I elaborated this system of assessing by squares to such an extent that the Financial Commissioner remarked as under:—

“The climax has been reached in the assessment now under consideration where for practical purposes assessment by chaks may be said to have been abandoned and in its place we have a system of assessment by individual squares. In considering this assessment, then, we may be sure that no area of a size as small as one square is likely to pay a higher rate than it is able to pay merely because it happens to be part of a larger area, the general rate for which is higher than that of the square. It is obvious that this fact frees us from the necessity of keeping the assessment low in good squares so as not to hurt squares of inferior character.”

The squares were graded by me into 11 distinct classes and rates varying between Rs. 5-8-0 per acre to annas twelve per acre were applied—the scale descending by annas eight per acre at a time to Re. 1 and then finally by one stage of four annas per acre to annas twelve. It is thus obvious that in the Colony the usual Settlement procedure was inverted and a tentative distribution within each estate was accomplished long

before any circle rate could even be guessed at. The sanctioned circle rates have thus only an academic interest and are reproduced below only for purposes of reference :—

Sanctioned Circle rates.	Per acre.		
	Rs.	A.	P.
Jhang Branch, Circle I	3	1	6
„ Circle II	3	2	8
„ Circle III	2	6	9
Bhangu Extension	3	7	8

The above rates were for nahri areas. The chahi and barani rates sanctioned were Re. 1-4-0 and annas 12 per acre, respectively. The total demand sanctioned was an estimate, because what was really announced was the rate for each square and the estimated demand yielded by the application of these rates was sanctioned. The enhancement was from an estimated demand of Rs. 4,90,921 according to former rates to Rs. 6,74,931 according to the announced rate or a rise of 37 per cent.

39. The following figures summarise the total estimated demand of the district :—

	Chiniot.	Jhang.	Shorkot.	Total.
	Rs.	Rs.	Rs.	Rs.
Ordinary land revenue of the colony portion of the three tahsils.	...	...	...	6,74,931
Ordinary land revenue of the non-colony portion of the district.	3,93,356	3,47,155	1,96,990	9,36,901
Ordinary land revenue of the urban area	180	474	...	634
Dates	...	7,840	3,177	11,017
Total	3,93,516	3,55,429	1,99,567	16,98,483

CHAPTER V.—THE REVISION OF THE RECORDS OF RIGHTS.

40. No Revision of Records was necessary in this portion, as village maps had been properly maintained.

Colony.

41. A general revision of the Records of Rights had to be undertaken for the following reasons :—

Non-colony portion.

- (a) The expectation entertained at the time of the last settlement regarding the rearrangement of proprietary boundaries along killa lines remained unrealised and in some villages the proprietors reverted to their former boundaries thus rendering the maps useless for all practical purposes.
- (b) Canal irrigation had become extended to areas formerly unbroken and the maps of these portions required careful scrutiny.
- (c) Riverain tracts at the time of the last settlement were re-measured, but the absence of a scientific baseline as observed in paragraph 57 of the last Final Settlement Report led to some defects. It was, therefore, essential to re-measure this portion on the basis of the data supplied by the riverain survey party.

(d) The Thall was not measured at the time of the last settlement. Owing to the expected increase of barani cultivation, its measurement was necessary.

A general revision of the Records of Rights of the district was, therefore, sanctioned in *Punjab Government Gazette* notification No. 91—814-3745, dated the 21st March 1923.

The following statement shows the details of the area measured on various systems in each of the tahsils and in the whole of the district :—

Tahsil.	Details.	Chandabandi.	Chandabandi and revision.	Chandabandi and kilabandi.	Complete re-measurement.	Complete kilabandi.	Complete revision (barani).	Part revision and part re-measurement.	Exempted from measurement.	Total.
JHANG	Number of villages...	94	78	1	4	10	143	4	28	301
	Area	81,638	149,345	1,595	9,433	16,309	405,881	19,197	46,751	729,599
CHINIOT	Number of villages...	30	37	1	2	...	74	114	4	268
	Area	45,586	100,174	3,451	2,050	...	87,336	192,739	2,549	478,975
SHORROT	Number of villages...	32	81	3	3	...	52	63	4	177
	Area	96,792	81,847	22,462	8,635	...	173,787	317,555	48,035	589,188
TOTAL	Number of villages...	156	146	5	9	10	268	170	38	600
	Area	165,996	381,866	27,508	19,088	16,309	669,444	363,621	95,335	1,799,697

Settlement operations started on the 1st of April 1923, but measurements could not be commenced before the winter of 1923. Janch Partal files were prepared in Rabi 1923 and orders were passed on these and a preliminary training had to be given to the patwaris, and tracings had to be prepared for the villages of which the maps had to be revised. No work could be started in the riverain portion till the cold weather of 1923 and then only in Chiniot. The Jhang tahsil Chandabandi survey was not completed till 1924.

Every settlement has peculiar difficulties of its own and in Jhang the staff employed on measurement work had their full share of obstacles. Patwari circles were large and unwieldy and the work had become

complex on account of extension of cultivation that had not always been properly recorded. This will be understood when it is realised that tracings of 50,000 khasra numbers had to be supplied to the field staff from partition files and other maps in the Sadar. The interruption caused by the elections in 1924 interfered gravely with the progress of the work and all through the time when measurements were in progress a large number of patwaris had to be diverted on the occasion of each harvest to carry on with more than usual care the work of fluctuating assessments, but in spite of all these handicaps the record work was duly completed in Jhang and Chiniot and 3 months before time in the Shorkot tahsil.

Riverain Survey.

42. This was done by the Government of India, Survey Department.

No. 22 (Riverain) Party (N. C.), Survey of India, carried out 880 linear miles of main-circuits along both banks of the Chenab and Jhelum rivers in Jhang district in field season 1922-23, laying down 1,201 "Chandas" (traverse stations) to form a basis for minor traversing in subsequent seasons. Six traversers were employed on main-circuit work from 1st January 1923 to 9th May 1923.

Twenty-eight traversers carried out 2,727 linear miles of minor traverse in the Chenab riverain estates in Chiniot and Jhang tahsils, laying down 13,243 "Chandas" and 468 base-line pillars from 1st October 1923 to 12th April 1924.

Fourteen traversers carried out 1,274 linear miles of minor traverse in the Chenab riverain estates in Shorkot tahsil, laying down 5,934 "Chandas" and 216 base-line pillars from 1st October 1924 to 16th April 1925.

Ten traversers carried out 929 linear miles of minor traverse in the Jhelum riverian estates in Jhang tahsil, laying down 4,817 "Chandas" and 207 base line pillars from 1st October 1924 to 17th April 1925.

The party laid down in all 25,195 "Chandas" and 891 base line pillars in Jhang district.

43. Paragraph 53 of Mr. Abbott's Final Settlement Report indicates the action taken twenty years ago with regard to killabandi. General orders were issued that in the new measurements all survey squares and parts of squares in cultivable Banjar land likely to be commanded by the Chenab or the Jhelum canal should be mapped killawar, each killa, instead of as usual each square forming a separate survey field. Further orders were at the same time issued that as soon as canal irrigation commenced the cultivators were to arrange their fields according to the killas already mapped and assistance was promised to enable them to identify the killa boundaries on the ground. On the Lower Jhelum Canal where irrigation had been extended from the Ghazni Rajbaha all unpartitioned land was measured killawar by order. As regards land already cultivated on the Chenab Canal, orders were given that killabandi was not to be enforced at all on partitioned wells, and that elsewhere it was to be carried out on the application of the owners if they demarcated the new field boundaries by killas at measurements.

Moreover, special instructions were laid down in the Dastur-ul-Aml to secure that exchanges in consequence of (a) killawar measurements, (b) arrangement of fields killawar which was intended to include the alignment of water-courses on square boundaries, and (c) rearrangement of proprietary boundaries on killa lines, should be specially looked into at the quadrennial attestation of canal-irrigated villages.

The irrigation from both the canals became greatly developed after the settlement. The instructions quoted above were not followed accurately with the result that the Canal Department experienced great difficulty in its assessment work. In some proprietary villages land-owners in spite of the repeated demand of the Canal Department actually refused to do killabandi. In others, especially in the Banjar area brought under cultivation, the cultivators made irregular fields as against the killabandi fields contained in the map. As a result of the correspondence which was brought about by this state of affairs the Financial Commissioner ordered a special enquiry to be made as to the feasibility of enforcing killabandi in the canal-irrigated tracts. The Extra Assistant Settlement Officer conducted this enquiry under my orders in 198 villages. The chief defects noticed were as follows :—

- (1) There was Kishtwar on the spot and killabandi in the maps.
- (2) *Vice versa*.
- (3) Killas in some places were not regular.

After this enquiry had been completed a self-contained report was submitted by me to the Commissioner, Multan Division,—*vide* my letter No. 285, dated Jhang, the 28th July 1922. The Financial Commissioner ordered that killabandi should only be carried out in the proprietary villages if the proprietors agreed to have this, mainly because in these villages the Canal Department had failed to make killabandi a condition precedent to the supply of the canal water. Very few villages have availed of this privilege. The other defects, however, as regards the difference between the fields on the spot and the maps have been removed. Very great care has been taken to see that maps do accurately reflect what exists on the spot. The zamindars in canal-irrigated tracts do realize the advantages of killabandi, but the chief difficulty which confronts them is that the area irrigated from the canals since settlement was generally of poor quality as they had already sunk wells wherever the land was good and they now find it unprofitable to exchange good land with bad land. The Canal Department is sure to experience serious embarrassment in its assessment work so long as kishtwar fields exist in the canal-irrigated area, but there is no remedy for it unless special legislation is resorted to.

44. At the time of the last settlement the Thall was not measured at all and consequently no maps were available, which could show the boundary of the Thall portion of the district adjoining the Mianwali, Muzaffargarh and Shahpur districts. In 1909 the Survey of India Department carried out the rectangulation of the Thall Ilaqa. The whole of the area in which Sind Sagar Canal irrigation was expected was divided into rectangles of 4,000 acres, which were further sub-divided into 10-acre and in some portions 20-acre blocks. Advantage was taken of this survey and the Thall Ilaqa has now been remeasured on the rectangular system and maps have been prepared on a special scale. The conditions obtaining in the Thall portion of the Jhang district are quite distinct from those obtaining in the adjoining districts as the cultivated area is only a minor fraction of the whole and the main idea has been to give future Colonization Officers a skeleton map enabling them to start colonization work easily. It was, therefore, unnecessary to measure the entire area on the usual scale of 40 *karams* to an inch. The village maps have been prepared on the scale of 480 *karams* to an inch. The cultivated portions have been shown on separate *musavis* on the scale of 40-*karams* to an inch. This arrangement was sanctioned by the Financial Commissioner, Punjab, in his letter No. 92—1-26-4-5143, dated Lahore, the 7th of April 1924, to the address of the Settlement Officer, Jhang. The 40 *karam* scale maps only would be required by the patwari for his daily use and therefore no difficulty is likely to be experienced in *Girdawari* or revision of the quadrennial *Jamabandis*. Land newly broken up can be plotted easily and shown in *Tatimma Shajras*.

(a) Village maps. 45. The following village maps have been prepared :—

- (a) The original maps to be kept at Saddar,
 - (b) the Tahsil copy of the above,
 - (c) the patwari's copy, and
 - (d) village index maps on a scale of 240 *karams* to an inch.
- (a) & (b) have been prepared on cloth backed mapping sheets and the patwari's copy on *latha*. A considerable saving has been effected by the introduction of the 8-square and 4-square *masavis* for plotting outlying fields towards the boundary of a village. Formerly in all settlements in the Punjab a whole 16-square mapping sheet was used to show corners of such fields.

(b) Other maps. From the index maps prepared by the patwaris the tahsil and the district *mujmali* maps on the scale of 2 miles to an inch and 8 miles to an inch, respectively, have also been prepared. As required by Standing Order No. 16, paragraph 31-A, copies of these *mujmali* maps have been supplied to the Survey of India Department. In addition to these maps, special handkerchief *tahsilwar* and district maps have also been prepared on the scale of 8 miles to an inch.

46. Two new classes, *i.e.*, *Jhalari* and *Chahi Jhalari*, were added to the classification which already existed,—*vide* Financial Commissioner's orders in Senior Secretary's letter No. 92—3-26-5-15448 of 17th November 1923, with the result that the following classes of cultivated soils have now been recognised in the new records :—

1. *Chahi*.—Land, which is irrigated regularly from the wells or has received well irrigation twice during the preceding four harvests ;
2. *Chahi Sailab*.—*Chahi* land, which also benefits by *Sailab* ;
3. *Nahri*.—Land which regularly receives irrigation from a canal or has twice been so irrigated during the preceding four harvests ;
4. *Chahi Nahri*.—*Chahi* land which also is irrigated from a canal ;
5. *Jhalari*.—Land, which is irrigated with canal water by means of lift ;
6. *Chahi Jhalari*.—Land, which receives both *Jhalari* and *Chahi* irrigation ;
7. *Abi*.—Land, which receives irrigation by means of a lift from ponds or other collections of water ;
8. *Sailab*.—River flooded or kept moist by percolation ; and
9. *Barani*.—Land dependant on rainfall only.

47. The extensions after the last Settlement of the *Abadis* of *Maghiana-cum-Jhang* and *Chiniot* towns were assessed to Land Revenue for the first time. It was, therefore, necessary to have the whole *abadis* remeasured very accurately. The measurement presented great difficulties. The maps were prepared on a special scale of 20 *karams* to an inch. One *Naib-Tahsildar* and one *Kanungo* had to supervise the work of the measurement which they did in time and with credit.

48. The following documents form parts of the new standing Records of Rights :—

1. Village map.
2. Preliminary proceedings.

3. Geneological tree.
4. Index No. Khasra.
5. Index of owners and occupancy tenants.
6. Jamabandi with original mutations.
7. Statement of rights in wells.
8. Statement of Assignments.
9. Wajib-ul-arz.
10. Order announcing the assessment.
11. Order distributing the assessment.

In villages which have date trees a Jamabandi Nakhlistan has also been prepared and forms part of the main Jamabandi. The Jamabandi of the Urban areas of Jhang Maghiana and Chiniot towns are separate from the Jamabandis of the agricultural land.

49. With the exception of villages measured on the Chanda Bandi system where measurements had to be completed in the time between the receipt of Chanda planned Mussavis and the rising of the river, the work of attestation was carried along as measurements proceeded. In the case of riverian villages the measurement had perforce to be finished in all villages before detailed record work could be undertaken, but even in the case of these attestation was done promptly with the result that the Records of Rights of Chiniot Tahsil were ready by the end of September 1925 and those of Shorkot by the end of April, 1926, *i.e.*, three months before the prescribed time. Non-disputed Wajib-ul-arz were finally attested by the Tahsildars and those that were disputed were attested by the Extra Assistant Settlement Officer. The total number of mutations dealt with are given below :—

Attestation of Records.

Total No. decided	...	...	61,382
Undecided	...	...	2,800
Grand Total	...	...	64,182

CHAPTER VI.—MISCELLANEOUS.

50. Fruit-bearing date-palms have been assessed to a separate revenue. All palms were enumerated and classified as males, females and young and the result was incorporated in a special *nakhlistan* jamabandi in villages where female palms are not less than 80 in number. Where female palms are fewer no revenue has been levied. The rate sanctioned was one anna per female tree in both Jhang and Shorkot—as Chiniot has no palm groves worth the name. The actual assessment is compared below with the *jama* as it existed prior to my re-assessment :—

		Jhang.	Shorkot.	Total.
		Rs.	Rs.	Rs.
Former assessment	...	3,379	2,104	5,483
Present assessment	..	7,840	3,177	11,017

The date *jama* is a fixed assessment which is altered only when assessed palms are carried away by the river and the revenue is credited into the treasury as miscellaneous land revenue and does not appear in the rent roll.

51. The dates previously fixed for payment of land-revenue were unsuitable and the following dates were introduced all over the district :—

Instalments of land revenue.

	<i>Kharif.</i>	<i>Rabi.</i>
For fixed demand.	.. 15th February	15th July.
For fluctuating demand—		
(a) Assessed by Canal department—		
(i) Chenab Canal ...	28th February	31st July.
(ii) Jhelum Canal ...	15th February	15th July.
(b) Assessed by the district agency	15th February	15th July.

Formerly the Rabi instalment for a part of the district was payable in two halves at an interval of one month. This appeared to be quite unnecessary and has been done away with. Another feature that has been altogether abolished is the one whereby formerly in imposing the nahri rate an adjustment was adopted, that is, a rate of Rs. 2-8-0 was imposed as a rate of Rs. 2-12-0 per acre in the Rabi and as a rate of Rs 2 per acre in the Kharif. This differentiation by harvests has now become meaningless in view of the great importance of cotton.

A point to which special attention should be drawn is that the new dates fixed for payment of land-revenue instalments are the earliest dates on which the demand will be paid into the treasury. If, owing to rush of payments, it is necessary to make arrangements for the reception of the land-revenue for any particular portions of a tahsil on particular dates, the dates to be so fixed must be later than the dates given above.

52. The new demand in the colony was enforced with effect from Rabi 1924. In the non-colony portion of the district the dates were as under :—

Dates of the introduction of the new demand.

Chiniot tahsil ...	{	(1) Chenab Nahri Circle	}	... From Rabi 1925.
		(2) Chenab Circle		From Rabi 1926.
		(3) Jhelum Nahri Circle		From Rabi 1926.
Jhang tahsil ...		Whole		From Rabi 1926.
Shorkot tahsil ...		Whole		From Kharif 1926.

53. A Dastur-ul-Aml was drafted for the guidance of Revenue Officers after Settlement and a Village Directory for the whole district including the Colony was compiled. These will be separately issued. The Dasturul-Aml will also include as an Appendix the new rules framed for granting protective leases to wells entitled to exemptions.

54. It is a matter of no small satisfaction to me that the idea put forward by me that small odds and ends of land owned by Government in the colony should be auctioned on certain specific conditions proved acceptable to Government and was taken up after I had demonstrated its practical utility all over the province. The subject is referred to in paragraph 146 of Punjab Administration Report for 1923-24.

Auctions of Colony land.

It will suffice here to note that a sum of nearly half a crore of rupees was secured by me for Government. The table below gives the results of the auctions :—

Date of auction.	Total area auc- tioned.	Total amount of money bid.	Sum realised in advance.
	Acres.	Rs.	Rs.
From 2nd April 1923 to 17th April 1923.	3,130	9,50,550	1,60,475
July 1925	4,718	13,67,470	2,45,620
Ditto. ...	904	5,29,500	45,950
1926	6,450	18,92,860	2,82,880
	15,202	47,80,380	7,84,925
15th to 19th May 1926	592	2,07,400	35,460
Total ...	15,794	49,37,730	7,70,385

By putting an end to the chaotic conditions created by the permission of temporary cultivation and by letting those who had money to invest to secure an extra bit of land in their own chak I was able to win the good-will of the colonists as well. These auctions involved an immense amount of extra work—work which was carried out throughout without the help of any extraneous agency and thus saved to Government a fairly large amount by way of expenses.

55. The subject of Naubaramad Tirni contracts was referred to Government for orders and the proposals were sanctioned with effect from 1st October 1925. The lease form for the execution of Naubaramad contracts was revised and this is the form to be used in the future. The amount sanctioned for the years 1926-27 to 1929-30 was Rs. 7,930 per annum.

56. The zaildars and Inamkhars. The zaildari system existed as given in paragraph 66 of Mr. Abbott's final Settlement Report and the nett result was that the district had 61 zaildars distributed over four grades of Rs 250, Rs. 200, Rs. 150 and Rs. 100 in the following numbers :—

1st grade	..	13
2nd „	...	17
3rd „	...	15
4th „	...	16

Proposals for modifying the grade pay and the number were submitted and have been sanctioned and the newly sanctioned grades are :—

	Rs.
1st grade	300
2nd „	250
3rd „	200

This is a very suitable scale and it is a matter of great satisfaction to me that I was able to carry out a scheme by which zaildars were rescued from the humiliating position of receiving pay which in the former lowest grade was equivalent to the pay of Sufedposhes in some other districts. Three new zaildars were added and my proposal that there should be one Inamdar in each zail has also been sanctioned. Formerly there were only 43 Inamdars for work in 61 zails and the pay was only Rs. 40 per annum. The proposal sanctioned in Financial Commissioner's letter No. 1301-B., dated 2nd June 1927, was that there should be 64 Inamdars in three grades, and that the question of emolument

to be drawn by the Inamdars in each grade should be settled by the Commissioner provided the emoluments did not exceed Rs. 4,039. The three grades originally proposed carried an inam of Rs. 80, 60 and Rs. 50.

Increase in Revenue Staff.

57. The introduction of wholesale fluctuation practically all over the district rendered some increase in the Revenue staff absolutely imperative and Government orders have already been received sanctioning an increase of 42 patwaris and 3 assistant patwaris at an estimated annual cost of Rs. 11,808,—*vide* Memo. No. 1014-E of 2nd May 1927, from the Senior Secretary to Financial Commissioners, Punjab, to the Director of Land Records. The necessary consequence of this was that three additional Field Kanungos had to be sanctioned and Government orders on this point are contained in Memo. No. 1016-E. of 2nd May 1927 to the address of the Director of Land Records. Proposals were also submitted for strengthening the Naib-Tahsildar's staff, and it has been arranged to post 3 extra Naib Tahsildars for six weeks at each harvest.

Cost of Settlement.

58. In reviewing the forecast report the Financial Commissioner prepared a schedule of expenditure only for the Colony portion and the orders were that the schedule for the old portion of the district should be prepared by the Settlement Officer on his taking over charge. The original intention was that the re-assessment of the old portion of the district should commence on the 1st October 1922, but this could not be carried out and it began only on the 1st April 1923. Another modification that had to be made was that originally it was supposed that Settlement operations will come to an end on 30th September 1926, but in view of the very heavy nature of the work involved the term of Settlement was extended to the 31st March 1927. The expenditure was practically strictly according to the schedule, except that in the Colony schedule the pay of officers happened to be pitched at a rate considerably lower than the rate actually paid. The actual cost of both the Settlements came to Rs. 5,50,965-13-0. The additional annual income that accrued to Government as a result of Settlement operations even while the Settlement was in progress, I believe, covered this expenditure very comfortably.

Haveli Project.

59. In paragraph 38 of my Assessment Report on the Shorkot tahsil certain suggestions were made regarding the land revenue rates to be charged should kharif irrigation take place in the Shorkot tahsil from the proposed Multan Feeder and the Ahmedpur Canal as a result of the completion of the Haveli project. The Financial Commissioner in paragraph 14 of his orders directed that it would be better to have a condition in the final orders on the Settlement that in the event of this project coming into being the existing assessment would be cancelled and a new assessment based on the profits likely to be derived from the Canal would be substituted. I am still of the opinion that if this project comes into being the Deputy Commissioner should receive orders in time to carry out rectangulation in the vast Government estates affected, and that malikana on the temporary leases of these lands should from the very first be fixed on a competitive basis by inviting tenders. If this view is accepted, it is obvious that there would be no necessity of fixing a high rate and consequently my proposals that the land revenue to be charged should be Rs. 2 per matured acre throughout the tahsil for the first five years is, I think, well worth considering, specially because these two canals will only be Kharif channels in so far as the Shorkot tahsil is concerned. The question of cancelling the existing assessment with regard to areas not affected by this Kharif irrigation should, I think, not arise. The assessment announced by me being a fluctuating one throughout the Shorkot tahsil the question of cancellation does not arise at all. The question that will arise will be the question of the substitution of a new rate for the rate announced.

Term of Settlement.

60. The previous settlement in the older portion of the district was only for a term of 20 years, while in the Colony the re-assessment carried out by me in the Shorkot portion took place after a period of 9 years and in the Jhang

Branch circles after a period of 11 years. In my opinion conditions are now comparatively so thoroughly settled both in the Colony and in the older portion of the district that a very much longer term than 20 years is absolutely necessary. The term that I think will meet the requirements of the case would be at least 30 years, and I wish to make it clear that this term should be so fixed that in no tahsil should the new demand be ever imposed before Kharif 1956—the underlying idea being that in all parts of the district the assessment now announced should terminate simultaneously, and that the future Settlement Officers should not have to face the inconvenience of assessing circles in which the assessment expires on different dates. If this proposal is accepted, the term will become about 32 years for the Colony, about 31 years in some parts of Chiniot and about 30 years and six months for Jhang and full 30 years for Shorkot.

61. Five Assistant Commissioners, five Extra Assistant Commissioners, 4 Tahsildars, 14 Naib-Tahsildars, 16 Kanungos, and one Zilladar were given a course of settlement training. Two Tahsildars and three Naib-Tahsildars out of these hailed from the North-West Frontier Province. In addition to those officers who came from British India, three Extra Assistant Commissioner candidates and one Tahsildar candidate from the Patiala State also received training. Practically every one gave the best of his time and energy to the work allotted and a few among the Tahsildar and Naib-Tahsildar candidates gave valuable assistance in the revision of the records.

62. I was in charge of the settlement from the beginning till 21st May 1926 when I proceeded on 8 months' leave. All the four assessment reports were prepared by me but the new rates in Shorkot were announced by Lala Ram Lal, Batra, the Extra Assistant Settlement Officer, who held charge during my absence on leave.

Lala Ram Lal, Batra, did most excellent work as Extra Assistant Settlement Officer and his supervision of the staff dealing with the revision of records was throughout commendable and I formed a very high opinion of the loyal manner in which he tried to assist me.

Chaudhri Raja Ram, Tahsildar, was Settlement Tahsildar both in the Colony and in the old portion of the district. It was a pleasure to me to be able to commend his work constantly and I believe he was genuinely liked for his personal urbanity both by the people and by the staff. The other two Tahsildars, Chaudhri Ali Mohammad in Chiniot and Lala Behari Lal in Shorkot, also did splendid work, and it was a piece of good fortune for the Jhang district to have had three such Tahsildars.

From among Naib-Tahsildars the best work was done by my reader, M. Hassan Din. He held that post throughout the settlement and his integrity and hard work were commendable. The other Naib-Tahsildars, who deserve special notice, were M. Sibghat Ullah, M. Abdul Aziz, M. Sher Mohd. Drishak, Lala Takht Ram and M. Sarfaraz Hussain (my Head Clerk). From the district staff M. Ghulam Ali, Naib-Tahsildar of Lalian, did most useful work.

The Settlement was fortunate in some Field Kanungos, and the names of Ram Nath, Anant Ram, Karam Chand Nazir, Ali Akbar, Muhammad Hussain, Nazar Ali, Niaz Ali, Yaqin-ud-Din, Fazal Muhammad Shah and Sultan Ali (2nd Clerk) deserve special mention. Every one of these Kanungos did exceptionally good work.

63. Orders are requested on the following two points :—

Points on which orders are requested.

(a) The term of Settlement, paragraph 60.

(b) Assessment of areas likely to be irrigated if the Haveli project comes into being, paragraph 59.

HISSAR :

The 26th June 1928.

ABDUL AZIZ,

Settlement Officer, Jhang.

GLOSSARY OF VERNACULAR TERMS.

<i>Vernacular.</i>	<i>English equivalent.</i>
<i>Ab</i> ...	... Land watered from a stream or a pool usually lifting.
<i>Abadh</i> ...	... Village site.
<i>Abat</i> ...	... Commission fee.
<i>Bar</i> ...	... High land between two rivers.
<i>Baran</i> ...	... Cultivation dependent upon rain.
<i>Bajra</i> ...	... A kind of millet (spiked millet).
<i>Batal</i> ...	... Rent in kind.
<i>Bhar</i> ...	... A bundle of crop.
<i>Budh</i> ...	... An old arm of the Chenab River.
<i>Char</i> ...	... Jowar grown as fodder.
<i>Chatt</i> ...	... Land irrigated by wells.
<i>Chak</i> ...	... Colony village.
<i>Chakwari</i> ...	... Assessment pertaining to a well.
<i>Chatak</i> ...	... 1/16 of a seer.
<i>Chamb</i> ...	... A hollow in which drainage water collects.
<i>Dhaya</i> ...	... The high bank of Sandal Bar.
<i>Dharmare</i> ...	... Charity.
<i>Dalakh</i> ...	... Brokerage fee.
<i>Darhkawati well</i> ...	... Leased well.
<i>Dastur-ul-amal</i> ...	... Rules for guidance of revenue staff.
<i>Ghair Mumkin</i> ...	... Unculturable land.
<i>Ghacharat</i> ..	... Grass grazing.
<i>Girdawari</i> ...	.. Crop inspections.
<i>Gawara</i> ...	... A pulse used as fodder.
<i>Har</i> ...	... Fourth month of the Hindu Calendar.
<i>Haq</i> ...	... Permissible.
<i>Hitar</i> ...	... Riverain low land.
<i>Hithari</i> ...	... An owner of a riverain area.
<i>Jama</i> ...	... Assessment or revenue.
<i>Jamabandi</i> ...	... Record of rights.
<i>Jhallar</i> ...	... Persian wheel for use on flowing water.
<i>Jhand</i> ...	... A tree (<i>prosopis spicigera</i>).
<i>Jowar</i> ...	... Great millet.
<i>Kallar</i> ...	... Saline efflorescence.
<i>Koram</i> ...	... 5½ feet.
<i>Kharaba</i> ...	... Crop that has failed to mature.
<i>Kharora</i> ...	... A temporary well—of which the cylinder is for need of reeds.
<i>Kharif</i> ...	... Autumn harvest.
<i>Kasht Baran</i> ...	... Rainfall cultivation.
<i>Karaki</i> ...	... Stiff saline soil.
<i>Kacha Pakka</i> ...	... Partly of burnt and partly of unburnt bricks.
<i>Kitar</i> ...	... A tree (<i>acacia arabica</i>).
<i>Killa</i> ...	... An area measure = 1.11 acre.
<i>Killabandi</i> ...	... Survey by Killas.
<i>Kishtwar</i> ...	.. Showing field formation.
<i>Kumhars</i> ...	... Village potters.
<i>Lani</i> ...	... Salsola, saji or the harilla plant.
<i>Lakh</i> ...	... Hundred thousands.
<i>Mara</i> ...	... Light loam.
<i>Mandi</i> ...	... A market town.
<i>Mandua</i> ...	... A millet (<i>eleusine corocana</i>).
<i>Malkana</i> ...	... Fee paid in recognition of proprietary rights.
<i>Maria</i> ...	... 1/20th of a <i>tanad</i> .

<i>Moti</i>	...	...	A kind of pulse.
<i>Mochles</i>	...	...	Shoemakers.
<i>Mussanie</i>	..	..	Sheets for preparing maps.
<i>Nahrt</i>	...	...	Irrigated by canal water.
<i>Nakka</i>	...	...	The high bank of Kirana bar.
<i>Nakhlstan</i>	...	...	Palm grove.
<i>Pakka</i>	...	...	Metalled.
<i>Paltai</i>	...	...	Emptying of bags.
<i>Rabi</i>	...	...	Spring harvest.
<i>Rappar</i>	...	.	Hard infertile clay soil.
<i>Rara</i>	...	...	Stiff soil without vegetation.
<i>Rosotyā</i>	...	...	Cook.
<i>Rehrtes</i>	...	...	Country carts drawn by ponies.
<i>Rolle</i>	...	...	Sandy soil.
<i>Rulal</i>	...	...	Mandi dues for separating grain from dust.
<i>Sajjt</i>	...	...	A harilla plant.
<i>Samukha</i>	..	...	A coarse fodder crop grown on a sailab land.
<i>Sarkana</i>	...	...	Saccharum Arundinaceum.
<i>Swank</i>	...	...	A fodder crop.
<i>Tacovi</i>	...	...	Advance for agricultural purposes.
<i>Taraddedi</i>	...	...	Land ploughed for sowing.
<i>Taramira</i>	...	...	Rocket (<i>Brassica erusa</i>).
<i>Tirni</i>	...	...	Grazing tax.
<i>Utar</i>	...	...	Central zone of canal tract.

APPENDIX I.

Special revision of the assessment.

I was placed on special duty to revise the assessment in the Lower Chenab Colony portion of the Jhang district and also the assessment of the non-colony portion of the whole of that district, so that they should comply with the provisions of the Land Revenue Amendment Act, III of 1928. The Act had no retrospective effect, but Government decided that in all districts in which settlement operations had commenced after 1921 the assessments made should be revised in accordance with the provisions of this Act. This decision was arrived at to redeem an undertaking given in the Punjab Legislative Council. In the colony portion the standard of assessment originally adopted was one-half net assets, while in the non-colony portion it was one-third net assets.

2. Under the Act in question a reduction of assessment was necessary if any of the following criteria were not satisfied :—

Reasons for reduction.

- (a) if the assessment exceeded more than one-fourth of the net assets in any assessment circle : (section 4),
- (b) if the assessment exceeded in its incidence on any assessment circle as a whole, the incidence of the previous assessment by more than one-fourth : (section 7 (iii)) or
- (c) if the assessment exceeded in its incidence on any estate, the incidence of the previous assessment by more than two-thirds : (section 7 (iii)).

3. In the colony area, which comprises four assessment circles—Lower Chenab Colony Circles, I, II, III and the Bhangro extension—no reduction whatever is needed for reason 2 (a) *supra*. But reductions are necessary for reasons 2 (b) and 2 (c) in the three Chenab Colony circles. No reductions of any kind are necessary in the Bhangro extension circle.

In the three remaining circles reductions are necessary for reason 2 (c) in only three villages in all. But reductions in all three circles are necessary for reason 2 (b).

4. *Reduction in colony rates.*—The three tables below show for each circle the acreage under the former rate, the rate now sanctioned and the consequent reduced demand :—

CIRCLE I.

1		2		3	4	5
RATE.				Average sown area (paragraph 34 of Assessment Report.)	Demand according to rate announced.	Reduced demand.
Announced.	Reduced.					
Rs. A. P.	Rs. A. P.			Acres.	Rs.	Rs.
0 12 0	0 12 0			2, 22	1,517	1,517
1 0 0	1 0 0			1,918	1,918	1,918
1 8 0	1 4 0			8,078	4,848	8,348
2 0 0	1 12 0			5,541	11,082	9,897
2 8 0	2 4 0			4,277	10,948	9,840
3 0 0	2 12 0			7,501	22,503	20,628
3 8 0	3 2 0			7,112	24,952	22,225
4 0 0	3 8 0			9,651	37,804	35,779
4 8 0	4 0 0			8,043	37,690	33,172
		Total		49,739	1,52,118	1,35,626

II
CIRCLE II.

RATE.		Average sown area (paragraph 84 of the Assessment Report).	Demand according to rate announced.	Reduced demand.
Announced.	Reduced.			
1	2	3	4	5
Rs. A. P.	Rs. A. P.	Acres.	Rs.	Rs.
0 12 0	0 12 0	1,527	1,153	1,153
1 0 0	1 0 0	6,760	8,360	6,360
1 8 0	1 4 0	2,429	2,548	3,085
2 0 0	1 12 0	5,131	10,262	8,980
2 8 0	2 4 0	19,608	49,020	44,119
3 0 0	2 12 0	23,626	70,878	64,972
3 8 0	3 2 0	31,161	1,09,069	97,878
4 0 0	3 8 0	18,702	74,636	63,482
4 8 0	4 0 0	12,246	56,107	49,984
5 0 0 (Chak 466)	4 8 0	720	3,650	3,385
5 8 0	4 12 0	1,177	10,874	9,391
	Total ...	1,57,518	3,96,845	3,55,139

CIRCLE III.

RATE.		Average sown area (paragraph 84 of the Assessment Report).	Demand according to rate announced.	Reduced demand.
Announced.	Reduced.			
1	2	3	4	5
Rs. A. P.	Rs. A. P.	Acres.	Rs.	Rs.
0 12 0	0 12 0	94	70	70
1 0 0	1 0 0	2,586	2,586	2,586
1 8 0	1 4 0	635	951	784
2 0 0	1 12 0	3,134	4,266	5,484
2 8 0	2 4 0	6,344	15,262	14,274
3 0 0	2 12 0	1,911	5,783	6,256
3 8 0	3 2 0	3,079	12,378	11,497
4 8 0	3 8 0	102	408	387
	Total ...	19,486	44,766	40,317

Taking the three circles together, the new demand amounts, according to the new rates, to Rs. 5,31,081, as against Rs. 5,31,840 permitted by a 25 per cent. enhancement.

II.

5. The non-colony portion of the district contains twelve assessment circles. Three of them, namely, the Thal, Kachhi and Jhelum circles of the Jhang tahsil, may be dismissed at once as no reduction of any kind is necessary. The same remarks apply to the Thal circle of the Shorkot tahsil. In the nine remaining circles reductions were necessary for reasons given in 2 (a)

above, and also for reasons given in 2 (b), but the latter were covered by the reductions necessary under 2 (a). The following gives an approximate estimate of the necessary reductions:—

Tahsil.	Circle.				Estimate of necessary reduction.
					Rs.
Chislot	Chenab-Nabri	...	...	...	22,918
		Chenab	...	...	8,476
		Jhelum-Nabri	...	...	28,991
	Total				60,325
Jhang	Chenab-Nabri	...	...	...	14,380
		Chenab	...	...	6,746
		Jhelum-Nabri	...	...	14,894
	Total				34,999
Bhokot	Chenab-Nabri	...	...	...	7,749
		Joint	...	...	17,304
		Kacchi	...	...	7,635
	Total				32,618
Total district				1,27,939	

Except in one circle the enhancement made by me in 1925-26 in no case exceeded the former demand in the cycle of selected years by more than 25 per cent., but the reduction shown above was necessitated principally because the basis of the theoretical Government demand was lowered from one-third to one-fourth.

In my method of carrying out the necessary reductions my proposal that no reduction need be made in any of the estates under the fixed system of assessment was sanctioned. The rest of the old portion of the district being under a fully fluctuating system of assessment the soil rates were reduced as below:—

Tahsil.	Assessment circle.	CHENAB.		NABRI.		SALLAB.	
		Former rate.	Reduced rate.	Former rate.	Reduced rate.	Former rate.	Reduced rate.
		Rs. A.	Rs. A.	Rs. A.	Rs. A.	Rs. A.	Rs. A.
Chislot	Chenab-Nabri	1 4	1 0	2 0	1 8	1 4	1 0
		1 8	1 4	2 4	1 12	...	...
		1 12	1 8	2 8	2 0	...	...
	Chenab	...	...	2 12	2 0	...	...
		...	...	2 0	2 8	...	...
		1 8	1 6	2 4	2 2	1 8	1 6
		1 12	1 10	2 8	2 6	...	...
		2 0	1 14	2 12	2 10	...	...

Tahsil.	Assessment.	CHANAL		NAHNL		SAILAN.	
		Former rate.	Reduced rate.	Former rate.	Reduced rate.	Former rate.	Reduced rate.
		Rs. A. P. A.	Rs. A. P. A.	Rs. A. P. A.	Rs. A. P. A.	Rs. A. P. A.	Rs. A. P. A.
Chiniot— consid.	Jhelum-Nabri	1 4	1 0	1 6	1 3	...	...
		1 6	1 4	1 12	1 6	...	...
		1 12	1 8	2 0	1 10	...	...
		...	...	2 4	1 14	...	...
		...	...	2 8	2 2	...	...
		...	...	2 12	2 4	...	...
		...	...	2 0	2 6	...	...
		1 6	1 4	1 12	1 8	...	...
		1 8	1 4	2 0	1 8	...	...
		1 10	1 6	2 2	1 12	...	...
		1 12	1 8	2 4	1 14	...	...
		...	...	2 6	1 14	...	...
		...	...	2 8	2 0	...	...
		...	...	2 12	2 4	...	...
		1 4	1 2	1 8	1 4	1 6	1 4
Jhang	Chenab	1 6	1 4	1 14	1 8	...	...
		1 8	2 6	...	...	...	...
		1 10	1 9	2 0	1 10	...	...
		1 12	1 6	2 2	1 14	...	...
		2 0	1 12	2 4	2 0	...	...
		...	...	2 8	2 4	...	...
		...	...	2 12	2 6	...	...
		...	...	3 0	2 12	...	...
		1 2	0 14	1 12	1 6	...	...
		1 4	1 0	2 0	1 10	...	...
		1 6	1 2	2 2	1 14	...	...
		1 8	1 4	2 4	1 14	...	...
		1 10	1 6	2 6	2 2	...	...
		1 12	1 8	...	...	...	...
		1 4	1 4	1 14	1 8	...	...
Shokat	Joint	1 6	1 4	2 2	1 14	...	...
		1 8	1 4	2 6	2 0	...	...
		...	...	2 10	2 4	...	...
		1 4	1 2	2 4	2 0	1 4	1 0
		1 6	1 2	...	...	1 6	1 2
		1 8	1 4	...	...	1 8	1 4
		1 10	1 6	...	...	...	...
		1 12	1 8	...	...	...	...
		2 0	1 12	...	...	...	...
		1 2	1 0	...	...	...	...
		1 4	1 0	...	...	...	...
		1 6	1 0	...	...	...	...
		1 8	1 0	...	...	...	...
		1 9	1 0	...	...	...	...

If villages under the fixed system of assessment elect to change over to the fluctuating system of assessment the fluctuating rates announced at settlement to be imposed on them should be reduced as shown in the above table.

6. The total reductions in the whole of the Jhang district, colony and non-colony portions together, are shown below :—

				Rs.
<i>Colony portion.</i>				
Lower Chenab Colony Circle	I	...	...	16,792
"	"	"	II	41,707
"	"	"	III Bhango Extension	4,439
Total				62,938
<i>Non-Colony portion.</i>				
				Rs.
Chiniot Tahsil	...	Chenab-Nahri	...	21,802
		Chenab	...	6,840
		Jhelum-Nahri	...	28,469
Jhang Tahsil	...	Chenab-Nahri	...	12,717
		Chenab	...	4,369
		Thal	...	...
		Kachhi	...	...
Jhang Tahsil	...	Jhelum	...	...
		Jhelum-Nahri	...	15,417
Shorkot Tahsil	...	Chenab-Nahri	...	7,784
		Joint	...	17,629
		Kachhi	...	4,607
Total				1,82,672

7. The detailed method of reduction is given in a special report submitted by me :—

- (a) In the colony the new Act's gift of reduction brought down the basic rate from Re. 1-8-0 per acre to Re. 1-4-0, and this reduction of four annas per acre was enforced in all rates, up to and including the former Rs. 3-0-0 per acre rate. The former Rs. 3-8-0 per acre rate was reduced by six annas and all higher rates by eight annas per acre, except the highest rate of Rs. 5-8-0 which was reduced by Re. 0-12-0 per acre. It was only in this way that it was possible to reconcile the new principle of not taking more than a specified enhancement in an assessment unit (circle or village) with the former principle of assessing by squares, so as to preserve a reasonable and justifiable gradation between squares of varying fertility.
- (b) In the non-colony portion the area under fixed assessment was very small, only five villages in the Chiniot tahsil and only 16 villages in the Jhang tahsil. The rest of the area was under a fully fluctuating assessment. As villages with a fixed demand have a great margin for expansion of cultivation and will, in virtue of their fixed assessment, remain free for a long period from all additional demands, my proposal that fixed assessments should not be reduced further was sanctioned.

On the other hand, as the revenue payers who contracted to pay under the fully fluctuating system, will always be paying up to the extent of their effort, it was essential that reductions in fully fluctuating areas should be co-ordinated with great care. The total area falling under each class (nahri, chahi, sailab, etc.) for each specific rate imposed in every circle in all the three tahsils was separated and the reduction was spread over all classes of land with careful avoidance of inequalities within the permissible limit of reduction.

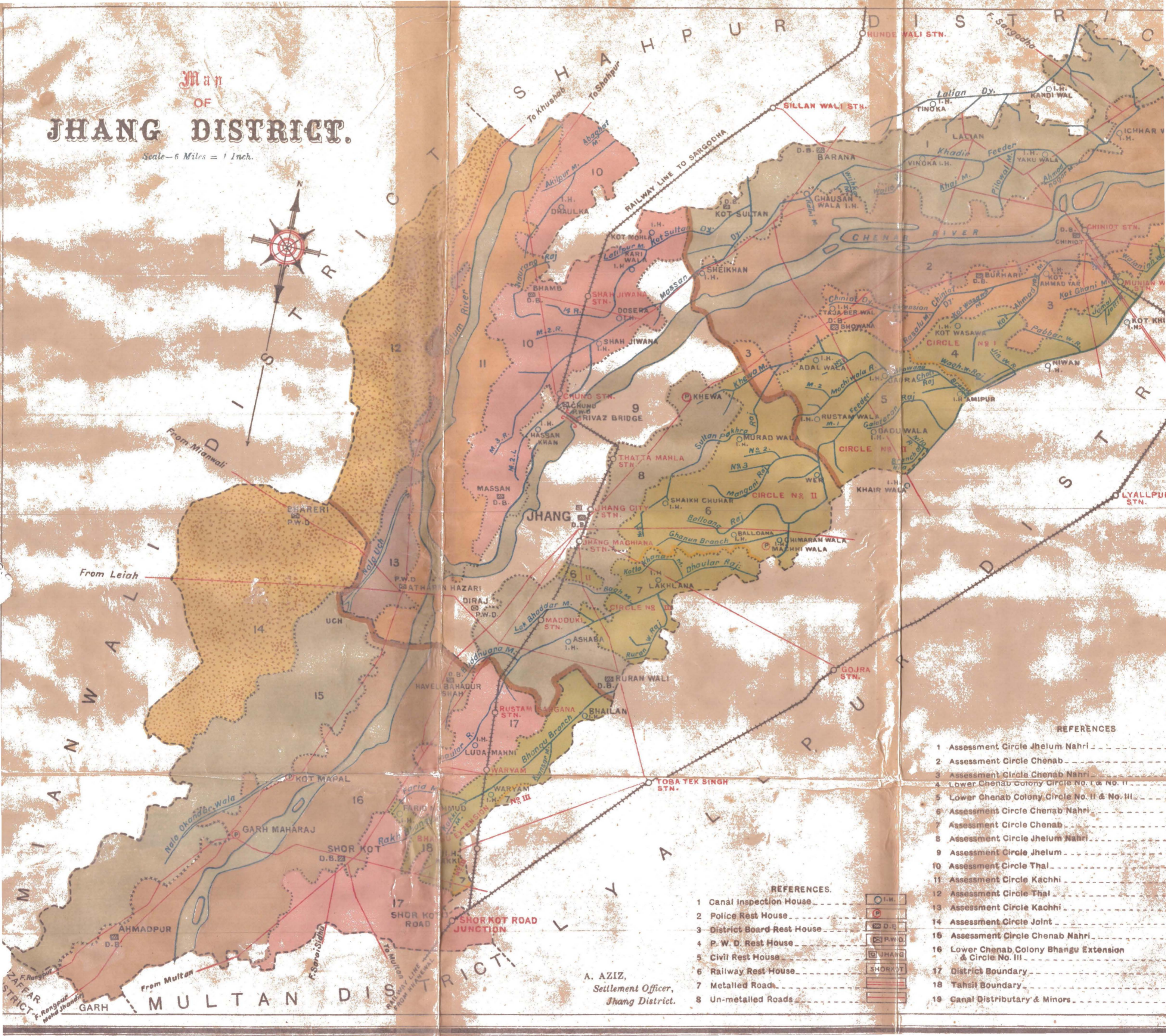
8. As a result of these reductions the colony portion showed an enhancement of 25 per cent., *i. e.*, from an average assessment of Rs. 4,90,921 in 1920-22 to an approximate average assessment of Rs. 6,12,000. The non-colony portion of the district paid on an average a sum of Rs. 8,18,000 (in round figures) in the selected cycle of years (1918-23). The same portion will now pay roughly only Rs. 8,22,000, that is to say, the revision of assessment has practically kept the total revenue of this portion of the district at what it was even before the assessment of 1923-26.

June 1st, 1930.

ABDUL AZIZ,
Late Settlement Officer, Jhang.

Map OF JHANG DISTRICT.

Scale—6 Miles = 1 Inch.



REFERENCES

- 1 Assessment Circle Jhelum Nahri
- 2 Assessment Circle Chenab
- 3 Assessment Circle Chenab Nahri
- 4 Lower Chenab Colony Circle No. I & No. II
- 5 Lower Chenab Colony Circle No. II & No. III
- 6 Assessment Circle Chenab Nahri
- 7 Assessment Circle Chenab
- 8 Assessment Circle Jhelum Nahri
- 9 Assessment Circle Jhelum
- 10 Assessment Circle Thal
- 11 Assessment Circle Kachhi
- 12 Assessment Circle Thal
- 13 Assessment Circle Kachhi
- 14 Assessment Circle Joint
- 15 Assessment Circle Chenab Nahri
- 16 Lower Chenab Colony Bhangu Extension & Circle No. III
- 17 District Boundary
- 18 Tahsil Boundary
- 19 Canal Distributary & Minors

REFERENCES.

- 1 Canal Inspection House
- 2 Police Rest House
- 3 District Board Rest House
- 4 P. W. D. Rest House
- 5 Civil Rest House
- 6 Railway Rest House
- 7 Metalled Roads
- 8 Un-metalled Roads



A. AZIZ,
Settlement Officer,
Jhang District.

FINAL SETTLEMENT REPORT

OF

DISTRICT BAREILLY

BY

I. W. LEWYS-LLOYD, I.C.S.

Settlement Officer



ALLAHABAD:

SUPERINTENDENT, PRINTING AND STATIONERY, UNITED PROVINCES, INDIA

1942.

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GOVERNMENT OF THE UNITED PROVINCES

No. 3148/I—412-1936

REVENUE DEPARTMENT

27th November, 1941

THE Governor is pleased to order the publication of the following papers regarding the final Settlement Report of the Bareilly District, for general information and criticisms. Any criticisms or objections received within one month will be considered by Government.

By order,
C. H. COOKE,
Secretary.

ORDER

FROM the settlement point of view Bareilly District is exceptional in that it does not present many characteristic features of unusual interest. In fact compared with other districts the only three special features that call for comment are:

(1) the submontane area in the north where population has decreased and the struggle against inroads of the jungle is continuous;

(2) what the Settlement Officer calls the dragging effect of the mass of old unenhanced occupancy rentals. Four-fifths of the occupancy area has been held for over 50 years with very little change in the rents;

(3) though it is a district with an abnormally high water level and an unusually good average rainfall it is exceptionally well provided with irrigation facilities both by the Sarda Canal and by the newly installed tube-well system.

In other respects the problems dealt with by the Settlement Officer were all more or less normal.

2. In view of the normality of the district the Settlement Officer has been able to devote particular attention to economic conditions and he has been able to arrive at conclusions that are both interesting and unusual. Accepting clear evidences of increased prosperity, he has attempted to assess this in terms of rupees. For instance while in 1870 the cost of feeding an average family came to roughly Rs.50 per annum he finds that it now comes to Rs.95 but the average cultivator now saves about 11 per cent. out of his gross income as compared with 5 per cent. in 1870.

3. The soil classification and the formation of circles have been on normal lines. This appears to have been adequately done and the percentage of village rates as distinct from circle rates that had to be applied was only 11.6.

4. As stated by the Settlement Commissioner the final selection of rent-rates was conspicuously moderate. They work out at 10 per cent. less than the recorded rates and 3 per cent. more than the rates after remissions. While prices have risen by 19 per cent. and produce values by 30 per cent. since last settlement the rents as a whole have risen by only 17 per cent.

5. The Settlement Officer makes the interesting comment that comparing the same proportion of the holdings area with the cash-rented portions at the previous settlement the zamindars are now left after payment of the land revenue with 18 lakhs as against 11½ lakhs that were left at the previous settlement. This represents an improvement of 60 per cent. in the financial position of the zamindari class as against a rise in prices of only 20 per cent. This result has been achieved in spite of the fact that there has been a net increase in the cash rents payable by the tenants of only 2½ per cent.

6. A feature of note in this settlement has been the fact that work for the modification of rents was carried out before the mahalwar assessments were started. Though this may lead to delay it is an obvious improvement.

7. The Board commend the great ability and care with which Mr. Lewys-Lloyd has carried out the settlement of Bareilly and they acknowledge the tribute paid by him to his Assistant Settlement Officer Mr. Malcolm and his Assistant Record Officers Messrs. M. M. Siddiqi, Hadi Haasan and Banke Behari Lal. The Board also acknowledge the supervision and the detailed review by the Settlement Commissioner.

G. M. HARPER, C.I.E., I.C.S.,

Senior Member, Board of Revenue,
United Provinces.

30th October, 1941.

NOTE ON THE FINAL SETTLEMENT REPORT OF BAREILLY DISTRICT

THE fourth regular settlement of Bareilly was carried out between November, 1927 and December, 1940, by Mr. L. W. Lewys-Lloyd, I.C.S., assisted in the second and third years by Mr. K. R. Malcolm, I.C.S. The general features of the district are well known, and Mr. Lewys-Lloyd discusses them and the changes that have occurred in rural conditions, in a more than usually interesting report. He attaches two useful sketch-maps, one showing the main soil divisions of the district, and the other showing how State irrigation has developed since last settlement, with the introduction of the Sarda Canal north of the Ramganga, and of tube-wells run off the hydro-electric grid south of the Ramganga.

General.

2. Communications are good as they go, and many important industries based on forest produce are now flourishing. There is a very large sugar factory at Bareilly, and two others of fair size at Baheri. The malaria which infests the submontane tract seems to spread southwards to this district, judging by the general physique in rural areas. The population actually declined between 1901 and 1931, the influenza epidemic of 1918 taking a particularly heavy toll; but the 1941 figure stands at 1,177,273, which is higher than anything previously recorded.

3. Intrinsically, the district is far from outstanding. There is a belt of fair loam across the centre of the tract north of the Ramganga, and the old alluvium deposited on its flanks by the Ramganga is fertile. But the river itself is capricious, frequently cutting into good established cultivation. There is a lot of *dhur* in Faridpur on the east and in Aonla on the south-west. On the north, next the *tarai*, the jungle continues to counter-attack. Even the attractions of growing cane hardly arrest the process, for, as Mr. Lewys-Lloyd notes, a good deal of *tarai* cane is watery and lacking in sucrose. It is easy to see that the struggle to maintain cultivation in the unhealthy submontane tract stretching from north Thakurdwara through Rampur, submontane Naini Tal and Bareilly to Pilibhit received a damaging blow from the great influenza epidemic of 1918. How a civilization ever flourished (as it apparently did) in this tract, and the underlying causes of its decay, are questions which would repay research and study.

Agricultural conditions

4. What redeems the district from agricultural weakness are its high proportion of skilful cultivators, and the recent advances in State irrigation. Kurmis hold 21 per cent. of the area, and there are other "born" cultivators, Kisans, Muraoos and others. The introduction of the Sarda Canal, the improvement of the old Rohilkhand Canals, and the tube-wells in Aonla are not, as yet, superficially "profitable" enterprises. For rainfall averages 44 inches a year, the water level is usually 12 to 14 feet, and earthen wells are easy to make. Water from artificial sources is not "life-blood" here. But bit by bit it is being utilized in a manner which is radically changing the style of cropping. For example, while the area under rice has declined, and with it the double-cropped area, early rice is now an assured and profitable crop, instead of a precarious one. Wheat is becoming a heavy-yielding crop, and is ceasing in sandy but irrigable soil, to wilt when the winter rains are delayed. Sugarcane has greatly extended in area, and is of modern hybrid varieties. Mr. Lewys-Lloyd gives some important information about changes in the costs of production to the cultivators, and about the objects on which they spend their income. He has all along paid special attention to this, and was fortunate in that Mr. Moona, who was Settlement Officer from 1867 to 1870, made similar detailed inquiries. Mr. Lewys-Lloyd's conclusions are of considerable value; and the contrast between observed facts as to clothing, food, and the margin of profit in 1870 and 1940 respectively is a useful connective to vague assertions of increasing poverty.

5. The district has, fortunately, had a topographical soil classification since Mr. Moona's time and in the main Mr. Lewys-Lloyd has only had to amplify the soil classes adopted by Mr. (now Sir) Selwyn Fremantle at last settlement. The need for distinguishing "wet" from "dry" in the loam classes follows from the introduction and improvement of canals; and the ordinary interior for "wet", that is, irrigated in at least two out of five normal years, has answered well enough in canal areas. The difference between "wet" and "dry" values is small partly because the rainfall is usually good, partly because differences in output have not had enough time to affect rents. It is as well, however, that the Settlement Officer need no longer apply this criterion rigidly, for it does not suit tube-well areas, where real costs and the effectiveness of supply change very rapidly according to the distance between the well and the field. Mr. Malcolm as Assistant Settlement Officer had to deal with a considerable tube-well area in Aonla Tahsil, and succeeded in working out an equitable classification for fields round a tube-well which gave the actual facts proper consideration, and which is clearly described in the Assessment Report of Aonla.

Soil classification and assessment circles.

6. Nearly four-fifths of the area was classed as *dumat* 1 and *dumat* 2. I am inclined to think that the standards might have been lower, for some of the lighter *dumat* can hardly be distinguished from *dhur*. But the circles are numerous, and allow for marked differences in standards; there is an unusual absence (in general) of very high rents for good soils and of very low rents for poor soils, and the classification does not create hardship. It helps to account for a comparatively low average of rents per acre, and comparatively low rates for ordinary good loam. Of the sanctioned rates, the highest rate in any circle for *dumat* 1 "wet" is only Rs.10-4 per acre, the lowest, Rs.5-0. The lowest rate to be found is Rs.1-1 per acre for the poorest *dhur* in Faridpur Tahsil, and the highest is Rs.25-6 for small plots of the best *kachhiana* land adjoining Bareilly city.

7. It is significant that only 8 per cent. of the area is under proprietors' own cultivation. The proprietors are mainly men of moderate but not petty means; to an unusual extent non-resident. But they collect efficiently, although a small decline in the principal class of tenure, land held in occupancy right may be attributed to ejection of defaulters, and to former opposition to the accrual of occupancy rights. The former "non-occupancy," now hereditary, tenants, hold a quarter of the area; and as excessive rents have now been scaled down in settlement to reasonable levels, they should be able to hold their own. While Vaishya zamindars now hold more land than any other individual class, having gained at the expense of Brahmans and Thakurs, Muslims have also gained, making considerable *waqf-ul-ul-aulad* to conserve their property. The number of mortgages redeemed is relatively high, and the recent prohibition of alienation by small proprietors should be of material value in this district. Both zamindars and tenants are on the whole better off than in neighbouring districts.

Zaid tenures.

8. Cash rents, often quoted in terms of so much per *tachka* bigha, prevail. Despite strong opposition by zamindars, many rents in kind were converted to cash at last settlement, and the grain-rents are now found mainly in the precarious circles in the north. The custom of taking *nazrana* on new lettings exists, except in Aonla, where it is still uncommon, as in Budann, which it adjoins. The amount of *nazrana* varies, but is much below what was customary in parts of Oudh and elsewhere. In the past, other illegal demands, such as *farakatana*, were made; with some success where the demand was moderate. But there has long been a strong body of occupancy tenants, and dissension either over high rents or over other exactions is absent ordinarily.

Rental system.

9. The last Settlement Officer framed only one set of rates, applicable to occupancy tenants. The divergence between long established rents and those of recent or "non-occupancy" tenants was already noticeable; but tentative suggestions made at the close of last century for the control of non-occupancy rents came to naught. In the present settlement Mr. Lewys-Lloyd found that prices had risen some 10 per cent. and the average value of outturn by some 30 per cent., but rents as a whole were only 17 per cent. above the level of last settlement. The cause of this lay in the fact that four-fifths of the occupancy area had been held for over 50 years with very little change in the rents. Even the remaining occupancy area had nearly all been acquired before 1906. The

Rent-rates.

non-occupancy area, on the other hand, changing hands from time to time and therefore influenced by the high prices prevailing from about 1917 to 1929, was not a basis from which occupancy rates could be deduced after determining the hereditary rates. This would have meant undue enhancement on a group of rents whose very moderation was partly responsible for the high level of recent rents. Mr. Lewys-Lloyd therefore based his occupancy rates on the rents paid by tenants who had not acquired occupancy rights at last settlement but had acquired them by 1906,—that is, roughly between 1886 and 1906. As some of these rents had been somewhat enhanced since first agreed on this basis, though lenient, was not so unduly lenient as it might appear to be. For hereditary rates, the Settlement Officer took the large body of pre-slump "statutory" rents, reduced them by the extent to which prices had fallen since they were agreed and set off against that the improvement in the outturn of produce resulting from irrigation, changes in cropping, and the like. He also took heed that the resulting rent-rates nowhere gave a valuation exceeding one-fifth of the value of ordinary produce.

10. The rates are undeniably moderate. When those for Bareilly Tahsil were published, it was at first feared that the amount of enhancement on older rents might be a hardship. This anxiety disappeared when it was realized that the amount of rent actually being paid would be considered in determining enhancements; and subsequently there were 3 objections—alleging inadequacy—in respect of the rates proposed for one tahsil.

Revised rents.

11. Bareilly is one of the first districts in which rents were modified before assessment. This change in procedure took effect from April, 1939 and involved a revision of calculations and work already done, which the Settlement Officer carried out with despatch. At the same time he was required in modifying rents, to take account of the remissions granted in 1931. If this had not been done, and only the originally agreed rent had been considered, regardless of the high level of prices prevailing in many cases when the rents were contracted, enhancements of undoubted hardship would have occurred, and the resulting rents could not have been described as "stable." In the aggregate, the rents as modified are 10 per cent. less than the previous full recorded rents, and 3 per cent. more than the rental as it stood after deducting remissions hitherto in force. Abatement of high rents largely counterbalances a very moderate rise in the older rents. The results may appear lenient, looking to the partial recovery of prices since 1931; but it is well to note that the incidence of rents per acre has risen from the relatively low figure of Rs.4.1 per acre at last settlement to Rs.5.9 per acre as now modified at this settlement.

Calculation of assets.

12. The last Settlement Officer's circle rates were considered too low. If there was force in this criticism, there was also force in the Settlement Officer's argument that rents in *dhur* and other weak soils did not respond much to rise in prices—the rise in prices being the basis of the criticism. He sought to meet the criticism by an extensive use of village rates, and by assessing an area much closer to the total holdings area than to the average cultivated area, which happened to be particularly low just before settlement. The danger of this was that rates and assessments tended to rely too much on the level of rents demanded as the main evidence of the quality of a village. In the present settlement, where the Settlement Officer and Assistant Settlement Officer did not modify circle rates unless quality justified doing so, and where the normal cultivated area is the basis of assessment as a general principle, the operations have redressed a good deal of previous inequality in the distribution of rents and revenue. In the aggregate, however, the assets accepted at last settlement were safely below the modified rents; and now again the assets accepted in respect of the cash rents are safe, being 4.6 per cent. below the modified rents. In review, they were reduced, in a number of mahals, chiefly precarious or alluvial, where a wider margin seemed necessary or collections appeared difficult.

13. There is little to say as to the calculation of assets of assumption areas—*sir*, *khudkashi*, grain-rented, etc.—and of *sagar*. This has been analysed in the various assessment reports and reviews, and the work was carefully done. The net assets of the revenue-paying area amount to Rs.40.02 lakhs, against Rs.33.38 lakhs at last settlement, a rise of 19.9 per cent. This is less than half of the percentage or rise in rents as modified, the reasons being the concessions now enjoyed by proprietors in respect of the area assessable and of proprietary cultivation, and the margin allowed on modified rents.

Revenue assessed.

14. The assessments of two tahails, Faridpur and Aonla, remain to be reviewed after the Settlement Officer had written his Final Settlement Report. The revenue finally sanctioned by the Board is as follows:

Final revenue

	Initial	Inter	Final
	Rs. a. p.	Rs. a. p.	Rs. a. p.
(a) Non-alluvial—			
(1) Payable	14,30,832 12 6	14,71,140 14 6	14,82,572 12 6
(2) Nominal	81,227 14 6	81,299 2 6	81,304 2 6
	1st year	2nd year	Thereafter
(b) Alluvial—			
(1) Payable	88,464 6 0	91,429 6 0	92,279 6 0
(2) Nominal	3,615 0 0	3,670 0 0	3,707 8 0

Both Mr. Lewys-Lloyd and Mr. Malcolm assessed with care and consideration. The new revenue averages 39.4 per cent. of the moderate net assets, as against 47.4 per cent. at the previous settlement, and yields an incidence of Rs.2.0 per acre on holdings, which is exactly the same as at the previous settlement. The increase on the revenue-paying area is only Rs.65,715 over the demand sanctioned at last settlement, and Rs.2,18,426-3-6 more than the expiring revenue of the *khalsa* after deducting the remissions in force since 1931. This is a rise of 16.1 per cent. on the revenue actually being paid at the time of settlement. Mr. Lewys-Lloyd points out that much more of the rental income is left to the proprietor than was the case at last settlement, and it is noteworthy that there was a total in all of only 245 objections to the proposed assessments of 7,328 mahals. In the last 60 years only small remissions for seasonal calamities have as a rule been required in this district, and there should be no difficulty at all in paying the new revenue. The increase of Rs.2.18 lakhs on the revenue-paying area is only Rs.0.22 lakhs below the real figure estimated in the forecast. The figure given in the latter, Rs.3.09 lakhs, is misleading, because to arrive at it, the *forma* as lowered for the slump of the *khalsa*, was incorrectly subtracted from the total estimated new revenue of both the revenue-paying and the revenue-free areas. As remarked in previous reports, the calculations required by section 83-L of the Act do not give a true picture of the extent to which the increase in revenue is attributable to State irrigation works. On the principle of including "indirect benefit" now being followed, the Sarda Canal, the improvement of the Rohilkhand Canals, and the introduction of tube-wells is responsible for roughly Rs.1,44,000 of the increase in revenue.

15. Good hard work was carried out on the resurvey, map-correction and record-writing, although some of the work was not done, and although co-ordination of air-survey maps with existing maps and records gave a good deal of trouble at the outset. Air-survey was abandoned early. This does not imply that it is other than a first-class method of resurvey; but it requires an amount of previous training of the district land records staff in preliminary "Traverse work," etc., and an amount of time for completion which in present circumstances is impracticable.

Miscellaneous.

16. The case work mentioned by the Settlement Officer was subsequently completed satisfactorily and the operations have closed. The total cost amounted to Rs.8.05 lakhs; the estimate in the forecast was Rs.4.37 lakhs, the programme approved by the Board was less exacting than elsewhere. This, the need of redoing some of the resurvey, and suspension of orders on the first rent-rate proposals in 1938-39 partly account for the divergence between the estimated and real cost. But the main reason for it is that it has become a custom in the forecast to base the estimate of cost on a standard provincial figure which may be markedly at variance with conditions in the particular district, as for instance, a district where the number of few plots, the conditions of the existing maps and the amount of resurvey required may be at variance with the assumed standard. The Settlement Officer, however, has found it possible to recommend the reduction of 22 patwaris' circles and apart from that the total cost of settlement is less than four times the annual increase in revenue.

17. Mr. Lewys-Lloyd was fortunate in having such able predecessors as Mr. Moens and Mr. (now Sir) Selwyn Fremantle. He had serious administrative difficulties, some of which have been indicated, to contend with, he carried out the settlement with ability and care and with a minimum of fuss or friction. He was conscientiously supported by Mr. K. R. Malcolm, I.C.S., whose good work as Assistant Settlement Officer has been followed by his appointment as Settlement Officer of Cawnpore. Excellent work with records was done by Messrs. M. M. Siddiqi, Hadi Hasan and Banke Bahari Lal, Assistants and Record Officers; and I endorse Mr. Lewys-Lloyd's commendation of his Office and of the leading officials therein.

Conclusion.

A. A. WAUGH, C.I.E., I.C.S.,
Settlement Commissioner, United Provinces.

20th October, 1941.

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FINAL REPORT OF DISTRICT BAREILLY

CHAPTER I

GENERAL DESCRIPTION

1. The district of Bareilly lies in the central submontane tract of the United Provinces. It consists of 5 tahsils and 13 parganas. Mirganj Tahsil with its 3 parganas was abolished in 1924, and its area split up between the tahsils of Aonla, Bareilly and Baheri. The total area of the district is 1,578 square miles, comprising 2,149 villages and 7,328 mahals.

2. Bareilly District is well served by railways (the East Indian and the Rohilkhand-Kumaun), every tahsil headquarter having easy railway communication with Sadar. Similarly road communications are excellent, as the only tahsil which is cut off by road from Bareilly during the rains is Aonla, south of the river. Unmetalled roads are mostly in a bad state and in the northern part of the district are unusable during the rains, as many of the frequent streams and *nakas* are unbridged.

3. The only city in the district is Bareilly with a population of 139,547, in the 1931 census. All other towns are comparatively small and are of a purely agricultural nature, except Baheri, which in recent years has taken on a semi-industrial character with the establishment of two sugar mills close by. Statement I gives the population figures for the district for the decennia starting from last settlement. The population shows a decline, mainly due to the influenza epidemic of 1918-19. Figures for the coming census of 1941 however should exceed those of 1901. The only rural tract which has suffered a severe setback is that in the north of Baheri, where whole villages have relapsed into jungle. This decline has been going on for some generations and is primarily due to the unhealthy and malarial nature of the tract. The proximity of the jungle and the consequent damage to crops by wild animals, makes the life of the cultivators extremely hard. Immigration from the southern tracts has virtually ceased partly due to easier conditions in the southern villages following on commutation of grain-rented lands, and partly due to better offers to intending emigrants from farmers of northern villages in Rampur State.

STATEMENT I—Population

Description	1901	1911	1921	1931	Density of population per square mile at—			
					Last settlement		Present settlement	
					Total area	Cultivated area	Total area	Cultivated area
Total rural population	946,812	949,763	849,351	916,841	} 600	804	581	749
Population of Bareilly City.	113,417	129,875	113,629	139,547				
District Total ..	1,060,229	1,079,638	962,980	1,056,388				

4. Due to Bareilly's convenient situation close to the forests of the Himalayan and submontane tracts, the most important local industries, excluding those directly derived from agriculture, are concerned with the timber and wood trade. At Clutterbuckganj, three miles from Bareilly, are to be found the Turpentine and Rosin Factory, the Bobbin Factory and the Western India Match Factory. At Izatnagar on the Naini Tal road, is the Indian Wood Products Factory which produces "katha" from the "khair" trees of the Baheri tracts. In Bareilly City itself there is a small Match Factory and a number of Furniture and Cabinet-maker's workshops.

As at last settlement, the refining of sugar is an important local industry, though the methods formerly adopted, e.g. the open-pan system, is to some extent being ousted by big cane-crushing and refining factories of which there are three in the district—the H. R. Sugar Factory in Bareilly City and the Kesar and Khandke Factories at Baheri. Small local refineries (*khandsar*) have also changed their methods and "rab" (boiled cane juice) is now refined in electrically worked centrifugal machines.

5. The main features of the district is the Ramganga river which flows from west to south-east. A number of small streams, mostly with their sources in the *tarai* tract in the north, join the Ramganga. The most important of these are Dojura (Bhakra and West Behgul or Kiteha confluence), the Sankha, the Deoranian and the Nakatia. The East Behgul and the Deoba join the Ramganga further south outside the district. As would be expected, the slope of the land is a gentle one from north to south, from about 660 feet above sea level in the extreme north to about 520 feet near Patohganj in the south. This fact together with the number of streams and creeks found in the district, assures good surface drainage. In some places, this has been disturbed by the activities of the Irrigation Department, but nowhere with any really deleterious effect, except in the hitherto unsolved problem of the *Sanghai nala* in south-west Baheri. In other tracts, notably in Faridpur, the Canal Department has vastly improved existing drainage channels.

6. For the most part Bareilly District is a fertile and well-populated tract. The exception to this statement is the malarial northernmost tract, which for various reasons has become sadly depopulated and in which the jungle has gradually been encroaching on the cultivated area. The fault does not lie in the soil, which is productive enough, though rather clayish and stiff and consequently difficult to work. Towards the south, this improves into good heavy loam with a fairly big element of clay soil, a bigger percentage of which is found in the east than in the west. This excellent belt of land runs diagonally from the north-east (south Baheri and north Nawabganj) to the west and south-west (Mirganj) where it meets the Ramganga valley. In the south-east (east Bareilly, south Nawabganj and Faridpur) the soil takes on a more sandy character merging into *thar* on the high ridges above the streams.

The Ramganga valley contains two types of alluvial soils, one, the more permanent old "tarai" land on a terrace below the true upland; the other, the more temporary "tarai" over which the river takes an ever-changing course. In its upper reaches, the Ramganga is gradually cutting northwards so that in the west of Bareilly, the "temporary" *tarai* adjoins the upland. In the east of Bareilly, roughly south and south-east of Bareilly Cantonments, the river has receded leaving a fine tract of old alluvial land. The same is the case in the Aonla Tahsil. From Sirauli in the west to Aonla in the centre there is a belt of good permanent *tarai*, which, east of Aonla broadens out to include most of the pargana of Ballia, where the alluvial origin of the soil is almost lost sight of. The rest of tahsil Aonla, that is the west, the centre and the south, consists of light soil, cut by the *Arel nadi* and its branches. A belt of clay land, reclaimed from jungle, separates this on the east from the lower-lying land of Ballia pargana.

Position.

Communications.

Population.

Trade and market.

Streams and drainage.

Topography.

I have attached a sketch map of the district as an appendix to this report. This clearly shows the general lie of the land. To the north the tracts run roughly from north-east to south-west; in the south-east and south of the Ramganga, from north-west to south-east. This is obviously conditioned by the courses of the streams and of the Ramganga. The divisions from one tract to another, i.e. from the Matiyar of the east to the Dumat of the west and centre, and from the central Dumat to the sandy soil of the south-east is not as sharply defined as the sketch would lead one to believe. Thus the difference between the south-eastern and south-western tracts of Baheri Tahsil, is simply that in the latter, the Dumat is less stiff and the percentage of Matiyar soil somewhat lower. Similarly the Dumat tracts of Nawabganj and east Bareilly show a gradual change from heavy loam interspersed with patches of clay to lighter loam and a comparative absence of Matiyar. In the south-east the change-over from heavy to fine light loam is complete.

Aonla Tahsil differs from the others in that the divisions between one tract and another are far more distinct. The Matiyar tract resembles the small circle on the Gore *nadi* in taluk Bareilly more than the main tracts to the north. The dominant soil is stiffer, red infected and interspersed with patches of poor *banjar*. The upland Dumat is more sandy and undulating than that of the northern tahsil. The alluvial Dumat tract of Aonla is the most fertile part of the tahsil. It is probably centuries older than the somewhat similar area north of the Ramganga.

An interesting feature of this sketch map, is its revelation of the character of the Ramganga. Even today, this is a most uncertain river, continually changing its bed. In older times, it must have been still more restless. The uplands of Aonla are separated from the lower-lying Matiyar by a sharp escarpment which marks the southernmost limit of the Ramganga's wanderings. From here the river then worked northwards, a process which is still gradually going on in the west. The northern limit of the river in the west appears to have been the southern edge of Bareilly cantonments, which is in the form of a ridge, similar to the escarpment of the Aonla uplands. From this point the river receded leaving a fine tract of alluvial Dumat. It is even still gradually working southwards from this point, eating into the alluvial Dumat tract of south-east Aonla.

CHAPTER II

AGRICULTURAL FEATURES

Rainfall.

7. Owing to its proximity to the Himalayan Range, the climate of Bareilly differs from that of more southern districts. The rainfall is heavier, the heat less intense and the hot winds of summer less violent and prolonged. The monsoon period starts slightly earlier, and finishes later. The cold weather also is of longer duration. The one disadvantage is an increased dampness, which tends to be unpleasant in the latter half of the monsoon. The average rainfall for the district is 44 inches, ranging from 48 inches in the northern tracts to 37 inches in Aonla in the south, vide Statement II. The monsoon rain is usually fairly well distributed and is followed in the autumn by an inch or two of rain, very welcome for the *rabi* sowing. Rain again falls towards the end of December and in January with an occasional shower in February. In more recent years the rainfall has fallen below the average, but whether this is to become a permanent feature or not, it is impossible to say.

In a normal year the rainfall is sufficient to ensure good crops on unirrigated fields. Even in a year of drought, owing to the shallow depth of surface water and the ease with which temporary wells can be sunk, the danger of a complete failure of the crops is remote in the tahsils north of the Ramganga. A greater danger arises from excessive rains, which affect the productivity of the more sandy tracts and waterlog the more low-lying parts, the old alluvial terrace above the Ramganga being particularly liable to damage from this cause.

STATEMENT II—Tahsilwise rainfall.

Tahsils	Early monsoon (June and July)		Late monsoon (August and September)		Autumn (October and November)		Early winter (December and January)		Late winter (February and March)		Spring (April and May)		Annual	
	25 years' average	50 years' average	25 years' average	50 years' average	25 years' average	50 years' average	25 years' average	50 years' average	25 years' average	50 years' average	25 years' average	50 years' average	25 years' average	50 years' average
Bareilly ..	17.30	17.79	20.25	19.42	1.11	1.62	1.33	1.36	2.02	1.58	0.86	1.01	42.87	42.77
Baheri ..	22.25	23.09	18.72	22.63	1.52	1.62	2.80	1.71	1.62	2.10	1.02	1.22	47.93	52.37
Nawabganj ..	20.08	21.13	17.28	21.13	1.72	1.80	3.99	1.45	0.92	1.76	2.42	1.25	46.41	48.52
Aonla ..	15.14	15.67	15.22	17.83	1.30	1.45	0.82	1.34	3.22	1.52	0.92	1.07	38.02	38.85
Faridpur ..	18.60	17.00	18.92	18.00	1.42	1.46	1.33	1.27	2.89	1.35	1.01	0.88	44.17	39.96
Total ..	93.37	94.68	90.39	99.01	7.07	7.95	10.27	7.12	10.67	8.81	6.23	5.43	218.00	222.50
Average ..	18.67	18.94	18.78	19.80	1.41	1.59	2.05	1.42	2.13	1.66	1.25	1.19	43.60	44.50

Irrigation.

8. Irrigation from all sources shows an increase of 29 per cent. over last settlement (vide Appendix I), being 20 per cent. of the total cultivated area. Actually, however, the increase is greater, as the figures at last settlement were compiled on a wider basis, viz. areas irrigated from *kachcha* wells were included, whereas they have been omitted from the present records. These have been prepared on the "panjsala" system; that is, only fields irrigated in two out of five years prior to the year of settlement, have been classed as "wet." This increase is almost entirely due to the introduction of the Sarda Canal Scheme.

At last settlement the area irrigated was roughly equally divided between three main sources:

- (1) Wells, both *kachcha* and *pakka*.
- (2) Canals.
- (3) Ponds and streams.

Pakka wells have never been numerous in Bareilly. Those used for agricultural purposes are mainly found near *stadies* for vegetable gardening or for grove irrigation. In a few villages only under the management of the Court of Wards, were they used for field irrigation but this example was rarely followed by ordinary landlords. The reason for this lies in the ease with which *kachcha* wells can be sunk. The depth of the surface water in the tahsils north of the Ramganga and in pargana Ballia of Aonla is rarely more than from 12 to 14 feet. These wells, worked with a "charkhi" (pulley) or "dhenkli" (lever) are very cheaply constructed, being in effect mere temporary holes in the ground, which collapse or are filled in after the season's watering. A few such wells called "Giranth" mainly managed by *Murao*, are made semi-pakka by fitting an earthenware lining. In the upland of Aonla Tahsil, west of the Nawab *nadi*, where subsoil conditions are more favourable, *kachcha* wells lined with a rope of *erhar* stalks, last some years. They are worked with a "charra" and cattle.

Baheri, Nawabganj and part of Bareilly Tahsil were fairly well protected by the old Rohilkhand canals which were originally short channels leading from *kachcha* dams on small streams; and managed by local zamindars or "revenue farmers." About the middle of the last century Government gradually took over the management, improved the dams, and realigned and extended the channels. The scheme, owing to the smallness of the streams and the topography of the country it served, was never extensive or really efficient.

The Sarda Scheme, the western part of which only affects Bareilly District, represents an effort to link up possible sources of irrigation from streams in submontane districts. The main source of water is the Sarda river on which there is a barrage at Bambua in Naini Tal District. Communicating channels are taken from the Sarda to supplement the volume of water in other streams, which in turn are again dammed for taking out irrigation channels. Thus the Shahjahanpur Branch Canal gets water after it has flowed in three rivers—the Sarda, the Deoha and the Afsarha. Apart from utilizing streams (Deoha, East Behgul and Afsarha) as channels, the Sarda Scheme has in the northern part of the district taken over some of the Rohilkhand channels, the most important of which are those originating in the Chureli, the Gram and the now abandoned Kalesh Dam.

The Sarda Scheme came into operation in the 1928-29 season and cultivators quickly took to this easy means of irrigation (nearly 90 per cent. of the canal irrigation in this district is by flow). It largely replaced irrigation from wells, ponds, streams in the area commanded by it. Irrigation from ponds and streams still continues in other areas. The most important of these streams is the Arel *nadi* and its branches in tahsil Aonla. This is dammed at intervals by private agency, the villages in the neighbourhood which benefit from it, contributing to the cost of labour. The water is then taken from it by lift. The same is the case with the Nakatia *nadi* in its lower reaches.

A very recent improvement in Aonla Tahsil, is irrigation by means of State tube-wells, connected with the Grid Scheme. There are now 68 of these wells extending from pargana Ballia in the east, then south of Aonla up to Sirauli in the west. Irrigation from this source started in 1344 Faali on 830 acres increasing to 9,298 acres in 1345 Faali and 11,778 acres in 1346 Faali.

This scheme is of very recent growth, so the "panjsala" system of differentiating between "wet" and "dry" fields could not be applied. The method adopted was to mark as "wet" a block of fields adjacent to the well and its *guls* irrespective of whether they had actually received tube-well irrigation or not. The application of a slightly higher rate of rent (about 5 per cent. higher for such fields) is justified by the presence of the tube-well, which affords easy irrigation and ensures the block against drought. The limits of the block were defined mainly on consideration of the distance from pakka "guls." There is a considerable wastage of water in *kachcha guls*, so the costs of taking water, paid for on a volumetric basis at the well, obviously increases if the field irrigated is connected by a length of *kachcha* channels. It has been estimated that in extreme cases, only about a third of the water paid for reaches the field.

Some old revenue and canal officers in Rohilkhand expressed doubts about the advisability of extending canal irrigation in a tract where the existing depth of surface water was small. They feared oversaturation of the soil through a rise in the spring level and by wasteful use of canal water, resulting in a gradual deterioration of the soil. Revenue officers particularly feared that the result of easy means of irrigation would be a tendency to overcropping, as the cultivator would have more spare time on his hands. Actually the result was otherwise—cropping became less intense as the fall in the double cropped area shows (*vide* Appendix VI) but this is balanced by an increase in the area cultivated and by the greater area devoted to the more remunerative crops, such as sugarcane, wheat and cotton, which are for the most part "ekfasla." Whether or not there is a deterioration in the quality of the soil, I have no means of gauging. Canal water is still used extravagantly by the cultivators, but there appears to be no appreciable rise in the spring level. The frequent demand for the extension of these State irrigation works leads one to the conclusion that the villager himself is of opinion that they are of great benefit to the countryside.

9. Appendix V gives the figures for the live stock in the district. These have been taken from the quinquennial census returns. I doubt the accuracy of some of these figures, for example, an increase of 23 per cent. in the number of carts in the quinquennium 1930-35 is patently wrong. Certain points however do emerge from these figures, which are supported by facts derived from other sources. The number of ploughs and consequently the number of pough-cattle are fewer than at last settlement. This is to be expected as the rural population figure is somewhat lower and the cropped area, despite an increase in the total area brought into cultivation, is less than at last settlement. Similarly owing to a decrease in the grazing area the number of animals maintained is now lower. The decrease in the number of live stock roughly balances the decrease of about 14 per cent. in the grazing area. A disquietening feature, however, is the big drop in the area devoted to fodder crops. This loss in fodder bulk is made up from less nutritive sources such as wheat straw and sugar cane leaves and tops. This sugurs badly for the maintenance in future of the present quality of the live stock, low such as it is, unless there is an appreciable reduction in the number of animals maintained.

Live stock.

10. Appendix I gives details of unculturable, culturable and cultivated area at last settlement. The comparison of the unculturable and culturable areas is not quite accurate, as the method of defining these has by now changed. This, however, does not affect the main purpose of this appendix, which is to reveal the extension made in cultivation. The cultivated area has increased by 29,895 acres since last settlement and is now 78.2 per cent. of the total area. There is an increase in all tahsils except Baheri, the northern part of which has reverted to jungle. The increase is highest in Faridpur Tahsil, where much of the sandy waste has been brought under the plough since the introduction of the Sarda Canal. It should be remarked here, that the figures for the cultivated area at last settlement were somewhat under normal owing to a sequence of unfavourable years immediately prior to settlement.

Comparative area.

The reason for the increase in the cultivated area lies not in the pressure of the population on the land, as this is no greater than at last settlement, but rather in the extension of State irrigation facilities. To this must be added the desire of the average cultivator to acquire valuable tenancy rights over as much new land as possible.

The area under groves has decreased slightly. The quality of the grove area however has improved, as many old groves of country mango trees have been replaced by improved varieties

Crops.

11. Bareilly has always been noted for the quality of its rice and sugarcane. The best growing rice tracts lie to the north—Baheri and Nawabganj, where a big percentage of the superior types of rice are grown. The area under rice however shows a considerable drop in all tahsils except Nawabganj. In Baheri this is partly accounted for by the depopulation of the northernmost villages, but the general cause of the decrease lies in the desire of the cultivator to produce more paying crops. Much of the land formerly devoted to the smaller and inferior rice ("Banki" and "Sathi" types) is now turned to more productive crops, such as wheat and sugarcane. The same is the case with such secondary crops as barley, gram, maize, *juar* and *chani*. The increase in wheat is general in all tahsils, but is most pronounced in Aonia Tahsil. Most of the fall in the double cropped area can be attributed to this, as wheat is mainly an "ekfaisla" crop.

Another contributory cause is the increase in the sugarcane area, mostly in tahsils Bareilly and Nawabganj. Baheri Tahsil, despite the presence of sugar factories, shows a decline. This is partly accounted for by an unfavourable season in the year of record and partly by the decay of the northern villages. Even so, the cane from this northern tract is somewhat inferior, the juice is watery with a smaller percentage of sucrose content. Except for the old alluvial tract, Aonia grows but little cane, nor has the recently introduced irrigation by tube-wells induced the villagers of the Upland to take up its cultivation, as the costs of irrigating such a crop on a volumetric basis are too high.

Cotton is mainly grown in the southern parganas where the rainfall is lighter. The increase in the area sown with this crop dates from the introduction of canal irrigation in Bareilly Tahsil. The old "desi" cotton seed is still used as experiments with improved varieties have not proved successful in this district.

A statement made frequently to me by aged cultivators during my village inspections was that the land was deteriorating and that the crops now were lighter than they used to be in days gone by. The usual reason advanced was that the number of animals now maintained is far less than formerly, consequently fields can not be manured so heavily. Animals, mainly sheep and goats, have admittedly decreased in number while the use of other means, such as artificial manure and city supplies, is very restricted. On the other hand material advantages have accrued to the cultivator particularly through the extension of irrigation and the distribution of improved seed varieties. On an average, I have found from crop weighing experiments that the yield in an irrigated field is about one-third more than in a similar unirrigated field, the ratio between "wet" and "dry" yields varying from 5 : 3 in the south to 5 : 4 in the north, where the rainfall is more plentiful. As the area irrigated has increased by about 29 per cent. since last settlement, the consequent increased yield in the district as a whole is appreciable. The outstanding instances of the benefit brought to the cultivator by the use of improved seed is sugarcane. The old "desi" type of cane has now practically disappeared, being replaced by improved varieties. I have very conservatively estimated the increase of juice yield per acre of the new varieties at 20 per cent. more than the old type of cane.

Where conditions have remained unchanged it is difficult to say definitely whether the yield now is less or more than in former days. I have before me statistics of yields dating from 1870 but as these are from selected fields of which no details have been kept, the information is too particular to be of real use. Of more value are the commutation rates of the 1870 settlement. These were based on the value of 5/7th of the average produce after deducting 10 per cent. for expenses. The produce figures which can be extracted from these rates, work out at a lower figure than my estimate of average yield. Thus in Circle I of tahsil Nawabganj where conditions have not changed to any great extent, the average produce per acre of wheat comes to 8.4 maunds, and rice to 6.4 maunds as compared to 9.8 and 6.8 maunds at present. The greater difference between the wheat produce figures may be explained by the fact that some of the better wheat growing fields in 1870 were cash-rented and so did not enter into the Settlement Officer's estimate of average production. My conclusion is that the yield is nowhere less than in former days but on the average has increased due to better irrigation facilities, improved seeds and less intense cropping, though the latter reason is largely balanced by the fact that the increase in cultivated area is mainly in the less fertile land.

Proprietors.

12. The majority of proprietors in this district have held their lands only within the last century, when conditions, after the cession of the area to the British in 1801, became more settled. Previously existing zamindari rights were abolished, wherever the Rohillas obtained complete control. In succeeding years many old proprietors lost their lands through the exactions of the "Amils" of the Nawab Wazir of Oudh or by failure to pay the very severe *jamas* of the earliest British revenue settlements. Old Thakur, Brahman and Kurmi families were particularly badly hit during this period. In the earlier British period, the Kayasthas, mainly because of their connections with the Qanungoes, gained much land partly by chicanery, partly by a mistaken recognition of revenue farming rights. In the course of years the Kayasthas along with the Brahmans and Thakurs have lost ground to the Vaish and the Muhammadan. The latter include some hard-headed men, mainly Pathans and Raiens, who have specialized in zamindari management.

STATEMENT III.—Proprietary caste
(Area shown in acres)

Serial no.	Castes	Total area held in—		Percentage of each caste over the total area—	
		Last settlement	Present settlement	Last settlement	Present settlement
1	Vaishya	112,900	156,488	11.2	15.5
2	Thakur	162,116	132,328	16.1	13.1
3	Brahman	129,133	117,024	12.8	11.6
4	Kayasth	102,381	90,120	10.2	8.9
5	Pathan	149,480	116,096	14.8	11.5
6	Kurmi	55,461	59,762	5.5	5.9
7	Khatttri	38,738	29,535	3.8	2.9
8	Sheikh	80,441	76,792	8.0	7.6
9	Saiyed	31,747	21,963	3.1	2.2
10	Jat	6,625	6,438	0.6	0.6
11	Ahir and Ahar	16,785	16,724	1.7	1.7
12	Shamlat .. .. .	.. .. .	48	.. .. .	.. .. .
13	Others	106,345	84,859	10.5	8.4
14	Dedicated .. .. .	.. .. .	87,833	.. .. .	8.7
15	Government property	8,416	13,755	0.8	1.4
	Total	1,009,768	1,009,765	100	100

The only explanatory remark needed to the above statement is that the drop in the area held by Pathans and other Muslims is more than balanced by the share they hold, "aleaulad" (entail) of the dedicated property.

There are very few big estates in Bareilly, there being only 15 zamindars paying over Rs.5,000 land revenue. The biggest, living in the district, is Raja Shyam Mohan Misra, whose grandfather for his services as Treasurer of Bareilly during the Mutiny, was granted many villages revenue-free. The estate is by now heavily indebted. Many of the landlords of Bareilly are indebted. Applications under the Encumbered Estates Act revealed a total indebtedness of Rs.78,88,810. I have been unable to obtain details of the area owned by these applicants and so can not assess the average burden of debt. In the inter-settlement period 318,090 acres changed hands by private negotiations, but as the same land may have been sold more than once, the correct figure cannot be ascertained. I estimate that a quarter of the zamindari rights in this district have been the subject of sale in the last 35 years. The majority of purchasers were Banyas and Thakurs, the former being residents of Bareilly City and the tahsili towns and the latter being wealthy landlords who mostly purchased the shares of their indebted castefellows. The average sale price at last settlement was Rs.43 per acre rising to Rs.84 during the boom period (*vide* Appendix XIII). This dropped to Rs.63 per acre during the slump and in very recent years has still further declined probably due to the approach of settlement and the passing of new legislation restricting landlord's rights.

There were a total of 2,357 cases of mortgage of zamindari rights in the inter-settlement period. In 1,822 cases however (78 per cent.) the property mortgaged was redeemed. I consider that this indicates the essential soundness of the landlords' position in this district.

13. The statement given below shows the area held in the various proprietary tenures and the number of co-sharers in each tenure. The number of mahals has increased by 1,242 since last settlement, as the mahals in the perfect pattidari tenure have jumped from 235 to 1,710 mainly at the expense of single zamindari. The fragmentation of proprietary holdings by partition has been carried out to an excessive extent in some villages. The number of co-sharers has almost quadrupled since the settlement of 1870. The majority of resident proprietors are Hindu, notably the Thakurs holding in pattidari in the villages on the Ramganga.

Proprietary tenures.

STATEMENT IV—Proprietary tenures

Tenures	Number of mahals	Co-sharers		
		Area in acres	Residents	Absentees
1	2	3	4	5
Single zamindari	1,780*	286,684	193	1,342
Joint zamindari	3,565	396,097	6,204	17,009
Perfect pattidari	1,710	215,648	6,982	15,202
Imperfect pattidari	243	52,373	3,788	4,875
Bhritiyachara	29	7,499	675	850
Miscellaneous property .. .. .	..	7,078	4,321	2,994
Revenue-free .. .. .	..	7,586	2,720	3,661
Resumed milk .. .. .	..	17,623	2,645	4,351
Shamlat .. .. .	..	48	..	..
Dedicated .. .. .	..	5,194	..	..
Government property	1	13,755	..	..
Total	7,328	1,009,765	27,528	60,284

14. The district is fortunate in possessing a big percentage of able cultivators. About 35 per cent. of the holdings area is held by such skilled agriculturists as the Kurmis, Muraos, Kisans and Jats. Kurmis are the most numerous, being found in large numbers in tahsils Bareilly, Nawabganj and Baheri. Kisans take their place in tahsil Aonla and pargana Shahi of Bareilly. Faridpur with its big population of Ahirs and Thakurs is the worst off of all the tahsils. Muhammadan cultivators have decreased in number in all tahsils. Migration to the city accounts for part and mortality especially in the north of Baheri, for the rest of this decrease.

Castes.

STATEMENT V—Cultivating castes

Castes	Total area in acres		Percentage of holdings area held in—	
	Present settlement	Last settlement	Present settlement	Last settlement
Musalman	70,758	99,873	8.6	12.8
Brahman	53,974	55,374	6.6	7.1
Kayasth	10,561	1,828	1.3	.2
Thakur	59,796	57,034	7.2	7.3
Jat	11,871	..	1.4	..
Kurmi	174,461	180,225	21.2	23.1
Muraos	45,707	42,850	5.5	5.5
Ahar and Ahir	54,152	66,408	6.5	8.5
Gujar	8,141	..	1.0	..
Chamar	49,553	49,800	6.0	6.3
Kisan	61,656	53,846	7.5	6.9
Others (Hindus)	224,329	174,301	27.2	22.3
Total	824,959	781,599	100	100

* Includes 245 mahals of dedicated property.

Cultivating tenures.

15. Statement VI, gives the various tenures into which the tenants' holdings fall. A striking feature of this is the reduction of the grain-rented area from 25 per cent. at last settlement to 8 per cent. at present, due to extensive commutation proceedings courageously undertaken at last settlement and during roster operations (1336 Fasli). In the more stable tracts, landlords, particularly those who managed their property well, strongly opposed these commutation proceedings as they entailed a considerable loss of income to them. A landlord of Bareilly Tahsil showed me figures which revealed an average drop in gross income from Rs.9 to Rs.3 per bigha on grain-rented land (" batai nish ") subsequently commuted to cash-rented. An interesting figure in this appendix is the rise in the " unrented " area, that is, land leased without rent determined. This rise took place in the years immediately preceding settlement and represents the reluctance of the landlord to fix rents at current statutory rates lest they be liable to abatement during modification of rent proceedings. Noticeable also in the years just before settlement, was the greater area taken by landlords into their " khudkasht "—due probably to the uncertainty caused by the then pending changes in the Tenancy Law.

The increase in the occupancy percentage from 49 per cent. to 53 per cent. is misleading as this refers only to cash-rented holdings. Part of the grain-rented land at last settlement, since commuted to cash, was occupancy. The occupancy area held at present is 448,741 acres as compared to 480,844 acres at last settlement; a drop of 8.7 per cent. The decrease is shared by all tracts except the more sandy parts of Bareilly and Faridpur Tahsils, where owing to the poverty of the soil, landlords have had to adopt a generous attitude in order to retain their tenants. Occupancy rights have extinguished in 126,882 acres since last settlement, mostly by adjustments in the earlier half of the inter-settlement period. New occupancy rights have arisen in 94,779 acres, mainly through the operation of the Tenancy Act of 1901.

A prominent feature of the tenure system obtaining in this district is the smallness of the average holding, viz. 1.6 acres. In pattidari villages I frequently found that the number of holdings exceeded the number of plots. No accurate figures were extracted for the average area held by each cultivator. Enquiries were made in certain villages of tahsils Baheri and Nawabganj, which were selected as being fairly typical. Here it was found by the " sampling " method, that the average area held by a single family was slightly above 5 acres. In more precarious tracts, such as the *bhur* villages of Nawabganj, the average area held is considerably higher.

STATEMENT VI—Cultivating tenures

Description	Percentage of cash-rented area to total holdings area				Percentage of assumption area to total holdings area				
	Ex-proprietary	Occupancy	Statutory	Grove holders	Sir	Khudkasht	Grain-rented	Rent-free and un-rented	Total holdings area
Last settlement	1	49	17	..	4	2	25	2	781,599
Present settlement.	1	53	25	1	5	3	8	4	824,959
Percentage of variation.	..	+8.2	+47.1	..	+25.0	+50.0	-88.0	+100.0	..

Village dues.

16. The subject of village dues is one that has aroused much controversy and is one on which the villager is apt to feel strongly, holding that they are unjust impositions upon him. Payments whether in kind or cash, to such village workers as the carpenter, the blacksmith, the barber, the dhobi, the sweeper and the weighman are not objected to. Village *chaukidars* and *patwaris* however do not find it as easy a matter now as formerly, to collect their customary dues. Still less easy do the servants of the zamindar (the " Kothwar " and the " thanait ") find it. In former days, when grain rents were the rule, payments were made in kind. In cash-rented holdings, the landlord usually took a sum of Rs.2 or even an anna in the rupee of rent as " gaon kharch, " while his agent usually took a commission (" farighkatana ") for every receipt issued.

Apart from these, there are other dues to which the tenant was subject. The commonest is " nghai " of which the usual items were a basket of rice straw, a basket of " bhooosa, " 100 cowdung cakes, a brick of " gur, " and a pot of " ras. " Though there is some reason for these exactions in that they can be considered as a kind of ground rent for the threshing floor and the waste land near the *abadis*, the tenant objects particularly to them and most landlords have now given up trying to collect these items. Other customs of this nature which are disappearing under similar circumstances are " sahel " (free aid given in ploughing *sir* land), " bhent " (a small cash offering at the time of Holi and Dasehra), and " begar " (free labour taken mostly from low caste men).

Rental system.

17. Rental privilege, that is, a custom whereby certain castes are given land on specially favourable terms, does not prevail in this district. A few isolated cases of something of this nature came to light but these were very rare. Landlords however do show some leniency to their cultivator caste fellows. For instance very few Thakur landlords enhanced the rents of Thakur occupancy tenants in the inter-settlement period. Occupancy tenants, even those who are more tractable than the Thakurs, are usually very aggrieved at enhancements other than at settlement, arguing that the landlord should not enhance their rents when the assessment of land revenue on him remains unaltered.

Seventy-eight per cent. of the entire holdings area is held by tenants paying a cash rent which for the most part is a lump rent (" faisla ") or (" bilmukhta "). That is, the rent is fixed on the holding as a whole and is not divided up according to the types of soil included in the holding. This system is of long standing in tahsils Bareilly, Aonla and Faridpur where the rents were always calculated at so much per *kachcha* bigha, irrespective of any variations in soil of the holding. Even where rents were fixed on a soil basis, as for example, during commutation proceedings, the villagers usually translated this back into an average rate per bigha. In the Matiyar tracts of the north, a distinction in rates used to be made between the loam and the clay soils of a single holding but owing to subsequent enhancements and greater competition for land, such distinctions have by now almost disappeared.

A variation of the cash rental principle is found in some villages where a cash rent is taken in a grain-rented holding when certain crops such as sugarcane, cotton, maize, vegetables, *chovi*, *son* are grown. This is called " zalti. " In some villages in Faridpur Tahsil, this is confined only to sugarcane. This enhanced rent is called " ukhari " as opposed to " nijkari, " the ordinary rent if no cane is grown. In a few villages I found an addition called " halbandi " to the rent. This is a relic of an old system whereby a tenant of a grain-rented holding could exclude a few fields usually *gauhant*, from the harvest division between himself and the zamindar, on payment of a cash sum. Despite the commutation of most of these grain-rented holdings to cash, the payment of " halbandi " still lingers in a few villages, more or less as a village due. These variations from the ordinary method of cash renting are found only in old occupancy *khates* and are gradually disappearing.

The only part of the district in which grain rents still play an important part is the northern tract of Baheri Tahsil, for which special commutation rates have been framed. The customary rate of division of the harvested crop in the more stable tracts is half to the landlord and half to the tenant, but this becomes progressively smaller towards the north, resulting in a share of only one-fifth to the landlord in the most precarious tracts. The fodder part of the crop is always wholly the tenant's. In a few villages, the landlord's share is paid in cash on the "kankut" system, either by appraisal of the standing crop or by actual weighment on the threshing floor, the cash calculation being made at a slightly lower rate than the current market price of the harvested commodity.

18. The recording of rents in this district is on the whole fairly accurate as practically no cases of concealment of rent came to light. In all tahsils except Aonla there is a general practice of taking premia (*sazrona*) by the zamindars at the time of letting new statutory holdings or on the confirmation of occupancy rights. The effect of this has been to depress the pitch of statutory rents, though to what extent it is impossible to gauge. The relatively higher pitch of statutory rents obtaining in Aonla Tahsil is partly explained by this fact.

Rents.

In order to facilitate a proper appraisal of recorded rents, they have been divided into various tenures, four occupancy and two statutory as under :

- | | |
|------------------------------|--|
| (1) Old occupancy unenhanced | .. Existing at last settlement with rent still unchanged. |
| (2) Old occupancy enhanced | .. Existing at last settlement but with rents by now enhanced. |
| (3) Occupancy over 20 years | .. Existing 20 years before Act III of 1926. |
| (4) Occupancy over 12 years | .. Occupancy under Act III of 1926. |
| (5) Statutory pre-slump .. | .. Up to and including 1338 Fash. |
| (6) Statutory post-slump .. | .. Post.1338 Fash. |

The movement of rent in the inter-settlement period is best illustrated by an examination of the pitch of rent in each tenure.

STATEMENT VII—Movement of rents

Tahsils	Occupancy								Total occupancy				Per-centage of variation of columns 13 over 11	Statutory P. S.				Non-occupancy last settlers at		Percentage of variation of column 20	
	Unenhanced		Enhanced		20 years		12 years		Last settlement		Present settlement			Pre-slump		Post-slump		Area	Incidence	Over column 16	Over column 18
	Area in acres	Incidence in rupees per acre	Area	Incidence	Area	Incidence	Area	Incidence	Area	Incidence	Area	Incidence		Area	Incidence	Area	Incidence				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Bareilly ..	28,762	4.5	68,476	5.4	23,142	5.6	719	6.6	108,500	3.7	121,099	5.2	+40.5	31,717	9.4	20,907	7.0	53,238	5.1	+84.3	+37.3
Nawabganj ..	17,074	5.0	39,014	6.1	13,143	6.2	549	6.3	49,558	4.7	69,780	5.9	+25.5	21,952	8.2	9,236	7.5	8,956	4.7	+74.5	+59.6
Baheri ..	9,320	5.1	54,603	6.3	10,476	7.9	3,110	7.3	47,671	4.9	77,509	6.3	+28.6	29,441	9.0	18,272	8.1	11,919	6.3	+30.0	+28.6
Aonla ..	46,559	4.2	32,496	5.4	12,537	5.7	3,153	7.8	100,488	3.8	94,795	4.9	+28.9	20,048	11.2	18,059	8.0	28,329	4.9	+128.6	+63.3
Feridpur ..	29,464	3.3	25,745	4.2	17,022	3.7	4,346	4.4	74,566	3.2	76,577	3.6	+18.7	21,030	6.1	15,385	5.1	30,617	3.2	+90.6	+59.4
Total District ..	131,179	4.3	220,334	5.6	76,370	5.5	11,877	6.3	379,813	4.2	439,760	5.2	+23.8	124,188	8.8	81,859	7.1	133,059	4.7	+87.2	+51.1

The most striking feature of this statement is the greater divergence in the pitch of rents between occupancy and statutory tenures now as compared to last settlement. The reason for this lies in the fact that statutory holdings are of comparatively recent origin, contracted under conditions in which the elements of competition for land and considerations of current prices of agricultural commodities enter to some extent. The case of occupancy rents, which constitutes more than two-thirds of the cash-rented holdings area, is quite different. Most of the occupancy *khatas* are very old—80 per cent. existed at last settlement and 96 per cent. were contracted before 1906. The movement of occupancy rents is very sluggish. Apart from a fairly widespread feeling that occupancy rents should not be enhanced except at settlement (37 per cent. of the occupancy *khatas*, which date from last settlement, have suffered no change in rent in the inter-settlement period), there are very definite restrictions on enhancements which are usually made only through the agency of the revenue courts.

19. Occupancy rents therefore bear very little relation to the rise and fall in prices, as they are well below the competitive rates of rent and are uninfluenced by changes in prices. Statutory rents, on the other hand are influenced by such changes, though the rise and fall in rent is never as sharp as the corresponding change in prices, as the appended statement will show.

Another factor which helped naturally to influence the level of prices in recent years was the action taken by Government following on the slump in prices in 1339 Fasli. Remissions in rent amounting to Rs.5,17,466 were granted out of a total rental of over 40 lakhs, mainly in statutory and more recent occupancy tenures.

STATEMENT VIII—Movement in prices and rents

Period	Index	Tenures	Incidence in rupees per acre	Divergence relative to basic period
1	2	3	4	5
1869-74 (Settlement)	70	Rents in 1874	2.6	77
1882-86. Old occupancy tenures were contracted during or before this period.	78	Occupancy at last settlement.	4.2	89
1891-95. Basic period preceding last settlement.	100	Non-occupancy of last settlement.	4.7	100
1887-1905. Period when occupancy over 20 years was contracted.	104	Occupancy over 20 years.	5.5	117
1908-14. Occupancy over 12 years tenure contracted.	136	Occupancy over 12 years.	6.3	134
1915-26. War and post-war boom period.	194	Pre-slump statutory	8.8	187
1929-38. Slump period	129	Post-slump statutory	7.1	151
Present	119	Rents after modification in present settlement.	5.5	117

The basic years (1891-95) were selected on the presumption that rates at last settlement were based on the prices prevailing at this period. Years immediately succeeding this period were abnormal owing to famine conditions and accordingly had to be excluded.

It is somewhat inaccurate to compare old occupancy and occupancy over 20 years incidences with the prices prevailing during the period when these tenures were contracted, as they have been subjected to enhancements subsequently. A further inaccuracy, which relates to all tenures, lies in the fact that other factors of which accounts must be taken, e.g. increased irrigation, improved seeds, better cropping, etc. are left out of consideration in the above comparison. Statements were prepared for four of the tahsils of the district showing in percentage terms, what was the rise in value derived from increased irrigation and better cropping and outturn. The average for these four tahsils shows an increased outturn of about 30 per cent. If this be added to the rise in prices, it will be evident that the cultivator's lot, as regards the rent payable, is far better than in former days. In 1870 the commutation rates of rent were slightly more than one-third of the gross produce-value. Existing cash rents were then about a third. By today the average rent paid is about one-sixth of the gross produce-value, the modified statutory rents being about one-fifth.

20. It is an undoubted fact that the condition of the tenantry is gradually improving. This has been remarked on by former settlement officers. Thus Mr. Moens in 1870 comments that now "every *asami* dresses like a *samindar* of the old days", unlike his father who had to be content with a blanket and small *dhoris*. Earthenware utensils, he said, had been almost entirely replaced by brass and metal articles and more jewellery was displayed by the womenfolk on high days and holidays. This improvement has gradually been going on though it is to be found not so much in the necessities of life as in other avenues. The quality of the villager's clothing has changed and softer mill-made stuff replaces the old "garha" cloth. In recent years the increase in the number of tiled roofs in the villages is very noticeable. The cultivator in canal areas has more leisure and with easier means of transport is able to travel farther afield. With better educational facilities, the sons of more fortunate cultivators can and do break away from their hereditary occupation and help augment the family income from other sources.

It is exceedingly difficult to assess this increased prosperity in term of rupees. A farmer's real income and expenditure is made up of many items, some too intangible to be converted to a cash basis. An initial difficulty in any such accounting, is that full data regarding conditions in former days are wanting. Some rather interesting comparisons can however be made with conditions prevailing in 1870 owing to detailed figures compiled by Mr. Moens. Thus a set of agricultural implements then cost about Rs.12 the corresponding price of which is now Rs.24. Plough bullocks then cost Rs.18 to Rs.20 per pair and plough buffaloes Rs.15 to Rs.12 as compared with present prices of Rs.50 to Rs.60 and Rs.25 to Rs.35. A ploughman's monthly wage was then Rs. 2-8 and now averages Rs.6. A lift irrigator received 2 annas a day and now averages 3 annas and 6 pice. The cost of making a *kachcha* well was then Rs. 2-7 and now is roughly Rs.5. Irrigating an acre from a *kachcha* well (including the expense of making) cost Rs.3-4 per acre in 1870 and Rs.6-4 now, an extra watering costing Rs. 2-4. Irrigation by one lift from a pond then cost Re. 1-2-6 per acre, now Rs. 2-0-6, increasing slightly less than double for two lifts. Canal irrigation charges compare favourably with the above figures, though it must be remembered that often enough, mutual help by cultivators is given in sinking wells and irrigating by lift so that the actual cash disbursement for such irrigation may be less.

Another interesting item of information given by Mr. Moens is the expenditure on clothing. On the basis of figures compiled by him and adding a small sum for footwear which he omits, the average family in 1870 spent Rs. 9 per annum on clothes and shoes. Of the Rs.7-8 spent on clothes Rs.6-4 represented expenditure on country-made cloth and the remainder on mill made. The reverse of this ratio is now the case. Enquiries made by me revealed that the average family now spends Rs.29 a year on such articles. Similarly during the 1870 survey, the average expenditure on a wedding was Rs.40, I now find the figure to be slightly above Rs.70.

Prices.

Economic condition of the tenantry.

Mr. Moens went to great pains to discover what constituted the normal diet of the villager. The average consumption per head he found to be, of grain 1.81 lb., of *dal* .29 lb., of salt 142 grains. On the basis of his figures and adding something for items that he has not included I estimate that the cost of feeding an average family in 1870 came to roughly Rs. 50 per annum. My enquiries in Nawabganj gave figure of Rs. 95 under this head, though the Assistant Settlement Officer's enquiry in Baheri gave a lower figure.

The main purpose of my enquiry in Nawabganj was to find what, after reasonable expenditure on production and maintenance including interest on debts, remained to the average cultivator out of his gross income. I found that he should save about 11 per cent., viz. Rs. 30 out of Rs. 272. By adjusting my figures to those obtainable for 1870, I arrived at the finding that out of a gross income of Rs. 134 only 5 per cent. remained after deducting all expenses. The present day tenant is obviously far better off than his grandfather.

Summary.

21. The main points that emerge from the foregoing survey of the agricultural features of the district are the extension of irrigation leading to better yields, an increase in cultivated area, more remunerative cropping, a big percentage of slow moving old occupancy rents, extensive commutation of grain-rented land, the virtual disappearance of petty but vexatious village dues. All these combine to assure to the tenant a more prosperous livelihood. The case of the landlord is somewhat different. The older families are becoming progressively poorer as their numbers increase and partitions extend in zamindari villages. The financial status of many Rajput landlords, particularly those in the Ramganga valley and bordering uplands, has deteriorated and many have sold their property to Banyas or wealthier caste fellows. The burden of debt is heavy on many but the Encumbered Estates Act has now lightened this somewhat. Zamindari property is not now as lucrative an investment as in the last 20 years, as the landlord's rights under recent legislation, have been restricted. Even so, zamindari still yields an adequate return when well managed.

CHAPTER III

PRESENT RECORD AND SETTLEMENT OPERATIONS

Record and survey.

22. Bareilly District was declared under record operations on 15th October, 1936 (Government notification no. 2323/1). Mr. S. P. Jindal took over as Assistant Record Officer on 23rd November, 1936, under the Collector as Record Officer. Field work was commenced in tahsil Bareilly on the 30th January, 1937. Mr. Jindal was joined on the 28th July, 1937, by Mr. Hadi Hasan, and those two officers between them carried out record operations in tahsils Nawabganj and Baheri the following winter 1937-38. Mr. Jindal was relieved by Mr. M. M. Siddiqi on 24th June, 1938. The latter and Mr. Hadi Hasan conducted operations in tahsils Aonla and Faridpur in the winter of 1938-39. Field work was eventually finished by the end of December, 1939, when the alluvial villages of Aonla and Faridpur were completed, Mr. Bankey Baheri Lal by this time having relieved Mr. Siddiqi.

Out of the total area of the district (1,009,765 acres), map correction was carried out in 852,444 acres. One hundred and thirteen villages with an area of 69,144 acres were under resurvey, apart from 171 alluvial villages covering 88,177 acres. The area proposed for resurvey (90,956 acres) in the forecast of this settlement published under Revenue (A) Department's order no. 1517/5 15 of 10th September, 1930, had been considerably underestimated. Map correction work was carried out by patwaris under the supervision of expert staff, but where the patwari was found to be inefficient he was replaced by an experienced "ajir". Resurvey work both in alluvial and non-alluvial villages was entrusted to professional "amins".

During map correction and record writing work, 134,401 disputes were registered. Of these 26,419 were decided before attestation and the remainder at attestation. Attestation was carried out fully, that is, copies of all *khatauni* and *khewat khata* entries were given to the parties concerned who were then allowed to submit any objection they had to make before the attesting officers. Owing to the extreme pressure of work on the attesting officers and the apathy shown by the average villager, some mistakes escaped detection, many of which subsequently came to light and were decided under paragraph 258 of the Manual of Revision of Records.

Some confusion arose in the records following the aerial survey in 1339 Fasi in many villages. It appears that some trouble arose in correcting the prints after this survey with the result that renumbering became defective. This confusion became aggravated in villages recently partitioned so that the incorrect state of the "fardes mutabqat" together with the wrong "amal-daramad" of partition orders, presented many difficulties in the present record operations.

Inspection and assessment.

23. I took over charge as Settlement Officer on 6th November, 1937, and immediately proceeded with the village inspections of tahsil Bareilly. Assessment proposals of this tahsil were ready by the end of 1938, but owing to revisions that had subsequently to be undertaken, they were submitted finally to the Board in the summer of 1939. Mr. K. R. Malcolm, I.C.S. joined the district as Assistant Settlement Officer on the 13th October, 1938. During the winter of 1938-39 he inspected Baheri Tahsil while I toured in tahsil Nawabganj. Assessment proposals of both these tahsils were completed early in the winter of 1939-40, when Mr. Malcolm toured in Aonla Tahsil and I in Faridpur. Assessment work of these last two tahsils was carried out with despatch, enabling Mr. Malcolm to be relieved in October and myself in December, 1940.

Soil classification.

24. At last settlement soil classification was done by selected qanungoes in advance and their work checked by the Settlement Officer during his village inspections. The same method was adhered to in the present settlement except that, instead of qanungoes, specially trained soil classifiers were employed.

At last settlement soils were divided into the following classes :

- Gauhan ;
- Dumat I ;
- Dumat II ;
- Matiyar I or Jhadan ;
- Matiyar II ;
- Bhur ;
- Khadir or Tarai I ;
- Khadir or Tarai II ;

The latter was further sub-divided into permanent and temporary *khadis*.

In order to get more accurate results a further elaboration of these divisions was found necessary. Thus *gauhan* was now divided into two classes, the second of which took account of such land adjoining the village site which for some reason or another, e.g. sloping nature of the soil, was not up to the normal standard of such a class. *Dumat* soils were sub-divided into three sub-classes and *bhur* and *matiyar* land into two sub-classes. Similar is the case with temporary *tarai* land which was given a third class. Fields used primarily for growing vegetables, tobacco, spices, etc., usually in the *gauhan* area, were classed as "kachhiana".

Near about Bareilly City and elsewhere market gardeners have worked up the soil by heavy manuring and intensive cultivation to a high pitch of excellence. Such fields were marked "kachhiana plus". In villages which were situated partly on the upland and partly on the old alluvial terrace above the Ramganga a special class called "tarai dumat" was formed to distinguish the two types of soil. Thus we now have the following soil classes:

- | | | |
|--------------------|----|---|
| (1) Kachhiana | .. | Vegetable gardens and orchards. |
| (2) Kachhiana plus | .. | Vegetable gardening on a very intensive scale mostly in and around Bareilly City. |
| (3) Gauhan I | .. | Good manured soil adjoining the village site. |
| (4) Gauhan II | .. | Inferior loam land near the village site. |
| (5) Dumat I | .. | The predominant and standard soil. Good loam land. |
| (6) Dumat II | .. | A lower class of loam. It also includes much <i>dofasi</i> rice land formerly classed as <i>matiyar</i> . |
| (7) Dumat III | .. | Broken and inferior loam or very sandy loam; sometimes infected with <i>usar</i> or <i>reh</i> . |
| (8) Matiyar I | .. | Clay soil of good quality growing first class rice, often irrigable. |
| (9) Matiyar II | .. | Inferior clay soil devoted mainly to <i>ekfasi</i> rice. |
| (10) Bhur I | .. | Level sandy soil capable of growing good crops if properly treated. |
| (11) Bhur II .. | .. | Inferior <i>bhur</i> land, on the margin of cultivation. |
| (12) Tarai Dumat | .. | Old alluvial land of good quality. |
| (13) Tarai I .. | .. | Good soil in alluvial areas, with an adequate depth of fertile silt. |
| (14) Tarai II | .. | Second rate soil in alluvial areas with a lesser depth of silt. |
| (15) Tarai III | .. | Sandy or broken land in alluvial areas. |

In the above classes a distinction between "wet" and "dry" was made only in the *dumat* soils. At last settlement this distinction was made only in tahsils Bareilly and Faridpur. In tahsils undertaken later, this method was abandoned on the ground that the distinction was too arbitrary since practically every field could be irrigated from *kachcha* wells, did the cultivator so choose. In the present settlement irrigation from *kachcha* wells has been ignored and the real advantage gained by irrigating from more plentiful sources such as canals, streams and ponds, has been taken into account. Appendix VII gives the results of the soil classification of the whole district, showing the area falling into each of the above soil classes.

25. Before the commencement of each touring season, the soil classifiers were furnished with a list giving a tentative division into assessment circles of the area to be covered. It was impressed upon them that the same standard of classification should as far as possible be maintained throughout a circle. The standard, that is, the basic *dumat* I dry and the values of other soils relative to this, naturally varied from circle to circle. At every stage, and in every circle, the principles on which soil classification work was carried out, were checked by inquiries from the villagers themselves and at harvest time by crop cutting experiments. The circles as finally determined were primarily based on topographical features, that is, only villages with similar soils and characteristics were grouped together in one circle. Variations within the circle, were provided for by the application of village rates of rent as opposed to circle rates, either for all soils or for special soils. These circles, as finally demarcated, corresponded fairly closely with those of last settlement which were also topographical in character. The main difference is that some old circles have been split up in order to allow greater uniformity between the villages grouped together.

Assessment circles.

26. As I have previously stated (paragraph 16) rents for the most part are "bilmukhta," that is, a holding is let for a lump sum at so much per bigha without any direct reference to the various types of soil found in the holding. The average holding is, however, very small, so a large number were found to consist wholly of a single soil class. By compiling figures of rent incidence soil-wise on such holdings of the statutory tenure, a very fair idea was obtained of the values attached to the major soil classes in each circle in recent competitive years. These figures, checked by information gathered from the villagers themselves, enabled me to gauge the values of all soils relative to the dominant soil of the circle, usually *dumat* I dry, or in alluvial circles *tarai* I.

Rent-rates.

The above soil proportion figures were then utilized to convert the "bilmukhta" rents to an equal level. The system adopted is common to all recent settlements. Each tenure was taken separately, its area expressed in terms of units (one hundredths) of *dumat* I dry or *tarai* I and the total number of units divided into the rent total, after exclusion of abnormal figures. This yielded the rent per unit, or what is usually called, the unit-value. These tenure unit-values were then studied with the object of selecting standard or occupancy and statutory unit-values, which in effect indicate the rent-rates of each soil in the circle. For example if the standard unit-value is, say, .042 the various soil rates can be worked out by multiplying this by the soil proportion figure. Thus one occupancy bigha of *dumat* I dry is Rs.4.2; if *dumat* II dry has a soil proportion figure of 80, the standard rent-rate per bigha comes to Rs.3.36.

The selection of standard unit-values presented no great difficulty. The Land Revenue Act lays down that standard rates of rent shall ordinarily be based on rents of occupancy tenants who have acquired their rights since last settlement and who have held for more than 20 years. Owing to the remissions in rent given in 1339 Fasal, two sets of unit-values for this tenure were extracted, one based on the full recorded rent, the other on the rent after remission. The rents actually paid, that is, the rents after remission, could not be taken as the basis as I found that remissions had been granted on too liberal a scale. The principle guiding the fixation of remissions was that prices during the slump had dropped to the level of those prevailing in the years 1308-09 Fasal. A study of local prices of agricultural commodities during these periods revealed that this was not the case in Bareilly District, mainly due to the large area under rice, the price of which had not fallen so considerably. Another factor which had to be taken into account, was the dragging effect of the mass of old unenhanced occupancy land.

Standard unit-values finally selected were generally intermediate between the recorded and the remitted unit-value figures of the occupancy over 20 years tenure.

The selection of the statutory unit-values presented many difficulties. The recorded pre-slump rents, contracted during a period of rising prices were at far too high a level to serve as a guide. Even rents contracted after the slump were considered unsafe to adopt as they had not moved with the price level *vide* statement in paragraph 19). The method adopted was to scale down the pre-slump recorded figure according to the drop in the price level and then adjust this by an estimate of the advance made in last settlement due to improvements in cropping, outturn and irrigation. A further check on the propriety of the selected figure was obtained by correlating it to the average outturn which I very conservatively estimated, the principle being that in an average holding the statutory rental valuation should not exceed one-fifth of the gross produce.

This method differs radically from that adopted by Mr. Freemantle at last settlement. During his village inspections he devoted much attention to compiling for each village, equitable rent-rates for each soil. The totals of such rates in each circle were then taken and the average extracted. To arrive at his circle rates, he lowered these averages having regard to the mass of old low rented occupancy rents. At assessment, however, he reverted largely to his village rates on finding that the circle rates were too low for general application. This was inevitable when only one set of rates was proposed for both occupancy and non-occupancy holdings. In the present settlement by the

use of two sets of circle rates and a further sub-division of the bigger circles of last settlement, it has been found possible to use circle rates generally, the percentage in which village rates had to be applied being only 11.6 per cent.

Modification of Rents.

27. In tahsils Baheri, Nawabganj, Aonla and Faridpur khatawise modification of rent work was carried out before mahalwar assessments were started in order that the Assessing Officer might have before him accurate figures of the effect of applying his rent-rates on existing rents. In Bareilly, the first tahsil to be done, the older system prevailing hitherto was followed. That is, rents were modified after assessment to tally with the figure accepted as fair by the Assessing Officer who invariably took a figure somewhere between the total of the recorded rent of a tenure and the valuation at circle rates. The defect of this old system is that it does not allow adequately for the differences that exist between the pitch of rent of one *khata* and another in the same tenure and makes a uniform procedure in modification work difficult. This defect was later remedied when the work done in Bareilly Tahsil was revised. This revision was undertaken on receipt of orders that the rent after remission and not the recorded rent should be taken as the basis. These instructions were followed in later tahsils and varied only for a few *khata*s in which remissions were wrongly given or allowed on far too liberal a scale.

Modification of rents work falls into two classes (a) enhancement of occupancy rents falling below valuation and (b) abatement of rents higher than valuation. Actual enhancement of occupancy rent is made only on the application of the landlord but, for assessment purposes, the increase immediately claimable is taken into account. Over the whole district this amounted to Rs.1,84,592. Applications for enhancement to the number of 2,820 were entertained, involving an increase in rental of Rs.65,200. Landlords of Bareilly Tahsil were slow to avail themselves of the facilities afforded during settlement for enhancements whereas landlords of tahsils undertaken subsequently were much more forward in this respect. Abatements were effected on a graded scale, depending on the difference between the rent and the valuation and amounted in the whole district to a reduction of Rs.76,535 on the rent after remission, mostly in the post-slump statutory tenure.

Statement IX gives fuller details of the result of this work.

STATEMENT IX—Modified rent rolls

Tenures	Attested rents		Valuation of accepted area	Modified rent of holdings area	Rent after abatement	Accepted assets
	Full	After remission				
1	2	3	4	5	6	7
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Occupancy { Expropriatory ..	52,699	46,685	51,745	49,112	44,961	47,475
Unenhanced ..	5,58,619	5,55,029	6,88,921	6,34,959	5,47,789	6,20,338
Enhanced ..	12,36,814	11,38,805	12,43,478	12,39,724	11,69,224	12,15,507
Over 20 years ..	4,18,892	3,83,496	3,62,743	3,71,525	3,54,435	3,57,680
Over 12 years ..	74,672	61,229	53,681	56,897	54,951	54,354
Total occupancy ..	22,89,997	21,18,559	23,48,823	23,03,105	21,26,399	22,47,779
Statutory their heirs and Non-occupancy.	16,82,523	13,42,943	11,61,997	12,63,593	12,59,853	11,65,876
Tenants of grove ..	19,741	19,307	9,304	19,741	19,741	7,921
Grand total ..	40,44,960	35,27,494	35,71,869	36,35,551	34,50,959	34,69,064

Method of assessment.

28. Assessment, once the modified rent roll in each tenure was known, was a comparatively easy matter. This holdings rental was then reduced to the same ratio that the assessed area bore to the holdings area, the resulting figure being generally accepted for assessment purposes. The non-cash-rented area (*sir, khudkashi*, rent-free, grain-rented and unrented, called "the assumption area") was valued at the standard or occupancy rates. Where the "bila tasfia lagan" area rose unduly in the years immediately preceding settlement, the excess area over normal in this tenure was assessed at statutory rates on the presumption that the landlord would fix rents on such land at current statutory rates as soon as settlement was over. In some mahals, where the greater part of the grain-rented area was composed of inferior soils, assessment of this area was made at a slightly lower rate than the standard to allow for the precariousness of the tract. A deduction for short collections was allowed in many mahals where the percentage of the gross assets accepted for assessment was high (over 95 per cent.) and collections were short. Such deductions usually ranged between 5 and 10 per cent. of the statutory accepted assets. To the accepted assets of the cultivated area thus evolved, an addition was made for assessable *sagar* income and a deduction for improvements or for proprietary cultivation. The resultant net accepted assets was the figure on which assessment was made. Assessment was ordinarily made at 40 per cent. but where the financial status of the proprietors was weak or their numbers large, the percentage was reduced. The average percentage taken was 39.4 per cent.

Assessed Area.

29. The area assessed in the present settlement is 764,641 acres as compared to 761,423 acres at last settlement, when assessment was made on the full cultivated area (753,355 acres) together with an addition for land temporarily out of cultivation. The cultivated area in the years of record of the present settlement was 783,250 acres but the average of the preceding 13 years came to only 750,906 acres. Except in the sandier parts of Faridpur and the northern villages of Baheri, the non-alluvial cultivated area in this district is very stable and allows a fairly full assessment. In the alluvial mahals the rise and fall in the cultivated area in the years preceding settlement were studied and an equitable figure was then chosen. There was practically no attempt at deliberately throwing land out of cultivation in anticipation of settlement. In one estate in Faridpur owing to quarrels with his tenants the landlord had left 57 acres unlet for a few years. Similarly 136 acres were found uncultivated in Baheri. A sum of Rs.525 only was added to the assets on this ground.

30. Any increase up to 10 per cent. in the assessed area of a mahal over the figure at last settlement was not separately assessed but any excess above this percentage was treated as "nautor." In all 1,579 acres was classed as *nautor* with assets amounting to Rs.5,699. The revenue imposed on this is as follows :

Initial	Rs.1,392/8
Intermediate	Rs.1,892/8
Final	Rs.2,178/12

Only the lowest soil classes were taken into the "nautor" area, on the presumption that the extension of cultivation was in the poorer soils. Over half the *nautor* area fell in Faridpur Tahsil.

31. Appendix IX shows the relation that valuation and the accepted assets bear to the rent, both recorded and after remission. The rents are those of the full holdings area while the assets in column 8 are of the accepted area. To present a truer picture of the relation, the percentage figures in columns 7 and 8 should be raised to the extent that the holdings area exceeds the accepted area.

32. The average recorded *sayar* of the 13 years preceding settlement came to Rs.1,14,729. Of this only Rs.44,376 were assessed as many of the items, bazar dues, etc. were unassessable. Great care was exercised in assessing *sayar* and only items verified as correct by local inquiry at the time of inspection, were accepted. The income derived from landlords' orchards (other than groves of country mangoes) were not taken directly into the assets, but an addition was made equivalent to the valuation of such grove area at the suitable soil rate.

33. A deduction at 25 per cent. of the assets (valuation at standard rates) was given on non-sublet *sir* and normal *khudkasht* but in the case of big landlords holding more than 65 acres of such land in a mahal, the percentage was reduced to 15 per cent. Total deductions on this score amounted to Rs.54,710.

34. An amount of Rs.1,618 has been deducted from the net assets on account of improvements mainly masonry wells, carried out by landlords. The figure is low as there are very few such wells, in this district. In one case a deduction was allowed where the landlord had fenced the village boundaries. These allowances were estimated usually at between 5 per cent. and 10 per cent. of the cost incurred or in the case of some wells, at the difference between the "wet" and "dry" rates of the area commanded.

35. In order to arrive at the increase in assets due to canal irrigation, the area now so irrigated was compared with the same area prior to the introduction of the Sarda Canal System. The difference in rental value between the irrigated and unirrigated area was then extracted. This totalled Rs.71,036 on which a revenue of Rs.27,860-10 has been assessed. The average owner's rate previously levied amounted to Rs.2,442. Of this Rs.959 fell in the *khalsa* area and has now been merged into the new *jama*. Owner's rate will continue in the revenue-free mahals.

36. The early revenue history of Bareilly District under British rule (i.e. after 1801) is one of confusion partly due to the incompleteness of the records taken over and partly due to the depressed state of the countryside. Revenue engagements were undertaken mostly with the "farmers" but as the assessments made were unduly heavy, resulting in many defaults, settlement succeeded settlement, there being six separate settlements between 1210 Fasli and 1230 Fasli. The seventh settlement in 1833-36 made on more scientific lines, was more moderate. It brought in an era of fiscal stability which has continued to this day. The eighth settlement, undertaken by Mr. Moens in the years 1867-70 was a very thorough piece of work, resulting in an increase of 23.9 per cent. in the revenue. This had to be altered only in a few northern villages where much land went out of cultivation.

The expiring settlement conducted by Mr. S. M. (now Sir Selwyn) Freemantle between the year 1898-1902, was based closely on the cash rents, on the average 47.4 per cent. of the assets being taken for assessment. This settlement worked well and without friction, only a few thousand rupees in year of drought or flood having to be remitted. In 1939 Fasli on account of the sharp fall in prices Government ordered the remission of 10 per cent. of the *jama*. This order remained in force up to the present settlement. The new revenue proposed for tahsil Bareilly was sanctioned by Government to take effect from *rabi* 1347 Fasli. This was collected without difficulty.

37. The total revenue now proposed in the non-alluvial *khalsa* portion is Rs.14,83,722-2-6, an increase of 4.9 per cent. over the full expiring revenue and 16.6 per cent. over the revenue after remission. The incidence of revenue per acre assessed works out at Rs.2.2. In the alluvial *khalsa* portion the proposed *jama* is Rs.92,491-4, giving a decrease of 1.0 per cent. over the full expiring demand and an increase of 11.5 per cent. over the demand after remission.

In the revenue-free mahals, revenue-free plots, Government property and permanently settled mahals a nominal *jama* of Rs.85,029-2-6 has been imposed, an increase of 19.5 per cent. over the expiring revenue. Of this amount Rs.578-3-6 are permanently settled and Rs.601 represents *nazrana* (another form of permanent settlement), which amounts will be payable to Government, and are included in the revenue of the *khalsa* portion shown above.

The total demand for collection now proposed (subject to confirmation by Government in the cases of the last two tahsils Aonia and Faridpur) is Rs.15,76,213-6-6.

The net results are, I think, fair both to the landlord and the tenant. The former is temporarily the loser as the enhancement in revenue is greater than the net enhancement in rents. His financial position now however is far better than at last settlement. Then on the cash-rented area, which represented 66 per cent. of the holdings area, he was left after payment of land revenue with 11½ lakhs rupees. Now on a cash-rented area of 78 per cent. of the holdings area he is left with over Rs.21 lakhs, or on 66 per cent. of the holdings area with nearly Rs.18 lakhs. This represents an improvement of 60 per cent. in his financial position as against a rise in prices of only 20 per cent. The tenants have been very leniently treated as the net increase in cash rents is only 2½ per cent. despite the great mass of old occupancy tenancies.

38. Settlement is proposed for the full term of 40 years in the non-alluvial mahals and for 8 years in the alluvial. Villages of the northernmost circle (VIII) of Baheri Tahsil have been recommended for revision after every 10 years so that there may be a readjustment of the revenue imposed if the cultivated area continues to decrease.

39. Progressions were allowed wherever permissible under the law [sections 63(N), Land Revenue Act]. One progression was allowed in 1,218 mahals and two in 566 mahals. Rs.52,556-14 were postponed for the first five years and Rs.12,304-6 for the next five years.

40. All assessment proposals were laid open for inspection by *lambardars*. In all 246 objections were lodged of which 36 were allowed in part or fully by the assessing officers. Objections for the most part were of a stereotyped nature.

41. Many complaints were entertained during the course of the settlement regarding the unequal distribution of the rent and revenue *gists* between the *kharij-rabi* seasons. Readjustment was consequently carried out in collaboration with the Collector in 733 out of a total of 2,148 villages, resulting in the transfer of nearly half a lakh of revenue from the *kharij* to the *rabi gist*. Over Rs.20,000 of this fell in the Aonia Tahsil.

42. Reallocation of patwari circles was undertaken resulting in a net decrease of 22 circles. This represents an annual minimum saving in wages alone of Rs.3,410 or of Rs.1,36,400 for the full term of the settlement.

Nautor.

Accepted cash-rented assets.

Sayar.

Deductions for *sir* and *khudkasht*.

Allowance for improvement.

Assets and revenue due to State canal irrigation.

Fiscal history.

Financial results.

Term of settlement.

Progressions.

Objections.

Gists.

Patwari circles.

Conditional muafi.

43. An inquiry was held into every case of conditional muafi and fixed settlement in the district, with the object of discovering whether the conditions given down were being fulfilled. Orders were passed for resumption of muafi plots and part permanently settled mahals in 7 villages involving an area of 816 acres and revenue assessed was transferred to the *khalsa* roll. The muafi lands held by descendants and dependants of Hafiz Rahmat Khan gave great difficulty owing to the vague terms of the conditions and conflicting orders of Government thereon.

Court work.

44. Appendix XV gives the details of court work undertaken during the course of record operations up to the 15th December. Eight thousand seven hundred and fifty-five cases were filed of which 1,399 only remain, the majority of which (1,374 cases) are of rent enhancement which will be finished very shortly. In all 260 appeals were filed of which only 5 could not be completed before my departure. The standard of court work of Assistant Record Officers has, on the average, been good.

Cost of settlement.

45. The total cost of settlement comes to Rs.7,04,951 up to the 30th September, 1940, and it is estimated that operations up to the closure of the office will cost Rs.88,626, making a total of Rs.7,93,576, of this amount Rs.1,88,910 is estimated as the expenditure on record work and Rs.6,09,666 on assessment. Revision of the work done in Bareilly Tahsil caused a certain amount of extra expenditure. Had the two smaller tahsils of Nawabganj and Faridpur been taken together the costs of operations would have been materially reduced.

Staff.

46. The land record staff worked well on the whole, though the patwaris found it difficult at first to settle down to office routine and long hours of desk work. Officials of the English office and Hindustani office had to work hard and I am grateful to them for the many extra hours they often had to work. There were many changes, due to promotion and transfer among the quasi-permanent staff. I make particular mention only of the following :

1. Babu Bhagwati Prasad, Head Clerk, later transferred to Board's Office.
2. M. Fazilat Hussain, Head Clerk.
3. Babu Kuldip Sahai, Sadar Munsarim.
4. M. Wakil Ahmad Faridi, Senior English Clerk, later officiating Head Clerk.
5. M. Bashirul Haq, Senior English Clerk, later officiating Sadar Munsarim.

I have received much assistance from the following Gazetted Officers who worked with me :

Mr. K. R. Malcolm, i.c.s., Assistant Settlement Officer from October, 1938 to October, 1940. He proved a thorough worker and tackled the problems of the areas entrusted to him with sound commonsense.

Mr. S. P. Jindal, Assistant Record Officer, from November, 1936 to June, 1938 ; I am grateful to him for the success with which he encountered the difficulties which cropped up during the early months and got work ready in time for my inspections.

Mr. Hadi Hasan, Assistant Record Officer, from July, 1937 to June, 1940. A very conscientious worker who spared no effort in getting the survey and record work as accurate as possible.

Mr. M. M. Siddiqi, Assistant Record Officer, from June, 1938 to October, 1939. A very experienced officer with sound judgment who gave me much assistance.

Mr. Banke Behari Lal, Assistant Record Officer, from October, 1939. He will be left to close operations under the Collector. A very experienced Land Records Officer whose work is marked by ability and industry.

I am very grateful for all the assistance that I have received from my staff and acknowledge the high standard that they themselves achieved in this work.

J. W. LEWYS-LLOYD, I.C.S.,
Settlement Officer, Bareilly.

15th December, 1940.

APPENDIX I

Comparative area statement (in acres)

Description	Total area	Revenue free	Not cultivable				Grove	Culturable			Total	Cultivated					Total of columns 12 and 19		
			Village site	Covered with water	Other-wise barren	Total		Waste	Fallow			Irrigated from			Unirrigated	Total			
									Old	New		By Canal		Wells				Other sources	All sources
												By flow	By lift						
- 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Last settlement	1,009,768	7,762	16,598	44,768	48,047	109,413	20,507	40,092	54,646	23,392	118,731	23,660	17,366	41,005	40,572	122,603	630,762	753,355	872,086
Present settlement.	1,009,768	7,586	18,775	36,623	50,271	105,669	19,313	71,204	3,159	19,584	93,947	122,441	15,496	4,895	15,657	158,489	624,761	783,250	877,197
Per centage of variation.	..	-2.5	+13.1	-18.2	+4.7	-3.4	-4.8	+8.6	-94.2	-16.3	-20.9	+417.5	-10.3	-85.6	-61.4	+29.3	-1.0	+4.0	+0.6

N.B.—The figures for present settlement columns 2 to 12 are based on the year of record of each tahsil (viz. Bareilly 1344 Fasli, Nawabganj and Baheri, 1345 Fasli, Faridpur and Aonla 1346 Fasli) while columns 13 to 18 are based on the "panjsala" system.

(15)

APPENDIX II
Rent-rolls and collections

Year	Tenant's land held in				Siwai demand	Total demand (columns 3, 5 and 6)	Collections including areas	Sir area	Khudkasht area	Rent-free, unrented and favoured area (including groves)	Total area in holdings		Shikmi	
	Cash		Kind								Cultivated	Uncultivated	Area	Rent demand
	Area	Rent demand	Area	Rent demand										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Acres	Rs.	Acres	Rs.	Rs.	Rs.	Rs. (Blank)	Acres	Acres	Acres	Acres	Acres	Acres	Rs.
Last settlement	517,710	21,32,615	202,076	..	1,18,888	22,51,503	..	30,083	19,196	12,534	753,355	28,244	72,903	2,80,823
Average	645,709	39,70,539	93,362	430,189	1,14,020	45,14,748	25,33,420	22,095	33,643	23,417	749,906	69,320	110,949	11,99,664
Present settlement ..	*657,432	†40,07,731	67,847	18,628	1,21,815	41,48,174	11,75,361	37,003	26,098	‡36,579	783,250	41,709	§67,446	||3,58,961

* Includes 4,908 acres grove holder rented Rs. 19,680.
 † Rent after remission Rs. 34,95,672.
 ‡ Grove unrented 3,229 acres.
 § Cash=31,858.
 || Kind=47,397.
 U. R. = 8,191.

APPENDIX III
Area and rental classification

Description	Last settlement			Year of verification					
	Area	Rent	Number of khataas	Cash-paying		Grain-rented		Sub-tenants	
				Area	Rent	Area	Rent	Area	Rent
	Acres	Rs.		Acres	Rs.	Acres	Rs.	Acres	Rs.
Expropriatory ..	4,744	11,518	4,404	10,837	62,315	125	115	3,174	18,178
	174	Kind		407		19			
Unenhanced ..			86,826	127,144	5,53,712	3,889	1,534	19,030	1,06,680
				3,001		583			
Enhanced ..			87,517	214,595	12,28,412	254	422	26,648	1,08,764
				4,456		40			
20 years ..	378,807	14,94,058	49,528	72,421	4,15,658	6,108	2,105	8,328	24,133
	101,037	Kind		3,371		1,005			
				11,099		78			
12 years ..			7,828		73,969			938	3,457
				684		13			
Hereditary tenants and non-occupancy tenants.	133,059	6,26,704	192,927	194,425	16,63,985	49,617	14,452	16,559	41,729
	100,865	Kind		10,024		6,107			
Sir ..	30,083	..	9,339	34,334	..	..	..	9,549	46,555
				2,669					
Khudkaast ..	19,196	..	9,838	25,435	..	..	..	..	..
				663					
Rent-free and un-rented.	*12,613	268	70,872	†31,614	..	..	..	2,895	9,039
				4,965		6			
Grove-holder ..	21	67	8,135	1,274	19,650	1	..	335	326
				3,634		2			
Total ..	781,599	21,32,615	527,072	723,178	40,07,731	60,072	†18,628	†87,446	3,58,961
				33,934		7,775			

* Includes 79 acres favoured area rented Rs. 268.
† Includes unrented grove 3,229 acres.

‡Cash = 31,858.
Kind = 47,397.
Unrented = 8,191.

APPENDIX IV

Comparative crop statement (in acres)

Description	Total cultivated area	Rabi					Kharif									
		Wheat alone and mixed	Barley alone and mixed	Gram	Others	Total	Rice	Maize	Bajra	Sugarcane	Juar and Chari	Cotton	Others	Total	Zaid	Dofasi
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Fast settlement ..	761,215	181,200	73,973	109,121	42,635	406,929	225,179	42,644	96,290	75,706	40,876	29,209	58,777	568,681	4,624	219,029
Present settlement ..	776,877	248,570	22,504	88,898	49,213	409,185	142,786	24,467	101,225	94,876	27,304	50,225	48,484	594,719	4,304	161,331
Percentage of variation ..	+2.1	+37.2	-69.6	-18.6	+15.4	+0.6	-36.6	-42.6	+5.1	+24.5	-32.2	+71.9	+42.7	-8.4	-7.1	-35.8

N.B.—The figures for the present and last settlement are based on the 6 years average preceding and including the year of record of each tahsil.

APPENDIX V
Soil percentage of holdings area (in bighas)

Soils		Holdings area	Percentage	Remarks
		Acres		
Kachhiana plus		1,026	.1	
Kachhiana		15,604	1.2	
Gauhan I		41,168	3.1	
Gauhan II		4,977	.4	
Dumat I*	{ Wet	4,121	.3	} Rated as Dumat I wet.
	{ Dry	16,981	.8	
Dumat I	{ Wet	145,864	11.0	
	{ Dry	423,865	32.1	
Dumat II*	{ Wet	2	..	} Rated as Dumat II wet.
	{ Dry	208	..	
Dumat II	{ Wet	59,560	4.5	
	{ Dry	302,519	22.9	
Dumat III	{ Wet	1,993	.3	
	{ Dry	40,124	3.0	
Matiyar I*		1,226	.1	
Matiyar I		73,306	5.6	
Matiyar II		66,803	5.0	
Ehur I		37,425	2.8	
Ehur II		4,978	.4	
Tarai Dumat		6,799	.7	
Tarai I		37,936	2.9	
Tarai II		26,412	2.0	
Tarai III		11,183	.9	
Total		1,320,053	100	

APPENDIX VI

Assets and revenue of khala portion (District Bareilly)

Description	District Bareilly							
	Area		Recorded rent		Valuation	Percentage of variation of column 6 over column 5	Accepted assets	Divergence of column 8 over column 5
	Holdings	Assessed	Full	After remission				
1	2	3	4	5	6	7	8	9
			Rs.	Rs.	Rs.		Rs.	Per cent.
Ex-proprietary	11,249	10,831	51,945	46,056	51,059	+10.9	46,847	+2
Occupancy { Unenhanced	127,376	124,565	5,40,483	5,37,059	6,67,702	+24.1	6,01,105	+14
Occupancy { Enhanced	206,863	202,827	11,51,483	10,60,417	11,62,132	+9.6	11,34,962	+7
Occupancy { Over 20 years	72,865	69,105	3,96,821	3,43,184	3,43,252	..	3,37,986	-1
Occupancy { Under 20 years	11,467	10,838	71,732	58,763	51,682	-12.1	52,252	-10
Total Occupancy	418,591	407,335	21,60,519	19,99,423	22,24,768	+11.3	21,26,305	+6
Statutory, their heirs and non-occupancy.	197,287	176,745	16,00,159	12,78,537	11,07,953	-13.3	11,09,435	-12
Grove-holder	4,789	1,399	18,891	18,464	8,662	..	7,477	..
Sir	36,523	32,702	..	..	1,86,300	..	3,16,554	..
Khudkasht	25,503	23,163	..	..	1,30,254	..	2,68,005	..
Grain-rented	64,798	52,704	15,496	15,424	2,68,293	..	1,98,819	..
Rent-free and unrented	35,530	24,818	..	..	1,85,919	..	..	..
Total Assumption	162,354	133,387	15,496	15,424	7,23,666	..	7,23,378	..
GRAND TOTAL	794,270	729,697	38,47,010	33,57,904	41,16,328	..	40,13,442	..
Sayar .. ..	..	..	..	..	..	..	41,876	..
Addition for land thrown out of cultivation.	..	..	..	..	..	..	525	..
Gross assets .. ..	..	..	..	..	..	..	40,55,843	..
Deductions { For sir .. ..	..	..	..	..	..	..	52,338	..
Deductions { For khudkasht .. ..	..	..	..	..	..	..	1,455	..
Deductions { For improvements .. ..	..	..	..	..	..	..	..	..
Net assets .. ..	..	..	..	..	..	..	40,02,070	..
Percentage of net assets .. ..	..	..	..	..	..	..	39.4	..
New revenue .. ..	..	..	..	..	(a) 5,75,034 3 0	..	..	..
Full expiring revenue .. ..	..	..	..	..	+536 7 0	..	..	..
Amount of increase or decrease .. ..	..	..	..	..	(a) 15,00,347 6 0	..	..	..
Percentage of increase or decrease .. ..	..	..	..	..	+959 0 0	..	..	..
Revenue after remission .. ..	..	..	..	..	+67,727 13 0	..	..	..
Amount of increase or decrease .. ..	..	..	..	..	(b) 13,54,405 15 0	..	..	..
Percentage of increase or decrease .. ..	..	..	..	..	+959 0 0	..	..	..
Incidence of revenue per acre assessed—at present settlement.	..	..	..	..	+2,19,609 4 0	..	..	..
	..	..	..	..	+16.2	..	..	..
	..	..	..	..	..	2.2	..	..

(a) Includes Rs.155-10 of partly permanently settled.

(b) Includes Rs.141 of partly permanently settled.

APPENDIX VII

Assets and revenue of revenue-free mahals, revenue-free plots, Government property, permanently settled and revenue assigned mahals

Description	District Bareilly					
	Area		Recorded rents		Valuation of accepted area	Accepted assets
	Holdings	Assessed	Full	After remission		
	..	..	Rs.	Rs.	Rs.	Rs.
Ex-proprietary	114	97	754	629	684	628
Unenhanced	3,803	3,703	18,136	17,970	21,219	19,233
Enhanced	13,471	13,149	85,331	78,388	81,346	90,545
20 years	3,505	3,328	23,071	20,312	19,491	19,594
12 years	390	367	2,940	2,466	1,999	2,102
Total Occupancy ..	21,169	20,547	1,29,478	1,19,136	1,24,055	1,21,474
Hereditary and non-occupan- cy	8,760	8,077	82,364	64,406	54,044	58,435
Grove-holder	135	52	850	843	422	454
Sir	1,447	1,296	..	..	8,521	8,521
Khudkasht	980	924	..	..	5,756	5,756
Grain-rented	3,512	2,919	3,243	3,243	13,975	13,975
Rent-free	1,367	1,032	..	..	6,363	6,363
Total Assumption ..	7,306	6,171	3,243	3,243	34,615	34,615
GRAND TOTAL ..	37,484	34,944	2,16,689	1,88,257	2,13,822	2,13,606

	Rs.	a.	p.	Rs.	a.	p.
Sayar	2,500	0	0
Gross assets	2,16,106	0	0
Deduction for sir and khudkasht	2,372	0	0
Improvement	183	0	0
Net assets	2,13,551	0	0
Percentage of net assets	39.8
Proposed revenue	*84,492	11	6
				Nol.—		
				+578	3	6
				+601	0	0
Full expiring	71,179 12 6
				Nol.—		
				+578	3	6
				+1,483	0	0
Revenue after remission	71,179 12 6
				+519	0	0
				+1,483	0	0
				+542	0	0

*Includes Rs.876-4 Nol. of Government property.

APPENDIX VIII

Leading proprietors

(Paying a land revenue of over Rs.5,000)

Serial no.	Names	Caste	Approximate land revenue (in thousands)
1	Rai Bahadur Sahu Har Prashad	Vaish	22.0
2	Raja Shyam Mohan Nath	Brahman	15.2
3	Mohammad Qamar Shah Khan	Pathan	8.2
4	Mohammad Ahmad Husain Khan	Do.	7.3
5	Khan Bahadur Hakim Moazzam Ali Khan	Do.	6.7
6	Babu Anba Sahai	Kurmi	6.6
7	Rai Bahadur Lala Sheo Prashad	Vaish	6.6
8	Khan Bahadur Mohammad Shakir Dad Khan	Pathan	6.5
9	Mohammad Hasan Khan	Do.	6.5
10	Khan Bahadur Sheikh Nasir Uddin Haider	Sheikh	5.8
11	Sahu Krishna Kumar	Vaish	5.6
12	Lala Kamaksha Prashad	Do.	5.4
13	Mohammad Salamat Ali Khan	Pathan	5.4
14	Haji Maqbul Husain	Sheikh	5.4
15	Mohammad Saulat Ali Khan	Pathan	5.1

APPENDIX IX

Transfer of revenue-paying land

Period	By private negotiations						
	No. of cases	Aggregate area and revenue of property transferred		Price	Price per acre	No. of mortgage cases	No. of redemption of mortgage cases
		Area in acres	Revenue				
			Ra.	Ra.	Ra.		
1310-14 Fashi	1,770	52,490	16,617	24,14,540	46	395	321
1315-19 Fashi	1,870	54,770	16,590	28,38,500	50	432	270
1320-24 Fashi	2,150	51,325	20,057	38,49,375	75	383	316
1325-29 Fashi	2,105	41,055	13,116	29,97,015	73	331	310
1330-34 Fashi	2,195	41,875	13,747	35,17,500	84	342	230
1335-39 Fashi	2,090	41,705	14,993	34,61,515	83	274	210
1340-45 Fashi	1,790	34,870	11,217	21,96,810	63	200	165

APPENDIX X-A

Showing no. of cases instituted and disposed of by A. R. O. (district Bareilly)

Nature of cases	Insti- tuted during the year	Disposed of							Pend- ing at the close of the year	
		On their merits	Otherwise on the merits					Total		
			By admis- sion (Com- promise)	By default of plain- tiff	Ex parte	Total with- drawn	For any other cause			Total
1	2	3	4	5	6	7	8	9	10	11
1. Record of rights	3,684	1,515	336	915	445	173	290	2,159	3,674	10
1-10-'40 and onward	5	5	..	..	..	..	..	..	5	..
2. Rent cases	2,773	2,342	8	85	317	4	17	431	2,773	..
1-10-'40 and onward	1,949	572	..	..	..	..	3	3	575	1,374
3. Miscellaneous	335	164	18	51	27	5	67	166	332	3
1-10-'40 and onward	9	2	..	..	3	..	1	4	6	3
GRAND TOTAL	8,755	4,595	362	1,051	792	182	378	2,765	7,365	1,390

APPENDIX X-B

Showing the no. of appeals instituted and disposed of by the Settlement Officer

Name of tahsils	No. of cases instituted	Appeals allowed	Appeals modified	Appeals remanded	Appeals dismissed	Appeals undisposed of
Bareilly	85	19	8	11	46	1
Baheri	38	5	2	4	27	..
Nawabganj	25	3	2	4	16	..
Aonla	65	13	1	2	45	4
Faridpur	47	9	2	3	33	..
Total	260	49	15	24	167	5

APPENDIX XI

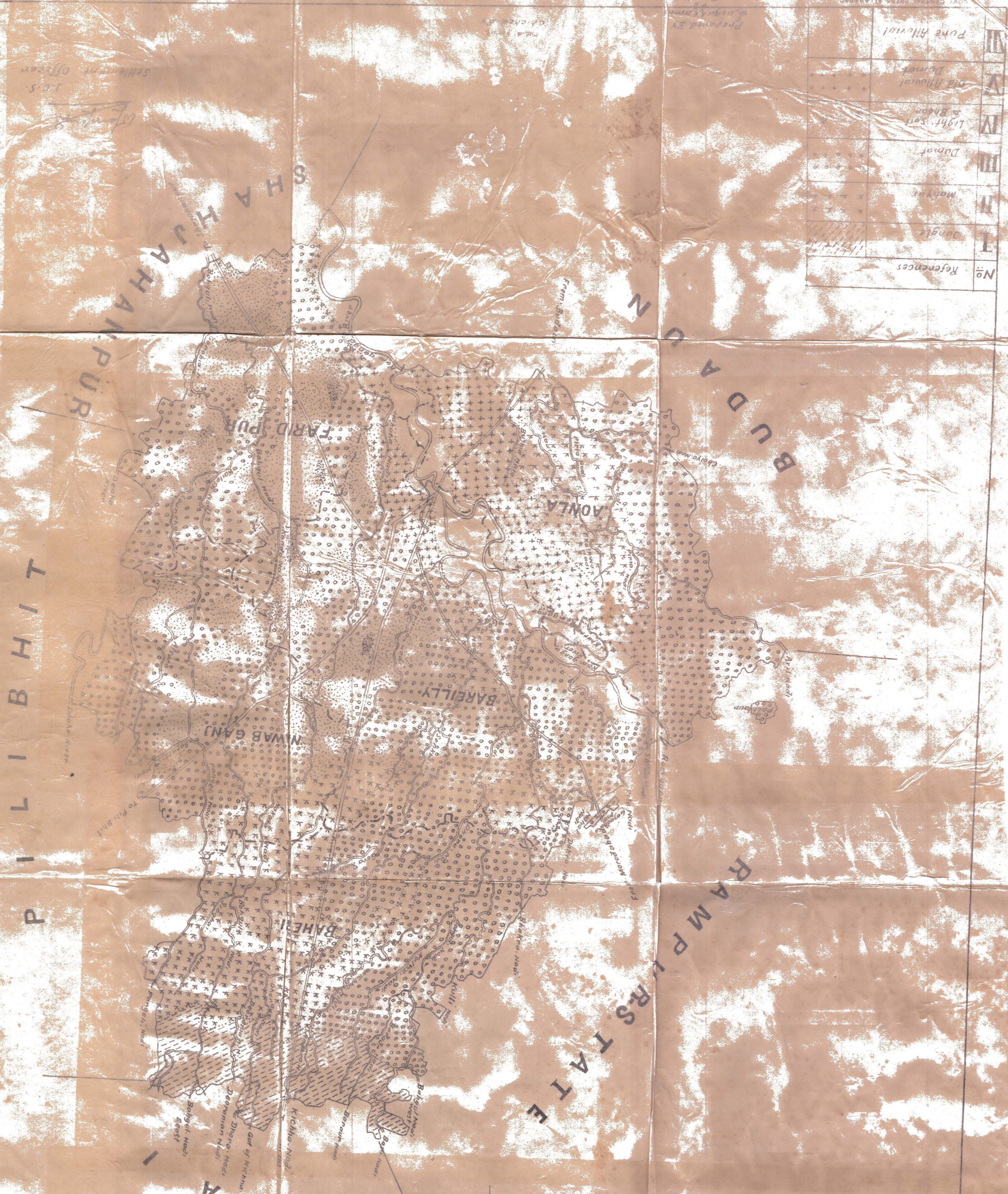
Cost of survey, record and settlement operations

Name of the heads	Record operations		Settlement operations		Total record and settlement operations	
	Actual up to 30th September, 1940	Estimated expenditure after 30th September, 1940	Actual up to 30th September, 1940	Estimated expenditure after 30th September, 1940	Actual up to 30th September, 1940	Estimated expenditure after 30th September, 1940
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1. Pay and allowance of Settlement Officer.	..	..	50,556 8 0	6,361 0 0	50,556 8 0	6,361 0 0
2. Pay and allowance of Assistant Settlement Officer.	..	..	21,205 2 0	2,521 0 0	21,205 2 0	2,521 0 0
3. Pay and allowance of Assistant Record Officers.	45,138 2 0	2,040 11 0	..	..	45,138 2 0	2,040 11 0
4. Quasi-permanent establishment.	158 11 0	..	18,891 15 0	2,260 15 0	19,050 10 0	2,260 15 0
5. Temporary establishment..	48,252 15 0	..	3,34,873 6 0	59,058 4 0	3,98,975 15 0	59,058 4 0
6. Travelling allowances of Settlement and Assistant Settlement Officer.	..	..	2,898 12 0	50 0 0	2,898 12 0	50 0 0
7. Travelling allowance of Assistant Record Officers.	4,548 1 0	50 0 0	..	..	4,548 1 0	50 0 0
8. Travelling allowance of establishment.	1,180 5 0	438 8 0	..	..	1,180 5 0	438 8 0
9. Travelling allowance of patwaris and qanungoes.	1,050 0 0	300 0 0	..	..	1,050 0 0	300 0 0
10. Reward to patwaris and qanungoes.	59,539 6 0	7,869 2 0	2,500 0 0	1,250 0 0	62,039 6 0	9,119 2 0
11. Daily allowance to patwaris and honoraria to officials.	527 0 9	..	..	..	527 0 9	..
12. Reproduction of field maps	312 6 0	..	3,720 4 0	254 4 0	4,032 10 0	254 4 0
13. Charges for services of process servers.	1,971 11 6	..	32,801 2 9	2,898 6 3	34,772 14 3	2,898 6 3
14. Job work ..	318 9 9	..	..	..	318 9 9	..
15. Purchase and repairs of instruments.	1,148 0 0	..	7,373 5 0	1,234 8 0	8,521 5 0	1,234 8 0
16. Office rents ..	22 7 3	..	275 13 6	100 0 0	208 4 9	100 0 0
17. Clothing of peons ..	1,049 4 6	..	4,729 8 3	563 8 0	5,778 12 9	563 8 0
18. Miscellaneous ..	..	..	384 15 3	..	384 15 3	..
19. Repairs of tents ..	782 9 0	..	783 8 9	17 5 0	1,546 1 9	17 5 0
20. Stationary charges ..	170 0 0	..	3,523 13 3	237 11 0	3,693 13 3	237 11 0
21. Hot and cold weather charges	315 8 0	..	8,214 15 0	95 7 3	8,530 7 0	95 7 3
22. Carriage of tents ..	3,278 2 0	..	4,693 9 0	2 8 0	7,971 11 6	2 8 0
23. Extra tour establishment ..	1,812 12 0	..	1,592 3 0	..	3,404 15 0	..
24. Purchase of furnitures ..	150 0 0	..	1,305 0 0	170 0 0	1,455 0 0	170 0 0
25. Postage and telegrams ..	210 3 0	..	1,645 11 3	640 0 0	1,955 14 3	*640 0 0
26. Pay of menials ..	32 7 9	..	28 0 0	24 0 0	60 7 9	24 0 0
27. Rates and taxes ..	1,244 2 0	..	588 7 3	11 13 0	1,832 9 3	11 13 0
28. Temporary buildings ..	..	..	..	..	..	..
GRAND TOTAL ..	1,73,212 1 8	10,898 5 0	5,31,738 13 9	77,927 4 6	7,04,950 15 3	88,625 9 6

*Includes pay of water-men previously included in the hot and cold weather charges.

TOPOGRAPHICAL
 MAP OF
 DISTRICT BAREILLY

1940
 Scale 1/8 inch = 1 Mile



No	References
I	Jungle
II	Masonry
III	Domat
IV	1944. 500 5. 2000
V	Old Alluvial Domat
VI	Pure Alluvial

Prepared by
 Major, R.E.
 Dated 1940

Checked by
 Major, R.E.
 Dated 1940

Signature
 Settlement Officer
 J.C.S.

SHAHANPUR
 BUDAUN
 RAMPUR
 BAREILLY
 RAJSHAHI
 FAZLKAH
 MURADABAD
 ALMORA

FINAL SETTLEMENT REPORT
OF THE
KHERI DISTRICT

BY
V. VISWANATHAN, I.C.S.
Settlement Officer, Kheri

6



ALLAHABAD:
SUPERINTENDENT, PRINTING AND STATIONERY, UNITED PROVINCES, INDIA
1942

Price, 10 annas]

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GOVERNMENT OF THE UNITED PROVINCES

No. 486/I—1936

REVENUE DEPARTMENT

Dated Lucknow, the 3rd November, 1941.

THE Governor is pleased to order the publication of the following papers regarding the Final Settlement Report of the Kheri District for general information and criticisms.

Any criticisms or opinions received within one month will be considered by Government.

C. H. COOKE,
Secretary.

ORDER

Mr. Viswanathan has submitted a very adequate report on the third regular settlement of Kheri District, a settlement which has various special features.

(1) The district has definite characteristics. As a whole it is well behind the well-developed districts of the Province. It is intercepted by rivers and these divide the district into well-marked divisions. Of these divisions only one can be considered to be of well-established and stable cultivation. The district depends for its prosperity only on cultivation and on its forests.

(2) Prices have risen and fallen since last settlement and are now but little higher than they were then. 64 per cent. of the holdings area is owned by taluqdars and in the main these have kept rents at a very low level. Only in a few estates were the rents pushed up during the period of high prices.

(3) At last settlement only 59 per cent. of the rents were paid in cash. Grain-rents and *naqshi-rents* prevailed. There has been a great change in this respect and now 68 per cent. of the rents are paid in cash. The Settlement Officer considers that both grain and *naqshi-rents* should soon disappear.

(4) Many of the normal features of the economic life of a district are not to be found in Kheri owing to the fact that there has been little of that pressure of population on the soil which is to be found elsewhere. In 1931 the population was actually lower than in 1911 though the recent census shows that in the last ten years there has been an increase of 11 per cent. The effect has been that not only have rents remained low but there has been an absence of *razana*. On the other hand the district has been outstanding for the number of cesses of various kinds. The application to those of the provisions of the United Provinces Tenancy Act has raised distinct problems that have only been slightly referred to in the Settlement Officer's report. The principles that govern the assessment of *sisai* on forest areas might also have received fuller discussion.

2. The formation of circles and the application of normal standards of soil classification presented few serious difficulties.

3. Rent-rates have been based on the rents of both pre-slump and un-enhanced rents and on post slump rents allowing for short collections and instability. They left little scope for criticism and no objections were filed. The stability of the circle rates is emphasised by the fact that they have had to be modified in only seven per cent. of the villages. It is an indication of the general poor standard of the district that the highest rent rate for any class of soil is Rs.13.2 while the lowest goes as low as Rs.0.3 and the average is Rs.6 per acre.

4. In paragraphs 12 and 13 of his review the Settlement Commissioner has dealt fully and adequately with the calculation of assets and the assessment of revenue. Considering the low level of rents maintained by most of the taluqdars and the great liberality of the remissions given the enhancement on remitted rental demands is surprisingly low. The modified rents are only 2.1 per cent. over the remitted rents. On the other hand in view of the extremely low assessment of revenue at the last settlement an enhancement in the revenue demand was inevitable. This amounts to only 32.2 per cent. on the recorded demand. Combining this, however, with the unnecessary liberality of the remissions the enhancement on the remitted demand amounts to the substantial sum of 46.6 per cent. This demand has been sanctioned on the various assessment reports.

The Board are indebted to Mr. Viswanathan and his assistants for the able and detailed work done by them and acknowledge an interesting and well-written report.

G. M. HARPER, C.I.E., I.C.S.,
Senior Member, Board of Revenue,
United Provinces.

1st October, 1941.

NOTE ON THE FINAL SETTLEMENT REPORT OF KHERI

The Third Regular Settlement of Kheri District was carried out between October, 1937, and October, 1940, by Mr. V. Viswanathan, I.C.S., assisted in the second two years by Mr. A. K. Sharma, F.O.S. With its 2,963 square miles (divided into only 3 tahsils, 1,602 villages, and 2,623 mahals), it is, as it may surprise many to learn, the largest district in Oudh. This area includes, however, some 400 square miles of State forests.

2. Stretching from the Nepal border down to the Lucknow-Bareilly road, the district is very varied in character, and is much cut up by rivers, great and small. The five tracts into which Mr. Viswanathan divides it are *doabas* between the principal rivers. A good map illustrates the divisions. The Central loam tract, between the Ul river and the Katna is much the best. It includes the leading towns of Lakhimpur and Gola Gokaranath, and has benefited a lot by the opening of the Sarda Canal in 1928. That part of the *ganjar* which lies north of the Sarda is probably the weakest area, not so much owing to its soil as to malaria and remoteness. The last Settlement Officer wrote of it :

"Selection for Nighasan tahsil is regarded by the subordinate official as little better than a lingering death—

no place like this

Can fit his punishment, or their revenge".

The dismal wastes along the Gumti in the South-West—now, as 40 years ago, "a run for dakaita"—are essentially much inferior; and it is not surprising that many of the long-established inhabitants of this region are gradually deserting it.

3. The main line of the Rohilkhand and Kumaon Railway runs through the heart of the district. It and its branches are valuable, for the local roads are mostly wretched. The Lakhimpur-Shahjahanpur metalled road is no longer a 'through' road; the Lakhimpur-Sitapur road was, at least recently, in a deplorable state. The latter was about to be provincialized when the War broke out. Both deserve to be, for the District Board apparently finds the remaining roads, with their numerous rivers, bridged and unbridged, too much of a strain; and taluqdars—more particularly the Oel Estate—have made, and sometimes maintained, subsidiary roads in self-defence.

4. At last settlement the inspecting officers divided the parganas into assessment circles graded by degrees of superiority or inferiority. There is force in Mr. Viswanathan's view that this procedure tended to attach undue value to the level of the rents paid in individual villages or estates, regardless of their equity. In the case of Kheri, however, land was much more in search of cultivators than than now, and marked differences in rental policy were still uncommon; so that the majority of villages gravitated naturally into the appropriate topographical groups. The soil-classification was less realistic, being based essentially on the principle of 'distance from the hamlet', which can hardly have fitted the facts any better than it does now.

At the present settlement, inspecting officers have had little difficulty in grouping their circles topographically on quality, regardless of rents; for the tracts are well-defined, although Mr. Viswanathan found them difficult to characterise, to begin with. The soil classes are the soils as recognized and named by cultivators: *dumat* (loam), *matra* (rice-growing clay), *bhur* (sandy soil) and *khatir* (inundated alluvial soil), with *kashiana* (vegetable land) and *goid* (for other homelands cultivation). These classes have been divided into as many grades of quality as were necessary, and in the best tracts (mainly in Canal land) into 'wet' and 'dry' where necessary. A hybrid class, 'dumat-matir', was used to begin with for double-cropped rice and rabi land, but later dropped. The values attributed to the various soils are mainly as reported by cultivators themselves. The bulk of the soil falls into the loam classes, mainly into *dumat* 1 and *dumat* 2. Cultivation is on broad lines, and the soil-classification was not difficult. Mr. Sloan, who as Settlement Commissioner, inspected it in the first two seasons, was satisfied with it, and so was I in the third season. Without a circle and soil-classification based on actual differences in quality, things might have gone far wrong; for since about 1905, rents have been stagnant in some estates while rising in greater or less degree elsewhere; while, in actual fact, the best loam may not be near the hamlet, which may, for example, be built on a bit of gritty but high-lying ground. In the *ganjar*—the broad low-lying basin of the big rivers both here and in Sitapur—the depth of loam over sand is uncertain, and one never knows when fertile silt will give way to *tapar*—gritty sand coming to the surface. The Settlement Officer and Assistant Settlement Officer have carried out this part of the work with commonsense, and the results are satisfactory.

5. The district had passed through fairly trying times previous to last settlement, which was followed very quickly by expansion and development. The average cultivated area has risen by some 7 per cent., but the chief change is in cropping. Rice was and is the leading crop, and has even advanced in area. Wheat grown alone has risen more than 2½ times in area; the area under gram and peas has nearly doubled; and the sugarcane area, now largely under improved varieties, has nearly trebled. The double-cropped area has risen. All this is at the expense of inferior crops. Irrigation has played its part, although it is not usually vital, with a rainfall averaging 41 inches. The area classed as 'wet' from the Sarda Canal is over 32,000 acres; and from this, of course, comes the best out-put in the district. Prices of staple commodities have risen some 15 per cent. The rise in the value of produce is certainly greater; for the reduction in estimates of produce per acre made in their returns by the Agricultural Department must be the result of a decision that older estimates were too sanguine. Nobody in the district advances the theory that productivity has declined. Cattle have improved in quality rather than in quantity, which is all to the good; and the numbers of ploughs and carts have risen considerably. The population as reported in 1941 is 1,026,000, the highest figure ever recorded; a rise of nearly 30 per cent. since 1891, and of 11 per cent. on the figure of 1931. These details somewhat discount what Mr. Viswanathan says of the ravages of malaria; yet there is no doubt that it is the chief of human ills in this district.

6. Apart from State property, taluqdars hold nearly two-thirds of the district, and much of the rest is held by substantial proprietors, small pattidars being found mainly in the south-west. It is a district of large estates, the names of Khaicigarh (or Singhai), Oel and Kainara, Mahawa, Isanagar, Bijwa, Jhandi, Majgan, Mahomdi, Mahmudabad, Hearsey, Kapurthala and Mallanpur being prominent; and it is noteworthy that the total sum to be paid by the 12 taluqdars assessed to the largest amounts of revenue amounts to almost half the proposed revenue of the entire district. At last settlement only four taluqdars were not indebted. The situation is very different today; and there has been very little transfer of rights, and but little division of large estates, since last settlement.

7. There is little proprietary cultivation, and what is classed as *sir* and *khudkaht* is mostly held by the Brahman and other *pattidars* of Aurangabad and the south-west. The under-proprietary and occupancy areas are negligible, and about 85 per cent. of the holdings area is in the hands of tenants who, since 1st January, 1940, have hereditary rights. Between October, 1939, and January, 1940, the tenants of Nighasan Tahsil—one-third of the district—rose from the status of tenants-at-will to hereditary status. There is no evidence that these changes by themselves have much affected the district, which needs more people to cultivate the land, especially in Nighasan. They

General description.

Communications.

Assessment circles and soil-classification.

Changes in agricultural conditions.

Proprietary rights.

Cultivating tenures.

may cause some friction in pattidari villages, where the pattidars have in the past behaved arbitrarily enough.

Rental conditions.

8. But these changes have emboldened tenants to seek redress against deviations from the ordinary rental system, and against additional levies. Cash rents prevail; there was a general and considerable rise immediately after last settlement up to 1905. Thereafter, while some estates were content to raise rents but little, while raising or consolidating the amounts of various cesses, others, like the Sikh proprietors in Aira, raised rents very high; so did the pattidars. Some were content with a moderate increase on rents traditionally moderate. In Khairigarh the Dowager Rani Sahiba refrained for some 25 years from any rent-enhancement, despite the rise in prices—an outstanding example of benevolent landlordism. The remission scheme of 1931 worked well enough in the Lakhimpur and Mahomdi Tahsils. But in Nighasan Tahsil, where it was decided to apply an indiscriminate flat rate, it worked unfairly, through disregard of the extent of the rise in rents by villages or mahals which was the basis of the scheme.

At last settlement 41 per cent. of the tenants' holdings was held on rents paid in actual kind or by appraisalment, or at cash rates varying with the crop on the areas actually cultivated. At the out-set of this settlement the percentage had shrunk to 21 per cent. As a result of the grant of hereditary rights, and the adoption at this settlement of rates for conversion to cash-rents, enabling a grain-rented tenant to retain his holding without the danger of losing it unless he cultivates more of it than he has hitherto been able to, the percentage (I estimate roughly) has shrunk to 11 per cent. Mr. Viswanathan is probably correct that grain-rents will shortly disappear except in very precarious tracts. The change is to be welcomed; the wrangling, dishonesty and ill-will attending the payment of rents in kind which he describes are well known.

Cesses.

9. In paragraph 53 of his report the Settlement Officer gives a rather incomplete account of the nature and extent of the cesses hitherto levied or demanded. From the days of the East India Company, Government have endeavoured to limit or suppress cesses. They have never been entirely successful, because a number of these payments represent—in origin at least—a *quid pro quo*. To take the examples cited by the Settlement Officer, the *dharurais* or "dust-raising" charge began as a charge for local grazing on large herds of cattle resting on the way while being driven to submontane jungles for professional pasturage. The charge on the *pandit* may be in the nature of ground-rent, however contrary to public sentiment. The village may want to have a weighman, and to pay for him. The idea that tenants in Oudh are liable to contribute to local rates, either directly or indirectly has, however, no warrant whatever; only under-proprietors and permanent leasees have a partial obligation (sections 4 and 9 of the Local Rates Act). Mr. Viswanathan notes that in many villages rental privilege is recognized by a reduction or remission of "surcharges"; there is also the opposite case, where privileged rents are accompanied by an understanding that the high-caste tenant will contribute to certain expenses, such as those incurred at *Dasehra*. Mr. D. M. Stewart's *Report on the "Enquiry into Cesses in Oudh"* (1922); which is a detailed study of the nature and origin of cesses, and of the extent to which they had been exploited, deserves more study than it gets.

This is not to excuse the levy of cesses. They lend themselves to so much abuse, particularly by underlings, that they deserve to go, even if that means that the less public-spirited proprietors withdraw concessions they are not bound to give. Nevertheless, where money has been paid for value received, both parties may choose to ignore changes in the law, because it suits them to do so. At the end of paragraph 53 Mr. Viswanathan says that "consolidated rent has been fixed for each holding, and these extra surcharges will now disappear." In paragraph 55 he states that in selecting unit-values for rates "cesses and surcharges on rent were ignored even though in many cases they constituted a part of the real rent." This policy was correct; for the surcharges lumped together into a fixed sum or percentage charge several items, a majority of which were not in the nature of "a payment in kind which forms part of the rent payable for a holding." But it is as well to note that a payment of the latter kind is not included in the cash rental as modified in settlement.

Rent rates.

10. The rates must be based on genuine and stable rents paid by cultivating tenants with substantial holdings. The Settlement Officer and the Assistant Settlement Officer excluded all petty holdings in the analysis of rents, and, in addition, not only rack rents but rents which though genuine were far above the customary levels. There is little of concealment or *nazrana*. The Settlement Officer found that in the pre-slump group of holdings rents were agreed, on the average, between 1905 and 1913, when the index number of prices of staple products was the same as that of the post-slump (1931 to 1939) period. He therefore evolved rates based on the rents of both the pre-slump and un-enhanced rents and the post-slump rents, allowing for short collections and instability. The rates for grain-rented and for crop-rented areas were, in the main, the rates for the cash-rented area substantially reduced so as to enable the tenant to pay, for his entire holding, the same amount he already has to pay for what he cultivates. In precarious tracts these special rates were further lowered for weakness. The rates satisfied the other tests laid down by the law; and, as might be expected in a tract where there is as yet no real pressure on the soil, give a valuation far below one-fifth of the value of the produce.

Revision of rents.

11. No objections were made to the circle rates at any stage, and there appear to have been few objections to the abatement of high rents. Circle rates were modified for less than 7 per cent. of villages; and the modified rental was 16 per cent. below the recorded rental, and only 2 per cent. above the rental after deducting the remissions. The final figures show that there were only 1,171 applications for enhancement; but there is reason to think that some proprietors withdrew their applications and brought, along with other proprietors who had waited, suits under the Tenancy Act. Section 119 of that Act provides that the rent shall in no case be less than three-fourths of the valuation at the appropriate rates, whereas section 87 of the Land Revenue Act allows the Settlement Officer in his discretion to take into account the hardship which might result from too heavy enhancement of a low rent—and low rents are frequent in Kheri, not only as a matter of 'privilege.' Under Act XI of 1941 amending the Land Revenue Act, a proprietor will no longer have the option of going to a District Court rather than to the Settlement Court when settlement is proceeding, in order to obtain a greater enhancement. But I am inclined to think that fewer of the Kheri landlords would have taken this course if the Settlement Officer had distinguished "payments in kind in the nature of rent" from other cesses.

The rates for commutation of rents paid in kind to cash rents were welcomed generally,—not only by tenants but by proprietors, many of whom are glad to get rid of crop-division disputes and consider that the tenant has now an incentive to cultivate more of his holding, seeing that he pays no additional rent by doing so. There were, finally, 4,195 commutation cases in the Settlement courts, affecting some 80,000 acres; and I consider that the settlement has brought much benefit to this class of tenant.

In the five years immediately following last settlement, that is, from 1901 to 1905 rents rose by some 35 per cent. The fact needs consideration when comparing the recorded rents, both without and with remissions, as found at this Settlement, with the rents as now modified. The latter are moderate, but not unreasonably so.

The cash rates for ordinary good loan vary from Rs. 8-6 per acre in the best canal-irrigated circles to Rs. 2-7 in the worst of the trans-Sarda Circles. The highest rate for any soil is Rs. 13-2 for kachhiana in the best circle, and the lowest Rs. 0-3 for third class alluvial soil in the weakest. The incidence of the modified rents as a whole is Rs. 5-9 per acre.

12. The Settlement Officer sufficiently describes the calculation of assets, and full details are to be found in the various assessment reports. The area assessed is the normal cultivated area, or less; except in grain-rented mahals, where, owing to the lowering of rates and so of the valuation, the area assessed exceeds the normal cultivated area, but is, in reality less, than the valuation of the normal cultivated area at ordinary cash-rates. As a result of these restrictions and of allowances for instability, the accepted rental is as much as 11 per cent. below the modified rental. There is some justification for this, considering the large precarious areas and the large rise in revenue. For similar reasons the amounts allowed for proprietary cultivation and for improvements are on the generous side. Proprietors generally admit the moderation of the assets in respect of receipts from assessable items of *sakar*, which were greatly under-valued at last settlement. In sum, the net assets are Rs.36.0 lakhs, a rise of 71 per cent. on the figure of last settlement when (it must be said) they were understated to pave the way for a very lenient assessment.

Calculation of assets.

13. The revenue assessed on the revenue-paying area, as it stands after review, amounts in all to Rs.12.93 lakhs against Rs.10.04 lakhs in all at last settlement, a rise of 28.7 per cent. Rs.22,000 less than in this revised forecast. The marked difference as compared with the rise in assets is due chiefly to the fall in the ordinary percentage taken as revenue, and to the restrictions placed on enhancement of revenue in 1929, which have proved of value to proprietors in this district, the percentage of revenue averaging only 36 per cent., as against 46 per cent. at last settlement. They also benefit greatly, perhaps unduly, by the leniency of progressions, which have taken into account the rise in the demand *minus* the revenue remissions. The Settlement Officer considers that remissions in revenue were quite unjustified in this district. I would not go so far, for a good deal of the rent-remission granted in 1931 had only a passing justification, but in this district was loyally observed up to the time of settlement. If some proprietors get off rather lightly in the first 5 years, it is partly in consideration of this, and of the loss in surcharges and extra demands which they must face. There was little in objections to the assessments except protest against the very fact of enhancement; and appeals have been very few. The last settlement was well-known as a light assessment. As we have seen, it had no effect whatever on the upward course of rents; but was doubtless inspired in part by the then general indebtedness of the taluqdars, and the dangers of a break-down in rural life, in this rather remote unhealthy tract, if the organization which chiefly had the resources and capacity to resist vicissitudes itself broke down. The present settlement should work well, for it is founded on a basis of payable rents, and the management of proprietors is in general efficient.

Assessment of revenue.

As Mr. Viswanathan indicates, the calculations made under section 63-L(2) of the Land Revenue Act are no true guide to the share of the increase in revenue attributable to the Sarda Canal, and it was recently decided to go back to the broader principles laid down many years ago. This means that on the basis of actual irrigation in force when the new revenue came into force, the initial credit to the Irrigation Branch in land revenue is some Rs.36,000.

14. The total revenue finally proposed for the district is as follows :

Description	Payable			Nominal		
	Rs.	a.	p.	Rs.	a.	p.
First year	10,40,841	14	0	51,714	11	0
Second year	10,42,888	0	4	51,721	5	8
Third year	10,44,666	10	8	51,743	0	4
Fourth year and fifth year	10,68,796	0	8	53,173	0	4
Sixth year to tenth year	11,81,256	10	8	64,584	4	4
Final from the eleventh year	12,92,659	2	8	75,064	14	4

15. The cost of the operations was Rs.6.88 lakhs against the estimate in the revised Forecast of Rs.7.25, or Rs.253 per square mile (excluding Government Forest). Examination of patwaris' circles leads to the proposed abolition of 65 circles, with an estimated saving of Rs.10,000 per annum.

Cost of operations.

16. There is more opportunity for rural development here than probably in any tract of similar fertility in the province. The main obstacles are malaria and poor communications. Colonization has been going on, but on a haphazard, "quick returns," programme. Much, I think, could be done by enlisting the co-operation, of the more progressive estates, with their resources and knowledge of local conditions. Proprietors in this district have of recent years used the axe less freely than elsewhere against the depleted but not inconsiderable private forests; and would, I think, be agreeable to work them on scientific working plans,—to their own great advantage. The preservation and improvement of these forests is as important here for the mitigation of floods and preservation of moisture as in the other hmontane districts.

General.

17. Mr. Viswanathan proved a clear-minded and able Settlement Officer throughout; and has written a readable report which gives a clear picture of a modern Oudh settlement. Mr. A. K. Sharma worked well and intelligently as Assistant Settlement Officer, covering large distances in difficult tracts. The services of these officers have been recognized in the selection of Mr. Viswanathan for a responsible post in the Central Government, and in the selection of Mr. Sharma as Settlement Officer, Ajmer. The Assistant Record Officers, Messrs. R. S. Das, T. L. Mahendra, and (latterly) Mr. W. A. Kirmani worked well throughout. The office had experienced heads in Babu Gopi Chand, Head Clerk, and the late Munshi Qamaruddin, Sadr Munsarim, and turned out good and punctual work.

A. A. WAUGH, C.I.E., I.C.S.,
Settlement Commissioner,
United Provinces.

16th September, 1941.

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FINAL SETTLEMENT REPORT OF THE KHERI DISTRICT

CHAPTER I

GENERAL DESCRIPTION

1. The district of Kheri, the largest in Oudh, is situated in the sub-Himalayan *tarai*, in the extreme north-western corner of the province. It is bounded on the east by the Bahraich District from which it is separated from the Kauriala river; on the south by Sitapur and Hardoi; on the west by the Rohilkhand Districts of Shahjahanpur and Pilibhit; and on the north by Nepal. Along the Nepal border the Mohan river was the recognized dividing line up to 1889 when a fixed boundary was agreed to in order to obviate disputes arising from the vagaries of that stream. The boundary between Kheri and Bahraich follows the deep stream of the Kauriala. The other boundaries are purely conventional. In shape the district is an irregular triangle, the length of the southern side being some 82 miles, that of the north-eastern 91 miles and of the north-western 71 miles. The total area of the district is about 2,983 square miles. The area exclusive of government reserved forests is 2,503 square miles. The district is divided into the three tahsils of Mohamdi, Lakhimpur and Nighasan and contains seventeen parganas.

2. The district forms part of the great Gangetic valley and in its general aspect is a vast alluvial plain covered in the northern half with wide stretches of forest and secured by the channels of numberless rivers and watercourses. There are no prominent eminences and the only irregularities of the surface are formed by old river beds and the high banks which flank them on either side. The result is a series of fairly elevated plateau separated by rivers flowing from the north-west to the south-east and each bordered by lowlying alluvial beds of varying width. The general slope of the country is from north-west to south-east.

3. It is with reference to the rivers and streams that the physical features of the district are best described. While all the rivers in the district belong to the gangetic system, two subsidiary river systems within the district can be distinguished, namely those of the Gumti and the Ghaghra. In the south lies the valley of the Gumti which is made up of high-lying, old and fairly permanent alluvial deposits. In the north lies the valley of the Ghaghra and the Sarda known as the *ganjar*, a low-lying swampy country built up of the more recent alluvial deposits of rivers.

4. The river Sukheta which separates the district from Shahjahanpur stands apart, as it drains directly into the Ganges. It is a small river which becomes a torrent during the rains. It is bridged on the roads from Lakhimpur and Sitapur to Shahjahanpur.

5. The most important river in the *spahar* is the Gumti which separates the Mohamdi and Pasgawan parganas on the west and from Atwapiparia, Magdapur and Aurangabad on the east. It rises in the Pilibhit District and flows right across the Mohamdi tahsil. The river receives on its right bank two small tributaries known as the Chhuha and Anchhuha nalas. It is bridged on the roads from Shahjahanpur to Lakhimpur and Sitapur. The bed of the river is well defined being flanked by high sandy uplands with small patches of *tarai* at places. To the east of the Gumti is the Kasta which rises in the Moti jhil in the Shahjahanpur District and enters the district near Mailani. Thence it flows in a southerly direction along the western borders of Haiderabad and Kasta and then into the Sitapur District, eventually joining the Gumti after a course of about 100 miles. Its banks are clothed almost throughout with jungle on either side.

The Sarain River rises a little to the west of the town of Gola. At first it is a very small and insignificant stream but soon assumes a clearly distinguishable shape in the southern part of pargana Haiderabad. In its southern reaches it marks the boundary between parganas Kasta and Paila and then flows into the Sitapur District to join the Gumti. It is fed by a small tributary known as the Parai River which rises in the scrub dhak jungles in the north of pargana Kasta and after a tortuous course joins the Sarain in the Sitapur District. The Jamwari River rises in the low-lying area in the north of pargana Paila and flows south-east through the parganas of Paila and Kheri and joins the Sarain River on the boundary of the Sitapur District after a course of some 30 miles.

6. The remaining rivers belong to the great system which develop into the Ghaghra. The Ul which flows from the north-west to the south-east through the centre of the district is a river of considerable dimensions. It rises in a series of swamps in pargana Puranpur of the Pilibhit District and first touches Kheri in the north-west of pargana Bhur and throughout its course in this district forms the boundary of parganas Bhur and Srinagar separating them from parganas Kukra, Paila and Kheri. During the cold weather the River is almost dry but in the rains it swells to a large volume. It is liable to cause floods and some damage to cultivation in the river valley. The river is bridged on the roads from Lakhimpur to Nighasan and from Aliganj to Gola. The Sarda or Chauka known by many different names in different parts of its course rises in the snow-clad ridges of the Himalayas on the borders of Tibet. Throughout its course in the Kheri District it separates tahsil Lakhimpur from Nighasan. Its bed is liable to great changes and from time to time extensive alterations have occurred in its course. From one year to another it is never possible definitely to guess where the river will next elect to flow. Almost the whole of pargana Srinagar is cut up by ancient channels and water courses. More than a century ago the Sarda in a season of unusual flood suddenly adopted the bed of the Kandwa nala. It, however, slowly worked its way back and for about 30 years used the new and the old beds impartially. Then the waters returned to their former bed and have remained there ever since. The Dahawar in the southern part of tahsil Nighasan is a tributary of the Ghaghra. For many years the Sarda used to flow through the bed of this river but has now carved out a separate course for itself. The Sarju or the Suheli enters the district from Nepal in the north of pargana Paila and flows into a south-easterly direction with an irregular course along the southern boundary of pargana Khairigarh eventually flowing into the Kauriala. It is a river of small depth and a sluggish current. The Mohan rising in the Nepal forests enters the district near Gauriphanta. It is at first but a small stream but after receiving a number of tributaries grows to be a river of considerable size near Chandan Chanki. The deep stream of the Mohan was formerly the boundary between British India and Nepal but frequent changes in the course of the river rendered a fixed boundary necessary. The Kauriala which has its origin in the Nepal hills flows along the eastern boundary of the district and is a great river which after its junction with the Sarda or Chauka becomes the Ghaghra. It flows in a wide and sandy bed and its course is liable to frequent changes. Its floods are dangerous and occasionally do great damage. The Jauraha nala rising in the Government forests in pargana Khairigarh flows between the Mohan in the north and the Sarju in the south eventually joining the Sarju a little before the confluence of the latter with the Kauriala. It is a small and sluggish stream and is important only as dividing the sub-montane *tarai* area known as the "Kunawat" from the higher and less clayey areas in the south.

7. The district may be divided into five main tracts separated by rivers. In the south-west is the trans-Gumti tract comprising the parganas of Pasgawan and Mohamdi which adjoin Shahjahanpur. The western portion lies rather low and is covered in places by grassy waste and dhak jungles all of which is liable to saturation. The main body of this tract is a belt of fertile loam degenerating into *dhur* only in the immediate neighbourhood of the Chhuha and Anchhuha nalas. There is a fringe of inferior sandy land along the Gumti. The area between the Sukheta and the Anchhuha nala is served by the Hardoi and the Lucknow branches of the Sarda canal. The area between the Anchhuha and the Gumti while containing quite good soil is not very rich in means of irrigation for which it is dependent mainly on pucca wells and ditches and *tala*.

Rivers and streams

Sukheta.

Gumti.

Kasta.

Sarain.

Parai.
Jamwari.

Ul.

Sarda.

Sarju.

Mohan.

Kauriala.

Jauraha.

The five main tracts.

Trans-Gumti tract.

Parehar.

The second tract lying between the Gumti and the Katna commonly known as the *Parehar* is a high-lying plateau of sandy *bhur*. This tract is sandy and dry and cultivation here is very precarious, particularly along the Gumti. Along the Gumti is a narrow belt of *taras* covered with wild grass, while the banks of Katna are clothed by a wide belt of thick *sai* forest. The Katna forests have been cut up to make large grant villages all of which are not yet fully developed.

Central loam tract.

Between the Katna and the Ul lies the central loam tract comprising the parganas of Kukra, Paila, Haidarabad, Kheri and Kasta. It is the central core and the richest part of the district with a good loam soil, degenerating to inferior *bhur* only in the immediate neighbourhood of rivers and nalas. Pargana Kukra which is geographically included in this tract is inferior to the rest. Most of this pargana is covered with jungle and the cultivated portions are exposed to the ravages of wild animals. Between the Bharoncha nala and the Ul the ground is low-lying and resembles the *ganjar* in many ways. The remainder of the tract is open and well developed loam country irrigated by the Sitapur and the Kheri branches of the Sarda canal.

Cis-Sarda Ganjar.

The Ul is usually taken to be the dividing line between the *uparhar* and the *ganjar*. Beyond it is a wild country cut up with innumerable channels flooded during the rains and so fever-stricken as seriously to impair agricultural efficiency. The area between the Ul and the Sarda which may be called the Cis-Sarda *Ganjar* is the transitional tract between the *uparhar* and the *ganjar* proper.

Trans-Sarda Ganjar.

Beyond the Sarda lies the Nighasan tahsil which is all low-lying *ganjar* with extremely poor communications and an abominably bad climate. Parganas Dhaurahra, Firozabad and Nighasan are comparatively well developed but Paila and Khairigarh are still mostly forest areas. The main features of these five tracts are compared in the following statement:

STATEMENT I

Tracts	Area in sq. miles	Percentage of cultivated to total area	Percentage of wet area to cultivated area	Density of population per cultivated sq. mile	Percentage of tenants' land			Cash rental incidence
					Cash rented	Naqshi rented	Grain rented	
1	2	3	4	5	6	7	8	9
1. Trans-Gumti tract (Pasgawan and Mohamdi).	234	68.4	8.1	702	95.2	..	4.8	6.48
2. Parehar (Magdapur, Atwapiparia and Aurangabad).	215	59.9	1.4	415	56.6	..	43.4	4.68
3. Central Loam tract (Haidarabad, Kasta, Kheri Paila and Kukra)	585	65.6	14.1	825	92.4	1.7	5.9	7.25
4. Cis-Sarda Ganjar (Bhur and Srinagar).	517	50.0	1.5	648	75.4	9.2	15.4	5.53
5. Trans-Sarda Ganjar (tahsil Nighasan).	952	45.6	..	640	71.4	18.5	10.1	5.06
Total ..	2,503	54.6	6.3	680	79.2	8.4	12.4	6.02

Forests.

8. The forests of Kheri are the most important in Oudh. The district contains nearly half the forest land in the province and the timber here is considered to be superior to those of Gonda and Bahraich. There are two forest divisions, the trans-Sarda part being known as the North Kheri and the cis-Sarda portion as the South Kheri Forest Division. The North Kheri Forest Division measures about 295 square miles and the South Kheri Forest Division some 165 square miles. In addition the district contains about 100 square miles of private zamindari forests. The North Kheri forests are situated mainly in the Khairigarh pargana in the Sarju-Mohan doab. About two-thirds of the pargana of Khairigarh is included in Government reserved forests. A large block known as the Sumerpur jungle is situated in the north of pargana Paila. The resumption by Government of a number of waste land grants south of the Sarju in pargana Nighasan has resulted in the Government forests now extending south of the Sarju at many places. As a result of a transaction which took place in 1879, 27 villages known as the Bardia estate were transferred from the Khairigarh taluqa to the Government in return for certain out-lying areas of miscellaneous forests. A number of other stray and isolated villages in the forest area were also acquired by the Government and reserved as forest lands. The South Kheri Forest Division lies on both sides of the Ul river. On the north is a large block in the north-western part of pargana Bhur and in the south there is another large compact area extending from the Ul to the Katna. The South Kheri Forest Division also contains stray patches of reserved jungle in parganas Kukra and Atwapiparia. At annexation thick forests extended along the Katna, the Ul, the Gumti and many other rivers. Working on the assumption that the clearing of all these jungle areas would result in improving the health of the district and desiring to reward persons who had helped to suppress the mutiny, the Government cut up nearly 347 square miles of the jungle in the district into lots of about 7 to 8 square miles each and gave them away as waste land grants. Many of these grants were sold out at a ridiculously low price with revenue free rights attached to them. Others were merely conditional grants which became liable to payment of revenue after a number of years. Many of the grantees defaulted in the fulfilment of the conditions of their grants and nearly 120 square miles of waste land grants were resumed by Government and incorporated into the Government forests. Little value was attached to the forest lands even at the first regular settlement and this explains how most of the jungle land was treated as Government property, few of the zamindars claiming any rights in them. Small areas of forests, however, were left to the zamindars and the area of private zamindari forest increased considerably as the result of the transfer of stray patches of jungle to the Khairigarh estate in 1879. The Khairigarh estate now

owns most of the private zamindari jungles which extend down the Mohan river and up to the Sarju river in pargana Khairigarh. Large areas of scrub jungle and grass land along the Sarda and nearly all the jungle in pargana Palia which are practically worthless are still owned by zamindars.

9. A Settlement Officer can hardly fail to note the interesting configuration of the forests. In the very low-lying forest lands which are still exposed to annual floods, nothing but high grass, *setha* and *jhau* will grow. Even the large *sai* areas in the far north adjoining Nepal contain large stretches of open grass land known as *chankars* and *phantas*. As soon as the low-lying patch begins to get comparatively free from floods small *junus* trees begin to make their appearance till what is known as a *kath jamuni* is formed. In the low-lying *karai* parts in pargana Palia and in the valley of the Sarju where the land is permanent but does not consist of high alluvium the usual trees are *khair*, *shisham* and occasional *dhak*. In the higher-lying areas the poor parts of the forest contain *rohini* and *gular*. The best *sai* jungles are to be found in the high-lying and level portions.

10. The fauna, both in the Government as well as in the zamindari forests, is extremely varied. Game birds are found in abundance. A painstaking sportsman will find floricans in the north near the borders of Nepal. Partridges, quail, pea-fowl and pigeons of different varieties are very numerous. Jungle fowl is to be found only to the north of the Sarda. Water-fowl of all kinds, are more common in Kheri than in any of the districts in the United Provinces owing to the comparative proximity of the great breeding grounds across the Himalayas. During the cold weather all the north Indian species of snipe, teal, duck and geese visit the district. Among the animals which do damage to the crops are monkeys, barking-deer, chital, nilgai and sambhar living in the drier parts of the forest and hog-deer (*Parha*) and swamp-deer (*Gond*) in the more swampy areas. Black buck abound in all the open stretches and enormous herds of them may be seen in the *Parhar* parganas. On the east near the reserved forests of Bahraich, large herds of wild cattle are also to be seen. Pigs are most numerous and probably the most destructive of all the wild animals. Along the fringes of the thicker jungle where there are stretches of open waste land and cattle farms, panthers are extremely common. Tigers are visitors from the Nepal forests. The wild elephant, the wild buffalo and rhinoceri have disappeared from the Kheri forests.

11. Canals are now an important feature of the *uparhar*. The system of the Sarda canal in this district was completed and irrigation became available in 1928-29. The main stream of the Sarda canal bifurcates about 30 miles above Mailani to form the Kheri and the Hardoi branches. The Kheri branch of the Sarda canal passes right across the district from north to south along the edge of the *uparhar*. The Sitapur branch takes off above Kukra and the Kheri distributary takes off from the main branch near Phardahan. The Khairabad distributary takes off about 5 miles from Kheri. The Kheri branch with its distributaries and sub-branches serves the area between the Katna and the Ul, that is to say the central loam tract. One part of this tract, however, lying between the Sarain and the Jamwari rivers has no canal led into it and is deprived of the advantages of the canal. The Hardoi branch of the Sarda canal bifurcates near the extreme western corner of the district to form the Hardoi and Lucknow branches, both of which flow in the area between the Sukheta and the Anchiuhana. The portions of the *uparhar* which are not served by the Sarda canal are the area between the Anchiuhana and the Katna and the small area between the Sarain and the Jamwari. Canals cannot of course be led into the *ganjar* area nor does the *ganjar* require any canal irrigation. The canals have perforce to follow the general line of drainage of the district which is from north-west to south-east. To open up the natural drainage of the country the Irrigation Department have constructed an elaborate system of drains which diminish the risks of submersion of the cultivated area by linking up the various shallow depressions.

Canals.

12. Rain gauges are maintained at the three tahsil headquarters of Mohamdi, Lakhimpur and Nighasan. The rainfall as in all sub-montane districts is plentiful. The average annual rainfall during the last 40 years was about 41 inches in the district taken as a whole. It varies only slightly from tahsil to tahsil; and as is naturally to be expected the rainfall in the northern tahsil of Nighasan is slightly more than that in the southern tahsil of Mohamdi. The average annual rainfall during the last 40 years was 39 inches in tahsil Mohamdi, 41 inches in tahsil Lakhimpur and 44 inches in tahsil Nighasan. The south-west monsoon usually sets in well before the end of June and the average rainfall in June is between five and six inches. July and August are the months of heaviest rainfall with usually about 24 inches during these two months. The monsoon begins to fall off in September and the average rainfall during this month is usually about 7 inches. The average rainfall from October to April is about five inches. For a full area of *rabi* to be sown it is important for the south-west monsoon to produce a few showers of rain in the beginning of October; for otherwise much of the ground dries up and becomes hard and unworkable. Rice lands cannot then be double-cropped and other fields which have not already been kept fallow during the *khurif* and ploughed up in good time cannot be sown with *rabi*. The area to the north of the Ul does not require any irrigation during the *rabi* and all that is necessary is for the winter rainfall to be timely and sufficient. The north-east monsoon, however, is not sufficient to irrigate the *rabi* crop in the *uparhar* which is very largely dependent on other means of irrigation like canals, wells and tanks. During the last 40 years 1345 Fasi has been the only year of serious drought. Since 1329 Fasi, on the other hand, there have been several years of unusually heavy rainfall.

Rainfall.

13. The district is beyond doubt the most unhealthy and the most sparsely populated in Oudh. The nature of the climate varies with the locality. In the *uparhar* it may generally be said that the climate resembles that of the adjoining districts of Sitapur and Shahjahanpur, while the *ganjar* part in the north is very unhealthy. In the *uparhar* the areas along the Gumti and the Katna have always been the most unhealthy and it is doubtful if the clearing of much of the jungle in these areas has really improved the climate. It is also believed by the cultivators that the coming of the Sarda canal has increased the incidence of malaria in the *uparhar*. In the *ganjar* area which is traversed by numerous rivers and covered by wide stretches of forests: fevers are endemic and the water is almost poisonous. The water gets particularly unwholesome during the hot weather. The worst season for malaria, however, is the period from September to December. It is estimated that over 20,000 persons die every year of malaria in the district. Goitre and elephantiasis are, however, rare. There are epidemics of small-pox and cholera almost every year.

Climate and health.

14. The Shahjahanpur-Sitapur branch of the East Indian Railway passes across the south-western part of pargana Pasgawan and has stations at Jangbahadurganj and Unchaulia. The sugar mill at Maholi lies close to the borders of the district on this railway and these two stations in the district are, therefore, important as centres of export of sugarcane from the southern part of pargana Pasgawan. The main line of the Rohilkhand railway passes right across the district from south to north and has stations at Ool, Kheri, Lakhimpur, Gola, Kukra and Mailani. The Didwa branch of the same railway with its extensions to Kaurialaghat, Chandanehauki and Gauriphanta serves the northern forest areas of tahsil Nighasan. The main line between Ool and Mailani is of great economic importance to the districts as it runs parallel to the Kheri branch of the Sarda canal and through a rich and predominantly sugarcane growing area. The sugar mills at Gola and Hargan have enhanced the importance of this railway line. The Dudwa branch and its extensions are mainly intended for the export of forest produce, but the Palia and Bhira railway stations on this line are also important as exporting centres of sugar-cane to the Gola sugar mill.

Communications.

Railways.

Roads.

15. The road system of the Kheri District leaves much to be desired. There are only 17 miles of provincial metalled road through the south-western corner of pargana Pasgawan connecting Sitapur with Shahjahanpur. This road is practically of no importance to this district. The two pucca roads connecting Lakhimpur to Sitapur and Lakhimpur to Shahjahanpur via Gola are the main arteries connecting the district with the outside world. The Lakhimpur-Sitapur road is probably the worst road in the province. The road from Lakhimpur to Gola is also in a bad state but gets worse in the part between Gola and Mohamdi. The District Board have now entirely abandoned the portion from Mohamdi to Shahjahanpur. Pucca roads connect Lakhimpur to the Aira Ghat and the Pachperihat. A very long kachcha road runs from Lakhimpur via Kasta to Chaparthaia near the bridge on the Gumti. The area to the north of the Uj has few roads and that to the north of the Sarda has no pucca roads at all even though the tahsil of Nighasan covers about 900 square miles. Road metal is difficult to procure locally. The local bodies are also largely to blame for the serious neglect of the road system of the district. The motor and bullock cart roads maintained by the canals and the forests therefore are a great blessing to touring officers, but it is only a few of the forest cart roads in the north, which are useful as high ways of trade between Nepal and Kheri District.

Towns and markets.

16. The district is practically all rural and agricultural and urban centres are few. Lakhimpur which has grown to be a town only after the establishment of the district headquarters here has now a population of about 14,000 and is administered as a municipality. It has no industrial importance except for the railway station here which is now an important centre of export of sugar-cane. Gola Gokarannath is one of the oldest and industrially the most important town in the district. It is situated on the banks of the extinct river Satavati Ganga and contains the celebrated temple of Gokaran Nath and is an important place of pilgrimage. It has a large population with a fair sized bazar and is administered as a town area. It has always been the centre of sugar export to the Shahjahanpur District and in recent years its importance has increased greatly as a result of the advent of the sugar mill there. It is also an important mart for trade in cloth and other articles. Oel is a small town administered as a town area and derives practically all its importance from being the headquarters of the Oel estate. It is one of the important centres of the brass industry in the United Provinces. Kheri, after which the district has been named, is a squalid town inhabited mostly by Muhammadian weavers and is about four miles away from Lakhimpur. It is administered as a town area. Palia in the north-west of tahsil Nighasan is another important town area and has a fairly prosperous bazar. It is the centre of the much of the trade which passes between the Kheri District and Nepal and in recent years has acquired great importance as an exporting centre for sugar-cane. Dhaurohra is a town with a considerable population in the south of tahsil Nighasan but because of its extremely bad communications with the outside world, has little industrial importance. Singahi in the north of tahsil Nighasan is a large sized town with a prosperous bazar and another centre of trade between Nepal and the district of Kheri.

Trade and Industry.

17. Agriculture is the occupation of the vast bulk of the people. The area near Gola, however, was an important centre for the export of *rab* and *khandzari* to the Shahjahanpur District even 50 years ago. Sugar is the main feature of the industrial life of the district. There is a very large and prosperous sugar mill at Gola and another at Aira in the Nighasan Tahsil. The Aira Sugar Factory is not situated near a railway and is very poorly served by means of communication and can hardly be said to have a stable future. The sugar mills at Hargoon and Maholi lie close to the southern borders of the district and command large areas in the Kheri District itself. The brass industry in Oel has already been noticed. Jute cultivation is being encouraged in tahsil Nighasan, where conditions resemble the hot and swampy areas of Bengal and there are prospects of jute mills cropping up in the district. The export of forest timber gives occupation to a large number of people in the district. Much of the labour is, however, imported from the western districts of the province.

CHAPTER II**COMPARISON OF PAST AND PRESENT CONDITIONS****Comparative areas.**

18. In Appendix I are compared the area figures of the last settlement and the present year of record. The total figures relating to each of the main tracts are given separately. There is a decrease in the total area of the district of 3,395 acres. A decrease of 4,589 acres was caused by the resumption by the Government of the forest lands in villages Faridpur grant, Ibrahimpur grant and Sahabganj grant in Atwapiparia. The addition of the entire jungle villages of Kalenjarpur in pargana Kukra, Jungle no. 3, Rain Khara, and Katia in pargana Bhur to the Government reserved forests caused a further decrease in the area of the district of 2,468. Mauza Chakdaha in pargana Firozabad was transferred to the Bahraich District and caused a further loss of 873 acres. On the other hand, at the present revision of settlement two patches of open grassy wastes were found in the north of pargana Bhur which were unaccounted for both in the settlement as well as in the forest papers. These patches were constituted into two mauzas, Nachanhar and Pasianpurwa and caused a gain to the district of 726 acres. There should have been, in all, a decrease of 7,184 acres; the difference of 3,789 acres in the total area of the district is accounted for by changes resulting from resurvey and re-extraction of areas. The total number of inhabited sites in the district has increased from 4,517 to 4,618 and the area under inhabited sites by about 2,000 acres or about 8 per cent. The area under village sites has increased in every part of the district. The area under water shows a decrease in the district as a whole. In the trans-Gumti and the Central Loam tracts the decrease is very largely attributable to the drainage of the low-lying areas by the channels built by the irrigation department. In the *parehar* the decrease in the area under water is largely due to the general desiccation of the areas near the Gumti. In the *ganjar*, on the other hand, the area under water has not decreased. As the Sarda is now pressing southwards towards the Lakhimpur tahsil the area under water has increased by over 6,000 acres in the Cis-Sarda (*ganjar*) tract, but there has been only a negligible decrease in the swampy areas of tahsil Nighasan. In the trans-Gumti tract which resembles the well developed parts of Shahjahanpur and Hardoi, the area under groves is decreasing because of the heavy pressure on land. In the *parehar* area also the area under groves has decreased. In the rest of the district and more particularly in the Nighasan Tahsil the area under groves shows an increase which is a healthy sign. Large increases of cultivation are registered in all the tracts except in the Nighasan Tahsil. Much of it is attributable to the clearing of jungle areas and the extension of cultivation, but the figures are at least partly misleading because the cultivated area in the district except in tahsil Nighasan shrank greatly at the time of the last settlement because of the drought of 1896-97. The large differences in the areas under old and new fallow are a result chiefly of the differences in the methods of classification. The area under old fallow shows a decrease of 12,000 acres and that under new fallow a decrease of 69,000 acres making a total of 71,000 acres. One hundred and seven thousand acres appear as increase in the cultivated area and 68 thousand acres as increase in the area under cultivatable waste.

Cultivated areas.

19. That the increase in the stable cultivated area of the district is not quite as large as that shown in Appendix I, will be clear from the following statement which shows the movement of the cultivated area of each of the main tracts through the various quinquenniums beginning with that preceding the last settlement. The decrease in the cultivation in the year of last settlement resulting from the drought of 1896-97 is very noticeable. In Tahsil Nighasan the figures tell a different story, firstly because the year of record here was only 1899 and secondly because the drought did

not affect this pargana adversely. Small increases in cultivation as compared to the quinquennium before the last settlement are registered in all the tracts, except in the Cis-Sarda Ganjar where the action of the Sarda in recent years has resulted in a large decrease. The increase is very large in the Central Loam Tract where large areas of jungle have been cleared in parganas Kukra and Haidrabad. The increase in cultivation in the district as a whole is 14 per cent. over the figures of the last settlement but only 7 per cent. over the average cultivated area of the quinquennium preceding the last settlement.

STATEMENT II—Cultivated area

Tracts	Periods in fasli years										
	1298-1302	Last settlement	1308-1312	1318-1317	1318-1322	1323-1327	1328-1332	1333-1337	1338-1342	1340-1344	Year of record
1	2	3	4	5	6	7	8	9	10	11	12
1. Trans-Gumti Tract.	94,194	79,985	95,532	1,01,669	1,04,257	1,03,286	1,02,282	95,053	97,497	98,277	1,02,470
2. Parehar ..	78,422	59,975	81,947	85,042	93,436	89,327	83,611	70,481	67,854	72,505	82,610
3. Central Loam Tract.	2,05,921	1,95,846	2,22,559	2,26,656	2,37,094	2,42,253	2,41,872	2,25,269	2,31,839	1,91,809	2,45,686
4. Cis-Sarda Ganjar.	1,85,394	1,56,801	1,82,687	1,81,799	1,78,606	1,72,420	1,65,808	1,51,425	1,56,096	1,59,417	1,65,412
5. Trans-Sarda Ganjar.	2,54,111	2,74,025	2,75,171	2,79,402	2,60,848	2,65,532	2,58,154	2,45,777	2,52,789	2,54,972	2,77,901
Total ..	8,18,042	7,66,632	8,57,896	8,75,468	8,74,241	8,72,818	8,51,727	7,88,005	8,06,075	7,76,980	8,74,088

20. The following statement compares the areas irrigated at the last settlement with those irrigated now : Irrigation.

STATEMENT III—Irrigation

Tracts	Last settlement				Present settlement					Percentage of wet area to cultivated area	
	Irrigated area			Number of masonry wells	Irrigated area				Number of masonry wells		
	From wells	From other sources	Total		Canals		Wells	Other sources			Total
1	2	3	4	5	6	7	8	9	10	11	12
1. Trans-Gumti Tract.	16,162	2,242	18,704	54	4,498	2,836	6,580	1,469	15,377	190	8.1
2. Parehar ..	7,153	524	7,677	21	..	..	3,649	684	4,333	48	1.4
3. Central Loam Tract.	18,720	10,774	29,494	284	20,117	4,804	6,589	0,630	41,140	776	14.1
4. Cis-Sarda Ganjar	14,801	2,746	17,547	90	..	..	4,865	1,976	6,841	163	1.6
5. Trans-Sarda Ganjar.	246	65	311	33	..	..	48	32	80	28	..
Total ..	67,382	16,351	73,733	482	24,615	7,640	21,731	13,785	67,771	1,195	6.3

In the Nighasan Tahsil irrigation is unnecessary and the irrigated area is negligible. In the Cis-Sarda Ganjar large areas are high-lying and dry and irrigation is necessary. The irrigated area in this tract has, however, decreased enormously since the last settlement. Only 1.5 per cent. of the cultivated area has been returned as wet. The decrease is particularly noticeable in the area irrigated from wells. In the Parehar irrigation is necessary and useful, but wells are difficult to sink and the ground is everywhere high-lying and sandy and irrigation is a very difficult problem. The irrigated area in this tract also has decreased. The decrease in the irrigation from wells is particularly noticeable. The percentage of wet area to cultivated area in this tract is also 1.4 per cent. In the trans-Gumti and the Central Loam tracts irrigation is necessary. The Sarda canal commands most of the area of the Central Loam tract and a considerable part of the trans-Gumti area also. In spite of the coming of the canal, the total irrigated area shows a decrease in the trans-Gumti tract. In both these tracts irrigation from canal has replaced most of the irrigation from pucca and kachcha wells. In the canal commanded areas no new pucca wells are being built now for irrigation. The draining away of the shallow areas by channels constructed by the irrigation department has decreased the irrigation from "other" sources. The total irrigated area in the Central Loam tract shows a large increase. The proportion of wet area to total cultivated area is 8.1 per cent. in the trans-Gumti tract and 14.1 per cent. in the Central Loam tract. Irrigation is necessary mainly in the rabi. The total irrigated area in any year is largely a function of the total amount of rainfall in the preceding south-west monsoon. When the rainfall is heavy, the need for irrigation is much less and the number of kachcha wells dug immediately drops. In very dry years, on the other hand, the need for irrigation is great, but tanks and jhils tend to dry up and even kachcha wells have to be dug much deeper. The number of pucca wells increased considerably in the inter-settlement period. In the canal commanded areas, no new pucca wells are now being constructed and the old wells are also falling into disuse.

21. In Appendix II are compared the areas under the principal crops at the last settlement and now. The improvement in cropping in the inter-settlement period is clearly marked in all the tracts. Rice, gram and wheat were always the main crops of the district. Sugarcane has now added itself to the list. The total area under sugarcane is small compared to that under wheat and rice, but the money value of this crop is very great. The area under sugarcane has doubled itself in the Trans-Gumti tract. Very little sugarcane is grown in the Parehar because of the unfavourable soil as well as the absence of sugar mills in close vicinity. In the Central Loam tract the area under sugarcane has increased almost three-fold because of the presence of two large sugar mills in this area and the large area commanded by the canal. Even in the Cis-Sarda Ganjar circle which is commanded by the Gola and Hargoon mills, the area under sugarcane has increased enormously. The sugarcane area in the Nighasan Tahsil is mostly near the Aira Sugar Factory in

Comparison of crop areas.

pargana Dhaurehra and near the Pails railway station in the north. The area under wheat shows a large increase in all the tracts. Even in the *Parehar* where most of the soil is *bhur* wheat is very widely sown now. The area under rice shows a decrease in all the *Uparkar* tracts, but the *Cis-Sarda* as well as the *Trans-Sarda Ganjar* areas show an increase in the area under this crop. Some very good varieties of rice are grown in the north of the district. The decrease in the area under rice in the *uparkar* is mainly attributable to the rise of sugarcane. Maize is an important crop in the *ganjar* and the increase in the area under this crop is a sign of improved cropping. Barley is now going out of favour.

Rotation of crops.

22. In the *uparkar* cropping closely follows the quality of the soil and the cultivators as define the differences between the soils by enumerating the crops which can be grown in them. ordinary *dumat* is sown with early rice in the *kharif* and gram in the *rabi* of one year followed single crop of wheat in the *rabi* of the next year. This rotation is disturbed when sugarcane is In the stiffer *dumat-matiyar* early rice followed by gram is sown practically every year and is sown in very rare years. In the *bhur* soils *arkar* and *bagra* in the *kharif* of one year is fo by barley or wheat in the *rabi* of the next year. There is not the same close corresponden between cropping and the soil in the *ganjar*. Here the higher-lying areas are suitable for *arkar* and castor and the lower-lying areas for rice and gram. Much may depend on expect of rainfall. The same field is often sown with both rice and maize combined. Some of the lying fields are used for growing both early as well as the late rice. Jute is gradually becoming important crop in parts of parganas *Firozabad* and *Dhaurehra*. The *dofach* area depends much on the nature of the south-west monsoon. If the rains end early in the season the *dofach* shrinks greatly.

Population.

23. The following statement gives the figures of population recorded at different es for each of the five main tracts :

STATEMENT IV—Population

Serial number	Description	1891	1911	1921	1931
1	2	3	4	5	6
1	Trans-Gumti Tract	109,260	117,349	107,489	113,000
2	Parehar	61,370	66,660	58,677	63,000
3	Central Loam Tract	257,981	294,902	294,173	310,000
4	Cis-Sarda Ganjar	158,603	179,437	169,061	167,000
5	Trans-Sarda Ganjar	206,636	253,646	274,114	270,000
	Total	793,850	941,994	903,514	923,000

The population increased by about 12 per cent. during the decade between 1891 to 1911, in of the famine of 1906-07. The census of 1921 followed close on the great post war influenza epid and the figures recorded in this year all showed a decrease over the figures of 1911. In the heal parts of the district the population increased by about 10 per cent. between 1921 and 1931 bu not catch up the figures of 1911. There are, however, very important differences between the out tracts. In the *trans-Gumti* area which is fairly healthy and resembles *Shahjahanpur* and Districts the population in 1931 almost came up to the level of what it was in 1911. In the *Pu parganas* the population in 1931 actually shows a decrease even over the figures of 1921. The very poor, precarious and unhealthy tract and there has been a great migration of tenants from *Gumti* area. The *central loam tract*, however, has a different story to tell. This is the richest the best part of the district and has seen much development in recent years. Except for the slight set-back in 1921, the population has been steadily increasing in this area. Vast areas of *plu* land in parganas *Kukra* and *Haidarabad* have been cleared. In pargana *Kukra* alone the *plu* has increased by over 150 per cent. since the last settlement. Even in the old and stable *plu* *Kheri* and *Pails* the increase in population has been maintained steadily. The population of *plu* now is about 20 per cent. more than that in 1891. In the *Cis-Sarda ganjar* with its very *plu* areas in the north of pargana *Bhur* and all along the *Ul*, *Khandwa* and the *Sarda* rivers, the *plu* shows an actual decrease in 1931 as compared to 1921. Here, however, the population is slightly more than it was in 1891. In the *Nighasan Tahsil* the returns of 1891 are unreliable in a large number of villages. My estimate is that in 1891 the population of this tahsil would have been about 25,000. Here too the population rose considerably till 1911 but in the latest decade between 1921 to 1931 the population has remained steady. In the district as a whole the population now is about 10-6 per cent. more than what it was in 1891, but still distinctly below what it was in 1911.

Agricultural stock.

24. The statistics of agricultural stocks since the last settlement are given in the following statement :

STATEMENT V—Agricultural stock

Years	Cows and cow-buffalo	Bulls, bullocks and bull buffaloes used in plough	Calves and heifers	Sheep and goats	Ploughs	Carts
1	2	3	4	5	6	7
Last settlement		212,319			99,519	
1899 A.D.	373,130	303,217	268,843	181,351	114,796	17,000
1904 A.D.	400,615	302,487	289,196	370,943	153,393	22,000
1909 A.D.	363,927	289,391	261,287	270,518	124,789	15,000
1913 A.D.	393,254	331,503	286,729	368,813	132,445	17,000
1920 A.D.	368,062	275,234	286,067	326,919	126,515	17,000
1925 A.D.		Not available				
1929 A.D.	351,431	275,027	277,403	293,068	127,430	17,000
1933 A.D.	313,573	302,231	314,942	261,450	158,151	17,000

Map showing proposed grouping



MAP
of the
HAILELI TALUKA
District of the Poona
COLLECTORATE
युग एरिया

Scale of Miles
० १ २ ३ ४ ५ ६ ७ ८ ९ १०

Photostereographed from a Triangulation
Survey, Photogrammetric Office, Poona, 1892

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The number of ploughs has increased by about 99 per cent. The plough duty on the total cultivated area of the district works out to 6.3 acres. The average area under each plough naturally varies with the nature of the tract and the nature of the soil. It is only 5.8 acres in the trans-Gumti tract but over 8 acres in the *Parchar*. It is about 5.5 acres in the Central Loam tract and over 6 acres in the Nighasan Tahsil. The number of plough cattle is now more than twice the number of ploughs but is not twice the number of ploughs and carts together. A number of bullocks and buffaloes are yoked both to ploughs as well as to carts. The number of carts has increased enormously since 1800 A.D. The general condition of cattle in the district is better than in the more developed parts of the province. The *Parchar* and parganas Bhur, Palia and Khairigarh are important cattle breeding areas and a large export trade in young cattle is carried on from here.

CHAPTER III

PROPRIETORS AND CULTIVATORS

25. The following statement compares the proprietary tenures in the district at the last settlement and at present :

Proprietary tenures.

STATEMENT VI—Proprietary tenures

Tenures	Last settlement			Present settlement		
	Number of mahals	Area in acres	Percentage	Number of mahals	Area in acres	Percentage
1	2	3	4	5	6	7
Taluqdari ..	1,094	1,097,749	68.4	1,011	1,031,470	64.4
Single zamindari ..	561	284,513	16.5	336	147,456	9.2
Joint zamindari ..	541	148,379	9.2	816	272,938	17.0
Perfect pattidari ..	48	14,473	0.9	298	63,259	3.9
Imperfect pattidari ..	110	49,218	3.1	75	20,888	1.3
Bhaya chara ..	11	4,321	0.3	30	10,883	0.7
Miscellaneous property ..	..	681	..	..	5,954	0.4
Revenue free ..	..	1,484	0.1	..	48	..
Dedicated ..	..	1,652	0.1	34	25,178	1.6
Shariat ..	1	2,400	0.1	..	2,149	0.1
Government property ..	9	20,671	1.3	23	21,825	1.4
Total ..	2,375	1,605,441	100.0	2,623	1,602,046	100.0

The changes in the proprietary tenures since the last settlement are insignificant. The district is essentially one of large taluqdari estates and as much as 64 per cent. of the total area is held by taluqdars. A large area of single zamindari land has now become joint zamindari probably through the succession of heirs. The more northerly and inaccessible the tract the more predominantly taluqdari it is. In the south of the district in parganas Paagawan, Atwapiparia and in the south of pargana Mohamdi the villages are all practically joint zamindari and pattidari. The proprietors here are mostly Brahmans and Thakurs who are sturdy and turbulent and who resisted the incursions of the taluqdars in the past. The Mohamdi estate is the only important taluqdari estate in the Mohamdi Tahsil. Ahban Thakurs who later became Muhammadans used to be predominant in the broad belt of country from Kukra in the north to Kasta in the south. Their influence decreased enormously after the fall of Raja Loney Singh, pargana Kasta passed to the Mahmudabad Estate. Pargana Haidarabad and large areas in parganas Paila and Kukra are still, however, held by Ahban Pathans. North of this area the district is practically all taluqdari. The ancestors of the Raja of Oel conquered all the areas comprised in the parganas of Srinagar and Kheri and a large part of pargana Paila. The vast estate was divided into three equal parts and at present the Raja of Oel is the proprietor of the Oel and Kaimara estates, and his collateral the Raja of Mahewa is the proprietor of one-third of the original estate. The Kaimara estate is now recorded as the taluqa of the Rani of Oel. North of this was a large estate founded by the ancestors of the Raja of Dhaurehra. The original part of Dhaurehra Raj disappeared after the mutiny. In the far south of tahsil Nighasan the Leanagar estate is part of this original Dhaurehra Raj. Collaterals of the same Raja created the vast Bhur estate which was later divided into three estates of Bijwa, Jhandi and Majhgain. In the very far north lies the Khairigarh estate right on the borders of Nepal. The estate is held by hill Thakurs who were expelled from Nepal and who in their turn dispossessed the Banjara chieftain of Singahi.

26. The suppression of the mutiny was followed by large changes in proprietorships. The vast estate of Raja Loney Singh and the Raja of Dhaurehra were confiscated and cut up and distributed as rewards. The Neemgaon estate was carved out of the territories of Raja Loney Singh. Colonel Boileau was given most of the estates belonging to the Raja of Dhaurehra but he sold his property later to the Maharaja of Kapurthala. The pargana of Kasta was also given away as a reward for services rendered in the mutiny, but the original grantee sold it to the Raja of Mahmudabad. The Sikh zamindars of Khamsaria and Samdah also obtained their villages as rewards for services rendered during the mutiny; so did the Hearsey family. The Raja of Partabgarh obtained a number of villages in this district in the same way. Large areas of forest waste land were also parcelled out into the waste land grants and given away as rewards or sold away as fee simple grants.

27. A list of the leading taluqdars and zamindars of the district is given in Appendix III.

Proprietary castes.

28. The following statement shows the areas held by each proprietary caste at the last settlement and at the present:

STATEMENT No. VII—Proprietary castes

Description	Last settlement		Present settlement	
	Area	Percentage	Area	Percentage
1	2	3	4	5
1. Brahmans	50,364	3.1	71,982	4.5
2. Thakurs	1,006,314	62.7	1,006,718	63.8
3. Kayasthas	53,776	3.3	36,500	2.3
4. Muslims	247,310	15.4	233,728	14.6
5. Vaishyas	6,726	0.4	17,435	1.1
6. Khatris	20,823	1.3	31,464	2.0
7. Kurmis	35,513	2.2	32,246	2.0
8. Christians and Europeans	89,057	5.6	44,500	2.8
9. Sikhs	21,208	1.3	36,546	2.3
10. Kalwars and others	49,827	3.1	41,777	2.6
11. Dedicated	1,652	0.1	25,178	1.6
12. Shamlat	2,400	0.2	2,149	0.1
13. Government property	20,671	1.3	21,825	1.3
Total	1,605,441	100.0	1,802,046	100.0

The Rajputs hold by far the most predominant share in the district. Practically all the taluq-dars were at one time Rajputs. The pressure of the Muhammadans in the south of the district was however, always great and the proprietors of the large Rajput estates of Mohamdi, Kutwara and Raipur and Kukra became Muhammadans. In the central and northern parts of the district the proprietorship practically is all in the hands of Rajputs and particularly in the hands of the three predominant families of Oel, Dhaurehra and Khairigarh. The changes in the proprietary castes since the last settlement have been very small indeed. The Partabgarh estate sold a large number of villages to the Oel estate but as both the Rajas are Thakurs the transaction has produced no effect on the above statement. The head of the Harsey family became heavily indebted and had to sell practically all his villages in pargana Atwapiparia to the Oel estate. The land now held by Christians and Europeans has decreased to almost half of what it was at the last settlement.

Cultivating tenures.

29. The following statement compares the present cultivating tenures with those of the last settlement:

STATEMENT No. VIII—Cultivating tenures

Serial number	Tenures	Last settlement		Present settlement	
		Area	Percentage	Area	Percentage
1	2	3	4	5	6
1	Under-proprietary	15,762	1.9	18,581	2.0
2	Ex-proprietary .. .. .	..	..	5,285	0.6
3	Occupancy	12,483	1.5	10,022	1.1
4	Statutory			49,179	5.2
	{ Privileged				
	{ Non-privileged			381,543	40.4
5	Non-statutory			13,265	1.4
	{ Privileged				
	{ Non-privileged			199,575	21.2
6	Naqshi .. .. .	..	..	69,884	7.4
7	Grain	293,336	35.0	103,659	11.0
8	Sir	19,595	2.4	31,606	3.3
9	Khudkasht	26,743	3.2	17,031	1.8
10	Favoured .. .. .	..	..	8,648	0.9
11	Rent-free	41,404	5.0	9,424	1.0
12	Unrented .. .. .	..	..	25,618	2.7
	Total	836,001	100.0	943,200	100.0

There is an increase of 13 per cent. in the total holdings area of the district as compared with the last settlement. The under-proprietary area has increased slightly. Ex-proprietary rights were created for the first time in 1921 and the area under this class of holdings is still negligibly small. The area of occupancy holdings also has always been very small and it shows a decrease now as compared with the last settlement. Some of the occupancy holdings have as a result of correction of record cases been classed as under-proprietary holdings now. The area of *sir* and *khudkasht* is considerable in parganas Pasgawan, Aurangabad and south of Mohamdi but in the rest of the district the area of proprietary cultivation is very small. The *khudkasht* area has decreased and that of *sir* has increased as a result of the *khudkasht* of 1328 Fasli having become *sir* automatically by the passing of the amending Act of 1921. The vast bulk of the holdings area is naturally held by ordinary tenants. Eighty-six per cent. of the total holdings was held by ordinary tenants at the last settlement. Unfortunately the *naqshi* area at the last settlement was all recorded as cash rented, but I estimate that about 12 per cent. of the holdings area was *naqshi* rented then. The vast bulk of the grain rented area was converted to cash in the inter-settlement period. A considerable proportion of the *naqshi* area was also so converted. The grain holdings area is now only 11 per cent. and the *naqshi* area only 7 per cent. of the total holdings area. The cash rented area is about 68 per cent. of the total area as compared with only about 39 per cent. at the last settlement. The distinction between statutory and non-statutory tenants was first made in 1921 but a very large area remained in the non-statutory class in this district because the tenants were precluded from acquiring statutory rights in the parganas of Nigasan, Palia and Khairigarh and in the waste land grants. This exemption under Schedule D of the Oudh Rent Act was cancelled only in October, 1939, after the record operations had been practically completed in the district. About a tenth of the cash rented area has been treated as privileged at the present settlement.

Cultivating castes.

30. The following table shows the various castes of tenantry and compares the area held by each caste with that held by the same castes at the last settlement.

STATEMENT No. IX—Cultivating castes

Castes	Last settlement (Cash, Naqahi and Grain)		Present settlement											Total	
	Area	Percentage	Cash-rented tenants				Under- proprietary	Sir	Khudbashi	Gajin	Nagahi	Favoured	Rent-free and unrented	Area	Percentage
			Area	Rent	Incidence	Percentage									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1. Brahmans ..	91,577	12.5	102,913	545,198	5.34	15.5	7,208	8,272	4,813	10,121	3,500	2,809	6,298	145,004	18.4
2. Thakurs ..	26,416	5.0	35,369	170,444	4.83	5.4	3,700	10,577	4,787	5,148	1,689	2,057	7,228	31,555	7.6
3. Kayasthas ..	15,638	1.9	11,187	49,016	4.38	1.7	868	1,382	955	1,052	1,039	641	738	17,863	2.2
4. Muslims ..	49,882	6.8	43,624	251,039	5.76	6.6	3,299	4,800	1,670	3,402	7,928	371	2,535	72,625	7.7
5. Kurmis ..	130,527	17.6	112,658	770,685	6.84	17.1	1,253	2,657	1,599	10,451	5,215	639	2,534	137,004	14.5
6. Market gardeners	39,763	5.4	27,690	193,542	6.99	4.2	28	81	30	3,107	2,692	144	890	34,667	3.7
7. Ahira, Lodha, Chamars, Pasis and Arakhs.	198,291	27.1	153,871	958,825	6.23	23.4	377	1,449	702	37,340	20,882	353	6,204	221,178	23.4
8. Others ..	179,408	23.5	172,457	1,028,154	5.96	26.1	1,823	2,388	3,475	27,840	28,883	629	8,615	243,215	23.8
Total ..	732,497	100.0	658,869	3,986,854	6.02	100.0	16,561	31,606	17,031	102,559	69,864	3,648	35,042	843,200	100.0

(6)

The Brahmans though not numerically the strongest caste yet hold the largest area of any single caste because most of the Brahman holdings are larger than the district average. The number of Thakur tenants is comparatively small in this district but they hold a very large area in relation to their numbers. The Kurmis who are the most skilled of the ordinary tenants predominate in the Central Loam tract. In the district as a whole they hold about 15 per cent. of the area. Market gardeners who specialize only in small plot cultivation hold a small area. Lodhs, Chamars, Passis and Arakhs are the backbone of the peasantry. The distribution of the castes according to tracts is also interesting. Brahmans, Thakurs, high caste Muslims and Kurmis are to be found only in the superior tracts. In the poorer parts of the district and particularly in tahsil Nighasan the number of high caste tenants is very small. Ahirs usually live along the margin of cultivation in tracts abounding in waste land where they can maintain large herds of cattle.

Economic condition of cultivators.

31. It is a little difficult to generalize about the condition of cultivators in the district as a whole. The chief feature of the district is that there is a plenitude of land and a general scarcity of tenants. The pressure on land is, therefore, not heavy as in the more developed districts of the province. The census figures show that the average family in the district is of 5 persons and the representative tenant is one who with a family of five without the assistance of hired labour cultivates a holding of the optimum size. The well-to-do Brahman and Thakur tenants who plough with four or five ploughs and engage hired labour when possible are not representatives of the average tenantry. On the other side of the scale the low class tenants who depend as much on hiring out their labour as on agriculture are not representative tenants either. As a matter of fact the proportion of agricultural labourers in the district is very small indeed. The representative tenant usually cultivates a holding which can be worked with one plough and a pair of bullocks. The size of the optimum holding naturally varies with the productivity of the soil and the difficulties of working the ground. A tenant may be able to work up to 8 acres in the *parshar* and 6 acres in the Nighasan Tahsil. The usual area which can be worked with one plough is generally considered to be 5.5 acres for the district as a whole. The gross yield of this holding can be reckoned at Rs.250 per annum. The first item in the cost of production is the rent which for this holding would be about Rs.35. The cost of seed grain can be put down at Rs.35 per annum. The annual cost on the plough would not exceed Rs.5. Cattle are fairly cheap and if the tenant buys a pair of bullocks for Rs.160 they will serve him for 8 years. The annual charge on account of draft cattle is, therefore, Rs.20. Another Rs.20 may be put down for debt and other miscellaneous charges. The net income of the tenant is thus Rs.135 per year or Rs.11.4 per month. As a general rule it can be stated that the average income of a family of five persons ranges between Rs.10 and Rs.12.8 per month.

The tenant naturally has to adjust his standard of living to his net income; it is not the standard of living of the tenant which determines the rent paid. I estimate that the feeding of the family of five costs a tenant about Rs.75 per year. Cloth would cost about Rs.5 per head per year and repairs to his dwelling, the purchase of kerosene oil, salt and other necessities will cost him another Rs.10 per year. This leaves a margin of about Rs.25 or 10 per cent. of the gross yield to the tenant.

**CHAPTER IV
FISCAL HISTORY**

Brief history of the district.

32. As a result of its geographical position the district of Kheri figures very rarely in the larger currents of Indian history. Local tradition points to its having been the scene of many incidents of the Mahabharata. The stone horse in the ruins in the fort of Khairigarh definitely points to this district having formed part of the domains of Samudragupta. The researches of numismatists also prove the inclusion of this district in the kingdom of Kanauj. There is no local tradition, however, of the passage of Saiyid Salar Masud through the district on his way to Bahraich. The district being always considered one of the inhospitable parts of the country was left in the undisturbed possession of pre-Aryan tribal chieftains till the pressure of the Mohammedans in the Ganges-Jumuna valley drove some of the Rajputs to the sub-Himalayan tarai areas. The *Ain-i-Akbari* makes reference to the fort at Khairigarh which apparently housed one of the frontier garrisons of the Moghul Empire. There is no mention of the existence in that period of the large taluqdars. The district was held mainly by small zamindars and the land revenue system as evolved by Raja Todarmal was essentially a *naqshi* system. No soil classification was carried out but the average yield of each crop per bigha was ascertained. One-third of the gross yield converted at the average price level of the previous ten years was taken as revenue. The revenue in any year was a function of the area cultivated, the crops sown and the average price level of the previous ten years. The revenue of the district in Akbar's reign is estimated to have been about Rs.3,12,500. The figure is of little value because conversion of *dams* to rupees without reference to the purchasing power of money leaves us without proper standards of comparison. On the decline of the Moghul Empire the district formed part of the kingdom of the Nawab Wazir of Oudh. It was in the declining years of this kingdom when the central authority in Lucknow had become weak that the predatory adventures of powerful Rajput and Musalman chieftains gave rise to the present large taluqdari estates.

Summary settlement.

33. The annexation of Oudh occurred in February 1856 and the country now comprised in Kheri at first constituted part of the two districts of Mohamdi and Mallanpur. The former was in charge of Mr. James Thomason as Deputy Commissioner and the latter was administered by Mr. H. Gonne. These two officers carried out what is known as the first summary settlement, of their respective districts. All records relating to this settlement were, however, destroyed in the mutiny and not even the total figures of revenue are now known.

34. After the suppression of the Mutiny the district of Kheri as we know it now was formed and a summary settlement was carried out by Mr. W. C. Wood and Major Thurburn in 1858-59. The assessment was based on the old records of the kanungos from which the assets of each village were roughly calculated, the Government demand being taken at 50 per cent. of the total amount. The total revenue imposed was Rs.4,91,922.

First regular settlement.

35. The first regular settlement of the district began in 1864 when village boundaries were demarcated for the first time. No rates were framed but the assets of each village were calculated from the information derived locally. A total revenue of Rs.11,88,667 was proposed which meant an enhancement of 144 per cent. on that imposed at the summary settlement. The assessment was obviously too severe and the zamindars generally refused to sign the engagements and a complete revision of settlement had to take place. The revision was completed in 1877 the demand being reduced to Rs.7,09,999. The resolution of the Government on the final report was not published till April, 1882. The settlement was sanctioned for a period of 30 years but the decades following 1870 were full of difficulties for the district. For some years following 1870 the district suffered from marked depression and in 1876 it was ascertained that there had been an actual decline in the cultivated area. From 1880 onwards, however, the district made steady progress and this was maintained till 1892 when a series of wet years seriously affected the low-lying parganas. This was arrested by the famine of 1896-97 which operated in the contrary direction. The cultivated area contracted everywhere but in the *ganjar* areas the drought improved the public health slightly and made bumper crops of maize and kodon possible.

Second regular settlement.

36. The second regular settlement began in 1897 with Mr. S. H. (afterwards Sir Harcourt) Butler as Settlement Officer. The cultivated area in the year of record was unduly depressed by the

brought of 1896-97, but the area assessed was somewhere intermediate between the cultivated area of the year of record and the average cultivated area of the previous five years. The area assessed was safe and the assessments generally very lenient. The final jama of the district was fixed at Rs.10,28,510 which represented an enhancement of 21 per cent. on the expiring revenue. The incidence of the final demand at the time of settlement was only Rs.1.61 per cultivated acre. Cultivation increased rapidly at this time and by 1904 when the final jama had not come into operation the incidence had fallen to Rs.1.17 per cultivated acre. By 1905 the revenue represented only one-third of the assets of the zamindars and in 1937 it represented only about one-fifth of the total assets of the proprietors.

37. The revenue has as a result been collected with ease. Appendix IV shows for the *spahar* and *ganjar* separately the years in which suspensions and remissions in revenue were found necessary. 1315 Faali was a year of serious drought and famine and over Rs.2.5 lakhs of land revenue had to be remitted and suspended. 1914 again was an unusually bad year and over Rs.2 lakhs of revenue had to be remitted and suspended.

Working of the expiring settlement.

38. Apart from minor seasonal fluctuations the prices of agricultural commodities are really governed by world conditions. The history of the prices since the last settlement is the history of the movement of world prices. Soon after the last settlement the district settled down to a period of quiet prosperity. Prices, however, continued low till 1905. From about 1905 they began to move gradually upwards and this quiet and gradual rise continued right up to 1913. With the coming of the war in 1914 prices soared up and in the post-war period prices continued high with a general tendency to move upwards. The boom was followed by a crash in 1929 and the period of what is known as the slump set in. Prices at first fell right down to the level of 1905 but gradually recovered to the level of 1906-13.

Movement of prices since the last settlement.

39. The analysis of rent rolls has to be studied in relation to the movement of prices and produce value since the last settlement. For this purpose the period from 1891-1938 has been divided into five price periods as shown in statement no. X.

Changes in prices and produce value indices.

STATEMENT NO. X.—Price and produce value index numbers

Periods (A. D. years)	Price indices	Produce value indices
1891-1905	100	100
1906-13	128	127
1914-22	198	207
1923-29	192	216
1930-38	115	118

The first period relates to that of the last settlement, the second to the pre-war period, the third to the war period, the fourth to the post-war boom period and the fifth to the slump period. What may be described as pure price indices have been worked out by assuming that the crop percentages and the yield per acre of the different crops has remained constant since the last settlement and by taking account of the changes in prices only. The prices of the staple food grains have been taken from the figures published by the Government from time to time in the *Government Gazette*. The period between the last settlement and the beginning of the war of 1914 was a period of quiet prosperity. The prices rose by about 30 per cent. in the pre-war period as compared with the last settlement. During the war, prices soared up and the high prices continued during the post-war boom period and then fell suddenly in the slump period to approximately the pre-war level.

From the point of view of the cultivator, however, the index which is of greater interest is that which shows the movement of the money value of the produce per acre. Produce value indices have, therefore, been worked out by taking account of the changes that have occurred in the proportions of the areas under different crops and the yield of each. There have been certain clearly marked improvements in cropping since the last settlement. The changes in the yield of different crops from period to period are given in the information supplied by the Director of Agriculture. The produce value indices has been worked out by estimating the money value of the produce of an average acre through the various periods. The movement of the produce value index is practically the same as that of the pure price index. The Director of Agriculture has in recent years revised his estimates of yield and reduced them considerably. This rather upsets the relation of the indices of the slump period with those of the previous periods. If allowance is made for this distributing factor the price index as well as the produce value index in the slump period would be found to be the same as they were in the pre-war period, that is to say about 27 or 28 per cent. above the level of the last settlement.

40. The province was faced with a grave situation in 1930 when the prices of agricultural commodities crashed suddenly. It was decided to give remissions both in revenue and in rents. The average cash rental incidence of each mahal was compared with what was considered the fair rental incidence for the circle and remissions in cash rents were given in each mahal at a flat rate. Grain-rented holdings required no remissions. Cash rents determined during the slump period were not made subject to any remissions. The *nagahi* tenants whose rate of rent does not ordinarily adjust itself to changes in price level and who deserved remissions were unfortunately ignored. A flat remission of 10 per cent. was granted in revenue throughout the whole district. The remission in revenue was perfectly unjustified. The rent roll of the district as a whole had been increasing steadily in response to changing conditions and all the tenants whose rents had been determined between 1914 and 1930 certainly deserved liberal remissions. The revenue of the district had, however, been fixed in A. D. 1900 when the price level was lower than the lowest point touched during the slump period, and the remissions in revenue were, therefore, inequitable. As a matter of fact no remissions in revenue were required in any district in which the last revision of settlement took place before 1913. The result to this district was that in a very large number of villages the remitted revenue represented only about 15 per cent. of the assets of the zamindar and in several cases even at the present revision of settlement the first progression of revenue represents something less than even 20 per cent. of the net assets.

Remissions for the fall in prices.

CHAPTER V

THE PRESENT REVISION OF SETTLEMENT

41. The operations connected with the second regular settlement of the district lasted from 1897-1900. The settlement was sanctioned for a period of 30 years, but as a result of the amendment of section 94 of the Land Revenue Act, the term of settlement was extended to 40 years. The third

Programme of work.

regular settlement of the district, therefore, commenced in 1937. The following programme of work was laid down :

Year	Survey and record operations	Assessment
1936-37 ..	Parganas Pasgawan, Mohamdi, Atwa Piparia, Magdapur and Haidarabad of tahsil Mohamdi.	
1937-38 ..	Parganas Anrangabad and Kasta of tahsil Mohamdi and the whole of tahsil Lakhimpur.	Parganas Pasgawan, Mohamdi, Atwa Piparia, Magdapur and Haidarabad of tahsil Mohamdi.
1938-39 ..	Tahsil Nighasan	Parganas Anrangabad and Kasta of tahsil Mohamdi and the whole of tahsil Lakhimpur.
1939-40 ..	.. ..	Tahsil Nighasan.

Gazetted staff.

42. Mr. Trimbak Lal Mahendra came to the district as Assistant Record Officer in December, 1936. He carried out Survey and Record operations in tahsil Mohamdi and parganas Kheri, Paila, Nighasan, Paila and Khairigarh. Mr. Raghbir Saran Das joined the district as Assistant Record Officer in August, 1937. He assisted in the Record operations in Tahsil Mohamdi and carried out the survey and record work of parganas Bhur, Srinagar, Kukra, Dhaurahra and Firozabad. In May 1939, Mr. Mahendra was replaced by Mr. W. A. Kirmani. Mr. Kirmani supervised the survey and record work of half of the alluvial villages of tahsil Nighasan. He also dealt with the vast bulk of the applications under sections 87 and 88 of the Land Revenue Act. I took over charge as Settlement Officer in October, 1937, and did the inspection and assessments of tahsil Mohamdi and parganas Kheri, Paila, Nighasan, Paila and Khairigarh. Mr. A. K. Sharma came to the district as Assistant Settlement Officer in October, 1938, and did the inspection and assessment work of parganas Bhur, Srinagar, Kukra, Dhaurahra and Firozabad. In May, 1940, the work remaining to be done did not need two Assistant Record Officers and Mr. Das left the district. Mr. Sharma left the district in October, 1940, and I shall also be leaving immediately after the submission of this report. Mr. Kirmani is expected to stay on till February, 1941, to look after the winding up of the settlement operations under the supervision of the Deputy Commissioner. The work proceeded throughout strictly according to programme except for the temporary suspension of assessment work in September, 1938.

Survey and map correction.

43. The frequent changes in the courses of the Sarda and the Kaurias necessitated resurvey of the riverain tract in the north of the district in 1930. The resurvey of 344 villages was, therefore, done by aerial photography in the cold weather of 1930-31 by the Air Survey Transport Company Limited, Dum Dum, Mosais of the villages photographed were prepared on the scale of 6" to the mile. These prints were checked by the Land Records staff who marked control lines on them. The maps were expanded to the scale of 16" to the mile. The enlargement of small scale maps to larger scale is an unsatisfactory procedure and the aerial survey maps were found to be full of mistakes. Many errors were particularly noticed in the village boundaries. In the survey operations connected with the present revision of settlement, therefore, the aerial survey maps were rejected and a start was made with the maps prepared in the second regular settlement. Out of 1,749 villages in the district 285 were completely resurveyed and 21 partially resurveyed. The method employed was the orthodox one of the straight line and right angled set offs. In the remaining 1,443 villages a thorough correction of maps was made by the patwaris.

Attestation of records.

44. A full and regular attestation of the two important records-of-rights, namely the *khatwat* and the *khatawat*, of all the villages of the district had been carried out. A *dasurdehi* has also been prepared for each village. The Assistant Record Officers went out on their attestation tours of tahsils Mohamdi and Lakhimpur during the rains when communications in the district become particularly bad. In the Nighasan tahsil because of the impossibility of touring in the rains the work had to be completed before the south-west monsoon set in. Care was taken to see that slips were properly distributed and that the tenants had ample opportunity to examine the entries in the records and to file objections. The vast majority of disputes relating to records was disposed off on the spot after inquiries. The volume of litigation in the district was small. The number of cases relating to correction of records filed by parties and instituted on the Assistant Record Officers' own motion was 4,254. The cases were all promptly decided. The work of the issuing of the attested records has been completed in tahsils Mohamdi and Lakhimpur and is more than half complete in respect of tahsil Nighasan. Details of case work are given in appendices 7(a) and 7(b).

CHAPTER VI

EVOLUTION OF RENT-RATES, THE MODIFICATION OF CASE RENTS AND THE COMBINATION OF NAQSHI AND GHAIN RENTS

Assessment circles.

45. The villages in a tahsil or a pargana are usually very heterogeneous in quality and the very first step in all settlement work is to parcel out the district into small areas in respect of the villages in each of which certain generalizations are possible. These areas are known as assessment circles. A preliminary tour of the tracts to be assessed was made each year at the beginning of the cold weather and a rough idea of the circles to emerge was formed. The exact boundaries of the circles were drawn only after the detailed tour of inspection and the soil classification had been completed. The assessment circles framed at the last settlement were of no assistance whatever. At the last settlement each pargana was dealt with separately and in each pargana the villages were grouped into first, second and third circles according to general quality. Separate circles were formed in each pargana of the waste land grant villages and in the *parhar* of *bur* villages. The present elaborate methods of soil classification account for most of the differences of quality between village and village and the demarcation of circles has, therefore, been based on the broad natural divisions of the country. All the circles formed are topographically compact. Each of the tracts inspected separately has been made self-contained in the matter of circles. Where the boundary between two parganas is purely artificial it has been ignored in the formation of circles. Tahsil Mohamdi has been divided into 15 circles, tahsil Lakhimpur into 18 and tahsil Nighasan into 14. The circles usually follow the lines of the flow of rivers and streams. In the *Upahar* the areas commanded by the canal have had to be grouped into separate circles.

Soil classification.

46. Soil classification is essentially the division of the fields of a village into separate rental value groups. The Settlement Officer has to ensure that within each circle the fields are divided into separate groups, the rental value of the fields in each group being approximately the same. The physical and chemical composition of the soil is relevant in only as far as it is one of the determining factors of the letting value of fields. In soil classification the grouping of fields cannot be done merely on the basis of soil textures but on a consideration of all the factors which govern letting values. In a backward and sparsely populated district like Kheri factors other than soil texture can be very important. Where as in parts of tahsil Nighasan or pargana Bhur there are large

jungle areas and the *abadis* far apart one from another, the distance of the field from the inhabited site and the possibilities of protecting the crops from wild animals are important considerations. In the more developed parts as in pargana Kheri where there are no jungles and where the population is fairly full, the distance from *abadis* becomes a factor of small importance though even here the fields in the immediate neighbourhood of the *abadis* are always superior to the outlying fields.

47. The methods of soil classification adopted in the last settlement had to be completely discarded. The predominant soil everywhere in the district is loam of average quality, that is to say a mixture of clay and sand. The relative proportion of the two ingredients determines the soil texture. Where the clay predominates the soil is known as *matiyar* and where sand exists in a very high proportion the soil is known as *bhur*. Where clay and sand exist in roughly equal proportions the soil is known as *dumat* or *dorasa*. The *bhur* in the Gumti valley is gritty sand brownish yellow in colour. *Bhur* of this type is not to be found in the *ganjar*. In the *ganjar* stiff white sand deposits exist almost everywhere underneath the surface and where this sand comes up very close to the surface it gives rise to large stretches of barren land known as *topar*. In the *ganjar* there are considerable stretches of fresh alluvial deposits of rivers in areas still subject to the fluvial action of the rivers. All such soils have been denominated *khadir*. Slightly different systems of soil classification has as a result been necessary in the *uparhar* and the *ganjar*. In the *uparhar* the ordinary *dumat* loam has been sub-divided into three classes according to quality. Fields immediately adjoining inhabited sites which but for the presence of the sites would have been classed *Dumat I* have been classed as *Goind*. *Goind* of very superior quality belonging to market gardening cultivators has been classed *tachiana*. Low lying stiff loam which generally grows early rice followed by gram alone has been termed *dumat-matiyar* and divided into two classes according to quality. The term *matiyar* has been reserved for very low lying clayey soil which grows a single crop of late rice every year. This soil has also been sub-divided into two classes according to quality. The *bhur* soils have been divided into three classes according to quality. In the *ganjar* no fields have been classed as *bhur*, but the *dumat* has been divided into four classes. No *dumat-matiyar* has been retained in the *ganjar*. The fresh alluvial *khadir* soils have been sub-divided into three classes. The following table gives the percentage of each soil in each of the five main tracts :

STATEMENT No. XI—Soilwise percentages (on holdings area only)

Serial number	Tracts	Soils																Total
		Kachiana	Goind	Dumat I	Dumat II	Dumat III	Dumat IV	Dumat Matiyar I	Dumat Matiyar II	Matera I	Matera II	Bhur I	Bhur II	Bhur III	Khadir I	Khadir II	Khadir III	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
I	Trans-Gumti .. ..	..	2.9	32.1	34.5	..	..	2.6	1.9	0.6	0.2	18.7	4.6	1.9	..	..	..	100
II	Parehar	0.1	1.3	16.2	22.4	2.4	..	0.6	0.7	..	..	33.4	17.3	5.5	..	..	..	100
III	Central Loam	0.3	4.5	49.3	28.7	4.4	..	3.2	0.9	0.7	0.1	5.8	1.6	0.5	..	..	..	100
IV	Cis-Sarda-Ganjar ..	0.3	4.2	48.5	31.9	8.8	1.0	..	..	1.4	0.7	..	..	..	1.2	1.2	0.8	100
V	Trans-Sarda Ganjar ..	0.4	4.5	44.3	32.3	9.3	0.8	..	..	2.9	1.0	..	..	..	0.8	1.6	2.1	100
	Total	0.3	3.9	42.4	30.6	6.2	0.5	1.2	0.6	1.4	0.5	6.9	2.5	0.9	0.5	0.8	0.8	100

48. Irrigation in the northern half of the district beyond the UI is negligible in amount. In parganas Bhur and Srinagar only 1.5 per cent. of cultivated area has been returned as wet. Irrigation is quite negligible in tahsil Nigrahan and it was considered unnecessary to extract figures of wet areas in this tahsil. No separate wet and dry rates are, therefore, proposed for the circles in the *ganjar*. In the *parehar* parganas also the proportion of wet area to cultivated area is only 1.4 per cent. and no separate wet and dry classes have been formed in these parganas. In the trans-Gumti tract the irrigated area is again very small in the non-canal parts. Separate wet and dry rates have been proposed only for the area between the Sukheta and the Anchhuha *nals*. In the central loam tract the distinction between wet and dry rates have been made in all the canal irrigated tracts as well as in all the other superior non-canal circles. In the circles where separate wet and dry classes have been formed it was found that the *tachiana* soils are almost invariably irrigated, while the inferior soils like *matiyar*, *bhur*, *dumat-matiyar* and *Dumat III* are rarely irrigated. It was found necessary, therefore, to make a distinction between "wet" and "dry" classes of *Goind*, *Dumat I* and *Dumat II* only. In all the other circles the advantages accruing from irrigation facilities has been allowed as far as possible in the soil classification.

Wet and dry classes.

49. The first step in the analysis and study of rents was to determine the relative letting values of the different soils in each circle. Once this is done it becomes possible to reduce all the soils in a circle to a common denominator and to proceed to the analysis of rents without reference to separate soil classes. If "N" represents the figure which expresses the relative letting value of a soil then the letting value of $\frac{1}{N}$ acres is the same for the whole circle no matter what the soil class.

Relative soil values.

$\frac{1}{N}$ acres is called the unit and the rent of this unit area is known as the unit-value. Once the rent of all the holdings in a circle are reduced to unit-values further analysis can proceed without reference to soil classes. A comparison of the rents of such single soil holdings as are available is the usual method of determination of soil proportions. In Kheri about 10 per cent. of the cash-rented holdings consists of single soil holdings, but most of the area lies in the *Dumat I* and *Dumat II* classes. The small area of single soil holdings available when further analysed according to caste and price period gave areas too small for any reliable conclusions to be drawn. Inquiries were made in the Bahraich District into the gross produce value of the different soil classes in each circle and similar inquiries in the Kheri District proved of great value in determining relative soil values. The fallacy here, however, is in assuming that the letting values of soils are proportionate to the gross produce values. I was compelled, therefore, to rely very largely on the cultivators' own idea of the relative soil values of different classes of soil. In the course of the preliminary tour which was made in order to determine the classes in which large soils would have to be divided an estimate was also made of the relative values of the different classes of soil. These estimates were further checked by

detailed inquiries in the course of the tour of inspection from intelligent cultivators as to their ideas of the relative values of the different soils. The standard soil Dumak F "wet" (where a distinction has been made between "wet" and "dry" soils) has been taken as equivalent to sixteen. This was preferred to the centennial system because the local bigha is $\frac{5}{32}$ of an acre. $\frac{1}{4}$ times the unit-value gave the bigha rates for Dumak I and 40 times the unit-value gave the bigha rate of Dumak F in annas.

Rental systems.

50. There are three main rental systems prevalent in the district, cash, grain and *naqshi*. Cash rents prevail in all the stable and well developed areas and the *naqshi* and grain rents show a steady tendency towards conversion to cash. The grain rental system prevails in the poorer parts of the *parehar*, in the *ganjar* parts of pargana Kukra and over large areas in the trans-UI parts of the district. The grain rental system itself is of three varieties. The first is known as *batai* in which the determination of grain takes place by actual weighing; the second is simple *kankut* in which when the crop is ready to be reaped an appraisalment is made by supposedly impartial *panchar*; and the third is *kankut darkati* (which prevails in the grain-rented areas belonging to the Mohandi and some other large taluqdari estates) where after appraisalment of the standing crop the share of the landlord is converted into money. Simple *kankut* is by far the most prevalent system. In both the types of *kankut* a margin of 10 per cent. is usually allowed to the tenants after appraisalment though I noticed that the previous knowledge of this allowance usually result in appraisalments being very stiff. In all types of grain rents the tenant has to pay in addition to the produce rent a cess or a surcharge to cover village expenses and the manorial dues to the zamindar. In *kankut darkati* the conversion of the produce rent to money takes place at a rate somewhat higher than the current harvest prices. Grain rents except in the extremely precarious areas are always considered oppressive by the tenants. Grain rents are often modified by a system of *special crop rent* according to which if the tenant grows sugarcane, tobacco and other valuable crops, the land so sown with a valuable crop becomes very high rate of rent.

Naqshi rents.

51. *Naqshi* rents are relics of the Moghul rental system. In the *naqshi* system the rent payable varies according to the area sown and the crops grown. There is a recognized rate of rent for each crop. In its dependence on the area sown the *naqshi* system resembles a produce rent but in its independence of the amount of yield and of the movement of prices it resembles cash rents. In former times an allowance called *khaut* and another allowance for agricultural calamities known as *masud* were allowed though I found no evidence of these allowances at inspection. On the other hand the tenants pay various kinds of cesses and surcharges known as *kharch* at rates varying from one to four annas per rupee of rent. The *naqshi* system usually prevails in areas where land is plentiful and tenants scarce and it is generally considered to be the system most favourable to the tenants.

52. At the last settlement the *naqshi* rents were all recorded as cash rents and it is not possible to say now what proportion of the tenants' land was then *naqshi* rented. Of the ordinary tenants' land (excluding occupancy areas) about 41 per cent. was grain-rented at the last settlement. At present only 12.7 per cent. of the tenants' land is grain rented and 8.5 per cent. *naqshi* rented. Nearly 79 per cent. of the ordinary tenants' land has now become cash rented. There is a great desire on the part of the tenants to convert the remaining grain holdings to cash and on the part of the proprietors to convert *naqshi* holdings similarly to cash. It is likely that in the next 10 years or so practically there will be no *naqshi* and grain areas left in the district. The proportion of grain and *naqshi* areas in the district as a whole appear small but such holdings are concentrated in the inferior circles and in several circles in the *ganjar* and a few of the *uparhar* separate grain and *naqshi* rates have had to be evolved. In the *uparhar* special grain rates have had to be proposed only in the inferior circles of the *parehar*, in one jungle circle in pargana Kaata and in the *ganjar* part of pargana Kukra.

Cesses.

53. The numerous cesses and surcharges levied in addition to rent are an important feature of the rental system in Kheri. Many proprietors in the district labour under the impression that because the proprietor is liable to pay 10 per cent. of the land revenue to the District Board as cess he is also entitled to collect a surcharge of 10 per cent. of the recorded rent from the tenant as *abwab*. In most cases, however, the *abwab* is merely a consolidated sum representing previous miscellaneous dues which the taluqdar used to collect. Where grain rents have ceased to exist and the village is entirely cash-rented weightage charges levied in the past continue still to be levied. The zamindars also consider themselves entitled to the skin of the tenants' dead cattle. Certain zamindars charge a sum which merely goes by the policy of *Parkhatana* which is levied along with the demand of rent in each season. In other villages a cess known as *dhalurai* is levied in respect of cattle which pass through the village or are sold in the village and which, therefore, disturb the zamindar's comfort by raising the dust. A charge on the Pandit practising his sacerdotal profession in the village is not uncommon. In former times a fine used to be levied even on the birth of children. The charges are all relics of the pre-annexation days when the taluqdars had rather undefined administrative powers within their jurisdiction and when they considered themselves entitled to levy taxes. This is probably the reason why such cesses and surcharges are rare in the non-taluqdari villages. Some of the more inequitable cesses have disappeared but a number of them in the shape of surcharges at a fixed proportion of the recorded rent still persist. In many villages rental privilege in favour of the high caste tenants is recognized merely by a reduction or by a complete remission of these surcharges. In modifying rents under section 87 of the Land Revenue Act a consolidated net rent has been fixed for each holding and these extra surcharges will now disappear.

Conditions governing the level of cash rents.

54. The rent of the holding is the price payable annually in instalments for the bundle of tenantry rights and is, therefore, largely determined by conditions of supply and demand. There is no dearth of land in the district and the problem is one of securing more tenants. The demand for land, therefore, as a whole is rather slack. In the central and northern parts of the district a single zamindar may have a virtual monopoly of supply of land in a pargana. The level of cash-rents is, therefore, very powerfully influenced by the rental policies of the larger taluqdari estates. It may be stated as a general rule that while the smaller zamindars attempt to exploit their land to its maximum capacity and charge rents which come up to the competitive level, the large taluqdars either through inefficiency of management or through a benevolent disposition towards the tenants usually charge much lower rents. This proposition has to be accepted with the proviso that the recorded rent may not be the sole charge on the tenants in taluqdari villages. In the Khairigarh estate which lies in the remote north of the district rents are almost unduly low. They are also very low in the Jhandi, Majhgain and Mahewa estates. In the Mohandi and the Oel estates, which have only recently been released from the management of the Court of Wards, rents as a whole are fair. Alone among the taluqdari estates the Bijwa estate aims at businesslike efficiency in management and attempts to get rents which approximate the competitive rates. The parganas of Paagawan and Aurangabad and the southern parts of pargana Mohandi adjoining the districts of Shahjahanpur and Hardoi are owned by petty zamindars and rents here are, as a rule, high and in some villages amount to rack rents. The small Sikh zamindars in pargana Dhaurehra also charge comparatively high rents.

The rent of a holding is also largely a function of the price level of the period in which it was contracted. The factor of time lag, however, prevents the rapid adjustment of rents to changing rice levels. The monopolistic conditions of supply of land also operate often to obliterate the factor of movement of prices.

Rents are also to a limited extent governed by the caste and skill of the tenants. The vegetable gardening castes who specialize in small plot cultivation always pay very high rents. The high caste tenants like Brahmans, Thakurs, Kayasthas and some Muhammadans who are lazy and inefficient may on the other hand pay slightly lower rents. A number of Punjabi immigrants who have taken up large areas of waste land for sugarcane farming often pay a very low rate of rent, particularly in the first few years.

The opening of the Sarda Canal in 1928 and the recent boom in sugarcane trade which has resulted with the rise of sugar mills at Gola, Hargaoon, Maholi and Aira have also powerfully affected the gross rents in certain tracts.

55. Cash-rented holdings have been analysed according to the provisions of rule 7 of the Settlement Rules and with special reference to the points mentioned in the preceding paragraph. To begin with all holdings of one acre and less have been excluded in order to confine attention to the holdings of substantial areas only. The analysis is three dimensional. The first division is according to caste and skill. The holdings of Brahmans, Thakurs, Kayasthas, and high caste Muslims have been separated as these are often privileged castes. The holdings of market gardening castes and the new Punjabi immigrants have also been separated. The residue of holdings of substantial size belonging to the tenants of average skill has been the basis for the evolution of cash rates. The next grouping has been according to price periods, into three main groups: (A) the holdings the rents of which have not been altered for more than 10 years, (B) the holdings the rents of which have been enhanced or modified either by agreement between the landlords and the tenants or by an order of a court within the last 10 years, and (C) all holdings newly leased or taken up within the last ten years. Group A has been sub-divided into AI relating to holdings dating back to before the passing of the Oudh Rent Amendment Act of 1921 and AII those of which rents were contracted after 1921. The B and C groups have been sub-divided into BI and CI relating to the pre-slump and BII and CII relating to the slump period of the last 10 years. In the parganas of Palia, Khairigarh and Nighasan where there were no statutory tenants at all till the year of record the analysis has been slightly simpler. All the rents dating up to before 1921 have been classed into the A group; all those which were contracted in the post-war boom period between 1921 and 1929 into the B group and the slump holdings into the C group. The third division has been according to proprietary tenures. The rents of the villages belonging to larger taluqdari estates have all been analysed separately and those of the non-taluqdari villages separately.

Analysis of cash holdings.

56. The cash rates framed had to be based on the genuine rents paid by substantial tenants of average skill and made appropriate to the price level of the slump period. The CII unit-values relate to the most recent period and represent the rents corresponding to the slump price level. The pre-1921 group contains on the one hand a number of old and obsolete *khata*s of which the rents are unduly low; on the other hand, this group also contains the holdings of which the rents have been determined between 1918 and 1921 and which were, therefore, influenced by the high war prices. The vast bulk of the holdings in this group, however, have rents corresponding to the price level of the period 1905 and 1913. The old and obsolete rents on the one hand and the war period rents on the other would roughly counter-balance each other and the average unit-value of the pre-1921 group as a whole would correspond to the pre-war price level. The unit-values in the pre-1921 group were low in every circle. They showed a marked rise in the post-war boom period groups and then again showed a fall in the slump period. An analysis was made of the distribution of areas among the various groups and almost in all the circles it was found that the pre-1921 and the post-slump groups contained the largest areas. This I take as evidence of the large effect which the fall in prices has had on rents. Most of the rents contracted in the high price periods appear to have broken down and the holdings have moved into the CII group. Similarly the process of bringing the old and obsolete *khata*s up to date had had a check because the prices in the slump period are no higher than they were before the war so that a substantial area is still left in every circle in the AI group. The selection of cash rates was based on a study of the unit-values of the AI and CII groups. In many villages leases in recent years have been executed in the expectation that the prices will soon rise again but a condition has been attached that while the slump continues part of the rent reserved is to be remitted. In such cases the rent appropriate to the slump period is not the rent reserved in the lease, but the rent which is actually payable during the slump. The unit-values of the CII group were, therefore, also calculated after the exclusion of these voluntary remissions. The AI unit-values correspond to the price level of 1906-13 and the CII unit-values to the slump level, and as the price levels in both these periods were approximately the same the AI unit-values ought to correspond closely to the CII remitted unit-values. Wherever the CII unit-value was either much above or much below the AI unit-values the explanation was to be found in factors other than the movement of prices. Wherever rents had responded to the movement in prices and were not affected by other factors the AI and CII unit-values were found to be nearly equal. In some of the very poor tracts which had deteriorated during the last 20 years as in the Gumti valley areas and some of the Sarda valley circles the CII unit-value was much lower than the AI unit-value and was the sole guide to the selection of rates. In other circles where the advent of the Sarda Canal and the rise of a sugar mill had raised the letting value during the last 10 or 12 years the fall of the unit-value in the CII group due to the slump had been arrested. In areas where the zamindars were powerful and oppressive the rents had not been permitted to fall in the slump period in response to prices and rents still continue to be at the post-war levels. Then again in the backward and predominantly taluqdari areas like Khairigarh and Nighasan the taluqdars' monopolistic position was so strong that rents continued throughout the last 30 years unaffected by movements of prices. The special features of each circle were closely examined and a basic unit-value selected after having made full allowance for the vagaries of the rental system, the factor of improvement or deterioration and a consideration of the areas held by different types of zamindars. The detailed discussions will be found in the separate rent-rate reports. The basic unit-value thus selected was then adjusted for the discrepancies between the recorded and real rents. The cesses and surcharges on rent were ignored for this purpose even though in many cases they constituted a part of the real rent. The second factor to be considered was *nasrana*. In a district where land is plentiful and tenants scarce it is not easy for the proprietors to charge heavy *nasranas*. As a matter of fact the taluqdars who own about 80 per cent. of the areas of the district rarely take *nasrana* though sometimes ziledars and other estate officials do so for their own private profit. The smaller zamindars believe in keeping rents high but not in charging premiums on leases. During my first year's tour I made inquiries by the sampling method. Out of 8,000 *khata*s examined, *nasrana* was found to have been paid in respect of only 100. The total annual rent of these 100 *khata*s was Rs.2,500 and the amount of *nasrana* Rs.2,640. The correction to be applied to the basic unit-values on this account worked out to 0.2 per cent. only. The inquiry was not repeated in subsequent years and the factor of *nasrana* was ignored. The third factor to be considered was that of short collections. Where the recorded rent is not collected in full over a series of years the real rent must be taken to be the recorded rent discounted by the proportion of short collections. The record of collections in most of the taluqdari estates was fairly reliable but that in the non-taluqdari areas was not so. Collections as recorded in the *stakhs* are usually incomplete and tend to err only on the side of magnifying the short collections. The figures of recorded short collections were, therefore, adjusted to arrive at approximate figures of real short collections. The basic unit-values adjusted for short collections and improvements where necessary, was taken as the final unit-value.

Evolution of cash rates.

Evolution of *nagshi* and grain rates.

57. The vast majority of the holdings in the *spornar* are cash-rented and considerable areas of grain holdings were found only in the pattidari parts of the *parbar*, in the poorer parts of pargana Kaeta and in the low lying parts of pargana Kukra. In the *ponjar* tracts considerable areas of grain and *nagshi* land were found in the majority of circles. The fact that in the grain and *nagshi* holdings the rent actually paid varies from year to year and is dependent largely on the proportion of the holdings area actually cultivated gave rise to a rather interesting problem. Grain and *nagshi* holdings are usually confined to the poorer and most precarious parts of the district and the proportion of cultivated area to holdings area in these holdings is usually much smaller than that in the cash-rented holdings. Now had the rates for the grain and *nagshi* areas been framed on the basis of the rents paid each year in respect of the areas cultivated, the rates would have been too high for the commutation of grain and *nagshi* rents. On the other hand had the rates been framed on the basis of the rents paid in respect of the total areas of such holdings, the rates would result in an under-estimate of the assets at assessment if the normal cultivated area were assessed in the ordinary way. There were obviously two possible solutions (a) either to base rates on the cultivated areas and to lay it down that commutation will be done on the average cultivated areas and not the holdings areas, (b) to base the rates on the holdings areas and to lay it down that commutation should take place on the total area of holdings; but that at assessment average holdings areas and not the average cultivated areas would be valued at the special rates. After discussion with the Settlement Commissioner the second method was adopted.

It was perfectly legitimate to say that the soil proportions applicable to the cash rates, which are based mainly on the results of inquiries, were applicable to the *nagshi* and grain rates also. The *nagshi* and grain rates have been evolved from an analysis of the *patwaris* records of the 13 years preceding and including the year of record. This period of 13 years has been divided into the pre-slump and the slump periods. In each circle for each period the average *nagshi* and grain holdings area was separately extracted. In each circle and in each period the number of units in the average *nagshi* and grain-rented areas has been calculated by comparing it to the *nagshi* and grain holdings area of the year of record and making suitable additions or deductions of the lowest soil classes found in the holdings area of the year of record. The average rental demand of the period divided by the number of units then gave the unit-values. The money value of the grain rents automatically adjusts itself to the price level of the year in which it is payable. The grain unit-value was, therefore, distinctly lower in the slump period than in the pre-slump period. This was not the case with the *nagshi* holdings. Both *nagshi* and grain rates were evolved from the average unit-values of the slump period.

58. The sanctioned circle rates have been taken as guides only and have been modified at the time of assessment where necessary to suit the local circumstances of individual mahals. These modifications are of two main types (1) where special rates have been applied to suit the circumstances of particular villages or mahals which were considered to be below or above the circle average and (2) where specially favourable rates have been applied to particular classes of tenants.

Special village rates.

59. While there is a considerable amount of uniformity in the quality of villages in the open and stable areas, there is a great lack of uniformity in the villages in the jungle tracts. As a rough idea of the circles was formed before the actual detailed inspection of villages, the peculiarities of each village have as far as possible been allowed for in the soil classification. The modifications of sanctioned circle rates to suit the needs of particular mahals were found necessary, (a) in the case of villages situated on the boundary between two circles and which, therefore, were intermediate in quality between the average villages of either circle, (b) villages which out of topographical necessity had to be included in certain circles even though they were noted at the time of inspection to be much below or above the circle average. Circle rates have been raised by percentages varying from 10 to 25 in 14 villages and lowered in 96 villages by percentages varying from 6½ to 50. In 20 other villages special rates were applied to certain selected soil classes only.

Rental privileges.

60. A separate set of rent rates was framed at the last settlement, for the privileged castes. The practice of allowing rental privilege to special castes is now rapidly falling into disuse, but still persists in a few villages in favour of Brahmans, Thakurs, Kayasthas and high caste Muslims. The privilege is not recognized in all the villages and even where it is the rate is not uniform. In many taluqdari villages rental privilege takes the form of certain concessions in the matter of *sewai* and other surcharges payable by the privileged castes. No separate rates for the privileged castes as a whole have, therefore, been fixed but rental privilege varying from two to four annas in the rupee has been allowed in those villages where such privilege has been found definitely to exist either at inquiry at the time of inspection or from a comparison of unit-values based on the rents paid by privileged castes with the unit-values of rents paid by the non-privileged castes in the same tenures.

Modification of cash rents.

61. After the modifications in rates necessary for special villages and special classes of tenants having been decided upon, all the cash rents in the district were examined with a view to modifications under section 87 of the Land Revenue Act. In the first year of work the valuation of each *khata* was compared to the recorded rent. The recorded rent was left unaltered where it was not more than 10 per cent. above the valuation. Wherever the recorded rent was more than 10 per cent. above the valuation it was abated according to a scale prescribed by the Settlement Commissioner. In the second and third years of work the remitted rents were taken as the starting point and where the remitted rent was below the valuation it was enhanced by one-third subject to a minimum of half the valuation and a maximum of the valuation or the recorded rent whichever was less. Where the remitted rent was more than the valuation it was scaled down according to a new schedule prescribed by the Settlement Commissioner. The methods adopted in the second and the third years were somewhat more than liberal to the tenants than those adopted in the first year. The modifications of circle rates described above were taken to account for calculating the valuation of each cash-rented *khata*. The result of the modifications of cash rents in the district as a whole is given in the following statement :

	Rs.
(1) Record rent	39,66,854
(2) Remitted rent	32,56,609
(3) Valuation	35,61,056
(4) Modified rent	33,25,034

The new modified rents are 16·2 per cent. below the recorded rents and 2·3 per cent. above the remitted rents.

Applications under sections 87 and 88 of the Land Revenue Act.

62. One hundred and sixty-seven applications from proprietors and 3,892 applications from tenants (involving a total of 11,097 *khata*s) have been received for the commutation of grain rents to cash. One hundred and twenty applications from proprietors and 31 from tenants (involving a total of 7,425 *khata*s) have been received for the commutation of *nagshi* rents to cash. The proprietors have also filed 892 applications (involving 36,088 *khata*s) for enhancement of cash rents.

CHAPTER VII

CALCULATION OF ASSETS AND ASSESSMENT OF REVENUE

NOTE—In this Chapter the figures of assets and revenue relating to tahsils Mohamdi and Lakhimpur are those sanctioned by the Board of Revenue and the figures relating to tahsil Nighasan are those proposed by me.

63. The first step in the calculation of the assets of a mahal is to select the area to be assessed. In circles where no special *naqshi* or grain rates have been framed this was a fairly straight forward process. The normal assessable area, that is to say the average cultivated area of the last 13 years excluding the years in which revenue remissions have been granted, was compared with the average cultivated area of the five years immediately preceding and including the year of record and the cultivated plus new fallow area of the year of record. As a rule, the normal assessable area has been accepted for assessment. In the more precarious circles particularly in the areas along the Gumti an area much less than the normal assessable area has often been assessed. Only in very rare cases has an area larger than the normal area been accepted for assessment. In circles where special *naqshi* and grain rates have been framed the selection of the area to be assessed was a slightly complicated procedure. As the special *naqshi* and grain rates have been based on the average rents paid over a series of years for the average holdings area, the assessment of the average cultivated area in *naqshi* and grain-rented holdings would obviously have resulted in an under-estimate of the assets. In those circles, therefore, the *naqshi* and grain holdings area has been separated from the area in all other holdings for each of the last 13 years. As a general rule, the normal *naqshi* and grain holdings area and the normal cultivated area in the other holdings have been selected for assessment. In some mahals, however, where the cultivated plus new fallow area in other holdings in the year of record was much less than the normal cultivated area in other holdings the deficit in the area to be assessed in the other holdings has been made good by assessing a larger *naqshi* or grain holdings area by applying the proportion of the *naqshi* and grain holdings area which is ordinarily cultivated. The process was reversed where the *naqshi* and grain holdings area in the year of record was much less than the normal *naqshi* and grain holdings area. Only a very safe and fair area has been assessed in all the mahals. In only one village in the whole district has an addition been made under clause (d) of section 63-D of the Land Revenue Act. The following statement shows the areas assessed :

Area assessed.

STATEMENT NO. XII

	Area in acres
1. Area assessed at the last settlement	790,578
2. Total normal cultivated area	810,339
3. Total average cultivated area of the last five years	831,599
4. Total cultivated plus new fallow area of the year of record	911,613

Grain and naqshi areas assessed separately

	Grain	Naqshi
5. Normal holdings area	56,722	57,940
6. Average holdings area of the last five years	59,341	57,847
7. Holdings area of the year of record	61,835	53,918
8. Area assessed	54,637	50,960

All other holdings

9. Normal cultivated area	719,958
10. Average cultivated area of the last five years	739,231
11. Cultivated plus new fallow area of the year of record	800,083
12. Area assessed	713,734
13. Total area assessed	819,331

64. The next step was to deduct from the assets of the total holdings area the assets relating to that part of the holdings area which was in excess of the area to be assessed. So much of the *naqshi* and grain holdings area as was in excess of the area of these holdings selected for separate assessment was treated as excess area and valued at the rates applicable to the lowest soil classes available in the *naqshi* and grain holdings area. In circles where no special rates have been framed and also in the case of the "other" holdings in circles where special rates had been framed, the area to be excluded from assessment consists of two parts; first the old fallow included in holdings, that is to say the land which in the year of record has been continuously out of cultivation for three years or more. The exclusion of this area from assessment is required under section 63-A of the Land Revenue Act. The actual plots coming under the description of old fallow are easily identifiable from the records and, therefore, the old fallow area has been valued at the appropriate soil rates and the valuation deducted from the assets. So much of the holdings area after exclusion of old fallow as was still in excess of the area assessed was treated as "excess area". The assets of excess area were obtained by valuing it at the rates applicable to the lowest soil classes to be found in the holdings after exclusion of the old fallow area.

Areas excluded from assessment

In the case of cash-rented area, wherever the modified rents did not differ much from the valuation, the assets of the area excluded from assessment could be obtained merely by the valuation of the excess area. Where, however, the modified rents of the cash-rented areas were much above or below the valuation the assets of excess area and old fallow to be excluded were calculated by valuing these areas and modifying them upwards or downwards in the same proportion as the modified rents were above or below valuation. The following statement gives the details of the area and assets excluded from assessment. As much as 113,809 acres of total holdings area has been excluded from assessment and the assets of this area amount to Rs. 3,16,870.

STATEMENT No. XIII—Area excluded from assessment

Old fallow in cash holdings		Cash-rented area		Assumption area		Total	
1	2	3	4	5	6	7	8
Area	Assets	Area	Assets	Area	Assets	Area	Assets
18,576	41,959	64,895	206,142	30,338	68,775	113,809	316,876

Assets of statutory and non-statutory cash-rented areas.

65. The modified cash rents were taken as the starting point of assessment. The statutory and non-statutory holdings were first divided into "old" and "new" the old relating to the pre-slump and the new to the slump period. Each of these groups was further subdivided into privileged and non-privileged groups where in any mahal rental privilege had been conceded to any class of tenants. From the modified rents of each of these groups the assets of old fallow and excess area calculated as described above were deducted to obtain the net modified rent of the area assessed. This was the net rent which the proprietors of the mahal could collect hereafter in respect of the area assessed and all that remained was to make suitable deductions for short collections from the net modified rent before arriving at the net assets of the cash-rented area. It is difficult to foretell what the collections are likely to be on the modified rents. The modification of rents has resulted in a more equitable distribution of rents amongst the khatahs and there is, therefore, justification for assuming that collections will improve as a result of the modifications. The actual collections during the previous 13 years or during the slump period by themselves afforded no guide to the amount which ought to be allowed for short collections. The amount to be deducted for short collections was, therefore, decided upon after comparing the net modified rent of each group with the valuation, the actual short collections during the previous slump period and any special difficulties in collections which had been noted at inspection.

In the first year of work the principles followed were essentially the same though the form in which the figures were presented was slightly different. The modification of rents did not precede the calculation of assets, but the modified rents were carefully compared with the accepted assets before the assessments were made final. The division of the tenants' holdings was into "enhanceable" and "non-enhanceable" groups and not into slump and pre-slump groups, but this difference in no way affected the principles followed. The following statement shows the treatment of the cash rents of statutory and non-statutory tenants in the districts.

STATEMENT No. XIV

	Rs.
1. Recorded rent	39,24,034
2. Remitted rent	32,13,829
3. Valuation	34,72,060
4. Modified rent	32,84,027
5. Deduction for old fallow and excess area	2,44,330
6. Modified rent of area assessed	30,39,697
7. Deduction for short collections (at 4.0 per cent. of the net modified rent)	1,22,808
8. Accepted assets	29,16,889

Expropriatory and occupancy areas.

66. The area of expropriatory and occupancy holdings is very small being only 15,307 acres in this large district of 2,500 square miles. The occupancy holdings as a rule are very old and bear extremely low rents. The occupancy rents are rarely enhanced and occupancy tenants are ordinarily looked upon as being almost as good as under-proprietors. The expropriatory holdings are recent having been created only by the amending Act of 1921. These holdings also bear unjustifiably low rents. In calculating the assets of the expropriatory and occupancy areas the cash rents have been modified as described in the previous chapter keeping in mind the fact that occupancy rates are 12½ per cent. below and expropriatory rates 25 per cent. below the statutory rates. The net occupancy and expropriatory modified rents of the area assessed have been calculated in the same way as in the case of statutory and non-statutory rents and these have been accepted as the assets wherever the enhancement of revenue in a mahal was considerable. In mahals where the enhancement was small and where there was actually an abatement in the revenue the addition which could be made to the expropriatory and occupancy rents of the area assessed under section 87 of the Land Revenue Act has been added to the assets. The following statement shows the treatment of expropriatory and occupancy holdings:

STATEMENT No. XV—Treatment of expropriatory and occupancy areas

Tenures	Holdings area	Recorded rent	Modified rent	Area assessed	Valuation	Accepted assets	Incidence
1	2	3	4	5	6	7	8
		Rs.	Rs.		Rs.	Rs.	
Expropriatory ..	6,285	21,936	20,349	4,934	22,726	19,815	4.0
Occupancy ..	10,022	20,884	20,658	8,312	43,464	23,975	2.9
Total ..	15,307	42,820	41,007	13,246	66,190	43,790	3.3

Assets of naqshi, grain-rented and assumption areas.

67. In circles where special rates have been framed, the naqshi and grain-rented areas assessed have been valued at the special naqshi and grain rates. Where no such special rates have been framed the naqshi and grain-rented areas have been valued at cash rates minus 25 per cent. An allowance has been made for short collections wherever deemed necessary. Sir and khudkasht have been valued at village cash rates minus 25 per cent. In the case of non-sublet sir and khudkasht in the actual cultivation of the proprietor a further proprietary deduction of 25 per cent. has been made as a rule. Rent-free and un-rented areas have been valued generally at circle cash rates minus 15 per cent. except in rare cases where for special reasons given in the assessment these areas have been

valued at the full cash rates. The result of the valuation of *naqshi* and grain-rented and assumption areas is given in the following statement :

STATEMENT No. XVI—Treatment of grain rented and assumption areas

Tenures	Area assessed	Valuation at circle rate	Statutory deduction	Proprietary deduction	Short collection	Accepted assets	Incidence
1	2	3	4	5	6	7	8
		Rs.	.			Rs.	
Sir non-sublet ..	18,484	1,13,894	28,468	21,313	..	64,113	3.5
Sir sublet ..	9,845	60,181	15,061	..	..	45,120	4.6
Khudkasht ..	15,473	89,818	22,449	16,157	..	51,212	3.3
Grain-rented ..	87,966	3,10,827	41,916	..	..	2,68,911	3.1
Naqshi ..	63,311	1,60,998	1,688	..	6,130	1,53,180	2.4
Favoured ..	6,390	31,223	7,805	..	..	23,418	3.7
Rent-free and un-rented ..	26,519	1,30,708	32,559	..	..	98,149	3.7
Total ..	227,988	8,07,649	149,946	37,470	6,130	7,04,103	3.1

68. The area of under-proprietary land in each mahal has been separated from the main body of the mahal and posted on a separate statement. The assets of the under-proprietary area have been calculated in exactly the same manner as if the under-proprietary area were a separate mahal. The treatment of cash rents, grain-rented areas and sir and khudkasht and all other holdings is exactly the same as described above. The same statutory and proprietary deductions have been given in respect of grain-rented and assumption areas. Non-sublet sir and khudkasht in the actual cultivation of the under-proprietor have been valued at village cash rates and statutory and proprietary deductions of 25 per cent. each given. The net assets thus calculated have been accepted for assessment irrespective of the rent payable by the under-proprietor to the landlord. The following statement shows the result of the treatment of the under-proprietary areas.

Under-proprietary areas.

STATEMENT No. XVII—Treatment of under-proprietary areas

Total holdings area	Rent	Area assessed	Net assets	Percentage of revenue	Revenue proposed
1	2	3	4	5	6
	Rs.		Rs.		Rs. a.
*18,561	23,025	15,779	68,320	38.1	24,636 13

*Includes 2276 acres out of holdings.

69. The various items of cesses and surcharges on rent which commonly go under the appellation of *sewai* in this district and which will hereafter not be payable to the landlords have been ignored both in the evolution of rates and in assessments. Income from bazar dues and house rent in urban centres like Oel and Kheri have also been treated as unassessable *sewai*. Income from grazing dues, thatching grass and fish and other similar sources may fluctuate slightly from year to year but a period of 13 years is long enough for the calculation of the average *sewai* income from such sources. The average annual sayar income from such sources as recorded in the patwari papers has usually been accepted for assessment. The income arising from the cutting down of *sal*, *shisham* and *khair* forests is very sporadic, particularly as the zamindars work them rather haphazardly. In such cases the total income of the last 13 years divided by 13 does not necessarily represent a stable annual income. I have estimated that if such forests are worked properly they should yield a large recurring income over 20 years or so and I reckon that in most cases the total income from such sources during the last 13 years divided by 13 represents a fair stable annual income. Income from timber and forests has been assessed only in the Nighasan tahsil. The patwari records relating to *sewai* are not always reliable but usually err in favour of the zamindar by omitting to record the income in several years. Wherever, necessary therefore, the private registers of the zamindars have been examined to obtain a more accurate estimate of the sayar income. The total sayar assessed to revenue in the district is Rs. 98,286.

Sewai income.

70. In the *upakar* pucca wells constructed by the zamindars for irrigation in the non-canal areas were the main works of improvement. In the canal commanded areas also the zamindars have been given some concession in respect of the pucca wells constructed by them for irrigation before the advent of the canal. An allowance has also been made in respect of pucca wells for the supply of water in the more precarious tracts. Drainage channels constructed to drain the low-lying parts of the district are also of great value. In the more inaccessible parts of the district wherever a landlord has constructed a useful bridge or a road some deduction has been made from the assets on this account. It is difficult to estimate accurately the increase in assets due to works of improvement except where it has converted some of the "dry" area into "wet". In most cases, therefore, a 10 per cent. of the cost of irrigation wells and about 5 per cent. of the estimated cost of other improvements has been deducted from the assets. The percentage of the cost allowed for improvements in communication is usually much smaller. The total deduction made for improvements is Rs. 14,185.

Improvements.

71. The figures calculated as explained in the foregoing paragraphs constituted the net assets on which the assessment of revenue has been made. The following statement compares the present net assets with those of the last settlement. The total assets now are Rs. 38.0 lakhs as compared to Rs. 22.2 lakhs at the last settlement which amounts to an increase of 71.2 per cent :

Net assets.

STATEMENT No. XVIII—Assets

Description	Khalsa			Government			Fee simple grant			Revenue-free			Total		
	Area	Assets	Incidence	Area	Assets	Incidence	Area	Assets	Incidence	Area	Assets	Incidence	Area	Assets	Incidence
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		Rs. a.			Rs.			Rs.			Rs.			Rs. a.	
Last settlement.	772,269	21,66,993 0 2-8	2-8	2,861	7,401 2-6	2-6	13,849	37,266 2-7	2-7	1,597	6,270 3-8	3-8	790,576	22,17,930 0 2-8	2-8
Present settlement.	781,199	35,00,384 4 4-6	4 4-6	4,617	20,440 4-4	4-4	31,835	1,75,000 5-5	5-5	1,680	11,030 6-6	6-6	819,331	37,96,950 4 4-6	4 4-6

Assessment.

72. The net assets of a mahal having been calculated the next step was to determine the proportion of the assets to be proposed as revenue.

Increase in assets due to the Sarda Canal.

73. Under section 63-L(2) of the Land Revenue Act an estimate has to be made of the increase in assets resulting from the works of direct agricultural improvement constructed by the State. The opening of the Sarda canal by the Government was only the work of direct agricultural improvement the increase in assets due to which has been calculated separately. The orthodox method which has been followed in other districts under settlement is to compare the wet area in the year preceding the advent of the canal and the wet area in the year of record and to calculate the increase in the wet area directly attributable to the canal. The increase in assets due to the canal is then found by multiplying this increase in the wet area in each soil class by the difference between the wet and dry rates of that class. After discussion with the Settlement Commissioner this method was adopted for this district also. The increase in assets due to the canal was found to be Rs.18,472 of which Rs.17,425 were assessed to revenue separately.

The figure is certainly a great under-estimate, because (a) the effects of the canal are only now beginning to be felt and the difference between the "wet" and "dry" rates are not yet very marked and (b) because the various indirect advantages accruing from the canal have not been taken into account in this method. The error, however, operates in favour of the assessors. The increase in assets due to the indirect advantages arising from the canal could have been calculated by adding to the above figure a percentage of the remaining net assets where X represents the proportion by which the unit-value has been increased on account of the coming of the Sarda Canal in the evolution of the rates. For example, if the pre-1921 unit-value were 48 and the stump unit-value were 50 and the increase of 2 points were attributable purely to the canal and 50 has been fixed as the unit-value of the circle then 4 per cent. of the remaining net assets should have been added to the above figure to obtain the total increase in the assets due to the canal. Calculated thus, the figure would have been approximately Rs.68,000.

The assets of new cultivation.

74. Section 63-L(2) of the Land Revenue Act requires that the increase in assets due to an increase of not less than 10 per cent. in the cultivated area be assessed to revenue separately. In circles where special naqshi or grain rates have not been proposed the area of new cultivation has been taken to be the area selected for assessment now which is more than 10 per cent. in excess of the area assessed at the last settlement. The assets of this area have been estimated by valuing it at the village rates of the lowest soil classes remaining in the holdings after exclusion of old fallow and excess areas. In circles where special grain and naqshi rates have been framed the total area now assessed has been inflated by the taking of the average holdings area and not the average cultivated area in the grain and naqshi holdings. In these circles, therefore, it would be unjustifiable to treat as new cultivation all the area now assessed which is more than 10 per cent. in excess of the area assessed at the last settlement. Here, therefore, it was necessary first to determine what the area assessed would have been had no special grain or naqshi rates been framed and to compare this area assessable with the area assessed at the last settlement to arrive at the area of new cultivation. These areas of new cultivation thus calculated, which lay in naqshi and grain holdings area have, however, been increased in the same proportion as the average naqshi and grain holdings area in the circles bears to the average cultivated area in the grain and naqshi holdings. The areas of new cultivation in grain and naqshi holdings thus increased have been valued at the special grain and the naqshi rates. Where the accepted assets of the cash-rented area were much above or much below the valuation, the valuation of the area of new cultivation lying in the cash rented area has been modified upwards or downwards in the same proportion. Where the area of new cultivation was included in the assumption areas the usual statutory and proprietary deductions of 25 per cent. each have been made from the valuation.

Assessment of new cultivation.

75. The following statement gives the result of the assessment of the assets of new cultivation and the Sarda Canal:

STATEMENT No. XIX—Assessment of the assets of new cultivation and the Sarda Canal

Area of new cultivation	Assets of new cultivation	Assets of the Sarda canal	Total assets	Incidence	Proposed revenue	Percentage of assets
1	2	3	4	5	6	7
	Rs.	Rs.	Rs.		Rs. a.	
52,146	2,25,460	17,425	2,42,885	4-7	89,422 12	36-8

The total assets assessed separately amount to Rs. 2,42,895. The percentage of assets taken as revenue is ordinarily the full 40 per cent. irrespective of the limitations prescribed in section 63-L(1) of the Land Revenue Act. A percentage slightly lower than 40 was taken where in any mahal the number of proprietors was large and their circumstances poor. Where in any mahal the enhancement in the revenue was very large only about 35 per cent. a much lower percentage of the assets of new cultivation has been proposed as revenue to moderate the enhancement.

76. The deduction of the assets of new cultivation and the canal from the total assets left as remainder the assets relating to old cultivation. This balance of assets relating to old cultivation has ordinarily been assessed at 40 per cent. in taluqdari and single zamindari mahals and at slightly less than 38 per cent. in small pattidari and joint zamindari mahals. Where the shares of the proprietors in a pattidari or joint zamindari mahal were considered to be very minute only about 35 per cent. of the assets has been proposed as revenue. Wherever the assessment at this proportion resulted in an assessment of more than one-third of the expiring demand the percentage of assets taken as revenue has been reduced so as to limit the enhancement to 33·3 per cent. subject to the condition that a percentage of assets lower than 30 has not been taken in any mahal. Where in any mahal the revision of assessment led to an abatement of the expiring revenue a full 40 per cent. of the net assets has been proposed as revenue irrespective of the condition of the proprietors. A percentage higher than 40 has been taken in rare cases only to round off the figures of the final revenue. In no case has more than 40 per cent. of the assets been proposed as revenue merely in order to moderate the abatement in the expiring demand. The following statement gives the result of the assessment of the assets of old cultivation :

Old cultivation.

STATEMENT No. XX—Assessment of old cultivation

Area of old cultivation	Assets of old cultivation	Incidence	Proposed revenue	Per-centage of assets	Inci-dence per acre assessed	Enhancement	
						Amount	Per-cent-age
1	2	3	4	5	6	7	8
	Rs. a. p.		Rs. a. p.			Rs. a. p.	
767,185	35,54,065 4 0	4·6	12,78,301 5 0	36·0	1·67	2,43,765 11 6	+ 23·6

Only 36 per cent. of the assets of the old cultivation has been taken as revenue in the district as a whole because of the very large number of mahals where a percentage less than 40 had to be taken because of the limitations on enhancement. The assessment on old cultivation alone gives an enhancement of 23·6 per cent. on the full expiring demand of the district.

77. The following statement shows the results of the addition of the revenue proposed on old cultivation to that proposed on the assets of the Sarda Canal and new cultivation. Appendix V gives the aggregate statement for the whole district. Only 36·9 per cent. of the net assets of the district is now proposed as revenue which gives an enhancement of 32·2 per cent. on the full expiring demand and 46·6 per cent. on the remitted demand ;

STATEMENT No. XXI—Total proposed revenue

Area assessed at last settlement	Expiring revenue	Remitted expiring revenue	Area assessed now	Revenue on old cultivation	Revenue on new cultivation	Total	Percentage of enhancement on	
							Expiring revenue	Remitted expiring revenue
1	2	3	4	5	6	7	8	9
	Rs. a. p.	Rs. a. p.		Rs. a.	Rs. a.	Rs. a.		
790,576	10,94,535 9 6	9,93,321 14 9	619,331	12,78,301 5	89,422 12	13,67,724 1	+ 32·2	+ 46·6

78. Wherever in a mahal the revenue now proposed on the old cultivation exceeds the remitted expiring demand by more than 15 per cent. progressions have been given in accordance with the provisions of section 63-N of the Land Revenue Act. The remitted expiring demand plus 15 per cent. thereof has been made payable during the first five years and the remitted expiring demand plus 30 per cent. thereof during the next five years. The total demand becomes payable from the 11th year irrespective of the enhancements. Where the assets of the canal and new cultivation have been assessed separately one-fourth of the assets has been made payable during the first five years, one-third of the assets during the next five years and the full demand from the 11th year. The final progressions of revenue in each mahal have been arrived at by adding up the demand on old cultivation and that on the canal and new cultivation in each period. In the first year of work, however, progressions in revenue were given on the lines followed in the Bahraich District and four progressions have been given in each mahal. Rule 8(2) of the rules relating to alluvial mahals exempts such mahals from the provisions of section 63-N of the Land Revenue Act. In order, however, to moderate the effect of large enhancements, progressions have been given extending from the first year to the 11th year in the case of mahals which are down for long term settlement. In mahals for which an octennial settlement is proposed the effects of large enhancements have been moderated by giving progressions during the first three years. The progressions of total revenue proposed are given in Appendix VI.

Progressions.

79. The Gumti flows through a deep bed and has no fluvial action in this district. No village in the uparhar was classified as alluvial at the last settlement and none has been so classified now. The alluvial villages of the district all lie along the Sarda and the Keaurials, in parganas Bhur and

Alluvial mahals.

Srinagar of tahsil Lakhimpur and in tahsil Nighasan. Forty-nine mahals were put down as alluvial at the last settlement. The list has been carefully checked and as a result of careful inspections on the spot 178 mahals have now been put on the alluvial list. One hundred and forty villages comprising 161 mahals have been declared wholly alluvial and in 17 other villages part of each mauza has been demarcated separately into an alluvial mahal. An unconditional long term settlement is proposed for 68 mahals, a conditional long term for 39 and an octennial settlement for 71. Fuller details will be found in the assessment reports.

Publication and objections.

80. The proprietors and their agents inspected the assessment proposals of as many as 1,595 mahals out of a total of 2,623 mahals in the district. Three hundred and seventy-three objections relating to 453 mahals were filed. It was only natural that the heavy enhancements should evoke a large number of objections. The vast majority of the objections, however, were puerile and irrelevant. I partly or wholly allowed the objections in respect of 48 mahals and the Settlement Commissioner made alterations in the assessment proposals of 30 others as a result of the objections. The files relating to the objections and the orders passed thereon were all submitted to the Settlement Commissioner for scrutiny. The zamindars have accepted the new assessments generally without undue complaint.

Distribution of revenue.

81. In the pattidari and bhuiyachara mahals the revenue fixed on the mahal has been distributed amongst the various pattidars and co-sharers. In pattidari mahals the assets of each patti were calculated separately and the allowance for improvements, if any, distributed amongst the patta according to the proportion of the expenditure incurred by the different co-sharers. The proportion of assets taken as revenue in each patti is the same as that in the mahal as a whole. In *bhuiyachara* mahals, where the shares are expressed in terms of areas, the revenue of the mahal has been distributed amongst the different co-sharers in proportion to the cultivated area held by each. The work of distribution of revenue has been completed in tahsils Mohamdi and Lakhimpur but can be done in respect of tahsil Nighasan only when the assessment proposals have received the sanction of the Board of Revenue.

CHAPTER VIII

MISCELLANEOUS

Cost of operations.

82. Appendix VIII sets forth the cost of the survey, record and settlement operations. The figures are based on the actual expenditure incurred so far and the expenditure likely to be incurred before the end of February 1941. The total cost of the operations amounts to Rs.6,98,751. The work has been characterized throughout by great rapidity and economy. The total cost of settlement per cultivated square mile is only Rs.511 as against Rs.595 in Bahraich, Rs.564 in Sitapur, Rs.589 in Meerut and Rs.914 in Sultanpur. About Rs.3-86 lakhs of the total cost may be attributed to settlement and Rs.2-12 lakhs to survey and record operations. The cost of survey record and settlement all together is only twice the difference between the full expiring demand and the new proposed demand and $1\frac{1}{2}$ times the difference between the expiring remitted demand and the new proposed demand.

Reallocation of patwari circles.

83. The existing patwari circles in the district have been examined with reference to the standards laid down by the Board of Revenue and without any thought of effecting economy but it has been found that when the final reallocations are made there will be a decrease of about 66 patwari circles out of a total of 602, resulting in a saving of over Rs.10,000 per year.

Acknowledgements.

84. I consider myself very fortunate in having had an excellent team of gazetted officers and office staff. They worked together as one family and extended to me the fullest loyalty and co-operation. They never spared themselves and worked exceedingly hard to keep the work going according to programme. No Settlement Officer could ask for more.

Mr. A. K. Sharma, Assistant Settlement Officer, proved an intelligent and capable assistant who understood the methods of work easily and worked hard throughout. His services have been recognized in his appointment as Settlement Officer, Ajmer Merwara.

Mr. B. S. Das, Assistant Record Officer, came here without any experience of settlement work. He was an intelligent, painstaking and conscientious officer and in his survey and record work achieved a high standard.

Mr. T. L. Mahendra, Assistant Record Officer, also came to the district without any previous experience and faced all the difficulties of getting the settlement office started and the work going.

Mr. W. A. Kirmani, Assistant Record Officer, was also new to settlement work and came at a time when the record operations were nearly complete. He has borne the brunt of the large volume of work relating to enhancement and commutation cases.

Pandit Gopichand Sharma, Head Clerk, worked for over 2½ years as head clerk. He managed the English Office staff well and was particularly useful in dealing with routine office matters.

Babu Madho Prasad who worked as second clerk and officiated several times as head clerk was particularly useful in supervising the statistical work in the office. He is a particularly capable clerk and I am glad he is now going as head clerk to Ajmer.

Babu Sukhdeo Prasad was throughout in direct charge of the statistical work of my section. He worked very hard and showed great intelligence and capacity throughout.

Babu Kedar Nath Johari, my Chief Reader and Stenographer, worked very hard throughout and maintained the excellent reputation he acquired at Bahraich.

M. Qamar-uddin, Sadar Munasrim, managed the Hindustani Office staff with tact and ability and took pains to see that work always proceeded according to programme.

Babu Kanhaiyalal, Reader to the Assistant Record Officer has proved an exceptionally good and hard working clerk and was of great assistance in managing the enormous volume of applications under sections 87 and 88 of the Land Revenue Act.

Mr. Hafazat Husain, I.C.S., and Mr. Badri Prasad, Rai Bahadur, Deputy Commissioner, always treated me with the greatest cordiality and extended to me all possible assistance and co-operation.

V. VISWANATHAN, I.C.S.,
Settlement Officer.

KHERRI :
4th November, 1940.

APPENDIX I

Comparative area Statement

Tracts	Total area	Re-venue free	Not cultivable				Groves	Culturable				Cultivated						Total columns 12 and 19		
			Village site	Covered with water	Other-wise barren	Total		Waste	Fallow		Total	Irrigated			Unirrigated	Total				
									Old	New		Canal	Wells	Other sources						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
1. Trans-Gumti.	Last settlement	160,003	473	2,278	5,912	2,985	11,175	6,228	32,268	6,432	13,442	52,142	..	..	16,462	2,242	18,704	61,281	79,985	132,127
	Present settlement	149,920	..	2,447	3,993	4,096	10,536	4,729	25,076	1,209	5,891	32,176	4,498	2,836	6,580	1,463	15,377	87,122	102,479	134,656
2. Porehar	Last settlement	142,376	378	1,568	3,475	4,002	9,045	2,743	32,688	13,670	23,877	70,235	..	..	7,153	524	7,677	52,298	59,975	130,210
	Present settlement	137,884	19	1,687	2,504	4,014	8,205	2,297	32,998	2,653	9,104	44,753	..	..	3,649	684	4,333	78,277	82,610	127,363
3. Central Loam.	Last settlement	374,169	531	8,213	17,867	8,758	34,828	12,687	97,899	17,834	14,544	130,277	..	..	18,750	10,774	29,494	166,352	195,846	326,123
	Present settlement	374,276	27	9,192	13,205	13,215	35,612	12,738	66,993	2,362	11,858	80,213	20,117	4,804	6,589	9,630	41,140	204,546	245,686	325,899
4. Cis-Sarda Ganjar.	Last settlement	330,018	80	5,826	16,421	15,528	37,775	7,346	64,184	37,322	36,501	128,007	..	..	14,801	2,746	17,547	139,254	156,801	284,808
	Present settlement	330,755	..	5,837	22,831	11,783	40,451	7,635	87,758	5,862	23,637	117,257	..	..	4,865	1,976	6,841	158,671	165,412	282,669
5. Trans Sarda Ganjar.	Last settlement	608,875	13	8,462	50,019	23,764	82,235	10,866	161,876	54,721	35,139	241,736	..	..	246	65	311	273,714	274,025	515,761
	Present settlement	609,211	..	9,153	49,243	15,663	74,059	12,530	225,115	5,296	14,310	244,721	..	..	48	32	80	277,821	277,901	522,622
Total	Last settlement	1,605,441	*1,484	26,337	93,684	55,037	175,058	39,870	368,915	129,979	123,503	622,397	..	..	57,382	16,351	73,733	692,899	766,632	1,389,029
	Present settlement	1,602,046	†48	28,316	91,776	48,771	168,863	39,929	436,938	17,382	64,800	519,120	24,615	7,640	21,731	13,785	67,771	806,317	874,088	1,398,208

*Includes 1,134 acres cultivated

†Includes 41 acres cultivated

‡Includes 178 acres cultivated out of 11,864 acres Government property.

APPENDIX II

Crop Statement

Tracts	Cultivated area	Rabi							Kharif									Zaid	Dofasli	
		Wheat alone	Wheat mixed	Barley alone and mixed	Gram and peas	Tobacco and garden crops	Miscellaneous	Total	Rice	Urd and Mung	Juar and Bajra	Land prepared for sugarcane	Kondon	Maize	Sugarcane	Miscellaneous	Total			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
I—Trans-Gumti.	Last settlement	80,385	13,850	4,471	9,773	10,353	475	374	39,296	17,598	5,732	4,221	1,715	2,216	..	6,271	11,167	48,920	..	7,931
	Present settlement	102,508	29,170	3,344	7,511	22,208	282	1,284	62,799	14,853	4,869	6,807	1,627	1,024	..	13,202	9,802	52,184	75	12,550
I—Parehar.	Last settlement	60,217	3,647	3,424	12,727	4,369	214	219	24,600	6,464	11,554	10,567	1,149	2,741	..	3,350	2,836	38,661	..	3,044
	Present settlement	82,626	14,774	4,037	17,356	7,177	151	902	44,397	6,412	9,473	15,899	108	495	..	3,008	7,728	43,123	150	5,044
I—Central Leam.	Last settlement	106,281	22,599	9,972	21,553	35,989	1,190	1,637	92,940	71,682	16,721	411	3,080	21,332	..	17,069	11,038	141,333	..	37,992
	Present settlement	245,718	49,269	16,930	13,553	50,000	883	3,205	133,845	64,114	10,412	2,088	1,186	12,913	..	49,697	16,448	156,858	302	45,287
V—Cis-Sarda-Ganjar.	Last settlement	156,847	12,584	18,123	21,603	7,599	1,752	6,474	68,135	50,561	11,239	6,003	574	27,908	7,517	6,261	11,637	121,698	..	32,986
	Present settlement	165,554	36,276	10,367	12,583	19,700	1,169	10,720	90,815	57,966	10,607	2,397	264	13,291	9,060	23,816	7,749	125,149	239	50,649
V—Trans-Sarda-Ganjar.	Last settlement	274,036	16,201	29,018	56,382	5,678	351	21,735	129,365	93,713	9,081	2,118	..	57,049	49,147	789	14,821	226,712	..	32,041
	Present settlement	277,901	49,877	9,485	22,567	15,553	2,118	32,653	132,053	104,394	7,705	315	18	34,117	54,401	8,452	20,635	230,037	661	34,650
Total	Last settlement	767,766	68,881	65,008	122,038	63,988	3,982	30,439	354,336	240,018	54,327	23,320	6,518	111,238	56,664	33,740	51,499	577,324	..	163,894
	Present settlement	874,307	178,166	44,103	73,575	114,638	4,603	48,764	463,909	247,738	43,066	27,506	3,203	61,840	63,461	98,175	62,362	607,351	1,427	198,380

APPENDIX III

Leading proprietors

Serial number	Name of the proprietor	Expiring revenue	Proposed revenue
1	2	3	4
1	Raja Yuvraj Dutt Singh, Taluqdar of Oel	1,38,715	1,81,021
2	Thakur Lai Indra Bahadur Singh of Mehwa	86,399	1,03,731
3	Rani Subhadra Devi of Khairigarh	69,444	88,211
4	Raja Muhammad Amir Ahmad Khan of Mahmudabad	46,674	63,625
5	Raja Shaturnjai Deo of Bijwa	50,563	61,093
6	Sri Prakash Singh Saheb of Mallanpur	39,456	48,225
7	Raja Pratap Bahadur Singh of Isanagar	32,825	44,920
8	Rani Chandra Bhan Kunwar of Oel and Kaimahra (wife of Raja Yuvraj Dutt Singh).	30,597	42,590
9	Raja Muhammad Sa'adat Ali Khan Saheb of Mohamdi	29,957	35,983
10	Raja Raj Bahadur Singh of Jhandi	29,140	35,765
11	Maharaja Sir Jagat Jeet Singh of Kapurthala	27,845	35,156
12	Rani Tara Kumari Devi Saheba of Majhain	28,314	31,166
13	Musammnat Ram Kumari Devi, widow of Kunwar Gauri Shanker Singh of Neemgaon.	10,772	15,367
14	Syed Sajid Hussain of Kotwara	10,754	13,934
15	Raja Ajit Pratap Bahadur Singh of Partapgarh	9,143	13,265
16	Mahant Ram Dass of Mundia	10,190	11,445
17	Mahant Hari Saran Dass of Gulrai (Hazara)	8,416	10,043
18	Maharaj Kumar Karam Jeet Singh (son of Maharaja of Kapurthala)	4,530	9,045
19	Rani Rajeshwari Devi	8,189	8,630
20	Bardar Jotendra Singh Saheb of Aira	4,750	8,150
21	Prince Narendra Shamsher Jung Bahadur Rana and his two brothers of Ram Nagra.	4,825	7,295
22	Muhammad Rafeeq Ahmed Khan Saheb of Raipur	5,523	7,028
23	Mr. J. B. Hearsay of Piparia	4,070	5,750
24	M. Fazul Rahman Khan under the guardianship of Musammnat Asia Begam of Bhurwara.	4,227	5,525
25	Syed Ejaz Rasul Saheb	3,205	5,510

APPENDIX IV

Remissions and suspensions in revenue

Faali years	A.D. Years	Remission	Suspension	Total	Remarks
1	2	3	4	5	6
<i>Uparhar parganas</i>					
1304	1897	507	..	507	Crop failure.
1312	1905	6,288	..	6,288	Frost.
1315	1908	1,45,384	48,462	1,93,846	Drought.
1321	1914	59,923	64,654	1,24,577	Hail and drought.
1331	1924	..	21,914	21,914	Flood and hail.
1332	1925	..	668	668	Excessive rain.
1335	1928	..	3,953	3,953	Hail and excessive rain.
1336	1929	..	10,485	10,485	Flood, excessive rain and hail.
1340	1933	5	..	5	Flood and hail.
1342	1935	183	..	183	Flood and frost.
1344	1937	3,722	..	3,722	Flood and excessive rain.
<i>Ganjar parganas</i>					
1315	1908	43,743	18,011	61,754	Drought.
1321	1914	75,295	9,089	84,384	Drought and hail.
1330	1923	..	79,940	79,940	Flood.
1331	1924	..	41,502	41,502	Do.
1332	1925	8,424	3,718	7,142	Do.
1336	1929	..	11,137	11,137	Flood and hail.
1340	1933	1,692	..	1,692	Hail.
1341	1934	..	1,843	1,843	Flood.
1342	1935	6,465	..	6,465	Flood and frost.
1343	1936	2,878	..	2,878	Flood.
1344	1937	35,538	251	35,789	Flood and hail.
1345	1938	7,010	1,875	8,885	Flood.
1346	1939	12,836	4,279	17,115	Do.

APPENDIX V
Aggregate statements

Description	Under-proprietary	Expropriary	Occupancy		Statutory				Non-statutory		Total cash	Sir		Khud-kasht	Grain-ranted		Naqshi		Favour- ed	Rent free and unrented	Grand Total
			Privi- leg- ed	Non-pri- vileg- ed	Old		New		Privileg- ed	Non-pri- vileg- ed		Non-Sublet	Sublet		Privi- leg- ed	Non-pri- vileg- ed	Privi- leg- ed	Non-pri- vileg- ed			
					Privileg- ed	Non-pri- vileg- ed	Privileg- ed	Non-pri- vileg- ed													
1. Holdings area—																					
Cultivated ..	15,531	4,957	1,717	6,804	27,939	2,25,403	15,534	1,35,269	12,394	1,90,435	6,20,462	18,467	10,140	16,418	2,156	92,626	748	61,129	7,065	20,551	8,74,088
Uncultivated ..	*3,336	318	*321	1,180	2,742	9,083	2,964	11,788	871	9,140	38,407	2,528	473	618	154	8,623	33	7,974	1,583	5,491	*69,112
	476N	184N	109N	160N	1,014N	6,206N	652N	5,544N	508N	5,454N	19,831N	1,021N	237N	429N	117N	7,328N	6N	6,155N	413N	1,512N	37,525N
2. Recorded rent ..	23,025	21,936	2,368	17,516	1,37,548	15,34,731	78,103	9,35,858	60,792	11,77,002	39,66,854	..	..	..	..	..	..	..	..	..	39,89,879
3. Rent after remission	23,008	21,929	2,335	17,516	1,05,414	12,17,815	69,600	8,32,320	48,507	9,40,173	32,56,609	..	..	..	..	..	..	..	..	..	32,79,617
4. Valuation of hold- ings area.	92,895	31,967	11,817	45,212	1,59,409	18,80,447	85,885	7,76,576	68,028	10,01,715	35,81,056	1,23,016	62,206	94,597	7,699	3,38,707	2,584	1,72,534	36,878	1,55,247	46,47,219
5. Modified rent ..	..	20,349	3,358	17,300	1,15,439	13,02,040	83,694	7,86,930	50,549	9,65,369	33,25,034	..	..	..	..	..	..	..	..	..	38,25,034
6. Area assessed ...	15,779	4,934	1,708	6,804	27,378	2,14,185	13,649	1,22,397	11,920	1,72,646	5,75,432	18,484	9,845	15,473	2,076	85,890	552	62,759	6,300	26,519	8,10,189 + 142 acres†
7. Valuation of area assessed.	89,619	30,323	8,457	41,223	1,21,086	13,02,952	59,297	7,01,738	51,380	9,11,886	32,28,342	1,13,894	60,181	89,818	6,253	3,04,574	1,508	1,59,490	31,223	1,30,708	42,15,610
8. Proprietary and Sta- tutory deduction.	19,493	7,597	1,060	5,156	..	..	..	..	..	..	13,813	49,781	15,061	38,606	1,029	40,887	..	1,688	7,805	32,369	2,20,532
9. Modified rent of area assessed.	..	19,149	2,945	15,188	1,08,914	12,27,312	54,539	7,19,248	47,167	8,82,517	30,76,979	..	..	..	..	..	..	..	..	..	30,76,979
10. Deductions for instability and short collections.	..	262	14	117	2,836	39,530	2,019	41,493	1,519	36,671	1,23,461	..	..	..	..	..	141	5,989	..	..	1,29,591
11. Accepted assets	68,320	10,815	4,320	19,655	1,06,078	11,86,782	52,520	6,78,015	45,648	9,45,846	29,80,679	64,113	45,129	51,312	5,224	2,63,687	1,367	1,51,813	23,418	98,149	37,33,102

NOTE:—

*Includes 2,276 acres out of holdings.

†Added for short cultivation and concealment.

Addition for ..	..	Sayer income	98,286	4	0
		Concealment and Nazrana	7,489	0	0
		Short cultivation	525	0	0
		Substituted rents	11,078	0	0
Total Assets .. .. .	..	..	98,50,480	4	0
Deductions for ..	..	Improvements	14,185	0	0
		Short collections	39,345	0	0
		Net assets	37,96,950	4	0
Revenue at 36·0 per cent. .. .. .	..	..	13,67,724	1	0
Revenue incidence per acre assessed .. .. .	..	..	..	..	1·67

APPENDIX VA
Progressions of revenue

Description	Expiring revenue	Remitted expiring revenue	Proposed revenue						
			1st year	2nd year	3rd year	4th year and 5th year	6th year to 10th year	Final	
			4	5	6	7	8	9	
1	2	3	4	5	6	7	8	9	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Khalsa	Non-alluvial	9,43,756 5 2	8,49,535 9 6	9,84,322 8 0	9,84,362 8 0	9,84,412 8 0	10,08,541 14 0	11,16,470 0 0	12,24,362 8 0
	Alluvial	363 7 11	363 7 11	420 5 0	420 5 0	420 5 0	420 5 0	452 19 0	610 5 0
		65,191 10 0	58,701 1 0	56,493 12 0	58,499 14 4	60,228 8 8	60,328 8 8	64,761 0 8	68,271 0 8
	Total	273 13 5	273 13 5	49 6 0	56 0 8	77 11 4	77 11 4	77 11 4	77 11 4
	10,08,947 15 2	9,08,236 10 6	10,40,816 4 0	10,42,862 6 4	10,44,641 0 8	10,68,770 6 8	11,81,231 0 8	12,92,633 8 8	
	637 5 4	637 5 4	469 11 0	476 5 8	498 0 4	498 0 4	530 8 4	688 0 4	
Grant	Non-alluvial	18,241 14 0	18,241 14 0	42,251 4 0	42,251 4 0	42,251 4 0	43,501 4 0	53,483 2 0	62,755 0 0
	Alluvial	115 0 0	115 0 0	52 8 0	52 8 0	52 8 0	52 8 0	52 8 0	52 8 0
	Total	18,356 14 0	18,356 14 0	42,303 12 0	42,303 12 0	42,303 12 0	43,553 12 0	53,535 10 0	62,807 8 0
Government	Non-alluvial	20 0 0	18 0 0	15 0 0	15 0 0	15 0 0	15 0 0	15 0 0	15 0 0
	Alluvial	2,838 3 0	2,838 3 0	5,226 4 0	5,226 4 0	5,226 4 0	5,256 4 0	6,396 4 0	7,276 4 0
	Total	700 0 0	700 0 0	380 0 0	380 0 0	380 0 0	380 0 0	380 0 0	380 0 0
	20 0 0	18 0 0	15 0 0	15 0 0	15 0 0	15 0 0	15 0 0	15 0 0	
	3,538 3 0	3,538 3 0	5,606 4 0	5,606 4 0	5,606 4 0	5,638 4 0	6,776 4 0	7,656 4 0	
Revenue-free	Non-alluvial	4 0 0	3 9 11	10 10 0	10 10 0	10 10 0	10 10 0	10 10 0	10 10 0
		3,031 4 0	3,031 4 0	3,335 0 0	3,335 0 0	3,335 0 0	3,485 0 0	3,741 14 0	3,913 2 0
Grand total	Non-alluvial	9,43,780 5 2	8,49,557 3 5	9,84,348 2 0	9,84,388 2 0	9,84,438 2 0	10,08,567 8 0	11,16,495 10 0	12,24,388 2 0
	Alluvial	24,474 12 11	24,474 12 11	51,232 13 0	51,232 13 0	51,232 13 0	52,662 13 0	64,074 1 0	74,554 11 0
		65,191 10 0	58,701 1 0	56,493 12 0	58,499 14 4	60,228 8 8	60,228 8 8	64,761 0 8	68,271 0 8
	Total	1,088 13 5	1,088 13 5	481 14 0	488 8 8	510 3 4	510 3 4	510 3 4	510 3 4
	10,08,971 15 2	9,08,258 4 5	10,40,841 14 0	10,42,888 0 4	10,44,666 10 8	10,68,796 0 8	11,81,256 10 8	12,92,659 2 8	
	25,563 10 4	25,563 10 4	51,714 11 0	51,721 5 8	51,743 0 4	53,173 0 4	64,584 4 4	75,064 14 4	

NOTE—Denominators show the nominal revenue.

(27)

APPENDIX VII(a)

Record cases instituted and disposed of by the Assistant Record Officer (1936-40)

Division	District	Class	Cases instituted	On their merits			Cases disposed of otherwise than on their merits	Total disposed of	Balance
				For plaintiff	For defendant	Total merits			
1	2	3	4	5	6	7	8	9	10
Lucknow ..	Kheri ..	I Record of rights	4,254	1,915	459	2,374	1,880	4,254	..
		II Rent cases	5,816	1,444	1,134	2,578	2,404	4,982	834
		III Miscellaneous	1,935	1,138	106	1,244	691	1,935	..
		Total ..	12,005	4,497	1,699	6,196	4,975	11,171	834

APPENDIX VII(b)

Statement showing number of appeals

Number of cases	Decided						Balance
	Due to the absence of appellant	Confirmed	Reversed	Modified	Remanded	Total	
1	2	3	4	5	6	7	8
148 ..	6	82	20	23	12	143	5*

*These appeals have been filed late in October, 1940.

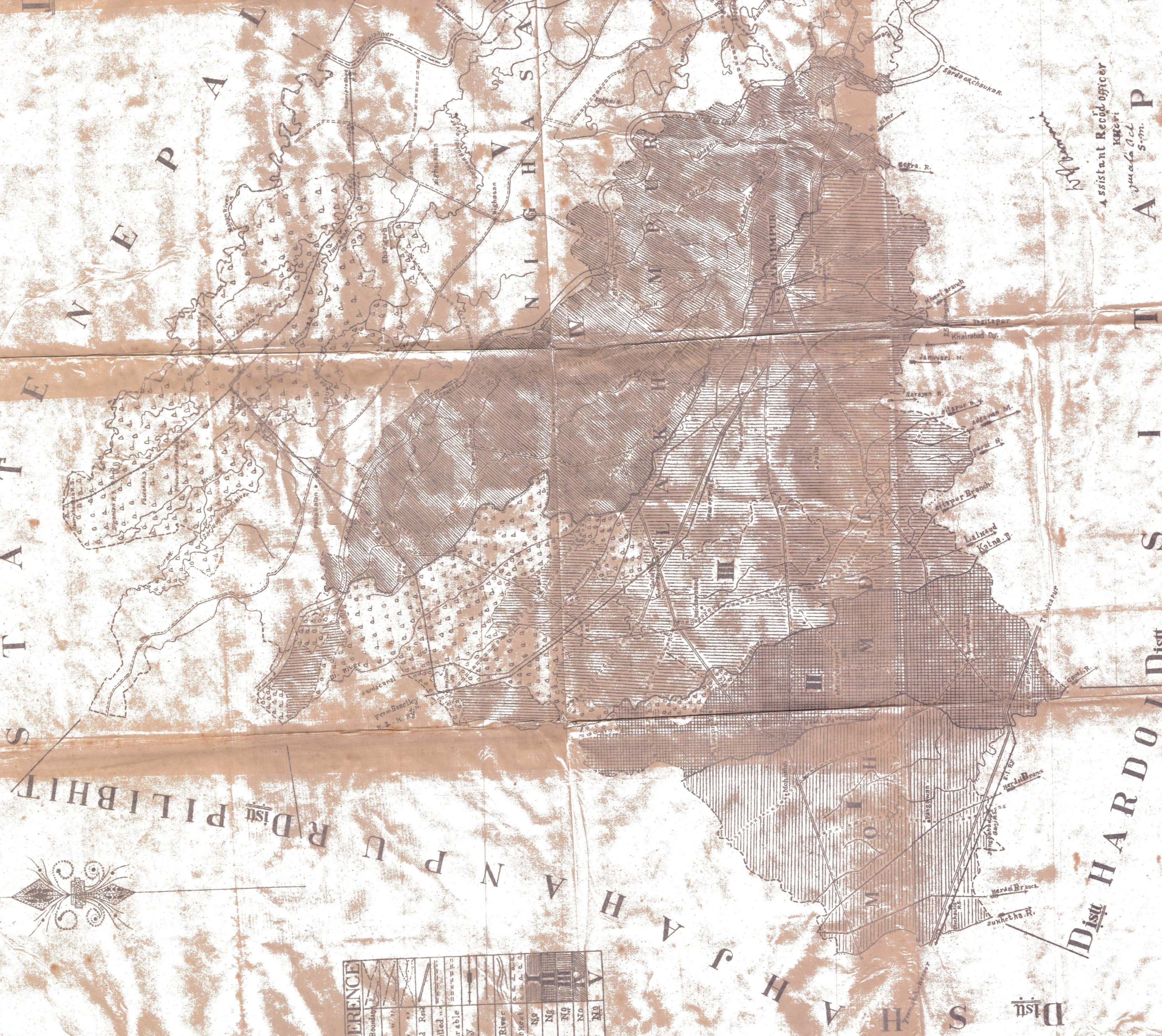
APPENDIX VIII

Cost of operations

Major and minor sub-heads and primary and secondary units of appropriation	Record operations	Settlement operations	Total
1	2	3	4
	Rs. a. p.	Rs. a. p.	Rs. a. p.
1. Total pay of officers ..	45,644 12 0	66,918 10 0	1,12,563 6 0
2. Total pay of establishment ..	2,09,051 7 0	2,00,883 3 0	4,09,934 10 0
3. Total allowances and honorarias ..	29,230 15 0	60,871 14 3	90,102 13 3
<i>Contingencies</i>			
4. Total supplies and services ..	13,484 6 0	26,968 12 3	40,453 2 2
5. Total non-contract contingencies ..	5,619 15 9	11,239 15 3	16,859 15 0
6. Total contract contingencies ..	8,922 6 9	17,844 13 3	26,767 4 0
Total contingencies ..	28,026 12 6	56,053 8 9	84,080 5 3
7. Total works ..	489 14 0	979 11 0	1,469 9 0
GRAND TOTAL ..	3,12,443 12 6	3,85,706 15 0	6,98,150 11 6

Map of Distt KHERI

Scale 1 Inch to 4 Miles



S T A T E P U N J A B I Distt PILLIBHIT

Distt BAHARACH

Distt HARDOI Distt

A P U

A ssistant Record officer
Kheri
M. S. M. S. M.

REFERENCE	
Distt Boundary	—
Tahsil Boundary	—
Metalled Road	—
Unmetalled Road	—
Motorable Road	—
Railway	—
Canal	—
Main River	—
Other Rivers	—
Circle No. I	—
Circle No. II	—
Circle No. III	—
Circle No. IV	—
Circle No. V	—

SELECTIONS FROM THE RECORDS OF THE
BOMBAY GOVERNMENT.

No. DXXIV.—NEW SERIES.

(AS REVISED IN 1914.)

CHARACTER OF LAND TENURES

AND

SYSTEM OF SURVEY AND SETTLEMENT

IN THE

BOMBAY PRESIDENCY.

BOMBAY
PRINTED AT THE GOVERNMENT CENTRAL PRESS
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1914

Character of Land Tenures ; system of Survey and Settlements.

1. The revenue survey of the Bombay Presidency was in progress for sixty-six years and was brought to a conclusion in 1901. In its origin it was simply an experimental measure, carried out with a very limited establishment, in a single taluka (Indápur) of the Poona Collectorate, and with the object of correcting the work of a previous survey preparatory to a revision of assessment.

Revenue Survey—origin of the measure.

2. When the present survey was commenced the Deccan had been for seventeen years under British rule. The previous survey and settlement had been carried out under the direction of Mr. Pringle of the Civil Service. His settlement attempted to fix the Government demand at about half (55 per cent.) the net produce, and therefore entailed not only estimates of the yield of various crops and soils, but of the cost of cultivation. But owing to the continuous fall in the money value of agricultural produce, due to a variety of circumstances which need not here be specified and the consequent yearly increasing pressure of the State demand, the settlement was found to press heavily on the people.

Nature of previous settlement.

3. The execution of the different operations of Mr. Pringle's survey had been entrusted entirely to native agency without either the experience or integrity needed for the task, and at a subsequent period the results obtained were found to be nearly worthless. The preliminary work of measurement was grossly faulty, and the estimates of produce which formed such an important element in the determination of the assessment and which had been prepared in the most elaborate manner, were so erroneous as to be worse than worthless. But meanwhile the settlement had been introduced, and with the result of aggravating the evils it had been designed to remove. From the outset it was found impossible to collect anything approaching to the full revenue. In some districts not one-half could be realised. Things now went rapidly from bad to worse. Every year brought its addition to the accumulated arrears of revenue and the necessity for remissions or modifications of rates. The state of confusion in the accounts, engendered by these expedients, was taken advantage of by the native officials to levy contributions for themselves.

Defects of previous settlement.

4. It was when matters had reached this crisis that, at the end of 1835, an examination and correction of the operations of Mr. Pringle's survey in the Indápur Taluka of the Poona Collectorate were ordered in view to a revision of the settlement in that district. The duty of conducting the work was entrusted to Mr. Goldsmid, of the Civil Service, then an Assistant Collector, and Lieutenant Wingate,* of the Engineers. With these gentlemen Lieutenant Nash, of the Engineers, was subsequently associated. This was the real commencement of the revenue survey in the Bombay Presidency.

Measures taken in 1835.

5. As the new operations progressed, the extremely defective character of the original survey became apparent. Much of the measurement had to be undertaken *de novo*, but when areas were not faulty to any great extent they were accepted as the basis of the new assessment. An entirely new method of classification was adopted. Abandoning all attempts to arrive at a theoretical ideal of assessment by endeavouring to discover the yield of different soils, and assigning a certain proportion of this as the Government demand, the survey officers adopted the simple expedient of ascertaining the average productive capability and depth of soil in each field, and classing it accordingly—no more than nine gradations of valuation being employed for the purpose. In fixing the rates of assessment they were guided by purely practical considerations as to the capability of the land and the general circumstances of the district. The more intelligent among the agricultural class were even taken into consultation on the subject, and their opinion allowed due weight. No safe standard of assessment existed. The rates in force in the prosperous times of the district had, through the continuous depreciation in the value of money, long ceased to represent any moderate share of the produce of the land, and the ruinous consequences of the first settlement forbade any reliance being placed on the system of fixing the Government demand on estimates of the yield of the land.

New method of classification adopted.

Founded on the capability of the land and the general circumstances of the districts.

6. The result showed the wisdom of the course taken. In the second year of the Indápur settlement the Revenue Commissioner reported to the Government that "the sum *actually collected has never been so great* except during the first four years of our occupation, when it is generally acknowledged our demands were much too high"; and, again, "the outstanding balances *have never yet been so low at the end of the official year as they were*

Satisfactory results of the change.

* Afterwards Major Sir George Wingate, K.C.S.I.

last year." A marked extension of cultivation was one of the immediate results of the settlement, nearly 68,000 acres of waste land having been brought under the plough by the end of the second year, besides more than 3,000 acres reclaimed by immigrants from other districts attracted to Indápur by the revived prosperity of the tálika.

7. The Indápur experiment having proved thus signally successful, the survey operations were rapidly extended to other districts, the same results following everywhere. In the course of a few years separate surveys were organized for the Poona and Ahmednagar Collectorates and for the Southern Máraṭha Country. As experience was gained, improvements were introduced in the methods of procedure, the end in view always being to render them as simple and susceptible of thorough check and control as possible, as well as to adapt them to the varying circumstances of the districts which successively came under the survey. But it was not till 1847 that a definite and permanent form was given to the system of survey operations. In that year, in accordance with the orders of Government, the Superintendents of the three surveys met at Poona, and drew up a joint report setting forth what they considered to be "the best means for bringing the somewhat diversified operations of the several revenue surveys of the Presidency into conformity as far as practicable, and also for ensuring the results of the surveys being turned to the best account, and maintained in their original integrity in the future management of the districts." The Superintendents, besides defining the objects of a revenue survey, and the general principles on which the assessment of land should, in their opinion, be conducted, submitted a body of rules for definition and demarcation of fields, the settlement of boundary disputes, the classification of soils, the interior regulation of surveys and the administration of settlements, which, having received the approval of Government, became an authoritative manual for the conduct of all future survey operations. Up to this period, though there had been a general adherence to the main principles by which the work was governed from its beginning, some diversity of practice had prevailed in the different surveys. A greater degree of uniformity and completeness was now given to it.

8. At this point it seems desirable to sketch briefly the general features of the revenue survey system as then defined under official sanction with the modifications which the progress of the survey has since required, though indeed very little modification was made till the survey was completed and till more or less partial revision of the original survey was found necessary.

9. First, with regard to the interior regulation of the different surveys. Each survey was under the direction of a Superintendent, subordinate to whom were several officers designated Assistant Superintendents, having charge of parties or establishments of measurers or classers. The operations of measuring and classing were conducted, as a rule, by separate establishments, and generally the classification of a district followed the measurement at an interval of one season. Every detail of the survey operations was closely supervised by the Assistants. The work in the field was subjected to regular test by them and none was accepted as trustworthy unless it had stood such test satisfactorily. On the Superintendent devolved, besides the general control of the survey, the duty of determining the relative valuation of fields, and submitting proposals for settlement to Government, and introducing the settlement when sanctioned. In this last operation an officer of the Revenue Department was usually associated with him.

10. In the year 1863-64, two Commissioners of Survey and Settlement were appointed. The office, indeed, had been created at an earlier period in the progress of the survey, when Major Wingate was entrusted with the chief control of the department for the entire Presidency. On his retirement from the service in 1863 it was abolished, but was revived some years later by the appointment of Colonel Anderson as Commissioner of the Southern Division, and soon afterwards of Colonel Francis as Commissioner of the Northern Division of the Presidency. These officers were charged with the direction in chief of the survey operations and with the control of expenditure. The office of the Survey Commissioner was the channel of communication between the Superintendents and Government, more particularly as regards the settlement proposals sent up by the former. On the retirement of Colonel Francis in 1877 Colonel Anderson was placed in charge of both the Southern and Northern Divisions, and thereafter, though a nominal distinction between these two offices was for some years retained, they were in practice amalgamated into one. When, however, Colonel Anderson signified his intention to retire, an opportunity was taken to give effect to the wishes of the Secretary of State for India to appoint a member of the Civil Service to the office. This was done in 1881 by appointing Mr. Stewart to be Survey Commissioner of the whole Presidency, except Sind, the control of the survey of which province was given to the Commissioner in Sind. The control of the Mysore Survey, which hitherto had been under the Survey Commissioner of the Southern Division, who was also Inám Commissioner of that province, was withdrawn, owing to the assumption of the administration of the State by His Highness the Mahárája.

11. In 1884 the post of Director of Land Records was created and steps taken to organize a Land Records staff who were destined eventually to succeed the Survey Department and maintain its completed work and traditions. The first holder of the post of Director of Land Records was Mr. Ozaune who had also been appointed head of the Department of Agriculture created in 1883. Meanwhile the work of the Survey Department went on under the supervision of Mr. Stewart, until 1891, when he retired and was succeeded by Mr. Ozanne, who shortly after assumed the title of Survey Commissioner and Director of Land Records and Agriculture. In 1901 the Survey Department as such was definitely declared to be abolished, and the words "Survey Commissioner" were directed to be omitted from the designation.

12. The two offices of the Director of Land Records and the Director of Agriculture remained combined under one officer till the year 1905, when, owing partly to the great development of the Agricultural Department under the orders of the Government of India, and partly to the inception of the Record of Rights, they were placed under separate officers styled the Director of Agriculture and the Director of Land Records. In 1907 the latter officer, being mainly responsible for Settlement work, was given the higher status of Settlement Commissioner.

13. Before leaving the subject the following extract from a Government Resolution reviewing the last progress report of the Survey Commissioner may be read with interest:—

"The value of the services rendered to the State by the Survey Department can hardly be exaggerated. At the time when the existing system was introduced, that is to say, about 60 years ago, Government were still confronted with the formidable problem of settling upon an equitable and workable basis the revenue demand for a vast number of small holdings. Several modes of settlement, based on pre-existing practice, had been tried; some of them, such as the Fringle Settlement, had disastrously failed. Out of the prevailing confusion the principles of the existing system of survey settlement were evolved by the genius of Messrs. Wingate and Goldsmid, the authors of the celebrated Joint Report. Upon the principles laid down in that report has been founded a system of land tenure and assessment admirably adapted to the requirements of the widely varying conditions of the different parts of the Presidency. Under the system of measurement and classification by subordinate agency, subject to the test of technically trained and skilled supervising officers, methods were employed by which the area of every one of these small holdings could be measured, and the relative productive capacity of the soil estimated with scientific accuracy. By the system of grouping the relative economic and climatic advantages of different tracts were duly taken into account. In this manner the equitable distribution of the assessment was secured. The rates charged at the original settlement per acre of land occupied were in many instances extraordinarily low as compared with those previously levied. But as anticipated by the framers of the system the effect of the fixed tenure and of a certain and moderate assessment was at once seen in a rapid expansion of cultivation, which even at the low rates of assessment sanctioned yielded a large increase of revenue. The extensive areas of waste land existing at the time when the system was introduced have been employed largely for the growth of crops valuable for export purposes. Despite the check occasioned by many bad seasons and several disastrous famines and notwithstanding the heavy burden of indebtedness with which the agricultural population was saddled from the first, the value of land and the prosperity of the country, and with them the revenue have steadily increased. When the first leases of 30 years expired, it was found possible to increase the assessment by very substantial amounts; but the enhancements have with rare exceptions been borne without difficulty. The Survey Department has cost the State from first to last many lakhs of rupees. But the outlay has been repaid over and over again. One peculiar merit of the system deserves mention. By the division of the whole culturable area into what may be called units of assessment, the extension of cultivation was made to carry with it an increase of revenue, while the revenue payer was placed in a position to ease his burden by giving up the occupation of lands unprofitable to him. The extensions of cultivation which have occurred have thus been profitable to the State no less than to the individual; whereas under a zamindari or kindred system, the State would have gained nothing however much cultivation had extended throughout the whole of 30 years' leases. But it has not been only as a revenue producing instrument that the Survey Department has proved its usefulness. The system to which the valuation of soils has been reduced is in many respects unique, and has resulted in a record of that valuation complete for innumerable small parcels of land. Probably no other province or country is possessed of any similar record. Its chief and immediate value for administrative purposes is that it enables field operations to be entirely dispensed with in all future settlements. The change of assessment can be decided for a whole tract on a review of its economic conditions and revenue history and the people are saved from all the uncertainty and harassment consequent upon inquiry into the circumstances of individual holdings. The greatest credit attaches to the founders of this system, which has stood the test of experience and practical application in the most satisfactory manner. Developments have been introduced, but in no particular have the principles, and in very few have even the individual rules and directions laid down in the Joint Report been widely departed from. For the intelligent and sound application of the rules to innumerable varieties of climate, soil and agriculture, the Government has had to depend on the integrity, skill and intelli-

gence of the officers and subordinates of the Department, who deserve the warmest acknowledgment for the untiring devotion and zeal which they have displayed in the performance of their laborious duties. The technical knowledge and the intimate acquaintance with the rural economy of the country acquired by the principal officers of the Survey Department have been of the greatest advantage to Government. Several of the Heads of the Department, besides its famous founders, Colonel Francis, Colonel Anderson, Mr. Theodore Stewart and Mr. Ozanne, have shown administrative ability and judgment of an exceedingly high order. Other officers, such as Major Preston, Mr. Pedder and Mr. Beyts, of the older generation, Mr. Fletcher, Colonel Godfrey and Mr. Hearn of more recent years, have left on record reports of high value regarding the economic condition and productive capacity of the various parts of the Presidency in which they served. Among the native subordinates not a few attained a high degree of skill in the valuation of soils. Mr. Symonds has the credit of guiding the operations to a satisfactory close. While recognizing that the work for which the Department was constituted has been completed, the Governor in Council cannot but regret that the technical knowledge and skill which the members of it had acquired to the great advantage of the administration will be no longer available."

14. With regard to the general principles on which Survey operations were conducted, the unit adopted, at the outset at any rate, was the survey number or a field capable of being cultivated by one pair of oxen. When the Survey was first started, no attempt was made to indicate holdings belonging to different persons, but after a time a practice arose of demarcating sub-divisions of survey numbers in accordance with the rights of private persons in the land and clubbing two or more of these sub-divisions (which in Survey parlance were known as *pôt* numbers) together so as to form one survey number. This practice, however, led to the entry in the revenue accounts of a large number of minute holdings and for the convenience of revenue administration it was found necessary to check it. Accordingly in 1868 orders were issued by Government directing that sub-divisions below a certain limit (which varied in different tracts and different classes of land) should not be recognized, except with the special sanction of the Survey Commissioner, and these orders have remained in force until the present day. The result is that at present the survey number is a unit for mapping and account purposes only and there exist many rights in the land included in a survey number which it is not attempted to show on the map or in the village accounts. In fact registration in the village accounts is evidence of liability for assessment but not necessarily of proprietary or other rights in the land. Information regarding the latter is shown in the Record of Rights (*vide* paragraph 25 *infra*).

15. Up to the period (1867) when operations preparatory to the introduction of revised settlements were begun in the Poona and Násik Collectories, it was never attempted to give anything of scientific precision to the survey, or to ensure accurate topographical results. The survey was instituted, as has been shown, for purely revenue purposes, and at an emergent crisis questions of geographical utility could be allowed no place in presence of the paramount consideration of how to afford the means of improving the land revenue administration, and ameliorating the condition of the agricultural classes in the shortest time, and at the least cost. In its early years the work was of the roughest description; but as it advanced, and a stricter supervision was exercised, some degree of excellence was attained even from a topographical point of view. At the present day the village map is constructed with much accuracy, and, besides presenting a thoroughly correct delineation of field boundaries (its chief object), shows village sites, roads, paths, tanks and the physical features of the country within its limits with considerable fidelity. In the districts in which the revenue survey followed the Imperial Topographical Survey, the character of the work was greatly improved by taking the great trigonometrical triangulation as a basis of survey, and adopting the system of village traversing. The plan of working in connection with the Imperial Topographical Survey proved successful.*

16. As revision operations by degrees became more and more restricted and partial, because the work of the old survey, as it progressed, naturally became more and more correct, at later revisions that work was found good enough to be accepted as final, and the utilization of the work of the trigonometrical survey became unnecessary. One limitation was necessarily observed. A cadastral survey map for revenue purposes cannot in rugged country be also a correct topographical map.

17. The method of classification or valuation of the fertility of the soil which is peculiar to the Bombay Survey was originally introduced by Mr. Goldsmid and Lieutenant Wingate in Indápur and as described in the rules attached to the Joint Report it continued with

* In the province of Gujárat the utilization of the revenue survey maps has had a fair trial for some years past, and has been found of the greatest value. The maps of that province, prepared by Colonel Haig, R. E., with the use of the revenue survey maps, were exhibited at the Venice Geographical Congress, and obtained a gold medal; and the Government of India, while commenting upon this, remarked in their Resolution, Revenue and Agriculture Department, No. 168, dated 8th May 1882, as follows:—

"The Government of India is extremely glad to notice that in this survey Colonel Haig has been able to take much of his topographical details from the field surveys of the Bombay Revenue Survey. The economy of this is obvious, and the more recent work done by the Survey Settlement Department of that Presidency approaches in its accuracy a scientific survey."

modifications suggested by experience until the close of the Survey. The system postulated a minute examination of each holding, field by field, a careful record of the results of the examination in accordance with certain fixed principles and close supervision by skilled European officers to ensure that a uniform standard of valuation was preserved. In course of time these principles became so well understood and the native members of the staff so expert in their application that the maximum difference between the results arrived at by them and those finally accepted as correct after test by skilled supervising agency did not exceed 3 or 4 per cent. It may be noted here that comparative variations in the fertility of soils were expressed for convenience of handling in parts of a rupee, 16 annas representing the valuation of a perfect field, from which deductions were made for faults, such as slope or irregularity of surface, excess of lime or moisture, or inferiority in the character or depths of the soil. This at least was the arrangement introduced under the Joint Rules. As time went on, experience showed the advisability of making allowance for advantages by making additions to the scale which carried the maximum above 16 annas. One or two of these advantages may be mentioned so that the character of this improvement in valuation may be more clearly understood.

As excess of moisture from surface springs lowers the agricultural value of land, so the advantage of position raises this value. If, for instance, by its position a field derives a beneficial flooding from a river through a deposit of fine silt after a flood subsides, or if by position a field is near enough to a running stream to enable the cultivator to irrigate his land by erecting a well on the bank of the stream, an increment in classification is justified and indeed is called for to ensure a fair distribution of the assessment.

Another instance may be specified. The ordinary classification does not deal with any depth beyond three feet. As a rule that is sufficient for the approximate valuation required, but with this classification two fields may be valued alike which may be of diverse value in that in the one irrigation water may be found at a short depth and in the other at a very great depth; or in the one if wells are dug sweet water will be found and in the other salt water unfit for irrigation. Here again a differentiation was needed which was not provided for in the "Joint Rules."

The application of advantages was regulated by prescribed scales. Some of these advantages have been elaborated into large measures of extensive application, such as the "sub-soil water advantage," the "general position class." To correct a common misunderstanding it may be added that, whatever be the application of such methods of making the relative valuation more correct than it was, it can have no effect on the actual assessment imposed on a tract as a whole.

18. When the classification was completed, the Superintendent, having before him full information as to the measurement of the different map units and their comparative classification according to a well-understood scale, was in a position to submit proposals for the application of definite rates to each village. For the purpose of these proposals it was generally (and still is) the practice not to deal with a larger area than a single taluka at one time. This enables the officer proposing the settlement to give the most minute consideration to the condition and requirements of the tract of country with which he has to deal, and at the same time permits close scrutiny of his proposals by the reviewing authorities and by Government. A further advantage of this method of proceeding is that it affords an opportunity of observing the working of a settlement on a small scale and judging of the suitability of rates applied to a limited extent of country before imposing them over a large area.

19. The maximum term of settlement is thirty years, except in the province of Sind, where, owing to the still imperfect condition of irrigation, it has been thought desirable to adopt the shorter period of ten years.

Term of Settlement.

20. Such are the general principles on which the revenue survey operations were conducted in this Presidency, the whole of which except some alienated villages has now been brought under the survey settlement.

21. These operations had been in progress many years before any question arose as to the expediency of giving them legal sanction. A revenue survey was a measure for which there were sufficient precedents, the whole of the Deccan having been surveyed by direction of the celebrated Malik Amber, and partial surveys having been executed under the Maratha Government. The survey now under description had, therefore, all the legality that consonance with previous usage could give it. But with the progress of British administration the value attached to rights in the land, and the inclination to resist any attempt to encroach on them, were constantly increasing. The survey itself had largely contributed to this result, and as it advanced and valuable interests became affected by it, a disposition to question the legality of its proceedings began to be manifested. It became, therefore, imperatively necessary to confer on these proceedings a validity which could not be disputed. Accordingly, in the year 1864 a bill was introduced in the Legislative Council "to provide

for the survey, demarcation, assessment and administration of lands held under Government in the districts belonging to the Bombay Presidency, and for the registration of the rights and interests of the occupants of the same." This became law in the following year under the title of the "Bombay Survey and Settlement Act" (Act I of 1835). This Act confirmed previous settlements, empowered Government to "direct the extension of the survey to any

part of the Presidency," defined the powers and duties of survey officers, provided for the demarcation of field and village boundaries, and the settlement by the survey officers of disputes connected with them, and for the erection and repair of boundary marks. It empowered the officer in charge of a survey to assess Government and alienated lands, and required him, when making settlements of land revenue, to prepare a record showing all rights and interests in the land, and giving all other necessary information. It also provided for the administration of survey settlements, and empowered Government to direct a fresh survey, and to revise assessments on the expiration of a term of settlement. Shortly after the passing of the Act the settlement leases of the earliest settled talukás began to fall in and in these field operations preliminary to the introduction of revision survey rates had to be undertaken. Indápur was the first taluka in which revision field operations were commenced. These operations were conducted on the same general principles which guided similar operations in the original survey and which are described above. The policy of this Government was from the beginning opposed to entire re-measurement and re-classification, but as in the tracts settled during the infancy of the department the work of the original survey was found to be too faulty and imperfect to be adopted as the basis for revision of rates, a general re-examination and revision of the old measurements and classification were found at first to be necessary. Gradually, however, as the tracts latterly dealt with by the original survey came up for revision the field work became more and more partial until in the talukás last dealt with the field work of the original survey was found to be sufficiently correct to be adopted for the purposes of revision settlements without any detailed test or re-examination. Advantage was taken at revision to improve the old valuation with due caution that such improvement should not in any degree be a virtual tax on improvements carried out during the currency of a lease by the expenditure of private capital.

22. Until 1879 the law which governed these operations was contained in Act I of 1865. In this year Bombay Act I of 1865 was repealed and the provisions therein contained were re-enacted in the Bombay Land Revenue Code (Act V of 1879). In this Code, while all the provisions of Bombay Act I of 1865 relating to assessments in revision were re-enacted without any change, a new provision was inserted whereby a right was reserved to Government to take into consideration in fixing revised rates certain classes of improvements effected by the owners or occupants from private capital. This provision was opposed to the fundamental principles of the Bombay settlement system, and further as it was considered likely to discourage the application of private enterprise and capital to agriculture, Government in 1884 issued an executive order giving a general assurance that all improvements effected by occupants from private capital should be exempt from taxation in revision and further restricting the enhancements in revision settlements to the limits prescribed in the following rules:—

1st.—The increase of revenue in the case of a taluka or group of villages brought under the same maximum dry-crop rate shall not exceed 33 per cent.

2nd.—No increase exceeding 66 per cent. shall be imposed on a single village without the circumstances of the case being specially reported for the orders of Government.

3rd.—No increase exceeding 100 per cent. shall in like manner be imposed on an individual holding.

23. Notwithstanding this assurance it was considered inadvisable to retain the objectionable provision above referred to in the statute book and it was accordingly amended by Act IV of 1883, whereby the following two principles have been laid down for the guidance of settlement officers in fixing rates in future revision settlements:—

(1) That assessments will be revised on consideration of the value of land and the profits of agriculture, and

(2) That assessments will not be increased at revision on account of increase to such value and profits due to improvements effected on any land during the currency of any previous settlement by or at the cost of the holder thereof.

24. In course of time the periods of guarantee granted to talukás in which revision settlements had been introduced came to an end and second revision settlements had to be introduced into them. Indápur Taluka was the first of these and similar second revision settlements have been and are being introduced as they fall due under the supervision of the

Land Records Department. No fresh classification or measurement operations are undertaken at these second revision settlements.

25. Before explaining the various tenures, two important improvements which have in recent years been introduced into the revenue administration of this Presidency may be described. The first is the introduction of the Record of Rights in this Presidency by Bombay Act IV of 1903. The record prepared by the Survey Department was necessarily a fiscal record the object of which was to show from whom the assessment was due and what that assessment was. It was not a record of rights or title. In course of time it was found that a Record of Rights based on possession, if not on title, was indispensable for the needs of the administration, especially because the occupants in this Presidency, unlike tenants elsewhere, to whom in status they correspond, had an unrestricted right of transfer. The necessity of having such a record was pressed upon this Government by the Government of India and after a great deal of discussion regarding its suitability to this Presidency it was resolved in 1901 to prepare an initial record designed to show in accurate detail exactly how the land was held, because the revenue records gave only partial and in some respects misleading information on the point. The record was intended to show every right from that of a registered occupant to an annual tenant at will. The experiment so started in selected talukas was found to be successful, showing as it did that the preparation of a Record was possible and would be welcomed by the people. With a view to give a legal character to the record, to compel persons acquiring new rights to give information of it to the revenue authorities, and to require the Civil Courts to insist on the production of extracts from the Record in Civil Suits tried by them, which relate to land, Act IV of 1903 was passed. This Act requires that a complete initial record showing all varieties of right in the land should be prepared by the Village Accountants, examined and checked by officers of the Revenue and Land Records Departments and announced to the rayat. Provision has been made in the Act and the Rules under it that the Record after its completion and announcement should be accurately maintained by what is called the Mutation Register. The Record has now been prepared in all Government villages and some alienated villages of the Presidency, and is being maintained and kept up to date by Mutation Registers. Its preparation has placed at our disposal a large amount of important information regarding the various rights in land and the profits of cultivation, and has proved extremely useful.

26. The second important feature that has been imported into the revenue system of this Presidency is a regular system of suspensions and remissions of land revenue when the crops fall below a certain standard or when the water supply on irrigated lands fails. The assessment fixed under Survey Settlement is a fixed demand and represents the revenue payable on an average in a series of years, the original idea being that on an average the rayat saves in a good year sufficient to enable him to pay the assessment without borrowing in a bad year. Experience, however, showed that among the smaller land-holders and in tracts subject to frequent vicissitudes of the season this idea was fallacious, and in 1903-07 a regular system of suspensions and remissions was introduced. The system authorizes the Collector, when he has ascertained by local inquiries that owing to a partial or total failure or destruction of crops throughout any tract, suspension of the collection of land revenue is necessary, to grant suspensions according to a scale to all occupants, agriculturists and non-agriculturists alike, without inquiry into the circumstances of individuals. As regards remissions, the grant of them depends on the character of three seasons following that in which the assessment is suspended. Ordinarily suspended arrears which are more than three years old are to be remitted by the Collector. The remissions are to be granted to occupants cultivating their own holdings and also to non-cultivating occupants, provided that when land is cultivated by tenants, corresponding remission is granted by the superior holder or landlord to the inferior holder or tenant.

THE SURVEY TENURE.

27. The ordinary survey tenure may be described as the right of occupancy of Government land continuable in perpetuity on payment of the Government demand and transferable by inheritance, sale, gift or mortgage without other restriction than the requirement to give notice to the authorities. This is the tenure as defined in the original Bombay Land Revenue Code, Act V of 1879. There is, however, another variety created under the amending Act VI of 1901. Under this Act the Collector is authorized to grant the occupancy of lands for limited periods or on such conditions as he may think necessary, the principal of them being that the occupant cannot alienate his land without the previous permission of the Collector. This tenure is known as the restricted or non-transferable tenure.

AREA HELD UNDER DIFFERENT TENURES.

Nature of tenure.	No. of estates or holdings.	No. of villages.	Area in a-rea.*
1 Bayatwari Khalsa surveyed ...	1,191,729	23,161	23,675,380
(A) Peasant proprietors paying separately. (B) Peasant proprietors holding lands at privileged rates.	218,429		4,434,382
2 Talukdari ...	497	497	1,863,986
3 Mehwasi ...	62	62	120,875
4 Udhad Jamabandi ...	40	40	58,717
5 Khoti ...	3,317	3,317	2,852,107
6 Isafat ...	30	30	36,388
7 On lease ...	40	40	63,196
8 Revenue free, that is Inams and Jaghirs ...	2,242	2,212	5,224,301
Total ...	1,411,386	29,889	42,329,72

* In the Bayatwari area the acreage is for occupied land only. The area of other estates is given in the gross and includes unarable and unoccupied land.

TENURES IN THE DECCAN.

28. Previous to the survey settlement all land in the Deccan, not alienated, was held by two classes of occupants. The first was the mirásdar, or tenant with right of occupancy; the second was the upri, or tenant-at-will. The mirásdar was the freeman of the village, his land was heritable and transferable, and he held at a fixed assessment, though under the Marátha Government he was liable to demands on account of extra cess. In former times the name of mirásdar carried some degree of distinction with it, and the position was regarded as an enviable one. It could be acquired by simply consenting to pay the Government demand on the entire area in occupation, whether cultivated or not—an essential condition of the mirás tenure—and by the payment of a fine. The most remarkable incident of the tenure was that it was nominally at any rate not subject to forfeiture for default of revenue payment or even for the abandonment of his village by the mirásdar, unless he was absent for a longer period than thirty years. If in this respect, however, he enjoyed an apparent advantage unknown to the survey tenure, there were counterbalancing circumstances in his position which rendered it greatly inferior to that of the occupant under the survey settlement. For he was not only liable to extra and arbitrary impositions, but was required to make good the claims of the Government on defaulting brother mirásdars. The assessment also was so high as to leave an unimproved land absolutely no margin of rent to the mirásdar. The privilege of re-entry within a period of 30 years after relinquishment or failure to pay was subject to the obligation of reimbursing all arrears due and expenses incurred during the period of absence. This condition was regarded by Mr. Chaplin as rendering virtually nugatory the privilege in question. According to the same authority a mirásdar could also be compelled at any time to give in a deed of renunciation, if he declined to sow his lands or pay the Government dues. There is no practical distinction between this penalty and forfeiture for contumacy in withholding Government revenue.

29. The "upri" had no status in the village in which, as the name imports, he was regarded as a stranger. He cultivated the common lands of the village or those of absentee mirásdars, but had no proprietary interest of any kind in either. On the other hand, he could not be called on to pay revenue on any larger area than that actually under crop, nor be held liable for the default of other cultivators. The assessment of his land was also lighter ordinarily than that of the mirásdar. In the case of the "upri", then, fixity of tenures has been substituted for tenancy-at-will, but coupled with the greater responsibility necessarily attaching to a settlement leased in definite areas.

TENURES IN GUJARAT.

30. The Talukdari tenure is one of the most important in Gujarat. It prevails in the districts of Ahmedabad, Kaira, Broach and Panch Mahals, the greater number of estates held under this tenure being situated in the Western Talukas of Ahmedabad adjoining Káthiáwar, viz., Dhandbuka, Dholka, Gogha and Virangám.

31. The leading characteristic of Talukdari tenure is that a Talukdari estate is held neither in gift from the Crown (i. e., 'alienated') nor in occupancy (i. e., 'unalienated'), but with full proprietary rights antedating the advent of British Rule and including ownership of mines, minerals and trees. Exceptions to this rule are the Naika of the Dohad Taluka in the Panch Mahals District and the Kasbatis of the Virangám Taluka in Ahmedabad, who though included in the definition of Talukdar (section 2 of Bombay Act VI of 1868) are considered to hold their estates as permanent lessees under certain conditions.

32. All Tálukdári estates are held subject to the payment of Jamá (land revenue) to Government which may either be *udhad* (fixed in perpetuity) or fluctuating. The estates in Kaira and Broach are mostly held on *udhad* Jamá or quit-rent fixed under the Summary Settlement Act, while those in Ahmedabad pay Jamá which is liable to revision on expiry of a term of settlement not exceeding 30 years. Legally (section 22 of Bombay Act VI of 1888) the fluctuating Jamá may be equal to the full survey assessment of all the lands comprised within the estate, but in practice the Government demand is generally limited to about 60 per cent. of the survey assessment of the cultivated lands. The Tálukdárs are exempted from the payment of Jamá as regards certain classes of land alienated by them before the passing of Bombay Act VI of 1888, and as regards other classes of such lands they are required to pay as Jamá 50 per cent. of the proceeds derived by them therefrom. The Tálukdári estates of Ahmedabad (except those of the Parántij Táluka) have been surveyed twice (in 1864 and 1889) for the purpose of fixing the Government demand; and a detailed survey is now in progress, which has been extended to Broach, Kaira and Panch Maháls estates also.

33. An important operation undertaken in connection with the survey is the preparation under section 5 of Bombay Act VI of 1888 of the Settlement Registers, which is intended to serve the purpose of a Record of Rights in Tálukdári estates, which have been exempted from the operation of the Record of Rights Act.

34. All Tálukdári estates (except the villages held on a fixed Jamá by the Thákor Sáheb of Limbdi in the Dhandhuka Táluka) are liable to Local Fund Cess at the usual rate, but during the current settlement the liability has been limited to an increase of 25 per cent. over the amount formerly due.

35. The Tálukdárs of Gujarát are historically identical with the ruling families of Káthiáwár and other Agencies and their loss of political power is generally ascribed to the geographical accident of their estates being situated in the *rasi* (settled) portion of the Province which was brought under the direct rule of the Paramount Power, while their kinsmen in the *mulkgirt* (unsettled) portion continued to be treated as tributaries. The Tálukdárs comprise men of varying position, ranging from Jurisdictional Chiefs holding Tálukdári villages in British districts and the holders of recognised Chieftainships such as Sanand, Gamph, etc., to the holders of a few acres in a co-parcenary estate, who are fast being converted into yeomen cultivators. With the exception of a few Mahomedans, Káthis and Chárans, they are all of pure or mixed Rájput descent, embracing Vaghelas, Chudasmas, Zalas, Parmars and others. The lower strata include the Koli Thákardas of Viramgám and Parántij. Molesaláms, the descendants of Rájput converts to Islam of the Broach and Kaira Districts and of Ránpur in the Ahmedabad District, retain their status and rights as Tálukdárs.

36. Nearly all the more important estates such as Sanand, Gamph, Gangad, etc., observe the rule of primogeniture, but the bulk of smaller estates are held by co-sharers whose increasing number threaten the estates with rapid disruption. Except where repeated sub-division of shares has forced the Tálukdár to the plough, he lives upon the rent of the land and regards manual labour as degrading. The rents are taken in kind or cash, the levy of the former being generally fixed by *dádro* (custom) of the village which is recorded in every case. The division of landlords and tenants' share is made either by *makhal*, i. e., actual weighing out of the crop in the common grain-yard, or by *dhal*, i. e., appraisalment of the standing crop. The rent levied by the Tálukdárs in kind or cash varies in different estates and even in different villages of the same estate within very wide limits. In some cases it is less even than the Government assessment, and in others it may be as much as two or even three times the assessment. Probably the general average would be from $1\frac{1}{2}$ to $1\frac{1}{4}$ times the assessment.

Rents are levied in cash in all the estates of the Kaira and Broach Districts, but the crop-share system prevails in most of the estates of Ahmedabad. Cash rents based on the survey assessment are being gradually substituted for crop-share in estates brought under Government management.

The tenants are invariably tenants-at-will, but eviction is rare and in many cases the tenants retain the same holding for generations.

37. Tálukdári estates contain large areas of land given to cadets, widows of the family and other relatives for maintenance and to village servants and others either in reward for past services or as remuneration for services still being performed. Service lands falling within the last category are resumable at will, and in other cases the Tálukdár has a right of reversion on the failure of male heirs. These inferior holders generally contribute little to the estate though in some cases a small quit-rent is chargeable.

Some important features of the Tálukdári Tenure and extent of Government interference in the management of Tálukdári villages.

38. Other distinctive features of estates held on the Tálukdári tenure are the following :—

(1) Under section 91 of the Gujarát Tálukdárs Act, Bombay VI of 1888, a Tálukdár cannot encumber his estate beyond his own life-time without the permission of the Tálukdári Settlement Officer, and cannot alienate the same without the sanction of Government.

(2) A Tálukdár is liable for the cost of the village police-force employed in his village.

(3) No Civil Court can entertain a suit for the partition of Tálukdári estates, such applications being tried by the Tálukdári Settlement Officer subject in certain cases to appeal to the District Judge.

(4) Government do not interfere in the internal management of the estates, but the latter may be taken under management under the following conditions :—

(a) For apprehended injury to the well-being of inferior holders or breach of the peace ;

(b) while partition is being effected ;

(c) on the application of the Tálukdárs ;

(d) under the operation of the Land Revenue Code, Court of Wards Act, Civil Procedure Code and other enactments enabling public officers to assume charge of private estates.

In the case of (a) and (c) the managing officer is entitled to call upon all creditors of the Tálukdár to submit their claims with accounts within the period of six months and to negotiate for a settlement.

39. The *vánta* (divided) tenure (in contradistinction to *talpad*, paying full assessment) prevails more or less in certain villages all over Gujarát north of the river Tapti. *Vántas* held by Tálukdárs differ in no way from whole villages owned by that class. The origin of the *vánta* is generally ascribed to the action of the Mahomedan invaders of Gujarát who deprived the original chiefs of all but one-fourth of their possessions which took the name of *vánta* (divided). In some cases the *vántas* were held free, but in the majority of cases a quit-rent was imposed sooner or later by the Paramount Power. No holder of *vánta* land has any documentary evidence to prove his title before the enactment of the Summary Settlement Act (VII of 1863) under which some of the *vánta* holders accepted *sanads* and converted their former lump quit-rent into a *numberwar salámi* under Act VII of 1868. Other *vántas* still continue to pay *adhad jama*. A few villages exist in which the lands are divided into two portions, called respectively *vánta* and *talpad* separated by some fixed boundary, a river, road or stream, the village site itself being also divided. *Vánta* holders are generally but not invariably Tálukdárs.

40. *Senja*—undivided, in contradistinction to *narvadári*, *bhágdári*, and other divided villages—is the ordinary *rayatwári* or Government tenure of the province, the assessment being placed on each revenue survey number, and the settlement made by Government directly with the occupant.

41. The peculiarity of the *narvadári* and *bhágdári* tenures is that they involve joint responsibility for the payment of the Government revenue. *Narvadári* and *Bhágdári* Tenures. The first-named tenure prevails chiefly in the district of Kaira, a few villages being also found in Ahmedabad and Surat, while the latter is confined to the Broach Collectorate. There is one *kádla* or Government village in the Panch Maháls which is held and has been settled on the *bhágdári* tenure.

42. The lands of *narva* villages consist of certain main divisions (*muksh bhág*), containing sub-shares (*petá-bhág*), which, in their turn, are up to a fixed limit divided into fractional parts. The head of each estate or main division is called a *muksh bhágdár*, and is responsible for the payment to Government of the assessment leviable on the whole share. Similarly the holders of sub-shares of a main division (the *petá bhágdárs*) are collectively responsible for that portion of the assessment which has been allotted to their several sub-shares. All sub-sharers have equal rights, are called *pátidárs*, and are descendants of the old proprietary cultivators. The shares or divisions, great and small, are sometimes of equal and sometimes of unequal amounts, but always in well-known and recognized proportion, so that the assessment due by the whole village is exactly apportioned among them. As the *narvadári* and *bhágdári* tenures had been acknowledged and preserved under Act V of 1862, special arrangements were required for the settlement of villages in which these tenures existed.

43. The register of existing shares was accepted and the lump sum due from the village [with the exception of the assessment on certain common Settlement of common (Majmun) land. (majmun) land which was excluded from the *narva*] was apportioned among the different shareholders according to the rules entered in the register of *phálavni* or rate of apportionment. It is seldom that the whole of the land of a *narva* village is included in the *narva*. There is almost always a portion of *vighotia* lands, i.e., survey numbers on which the assessment is levied individually and not in the lump as in the case of *narva* lands.

Land common to the whole *narva* is known as *gao majmun* and land common to one or more *bhāgs* is known as *bhāg majmun*. The assessment on *majmun* lands is distributed among the various sharers in proportion to the amount of assessment for which they are liable on account of the numbers included in their respective shares.

Varieties of Narva Tenure.

44. The *narva* villages are not all constituted precisely alike; there is, for example—

(1) The perfect *pátidári*, in which all the lands are held in severalty by different proprietors, each person managing his own land and paying his fixed share of the assessment, the whole being jointly responsible if one sharer cannot fulfil his engagements. This is the ordinary *narvādári* and *bhāgdári* tenure which exists in a large majority of the villages.

(2) The imperfect *pátidári*, in which part of the land is held in common and part in severalty, the profits from the common land being first appropriated to payment of the Government revenue made up according to rate on the several holdings. The peculiarities of each have been upheld by the new settlement.

Under the survey system many *narva* village communities have been allowed, at their own wish, to divide their respective responsibilities for the revenue, according to the assessment of their respective shares, instead of according to the old symbolical division (*phálavni*) of the lump assessment responsibility originally entered in the register of the *narva*.

45. In *narvādári* and *bhāgdári* villages all persons cultivating *narva* or *bhāgdári* lands, whatever rights they may have, are tenants, not of Government, but of the *bhāgdárs*, who are alone responsible for the revenue. They are—

- (1) Tenants-at-will, holding at the pleasure of the *narvādárs*, who can eject them, or increase their rents at discretion.
- (2) Customary tenants, who cannot be ejected so long as they pay the customary rental, which is either a fixed share of the produce or more commonly the customary *bighotí* rates, which are generally recorded in the village books.

Soon after the introduction of the survey settlement a "record" is prepared, setting forth the respective rights of the superior and inferior holders. These records have not, however, the force of judicial decisions.

46. The *bhāgdári* tenure differs from the *narvādári* in one important particular only, *viz.*, that in the former there was always a fixed *bighotí* assessment on each field; and although the assessment of each share (*bhāg*) was not the aggregate of the assessments of the several fields which the share comprised, it was the amount of the total field assessment of all *bhāgdári* lands, divided according to the register (*phálavni*). In the *narvādári* tenure, on the other hand, there was never a separate field assessment, the revenue being fixed in the lump. It will be seen that, although the *narva* and *bhāgdári* tenures have been preserved in their integrity by the survey, yet the amount of revenue to be paid in the lump has been ascertained by a field assessment; so in the event of a contingency arising, such as is contemplated by clause 2 of section 8 of Regulation XVII of 1827 (reversion to Government on account of non-payment of revenue), the survey rates could at once be introduced in exactly the same way as in ordinary Government (*sanja*) villages.

47. In some parts of Gujarát *viz.*, on the banks of the river Mahi in the Kaira District and the Parántij Talúka and Modása Mahál in the Ahmedábád District, certain villages known as Mehvasi villages are held by the descendants of Mehvasi Koli or Rajput Chiefs, once great freebooters and the terror of the country. In Parántij and Modása their tenure is exactly similar to the tenure of the *Táinkdári* villages of the Ahmedábád District: that is to say, the *Jamá* is subject to revision and the holders are considered proprietors. The villages on the Mahi in the Kaira District are held on the Udhad *Jamá* tenure, that is to say, the *Jamá* is fixed and is not liable to revision. The principal shareholders are generally *Thákors*, and are called *muksh bhāgdárs*,* the sub-sharers being known as *potá bhāgdárs*, as in villages held on the *narva* tenure. Most of these villages were originally held rent-free, or subject to a small tribute. Condi-

* *Muksh* and *Potá* *bhāgdárs* are perfectly general terms. In Mehvasi villages the sub-sharers are known as "bhayats."

tions were generally attached to the tenure, such as the police management of a small portion of the country, the keeping open of certain roads infested by robbers, or forbearance from plundering on the part of the holders and their fraternity. Under British rule and a better system of police these conditions are, of course, unnecessary, and the villages are held subject to the payment of the *jamá* only. Of late years, *taláts* (village accountants) have been introduced into some attached mehwási villages, and the *jamá* collected from the shareholders, who sublet their lands either on cash or grain rents. The steps which were taken in 1877 to introduce the revenue survey into these villages were rendered futile by the destruction by fire of the survey records at Surat in 1887, but some of the villages have recently been resurveyed and they are to be treated in the same way as Tálukdári villages as regards the imposition and levy of a *jamá*, which will be proportioned to their survey assessment and will be liable to revision at the end of a term of years.

In the Kálol Táluka the headmen of 23 villages with their sharers under the name of Mehwási *patels* claim certain privileges amounting to a distinct tenure. It was decided (1887) that this tenure did not correspond exactly with the *waráddári* or *bhágdári*, but more nearly approached that of the Tálukdári villages in the Ahmedábád Collectorate, and that the villages undoubtedly fell within the category of those described in section 8 of Regulation XVII of 1827 as held by shareholders settling hereditarily, and under certain terms, were at the same time offered to the *patels*, but it was not until 1887 that a settlement was arrived at. The tenure has now been recognized in 21 villages, and its more important conditions are that the *patels* have a lien on their waste lands on condition that they limit their demands on their tenants to the survey assessments and pay as *jamá* certain proportions of the assessments of the cultivated lands held by themselves and their tenants. The proportion varies according to the area of forests reserved in the villages, and the forest rights of Government in the waste lands have been maintained, though liberal privileges have been conceded. The *patels* (headmen) employ their own *taláts* (accountants), but are under obligation to keep accounts and furnish statistics.

48. In the Thásra Táluka of the Kaira Collectorate is a clan of Mahomedan yeomen known as the "Máleks," who hold their villages on a special tenure, the origin of which is as follows:—

Máleki Tenure.

Nearly four centuries ago Mahomed Begada, Sultán of Ahmedábád, granted as a reward for military services, at the taking of Pávágad (a celebrated hill-fort near Chámpáner), 12 villages to certain Musalmán families, known as Málekjádás. On the introduction of British rule these 12 villages had, by the founding of new hamlets, increased to 17. They are now 27 in number, into all of which the new settlement has been introduced. These villages seem to have been originally rent-free, and so continued for 2½ centuries. About 150 years ago the Máleks were compelled by the Maráthás to pay a fixed tribute (*udhad jamábandi*) on their villages. Soon after (about 1769) the *Mulkjiri* army of the Gáikwár levied an additional tribute, called *ghásdána*,* which was continued till the introduction of British rule, when this exaction was commuted and paid by the British Government to that of the Gáikwár. Besides this, several Máleki villages were subjected to a tribute payable to the Bábí of Bálásinor, which was also commuted and paid by the British Government to the Bábí. To meet the Marátha tribute (*udhad jamábandi*) demand the Máleks levied from their cultivators a poll-tax (*karam zero*) and a tax in kind (*waje*), amounting to one-third of the produce of the land.

49. In 1865 the Máleki villages were measured and valued by the revenue survey, and a settlement introduced, which has since been confirmed by the grant of sanads to the different Máleks. Under the Settlement the management of the villages is in the hands of Government. The Máleks nominate the *taláts* who are appointed by Government. The revenue of the villages is shared between the Government and the Máleks whose shares vary from 7 to 9 annas. Besides the Máleks hold rent-free "Gharkhed" lands.

Present Settlement.

50. In some whole villages, or parts of villages, *vánta*' lands entered as *sarkári* or *Udhad Jamábandi Tenure*. Government are held on *udhad jamábandi* tenure, which means that they are liable to a fixed cess (*jamá*) only, such *jamá* remaining intact even at a general revision of assessment, there being a "right on the part of the occupants in limitation of the right of Government in consequence of a specific limit to the assessment having been established and preserved." Other villages, not *vánta*, are also held on this tenure. These villages have been surveyed in the lump only, and the fixed assessment has remained intact. A few, however, in the Kaira Collectorate, which have been under the management of the Collector and of the Tálukdári Settlement Officer as embarrassed estates, have had and are now having their lands surveyed and classed in detail, with a view to the survey settlement being introduced.

51. A few villages in different parts of the province are held on what is called *sarákati* tenure. The term *sarákati* is derived from the Arabic, meaning a partner. In these villages Government is entitled

Sarákati Tenure.

* "Ghásdána" is a combined word meaning "ghás" (grass) and "dána" (corn). This was not regularly collected, but the Gáikwár's cavalry sallied out in one direction one year and in another direction next year. Ghásdána was always exacted by force (vide Book III, Chapter V of Rás Mála).

to a certain proportion of revenue, and the holders to the balance; the proportion of the respective shares varies from 10 to 6 annas. It is not unlike what the Máleki tenure has now merged into, the holders having in both cases the right of occupying and subletting all their lands subject to the payment of the fixed proportion of revenue due to Government.

52. The wholly or partially alienated lands in Gujarát are extensive, and of various denominations, the principal being—
- Alienated Lands.
 - Chákariat* of all denominations (lands held for service);
 - Pasáila* (land given in charity or to artificers, Bháts, Chárans, or others);
 - Hária* (the price of blood or reward for defence);
 - Wazifa* (an alienation to religious persons of the faith of Islám).

These may be *nakra* (rent-free) or *salámia* (liable to quit-rent). These again may be *rechánia* (sold) or *garánia* (mortgaged), and are then described and known as *pasáila-salámia*, *pasáila-rechán-salámia*, *pasáila-vechánia-nakra*, *hária-garánia-salámia* and so on.

All the lands, with the exception of *chákariat*, are now *sanadía* or held by sanads under the Summary Settlement Act, and are entered in the accounts under the one distinctive title of *jái inám sanadía*, the old denominations of *pasáila vechánia*, *guránia nakra* and so on, not being retained. Lands granted to temples and religious corporations as distinct from individuals (called *devasthán* or *dharma-dáya*) are also excluded from those under the title of *jái inám sanadía*. Sanads have not been issued for *chákariat* lands, including those held by district officers who have elected to do service for them.

TENURES IN THE KONKAN.

I.—NORTHERN KONKAN.

53. Land in the Thána Collectorate is held almost wholly on the survey tenure, the occupier having in general had no right so good as that conferred by the survey. There is no *mirás* properly so called, but a considerable quantity of land was previously called *suti* and held on a tenure analogous to that of *mirás*, but not so advantageous. This tenure has, however, been merged in the survey tenure, which is in fact scarcely, if at all, less valuable than the old *mirás*.

Other Tenures. 54. The exceptions to the survey tenure in the Northern Konkan are as follows:—

- 1st.—A considerable number of *khóti* villages, chiefly in the Sálsetto Táluká.
- 2nd.—A number of *izáfát* villages scattered over the different tálukás.
- 3rd.—Lands known as *shilotrí* lying either along the coast or along the larger creeks.

There are, of course, a number of villages held in ordinary *inám*, and also the usual service *vatans*, but these differ in no way from the same tenures in the rest of the Presidency.

55. It is necessary to distinguish clearly between the *khóti* of the Northern and those of the Southern Konkan. Those of the Northern Konkan are, in fact, leaseholders (though more commonly called farmers,) of a certain number of villages, several being generally held in one family, and they obtained their land in all cases from the British Government, though at an early period. They have never claimed to be the proprietors of the soil, and the title and rights of those who hold land under them are in no way affected by the fact of these *khóti* having their villages in lease. Most of the *khóti* villages have been measured, and the survey settlement introduced, and, therefore, in all such villages the survey tenure is in force. The former rights of the tenants, which are distinguished as *suti* (described above) and *chikli* or *gatkuli* are only in force now in the few villages not yet surveyed.

56. The *izáfát* tenure is a variety of service tenure, of hereditary district officers chiefly Deshmukhs and Deshpándes. At the introduction of British rule there were 124 villages under this tenure. They were resumed and managed by Government as the duties of the hereditary district officers had become useless during the continuance of the Marátha farming system. When it was decided to restore the villages to their former holders, most declined to resume charge, and the number remaining on *izáfát* tenure fell to 16. When the *izáfát* villages of the Karjat Táluká were surveyed, it was decided that the holders were liable to pay the full survey assessment, but as no assessment was placed on any but rice land, the holder enjoyed under the thirty years' lease the profits of *warkas* (dry crop) cultivation. In the villages of other tálukás the survey tenure was introduced, but the *Izáfát-dár* was allowed 10 per cent. of the revenue as remuneration for the collection of the assessment. The lease of the Karjat *Izáfát* villages having expired, a similar remuneration has been allowed to the holders, the full assessment on *warkas* as well as rice being levied. They were further allowed the privilege of occupying land belonging to persons dying or disappearing without known heirs according to previous practice. *Izáfát* villages are in fact now held on the survey tenure, the *Izáfát-dárs* holding a position analogous to that of superior holders.

57. *Shilotri* lands are lands that have been embanked and reclaimed from the sea, and the permanence of which is dependent on the embankments being kept up. These reclamations are commonly known as *kháras*. The tenure is of three varieties—first, *shilotri* proper under which the *khár* belongs to the person by whom it was reclaimed or his representatives. The *shilotri* are considered to have a proprietary right, they let out these lands at will, and according to old custom levy a maund of rice per *bígha*, in addition to the assessment, for the repair of the outer embankments. These lands were surveyed and re-assessed at the survey in the same way as Government lands. The second class of *shilotri* lands is that in which either Government reclaimed the *kháras*, or became possessed of them by lapse. The cultivators of these *kháras* hold their land just as other survey tenants do; but an extra assessment, which is supposed to represent the *shilotri* maund mentioned above, is appropriated to the repairs of the embankments. The third class of *shilotri* lands is that in which reclamations were made by associations of rayats on special terms made with Government. This variety of tenure is distinguished from the *shilotri* tenure proper by the term *kularg*. In *kularg kháras* the tenants carry out repairs of embankments jointly, each having a share of the land and assessment recorded against his name.

II.—SOUTHERN KONKAN.

58. In the Kolába (excluding the talukás of Panvel and Karjat which were transferred from Thána to Kolába in 1883 and 1891 respectively and which nonetheless still belong to what is called the Northern Konkan) and Ratnágiri Collectorates the survey tenure is quite the exception. It prevails generally in the two northern talukás of Kolába, but in the remainder of that district and in the whole of Ratnágiri it is found only in those villages which happen to be Government property (*khálasa*) and in surveyed *khoti* villages where there are *dhára* lands and *kowli* lands held on new leases. In the northern part of Kolába there are a few villages held on the *izáfat* tenure already described. Otherwise the *khoti* tenure is the prevailing one, though there are a number of proprietary rights in all these villages independent of, and in some cases older than, those of the *khote*.

59. With regard to the *khoti* tenure, its principal features are undisputed, or nearly so. Though most people believe the *khote* to have been at first, and not more than about 350 years ago, simply farmers holding on leases for the improvement of the country, yet it is now generally conceded that they must be considered as limited proprietors. Theoretically their position is very much that of Bengal zamindárs without the permanent settlement, for it has never been doubted that they are liable to increase of assessment. But owing to the smallness of their estates and in many cases to the high assessment they have to pay, and to the fact that their villages having descended in most cases by the Hindu law of inheritance are held by a large number of co-sharers, it is much safer to ignore the superficial resemblance which exists between them and the zamindárs. The chief undisputed points of this tenure are as follows:—

1st.—The right to hold their villages on payment, in instalments, of the lump assessment fixed on all the village lands by the Settlement Department, provided that, subject to certain rules under the *Khote Settlement Act I of 1880*, the members of the *khote vatan*, authorized so to do, agree on the nomination of a managing *khote* for the year. On failure of payment, or in the event of the members of the *vatan* being unable to agree on a nominee, the village is liable to attachment, but is restored on payment of any loss that may have been caused to Government by the default of the *khote* in addition to the fixed assessment. If such payment be not made within 12 years from the date of attachment the village is ordinarily held to have lapsed to Government.

2nd.—The right to lease land in which there are no rights of permanent occupancy at whatever rents they may arrange with their tenants.

3rd.—The right to collect customary rents from permanent occupants other than *dhárekaris*. Under the *Khote Settlement Act I of 1880* rents in kind from such tenants can in certain circumstances be commuted into cash payments of definite multiples of the assessment.

4th.—The right to all lands which may lapse owing to the absence or failure (either temporary or permanent) of permanent occupants.

5th.—It is the duty of the *khote* to collect the assessment from all permanent occupants who are *dhárekaris* (and therefore pay only survey assessment) without remuneration, but they receive assistance from Government as superior holders.

60. The *khote* tenure is said to have originated in the Subhedári of Dáhol, which extended from the Váshishti to the Devgad River, and which is nearly coterminous with the district occupied by the Chit-pávan Bráhmans. Certainly south of the Devgad River, though *khote* are still found, their powers are allowed to be much less than those of the *khote* farther north.

61. The other tenures in the Southern Konkan are, first, the *dhārekari*, which differs but little from the *mirās* tenure of the Deccan. The *dhārekari* pay only the survey assessment, which is liable to increase only at periodical revisions of rates ordered by Government, and are now in no respect dependent on the *khot*, though formerly no doubt they paid various cesses to them. They have the same rights of alienation as *mirās*, and, wherever the survey settlement has taken place, the *dhāra* tenure has been merged into the survey tenure.

The Dhārekari Tenure.

In the Khed and Dāpoli Tālukās of the Ratnāgiri Collectorate there are a number of proprietors under the names of *dupatkari*, *pūvni dupatkari*, and *daspatkari*, which are known under the Khoti Act as *quasi-dhārekari*. These, however, differ only from the *dhārekari* in that their payments to the *khot*, though fixed, are somewhat higher than the survey assessment, their rights in their land being in all respects similar to those of the *dhārekari*.

62. There are also a certain number of occupants generally known as *vatanlār kule*, or under the Khoti Act as occupancy tenants, who, it is acknowledged, cannot be dispossessed by the *khot*, and whose rights are heritable, but not transferable, unless they can prove that such right of transfer has been exercised independently of the consent of the *khot* within the thirty years ending with the revenue year 1864-65. They continue to hold their lands conditionally on the payment of the rent from time to time lawfully due by them to the *khot*. These are supposed to be the descendants of those cultivators who held land in the villages before the *khot* obtained their grants. The remainder of the cultivators where the survey has not been introduced held their lands on payment of a proportion of the crop, the proportion being $\frac{1}{2}$, $\frac{1}{3}$ or $\frac{1}{4}$, according to the custom of the village and the nature of the crop. Under the Khoti Act all these tenants other than occupancy tenants continue to hold their lands subject to such terms and conditions as are agreed upon between the *khot* and themselves, and in the absence of specific agreement they pay rent to the *khot* at the same rates as are paid by occupancy tenants in that village.

Vatanlār Kule.

63. The survey settlement has substituted for this proportionate payment in kind a fixed cash assessment as the Government share, and under the Khoti Act the rent payable to the *khot* by privileged occupants is as follows:—

Arrangements under Survey Settlement.

1. By a *dhārekari* the survey assessment of his land.
2. By a *quasi-dhārekari* the survey assessment of his land, and, in addition thereto, amounts of grain or money, respectively set forth in the schedule annexed to the Khoti Act.
3. By an occupancy tenant such fixed amount, whether in money or in kind, as may have been agreed upon between the *khot* and the said tenant, or on the expiry of the term for which such agreement shall have been made, or, if no such agreement have been made, such fixed share of the gross annual produce, not exceeding one-half in the case of rice land, nor one-third in the case of varkas land, and such share, if any, of the produce of the fruit trees on the said tenants' lands as shall be determined to be the customary amount hitherto paid by the occupancy tenants in that village.

64. Considerable tracts of land on the coast or along the sides of the larger creeks have been granted on reclamation leases. These lands were formerly either salt marsh lands or sandy shore above high-water mark, the former being made into rice fields and the latter into coconut gardens. The leases in most cases specify that the land is held on special rates only until the survey shall be introduced. After the introduction of the survey such lands are, therefore, generally held on the ordinary survey tenure.

Reclamation leases.

INAM TENURES.

65. An enquiry into the validity of titles to alienated holdings was tentatively commenced in 1843 in one or two Collectorates of the Southern Marātha Country and, in consequence of the discovery of unauthorized and fraudulent alienations, was in 1851 developed into an organized investigation, which under the title of the Inām Commission or Alienation Department extended to the whole of the Presidency. The Commission at first instituted detailed enquiries into the different titles submitted to it, but after a time this procedure was found inconveniently slow and two Acts were passed (Act II of 1863 for the Deccan, Khāndesh and Southern Marātha Country, Act VII of 1863 for Gujarāt and the Konkan) giving persons who claimed exemption from the payment of full Government revenue the option of avoiding a scrutiny of their title by the payment of quit-rent. This quickened operations and by 1873 the bulk of the work was finished. (For a fuller account of the proceedings of the Inām Commission see the Narrative of the Bombay Inām Commission, Bombay Government Selection No. CXXXII.)

66. For all practical purposes the tenures on which alienated holdings are now continued may be reduced to the following four principal classes:—

- (1) Political. (2) Service. (3) Religious. (4) Personal.

67. Under the head of "political tenure" are included political pensions and what are known as *jāghīre* and *saranjāms*. Grants of this description are to be found almost exclusively in the Collectorates of the Southern Division and in the Nāsik and Khāndesh Districts of the Central Division. *Jāghīr* and *saranjām*, though the former is a term of Mahomedan and the latter of Marātha origin, are understood to have similar characteristics, having been originally grants by the State for the performance of civil or military duties, or for the maintenance of the personal dignity of nobles and high officials. Under the British Government, however, no such distinctions are preserved; and the *jāghīre* and *saranjāms* now in existence have with some exceptions, where service is commuted into money payments, no condition of service attached to them, but are continued hereditarily or for one or more generations on political considerations alone.

68. The assignments of land or of money, held on what is known as "service tenure" are grants which impose duties on the holders. Such grants were originally made with a view to ensure the performance of certain services in each district and for each village. As no change has been introduced in the constitution of village communities, village service is still rendered in return for the grant of land or of money. But by the introduction of the revenue survey and the organization of a stipendiary police, the former system of district service became obsolete, and the duties of the holders of district service assignments ceased. An arrangement has accordingly been introduced under which the holders of such assignments become, on repaying a portion of their emoluments, free from all liability to serve.

69. Holdings granted by the former native governments for the support of Hindu and Mahomedan religious or charitable institutions, such as temples, mosques, etc., and continued under the British Government, come under the head "religious tenure". Such holdings are tenable in perpetuity, or so long as the institution for the maintenance of which they were originally granted or are now held may be in existence. They are entered in the public accounts under the head of *devasthān*.

70. The head of personal tenure comprises that vast body of holdings which, though alienated by the former governments under various denominations, have been continued without any distinguishing peculiarity simply as personal *ināms* or unconditional grants enjoyed by individuals. Under the operation of the Summary Settlement Acts (Bombay II and VII of 1863) and other subsidiary settlements, personal *ināms* are for the most part continuable in perpetuity, and are transferable without any restriction whatsoever. Those, however, which do not come under the summary settlement mentioned above, do not carry with them the right of adoption.

LAND TENURES AND LAND REVENUE ADMINISTRATION IN THE TOWN AND ISLAND OF BOMBAY.

71. The Island of Bombay was ceded to the Crown of England by the Crown of Portugal by virtue of the 11th Article of the Treaty of Marriage between King Charles II of England and the Infanta Catherine of Portugal, dated 25th June 1661. The actual cession, however, did not take place till November 1664, when Humphrey Cooke was practically forced to accede to a treaty with the Portuguese on such terms as they would grant. By this convention Cooke renounced on the part of England all pretensions to the dependencies of Bombay and accepted the cession of Bombay itself under certain conditions. Cooke's convention was, however, subsequently disavowed by the Crown as being contrary to the terms of the treaty and for a time the collection of all Land Revenue on behalf of the Crown appears to have been held in abeyance.

72. In 1668, the Crown of England considering Bombay to be an unprofitable possession transferred it to the East India Company by Letters Patent, dated 27th March 1668. By this Charter the King granted the Port and Island of Bombay to the East India Company in perpetuity, with all the rights, profits and territories thereof, to be held "in free and common socage as of the manor of East Greenwich, on payment of the annual rent of £ 10." The Company were neither to sell nor to part with the Island.

73. In the next year it was proclaimed that all acquisition of land by individuals prior to 1661 proceeded from imperfect right, but this proclamation appears to have caused so much discontent among the landholders that the Company instructed their President, Mr. Aungier, to forego inquiry into title and in consultation with the landholders to fix a lump sum as their rent payment. In accordance with these instructions Mr Aungier drew up an agreement with the representative landholders on the 12th of November 1672. This was confirmed by all parties concerned at a convocation held in 1674.

74. This convention though not signed and ratified by the East India Company has been regarded as valid and acted upon. It gave the inhabitants security in their possessions, Government reserving the right to take them for building "cities, towns or fortifications"

on reasonable satisfaction to the proprietors. It recognized all land when in occupation as private property subject to Military Service. All uncultivated and waste land, excepting such as by the constitution of the Island was an appendage of the cultivated portion as pasturage ground, remained the property of the Company.

75. From 1674 onwards, as the population increased, the Company's lands were proportionately assigned for their accommodation. The Crown Lands were let out for cultivation to the *Kurbis*, the produce being equally divided between the Company and the tenants.

76. People were encouraged to stop breaches by the grant of leases of unreclaimed ground for a number of years at a small quit-rent with the stipulation that they should reclaim the lands within seven years. Marshy lands were similarly drained and rendered fit for cultivation.

77. In 1718, a quit-rent was imposed to reimburse the Company for the charges incurred in building fortifications. This tax may be said to have substituted a money charge for the liability to Military Service reserved under Aungier's convention of 1674. In 1731 this quit-rent was modified. By a resolution of Council, dated 3rd December 1731, the English inhabitants were directed "to pay the same quit-rent for their houses that they had hitherto been assessed in, but for such ground as they might have taken in since the building of their houses or may hereafter take in they shall pay an additional quit-rent of 6 reas* for each square yard but be free of ground rent and all natives or black inhabitants to pay for the ground they occupy or should hereafter occupy a quit-rent of 6 reas and a ground rent of 5 reas for each square yard."

78. Since the conclusion of Aungier's convention the lands do not appear to have been allotted on any established system. In 1733 attempts were made to introduce leases for definite terms on the ground that "little regard has been paid by the inhabitants within and without the walls to an order of the 3rd of December 1731", but these attempts proved to be fruitless.

79. Meanwhile efforts were being made to reclaim land from the sea and lands so recovered were assigned to individuals at a nominal rental on condition of their improving them. These lands were known as Salt Batty Grounds. In 1740 a publication was issued giving notice that Government was willing to receive proposals for farming lands in parcels or as a whole. The lands were let at 4 reas a burga, and parcels were allotted to different *Kurbis*. This rent was raised to 6 reas a burga in 1744 and further to 9 reas a burga in 1748.

80. On the 3rd of January 1758, with a view to reimburse the "prodigious expenses which the Company had incurred in increasing the fortifications and the works on the Island for the security of the inhabitants in general", a tax of 10 per cent. was ordered to be levied on the produce of all the landed estates or garden lands belonging to the inhabitants of the Island.

81. The chief events in the land administration in Bombay between 1760 and 1800 were the survey proposals made in the year 1772, the vesting of the Mazagaon estate in the Company by virtue of a decree from the Mayor's Court, dated 10th February 1758, and the subsequent leasing out of the estate in small parcels and the Inám grant of lands in Parel to the Wadia family in 1783 on the recommendation of Sir Edward Hughes, K. B., Commander-in-Chief of His Majesty's Ships in India, for the very important services rendered by the Parsi Master-builders Manekji Lowji Wadia and Bomanji Lowji Wadia.

82. In 1803 Government directed that the "Engineer's limit" should be declared to the extent of 800 yards from the Fort and issued an order to that effect to the Commanding Officer of the Forces. A general proclamation was also issued on the 13th January 1804 ordering the clearance. The inhabitants displaced from within this 800 yards limit were accommodated in the area subsequently known as New Town or Kamatipura. The allotments of lands made in this New Town appear to have been on the same terms as in the Old Town, viz., on the payment of rent at the rate of 11 reas per square yard without any leases for any definite period of time.

83. In the year 1821 another Inám grant was made to Nowroji Jamshedji Wadia of lands situated in Parel, Naigam and Sion. The Sion lands were, however, exchanged by Mr. Wadia for certain lands in the Island of Salsette in 1854.

84. From 1841 for nearly a decade a great contest was maintained between the Honourable Company and owners of the Salt Batty lands in consequence of Government having resumed certain plots of ground near the Race Course for the purpose of stacking hay, without paying any compensation to the occupants thereof, Government conceiving the ground to be the property of the Company and the occupants to have been merely the tenants-at-will, the occupants themselves setting up a claim of adverse possession against the Company. As a result of this contest the rights of the Company over all the Salt Batty

* One reas = $\frac{1}{4}$ pie.

lands excepting some reserved for public roads and tanks were extinguished in favour of the individuals who held the same respectively as the immediate rent-payers to the Company subject to the rents then severally payable in respect of them and the Foras Act, No. VI of 1861, was passed embodying the above conditions.

85. In 1861 Government appointed a Committee to consider the subject of the land fortifications in the Island of Bombay. This Committee recommended the demolition of the existing ramparts and the distribution of the ground so set free in building allotments. The suggestion was accepted by the Secretary of State in June 1862. After reserving a number of sites required for public buildings most of the rest were sold by public auction on leases for 999 years.

86. In 1885 the third Inám grant was made to Khán Bahádur Jamshedji Dhunjibhai Wadia for his valuable services in His Majesty's Dockyard, about 800 acres of land situated at Dhárávi and Sion being given rent free in perpetuity.

87. In 1891 Government considering the general inadequacy of the ground rent levied on Government lands in Bombay, appointed a Committee to consider how the assessments could be raised so as to bear a fair proportion to the increased value of land obtaining. On the recommendations of this Committee Government adopted the policy of granting leases for 99 years in the case of lands where for general considerations architectural conditions were considered necessary and for 50 years renewable for a further term of 50 years in the more outlying parts where no conditions in excess of the Municipal Building Rules might be necessary. The basis on which the rent is calculated is a four per cent. return on the market value of the land. This policy is the present Land Revenue policy of Government.

88. The Land Revenue Administration in the City of Bombay is administered under Act II of 1876 as amended by Act III of 1900.

89. No records of any authentic survey are available before 1811 although the first mention of survey was made so long ago as 1670-71 and many proposals to this effect were made from time to time since the cession of the Island. The survey which commenced in 1811 and concluded in 1827 was superintended in turn by Lieutenant Hawkins, Captain Dickinson and Lieutenant Tate. The primary object of this survey was for the purpose of ascertaining the number of coconut, brab and other trees in each part and the names of the proprietors, but very soon after the commencement the survey operations were extended so as to define not only the boundaries and extent of the Company's property but of that of the inhabitants in general and to specify the nature of the tenures under which all lands in the Island were held. During this survey the southern half of the Island was minutely surveyed and registers showing various details were compiled. The northern half was only topographically surveyed and only the total areas held under the different tenures were denoted in the map. The cost of this survey was Rs. 1,63,000.

90. Between 1844 and 1859 various parts of the Island were surveyed departmentally. These surveys though of considerable use could not be incorporated in the Revenue Survey, as the Traverse points had never been accurately laid down in connection with the trigonometrical stations of the Great Trigonometrical Survey.

91. The next revenue survey of the Island, the record of which for the purpose of the City of Bombay Land Revenue Act is taken to be *prima facie* evidence, was made during the years 1865 to 1872 under the superintendence of Colonel Laughton. Plans principally on a scale of 40 feet to an inch for the southern half and 100 feet to an inch for the northern half of the Island were prepared together with the registers showing the area, the name of the occupant and the tenures of every holding. Boundary marks were fixed to demarcate the outlines of the properties and levels at every 300 feet along the principal roads have been recorded. The area of the Island as determined by this survey was 22 square miles, 105 acres and 4,149 square yards. The cost of this survey was Rs. 3,13,062.

Existing Tenures.

92. The following are the tenures existing in Bombay :—

1. Pension and Tax.
2. Quit and Ground Rent.
3. Toka.
4. Foras.
5. Inám.
6. Lease-hold.
7. Sanadi.
8. Newly Assessed, and
9. Tenancy-at-will.

(a) *Pension and Tax*.—The term 'pension' takes its origin from the Portuguese word 'Pencao,' which means a bonus or premium paid for the fee simple on the compromise of a doubtful tenure. The payment of "Pension" dates from Aungier's agreement of 1672 which commuted, in consideration of the payment every year of 20,000 xeraphins

(Rs. 13,850), whatever rights the Company possessed over the estates which were in a state of cultivation and which were in consequence acknowledged by that instrument to be free-hold property. The "Tax", of 10 per cent. on the produce of all landed estates, was introduced from the year 1758 to meet "the prodigious expenses" of fortifications and works for the security of the inhabitants, but it did not alter the original character. There is no fixed rate per square yard on these lands; the rents are "lump sums" bearing no uniform proportion to the quantity or value of the land and in many cases give rates as low as a fraction of a pie per square yard. An explanation of the very low rates and the irregularity in the scale is to be found in the fact that the 'pension' was originally levied on garden or rice land and the "tax" was levied on the produce calculated at so much per wheel used for irrigation.

The cess on these lands is not subject to revision and is redeemable on payment of the amount of 30 years' rent. Up to 1st April 1912, not less than 2,558 holdings had been redeemed by their proprietors.

Pension and Tax lands are found in the Fort, Girgaum, Malabár Hill, Cumballa Hill and the Máhim Woods. Their area as recorded in Colonel Laughton's survey is 2,551 acres.

(b) *Quit and Ground rent.*—'Quit rent', as its name implies, meant freedom from liability to military service. It was established in 1718 and was a money substitute in lieu of the military service reserved by Aungier's convention. The original quit rent does not appear to have been fixed on any uniform system. It was at first imposed on every description of property within the Town Wall but was afterwards extended to properties beyond the walls. By an order of 1731 the quit rent was equalized and fixed at 6 reas per square yard for the English inhabitants, while the Native inhabitants had to pay a "ground" rent of 5 reas per square yard in addition to the "quit rent" of 6 reas per square yard. This distinction accounts for the fact that some properties in the Fort pay quit rent only and others quit and ground rent. The properties in the Town pay quit and ground rent.

Like Pension and Tax lands, the cess on these lands, if less than Rs. 10 per annum, can be redeemed on payment of 30 years' rent. The number of holdings so redeemed by 1st April 1912 was 402.

These lands are situated in Fort, Old and New Towns and in parts of Colaba and Mazagaon. Their area as shown in Laughton's Survey is 973 acres.

(c) *Toka.*—These lands derive their name from the word toka, which means a share of the produce. The toka lands comprise the greater part of the Company's villages of Parel, Bomnolly, Naigam, Wadalla, Matoonga, Sion and Dháravi. The right of the proprietorship of Government of these lands is founded on the fact that all uncultivated and waste land excepting such as by the constitution of the Island was an appendage of the cultivated portion as pasturage ground was at the date of Aungier's convention Crown land and was at a time went on let out for cultivation. A considerable area under cultivation situated at Sion, Wadalla and Parel, belonging to the Society of Jesuits, was seized and confiscated in 1692 and was similarly let out. The Kunbis who cultivated the lands paid half the produce to Government *in kind*.

Between 1751 and 1800 the villages were farmed by public auction, one of the conditions being that the farmer should not collect from the Kunbis more than the usual toka. The farming system was however abolished in consequence of the constant disputes between the farmers and the Kunbis as well as on account of the alienations made by the latter from time to time. After its abolition the Kunbis paid their toka directly into the Collector's office, but commuted into money payment the rate of commutation being fixed every year according to the market. Since 1837, however, the rate remained fixed at Rs. 20 per moora* of rice. In 1879 the rents on these lands were revised and fixed at rates varying from 1/3 pie to 1 pie per square yard per annum. These rates have been guaranteed for 50 years. The next revision will take place in 1929.

The early history of this tenure shows that the lands could be resumed by Government, the Kunbis or tenants who cultivated the lands being removable at pleasure. But the aspect was changed by the introduction of the revised assessment of 1879.

The total area of toka lands ascertained by Laughton's Survey was 1,489 acres.

(d) *Foras* or Salt Batty lands are lands reclaimed from the sea. They derive their name from the Portuguese word "Foro", the meaning of which is rent. The 'old' salt batty lands were recovered from the sea by means of the vellard between Sion and Máhim: the 'new' salt batty grounds by means of the Hornby Vellard. These lands were originally let free of rent in 1703 for 35 years. In 1738 they were again relet free of rent. In 1740 a low rent of 4 reas a burga was levied. In 1744 it was increased to 6 and in 1748 to 9 reas a burga. The right to alter the rent was challenged by the holders. In 1805 the question of the respective rights of the Company and the holders was put to a legal test before the Recorder, Sir James Mackintosh. Though the verdict was in favour of the Company, the rights of the Company still remained an open question and a long series of disputes led to the passing of the Foras Act No. VI of 1851 under which these lands were enfranchised as freehold lands.

* One moora is equivalent to 35 maunds.

Foras lands are situated at Byculla, Parel, Worli, Máhim, Matoonga and Dhárávi. Their area as given in Laughton's Survey was 3,408 acres.

Like quit and ground rent lands the cess on these lands, if less than 10 Rs. a year, is redeemable on payment of 30 years' rent. Upto 1st April 1912, 978 holdings have been so redeemed.

(e) *Inám*.—Inám lands are situated at Naigam, Parel, and to the north-west of Sion Fort. Small portions lie near Dádar and Dhárávi. The grants were made to the Lowji (Wadia) family in 1783, 1821 and 1885 on account of their excellent services as ship-builders for the Bombay Government Dockyard.

The Inámi lands pay no assessment to Government.

The area is 1,181 acres.

(f) *Leasehold*.—Leasehold lands are held all over the Island under various condition and terms of 21, 50, 99 or 999 years.

The 21 years' leases are generally renewable some at revised rents and some at the same rents but on payment of small fines.

Some of the 50 years' leases are also renewable every 50 years at revised rents but some are renewable for one further period of 50 years only.

A major portion of the 99 years' leases are non-renewable the others being only once renewable. The Mazagaon leases for 99 years are renewable at revised rents.

Some of these 21, 50 and 99 years' leases contain a clause reserving to Government the power to resume the lands on 6 months' notice, if required for a public purpose, on payment to the lessee of the value of the buildings and improvements on the land.

The 999 years' leases are of course non-renewable.

The area at present under lease in Bombay is 462 acres.

(g) *Sanad*.—The sanads cover a period of 40 years from 1814 to 1854 during which 828 sanads were issued. The sanadi lands are mostly situated in the New Town. The sanads for lands in Colaba, which were 188 in number and were all granted in 1816 were cancelled and the lands resumed in the years 1823 and 1866 when the limits of the Colaba Cantonment were extended.

These sanads are of two kinds. Under the one the holder is a mere tenant-at-will the land being resumable by Government at pleasure. Under the other the lands can be resumed, if required for public purposes only, on 6 months' previous notice being given and on payment of the value of buildings and improvements to be determined by a committee appointed by Government.

The area held under sanads at present is 127 acres.

(h) *Newly Assessed*.—This tenure has its origin in Bombay Act II of 1876. It comprises lands assessed by the Collector of Bombay under Section 8 of the said Act. A general revision of assessment on these lands was made in 1899 and the new rents then fixed were guaranteed for 50 years in some cases and 30 years in others. The assessment is liable to revision at the end of the periods of guarantee. These lands are situated mostly in Naigam, Dhárávi and Parel. The extent of these lands is 134 acres.

(i) *Tenancy-at-will*.—This term needs little explanation. The lands are granted under agreements which may be terminated by one month's notice on either side. The tenants have no right to build permanent structures on the lands so let to them. These lands are scattered all over the Island. Their present area is 13 acres.

The total area of the Island at present is 22 square miles, 178 acres and 4,736 square yards. The annual revenue is Rs. 2,88,482.

LAND TENURES IN SIND.

93. The tenures on which land is now held in the Province of Sind are of a comparatively simple character. Doubtless in the ancient times of Hindu Nationality, and under Bráhman dynasties, the same complexity of land tenure prevailed in Sind as in other Provinces of India; but as successive waves of Mahomedan invasion and conquest passed over the Province, and when finally the bulk of the population had, forcibly or otherwise, been converted to Islamism, the ancient institutions must have gradually decayed, and given way to those brought in by the conquering race. The village system which is supposed, and probably with truth, to have once flourished in Sind, has shared in the common decay. The group of families (*Raj*) acknowledging generally some one head, the Wadero or headman among Mahomedans, and the Mukhi or chiefman among Hindus, still survive, but all trace of an organization for administrative purposes, all trace of hereditary village officers with assigned duties and remuneration, has long since passed away. Tapedars or Village Accountants and supervi-

sing Tapedars have been appointed everywhere, but none are hereditary. The system which was at first introduced into the Thar and Parkar District and a few other localities, of granting seris or small patches of rent-free land, to heads of villages which are continued to the heir, if well-behaved, or resumed if service in the suppression of crime is not properly rendered, has recently been extended to the whole Province and grants are being made on the recommendations of the District Officers. Village Pagis or trackers are engaged in the pay of the Police Department, but have no hereditary claim to service.

94. The land in Sind is held by a large number of peasant occupants, and by a small body, numerically, of large proprietors. At the present day there are in round numbers 55,093 holdings under 5 acres. Land by whom held. 91,323 from 5 to 25 acres, 41,128 from 25 to 100 acres, 11,771 from 100 to 500 acres and 2,302 of 500 acres and upwards. Some in the last class hold large estates, but 5,000 acres is with a few exceptions the limit. Yet there are not wanting indications that, at a time not distant from the present, nearly all the land was held by large proprietors. Most of the land now in cultivation, and most of the waste land within range of existing or of former sources of irrigation, will generally be found to have at one time or other been in the occupation of some large proprietor. The ancestors of the petty holders of the present day were probably tenants, acknowledging by the payment of a portion of the produce the superior right of a zamindar. This state of tenure was a necessity of a period in which the weak had no security for life or property save in the protection of some powerful individual. It was equally necessary to the State, which had no agency at its command adequate to the task of collecting revenue from a vast number of petty cultivators, and was, therefore, compelled to make its settlement with as few and as wealthy individuals as possible. In course of time the zamindari rights in the land were purchased by the tenant, or lapsed on demise without heirs, or otherwise fell into disuse, and thus has sprung up the present large peasant proprietary class. There were, however, at the time of the conquest of Sind, a large class of poor cultivators, who cultivated in their own right.

95. Former tenures have been so modified by the introduction of the revenue survey into Sind that some description of the survey settlements introduced in the Province seems necessary, in order that the nature of the present tenures may be properly understood. At the conquest, and for many years after, the revenue was collected in kind. Sir Bartle Frere superseded it by a rough system of cash payments, and in 1863 a regular demarcation and settlement, on the principles of the Bombay system, was introduced. Leases of villages or estates were also given in some parts of Sind pending the introduction of the settlement.

96. The settlements existing in 1882-83 were :—

- (1) The original settlement. (2) The revision settlement. (3) The irrigation settlement.

But the last original settlement came to an end during the decade ending with that year and the only 5 talukas which were under the revision settlement in 1892-93 have since been brought under the irrigational settlement, the last one (Rohri) with effect from 1902-03.

97. These settlements were made on principles somewhat different from those obtaining in settlements in the Presidency. This difference arose from the fact that, owing partly to the poverty of the soil, and partly to the abundance of waste land, and partly, no doubt, to the absence of a sufficient supply of manure, it is not the custom (except in the case of rice lands) to cultivate the same land year after year. The land is consequently allowed to lie fallow from time to time according to the nature of the crop or means of irrigation, and hence arises the necessity for providing for fallows at the introduction of a revenue settlement.

98. In the "Original Settlements" the land was divided into large survey numbers an estimate was made of the share of each that should, with a proper regard to the requisite fallows, be yearly cultivated, and the assessment proper to that share only was placed on the whole survey number. This was what is known as the "Diffused rate" system. At first the zamindars and cultivators retained all the lands over which they asserted they had a right, whether they had means for cultivating them or not, and also retained cropped lands after exhaustion, paying the assessment on the whole. This involved them in great difficulties. But they soon learnt the plan of cultivating the whole of the survey number at once, and after exhausting it, throwing it up. Fresh land was then occupied, which was in turn treated in the same way. For example, assuming a field of 40 acres, the assessable value of which was Rs. 3 an acre, and that the soil required a 4 years' fallow, then on the assumption that $\frac{1}{4}$ th would be cultivated yearly in rotation, the Settlement Department fixed a rate $\frac{1}{4} \times 3 = 30$ Rs. on the whole number, in the expectation that this sum would be paid for 4 years. But the farmer would cultivate the whole in the first year and then resign it, so that 3 years' assessment is lost. This system was found so detrimental to the revenue that on the expiration of the term (ten years) for which it was sanctioned it was abandoned in favor of a revision or an irrigational settlement.

99. In "Revision Settlements" the survey numbers were formed of small size, and full assessment having been placed on each, the zamindar could under certain rules allow

his fields to lie fallow and yet retain his lien on them without payment of assessment for the years during which the land was left fallow. If, however, he elected to cultivate when the lands ordinarily should lie fallow he became liable to full assessment upon each survey number which he cultivated.

100. "Irrigational Settlements" have now been applied to all talukas on the lapse of the term of original or revision settlements. One of the defects in original or revision settlements was the attempt, which entirely failed, to classify the land and water-supply, and assess the revenue proportionately. The classification of the land is now abandoned, and the assessment is based entirely on the mode of irrigation adopted, which varies in different talukas and in different groups of villages. This has the merit of leaving it to the farmer to choose the best method of irrigation, season by season, according to the height of the river and the water-supply available. Under this system also the occupants are liable for the full assessment on each survey number when cultivated, but the size of the numbers has been reduced so as to render it possible for each number to be cultivated with one pair of bullocks. The occupants are also permitted to retain their rights over all their lands when lying fallow; but, to prevent abuse of the privilege, an assessment is charged at least once in five years. Practically, assessment is now levied on cultivation only, to the great benefit of the zamindárs and of the revenue. The full rates are high, but in cases of calamities such as locusts or floods, remissions are liberally given.

There are 55 talukas at present under "irrigational settlements." In the Desert of Thar and Párkar (4 talukas), and in the extensive hilly tract adjoining Baluchistan, which is treated as a mahál, special arrangements exist for levying a very light assessment, no fixed settlement having been made.

101. There are few tenant rights in existence in Sind. The smaller zamindárs cultivate for themselves and the larger through yearly tenants who almost always pay the superior a proportion of the crop, not cash, for the privilege of cultivating, the zamindár being responsible for the assessment. The share paid varies from $\frac{1}{4}$ to $\frac{1}{2}$, according to the difficulty and expense of cultivating: the practice of leasing land on cash rent is growing slowly.

102. In Upper Sind, in the Rohri Sub-division on the left bank of the river, a species of tenancy exists which requires special notice. This is locally termed, "maurusi haripan," that is "hereditary tenancy or ploughmanship". It is somewhat similar to the *aforamento* prevailing in parts of Portugal and the *bekeemrecht* in the Province of Groningen, described by M. de Lavaleye, in his article on the Land system of Belgium and Holland in the 1st volume of the Cobden Club Essays. The hereditary tenant pays a quit-rent under the names "lapo," "zamindári," "malkano," "tobro" or "deh kharch" to the proprietor. This quit-rent differs in different villages and even on different crops grown, but seldom exceeds 6 or 8 annas per acre and cannot be enhanced. The settlement of the Government demand is made directly with the tenant, and he is, in the land registers, entered as an occupant, the amount of quit-rent payable to the proprietor being also recorded. The right of occupancy is transferable, and in short, is as complete and secure as possible. Up till 1824 the original zamindár was not considered entitled to any assistance under the Land Revenue Code in the recovery of the "lapo" except through the Civil Court, but in November of that year Government announced that they had no objection to such assistance being given in making the recovery from persons whose liability to pay it had been recorded in the Settlement Registers or established by decree or whose title was directly derived from such persons.

103. Besides the "maurusi haris" there exist what are styled "2nd class haris." These are the real tenants of the zamindár, to whom they pay "lapo" and also a proportion in accordance with the custom of the country, of the crop as rent, and as long as they do so they cannot be ousted from their tenancies. In these cases the zamindár pays the assessment to Government.

104. The zamindári system referred to in the last two paragraphs is supposed to have originated in the following manner:—

Under the former Native rule certain individuals were granted the privilege of collecting certain fees on the revenue accruing from the lands of a tract of country, in consideration of their using their influence in bringing it under cultivation and collecting the revenue on the same. They attracted cultivators, probably advanced them money on account of the expenses of cultivation, afforded them the protection necessary in the then unsettled state of the country, and aided in the collection of the revenue; and the "lapo" was the consideration they received in payment of their services; the "deh kharch" (or village expenses) was probably an extra cess which they levied from their cultivators to meet the cost of entertaining Government officials, guests, etc., etc, and the "malkano" and "zamindári" were other names for the above or similar benevolences. They all, however, now have one common meaning, *vis.*, a charge on cultivation, payable sometimes in kind, sometimes in cash, which the zamindár is, by custom, entitled to receive from the cultivators. The maurusi haris are probably the representatives of the cultivators originally introduced by the zamindárs into the deh; and the 2nd class "haris" the descendants of those who cultivated the zamindárs' private lands as yearly tenants, but who, from long enjoyment of their tenancies, have at

last obtained from the zamindár the privilege of holding them permanently on payment of the battai (or share-in-kind) rate customary in the district.

105. Till about thirty years ago the zamindárs of Rohri claimed the right of lapo on all waste lands brought under cultivation in settled districts, but under a decision of the Judge of Shikárpur, it has been ruled that this right does not exist, and that they are entitled to it only from lands which were under cultivation at the time of introduction of the survey settlement.

106. The very large estates which formerly prevailed in this Province, the property of Muhammadan zamindárs, were in danger of gradually being broken up owing to the combination of many untoward circumstances, partly to their not understanding the original settlements and being forced to pay on all the holdings that they claimed as their own, whether cultivated or not, partly to unthriftiness, coupled with the hardness of the law for the recovery of debt and interest. Improved settlements and irrigation, the growth of intelligence and two Incumbered Estates Acts, (1) Act XIV of 1876 as amended by Act XX of 1881 which saved many large holdings and (2) Act XX of 1896 as amended by Act II of 1906 which is in full operation at the present moment, have stayed or retarded the evil. The relief so afforded by the Incumbered Estates Acts has been supplemented by the Court of Wards Act which was passed in the year 1905 with the object of enabling the executive, without the intervention of the Courts, to administer the estates of persons who, owing to minority or physical or mental defect, are incapable of managing their own affairs. The introduction of chapters III, V, VI, VII and certain sections of other chapters of the Deccan Agriculturists' Relief Act has also resulted in great benefit to such of the landed proprietors as have not received or cannot receive protection under the Incumbered Estates Acts. In former years Hindu zamindárs were rare in Sind; now they are to be found in thousands, partly owing to their having foreclosed mortgaged estates and partly because they find it a profitable investment of capital. Fresh grants of land to the improvident classes are, however (since the passing of the Bombay Land Revenue Code Amendment Act), now for the most part made on the condition that they shall not in any way transfer the land except with the permission of the Collector. In the extensive tract commanded by the Jamrao Canal in the south-east of Sind the restricted tenure has been in force in the case of new grants since 1900 under the authority of a special enactment (Bombay Act III of 1899), the provisions of which have been extended to the large areas of waste land made available for cultivation in consequence of the extensive improvements carried out to the Dád, Nasrat and Naulákhí Canals in the Hyderabad District and the Hiralwáh in the Thar and Párkar District.

107. The rent-free or partially rent-free tenures comprise jágirs, charitable grants (khairáts) and garden grants. Jágirs are ranged under four classes, determined by the period at which the original alienation was made. Thus, the first class comprises alienations granted prior to the accession of the Tálpur Dynasty, A. D. 1783; the second comprises alienations granted in the earlier years, and the third and fourth those granted in the middle and concluding period respectively of that dynasty. Jágirs of the 1st class are permanently alienated, those of the 2nd class are alienated subject to partial resumption and in certain cases to a payment in lieu thereof on succession, and those of the 3rd and 4th classes eventually lapse wholly to Government. Besides these there are lands permanently alienated to what are known as the four Great Tálpur Families. In these, succession has been regulated on principles similar to those laid down for second class jágirs, but in settling the claims of the four families, fixed rules were departed from in individual cases with a view to a more equitable and liberal treatment of chiefs whose claims called for special consideration.

108. A distinct class of permanent alienation is found in the neighbourhood of Shikárpur, namely, what are termed "Patádári grants." These are said to have been originally grants under leases (patá) of reduced assessment, made by the Afghán Government to Pathán settlers in North Sind. However this may be, they since acquired the form of assignment of a fixed proportion of revenue on certain lands, and as such they have been recognised and confirmed by our Government. The revenue alienated under this head amounts to Rs. 28,317 (1911-1912).

109. The khairáts or charitable grants, principally to Sayads, involve the alienation of a revenue of Rs. 2,81,249 (1911-1912). These also are permanent alienations, having been so recognised by the British on the ground of length of enjoyment.

It should be stated that the succession to all hereditary jágirs in the Province is limited by express direction of the Supreme Government to "lineal heirs male," and that these lands are subject to a local cess for roads and schools of 5 per cent., calculated on the assessable value of the jágirs, and also to a water-cess for water taken from Government canals.

110. Besides these ordinary alienations there are large tracts of land in the Upper Sind Frontier District, granted rent-free to Baluch chiefs and their tribesmen. Some of these grants are in perpetuity, others for life, but all subject to good behaviour and loyalty, also to the payment of hakabo (water-rate) or any other local cess legally imposed on them. The area thus granted amounts to 33,514 acres in round figures.

111. The minor alienations are of three kinds —

- (1) Garden grants.
- (2) Huri grants.
- (3) Seri or village service grants.

112. Under both Afghán and Baluch rule in Sind much liberality was shown in the remission of revenue on land brought under garden cultivation.

Garden grants.

Garden grants are found scattered all over the province.

They are divided into two classes—

(1) Wholly rent-free.

(2) Paying reduced assessment subject to certain stipulations. These lands are transferable, and being valuable property, are frequently sold and mortgaged. The extent of land thus alienated is 2,236 acres.

113. Owing to the tree-less character of the country throughout the greater part of Sind, Mr. Frere, Commissioner in Sind, in 1858, in exercise of the authority then vested in the Commissioner, sanctioned

Huri grants.

the grant of lands free of rent for the purpose of growing trees. This concession, which has since been continued, is not really of the nature of a land alienation; only the rent due on the land is foregone so long as they are used for the purpose for which they are granted. If any land so granted is cultivated with crops, full assessment is levied. These grants are transferable, the transferee being bound by the conditions of the grant. The area thus granted is only about 16,015 acres.

114. The Seri grant is generally made for the promotion of cultivation and for service in the prevention and detection of crime, in the collection of Government demands, etc. These grants are personal and for one life only, though continuable to successors. The area granted rent-free is 11,291 acres.

Seri grants.

APPENDIX I.

Revenue Survey and Assessment: Exposition of the policy of Government in regard to — Protection from Assessment of the increased value of land due to improvements made by the occupant.

No. 2619.

REVENUE DEPARTMENT.

Bombay Castle, 26th March 1884.

RESOLUTION OF GOVERNMENT.

His Excellency in Council desires in this Resolution to state the principles by which the Government regulates its action in regard to that portion of the produce of land which by custom belongs to the State, that is to the public, and forms part of the public revenues devoted to the cost of governing the country.

2. The law is contained in the Bombay Land Revenue Code (Act V of 1879) which repealed and took the place of the Bombay Survey and Settlement Act I of 1865. Under Section 214 of Act V of 1879 are framed rules for carrying out the purposes of the Act which after publication have the force of law.

3. By Section 69 of Act V the right of Government to mines and mineral products in all unalienated land is expressly reserved wherever it has not become vested in the occupant of such land.

4. Section 37 enacts that "the bed of rivers, streams, nálas, lakes and tanks, and all canals and water-courses, and all standing and flowing water . . . which are not the property of individuals, or of aggregates of persons legally capable of holding property, and except in so far as any rights of such persons may be established in or over the same, and except as may be otherwise provided in any law for the time being in force, are, and are hereby declared to be, with all rights in or over the same, or appertaining thereto, the property of Government."

5. Section 55 of Act V gives power to fix rates for the use of water the right to which vests in Government. The Bombay Irrigation Act VII of 1879 gives power to charge rates for the use of canal water. But in these cases the rates are not part of the assessment of land to the ordinary land revenue, the water being such as is capable of treatment as a distinct marketable commodity the property of Government and purchasable for agricultural uses.

6. These rates being left aside, there remains the assessment of the ordinary land revenue according to the productive quality and inherent advantages of each plot of ground known as a survey number.

7. By Section 73 of Act V the right of occupancy of land is declared an heritable and transferable property and by Section 68 an occupant under a survey settlement is entitled to the use and occupancy of his land in perpetuity, conditionally on the payment of the amounts due on account of the land revenue for the same. It is manifest then that the security of the tenure depends on the manner in which the assessment of the land revenue is regulated.

8. Section 95 of Act V gives power to the Governor in Council to direct the survey of any land with a view to the settlement of the ordinary land revenue and to declare the assessment fixed for a term of years (Section 102). The Governor in Council may (Section 106) at any time direct a fresh revenue survey or any operation subsidiary thereto, but the assessments cannot be enhanced until the original term of settlement has expired.

9. At the second or "revision" survey settlement, the assessment fixed at the first or "original" survey settlement may be altered partly by correction of the survey record or measurement and classification, and partly with regard to the increased value of the land from a rise in agricultural profits.

10. When the survey record has been made correct, it remains an authoritative and sufficient standard of the relative value of survey numbers or fields; and the first reason for a revision survey ceases to exist. The second reason is permanent, because agricultural profits are always subject to increase and decrease. But this part of the revision of assessment may be carried out without the employment of a Department of Survey when the survey record is once complete.

11. The completion of the survey record therefore by revision where it is now imperfect is one operation which will improve the position of the survey occupant, by putting an end to such disturbance and uncertainty as are inseparable from the remeasurement and reclassification of soils.

12. Revision has hitherto been undertaken only when an original settlement period expires. If this practice were maintained the operation would be greatly protracted and the highly skilled Survey establishments would be dissipated for want of full-time employment. It has therefore been resolved that the completion of the survey record should be carried out at once with the full strength of present establishments, and it is estimated that in this way all field operations of the survey in this Presidency may be completed within a period of eight years. Current settlements will remain unaffected until their term expires, as is stipulated by Section 106, Act V: "no enhancement of assessment shall take effect till the expiration of the period previously fixed" for the currency of a settlement by the Governor in Council under Section 102.

13. Thus far the duration of revision operations. Next as to their scope. The policy of this Government has always been opposed to the remeasurement and reclassification of land in revision survey beyond what is absolutely necessary to obtain a correct survey record. The Governor in Council has therefore insisted that before any reclassification of soil is permitted, the reasons should be fully explained by the Survey Department and that no such operations should be commenced without the express sanction of Government. It has been found, however, that in some districts a partial or even a complete resurvey and revaluation was inevitable. The reason of this is that in the first years of the Revenue Survey the work was too imperfect to be accepted as a standard. The classification of soils adjudged to be culturable was faulty. The value of the richer soils was under-estimated and that of the poorer soils over-estimated, and the extremes of the scale were not adjusted to the difference in productive capacity. It was found on revision that to obtain a just standard of relative value it was necessary to raise the better soils and to lower the poorer soils about one class, or 2 annas in the rupee scale. Again, the appreciation of the vast area then lying out of cultivation was rough and indiscriminating, so that large plots of easily cultivable land were thrown into survey numbers and left unassessed under the name of "Pôt-kharáb."

14. Therefore, since the commencement of operations for revision in the Poona District in 1867-68 it has been incumbent on the Government, in the interest of the public revenues, to sanction for each tract brought under revision such extent of revaluation as was proved to be necessary, amounting in some tracts to a partial remeasurement and reclassification and in others to measurement and classification *de novo*. As the early settlements have nearly all expired, the revision is almost complete in those areas in which a virtually new survey was necessary. The work will be in future confined to partial remeasurement and revaluation, and when this is completed, remeasurement and reclassification will cease altogether to be operations attendant on a revision of assessment.

15. Moreover, as the revised survey record is sufficiently correct for the purposes of a standard, His Excellency the Governor in Council has resolved that it shall be accepted as final and not subject to any future general revision. This resolution secures from any further general alteration of the valuation of land for revenue purposes the whole of the Southern Marátha Districts, except a few talukas, and the greater portion of the Deccan. In the districts of Ratnágiri and Kánara, in which original settlements are still in progress, the work of the survey is sufficiently accurate to admit of the extension of the same guarantee to them. The power of Government to direct a revaluation of soils will therefore be exercised almost solely in the province of Gujarát, the districts of Thána and Kolába, and in Khándesh and Sátára; and in these it is believed that a partial resurvey will suffice.

16. Before leaving this part of the subject it is necessary to speak of the arable land which under the name of "Pôt-kharáb" was included unassessed in survey numbers at the early settlements. This Government has been inclined ever since 1874 to leave the profit of bringing such land into cultivation to the occupant. But it was found that the area thus treated in the early settlements was so large that to forego assessment of it would occasion an unjustifiable sacrifice of the claims of the public revenue. Action in this matter was therefore postponed. But the settlements marked by lavish indifference to Pôt-kharáb have now come under revision. About the year 1854 a more careful system was introduced under the rules of the Joint Report. His Excellency the Governor in Council has therefore resolved that the Settlement officers shall, in the operations for revision settlement of land originally settled after 1854, as a general principle accept and confirm as exempt from assessment whatever area was entered as Pôt-kharáb in the classification of land at the original settlement. In other words, as a general rule, land which, though arable, was at the first survey included in a survey number as unarable and was left unassessed, shall also be left unassessed at the revision settlement for the benefit of the occupant.

17. This concludes the review of the operations proposed for the completion of the survey record. It remains to examine the law and principles by which the periodic increase of land revenue assessment is regulated, and particularly those which protect from assessment the increased value of land due to improvements made by the occupant.

18. First with regard to the law, Bombay Act 1 of 1805 contained the following provision:—

"Section 30.—It shall be lawful for the Governor in Council to direct at any time a fresh survey or classification of soils or revision of assessment, or all or any of these combined,

but the assessment so revised shall not take effect till the expiration of the period of previous guarantee given as provided in Section XXVIII. Such revised assessment shall be fixed, not with reference to improvements made by the owners or occupants from private capital and resources, during the currency of any settlement under this Act, but with reference to general considerations of the value of land, whether as to soil or situation, prices of produce, or facilities of communication."

This section is re-enacted as Section 106 of Bombay Act V of 1879, but the following section adds a proviso:—

"107. Nothing in the last preceding section shall be held to prevent a revised assessment being fixed:

- (a) with reference to any improvement effected at the cost of Government, or
- (b) with reference to the value of any natural advantage, when the improvement effected from private capital and resources consists only in having created the means of utilizing such advantage, or
- (c) with reference to any improvement which is the result only of the ordinary operations of husbandry."

19. Attention will now be directed to Section 107.

The principles which the Governor in Council desires to maintain are:—

- (1) That enhancements of assessment shall be based on "general considerations" and not on the increase of value in particular fields.
- (2) That the occupant shall enjoy the entire profit of improvements made at his own cost.

20. These principles being applied to the interpretation of Section 107 it is observed that "reference to general considerations of the value of land" means reference to increased value due to extraneous causes distinct from the result of expenditure of money or labour by the occupant. For instance, a railway which affords a better access to markets is such a cause. Its value may be judged by examining the scale of prices over a long period and noting the proportion of increase which appears to be permanent. Again, by obtaining returns of the selling and letting value of land.

21. The rise in value may be due to improvements made by the landlord—in this case the State. Clause (a) enacts that such improvements effected at the cost of Government may be considered in fixing a revised assessment.

22. The interpretation of Clause (b) is more doubtful and will be further considered below.

23. Clause (c) was intended to meet the case of *Pôt-Kharīb* and also would apply to cases where waste land has been assessed at very low rates in order to encourage its cultivation. This latter case however does not occur in Bombay and the clause is of no practical use (to meet it). Another course is taken under rules subsidiary to Act V with

- (1) land the bringing of which under the plough "will be attended with large expense";
- (2) the reclamation of salt land.

Such lands are given by contract free for a certain term and at the end of it on a rent gradually rising up to the full assessment.

24. So far then in this Presidency the conditions on which assessments are enhanced on revision do not affect the value of improvements made by the occupant. The case of these has now to be considered. In other words, what is the effect of Clause (b) of Section 107 on the assurance given in Section 106.

25. His Excellency in Council desires to regulate the action of Government in this matter by the broad principle that the occupant of land pays for the use of all advantages inherent in the soil when he pays the assessment on the land. Among inherent advantages he would include subsoil water and rain water impounded on the land, and he would secure to the occupant altogether free of taxation any increased profit of agriculture obtained by utilizing these advantages through expenditure of labour or capital.

26. His Excellency in Council has no desire to claim any part of such profit for the State either immediately or after a certain term of exemption. There may be provinces where some reservation is necessary, but in the circumstances of Bombay His Excellency in Council is convinced that the material interests of the country will be more truly advanced by laying down a broad principle that the occupant may apply labour and capital to the utilization of all inherent advantages in perfect security that the profits acquired by his labour and capital will never be taxed by the State, than they would by reserving a discretion to tax these profits attended by a feeling of uncertainty when and how they may be taxed. The encouragement of higher cultivation in a fully cultivated province is of

infinitely greater public importance than the small prospective increase of the land revenue which may be sacrificed by guaranteeing to the occupant the whole profits of his improvements.

27. This Government has already acted on the broad principle stated above. Wells are the universal and most important means of utilizing inherent advantages. The Government in 1881 issued* a general assurance that Section 107 (b) of Act V of 1879 is not held applicable to wells constructed at the expense of the owner or occupier of the soil in which they are dug. This rule was in fact partially in force (as a rule for guidance in revising assessments) as early as 1871; it was extended to the whole of the Deccan and Southern Maratha Country in 1874; and was made a rule of general application in 1881.

28. It is clear therefore that as regards the commonest form of agricultural improvement the Government has given complete assurance to any occupant who proposes to construct a well, that the increase of profits resulting from it will not be considered as a ground for increasing the assessment on revision. If it is argued that this assurance is not in the terms of the law but in an executive order, on the other hand it is to be remembered that the revision settlements made in subjection to it are unalterable for 30 years. It was also notified in 1881 that if any other kind of improvement is contemplated, Government will decide at the request of an applicant for an improvement loan, whether Section 107, clause (b), applies to his project or not. The same assurance can of course be obtained if the improvement is made by means of private capital.

29. These executive orders were promulgated at a time when, according to the custom of preceding rulers, old wells existing at the time of the original survey settlements, and in many cases known to be the property of Government, had been subjected to special water assessment. With regard to these it was in 1874 made a rule applicable to the whole of the Deccan and Southern Maratha Country, that in the case of old wells constructed before the first settlement, all special water assessment should be abandoned, and only the maximum dry-crop rate should be levied. This rule was made of general application in 1881.

30. These rules are important at the present time in connection with operations for revision of the original settlements in the province of Gujarát which are about to be commenced.

31. His Excellency in Council entirely concurs in the soundness of the principle approved by the Government of Bombay in 1866 and 1868 that the assessment by a light rate of the water-producing qualities of the soil is preferable to the system of assessing highly only such lands as are found to be already supplied with wells. In a Resolution, Revenue Department, of March 27, 1868, the views of the Government were thus expressed:—

Resolution, Revenue Department, No. 2110, June 8, 1868.

“In regard to special taxation of wells, it is said with truth that water is, like mineral wealth, fairly taxable by the landlord when used by the tenant. His Excellency in Council, however, considers that the first principle of its taxation should be that which governs our taxation of the land itself, that is the capability of being used rather than the use itself. If water of good quality be easily available near the surface, it is more reasonable to tax such land by light additional rate, whether the water be used or not, than to lay an oppressively heavy tax on those who expend capital and labour in bringing the water into use.”

32. Difficulties were experienced in carrying these views into effect, but the hope was expressed that when the time for a revision settlement should come, means might be found for abandoning the special rates imposed on existing wells. The subject has again been under the consideration of Government and sanction has been given to the adoption in the survey settlement of parts of the Panch Mahás of the plan of taxing subsoil water advantages by a scarcely noticeable increase of the soil rates on the land possessing such advantages, all special water rates being abandoned. The results of this experiment will form a guide for the introduction of a similar reform in the revised settlements of Gujarát.

33. In the Land Improvement Loans Act of 1883, Section 11, it is enacted—

11. When land is improved with the aid of a loan granted under this Act, the increase in value derived from the improvement shall not be taken into account in revising the assessment of land revenue on the land.

Provided as follows:—

(1) Where the improvement consists of the reclamation of waste land, or of the irrigation of land assessed at unirrigated rates, the increase may be so taken into account after the expiration of such period as may be fixed by rules to be framed by the Local Government with the approval of the Governor General in Council.

In the debate in Council on this section it was explained that the proviso has regard to such circumstances as those of large tracts in the Punjab, where there is a very large amount of waste land unoccupied and a very sparse population. The land in its unirrigated state is of very little value and is assessed at about one anna per acre, but as soon as water is brought in, it can be assessed at 14 annas or one rupee per acre. But in districts where

the land is fully cultivated and where there is a very small margin of waste ~~and a very small~~ population it was held that the section was properly applicable without the proviso. In Bombay, provision is made for bringing land into cultivation under special difficulties and for the reclamation of salt lands by agreements or leases under which the land is given for a certain term rent-free, for a further term at a low rate per acre, and is then assessed like other land adjoining. The land when brought up to the level of ordinary cultivation is thus assessed at the ordinary and not at a special rate in pursuance of a contract with the reclaimer. Except in these special circumstances, land is not in this Presidency assessed below the value of its natural advantages because it is waste, and having regard to the policy stated as to wells, His Excellency in Council sees no probability that improvements consisting of "the irrigation of land assessed at unirrigated rates" will at any period be taken into account in estimating the agricultural profits on which an increase of assessment will be based.

34. His Excellency in Council is led by these remarks to consider whether the three clauses of Section 107 of the Land Revenue Code are necessary for the security of the land revenue. Having regard to the power reserved under Section 55 to fix rates for the use of the water of streams and tanks which are vested in the Government, and under the Irrigation Act to charge rates for canal water and percolation and leakage rates, to the policy declared with reference to subsoil water drawn from wells, and to the system of reclamation leases described above, His Excellency in Council considers that Section 107 or at any rate clauses (b) and (c) are unprofitable to the land revenue. If in some case, not at once perceptible, an increase of land revenue might be claimed under these clauses without violating any of the pledges given by Government from time to time, and this is very doubtful, His Excellency in Council is satisfied that no such advantage is comparable to the disadvantage of retaining on the Statute-book a proviso which is of such doubtful significance as to be capable of discouraging the investment of capital in agriculture. The repeal of Section 107 in whole or in part will therefore be taken into consideration.

35. The next point to notice is the limit which Government imposes on the percentage by which the land revenue assessments may be enhanced by the Survey Department on revision.

36. By Resolution, Revenue Department, No. 5733 of October 29, 1874, the following Regulations were laid down for certain districts in the Deccan :—

"1st.—The increase of revenue in the case of a taluka or group of villages brought under the same maximum dry-drop rate shall not exceed 33 per cent.

"2nd.—No increase exceeding 66 per cent. should be imposed on a single village without the circumstances of the case being specially reported for the orders of Government.

"3rd.—No increase exceeding 100 per cent. shall in like manner be imposed on an individual holding.

"It is desirable here to state the principles which should be adopted in dealing with the last description of increases. Putting fraud or obvious error in the calculation of the original assessments out of the question, these excessive increases in individual cases will be found to be due to one of three causes :—

"1st.—To the assessment of land which was deducted by the original survey as unarable and unassessed, but nevertheless included within the limits of the original assessed number.

"2nd.—To enlargement of the original assessed number by portions of neighbouring lands unassessed at the original settlement having been with or without permission encroached upon by the rayats and cultivated together with the original assessed numbers.

"3rd.—To the alterations that have been made (1) by the adoption of a different valuation scale and (2) by putting a higher value on the soils themselves.

"As regards the second cause, His Excellency in Council is of opinion that lands so appropriated must be regularly valued and assessed, no matter what increase in assessment may thereby result.

"As regards the last cause, it must be borne in mind that the officers employed in the infancy of the survey worked on varying scales of valuation, and that the systems they severally adopted were consequently more or less tentative or experimental. It was not till after the lapse of a few years that the then superintendents of survey were able to fix upon a uniform system of valuation which was subsequently embodied in the Joint Report. However much therefore His Excellency in Council would wish to avoid extreme increases in the assessment on individual holdings, there can be no doubt about the superiority of the Joint Report system; and of the absolute necessity for determining and upholding a classification of soils based as far as possible on correct and uniform data.

"It is understood that the Joint Report system was generally adopted a very few years after the introduction of the early assessments, and that consequently no alteration

will be required to be made at future revisions. Explanation on this point should, however, be clearly given in future, and also for each future revision in respect to the extent to which it has been found necessary to alter and depart from the classification value originally fixed on the different descriptions of soils. The smallest extent of variation from the old valuation consistent with the principle laid down in the last paragraph should be permitted, and the greatest care should be taken to keep the valuation of the poorest and lighter soils low.

"If the above rules are adhered to, the cases in which the enhancement of the assessment in individual holdings will be found to be in excess of the prescribed limit will probably be very few. In order to prevent excessive individual increases, the fixed standard of valuation must not be abandoned. It will always be optional with Government to remit wholly or in part, or for a particular period, such proportion of the increase in excess of 100 per cent. as may seem necessary; but the correct value of the land must be carefully ascertained on a uniform basis, and the proper assessment thereon duly calculated and recorded."

37. These rules have not been formally extended beyond the districts for which they were framed. The reason of this is to be found in the imperfection of the measurement and classification done in the earliest years of the survey. The revision of the earliest original settlements has, however, been effected, and the limits above set forth can now be adopted, as in fact they have been in the revision settlements of the past two years, without injustice to the public interests. His Excellency in Council is therefore now able to direct that these limitations of enhancement shall be observed in the revision of all original settlements of which the term expires after the revenue year 1883-84.

38. His Excellency in Council will state in conclusion the views of Government as to the collection of the land revenue. It is often asserted that the rigid exaction of the land revenue in good and bad seasons is incompatible with the sustained solvency of the rayat. It is, however, to be noted in the first place that in a revenue settlement everything affecting the security or insecurity of agriculture in the tract under settlement is weighed and the maximum rate of each group of villages is graduated accordingly. No consideration is more potent in the adjustment of rates than the security or insecurity of the crops in the area under settlement. A taluka is often divided into five or six groups for no other reason than the comparative certainty of the rainfall. Thus allowance is made in the assessments for the fluctuations in agricultural returns caused by variations of season by what may be called a standing remission co-extensive with the settlement in favour of the less fortunate tracts. The principle certainly is that the assessments thus carefully adjusted to the average production should be punctually paid. But even in ordinary years the practice stated in

* With regard to landowners or rayats who fall into difficulties in ordinary years, we do not consider that any radical change in the prevailing method of revenue collection is needed, though a reasonable indulgence may well be shown in a few exceptional cases of individual misfortune. The Collector should understand that Government looks to him to manage its estate to the best advantage, and that notwithstanding the general principle of the settlement he is entrusted with discretion to postpone the demand in the case of persons whom it is to the public interest to maintain on the land. The interest of the landowner and the interest of the Government as the chief landlord, are identical, and it should be understood that the Collector is not to sacrifice a good tenant to the principle of the settlement by rigidly selling him up and ejecting him because his revenues are in arrear.

the passage* from the Report of the Famine Commission quoted in the margin has been pointed out to the Collector as a guide. And when any agricultural disaster which can be called abnormal occurs, the principle of rigid exaction is unhesitatingly set aside. In recent years, land revenue instalments have in fact been frequently suspended. If it is found possible to collect these instalments in subsequent

prosperous years, the advantage attributed to rents in kind is secured, viz., that the rayat pays when he has wherewith to pay and is excused payment when he has not. If not, the arrears are remitted. If the disaster is serious, remission is sanctioned rather than suspension, and always a careful enquiry into individual cases is held before it is decided whether the suspended land revenue should be collected or remitted. The reason why the subject of remissions is not treated in the Land Revenue Code is that each case is considered by the Government, to whom every agricultural disaster is promptly and fully reported. But in order that the policy of Government may be understood and that the action of the Collectors on such occasions may be uniform, the following rules have been added to the Provincial Famine Code:—

"A.—SUSPENSIONS AND REMISSIONS OF LAND REVENUE.

"138. When a Collector has clearly ascertained that an abnormal failure of the harvest, causing total or almost total destruction of the crops over a considerable area, is certain, he is authorized to suspend the collection of the next ensuing instalment of land revenue in such area and any subsequent instalment or instalments falling due while the failure continues. The Collector shall forthwith report his proceedings, stating fully the reasons for his order and the extent of its application, with all other particulars, to the Commissioner for the information of Government.

"139. The Collector will cause the occupants whose land revenue is suspended distinctly to understand that such suspension is provisional only, and that it will be decided after subsequent investigation whether the land revenue suspended will be ultimately remitted or collected.

"140. As soon as possible after the failure of the harvest has ceased, the Collector will conduct a careful investigation into the loss of crops sustained by each occupant whose land revenue payment has been suspended, and its effect on his ability to pay the suspended instalments, and will submit to Government through the Commissioner his recommendations for the remission or collection, or partial remission and collection, of the suspended land revenue.

"141. In framing his recommendations the Collector will consider whether the loss of harvest in each case has been total or partial, whether the occupant has been left without means or possesses a reserve of means or capital, whether he has lost or preserved his plough cattle and agricultural stock. If the occupant has sub-tenants the Collector should ascertain whether he has recovered his rents from them or remitted them. On these and similar considerations the Collector will decide whether total, partial or no remission should be recommended.

"142. In no case should the Collector apply such pressure to obtain payment as will cause an occupant to sell his plough cattle or agricultural implements, or prevent or retard the resumption of agriculture. The recovery of arrears, if any, should be from a surplus of means after sufficient is allowed for the subsistence of the occupant and his family and the restoration of his position as a revenue payer, and occupants should not be driven to borrow from *sávkárs* in order to pay arrears.

"143. For the payment of arrears of suspended revenue, if ordered, the Collector may fix such instalments, extending over such period, as the circumstances of the occupant may require."

39. The principles stated in this Resolution as to the non-assessment of the value of improvements made by the occupant are as applicable to Sind as to the districts of the Presidency proper. But the course of survey and settlement in Sind has not been parallel with that in the latter districts. The date from which the survey record may be accepted as complete must therefore be placed much later in Sind, or about 1875-76. Again, while the soil assessment can be fixed so as not to require further revision, the water assessment cannot so be fixed. The productive value of land in Sind depends far more on the water-supply than on the quality of the soil, and the water-supply is a factor in the calculation of assessment to which permanency does not yet attach. The water is not an inherent advantage, but one obtained with some uncertainty and variation from without. A large proportion of the assessment is therefore a charge for water made available by external agencies other than the capital or labour of the occupant. A charge for its use might be made at any time, and if the charge is deferred until a revision takes place, the revised rates which include both soil and water assessment, cannot be restricted by a maximum limit of enhancement applicable to quite different conditions. The comparatively large enhancement in some of the recent revision settlements in Sind is chiefly due to an added charge for the use of increased water-supply of which advantage was taken by occupants during the currency of the previous settlement, but for which nothing extra was paid until the revision took place.

40. His Excellency the Governor in Council has now reviewed the whole of the subject proposed in the first paragraph of this Resolution. The land revenue assessments are based on most careful inductions of all relevant facts. There certainly are difficulties in reaching assurance as to the exact incidence of assessment rates. The attachment of the people to their land qualifies the precision of the test supplied elsewhere by land passing out of cultivation when the rent is high in proportion to that on other land of similar quality. Data of the rents at which land is leased by private persons are not largely available. But as far as they are known they go to prove that the assessments are moderate. The incidence of the land revenue on the gross produce in Bombay was estimated in the Report of the Famine Commission at 7.6 per cent. The crop experiments made in recent years show that it is not in excess of that proportion. The object of this Resolution is to make publicly known the grounds of assurance that the land revenue will not be capriciously or excessively enhanced and that no part of the profits of occupants' improvements will be taken from them in that name. His Excellency in Council believes that this assurance is as complete and that the system as now explained approaches as nearly to a permanent settlement of the State rights as is possible with justice to public interests in a country of which the resources are still far from fully developed.

J. NUGENT,
Secretary to Government.

Communicated to the Commissioners of Division, all Collectors, &c., &c., with copies of Government Resolutions:—

- A.—No. 1028, dated 25th February 1874.
- B.—No. 6682, dated 10th November 1881.
- C.—No. 8989, dated 7th December 1883.

Accompaniment A.

Revenue Survey and Assessment.

No. 1028.

REVENUE DEPARTMENT.

Bombay Castle, 25th February 1874.

Read again the following papers:—

Letter from the Survey and Settlement Commissioner, S. D., No. 1900, dated 17th November 1873—Soliciting, with reference to the revision of settlements in the Southern Marátha Country now about to be commenced, a reconsideration of the orders contained in Government Resolution No. 405th, dated 22nd August 1871, regarding the assessment of well lands.

Memorandum from the Survey and Settlement Commissioner, N. D., 2247, dated 5th December 1873—Submitting remarks on the above.

Memorandum from the Revenue Commissioner, S. D., No. 160, dated 15th January 1874—Forwarding the above, and stating that he hopes to submit his views in a few days.

Memorandum by the Survey and Settlement Commissioner, S. D., No. 124, dated 26th January 1874—Stating in reply to a reference made, that no inconvenience will result from the postponement of a decision on the above question, which has no practical bearing on the revision settlements of this year.

Resolution of Government on the above, No. 520, dated 30th January 1874.

Read also a memorandum from the Revenue Commissioner, S. D., No. 304, dated 27th January 1874—Submitting, as promised in his memorandum of the 15th idem, No. 160, his views on the letter from the Survey and Settlement Commissioner, S. D., No. 1900, dated 17th November 1873.

RESOLUTION.—Colonel Anderson requests that the orders of Government in respect to the revision of the assessment on lands irrigated from wells may be reconsidered. He objects to them as involving a needless sacrifice of public revenue.

2. Those orders are—

(1) That in the case of old wells constructed before the first settlement in dry and arid districts, all special water assessment should be abandoned, and the maximum jirát rate alone levied.

(2) That in the case of new wells constructed subsequent to the first settlement the ordinary dry-crop rate should be imposed without any addition whatever on account of the new wells.

3. The question has now been very fully discussed. His Excellency the Governor in Council has no hesitation in reaffirming the second order which has been approved of by the Secretary of State, which has already been productive of good results in encouraging the construction of new wells and which is based on the broad and liberal principle laid down in Section XXX of the Survey Act, namely, that improvements made during the currency of a settlement are not to be taxed.

4. The opinions that have been elicited during the course of the present correspondence convince Government as to the policy and expediency of the first rule. It was intended in the first instance to be applicable to the drier talukas of the Deccan Collectories, where the rainfall is, as a rule, light and uncertain. His Excellency the Governor in Council is now pleased to decide that it should be generally adopted in the Deccan and Southern Marátha Country, but that the Survey Commissioners should at their discretion be empowered, in the case of districts where well irrigation has been carried on on an extensive scale, to impose an assessment which should in no case exceed a well assessment previously levied.

5. Budkis of permanent construction are to be treated as wells. There is no objection to the plan which Colonel Anderson states he has adopted of classing at a higher rate land within a certain distance from a stream from which water can be obtained by means of a budki. The same principle may be adopted in the case of land which is found to derive benefit from its proximity to a tank. This should form part of the regular process of classification, in order that it may be tested by the Classing Assistants in the same manner as other classification returns.

E. JAMES,
for Chief Secretary to Government.

Accompaniment B.

Advances—

No. 6632.

REVENUE DEPARTMENT.

Bombay Castle, 10th November 1881.

Submitting the report called for by Government Resolution No. 1389 of 8th March 1881 on

Letter from the Commissioner in Sind, No. 2202, dated 18th June 1881.
 Joint letter from the Commissioners, Central, Southern and Northern Divisions,
 and the Survey and Settlement Commissioner, No. 2725, dated 28th September
 1881.

Note by the Commissioner, N. D.

extract Section 3, Chapter
 IV of the Report of the
 Indian Famine Commis-
 sion, Part II, regarding Gov-
 ernment loans to facilitate
 land improvement.

RESOLUTION.—Government are unable to see that any discouragement to improvements made by private capital need be caused by Section 107, Clause (b) of the Land Revenue Code. Government are competent at any time to declare how they interpret that clause and to notify that it will not be held to apply to any particular class of improvements. Government are now prepared to give a general assurance that Clause (b) will not be applied to wells dug at the expense of the owner or occupier of the soil. In the same way in any other specific case, Government will decide at the request of an applicant for an improvement loan, whether the clause applies to the project or not. Government are also willing to give general application to the two rules as to wells in force in the Deccan and Southern Marátha Country (Nairne's Handbook, page 158-9). The Survey Commissioner may prepare a notification in accordance with the above views and report whether any modification in the way of greater liberality or security is called for.

J. MONTEATH,

Acting Under Secretary to Government.

Accompaniment C.

No. 6930.

REVENUE DEPARTMENT.

Bombay Castle, 7th December 1883.

Read again the following correspondence:—

Letter from the Government of India, Revenue and Agricultural Department, No. 539-B.,
 dated 15th May 1883, and enclosures.

The Government of India have recently been in communication with the Secretary of State regarding the principles on which future revisions of land revenue assessments should be made in Northern India, and the Secretary of State has suggested, in giving his assent to the general principles which the Viceroy in Council advocated, that the Government of Bombay should be addressed with a view to ascertaining whether similar principles *mutatis mutandis* might not be applied in the rayatwári districts of Southern India. I am accordingly instructed to forward copy of a letter recently addressed to the Government of the North-Western Provinces in which these principles are formulated. There is much in that letter which is wholly inapplicable to the state of things in Bombay, but on the other hand one at least of the leading principles therein inculcated has for years past been an accepted feature of the Bombay system; in other respects the Government of India thinks that the explanation of the principles which underlie the relations of the revenue payers to the State will be found not to be fundamentally at variance with the Bombay system. I am to enquire if, in the opinion of His Excellency the Governor in Council, the more extended application of them to the Bombay revenue system is considered practicable or expedient. The objects which the Government of India has in view are to avoid as far as possible the harassment and expense inseparable from re-survey and re-classification of soil, at every recurring re-settlement, to give the revenue-payer a means of estimating beforehand with tolerable accuracy what his enhanced revenue should be, and with this object limiting enhancements to the three grounds of rise in prices, additional cultivation, and improvements made at Government expense. It is not supposed that the detailed method of applying these principles, which is suggested in paragraphs 16 to 30 of the letter to the North-Western Provinces Government, will be found applicable to Bombay, but a consideration of these paragraphs may suggest other methods more applicable to that Province, and will at all events render portions of this letter more easily intelligible.

2. There has been much in the correspondence which of late years has passed between the Government of Bombay Her Majesty's Secretary of State and the Government of India, which has led the Government of India to think that the Bombay Government will, on some of the

questions which come under discussion in the letter to the North-Western Provinces hold similar views to those of the Government of India. His Excellency in Council is constrained to admit that proposals made by Sir Phillip Wodehouse, of which the main object was to remove the annoyance of the re-measurement and re-classification of land, received some check in consequence of the objections raised by the Government of India itself to an important part of his recommendations. But since the date of the correspondence on the subject, which ended with letter No. 7046, dated 15th December 1875, from the Bombay Government, so much light has been thrown upon the circumstances of the Bombay assessments by the full and clear reports of Colonel Anderson, Mr. Stewart, and other officers engaged in the settlement of the land revenue in the Presidency, that the Government of India is able to revert to the proposals of 1874 with some confidence that the principles therein contained will be found in many respects to agree with those now put forward by the Government of India. On the main point indeed, as has been already implied, the Bombay scheme of 1874 and that included in the present letter to the North-Western Provinces agree entirely; *viz.*, in the desire to do away with the troubles, difficulties, and expense of re-measuring and re-classifying land.

Sir P. Wodehouse appears to have desired to concede to the proprietors of land the whole of the assets realized from that part of the cultivated area of each survey number which at the time of assessment had not been recorded as under cultivation. This at least seems to have been the proposal for districts assessed after 1848. The Government of India would now ask whether the Government of Bombay would be inclined to renew this suggestion with such modifications as may now seem desirable.

3. A good deal of correspondence has arisen in regard to the burthen of enhancement imposed at the time of re-settlement in some of the Bombay districts. The Government of India does not, in referring to it, now wish to enter into any discussion on this part of the subject, but desires merely to ask whether in the case of those districts in which it is impossible to resign the enhanced revenue due to the extensive cultivation of land (known it is believed as *pôt-kharáb*) which was not included in settlements before 1848 in the assessable area, it would not in the opinion of the Bombay Government be desirable to make the enhancement progressive in all cases in which the increment of revenue bears a high proportion to the former assessment.

4. The most important question connected with the proposals of the enclosed letter is that of eliminating the process of re-valuing the land. The Government of India would ask, first, whether it may be understood that in those districts, if any in which the increment due to the cultivation of *pôt-kharáb* can be resigned, no new valuation of the soil will be necessary, and that the existing revenues can be accepted as the initial revenues; and secondly, whether any date can be selected in regard to which it must be accepted that all assessments made previous to it were of such a nature as to require a new valuation in their case, but not in the case of districts assessed after that date? The anxiety of the Government of India to avoid the re-classification of soils under all circumstances where it is possible to do so will not escape the attention of the Government of Bombay, and its views on this question will, it is hoped, receive earnest consideration at its hands. The Viceroy in Council trusts, indeed, that some definite programme may be found possible under which the revenues of a certain number of districts may at once be accepted as initial revenues which can in future only be enhanced on certain well-defined grounds such as those given in paragraph 13 of the enclosed letter.

5. Finally, the Government of India wishes to make some allusion to the position of those tracts of which the produce is so precarious as to prevent the offer of a fixed and uniform assessment from possessing the advantages which in normal tracts it possesses. In connection with this matter it invites attention to the Resolution No. 58-R,* dated 12th October 1882, on suspensions and remissions in Northern India. It might perhaps be found desirable to adopt a system of collecting revenue in such tracts which may include an acknowledged and definite system of suspensions and remissions. The great object in laying down rules, however elastic they may be, for suspensions and remissions, is to establish the principle as a definite and integral portion of the Revenue Code, which will not be dependant on the varying views of individual revenue officers or even of successive Governments. It is understood that in practice suspensions and remissions are now freely resorted to, especially since 1877, but it seems desirable that an element, on which in certain tracts the security of the Bombay revenue system depends so largely, should, so far as the conditions permit, be reduced to a system, and take an acknowledged and prominent place in the rules by which the revenue officers of the Province are guided.

6. The Government of India, without asking at the present moment for anything like a detailed reply as to the method by which the principles above referred to can be applied to Bombay, would be glad to receive an early expression of the opinion of the Bombay Government as to their general applicability in whole or in part to the revenue system of the Presidency.

Letter from the Government of Bombay, Revenue Department, to the Government of India, No. C340, dated 27th August 1883, and accompaniment-

I am instructed to reply to your letter No. 539-B. of the 15th May.

2. I am to say that His Excellency the Governor in Council is in entire accord with the Government of India on the general principles enunciated in your letter and its enclosures; he considers that those principles are generally applicable to the revenue system in this Presidency, and he has directed me in this letter to explain how and with what modifications of existing arrangements they may be adopted.

3. Before addressing the Government of India on this important subject, His Excellency in Council desired to avail himself of the knowledge and experience of the Commissioner of Survey. Mr. Stewart has furnished an able review of the present position of settlement operations in Bombay with suggestions for a modification of plan to meet the views of the Government of India. A copy of his letter is enclosed and I am to say that His Excellency the Governor in Council concurs in almost every point in the opinions and proposals which it contains.

4. The object of the Government of India is to reduce and abridge as far as is practicable the annoyance, expense, and uncertainty inseparable from the re-survey and re-classification of soil, and to enable the revenue-payer to forecast with tolerable accuracy what a future enhancement of revenue will be by clearly defining and limiting the grounds on which such enhancement will be based.

5. There is, as you remark in your letter, a great difference in the method of revenue settlement pursued in the North-Western Provinces and this Presidency respectively. In the former a revenue settlement is made on mixed considerations of what the land-holder's assets are and what they might be, and the object is to assess for a fixed term a lump revenue payment on the estate or village. In Bombay the work of the Survey Department proper is to prepare a complete record of the correct areas of fields, and the relative value of such as measured by the return obtained from its cultivation. This survey record does not in itself settle the Government land revenue due on the field, but supplies a scale for adjusting it equitably according to the quality and advantages of the land. The object of our measurement and classification of soils is thus distinct from the assessment and variation of revenue rates, and is attained when the survey record is accurate and complete enough to be finally accepted as guaranteeing the relative fairness of any rates which it is decided to impose. At the same time, as the relative value of every field has to be distinctly estimated, it is clear that the operation must be as scientific as possible and the necessity of revising the rough and uneven work of the early years of the survey is explained.

6. Mr. Stewart has given (paras. 16 to 21) an estimate of the field operations still necessary before the survey record can be accepted as complete according to these views. When these operations are finished, the record will remain as an authoritative and sufficient standard of relative values by which assessment may be adjusted to each field through calculations made in the Collector's office. The work remaining to be done is not much; but if the correction of the survey record in each taluka or group is, as at present, deferred until the current settlement expires, it will be protracted into the next century, while the existing highly skilled establishments will be dissipated for want of full-time employment. Mr. Stewart therefore proposes that the completion of the survey record should be carried out at once with the full strength of present establishments and expects that in this case all field operations in the Presidency may be completed within a period of eight years. Current settlements will not of course be altered until their term expires and it will be necessary to explain carefully to the land-holders under unexpired guarantees what the object of the operations is. I am to say that His Excellency in Council entirely concurs in this proposal and believes that it will commend itself to His Excellency the Viceroy in Council as in complete concordance with the policy approved by the Government of India.

7. I am next to advert to the question asked by the Government of India, whether the Government of Bombay is now inclined to renew with such modifications as may seem desirable, the concession proposed by the Government of Sir P. Wodehouse in 1874, that land which, though arable, was included in a survey number as unarable and unassessed at the original settlement, should at the revision settlement be again left unassessed for the benefit of the occupant. I am to say that His Excellency in Council considers that this concession, if granted absolutely as proposed in 1874, would have resulted in unnecessary loss of revenue, regard being had to the quality of the survey record as then unrevised in some of the districts first surveyed. But the position is now different, and this Government is prepared to sanction the concession as a general principle in talukas and groups the soils of which were classified subsequent to the year A.D. 1854. This subject is discussed in paragraphs 13-15 of Mr. Stewart's letter. As Mr. Stewart observes, this decision of Government on the future treatment of *pôt-kharáb* removes the necessity for the progressive increments of revenue suggested in the 3rd paragraph of your letter.

8. Having now considered the questions connected with the formation of the survey record I am next to proceed to those which relate to revision and enhancement of land revenue assessments.

9. I am to observe that the considerations on which a scheme has been framed for fixing "initial revenues" in the North-Western Provinces are not existent in this Presidency. The survey record will, when once complete, be always available for the purposes of periodic revisions; it will be decided on the statistical information collected for the purpose what the rate of enhancement should be, and when "revised maximum rates" have thus been determined, the revised assessment of each field will be worked out from the survey record. It is, therefore, only necessary to advert to the grounds on which enhancements should be based.

10. The grounds of enhancement according to the existing law in this Presidency are set forth in Section 106 of the Land Revenue Code* which enacts as follows:—

"A revised assessment shall be fixed, not with reference to improvements made from private capital and resources of the currency of any settlement, but with reference to general considerations of the value of land, whether as to soil or situation, prices of produce or facilities of communication."

And the proviso is added (Section 107)—

"Nothing in the last preceding section shall be held to prevent a revised assessment being fixed—

"(a) with reference to any improvement effected at the cost of Government; or

"(b) with reference to the value of any natural advantages when the improvement effected from private capital and resources consists only in having created the means of utilizing such advantage; or

"(c) with reference to any improvement which is the result only of the ordinary operations of husbandry."

11. With regard to water advantages (Section 55) the Governor in Council may authorize the Collector or the officer in charge of a survey, or such other officer as he deems fit, to fix such rates as he may from time to time deem fit to sanction, for the use by land-holders and other persons of water the right to which vests in Government, and (Section 2, Bombay Act VII of 1879) in respect of which no rate is leviable under the Bombay Irrigation Act of 1879. The Irrigation Act empowers the Governor in Council (Section 44) to levy rates for canal water. These provisions relate to the use of river or canal water. The officer in charge of a survey when assessing land is also empowered (Section 101) in the case of lands used for purposes of agriculture alone, to place his assessment either directly on the land, or in the form of a rate or cess on the means of irrigation if these are not already rated under Section 44 of the Irrigation Act.

12. With reference to the power taken to assess wells I am to say that it is now a rule of general application that in the case of old wells constructed before the original settlement no special water assessment is imposed, but the lands under them are assessed within the highest dry-crop rate for the village. And in the case of new wells constructed since the original settlement and during the first settlement period, no addition is made to the assessment on account of them, and the profits earned by them are left entirely to the occupant. And some uneasiness having been expressed by occupants as to the bearing of Section 107-(b) on the construction of wells, it was declared in Government Resolution No. 6682, dated 10th November 1881, that wells are not considered by Government to be improvements such as under that clause will be taxed in making revised assessments.

13. It is evident from what has now been said, that when the survey record is completed, a general enhancement of revenue on revision can be based on hardly anything else than a general increase in the profits of agriculture resulting from a general rise in prices, or a local increase resulting from a better market secured by new roads or railways constructed at the public cost.

14. I am to say that His Excellency in Council entirely concurs that a rise in prices of the common produce of India should be used with great caution as a measure of the enhancement of land revenue. Fluctuations in prices are periodically caused by the alternation of short and abundant harvests and by the inflation and contraction of trade in some exportable product, and these cannot be foreseen. It may be hoped that when the country is better protected from famine, railways and roads are more generally distributed, and the export trade has obtained a stronger hold on foreign markets, the oscillations in agricultural profits will be less marked. In the meantime it is not easy to formulate a rule of proportions between revenue enhancements and prices.

15. Mr. Stewart has suggested (para. 27) that it may not be expedient in the interest of the existing peasant occupants of Bombay to reduce to very precise and narrow limits the declared grounds on which alone the Government will increase its land revenue demand. The Government of India will probably not concur that uncertainty should be retained in the definition of these grounds after it has ceased to be necessary, because it acts as a deterrent on the money-lending class, who might be inspired by certainty of assessment to supplant the present holders of the land. Anything which may operate to hold back capital from agriculture is an evil. But while the reasons for enhancement tend to merge into the one general ground of a substantial increase in agricultural profits, I am to say that His Excellency in Council would not recommend until the survey record is complete any change in the principles of revision laid down in the Land Revenue Code.

16. I am finally to refer to your remarks on the subject of suspensions and remissions. Mr. Stewart (paras. 28-30) has pointed out and illustrated the fact that it is an important part of the survey valuation of land to make full allowance in the assessment rates for the uncertainty of the harvest in tracts where the rainfall is irregular. The system provides relief for ordinary or partial failures of harvest by what is in fact a standing remission. This relief is embodied in the survey record and operates mechanically and independently of "the varying views of individual revenue officers or even of successive Governments." Remissions on a large scale are, therefore, properly limited to exceptional calamities, such as a visitation of locusts, famine, or agricultural depression caused by bad seasons following famine. The reason why rules have not been formulated for such remissions in this Presidency is that, the occasions being exceptional, the facts are always reported at once for the special orders of the Government, and I am to say that His Excellency in Council believes that it may be claimed for the Bombay revenue system that no failure is probable in the conveyance of timely information to the Government. In these circumstances formulas are not needed for the guidance of Government. But His Excellency in Council is willing to believe that it may be an advantage to the district officer to be in possession of a clear and simple statement of the policy of the Government on the whole subject of suspensions and

remissions. In regard to ordinary years there is some reason to think that the Collectors in following the processes of the Land Revenue Code for the recovery of revenue may lose sight of the sound views stated in the passage of the report of the Famine Commission quoted in the margin. And in seasons of exceptional distress some rules of action may be a useful guide to uniformity in the Collectors' recommendations of suspension and remission. I am to say that His Excellency in Council therefore proposes to refer this subject for the consideration of the Committee which has lately been appointed for the preparation of a Provincial Famine Code, and to decide on their report what instructions it is advisable to issue.

"With regard to landowners or rayats who fall into difficulties in ordinary years, we do not consider that any radical change in the prevailing method of revenue collection is needed, though a reasonable indulgence may well be shown in a few exceptional cases of individual misfortune. The Collector should understand that Government looks to him to manage its estate to the best advantage, and that notwithstanding the general principle of the settlement he is entrusted with discretion to postpone the demand in the case of persons whom it is to the public interest to maintain on the land. The interest of the landowner and the interest of the Government, as the chief landlord, are identical, and it should be understood that the Collector is not to sacrifice a good tenant to the principle of the settlement by rigidly selling him up and ejecting him, because his revenue is in arrear."

17. I am to say in conclusion that as Mr. Ozanne has now taken up the appointment of Provincial Director of Agriculture, steps will at once be taken to organize under his direction, in co-operation with the Survey Commissioner,* "a competent staff, whose duties will be to keep the village maps up to date, to correct from time to time the field registers, and to record from year to year the statistical information which has to be considered at the time of revising the rates."

18. His Excellency in Council desires me to say that he will be glad to receive an expression of the opinion of His Excellency the Viceroy in Council on the views stated in this letter before action is taken to carry them into effect.

Letter from the Survey and Settlement Commissioner, No. 1860, dated 27th June 1883, referred to in the foregoing letter from the Government of Bombay.

I have the honour to acknowledge the receipt of your memorandum No. 4414, dated 11th instant, forwarding for my opinion a letter from the Secretary to the Government of India, Revenue and Agricultural Department, dated 15th May 1883, in which the Government of Bombay is asked to consider and report as to the extent to which certain principles laid down for the guidance of the Government of the North-West Provinces in future revisions of assessment can be made applicable to this Presidency.

2. The two main principles which the Government of India's letter is intended to inculcate may be briefly stated as follows:—

1st.—That to avoid the trouble, annoyance and expense under the present system of revision of assessments, the process of re-valuation of land should be eliminated in future from the scheme of land assessment. Or in other words, that the agricultural value of the land having been once ascertained with tolerable accuracy, that value should be taken as the basis for future adjustment.

2nd.—That the future assessments of land revenue should be arranged under such rules and in such a manner as will enable the proprietors of land to forecast with tolerable precision and without official aid the enhancement of revenue to which they will in future be subject, so that an element of certainty of assessment may be to some extent introduced into the settlement.

3. With regard to these two principles I think I may safely say that the first is one which is thoroughly accepted in the Bombay system of settlement and has been fully recognized and expressed in the orders of Government for several years past, and that although the second principle has not yet been fully developed as part of the settlement system in this Presidency, a considerable step towards its realization has been made by the legal restrictions on enhancement of assessment in revision provided in the Land Revenue Code and by the limits which have been placed on revenue enhancements by the orders of Government in 1874. Although it may be open to doubt whether under the rayatwari system of Bombay a certainty of the future range of assessment will be altogether favourable to the interests of the rayats themselves, as distinguished from the capitalists who are rapidly acquiring their lands, there is nothing in the Bombay system itself which will stand in the way of the carrying out of the wishes of the Government of India, if it be decided that the time is ripe for the introduction of this principle in its entirety.

4. The subject of the re-measurement of land in this Presidency is so closely connected with that of re-classification as an operation of revision that the absence of reference to it in the letter to the Government of the North-West Provinces may excite some surprise. The reason, however, is that in the North-West Provinces the whole area surveyed for the original settlements between 1833 and 1844 has been already brought under one revision of rates and the original measurements and maps have been altered and corrected up to a comparatively late date; whereas in this Presidency we have been and are still engaged in reviewing, and in many instances re-doing, the old work which cannot be fully accepted as accurate. And not only have the whole of the original measurements in the North-West Provinces been once revised in the ordinary course, but the later surveys have been carried out by the costly Imperial cadastral agency, which must supply all the data for a settlement on the broad basis of that of the North-West Provinces in a form which could scarcely be improved upon. It must be clearly kept in view, therefore, that the Government of India, in laying down principles for the observance of the Government of the North-West Provinces, is alluding to an approaching revision of an already revised valuation, while the operations in progress in this Presidency are directed to the carrying out of a first revision only.

5. Between the valuation and appraisalment of land which forms an integral part of the North-West system in its latest development and the minute classification of soils in the Bombay Presidency, there is a very great difference both in the method of procedure and in the objects aimed at. In the North-West the valuation of the soils is performed by the settlement officer on a simple inspection of the fields of each village, his object being to group the lands into homogeneous areas according to their distance from the village and the natural and artificial qualities of their soil. To the areas so classified average rent rates calculated on very minute local inquiries and local examination of accounts and records are applied, and on a percentage of the total rental so arrived at, the Government revenue of the estate is fixed. The classes of soils employed for this operation are so few and simple, that it is impossible to think that this part of land valuation is that which causes trouble and annoyance to the people. It is much more likely that the elaborate local inquiries and researches of the settlement officer to ascertain actual rent rates, or to estimate average rent rates when actual rents cannot be ascertained, are the real cause of harassment and vexation. Under the Bombay system no inquiries of the latter kind are required to be made in the village, and if re-valuation of soils is alleged to cause harassment and annoyance to the people, it must be shown to be caused by the single technical operation of re-classification

in the field, which is the only one of which the individual rayat has any cognizance. I am inclined to believe that much of the odium which has attached itself to revision operations in Upper India on account of the inquisitorial nature of the local inquiries into rents and the scrutiny of accounts and records involved in the appraisal of the land has been saddled on the Bombay system from an idea that the process of the valuation of the soil must be somewhat similar. In paras. 23 to 30 of my report on future operations in Khândesh, No. 1714, dated 3rd September 1882, I have taken occasion to combat the main charges levelled against us under this head. But my object in bringing to notice the vast difference in the two processes is not to continue a discussion on this question nor to gainsay the fact that the re-classification of lands is a thing to be avoided as far as possible, but to show that although the Government of the North-West Provinces, in settling for the revenue with holders of villages and large estates, may be able to accept a land valuation of "tolerable accuracy" as the basis of their assessments, the Government of Bombay in settling for the payment of revenue with individual rayats, many of whom are small holders, cannot afford to stay its hand in the matter of re-classification of the soils until it is assured that the standard of classification is thoroughly fair and equal and that each holding or recognized parcel of a holding has been subjected to an intelligent estimate of its relative productiveness.

6. The classification of soils in the Bombay Presidency differs in the first instance from that of the North-West Provinces in being an operation wholly apart from the duties of the settlement officer. It is a duty preceding settlement performed by a special agency and is as detailed and technical as the soil-classification of the North-West is broad and general in its aims. Each survey field or subordinate survey field (pôt. number) is classed separately on its own merits by digging to ascertain depth and careful analysis of soil, and the average classification arrived at is expressed in fractions of a rupee according to a prescribed valuation scale. Beyond recording the distance of the field from the village, which is an important point as affecting the facility of obtaining manure and such facts as may be necessary regarding irrigation and tree-growth, the functions of the Bombay soil-classifier end here. I may mention that it has been the practice hitherto for the classer during his stay in the village to record facts regarding population and live stock; but I have recommended that even this duty should be discontinued.

7. Although the classification valuation of the field itself is no guide in deciding the pitch of the rates of assessment, it is however the great factor by which the incidence of the assessment on each field is graduated. When the maximum rate, i.e., the rent charge considered applicable to the best, or what is technically termed 16 anna soil, is decided for a village or group of villages, the assessment per acre of the lower classed fields is decided at once by the proportion their valuation in annas bears to 16 annas. The necessity of a careful and accurate field classification cannot therefore be too highly estimated. If the classification is relatively fair and equal, periodical enhancements of the maximum rates may be made upon its basis only without any hesitation; if on the other hand it is unequal and ill-balanced, every successive application of an enhancement will add to excessive rating on the one hand or undue leniency on the other. A good classification in itself will not prevent the imposition of too high or too low an assessment, but it is a complete safeguard against relative inequality in assessment. Moreover, if over-assessment is caused by a too high pitch of the maximum rates, the mistake can be remedied with no appreciable expense by a lowering of the rate and the application of the classification thereto; but when relative over-assessment is caused by an unequal classification, there is no remedy for it but an expensive course of field operations.

8. The above remarks will, I think, tend to show what a much greater stake is involved in the field-to-field classification of Bombay than in that portion of the land valuation in the North-West Provinces which is connected with the distinguishing of soils. In fixing the lump-revenue to be paid by a village community or a zamindâr, some little roughness in the classification of the lands under the main heads of soil will not ordinarily be perceptible; and if the valuation of one portion of the estate is somewhat low, a high valuation of another portion may counterbalance the effect. But this is not possible in the case of the small parcels of land on which the settlement is made in Bombay, where no "tolerably accurate" classification will suffice. It is essential to obtain as accurate a classification once for all as is possible with the experienced agency and supervising staff which we now possess.

9. From the earliest period of the present Bombay system of settlement, it has been a fundamental principle that no form of assessment can be suitable to the rayatwâri tenure, unless founded upon a close examination of soils. The conclusion arrived at by the Government of India, after reviewing the progress of settlements in the North-West Provinces in para. 7 of their letter, are substantially those which have been formulated and accepted by the exponents of the system in this Presidency for upwards of forty years past. It is possible that, as a corollary of the views now expressed by the Government of India, the system of land classification in this Presidency would be considered too minute an attempt to obtain an exact valuation of agricultural land; but the time has apparently passed for a modification of the system when, with the exception of four talukas, the entire area of the Presidency has been so treated, and when fair progress has been made to revise the oldest portion of the work.

10. It may be asked why, if such a detailed examination of the soils has once been made, it should be necessary to do all or any of the work over again. The answer to this is that when the first districts were settled, the processes and standards of classification varied in all parts of the Presidency, and the scales adopted for valuation were for many years purely tentative and experimental. Native classers had to be slowly and painfully trained to a proper discrimination of the qualities and defects of the various kinds of soil. Owing to the almost certain sacrifice of revenue which at first attended the operations of the settlement officers, funds were scantily allotted, and the controlling staff was insufficient for proper and systematical test. It has been found hitherto in revising the old work that when compared with the standard which has been adopted in recent

settlements, and which has remained fairly constant, there is a serious under-estimation of the value of the richer soils and a corresponding over-estimation of the poor soils. In most districts hitherto entirely re-classed or partly re-classed with a view to adjustment, it has been found that to obtain a true relative valuation the better soils have had to be put up and the poorer soils lowered about one class, or 2 annas in the rupee scale. An undue lowering by one class of the value of a 16-anna field is equivalent to a loss to the revenue of 12½ per cent. on that field, but it is a much more serious consideration that the over-valuation of a 4-anna field to even half that extent will produce a relative over-assessment of 25 per cent.

11. Various reasons have been given for the faulty standard of the old classers. It has been suggested that as the country at the time of the early settlement was in a very impoverished condition and the best lands were lying waste on account of the weight of the previous assessment, there was a special object in keeping the valuation of such soils low, in order to tempt their re-cultivation. It is certain that the poorer soils were those which were at that time under the most constant cultivation, and their well-tilled appearance, in contrast with the good soils which were untilled and overgrown with weeds, may have had much to do with the relative error which is found in all the old classifications. However this may be, the fault is gradually found to decrease as districts were reached in which cultivation had become more general, while after the great rise in value of land in 1862 to 1865 there appears to have been a re-action towards a rather over-valuation of the better classes of soil. For about the last ten years only has the standard which now prevails been consistently followed. It has been adopted by a general consensus of opinion among the most experienced classing officers, many of whom had witnessed every stage in the development of the system, and is believed to give as true a relative valuation of all classes of soils as can be reasonably expected. To such perfection have our experienced classers been trained in its use, that the average difference between the original classification and test is usually less than 6 pieas.

12. It is not only on account of the faulty standard of classification of culturable soils that the necessity has arisen for revising the old classifications, but on account of the lax system which obtained in distinguishing the culturable from the unculturable portion of a survey field. I have on several former occasions explained how large parcels of really culturable land came to be thrown into survey numbers under the head of "pôt kharáb." The practice was chiefly prevalent in those surveys conducted before 1850—the year in which the Joint Report Rules were finally published—but it was not for some time after that a close examination was made of those portions of a survey number which were out of tith to ascertain their productive capabilities. The facilities for this lax system were, however, much narrowed when the sub-division of the land into fields according to the principles of the Joint Report became general. In the large survey fields which existed before that time, often from 60 to 200 acres in area, there was a temptation to laxity which could not exist when the maximum size of survey field came to be fixed at about 30 acres only.

13. In paragraphs 2, 3 and 4 of the Government of India's letter three important questions are asked:—

1st.—Whether the Government of Bombay is prepared to renew the suggestion made in paragraph 7 of Government Resolution No. 5739, dated 29th October 1874, that the same area of land shall upon revision be deducted from each number as unassessed ("pôt kharáb") as was allowed at the original settlement?

2nd.—Whether, if the Government of Bombay considers it impossible to resign the enhanced revenue due to the cultivation of "pôt kharáb," it would not appear desirable to make the enhancement progressive in all cases in which the increment of revenue bears a high proportion to the former assessment?

3rd.—Whether any date can be selected in regard to which it may be accepted that all assessments made subsequent to it are of such a nature as to require no new valuation of soils?

14. As regards the first question, I consider that the time has now arrived when steps may be safely and equitably taken to meet the wishes of the Government of India. Owing to the great reduction in the area of the survey field and the close and detailed inspection of each field which the Joint Report inculcated, the opportunity for the classers to slur over the examination of the fields became much diminished, while the development of the survey system and the increase of the controlling staff rendered the test and general supervision of the work year by year more efficient. There are very strong indications now that we are approaching the revision of valuations made at a time when land was only entered as "pôt kharáb" because it was really unfit for cultivation, and if we go on assessing such land much longer, we shall be running a risk of taxing improvements of a nature over and beyond the ordinary operations of husbandry. A step, therefore, which in 1874 would have resulted in giving large areas of land to persons wholly unentitled to them at a mere quit-rent, seems now to be very advisable on broad principles of justice, and the cancelled orders of 1874 may, I think, with great advantage and without any appreciable sacrifice of revenue be repeated in 1884. I only refer of course to the general principle involved, as some modification of the rule may be necessary in practice to meet cases where land was entered as "pôt kharáb" for reasons other than because it was believed to be uncultivable, as in cases where land was formerly covered with buildings now removed, or was used as burial-ground now abandoned, or formed the bed of a nála which has now silted up, and so on.

15. If the above concession is made regarding "pôt kharáb," I do not consider that it will be necessary or advisable to confuse the simple system of collections now in force by treating enhancements arising from its assessment in an exceptional way. The time when increases of revenue on account of assessment of "pôt kharáb" were really appreciable has all but past, and in the early settled districts, such as Násik and Ahmednagar, where the system was most lax, the enhancements on this account have already been levied for several years in full. Some of the profits which have been proved to have accrued to holders of survey fields owing to the wholesale inclusion of "pôt kharáb" in their occupancies, which they could deal with as they

whose for the period of settlement, are so vast that but little sympathy can be felt for them if all their cultivable land is now assessed at a fair and moderate share of its estimated rental.

16. The third question of the Government of India must be treated in connection with the subject of re-measurement, as that operation is usually followed by a certain amount of re-valuation of land. I will endeavour, as far as a very careful study of the question will permit me, to forecast the amount of re-measurement and re-classification which must be performed by this Department before we have a sound basis upon which the revenues to be accepted as initial revenues can be confidently founded.

17. In discussing this question I will take it for granted that with the formation in this Presidency of an Agricultural Department early attention will be directed to the organization of a competent staff, whose duties will be to keep the village maps up to date, to correct from time to time the field registers, to divide occupancies, when necessary, and to record from year to year the statistical information which has to be considered at the time of revising the rates. The absence of such a staff at present is one of the weakest point of our system and the earlier it is provided and set to work in all settled districts the less will be the review of the measurements and valuations which will have to be made when the time for each revision comes round.

18. The districts of this Presidency may be considered in three distinct classes :—

1st.—Those in which a revision of rates has been carried out or is now being carried out.

2nd.—Those in which the original settlement has not yet expired.

3rd.—Those which are now being settled for the first time.

In the first category come the Deccan districts of Poona, Sholapur, Násik and Ahmednagar, and the Southern Marátha Collectorates of Dhárwár, Kaládgi and Belgaum. In the Dhárwár Collectorate the revised rates have been completely introduced; in all the other Collectorates there is some little work remaining to make the revision complete, but in the course of two more seasons the whole area of these districts will have been brought under the field operations sanctioned by Government as necessary previous to revision of rates. In the second category come the five districts of the province of Gujarát, the Konkan districts of Thána and Kolába and the districts of Khándesh and Sátára. The third class comprises the districts of Ratnágiri and Kánara, of which small portions still remain to be surveyed for the purpose of original settlement.

19. In the districts comprised in the first class the operations of re-measurement and re-classification have been in some cases total, and in other cases partial, but the work on the whole has been, and is being, so completely and carefully carried out, that there can be no objection for Government to declare that the valuation of the soil should be accepted without any future re-doing for the purpose of revenue settlement. But much of course depends on whether a competent staff of trained hands is at once employed to ascertain and make up to date all corrections and alterations necessary in the village maps and records.

20. Regarding the districts of the second class I find myself unable to give the same general guarantee, although much trouble in field operations may be saved by the early organization of the staff alluded to above. In Khándesh the old survey and soil valuation was admittedly partial and imperfect, the early reports clearly contemplating that deficiencies should be made good at the conclusion of the first period of settlement. In the earlier settled portions of Thána and Kolába the only attempts at accuracy made were with regard to the lands cultivated with rice and rabi crops, the warkas and hill lands being very roughly measured, and their area computed in a manner which would not now be tolerated. In the five Collectorates of Gujarát the measurements were from the beginning conducted with greater care, the level character of the country being favourable to accuracy; but the early measurement and the classification of rice and garden lands in Ahmedabad and Kaira will require a partial re-doing, and some operations will be necessary throughout the province to divide clubbed occupancies, so as to comply with the law as contained in Rule 55 of the rules under section 214 of the Land Revenue Code. In the district of Sátára both measurement and soil valuation have been comparatively carefully conducted throughout, and although it may be advisable to make partial test of the work to be sure that it is up to the standard of excellence now aimed at, the operations will, it is hoped, be comparatively insignificant and inexpensive. Finally, I have every hope that the field operations for original settlements which have been or which are now being carried out in the Ratnágiri and Kánara Collectorates, will be found to be so detailed in their nature and so generally accurate in all material points, that revised rates may be introduced upon their basis with ease and confidence.

21. I will endeavour to show in a tabular form the forecast which I venture to make regarding the extent of field operations which will be requisite in future revision settlements :—

No.	District.	Under what description of settlement.	Duration of operations for existing settlement.		Operations necessary at future revision of rates.	Remarks.
			From	To		
1	Ahmedabad	Original	1851	1862	Partial re-measurement Re-classification of rice and all irrigable lands.	
2	Kaira	Do.	1857	1868	Do.	
3	Surat	Do.	1850	1873	Do.	Re-measurement chiefly necessary to break up clubbed occupancies.
4	Broach	Do.	1863	1877	Do.	
5	Panch Mahals	Do.	1865	1883	Do. in first settled talukhs only.	

No.	District.	Under what description of settlement.	Duration of operations for existing settlement.		Operations necessary at future revision of rates.	Remarks.
			From	To		
6	Khárdeah	Original .. .	1854	1870	Partial re-measurement and re-classification throughout.	Original survey only partial. Revision operations commenced in one taluka as sanctioned by Government Resolution No. 8522, dated 23rd September 1882.
7	Nadik	Partly revised .. .	1871	Unfinished.	None	One taluka only remains unrevised operations in progress.
8	Ahmednagar	Do. .. .	1876	Do.	None	Field operations towards revision completed in three-fourths of the district.
9	Poona	Do. .. .	1867	Do.	None	Revision field operations in two remaining talukas sanctioned and in progress.
10	Sholapur	Do. .. .	1872	Do.	None	Two talukas remaining of which original rates not yet expired.
11	Bárára	Original .. .	1855	1864	Partial re-measurement and re-classification throughout.	
12	Belgaum	Partly revised .. .	1879	Unfinished.	None	Field operations towards revision completed in three-fourths of the district.
13	Dhárwar	Revised .. .	1874	1880	None.	
14	Kaládgí	Partly revised .. .	1874	Unfinished.	None	Revised field operations completed.
15	Thána	Original .. .	1854	1867	Partial re-measurement and re-classification.	Revision operation just commenced in one taluka as sanctioned by Government Resolution No. 8263, date 25th November 1882.
16	Kolába	Do. .. .	1851	807	Do.	
17	Ratnágiri	Partly settled originally.	1866	Unfinished.	None	Field operations nearly complete.
18	Kánara	Do. .. .	1863	Do.	None	Field operations complete, except in one taluka.

22. It will be seen from the above table that in all districts in which revision operations will take place after this date it is expected that there will be no general re-measurement and re-classification at all. The operations will be confined to partial re-measurement and re-classification, no step towards which is under existing orders taken without the express concurrence of Government. After the partial measures necessary to place the work on a satisfactory footing, re-measurement and re-classification will cease altogether to be operations attendant on a revision of rates.

23. In paragraphs 16 to 19 of the letter to the Government of the North-West Provinces I observe that, independently of the fact whether the period of existing settlements has expired or not, it is urged upon that Government that in all adequately assessed districts the existing revenue should be taken as the initial revenue upon which future adjustments on revision shall be directly based. Also that in districts in which the existing revenues are not considered to be adequate fair revenues should be fixed without delay for adoption as the initial revenues, and that in districts where the necessary data are not available initial revenues should be ascertained as soon as possible after the required survey and valuation. It seems to me that we may to some extent adopt the principle here advocated as a part of our programme. It is not necessary that in Bombay we should fix certain revenues to be adopted at future revisions as the initial revenues of the districts. What we require is an accurate initial valuation of the land field by field which may be taken as the basis of our revenues in future revisions. If we once have a good valuation of each taluka no assessment can be fixed at any time on whatever maximum rate may be considered suitable. I would propose that, instead of waiting until the period of original settlement expires in each taluka of a district, we should proceed at once to review the work over the whole remaining area of the Presidency, so as once for all to secure a correct initial field valuation. The great advantages of so doing will be that there will be no temporary stoppage of the work of the Department, the duty will be performed by the present staff which has attained a pitch of excellence in surveying and soil-valuation which no new staff could ever hope to attain, and instead of the remaining work being done at straggling periods and with reduced establishments until well into the next century, as will be the case if we are to await the expiration of each settlement, everything that is necessary for future revisions may be performed with the present survey establishments kept up to their full strength, within a period of about eight years. In this way considerable waste of resources and expense will be avoided, as a fluctuating strength of establishments often leads to the keeping on of superior officers from absolute inability to replace them, should the necessity for their services arise. If the method I propose be adopted, this Department, from the Survey Commissioner down to the lowest grade of measurer, will be fully and actively employed for a certain number of years, and an early date can be confidently looked forward to when the necessity for keeping up an expensive staff of surveyors and land-valuators will no longer exist.

24. In paragraph 1 of your endorsement forwarding this correspondence, I am asked whether after field operations are placed upon a satisfactory basis there will be any necessity for a separate Settlement Department, and, if so, what will be its duties at a revision. On this point I am of opinion that the need for a separate Settlement Department will cease with the need for surveyors and classers. By the time re-measurement and re-classification have been finally completed the most difficult and intricate revision settlements will have been effected in the usual

course by this Department, and the complete and detailed records which are prepared at every settlement will be made over to the revenue authorities. For those districts which may then remain to be revised complete registers showing the classification-valuation of each field will be duly prepared and handed over. With these records at hand, the future operation of revising the rates in the one case and of working out the assessments in the other, when the time comes to use the new classification, will be perfectly simple. The only operation which is not stereotyped is that of fixing the revised maximum rates to be applied to the various groups of villages. But recommendations on this head might be made by the Collector of the district, who should forward through the Commissioner of the Division complete statistical information bearing on those points which are to be specially considered at a revision of assessments. When Government have decided the percentage enhancement which circumstances warrant, the rates for each field could be worked out in a wonderfully short time by a small staff of trained *karkúns* attached to the Agricultural Department. So admirably adapted are the records of the Bombay Survey for all requirements of revision, that if I were directed to advance the assessment of a large group of villages by a certain percentage, I could have the assessment of each field worked out in my own office and recorded with all the necessary detail, and with great precision, by a mere handful of *karkúns* in the course of a few days.

25. Having considered the first point as to how we can arrange the programme of future operation so as to eliminate from it re-measurement and re-classification, I now proceed to consider the second point raised by the Government of India as to how we can introduce into future settlements that element of certainty upon which so much stress is laid. The scheme proposed for the North-West Provinces aims at the attainment of this object by restricting the grounds upon which an increase on revision may be made to the following three considerations:—

- (1) Increase of area under cultivation.
- (2) Rise in prices.
- (3) Increase in produce due to improvements effected at Government expense.

It is also proposed to limit the amount of enhancement which may be made on the one ground of rise in prices.

26. If this scheme were applied to the Bombay system I do not think it would effect any very radical change in the principles upon which the revised assessments are now fixed, although it would to some extent prevent the differentiating of the maximum rates of groups of villages with reference to any striking changes in their situation as regards new markets and roads and the opening out of railway communication. The first ground of increased assessment referred to by the Government of India would not operate in Bombay to cause an enhancement on revision, because under the system applied to waste land an immediate revenue is obtained and credited in the accounts upon all additional area brought under cultivation. In the North-West Provinces, on the other hand, where the estate-holder enjoys the fruits of any land within his estate which he may bring under cultivation for the period of the settlement, on condition that it is assessed to the revenue on the expiration thereof, the enhancement of revenue on this account at a revision must be a considerable item. The question of prices is of course the most important of all the considerations which sway the settlement officer in proposing a Bombay revised settlement, and it may be said that the general considerations which are enumerated in the Code are simply collateral ones upon which hinges the main question, *viz.*, what proportion of the rise in values to which they have contributed should be added to the Government revenue. The third point is fully provided for in section 107 of the Land Revenue Code, and is of course an indispensable consideration in the revision of rates.

27. If it be conceded that certainty of assessment to some extent will be an improvement in our present system, that the fixing of these three considerations as the only grounds for enhancement of assessment will conduce to the attainment of that object, and that a certain sacrifice of prospective revenue may be made to ensure it, I see no real difficulties in the way of adopting the proposal. But it would be well before taking this step to consider whether this plan, which has approved itself to the Government of India with a special view to the zamindari system of the North-West, is a desirable element in a system which deals with individual rayats holding small parcels of land, and the majority of whom are totally uneducated and unintelligent. It appears to me that the sacrifice we would make by tying our hands to attain this end might prove to be fruitless of advantage to those whose interests are really sought to be promoted. The business-like zamindar of the North-West or the intelligent heads of a village community with whom the revenue is settled may be enabled to peep into the future and to obtain an insight into their future liabilities, but there is very little likelihood that the average Bombay rayat will be able to avail himself of the facility for another generation at least. There is great reason to fear, moreover, that by binding ourselves down to re-assess upon grounds which may be readily discounted we shall be putting into the hands of the capitalist or money-lender one more weapon against the ignorant rayat and will be supplying him with an advantage for which his keen intellect will very soon find a use. I have already alluded to this subject in much the same terms in paragraph 29 of my report to the Secretary to Government, Revenue Department, No. 1714, dated 3rd September 1882. For my own part I would prefer to see the present general considerations retained in our rules for fixing revised assessments until the standard of intelligence among the rayats is very considerably higher.

28. I have only to notice one more point, and that is the desire of the Government of India that the question of remissions and suspensions of revenue in years of failure of crops should be introduced into our Land Revenue Code as an integral part of our system of revenue collection. I have very carefully perused the Circular of the Government of India, No. 58B., dated 12th

October 1882, and I have given its contents much thought and attention. It is admitted therein (paragraph 5) that in Bombay "the principles underlying the proposals which it contains already to a greater or less extent form part of the settlement system," but I would go further than this and say that there is not a single point raised by the Government of India with a view to the carrying out of these principles in the collection of revenue in the province under its direct control, which is not more fully and even more carefully considered and worked out in the preliminary operation of settling the revenue in this Presidency. In this process every subject affecting the security or insecurity of the tract as regards rainfall and crops is weighed, and the maximum rate of every group of villages is graduated accordingly. The whole efforts of the Survey and Settlement Department, from the first operations of measurement to the final duty of proposing revenue rates, are directed to collecting information regarding the climate and its effect on the produce of the soil. The Assistant Superintendent who measures the land, the officer who follows him to classify it, and the Superintendent and Survey Commissioner who supervise the operations, have the most ample opportunities for recording every peculiarity of climate, and when proposals for rating are made it will be found that there is no greater reason for differentiation of the rates than the security or insecurity of the crops in the area under settlement. It is a common thing to find a single taluka divided into five or six groups for no other reason except certainty or uncertainty of rainfall, and of all the considerations upon which rates are fixed this is unquestionably the most fully discussed and the most important. If the point were to be in any way neglected, the whole system of settlement in the Bombay Presidency would be at once shaken to its very depths. It is probable that the great variations of climate in the Bombay Presidency, especially in the belts of country between the Western Ghats and the plains of Central India, have tended to attract more attention to this subject in the process of settlement than in any other part of India.

29. Instances to show the extent to which climatic differences affect the maximum rates are not difficult to find. Let us take the district of Sátára which stretches from the Ghats inland for a distance of about 75 miles. In the western villages where the rainfall is heavy and seasonable, the maximum dry-crop rate is as high as Rs. 8-0-0, while in the most eastern villages the prevailing maximum rate is only Re. 0-15-0. For this great distinction there is no reason but that in the one case good seasons are fairly frequent, while in the other they cannot be depended upon. Take again the instances of Indápur, the most easterly taluka of the Poona District, and Sánda which holds the same position in the Khándesh Collectorate. The situation of these talukás with regard to the sea coast and the Ghats is fairly similar. They differ but little in the matter of soils, both containing a considerable area of the best soil of the 1st order, classed at 16 annas. This soil in Indápur is rated on revision principles at Re. 1 per acre only, while in Khándesh it bears an original settlement rate of Rs. 2-6-0. As both talukás are intersected by the railway and have excellent roads and markets for the disposal of produce, there is not a pin to choose between them in these respects. But the great difference in the maximum rate which regulates the assessment of all classes of land is caused by the fact that whereas Indápur is a district which possesses a capricious climate, Sánda is situated in a part of the country which for some hidden reasons has a particularly steady rainfall. The revenue rates fixed for Indápur admittedly contemplate only one good year in three, and allow for a bad one in the same period, while the rates in Sánda are pitched on a tolerable certainty of a fair annual crop. If our system were such as to rate lands in Indápur and in Sánda upon their possibilities of production, instead of as now on their probabilities, then the necessity of allowing for remissions and suspensions in the former would be paramount. The effect of a rule which would bind a revenue officer to allow remissions in a district like Indápur every time there was a crop below a certain average, would simply be to file concession upon concession on exactly the same grounds and to diminish still further an already very attenuated rent-charge.

30. While I am respectfully of opinion that any addition in this direction to our methods of revenue collection would be a work of supererogation and would be nothing less than admitting that a fundamental principle of our system had not been sufficiently observed in fixing the assessments, there remains the question of how to deal with abnormal or "catastrophic failures" which are apart from the constantly recurring agricultural ills of the district and beyond the ken of the Settlement Officer. Although in districts of capricious rainfall normal failures are recognized and discounted, it is impossible to take into consideration great calamities or a succession of calamitous circumstances of the nature which has been experienced in some districts of this Presidency within the last 8 years. There could be no serious objection to make some provision in the rules to regulate the extent of failure which should be considered as abnormal, and in which case the ordinary machinery of collection must be set aside. Any regulation of this kind, however, would be very difficult to frame, and I am of opinion that there is a distinct advantage in leaving the treatment of such cases to the Local Government. When an abnormal failure does occur owing to scarcity of rain, the ravages of locusts or other such causes, it cannot remain unnoticed, and recent experience has shown how much more strongly and more efficiently than if guided by hard-and-fast rules the Government of this Presidency has been able through its local officers to guard against undue pressure on the cultivator on the one hand and undue loss to the revenue on the other.

31. As my criticism on the various points referred to by the Government of India has been somewhat discursive, I will endeavour to summarise briefly the suggestions which I have offered on each subject in the above report. They are:—

- (1) Re-measurement and re-valuation of land at each revision of assessment are not contemplated in the Bombay system, and after the present work has been placed on a satisfactory footing, no such operations will be necessary at all.
- (2) In order to place the work on a satisfactory footing in districts remaining to be dealt with, no general re-measurement or re-valuation is necessary. Partial re-measurement and re-valuation will ordinarily suffice.

- (3) To ensure the absence of the necessity for field operation at future revisions it will be necessary to entertain at once a competent staff, in connection with the Agricultural Department, to take over the settlement maps and records, to keep them fully up to date and to collect year by year the statistics necessary to be considered at future revisions of rates.
- (4) In all districts, or portions of a district, the soils of which were classified subsequent to A.D. 1854, the same area entered in a survey number as "pôt kharáb" at the first settlement shall be ordinarily allowed in any re-valuation which may be necessary for purposes of revision.
- (5) As the revenue from the assessment of "pôt kharáb" is to be waived in future, and as all the heavy increases under that head have already been levied, it is not necessary to make any special provision regarding the gradual levy of such increases in future.
- (6) Instead of awaiting the expiration of each settlement to undertake the field operations which are considered necessary to perfect the basis of our initial revenues, such operations should be executed at once in the remaining districts of the Presidency, and accurate field-to-field valuation registers made over to the custody of the Revenue or Agricultural Department.
- (7) When the field operations are concluded throughout the Presidency, there will be no necessity for a separate Survey and Settlement Department. The duties of fixing and tabulating the revised assessments may be performed by the Revenue and Agricultural Departments respectively.
- (8) There is no material objection to introduce into the Bombay system of settlements some degree of certainty of future assessments as contemplated by the Government of India. But it is doubtful whether the character of the tenure in Bombay is in favour of such a change, and whether the sacrifice we would make would be productive of any real benefit.
- (9) The principle of remissions and suspensions of revenue is so fully considered in the settlement system of Bombay, that its admittance into the system of collection as well would be superfluous, except to provide for the case of utterly abnormal failures of crops.

Read the following letter from the Government of India, Revenue and Agricultural Department,
No. 953 R., dated 9th October 1883.

I am directed to acknowledge your letter No. 6340 of 27th August 1883, and to express the satisfaction with which the Government of India has received the concurrence of His Excellency in Council in the views and principles enunciated in the letter to which you reply, and to convey its appreciation of the able review and careful suggestions supplied by Mr. Stewart, the Commissioner of Survey. I am now briefly to communicate, in accordance with the request contained in your last paragraph, the views of the Government of India upon the most important points in your letter and in Mr. Stewart's proposals.

2. The future assessment of "pôt kharáb" or land escaping assessment as unarable at the time of settlement, will be abandoned in all talukás and groups classified since 1854. This concession will finally terminate the long-standing question opened by Sir P. Wedderburn in 1874, and with respect to which no definite conclusion had hitherto been recorded. The Government of India is willing to concur entirely in the present decision of the Bombay Government on this matter.

3. With reference to the assessment of "pôt kharáb" in districts and tracts assessed before 1854, *i. e.*, in which a re-valuation of soils is required, the Government of India agrees with the Bombay Government in accepting the assurance of Mr. Stewart that the amount of culturable "pôt kharáb" entered in the settlement record of the area still remaining to be assessed is of so small amount as to render any necessity for progressive revenues unlikely.

4. The division which has been suggested by Mr. Stewart of the districts of the Bombay Presidency into three classes will lead to the speedy and final termination of the settlement operations in nine districts, *viz.*, seven in the first and two in the last class, leaving seven, those of the second class, subject to more or less re-classification. It is satisfactory to understand that the Bombay Government is able thus to guarantee the majority of the districts of the Presidency against re-valuation of soils.

5. The proposals of Mr. Stewart for the early disposal of the operations of the Survey Department in districts of the second class appear to the Government of India to be conducive both to the financial and administrative interests of the State as well as to the benefit of the agricultural population. His Excellency the Governor General in Council is glad to accord his approval to the scheme set forth in Mr. Stewart's letter. Its chief advantages seem to be these:—

- (1) The concentration of settlement operations within a shorter period than would otherwise have been possible and the consequent diminution of the cost of superintendence.
- (2) The earlier correction of the village records and maps—a measure of great administrative importance.
- (3) The greater facility with which a revision of maps, soils and records can be made within the next few years than at any later date, in consequence of the fewer changes which will have taken place since the last survey.

- (4) The greater knowledge which the agricultural population will be able at once to acquire of their future prospects at the termination of the present term of settlement.

6. I am to add that, with reference to the fourth advantage of Mr. Stewart's scheme indicated in the preceding paragraph, His Excellency the Governor General in Council observes that the Government of Bombay does not consider the time yet come for a decision as to the extent to which enhancement of revenue at future settlements can be based upon the limited grounds recorded in the 13th paragraph of the letter addressed to the North-Western Provinces. So far as classification of soils is concerned, it is understood that a fixed valuation of all soils as measured by the proportion they bear to a standard value will at the termination of the Survey Department's operations be openly declared, and that the percentage of enhancement in any one village or group of villages will be the same for all classes of soil at the next revision of settlement. But it is not at present decided that the rate should in all villages or groups of villages bear a uniform relation to a rise in prices, as contemplated by the Government of India in the paragraph above quoted. A decision on this point is deferred until the completion of the survey record. It is on this point only that there seems to be any material difference between the proposals of the Bombay Government and the scheme of assessment suggested by the Government of India. I am, however, to express the concurrence of His Excellency the Governor General in Council with the view taken in the 15th paragraph of your letter, that uncertainty of assessment should not be retained merely in the hope that it may act as a deterrent on the money-lending class. This argument is based on the unquestionable fact that the value of an agricultural holding as a security is enhanced by attaching certainty to the principles of assessment, and in that view affords additional confirmation to the opinion of the Government of India expressed in the 2nd paragraph of the letter to the North-Western Provinces, that the elimination of uncertainty is an important advantage to the holders of land.

A fair corollary from the proposition seems to be that the rate of interest at which agricultural loans could be obtained, would be reduced, and this deduction appears to be, to some extent, borne out by the reports lately submitted on the scheme for an Agricultural Bank in a Deccan taluka in which the high rate of interest is attributed to the uncertainty of future assessment. The Government of India cannot but thoroughly agree with the Government of Bombay that anything which may operate to hold back capital from agriculture is an evil, and trusts that His Excellency the Governor in Council may, when the time for decision arrives, see his way to as close an approximation as possible to a fixed and certain method of enhancement.

7. In continuation of the remarks in the preceding paragraph, I am desired to make a brief reference to the tenth paragraph of your letter. As a rule a local increase in the profits of agriculture resulting from a better market secured by new roads or railways is accompanied by a rise in prices at that market. It was contemplated indeed by the Government of India that the local increase of profits would be sufficiently covered by a consideration of the local increase of prices. This view was not perhaps indicated with full clearness in the letter to the North-Western Provinces; but the option given to the Local Government in the 27th paragraph of choosing the market, at which prices should be registered was intended to meet the event of a local rise in prices which would justify the enhancement of revenue in a particular locality. Were this course not adopted, the Government of India apprehends that a consideration of rise in profits, apart from rise in prices, might sometimes lead to undue enhancement; in other words, that the same advantage might be charged for twice over, once as giving increased facilities, and once as an element in the increase of prices.

8. In the 16th paragraph of your letter the question of suspensions and remissions is dealt with. The views of the Government of India on this matter have already been explained in previous communications.

9. The assignment of the important duties indicated by Mr. Stewart to the Agricultural Department is so completely in accord with the scheme for an Agricultural Department advised by the Government of India in its Resolution of December 1881, that it is needless for His Excellency the Governor General in Council to assure the Bombay Government of his full acquiescence in this part of its proposals. The Government of India is glad to know that important administrative work will be found for the Department, which will at the same time ensure its more complete acquaintance with the agricultural condition of every portion of the Presidency, and also enable it to effect a considerable economy and accuracy in future revisions of settlement.

10. In conclusion, I am desired to accord the thanks of His Excellency the Governor General in Council to the Government of Bombay for the earnest and cordial manner in which it has given its consideration to the important questions placed before it in my communication of the 15th of May.

RESOLUTION.—Copies of the letter from the Government of India, No. 953-R., dated 9th October last, and of the whole correspondence on the subject should be forwarded for information to the Commissioners of Divisions and in Sind, and the Survey and Settlement Commissioner.

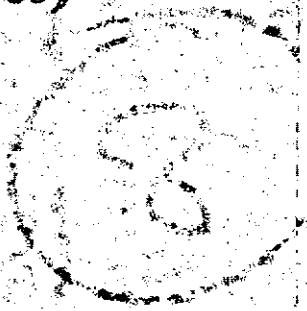
J. MONTEATH,

Acting Under Secretary to Government.

Unsettled 1940 (sample book) No. 230
Quoted for favour of service of
S. D. D. D.

Gratis

**Report of the Land Revenue Assessment
Sub-Committee for the Kolaba
District (with Appendices)
1938**



**BOMBAY
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Foreword

At the age of eighty and four and from my place of retirement at Avas in the Kolaba District, it is giving me particular pleasure, to write a foreword to this brochure, on the question of the Land Revenue Assessment in the Kolaba District. I carried on the movement about this question in this District, when some of the members of this committee were not even born; I had to renew it in the year 1926-27, when Mr. J. V. Lele, Mr. L. G. Patil, M.L.A. and Mr. V. G. Limaye the unobtrusive and indefatigable Secretary of the Kolaba District Congress Committee were my Colleagues and I am fortunate enough to work on this Committee, when the Great Indian National Congress has assumed the responsibility of carrying on the Government in seven provinces of this country, and when the Congress Ministry in this Province has declared its policy of giving relief to the agriculturist by reducing the Land Revenue. Let me hope that God will spare me life to see that justice is done to the Kolaba landowner who is literally groaning under the burden of heavy assessment.

Himself a landowner, and an agricultural graduate at that, the Chairman of the Committee, Mr. S. V. Tilak, has been able to bring to bear on the subject his knowledge and experience gained in the management of his lands, salt and sweet, and coupled with the study he has bestowed on the subject his presentation of the case has been quite successful. Chapters on Konkan rainfall, peculiarities of the rice and its cultivation and the discussion of the basis of assessment are well worth the study, and I would most humbly request, The Honourable Minister for Land Revenue Bombay to give them the consideration they deserve and give relief to the land owners prayed for.

A word to the land owners in the Konkan in general. It will be observed that though prepared for this District the memorial has assumed the importance of the case for the whole of the Konkan, for the obvious reason that there is great similarity in the conditions prevailing in the Districts of Kolaba, Thana and Ratnagiri. The land owners in these Districts therefore will be well advised, if they form themselves into "The Konkan Land League", and make a representation to the Government in a concerted manner. This is the most opportune moment to move in the matter, and though my age prevents me from taking active part in the movement, still I can assure the Konkan land owners that I will be ever willing to do my mite for the cause, which I have held dear and near to my heart for the last fifty years and more.

RAMJI LAXMAN GHARAT.

To

**The Honourable The MINISTER in charge of
Land Revenue BOMBAY.**

Alibag, 30th November 1937.

Memorial by the Chairman and Members of the Sub-committee appointed by the Kolaba District Congress Committee in accordance with the Resolution passed in the Kolaba District, Political Conference held at Cheul on 3-5-1937.

RESPECTFULLY SHEWETH :—

(1) It is an undisputed fact well-known to Government and the public that the Konkan is the least fertile of the Divisions of the Bombay Presidency and proverbially poor. Its heavy rain-fall, its poor and unretentive soil, its hot and enervating climate contribute to sap the very life-blood out of man and beast, and tend to diminish the nutritive value of the food and the fodder. It is looked down upon as an area where abundance of any kind is unknown and where prosperity will never reign supreme. Paradoxically, however, this poor division of the Konkan bears the highest incidence of assessment on its rice lands and for that matter even on its Varkas, simply because it has had the misfortune of being looked upon as a tract of assured rainfall and certain harvest. Not that the people did not complain; since the early nineties the people of this District formed themselves into associations, memorialised the Government, waited in deputations upon high Government officials and did every constitutional activity to put forth their grievances about the heavy assessments and our veteran leader Mr. R. L. Gharat took the lead in placing the case of the land-owners before Government through the Press and on the platform in such an able and forceful manner that any sympathetic Government would have conceded the demands of the public. That however, was not the policy of Government in those days and the first Revision Settlements of this District, with all the inequality in the maximum rates, the classification of the Varkas lands into rabi and the new rice, and the new device of the position class, became a settled fact. The land-owners went on grumbling and paying the assessment, obviously not out of the profits of agriculture, but from other extraneous sources they were able to draw upon, and the things went on like that till the guaranteed period of the first revision settlement came to an end.

(2) At the end of this period the Government machinery began to move. The settlement officers went round the Talukas, drew rosy pictures of an all round prosperity of the people and proposed maximum increment allowed by law in the rates and expressed regret that but for the limit imposed by the Land Revenue Code they would have been justified in proposing still higher rates. Indeed, some of the officers in their overzealousness went to the length of bringing under contribution the liquor sales figures of the taluka under settlement as a factor indicating the prosperity of the area under settlement and did not realise the absurdity of it.

(3) Agitation of the public against the enhanced rates was more forceful and determined this time, and again our veteran leader of four score and four, took the lead in actually launching the no-tax campaign on a moderate scale in the Alibag and Pen Talukas. The agitation assumed respectable proportions, drew the attention of the Government, the Press, and the public even beyond the Presidency and earned enough reputation to deserve a visit from the President of the Indian National Congress of the year. It was, however, found that a year to year agitation against the omnipotent Government was an impossibility and again the Second Revision Settlements in five talukas of the district became a settled fact.

(4) Though extremely heavy the people met the demand some how, but since 1929-30 when the effects of the world wide post-war depressions made themselves felt, the land owners in the Konkan, thought that really a day of reckoning had dawned for them. In many cases, even the whole income was not enough to meet the Government demand, the Khatedars were, therefore, obliged to sell their ornaments, cooking vessels, the paddy which was the main stay of their subsistence and lastly the very land to retain which they had already sacrificed every thing. Not that the Government has no knowledge of all this ; their own records were enough to show them that every year Machwa loads of Rangoon rice were being imported into all the ports and all the Talukas of this district, which in the pre-British period was supposed to be the granary of Maharashtra and that land owner after land owner was being wiped out of existence every year and the owner of to-day was becoming the labourer of tomorrow in his own field. And what did the Government do to meet the situation ? They had already brought about an increase of 33 per cent. and more in the land revenue, that was already too high. Now, therefore, they adopted the policy of making invidious distinctions and sanctioned remissions from four to two annas in a rupee of assesment in the different talukas without taking into consideration the frantic appeals of the land owners to lower down the Government demand, as the prices of paddy had fallen out of all proportion to those held as permanent for the guaranteed period of the Second Revision Settlement and necessity of reducing the Government demand in that proportion.

(5) Things are going on in this district from bad to worse. The small land-owner is being entirely wiped out of the picture, the middle class land-owner is mortgaging or selling portion after portion of his land, at ridiculously low price and trying to stick to his position somehow and the big land-holder has reached the saturation point of his capacity to absorb more land into his property. A position of what is called a stalemate has been created in this district and if the Government would not come forward with measures of just and substantial relief, the agricultural stability of the district is in positive danger.

(6) A ray of hope has come over the poor agriculturists by the advent of the new Government in this province. Being greatly encouraged by the promises envisaged in the manifesto of the Congress party, the agriculturists are hoping to get a favourable solution of this difficult problem at the hands of the new ministry. The District Congress Committee as spokesmen of the people of the district determined seriously to look to this question and a resolution concerning

this matter was passed in the Political Conference held at Cheul on 23-5-37. The resolution runs thus:—

“ The incidence of land revenue per acre in the Kolaba District is greater than that on lands in other Districts. Besides, re-revision has been recently enforced in five Talukas of this District. This Conference recommends that the following points as regards the Kolaba District, be taken into consideration while overhauling the whole policy of the land Revenue in the Presidency. (A) Incidence of land revenue per acre be equalised with that of other Districts and advantage be given to all lands in proportion. (B) The assessment on Varkas lands has been heavily increased though they yield no income to the owner, and so it should be brought down to the original survey level. (C) Land revenue on Bagayat lands was already very heavy and as increase has been made in the re-revision, it is imperative to cancel the increase at once. ”

(7) With these introductory remarks we now turn to the main problem and deal with it in all its different aspects in detail as follows.

Konkan rain-fall and its effects.

8. In the Bombay Survey Settlement Manual the Konkan Division is described thus:—“ Being exposed to the full force of the Monsoon, the rain-fall is certain and exceedingly heavy, the cultivation being rice. The rainfall being assured and annual harvest certain, the population of these Districts is exceedingly large and the land in consequence much sub-divided. ”

9. This description is fallacious and based on wrong inferences. The average rain-fall of the district is over 100 inches and must certainly be admitted to be heavy; similarly it is assured in this sense only that the Konkan Division does get that much amount of rain-fall during the whole monsoon period. But how far this “ heavy and assured ” rain-fall is useful to the cultivator from the agricultural point of view and how far it helps him in making his annual harvest certain, are points worth going into detail and we shall discuss them presently:

10. The early settlement officers do not seem to have sufficiently realised that it is not the heavy rain-fall nor the total amount of it that would give certain harvest to the cultivator but it is the timely rain-fall in sufficient quantity that would ensure a good crop. Unfortunately, however, there are periods of heavy rains, absence of rain, and untimely rain, in the Konkan and the Konkan cultivator is as much at the mercy of the rain-fall as his brother in the Deccan.

Heavy rain-fall.

11. Really speaking 40 to 50 inches of rain, if timely and well distributed, would be quite enough to give a good yield and any quantity above that is not only not useful but positively harmful to the crop, soil, cattle and cultivator. In the Konkan Division the heavy or unwanted rain-fall is harmful in more ways than one. In the month of June, it obstructs sowing operations, lessens the percentage of germination, obstructs the normal growth of seedlings and throws out of repairs the embankments of the rice fields; which are so necessary for impounding rain water, and which the cultivator has prepared at great cost and labour and has kept them in proper state of repairs. The heavy rain-fall

disturbs the level of rice fields and obstructs tillage of the soil. Heavy rain-fall in the month of July prevents the formation of puddle so necessary for the reception of the young rice seedlings and so effective in encouraging tillering and in ensuring a good crop. Heavy rain at the end of the season is very injurious to the crop as it postpones cutting operations, results in the shedding of the ripe grain, increases the cost of harvesting, deteriorates the quality of both the fodder and paddy and considerably lessens their marketable value.

12. Heavy rain-fall adversely affects the Konkan Agriculturists in two other ways ; firstly, it has a very bad effect on the physical and chemical condition of the soil. It washes away all the fine soil, lessens its retentive capacity, deteriorates the organic contents of the soil and deprives the crop of the plant-food. The necessity of burning the seed bed with the rab-material, an extremely expensive peculiarity of the Konkan cultivation, can be traced to the heavy rain-fall. Secondly it has bad effects on the cattle of the Konkan. It is generally recognized that heavy rain-fall is always detrimental to the good growth of cattle and sheep. The Konkan agriculturist is, therefore required to import annually a large number of cattle, bufaloes and bullocks, for the plough and the cart, necessitating a large outlay of money. If the agriculturist is not solvent enough to purchase a pair of bullocks for his plough or secure it on hire, he is extremely handicapped and entirely unable to give proper tillage to his fields even though he fully realises its value as a factor greatly affecting the yield. To him, therefore, this is an economic problem and a vicious circle out of which he is unable to find his way out.

Absence of rain

13. Absence of rain is also an important factor in Konkan agriculture and its results are disastrous. The parched up soil must be thoroughly saturated with water before the cultivator is able to drive his furrow in the field and if there is absence of rain in the beginning of the season as it many times happens it becomes impossible to plough the land and prepare it for the transplanting season. If there be no rain in the month of July transplanting cannot be proceeded with, and delay in transplanting means loss in the yield. Absence of rain at the end of the season proves extremely injurious to the crop, as the soil will not contain enough moisture for the formation of the grain and the harvest will be full of empty ear-heads.

Untimely rain

14. No explanation is necessary to prove that untimely rain, howsoever heavy it may be, is of no use to the crop; on the other hand, heavy rain at the end of the season, is known to have done positive harm to the crop and damaged the quality of both the fodder and the grain.

15. The rain-fall remarks for 30 years from 1893 to 1923 given below Appendix "A" to the report of the Second Revision Settlement of the Pen Taluka would supply enough material to verify the observations made above, about the peculiarities of the Konkan rain-fall and they would go a long way in exploding the theory of "assured rain-fall and certain harvest." For ready reference it is attached hereto as Appendix I. Out of the guaranteed period of 30 years eight seasons (marked X) are below normal. The famine year of 1896 with

153 and 155 inches of rain at Pen and Nagothna respectively is quite illustrative of the fact that the Konkan will be subject to famine in spite of the heavy rain-fall and that the heavy rain-fall cannot in itself be a factor in giving certain harvest to the cultivator in the Konkan. Other seven seasons (marked Y) of the period are described as fairly good showing thereby that even though the Government did make full collection of the land revenue, it was either the tenant or the land-lord who had to suffer. The seasons of 1894 and 1902 must certainly be accepted as 'unfair' as the late rain damaged the standing crop and the harvested rice, considerably affecting their market value. Out of the 30 seasons, therefore, 17 i.e. fully 55 per cent are the seasons below normal and there is nothing like certain annual harvest in the Konkan, as the Settlement reports assume.

Peculiarities of crop and cultivation.

16. Everywhere on the face of the earth wherever there is more than 50 inches of rain-fall, rice is the only cereal that can be successfully grown. To the Konkan cultivator, therefore, rice is not the crop of his choice but is forced on him by circumstances, unlike his brother in Dharwar or Gujrat, who is free to alternate his rice with sugarcane or cotton according to his needs or convenience. Year in and year out, the Konkan cultivator must collect the Rab-material, burn the seed bed, level up the field, repair the embankments, give at least three ploughings to his fields, if his economic condition would permit, transplant the seedlings, resign himself up to the vagaries of the rain-fall and be prepared for all the consequences of the heavy and the untimely rain or the absence of it. At the end of the season, he has to harvest whatever crop, kind Providence will be pleased to vouchsafe to him and give the predetermined share of it either to the land-lord or the Government. Rent or no rent the land-lord or the superior holder in his turn must pay to the Government in regular instalments the assessment fixed for his land. This is a never ending cycle in the case of the Konkan agriculturist, and he has had to invent methods of cultivation quite peculiar to Konkan and adopt them even though they were found to be expensive and intensive. We shall, therefore, describe these methods and see their effects on the Konkan agriculture.

Rab.

17. The system of burning the seed-bed with rab material is a peculiar feature of Konkan cultivation and has been proved to be indispensable as no equally efficient substitute has been found for it. The system has manurial value of its own and has been proved to be useful in loosening the soil of the seed-bed and thus causing minimum damage to the roots of the young rice seedlings while uprooting them at the time of transplanting. The cultivator is required to spend nearly two months of his time in collecting rab-materials and burning it, and no labour is supposed to be much in this respect as the growth of the vigorous seedlings depends upon the good burning of the Rab and the vigorous seedlings go a long way in ensuring a good yield.

Transplanting.

18. As the rice seedlings will not thrive on the hard and weedy soil of the Konkan, the device of rbbing a selected portion of the field has been adopted, and the

next natural process was the scattering of these seedlings over the whole of the field by means of the transplanting methods. This is certainly a wise process because during the period of three weeks that the seedlings require to attain the required maturity and height, the whole area can be ploughed at least twice and impounded with water, with the result that weeds get choked up under water and die and render the whole area quite clean to receive the young rice seedlings. However, the soil will not have received the desired degree of tillage till it is thoroughly puddled and this is an extremely important process in the cultivation of rice.

Puddling.

19. We have shown elsewhere that the heavy rain-fall of the Konkan washes away fine particles in the soil and leaves behind a large amount of coarse material. Even though, therefore, the land be ploughed twice, the soil gets set in the intervening period and it becomes absolutely necessary to plough the fields immediately before transplanting, so that the young rice seedlings may get enough encouragement to push forth their tender roots through the mellow soil. The tendency to get set is so pronounced that even a day's interval between the puddling and the transplanting, proves disadvantageous. The cultivators, therefore resort to co-operative methods instinctively, form themselves into different gangs and transplant the fields of all the members of the party in succession. It is a common sight during the transplanting season in the Konkan to see the gang of cultivators, men, women and children immediately following the row of the ploughs. The plough-men go ahead puddling the field, while the cultivators follow them with the small bundles of seedlings and transplant from 4 to 6 seedlings at varying distances of 9 to 15 inches according to the experience of the owner as regards the general fertility of the field. This is the most important and the busiest period for the cultivator as his experience has shown him that the earlier the transplantation, the more the period for the growth, and the better the crop.

Weeding and Harvesting

20. The operations of weeding and harvesting require no special description as there is nothing peculiar about them in rice cultivation and this completes the description of the peculiarities of crop and cultivation in the Konkan.

21. There are two factors that are required to be borne in mind; *firstly*, that no labour-saving machinery can be used in the Konkan, as the rice fields are small in size and bounded on all sides by embankments; even though therefore, the agriculturist would hear and read about the labour-saving machines like the power plough, the inter-culturing, the reaping and the harvesting machines in other parts of the Presidency, he must depend entirely upon the human labour perhaps till eternity and carry on the cultivation of rice in spite of the prohibitive cost of labour and in spite of the fact that his own surplus commodity would fetch an unremunerative price in the market. *Secondly* as all the operations from sowing to transplanting have to be finished within a short period of two months, the cultivation of rice would deserve to be called an intensive type of agriculture and would tend to limit the scope of the activities of the Konkan cultivator. The

unit of agriculture in the Konkan, therefore, is only from three to four acres as against ten to fifteen acres in Gujarat and Deccan and can scarcely be called an economic unit. The cumulative effect of all these facts results in the lowering of the profits of agriculture in the Konkan and we shall now see what they would come to:—

Cost of cultivation per acre of sweet rice.

		Rs. a. p.
<i>Rab 5 Gunthas :—</i>		
Clearing rab area 2 annas per Guntha	0	10 0
Cow dung or <i>Tahal</i>	5	0 0
Spreading rab material	1	4 0
Grass coarse 16 loads	2	0 0
Grass fine 8 loads	1	0 0
Spreading grass (10 men at 3 annas each)	1	14 0
Preparing earth, spreading and watering	1	8 0
Field repairs	3	0 0
Seed 16 Adholis	1	8 0
Sowing seed 2 men 1 plough	0	12 0
1st ploughing 2 pairs	1	14 0
2nd ploughing 2 pairs	1	8 0
Puddling and planting 1½ pair	1	2 0
Up rooting seedling and carrying to field	2	0 0
Transplanting 6 men (at 4 annas each)	1	8 0
Weeding 8 men (at 2 annas each)	1	0 0
Harvesting 5 men (at 4 annas each)	1	4 0
Binding and stacking 5 men (at 4 annas each)	1	4 0
Thrashing-yard preparation	0	8 0
Thrashing 6 men (at 4 annas each)	1	8 0
Supervision and watering	1	0 0
Watching charges	2	0 0
Total	35	0 0

We would request it to be noted that while calculating the cost of cultivation, we have shown only the wages actually given to the agricultural labour: similarly the material is shown at the rates ordinarily obtainable in villages.

As to the yield per acre we would leave aside best or the worst lands, and the best and the abnormal seasons and take into consideration the average seasonal yield from the average land, and our inquiries in various talukas of this district have led us to come to the conclusion that we should estimate the average crop per acre as one Khandi of paddy, the cost of which at the market rates prevailing at present would be Rs. 30 for coarse variety and Rs. 35 for fine.

22A. Cost of cultivation per acre of Salt land.

	Rs.	a.	p.
Repair to embankments of the fields	4	0	0
Repair to the outer bund	1	4	0
Seed	3	0	0
Weeding 3 to 4 times	4	0	0
Harvesting including reaping and binding	4	0	0
Thrashing	3	0	0
Fortnightly watch over the outer bund for 8 months	4	0	0
Total	23	4	0

It will be noticed that there is a substantial margin of nearly Rs. 12 per acre in the cost of cultivation between the Sweet and Salt land, for the obvious reason that the salt lands require no rabbing and ploughing or transplanting. For the same reason the unit of cultivation in the salt area is about 8 acres as against 4 acres in the sweet area because even though there is immense labour involved in the cultivation of salt rice, still it is well spread throughout the year and the cultivation of salt rice is not as much intensive as that of sweet rice. However, all these advantages are more than counterbalanced by the inherent defects like the liability to inundation by sea, precarious nature of the rain-fall and its marked effects on the crop due to salt impregnation of the soil. In spite of all the advantages, therefore the cultivation of salt rice is precarious and risky and there are more bad seasons in the salt rice area than in sweet.

23. From the above table it will be seen, that of all the unirrigated crops in the Presidency, rice is the most expensive and the most exacting crop to grow. Similarly it is extremely sensitive to cultivation as the slightest neglect or even a small delay in its cultural operations will tell on the yield to a remarkable extent. The question naturally arises, therefore that if the margin of profit is not commensurate with the labour and the expense involved in the cultivation of rice, how is it then, that the cultivator is growing the crop from generation to generation and from year to year? The question can be answered in three ways. *Firstly* he is growing rice because the heavy rain-fall leaves him no choice. *Secondly*, as there is no demand of labour for industry a very large percentage of the population is thrown on agriculture and the cultivator must stick to his land even though he does not get enough work or sufficient wages for his labour. *Thirdly*, even though the cultivation of rice is a losing bargain for one who would do it on hired labour, still the cultivator is able to do it as he does most of the operations himself and is not out of pocket except during the busiest periods like transplanting and harvesting.

24. The description of the Konkan rain-fall, its effects on the soil and the crop, and special features of rice cultivation in the Konkan, though rather lengthy, was quite necessary, we think to combat the general belief expressed in various reports during the infancy of settlements and in the subsequent settlements reports. The general assumption of 'assured rain-fall and certain harvest' has we venture to think, done great harm to the Konkan agriculturist

and may be one of the reasons of heavy taxation on the rice land. We have now, however, enough data to prove that Konkan is as much liable to famine and abnormal seasons as the Deccan and Gujrat and that assured rain and certain harvest are only to be found in the settlement reports and not in the actual world. The Settlement Officers found it difficult to determine the relative values of soil and water factor in other parts of the Presidency. Unfortunately, however, they took it for granted that in the Konkan the rain-fall is heavy, certain and of a uniform character and considered that these factors have a generally equal value. Consequently in the Konkan system of rice classification eight annas were assigned to soil and eight to water. We might understand these remarks of the early settlement Officers as based on insufficient experience, but it is rather wonderful that they should be allowed to remain in a publication* of 1935 when enough information as regards the rain-fall, its distribution and its effects on the Konkan agriculture was at the disposal of the Revenue Department, as also that, as regards the repercussion these extraordinarily heavy rates had on the economic condition of the people during the period of four decades and more.

Classification of land.

25. Anybody touring the Districts of the Konkan division would be struck by the terraced appearance of the rice fields varying in shape and size and bounded on all sides by embankments for impounding water. Extensive areas of the rich and generous deep black cotton soil of Broach and Surat and the vast plains of the Deccan capable of growing Jowar or Wheat are the gifts of nature which cultivators in those areas are fortunate enough to possess and enjoy; but not so the cultivator of the Konkan. His forefathers had to excavate sloping or uneven portions of the Varkas land, break the stones that came in their way, prepare the rice field at convenient level, and bund them round with embankments to impound water, as rice will not thrive unless there is six to nine inches of water at its bottom and as the heavy rain-fall of the Konkan will not allow him to grow any other crop but rice.

26. It is quite clear, therefore, that the quality of growing rice was not inherent in the soil but was conferred on it by enormous outlay of money and labour on the part of the cultivator. Not only that but every successive generation of cultivators managed to retain the quality by levelling the field occasionally and by constantly repairing the bunds; lest in a few years' time the whole area would again be nothing but a piece of Varkas land.

27. If there is any part of the Presidency which deserves the application of the generally accepted principle of 'return for the enterprise' in fixing the basis of assessment, it is certainly the Konkan division where the cultivator has literally dug up the rice fields from the Varkas and we would very strongly urge the attention of the Government upon this special feature of the Konkan and bring to their notice the necessity of taking this factor into consideration while reconsidering the land-revenue policy of the Presidency.

Kharif

28. The classification of the Kharif land was made on the basis of its capacity to grow Halva or early and Garva or late varieties of rice. This was only a rough and ready method of classification as there are Garva varieties like Patan,

* Survey and settlement manual by G. R. Gordon.

Harkol and Mudga grown to a very large extent in the southern part of the Kolaba district, which though later than even Kolamba fetch lower price than Bhadas a wellknown Halva coarse variety of the Kolaba district. Therefore, the supposed superiority of the one over the other is scientifically incorrect and financially unsound.

Varkas

29. The material for burning the rab is collected from the Varkas land adjoining the rice field and from the nearby forest. At the time of the original Survey, Varkas land in the Konkan was supposed to be useful for providing rab material for the cultivation of rice. It was not, therefore, assessed separately but was merely treated as an adjunct to the rice fields and a combined rice and Varkas rate was imposed upon rice lands only. In 1894 however, at the time of revision settlements all the Varkas lands in the Thana and Kolaba districts were measured according to the Falni system and a new class 'Rabi' was created in the Varkas lands on the ground of quality, texture, or some peculiarity or speciality of the soil.

30. This classification and the increased rate on so called Rabi were highly unfair to the Konkan Agriculturist: Rabbing of the seed-bed is an indispensable factor in the Konkan agriculture, the agriculturist must derive this from the Varkas land of which nearly two acres are required for each acre of rice, and a combined rice and Varkas rate was rightly introduced at the time of the original survey; in view of all these things the new device of increasing the assessments on Varkas must be supposed to be highly objectionable as showing utter disregard to the difficulties of the Konkan rice cultivators. This sin of commission has still further been aggravated however, by the new and ingenious device of the general position class introduced as a factor in classification equal to soil and water in importance. The rabi rates were applied to all the lands of the above description, not because they were found to be growing any crop but because they were capable of doing so.

Water classification.

31. It is interesting to note however, as to how the water factor was taken into account in the classification of the rice land and the following extract from the Survey Settlement Manual Vol. II page 327 is worth quoting:—

Class.	Annas.	Natural description.
1	8	Fields well embanked, drainage good, Garwa crops such as Ambemohar, Patani, usually grown.
2	6	Fields well embanked full crop of Halva grown with certainty.
3	4	High lying fields Halva crop grown but full crop uncertain.
4	2	High lying fields, no drainage from higher grounds or fields not level, without embankment.

32. This classification we venture to think is faulty in more respects than one. We find that the very embankment which the cultivator erected and kept in proper state of repair, is made the basis of giving a higher class to the field; we suppose it should have been the other way about. The better condition of the embankment presupposes the greater labour required for erecting and maintaining it, and hence it was quite just and proper to make some allowance for this factor by proposing a lower class for such a field, then there is another consideration about the embankments of the rice fields situated in the pockets of the hills. The heavy rain-water rushes down these hills in torrents, causes erosion of the soil and breaks away the embankments of the rice fields. Therefore, the more hilly the country the more the expenditure and labour involved in maintaining the embankments, and hence greater the necessity of making some allowance for this factor in classification. It is difficult to imagine a high lying field with no drainage and embankment growing rice at all, and we would certainly pity the unfortunate land-owner who had two annas added to the soil annas of his field.

Salt rice Lands.

33. Reclamation of the salt marshes close to the creeks, erection of embankments at great expense to guard against flooding with salt water, cultivation of specially evolved types of paddy suitable to such lands on principles entirely different from those obtaining in sweet rice areas are some of the special features of the salt rice cultivation in the Konkan, probably without parallel, and can be cited as one of the best examples of what an unlettered sense and hard-earned experience of generations of cultivators would be able to achieve. The main principle in this cultivation is the reduction of the percentage of salt in the soil and all efforts are directed towards reaching that optimum condition of the soil which would render the successful cultivation of rice possible. It is a never ending struggle between the cultivator on the one hand and the salt water on the other and the former is called upon to exercise extraordinary care and vigilance in keeping out the salt water.

34. As rain water is the only agent that would wash the unwanted salt out of the land and reduce its percentage, and as the rice will not thrive if there is even a slightly more percentage of salt in the soil, than it can tolerate the effects of the distribution of the rain-fall are far more marked in the salt rice area than in the sweet. The cultivator will not broadcast the sprouted seed unless the fields are flooded, and the extra amount of salt washed out. But if unfortunately there is a break in the monsoon, as it many times happens the unfortunate cultivator is required again to sprout the seed and sow it, and there have been seasons when this had to be done twice or thrice, every successive sowing meaning a selection of the variety of the lower quality. Not only in the beginning but throughout the season the rain-fall must be well distributed, otherwise the water level in the field would be lowered and the percentage of salt increased with the inevitable result that the crop would suffer, and if the break would be too long it would actually die.

35. Unfortunately, however, the rain-fall in the salt area is notoriously precarious. Exposed to the sea as this area happens to be, the average rain-fall at Alibag and Uran is nearly about 80" as against the average of 100" and more near the Sahyadri Hills, and an extremely peculiar feature of this rain-fall is that

when the monsoon currents are weak, they usually pass over to the hills without shedding even a drop over this area. This is often the case at the end of the monsoon season when the currents get weak and the crop withers or actually dies in more salty areas for want of rain. It is the experience of good many seasons in this area that even though the crops progress well upto September they actually die if there are no rains in September and October.

36. The cultivation of salt rice is precarious for the following among other reasons :--

1. The area is liable to inundation, therefore, the cultivator has to be careful and vigilant for at least four to five days in every fortnight.
2. Rain-fall in this area is less and more precarious and its effects are far more marked.
3. Crop or no crop the outer bunds and embankments have to be repaired annually and the whole area has to be weeded three or four times ; all these factors go to increase the cost of cultivation.
4. The falling weeds prove extremely troublesome and affect the tillering and the yield to an enormous extent

Local Name.	Botanical Name.
1. Buba ...	... <i>Scirpus articulatus</i> Linn.
2. Dalumb ...	... <i>Eriocaulon cuspidatum</i> Dalz.
3. Har ...	... <i>Chara specus</i> .

No successful remedy of their eradication is found so far, and the cultivators in this area will be thankful to Government if any efforts are made in this direction.

Classification

37. The Survey Officers do not seem to have correct appreciation of the inherent defects in the soil and those due to liability to inundation by sea. They adopted the same basis of classification, the Chokha and Rata or white and red rices of the salt land as being the exact counterparts of the Garva and Halva of the sweet. They do not seem to know, however, that the same land that grew Chokha would have to be sown with Rata if salt water would enter the land and this is actually known to have happened many times in spite of the vigilance of the cultivators.

38. The classification of the water factor in salt rice area was done according to the sweet rice, and it goes to show that the Survey Officers had no correct appreciation of the peculiar rain-fall condition in this area and its effect on the crop due to impregnation of salt in the soil. The water advantage of the wet cultivation is, therefore, over estimated and is the chief reason of the extraordinary high incidence of the taxation of the salt rice lands.

Bagayat lands.

39. Garden lands in the Konkan are divided into two chief classes. Agri and Dongri. Agri Bagayat is found in the Alibag Tahuka of this district in about ten villages on the west coast, and Dongri Bagayat in the real sense of the term is non-existent here. This is a sandy tract which under the influence of

water becomes coconut garden. The G.R.No. 1211 dated 27th March 1868 lays down that it would not be politic to levy more than would be leviable for the first class rice ground which enjoys also the benefits of water. However, the maximum Bagayat rate of Rs.10 & 12 were fixed perhaps because the yield from the coconut trees in the form of toddy was considerable, but since the passing of the Abkari Act in 1878 the Bagayat of this kind has not been a paying proposition at all and inspite of that the maximum rate of Rs. 15 per cent. per acre was imposed at the time of the first revision settlement.

40. Mr. Hood who was the Settlement Officer at the time of the second Revision having considered the whole situation and taking it into consideration the costly and capital absorbing nature of the cultivation and the high rates proposed only an increase of 33 per cent. The pertinent remarks on this point are as follows:— "I venture to hope that no proposal for a 66% enhancement will be made in Alibag Taluka, for I am sure it would cause great discontent, would bear very heavily on many gardens and have effect of throwing many Bagayat lands out of cultivation. I have known Alibag Taluka since 1915 and venture to take this opportunity of expressing my definite opinion that so large an enhancement as 66% is not advisable" and yet setting aside this important and definite recommendation the Government enhanced the Bagayat assessment by 66% to the greatest harm to the Bagayat cultivator. And now as the rates have fallen to the pre-war level the garden-holders are suffering even more than the rice cultivator.

41. A far greater harm was done to the Bagayat land by the introduction of the new system of classification at the time of the revision settlements in the Kolaba and Thana districts, though the old system was retained in Ratnagiri. The values attached to the factors were as follows:—

Original Survey			Revision	
Soil	...	...	8 As.	8 As.
Water	...	...	8 As.	8 As.
Trees	...	...	16 As.	8 As.
				Position.
			32	24.

It will be seen that the new classification differs from the old to a very great extent. In the old classification soil and water stood for 1/2 and the actual crop growing for 1/2. In the new classification soil and water stand for 2/3 of the whole classification while position stands for 1/3. Even though, therefore, the soil and water annas are confirmed at Revision they do not remain unaltered but are raised from a fraction having 32 for its denominator to a fraction having 24 for its denominator and consequently, the classing is obviously raised by 1/96 in every anna of the old scale.

42. A little consideration will show that this new system of classification is to say the least thoroughly unjust. It makes classification annas desired to bear 1/3 share of the old rate to bear a 1/3 of the revised rate, and raises the water and soil classification all round besides raising the rate.

43. There is another consideration about the annas assigned to the water factor. The same G. L. admits that the sandy tracts of the Konkan would under the influence of water become cocoanut gardens but they will bear nothing if water is not brought to them. This is a statement too true to require any proof and naturally therefore, unless there is sufficient water to grow a garden crop, the land cannot be called garden at all and should not be classed as such; therefore, the water annas in the soil classification ought to be double of the soil annas.

44. While discussing the classification of the land we had an occasion to mention the new device of position class equal in value to soil and water, - but it has proved much more troublesome in the case of the Bagayat. Perhaps the Government thought that the imposition of an additional assessment would make the cultivator more active, but the experience of the last 50 years has proved that howsoever, well the Government mean by the cultivator, he has not been able to bring more land under Bagayat, and as the two factors of soil and water are quite sufficient to ascertain the productivity of any garden, we think the time has come when the Government should reconsider the advisability of continuing the factor of the "position class" in the classification of the garden lands and of saving the Bagayat cultivator from paying an assessment that is excessively high and which he is paying for such a long period.

45. Another great injustice that has been done at the time of the re-revision is to reduce the number of groups and to transfer good many lands from the lower group to the higher group and to transfer villages from lower group to higher group. This injustice will be found to a greater extent in the three Talukas of Panvel, Pen and Alibag. The marked effect of this will be vivid from the comparison of averages for each taluka given in Appendix III. Even a mere glance at it would show that there is very little difference between the maximum and the average incidence in the two talukas of Panvel and Alibag.

Distance from village scale.

46. The distance from village scale was applied to the Deccan and Gujarat, but was not introduced in the Konkan, because the Survey Officers thought that the people generally live in the houses situated near their fields and they found it impossible to apply the distance scale to the Konkan Districts.

We are sorry to find that the Survey Officers did not try to understand as to why the people in the Konkan lived in their lands. The Konkan people are as much social animals as the people in the rest of the Presidency, and they would certainly not be prepared to forego the amenities of social life except for very substantial reasons. We have shown in detail the peculiarly intensive type of agriculture that the Konkan people are required to resort to, and the cultivator is required to visit his field almost daily throughout the monsoon period to supervise the water outlets of his field and see that there is enough water at the bottom of his crop or that excessive water is let out of it. The people living in the villages in the Konkan practically lead semi-aquatic life in the monsoon when even small streams assume the size and proportion of a big river and become unfordable. Under the circumstances the Konkan agriculturist has no other alternative but to reside as near his field as possible, even though during the period of heavy rain-fall he has to pass his days without oil for his lamp, or indeed, even salt or spices for his food. This is the reason as to why there are

nearly 1500 villages in this small district with a population of about 6 lacs and there is every reason we believe to make general allowance for this in the assessment in place of the distance-from-village scale.

Basis of Assessment.

47. Let us now discuss the basis of assessment on the rice land in Konkan. While classifying the rice land the two factors of soil and water were taken into consideration on the ground of the alleged heavy, certain and uniform rain-fall. These factors were supposed to have a generally equal value. The classification annas of each factor were, therefore, added together and one maximum rate applied to the combined annas in working out the assessment.

48. We have already shown that the heavy and assured rain-fall of the Konkan has little agricultural value unless it is timely and well spread and that there are periods of heavy and untimely rain or the absence of it, and the Konkan cultivator as much suffers from the vagaries of the rain-fall as his brother in the Deccan. Let us, however, for the sake of argument accept the assumption of assured rain-fall at its face value and see what assessment the Konkan rice would bear. The G. R. No. 1211 dated 27th March 1868 reads "the question of rice fields as compared with dry crop land next naturally arises. It may be asked whether the adaptability of the soil to rice crops is not sufficiently taken into account if the land so adapted is treated as first class dry soil without adding the special rate, because the tenant has expended capital in developing its qualities." Similarly the joint authors of the Bardoli report on page 71 paragraph 130 say "we think the only intelligible principle is to base the rice maximum rates on the same soil rates as for dry crop in fact the real meaning of the unfavourable incidence of assessment on rice land compared with dry crop is that the water advantage of wet cultivation has been over estimated." We think that the principle enunciated by the joint authors and accepted in the G. R. is a sound one and can be made applicable to the Konkan rice with equal force. Howsoever heavy or assured the rain-fall may be, it would fall on the soil obtainable in the Konkan and on no better. Therefore, according to the above principle the intelligible incidence of assessment on the rice in the Konkan would be the maximum dry crop rate of the soil plus the equal rate for water. Now, let us see what it would come to. The Taluka that came to be settled the earliest in the District was Karjat (formerly Nasarapur) in 1856 and the following extract from the Survey and Settlement Manual page 108 is worth quoting, "Turning now to the Nasarapur report of 1856 it will be found that Colonel Francis the Settlement Officer bases his rice rate of Rs. 4-8-0 solely upon the former rate which had been settled by Mr. Davis in 1835-36. He remarks "the year 1835-36 is a year memorable in the annals of this division as the date when his (Mr. Davis's) revision was carried out. He adopted several rates. Rs. 4-8-0 was the highest and Rs. 4-4-0 that more generally applied. The terms of his settlement may I think be pronounced exceedingly liberal and as the cultivators have prospered while the Revenue has been increasing, I think we may safely assume that his settlement is a fair measure of what is a fitting assessment for this division." He accordingly fixed his own maximum rate at the same pitch as that of Mr. Davis, and the rice rates for the whole of the Thana Collectorate at the original settlement were based on those of the Nasarapur, (Karjat)." Now the Rabi maximum rate for Karjat was Rs. 2 to which according to this principle the equal water rate is to be added and that comes to Rs. 4

49. We fail to see, however, as to why the remaining Talukas in the Kolaba District were not settled on the basis of the rates of the Karjat Taluka when they were found suitable in the Thana District. Curiously enough the rates for paddy in 1856 were practically the same as they are during the year 1937 and if real justice is to be done to the Kolaba agriculturist, the rate sanctioned in 1856 must be accepted as fair for this period.

50. Having discussed the question of the basis of assessment theoretically let us look to it from its practical side. It has been generally recognised that the profits of cultivation and the rental value furnish very good guides in determining the basis of assessment. Although great difference of opinion is expressed as to what items should be included in finding out the cost of cultivation and in determining the profits of agriculture, still no such difficulty need be expressed in the case of the rice, in the Konkan, as the unit of cultivation is small, the same crop of rice is taken year after year without any rotation or mixtures and all the agricultural operations in the case of the rice crop have to be scrupulously undergone every year if a normal crop of rice is expected. It is quite possible we think to determine the profits of cultivation in the Konkan with tolerable precision.

51. The detailed list of the cost of cultivation (Vide para 22 & 22A) and the price of the grain realised will show that if every item of the expenditure is paid for, the profits of agriculture in the Kolaba District are non-existent, and no wonder, when we take into consideration the expensive nature of rice cultivation. However, as the cultivator finds some work for himself and his family and also makes out part of his living in the field, let us admit the right of the State to some taxation on the land and look to the other factor of rental value as a guide for the determination of the basis of assessment.

52. Giving the land on lease or rent is quite a rule in this district and it is possible to form some idea of the rental value of a group in all the talukas of the district. The inquiries we made in all the talukas of the district as regards the rents actually realised by the land-owners, tend us to think that the average rent received would be from 8 to 10 maunds per acre, and the money value of this, at the rate of Rs. 30 per Khandi would be from Rs. 12 to Rs. 15. Now according to the recommendations of the Taxation Enquiry Committee and also that of the Land Revenue Assessment Committee the assessment should not exceed 25 per cent. of the profits of agriculture or the rental value, and judging from this standard also the assessment on the rice land should not go beyond Rs. 4 to 5 per acre.

53. The preamble to the Bombay Survey and Settlement Act of 1865 reads thus—"Whereas a moderate assessment of land revenue is actually conducive to the interest of Government and the well-being of the subjects and whereas it has been and is the desire of the Government to equalise assessment etc." It is wonderful, however, that never was any attempt made in the Konkan Division to give effect to this preamble. On the other hand there was a growing tendency to propose higher and still higher maximum rates as Taluka after Taluka came up for settlement. No wonder then that no attempt was made to equalise assessment in the Konkan nor to study the effects of heavy assessment on the economic condition of the people. In the Konkan division at least the said preamble was obeyed more in breach than in observance.

54. While going deeper into the question of incidence of land revenue assessment in the Konkan, we find that in the latest statistical report of India, all Bombay Konkan rice areas are shown as unirrigated for the obvious reason that the crop is entirely dependant on rain, a factor outside human control. In Madras, Burma, Bengal etc., rice is grown under similar conditions as in the Konkan. The comparative figures of assessment for the area that are predominantly rice in different provinces and in the different districts of this Presidency are quoted below :—

Province as a whole.	Incidence of assessment per acre.			
	Rs.	a.	p.	to Rs. a. p.
Assam rice tract	1 11 5	3 8 4
Bengal "	2 5 3	4 13 4
Burma "	1 8 9	2 5 10
Madras "	2 7 4	4 10 4

Districts of Bombay.

	Rs.	a.	p.
Kolaba	5 5 0
Thana	2 13 1
Kanara	4 7 6
Ratnagiri	1 15 5
Surat	3 7 4

It will be noticed that the Kolaba District stands highest in the average incidence of taxation on rice land among all the Districts of this Presidency and all the Provinces of India.

55. To prove that the maximum rice rates per acre are higher in the Kolaba District than in the other rice-producing districts, it is quite sufficient to cast a glance at the figures of the maximum rates in the Thana District. Except perhaps Kalyan and North Salsette Talukas the rates in Kolaba are far more in excess of those of the Thana district even though the Talukas like Wada and Shahapur produce the best quality rice like Jiresal or Kolamba and the Thana District generally possesses better marketing facilities than Kolaba. The maximum rates for Wada and Shahapur are Rs. 4-8-0 and Rs. 5-8-0 respectively. We have already shown that Rs. 4 to 5 would be the really intelligible incidence of taxation for the rice lands in the Kolaba District, if the peculiarity of the crop and the expensive nature of cultivation are taken into consideration. Surely the net profit per unit and the rental value would also indicate the same incidence of assessment.

56. As an immediate and temporary relief to the agriculturist of this district, we would request that the Second Revision be cancelled at once.

Of course the cancellation of the Second Revisions of the different talukas will not remove the whole injustice or the heaviness of the assessment. To do full and real justice, therefore the following things will have to be done :—

(1) The maximum of Rs.5-8-0 adopted in the case of the Karjat Taluka for sweet lands should be adopted for all the Talukas and a maximum of Rs.4-8-0 be adopted for the salt lands. Similarly the maximum of Rs. 10 to 12 be adopted for the Bagayat lands.

- (2) The groups should be as before.
- (3) 56 Kharepat villages in the Alibag Taluka have been subjected to one more revision than the rest of the Taluka. This injustice should be removed.
- (4) In the case of the Varkas lands in the Panvel Taluka the general rule limiting land Revenue Assessment was abrogated by the sanction of the Secretary of State and an increase of 145 per cent. was introduced in the maximum rate of Varkas land on the ground of demand for grass for Bombay market. As there is no demand left the Varkas rates should be lowered.
- (5) The addition of position class annas and that due to capacity to grow second crop should be dropped.
- (6) Instead of the distance-from-village scale a uniform allowance be made for the intensive and costly method of cultural operations of rice crop.

SITARAM VISHVANATH TILAK,
Chairman.
VAMAN GOVIND LIMAYE,
Secretary.
RAMJI LAXMAN GHARAT,
JANARDAN VISHNU LELE,
DATTATRAYA KASHINATH KUNTE,
LAXMAN GOVIND PATIL,
Members.

Alibag, 6th March 1938.

APPENDIX I

Rain-fall remarks for Alibag and Pen talukas for the year 1893 to 1922 and for the Nagothna Peta for the years 1905 to 1922.

- 1893 :—Rainfall during the year was slightly below the average at Alibag but somewhat above it at Pen. Good showers in May were useful for the preparatory tillage. Monsoon started in June and the fall of the month being abundant (and even excessive in places). Kharif sowing commenced everywhere. From July to September the rain-fall though below the usual amount was generally upto requirements and the crops progressed satisfactorily. The rain withdrew after a light fall in October but the rabi crop did well on the strength of the previous water supply. The season on the whole was normal.
- 1894 :—Total fall of the year was in excess of the average both at Alibag and Pen. Monsoon set in early in June with seasonable and sufficient rains for Kharif sowings, July rain though heavy was favourable for rice transplantation. August and September rains were generally seasonable. Rainfall in the last week of October was heavy and damaged standing crops. No rain fell subsequently. Season on the whole was good.
- 1895 :—Year's aggregate fall was somewhat under the normal. Monsoon commenced normally in June and the rains continued mostly upto the requirements throughout the Kharif season. The Kharif crops in consequence fared well and gave almost a normal yield. The rains late in the season, however, proved somewhat below the needs of the rabi crops, the yield of which in consequence was reduced in many places. Season on the whole was a good but a fair rabi.
- X 1896.—Rainfall of the year was considerably over the average. The commencement of the Kharif rain in June was good for sowing and starting transplantation. The abnormally heavy rain in July over-flooded fields and damaged crops particularly in low lands. This heavy fall continued in August rotting crops. Those that escaped injury improved in the light fall of the latter half of the month. Then the excess suddenly changed into deficiency. Crops which had improved at the end of August suffered seriously from deficient rains in September and complete drought in October. The light November showers were too late for Kharif crops but they helped the rabi crops which, however, owing to insufficient moisture were under average. Season on the whole was not satisfactory.
- 1897.—The total fall was generally above the average. In June the Monsoon commenced timely and sowings were completed. But some deficiency was felt (more specially in Alibag taluka) at the end of the month for transplantation. These were completed in July when the rain was sufficient and seasonable. Favourable conditions lasted throughout August, September and October. Kharif crops were harvested in November and winter crops sown with sufficient moisture. No rain fell in November and December. Season on the whole was good.
- 1898.—Annual rainfall exceeded the normal both at Alibag and Pen. Monsoon broke in the second week of June. In this month the rain was rather heavy necessitating re-sowing in places. July rain again exceeded requirements and though useful for transplantation was injurious to young crops in parts. The light fall of August made amends for the previous heavy rain. September rain being in excess of the usual fall would have been again injurious but for the break in the last week. In October fairly heavy rain was received at Pen though it was only light at Alibag. Rainfall in November was light while it was totally absent in December. Rabi crops fared well, however, owing to good water supply left by the Kharif rains. Season on the whole was normal.
- X 1899.—Total fall of the year amounted only to half the average. Regular Monsoon opened in the second week of June and gave good sowing rain but the fall towards the end of the month being light, transplantation made little progress. Rainfall from July onwards also continued deficient throughout the season and entirely ceased from October. As might be expected both the Kharif and rabi crops gave but a poor yield. Season on the whole was distinctly poor.
- Y 1900.—Rainfall during the year was just about the average. Monsoon opened in the second week of June but the fall of the month being below requirements, Kharif sowing and transplantation were completed only in July under the favourable rainfall of the month. Fall in August and September was very beneficial for the development of the Kharif crops. Rain completely withdrew from the end of September. Late crops suffered in places owing to deficiency of moisture. Season on the whole, however was fairly good.

- Y 1901.—Total fall of the year was somewhat above the average at Pen, though slightly under it at Alibag. Rains set in normally in June and were seasonable and sufficient for Kharif sowings. The transplantation of rice was also completed under favourable rains in July. The crops progressed well in August under the beneficial rains of that month. In September the rainfall was very deficient. Some rain was received in October but being light gave no substantial relief. November and December went totally dry. Season, on the whole, was fairly good though the late crops having lacked the requisite water supply yielded less than expected.
- 1902.—Rainfall during the year was somewhat under the normal. The Monsoon commenced in the first week of June and sowings were started but the fall being deficient they were completed only in July under the favourable rain of that month. Rainfall in August and September was upto the requirements of the crops which progressed well. The crops were further benefited by light showers in October and November. December rain, however, was untimely and damaged the harvest rice. Season, on the whole was good.
- 1903.—Aggregate rainfall of the year was considerably above the average. There were very heavy ante-monsoon showers which impeded the burning of rabi and to some extent damaged it. Monsoon started normally in June and the rains continued upto the requirements of the standing crops till October which progressed well. There was only light rain at Pen in November but none at Alibag. December went completely dry. Season on the whole was fairly good.
- X 1904.—Total rainfall of the year was considerably in defect of the average. Regular monsoon commenced early in June giving sufficient and seasonable rain for the sowing of rice and other Kharif crops. Rainfall in July though far below the average was good enough for the standing crops. From August, however, it continued to be deficient till about the end of October when it completely withdrew. As a result both the Kharif and late crops suffered owing to deficient moisture in many places and gave a poor to fair yield. Season, on the whole was indifferent.
- X 1905.—Rainfall during the year amounted to only half the usual quantity. Fall in June being meagre sowings were done only in July when fair rain was received. This was not, however, sufficient to satisfy the needs of the time. Rain in August and September was very deficient while it was practically absent afterwards. As a result Kharif crops suffered in vast areas while the area under the rabi crops was much restricted. Season, on the whole was far below the average.
- Y 1906.—Total fall of the year was much below the average. Monsoon commenced timely in June and as the rains continued satisfactory till the end of September all agricultural operations proceeded smoothly and crops furnished well. There was practically no rain after September except some fair showers at Nagothna in November. The rabi crops did well on the strength of previous moisture though they required rain later in the season. On the whole, the season was fairly good.
- X 1907.—Year's aggregate fall exceeded the average. Rains set in normally in June and continued upto requirements till the end of August. From September the fall became scanty and crops were badly in need of moisture. The fall in October was too light to give any appreciable relief. There was no rain either in November or December. Season, on the whole, was moderate.
- 1908.—Total rainfall of the year was just about the average at Pen and Nagothna but much under it at Alibag. Rain being up to requirements throughout the Kharif crops developed well without any hitch and yielded a normal return but the rains having ceased after a few light showers in October, the rabi crops suffered a little in places owing to scarcity of moisture. On the whole, however, they did well. Season was generally satisfactory.
- 1909.—Aggregate fall of the year was greater than usual at Pen and Nagothna. At Alibag, however, it was much under the normal. Rains being suitable and up to the needs of the crops, from June to September the Kharif crops progressed well and being favoured by further light showers in October, gave a fully normal return. There was no rain either in November or December. Rabi crops were sown in time and helped by good previous moisture fared well though a shower late in the season would have considerably benefited them. Season, on the whole, was good.
- Y 1910.—Rainfall during the year was slightly over the average. Regular monsoon set early in June and the fall of the month being well spread and plentiful, Kharif sowings were completed in time. Rain in June was very deficient and hampered transplantation which was finished off only in August under the favourable rains of the month. Good rain in September further helped the crops. Heavy rain at Pen in the first week of October was somewhat injurious to standing crops. At Alibag and Nagothna however it was quite good. In November fairly heavy rain was again received at Pen but at Alibag and Nagothna it was insignificant. December went rainless. Season on the whole was fairly satisfactory.

- Y 1911.—Total fall of the year was considerably below the average. Rain commenced early in June as usual and afforded just sufficient moisture for the completion of the Kharif sowings. Fall in July, however, was less than half the average and transplantation was retarded owing to deficiency of water-supply. This was completed early in August and all crops progressed well under the substantial rains of the month. Rains, however, were very deficient in September and practically absent in October and crops showed distress in places. Light rain was received at Pen and Nagothna in November and induced rabi sowings. December went dry. Season on the whole was a fairly good Kharif but only a moderate rabi.
- Y 1912.—Except at Nagothna year's total fall fell short of the normal. Rain in June was sufficient for sowing purposes but more was required for transplantation. Good rain in July enabled the completion and crops flourished. Rainfall in August was up to the requirements of the crops. In September, however, rain was very deficient and more was required to ensure a good outturn. Some useful rain occurred in October but the fall in the third week of November proved untimely and damaged crops brought to the threshing floors. December was rainless. Season, on the whole was fairly good.
- Y 1913.—Rainfall during the year was much above the average at Pen and Nagothna and just about it at Alibag. Regular monsoon set in about the middle of June and the rainfall continued heavy till the middle of August when it slackened and entirely ceased in the last week of October. In the Pen taluka and Nagothna Peta there were sudden and heavy showers of rain in June and July which caused some damage to Kharif crops. Season on the whole was fairly good for the Kharif crops but only fair for the rabi crops.
- 1914.—Total fall of the year was very much in excess of the average. Monsoon opened in the second week of June and afforded sufficient moisture for the completion of the Kharif sowings and for the commencement of transplantation which was duly completed in July under the very heavy rains of the month. These rains, however, proved excessive and injurious to crops in many places particularly in the Pen taluka including Nagothna mahal. August rains were favourable. But September rains were again excessive and threatened the well being of crops. Only at Pen some fair showers occurred in October. The fall in November was only light while December was rainless. Season on the whole was good though the prospects were marred in places by excessive rains at intervals.
- 1915.—Rainfall during the year was below the average at Pen but above it at Alibag and Nagothna. Monsoon having commenced late in June. Kharif sowings and transplantation could not be completed in the month in spite of the heavy rain received. These were finished off in July when favourable (though far below average) rain occurred. Rainfall in August was again below the standard but being well spread proved very useful. The crops grew vigorously under the ample rains in September. The fair showers in October induced rabi sowings and the rabi in seedlings were further helped by light rain in November. December went rainless. Season, on the whole, was fully normal.
- Y 1916.—Total fall of the year was slightly above the average at Pen and still above it at Alibag and Nagothna. June rains were heavy enough for the Kharif sowings which were completed by the end of the month. Transplantation was finished off under the favourable rain of July and the crops thrived well in August, the rainfall of the month being quite congenial for their development. The September rains however, were excessive and injurious in many places. October rains were again abnormally heavy and retarded harvest. Rain-fall was light in November and absent in December. Season, on the whole, was good as the crops gave a normal outturn but the quality of grain and straw deteriorated considerably owing to the untimely October rains.
- 1917.—Rain-fall during the year was considerably in excess of the average. Monsoon set in timely and the rains continued favourable up to the end of July. But from August to the end of October they exceeded the requirements and threatened the proper growth of the crops. The break in November and December, however, proved beneficial and the crops fared well. Season on the whole was good.
- X 1918.—Total fall of the year varied from one-third to one-half the average. Unusually heavy rain in May impeded rabi burning operations. Monsoon commenced in the last week of May but the rains were never up to the requirements either in the Kharif or the rabi season. As may be expected the crops made but a slow progress and yielded less than half the usual outturn. Season was thus decidedly poor.
- 1919.—Year's aggregate fall was about the average. The rains commenced early in June and continued excellent throughout the season. The agricultural operations were finished off in time and crops grew vigorously and continued to do so until they were reaped and yielded a good outturn. Season on the whole was fully normal. The crops in places were even abnormally good.

- X 1920.—Total fall of the year varied from one-half to two-third the average. The rains commenced early in June and continued well till the end of July, thus affording sufficient moisture for the completion of the Kharif sowings and of transplantation. But in August and September there were long breaks and standing crops suffered in places. Only light rain was received in October while it was totally absent in November and December. Season on the whole was not satisfactory.
- 1921.—Rain-fall during the year was up to the average. Monsoon commenced early in June and the rains continued mostly up to requirements and seasonable through out the Season, with the result that all the agricultural operations proceeded smoothly, and both the Kharif and rabi crops developed without any hitch till they were reaped and gave a satisfactory return. Season on the whole was fully abnormal.
- Y 1922.—Total fall of the year was slightly above the average at Pan but somewhat below it at Alibag and Nagothna. Monsoon started normally in June and the fall of the month being quite up to requirements Kharif sowings were completed in time. July rains were again abundant and enabled completion of transplantation and the seedling thrived well. In August the rain-fall was very deficient but as the July rains had left ample moisture the crops progressed well. The rains in September were again below the average but being well distributed, the crops showed no distress. Light to fair showers were received in October and November and helped the rabi crops. December went dry. Season, on the whole, may be termed normal.

APPENDIX II:

*Table showing maximum rates of the current Land Revenue Settlement
in Talukas of the Thana and Kolaba Districts.*

Name of Taluka.	First Revision.				Second Revision.			
	Salt rice.	Sweet rice.	Rabi.	Varkas.	Salt rice.	Sweet rice.	Rabi.	Varkas.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
<i>Thana District</i>								
Thana Mahal	...	6 0 0	3 0 0	3 0 3	...	9 0 0	4 8 0	5 4 0
Bhivandi	...	6 2 0	2 0 0	2 0 0	...	8 8 8	3 0 0	3 0 0
Kalyan	...	6 8 0	...	2 4 0	...	2 0 0	...	3 8 0
Murbad	...	5 0 0	...	1 4 0	...	7 0 0	...	1 12 0
Bassein	...	...	...	...	...	...	...	...
Palghar	4 8 0	6 0 0	2 8 0	1 8 0	...	...	...	...
Vada	...	4 8 0	1 0 0	1 4 0	...	...	...	...
Shahapur	...	5 8 0	...	1 8 0	...	...	...	...
Dahanu Umbergaon.	4 0 0	6 0 0	...	1 8 0	...	...	...	...
<i>Kolaba District</i>								
Alibag	...	8 8 0	...	...	8 0 0	11 5 4	3 7 0	3 7 0
Pen	...	8 0 0	...	...	6 10 8	10 10 8	3 0 0	4 0 0
Panvel	5 4 0	7 8 0	...	...	6 10 8	9 8 0	5 0 0	5 0 0
Karjat	...	5 8 0	...	...	...	7 4 0	2 0 0	2 0 0
Roba	5 8 0	7 0 0	2 0 0	2 0 0	...	...	...	...
Mangson	...	7 0 0	2 0 0	2 0 0	...	...	...	...
Mahad	5 0 0	7 0 0	2 0 0	2 0 0	...	...	...	...
Khalapur	...	5 8 0	...	...	...	8 0 0	2 4 0	2 4 0

APPENDIX III.

Table showing the maximum and average incidence of Rice land
in different Districts.

Name of Taluka.	Rice land		Varkas.	
	Maximum.	Average.	Maximum.	Average.
<i>Thana District.</i>				
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Murbad	7 0 0	5 4 3	1 12 0	0 6 2
Bhivandi ... ..	.....	.....	.....	.....
Kalyan	9 0 0	6 2 6	8 8 0	0 10 8
Thana Mahal	9 4 0	3 5 10	5 4 0	1 3 3
Bassein ... ..	.....	.....	.....	.....
Palghar	6 0 0	3 5 1	2 8 0	0 6 3
Wada	4 8 0	2 14 1	1 4 0	0 2 0
Shahapur	5 8 0	3 9 4	1 8 0	0 4 0
Dahanu Umbergaon	6 0 0	2 14 5	1 8 0	0 4 4
<i>Kolaba District.</i>				
Alibag	11 5 4	9 4 8	3 7 0	0 11 9
Pen	10 10 8	7 11 6	3 0 0	0 8 10
Panvel	9 8 0	8 11 6	5 0 0	0 12 1
Karjat	7 4 0	4 14 10	2 0 0	0 5 4
Roha ... ..	.....	.....	.....	.....
Mangaon	7 0 0	4 10 10	2 0 0	0 4 7
Mahad	7 0 0	4 4 0	2 0 0	0 1 4
Khalapur	8 0 0	5 10 10	2 4 0	0 7 3
<i>Ratnagiri District.</i>				
Khed	9 3 0	3 13 11	1 11 0	0 3 2
<i>Satara District.</i>				
Jawali	13 4 0	5 1 10	4 4 0	0 10 7
Wai	13 4 0	4 13 0	4 4 0	1 3 11
<i>Belgaum District.</i>				
Gokak	8 0 0	2 3 4	2 12 0	0 12 2
Khanapur	10 8 0	3 11 8	2 0 0	0 7 4
<i>Nasik District.</i>				
Igatpuri	10 0 0	3 11 0	2 0 0	0 9 10
<i>Poona District.</i>				
Maval	10 0 0	3 3 2	2 10 0	0 9 6

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BURMA LEGISLATIVE COUNCIL.

BILL NO. 6 OF 1927.

THE BURMA AGRARIAN BILL, 1927.

A Bill to make provision for certain matters connected with Agriculture.

WHEREAS it is expedient to afford greater security and certainty in respect of cultivation, rent, tenure and wages to owners and tenants of agricultural land and their labourers; and whereas the previous sanction of the Governor-General required by section 80A, sub-section (j), of the Government of India Act, has been obtained to the passing of this Act;

It is hereby enacted as follows :—

CHAPTER I.

PRELIMINARY.

1. (1) This Act may be called the Burma Agrarian Act, 1927.
Short title, extent and commencement.

(2) It shall extend to the whole of Burma.

(3) It shall come into force on the first day of March, 1927, but the provisions contained in Chapter IV shall not become operative until the issue, or otherwise than in pursuance, of a notification as hereinafter provided by section 18.

2. In this Act, unless there is anything repugnant in the subject or context,—
Definitions.

(1) "Agriculturist" means a person—

(a) who is engaged or has habitually been engaged in the cultivation of land with his own hands as his principal means of subsistence; or

(b) who satisfies both the following conditions, namely—

(i) that he superintends personally and throughout the working periods of the year the actual cultivation of land including all the processes thereof and the treatment of the cattle and other equipment used therein; and

(ii) that he derives the major part of his income either from such superintendence or from the cultivation of land with his own hands or jointly from such superintendence and such cultivation ;

(2) "charge" means a charge created by section 3 ;

(3) "decree" means a decree passed by a civil court ;

Bur. Act VI
of 1907.

(4) "headman" means a person appointed to be the headman of a village-tract under the Burma Village Act, 1907 ;

(5) "hire" means the payment which a person contracts to make for the use of cattle employed in cultivation of land ;

(6) "holding" means the land occupied by a landholder or any parcel of such land ;

(7) "household paddy" means the quantity of paddy required, according to the custom of the locality, to maintain a tenant, the members of his family living with him, and the labourers who are employed for the cultivation of the tenancy while such tenant, such members and such labourers are necessarily employed in such cultivation ;

(8) "labourer" means a person employed for wages in the cultivation of land ;

(9) "land" means land which is not occupied as the site of any building in a town or village and is occupied or has been let for agricultural purposes or for purposes subservient to agriculture and includes the sites of buildings and other structures on such land ;

(10) "landholder" means an occupier of land who is not, in respect of such land either a landlord or tenant ;

(11) "landlord" means any person under whom a tenant holds land and to whom such tenant is liable to pay rent ;

IV of 1882.

(12) "lease" means a lease of immoveable property as defined in section 105 of the Transfer of Property Act, 1882 ;

(13) "pay" with its grammatical variations and cognate expressions includes, when used with reference to rent, "deliver" and "render" with their grammatical variations and cognate expressions ;

(14) "prescribed" means prescribed by rules made under this Act ;

(15) "rent" means whatever is payable to a landlord in money, kind or service by a tenant on account of the use or occupation of the land held by him ;

(16) "Revenue Officer" means any person whom the Local Government may appoint, by name or as holding an office, to do anything required by this Act to be done by a Revenue Officer ;

(17) "suit" means a suit instituted in a Civil Court ;

(18) "tenant" means a person who holds land under another person and is liable to pay rent for that land to that other person but does not include a mortgagee ;

(19) "tenancy" means the land held by a tenant under a single lease ;

(20) "tenancy year" means the twelve months commencing on the first day of March or such shorter period commencing on such date as the Local Government may by notification appoint for leases of any particular kind of land ;

(21) "wages" means the amount in money or kind which an employer stipulates that he will pay a labourer for work done in the cultivation of land.

CHAPTER II.

CHARGES OF LANDLORDS, OWNERS OF CATTLE AND LABOURERS.

3. (1) The unpaid wages of labourers and the unpaid hire of cattle, other than cattle belonging to the landholder or tenant, employed in the cultivation of land shall be charges on such produce of the land as is raised by such employment.

(2) The unpaid rent payable for the current tenancy year in respect of a tenancy shall be a charge on the produce thereof raised in that year.

(3) Notwithstanding anything contained in the Transfer of Property Act, 1882, or in the Code of Civil Procedure, 1908, the charges created by the foregoing sub-sections shall rank equally and shall be enforceable in the manner prescribed in this Chapter and in no other way.

IV of 1882.
V of 1908.

(4) The said produce, until it is stored after threshing, winnowing and the like operations customary before storing, shall be deemed to be hypothecated for the said charges, and until such charges have been satisfied or have lapsed under the provisions of this Chapter no other claim on the produce shall be enforced by sale in execution of a decree of a Civil Court or otherwise; provided that the surplus, if any, remaining after the charges have been satisfied shall be deposited in the Court from which the order for attachment or sale was issued.

(5) When the produce is insufficient to satisfy the charges in full it shall be divisible among the landlord, labourers and cattle owners in proportion to the unpaid rent, wages and hire.

(6) Nothing in this section shall affect the rights of Government to any revenue, rent, tax or fee owing to it.

4. (1) If any person who has a charge fears that the produce will be removed from the holding on which it was raised or from the tenancy before he has been paid the rent wages or hire for which he has a charge, he may apply as soon as the reaping or gathering of the crop has begun to the headman of the village-tract in which the holding or tenancy or any part of it is situated to attach the produce, including standing crops.

(2) For the purposes of this section the threshing floor or other place where produce is taken and kept for threshing, winnowing, treading out of grain or the like shall be deemed to be part of the holding or tenancy.

(3) In the absence of the headman the application may be made to any other member of the Village Committee of the tract in which the holding or tenancy or any part of it is situated or to any other prescribed person.

(4) The person to whom application is made shall forthwith issue a warrant to attach the produce and shall appoint some proper person nominated by the applicant to take care of it during attachment. Such warrant shall not be executed if the produce has been removed from the holding or tenancy. The person appointed to take care of the produce during attachment shall be deemed to be a public servant.

(5) The attachment shall be made by affixing the warrant of attachment—

- (i) where the produce is a growing crop, on the land on which such crop has grown;
- (ii) where such produce has been cut or gathered, on the threshing floor or place for treading out grain or the like on or in which it is deposited.

(6) Notwithstanding the attachment, standing crops may be reaped by the landholder or tenant, and may be gathered in such place as is commonly used by him under the supervision of the person appointed to take care of the attached produce.

(7) If the landholder or tenant neglects to reap standing crops which have been attached, any person who has a charge on the produce may reap and gather such crops or may cause such crops to be reaped and gathered in such place as may be convenient under the supervision of the person appointed to take care of the attached produce.

(8) If within five days of the attachment the person who caused the produce to be attached under sub-section (4) does not apply to the Village Committee to effect an amicable distribution of the attached produce or of so much of it as may be necessary to satisfy the charges on it, among the persons having such charges and the landholder or tenant, the Committee after setting aside so much of the produce as may be prescribed to remunerate the person appointed to take care of the attached produce, shall remove the attachment forthwith. The produce so set aside shall be delivered to the said person, and the amount of the debt due to the person having the charge who caused the attachment to be made shall be reduced by the amount set aside and delivered.

(9) If within five days of the attachment the person who caused the produce to be attached under sub-section (4) applies to the Village Committee to effect an amicable distribution of the attached produce, or of so much of it as may be necessary to satisfy the charges on it, among the persons having such charges and the landholder or tenant, the Committee shall thereupon summon all persons who have intimated to it that they have charges on the produce or who are known to it to have such charges, to attend before it at a specified place and at a specified time, not being later than seven days from the date of such summons. The landholder or tenant shall also, by notice in writing, be invited to attend at such place and time.

(10) At the place and time so fixed or at any place or time to which the Committee may adjourn the proceedings the Committee shall hear all the aforesaid persons, or such as attend, in turn, and shall use its best endeavours to induce them to agree to an amicable distribution of the produce. It may hear, but shall not record, the statement of any witness and may peruse any relevant book of account or other document produced for its inspection.

(11) If such of the persons aforesaid or their agents authorized in writing to consent to an agreement as attend before the Committee reach an agreement the Committee, after setting aside so much of the produce as may be prescribed to remunerate the persons appointed under sub-section (4) and the members of the Committee, shall remove the attachment and shall distribute the produce in accordance with the agreement.

(12) If any person who has a charge fails to attend before the Committee either in person or by an agent authorized in writing to consent to an agreement after notice has been received by him or a summons left at his house, his charge shall, notwithstanding anything in section 3, be postponed to the charges of persons who have attended before the Committee. His absence and the absence of the landholder

or tenant after notice received or summons left shall not prevent the Committee from proceeding under sub-sections (10) and (11).

(13) If the persons having charges and the landholder or tenant who attend before the Committee fail to come to an agreement for the distribution of the attached produce the Committee shall furnish each of those so attending with a certificate in the prescribed form which shall state the failure to agree.

(14) If within ten days of the issue of a certificate no order is received from a Civil Court regarding the attachment, the Committee, after setting aside so much of the produce as may be prescribed to remunerate the persons appointed under sub-section (4) and the members of the Committee, shall remove the attachment.

(15) Nothing in the foregoing sub-sections shall prevent the persons having charges and the landholder or tenant from selling the produce by agreement and depositing the proceeds in a prescribed place. While the proceeds are so deposited, the charges which were attached to the produce shall be attached to the proceeds, and any warrant by which the produce was attached shall be deemed to have attached the proceeds.

(16) If within seven days of the issue of a certificate under sub-section (13) a person, other than a landholder or tenant, to whom such a certificate has been issued institutes a suit to recover the rent, hire or wages to which the certificate refers or any portion of such rent, hire or wages, the Court shall direct either that the attachment of so much of the produce as will satisfy the amount in dispute be continued pending the decision of the suit, or that so much of the attached produce as will satisfy the amount in dispute be sold and the proceeds be placed in deposit pending such decision. It shall direct that so much of the produce as it releases from attachment or so much of the proceeds as it does not direct to be placed in deposit shall be returned to the person in whose possession the produce was when attached.

5. No suit for rent, hire or wages other than a suit to which the provisions of this Chapter apply shall be instituted by any person who has caused the produce of land to be attached under section 4 so long as that attachment is in force.

6. If any person having a charge who has caused produce to be attached under section 4 sues to recover rent, hire or wages, any person having a charge or the landholder or tenant shall be entitled to plead that the rent demanded is not a fair rent or that the hire or wages demanded are not such as are reasonable, and the Court shall take account of such plea notwithstanding anything in the contract and shall

decree such rent, hire or wages as in the circumstances seems to it just.

7. In determining a fair rent the Court shall have regard to the considerations in determining fair rent, outturn of the land if cultivated with due diligence, to the cost of cultivation, including the reasonable remuneration of such necessary physical labour in its cultivation as has been performed by the tenant or any member of his family living with him, the rent as determined by competition which has hitherto been paid for the land and for similar land in the neighbourhood, especially to such rents as have been paid by the same tenants over long periods, to the market value of the produce if the rent is payable in money, and to such other factors as to the Court may seem relevant. But regard shall not be had to the incapacity, illness, incompetence or other such disability of the tenant.

8. (1) In a suit for rent whether instituted under the provisions of this Chapter or not, if it appears to the Court that the area of the tenancy has been so decreased by diluvion or that the produce thereof has been so diminished by drought, flood or other like calamity that the full amount of rent payable by the tenant cannot be equitably decreed, the Court shall, notwithstanding any condition in the lease or other contract, allow such remission from the rent payable as may appear to be just. In determining remission the Court may take into account unrepaid advances given by the landlord.

(2) In a suit for money, if the defendant proves that the sum claimed, or a part of it, represents an arrear of rent due in respect of a tenancy for a year in which the plaintiff received by reason of drought, flood or other like calamity remission of revenue without making a fair remission of rent to the defendant, the Court shall allow such deduction from the sum claimed as may appear to it to be just.

9. Nothing in section 6, 7 or 8 shall affect a suit for recovery of rent payable in money under a lease of land for a term of seven years or over, Saving in cases of leases for seven years or upwards,

CHAPTER III.

IMPROVEMENTS TO TENANCIES.

10. "Improvement" means a work made after the coming into force of this Act and suitable to the tenancy, by which the annual letting value of land has been, and at the time of a demand for compensation continues to be, increased and includes—

(a) manuring except manuring of land used for seed nurseries;

- (b) the construction of works for drainage and for protection against floods ;
- (c) the construction of works for the storage and supply of water for agricultural purposes ;
- (d) the reclaiming, enclosing, levelling and terracing of land for agricultural purposes ;
- (e) the renewal or reconstruction of any of the foregoing works or such alterations therein or additions thereto as are not of the nature of mere repairs and as durably increase their value ;

but it does not include such clearances, embankments, levellings, enclosures or water channels as are made by tenants in the ordinary course of cultivation and without any special expenditure, or any other benefit accruing to the land from the ordinary operations of husbandry except manuring as provided above.

11. Notwithstanding any condition in his lease or other contract
Compensation for improvements. no tenant who has improved his tenancy shall

be ejected from it until he has received compensation for the improvement, and such tenant shall be entitled to remain in occupation of the tenancy at a fair rent unless such compensation is paid to him, or is deposited in a prescribed place pending appeal or revision, within forty-five days after the end of the tenancy year.

12. Any tenant claiming compensation for improvements who has
Claim to compensation. applied before the end of the tenancy year to

his landlord for a new lease and to whom his landlord has intimated that a new lease will not be granted may apply within seven days of such refusal to the Village Committee to determine the compensation to which he is entitled for the improvements.

13. After such inspection of the tenancy and improvements as it
Amount of compensation. may consider necessary and after recording such relevant evidence as may be produced by the landlord and the tenant the Village Committee shall fix the compensation payable.

14. In estimating such compensation the
Committee shall have
Considerations in determining amount of compensation. regard to—

- (a) the amount by which the value or the produce of the tenancy or the value of that produce has been increased by the improvement ;
- (b) the condition of the improvement and the probable duration of its effects ;
- (c) the labour and capital required in making the improvement ;

- (d) any remission or reduction of rent or other advantage given by the landlord to the tenant in consideration of the improvement;
- (e) the length of time during which the tenant has had the benefit of the improvement.

15. An appeal shall lie from the decision of the Village Committee to the Township Officer:

Appeals. Provided that no appeal shall be entertained if it is not filed within fifteen days of the date on which the Village Committee recorded its decision.

16. The order of the Township Officer on appeal shall be final subject to revision by the Deputy Commissioner.

17. Nothing in this Chapter shall be applicable to compensation for improvements made to land held under a lease for a period of seven years or over.

Saving in cases of leases for seven years or upwards.

CHAPTER IV.

RESTRICTION ON DISPOSAL OF TENANCIES.

18. (1) The Local Government may, by notification, direct that Chapter to districts or parts of districts. Chapter shall apply to such districts or parts of districts, not less than a township, as may be specified in such notification:

Provided that no part of a district shall be notified in which less than half the area occupied for cultivation is let for rent.

(2) A notification issued under the foregoing sub-section shall be conclusive proof that at least half the area occupied for cultivation in the district or part notified is let for rent.

19. Nothing in this Chapter shall affect a lease of land made to a tenant—

- (i) who is in occupation, whether as tenant, landholder, licensee or otherwise, of land or parcels of land exceeding thirty acres; or
- (ii) who is supplied with one or more yoke of cattle for ploughing of the tenancy or with household or seed paddy, exceeding twenty-five baskets, by his landlord.

Explanation.—Cattle bought with money borrowed from a landlord shall not be deemed to be cattle supplied by the landlord.

20. (1) Any tenant who desires to obtain a new lease of land other than a lease for a term of seven years or over shall intimate in writing his desire to

Application for new lease.

his landlord before the end of the tenancy year, and shall state in writing the rent which he offers.

(2) The landlord shall forthwith deliver a written lease at the rent offered to the applicant or shall intimate in writing to the applicant that he is unwilling to grant him a new lease either at the rent offered or absolutely. If he is willing to grant a new lease to the applicant at a rent other than the rent offered he shall state such rent in writing. Failure to intimate in writing shall be deemed refusal.

21. Notwithstanding anything contained in the terms of the Application for expiring lease, a tenant order forbidding who has applied for a ejectment. new lease under the foregoing section and has been refused such lease absolutely or at a rent which he considers fair, may apply within fifteen days of the end of the tenancy year to a Revenue Officer appointed by the Local Government in this behalf for an order forbidding the landlord to eject him, on the ground that he is ready to pay a fair rent, which shall be stated, and that he has treated his landlord fairly in the past and is ready to treat him fairly.

22. The Revenue Officer on receiving such Attendance of parties. application shall summon or otherwise direct the landlord and the applicant to appear before him as soon as possible.

23. (1) If the landlord fails to appear at Consequences of the time appointed, the one or other of the Revenue Officer shall parties failing to attend. make an order forbidding the landlord to eject the applicant in the current tenancy year and shall determine a fair rent which shall not be less than the rent offered by the applicant, at which the applicant shall be permitted to remain in occupation of the tenancy. Such order shall be deemed to be and shall have such force as if it were a lease of the tenancy for the current tenancy year granted by the landlord to the applicant.

(2) If the tenant fails to appear at the time appointed, the Revenue Officer shall dismiss his application.

24. If the landlord appears at the time Consequences of appointed and presents landlord stating he a written statement that intends to work land he has refused a new himself. lease because he intends to work the land himself the Revenue Officer shall make no order, provided that he is satisfied that the landlord is an agriculturist.

25. If the landlord appears at the time Consequences of appointed and presents landlord stating he a written statement intends assigning that he has refused a tenancy to certain relatives. new lease because he intends to assign the tenancy to a brother, brother-in-law, son,

son-in-law, grandson or nephew, including a nephew by marriage, (the Revenue Officer shall make no order, provided that he is satisfied that the intended tenant is an agriculturist.

26. If the landlord appears at the time appointed and presents a written statement that he has refused a new lease because he intends to work the tenancy by means of hired labour, the Revenue Officer shall make no order.

27. If the landlord appears at the time appointed, presents a written statement that he has refused a new lease because he intends to let the land lie fallow so as to permit the soil to recover from exhaustion and if he can prove that for the past six years the land has not lain fallow or has not been adequately manured, the Revenue Officer shall make no order,

28. When a Revenue Officer has made no order under section 24, 25, 26 or 27, no suit shall be maintainable by the landlord or his representative or by any person claiming through him to recover rent due in respect of the tenancy—

- (a) for the current tenancy year if the written statement was presented under section 24 or 27;
- (b) for the current and four succeeding tenancy years if the written statement was presented under section 25 or 26:

Provided that nothing in this section shall affect a suit to recover rent due in respect of the tenancy if a new lease is granted at any time within the periods specified above to the applicant who was refused a lease under section 20. If the rent at which such new lease is granted exceeds the rent which was offered by the applicant under section 20, it shall be permissible for the applicant to plead in a suit for rent under section 6 that the rent is not a fair rent and the Court shall pass orders on such plea in accordance with that section.

29. (1) If a landlord who has been summoned under section 22 appears at the time appointed and presents no written statement under section 24, 25, 26 or 27, the Revenue Officer shall hear the applicant and the landlord and shall record their statements and such relevant evidence as they may produce.

(2) The Revenue Officer shall then either reject the application or, if the applicant proves that the rent which he has offered to pay is a fair rent and that he has

treated the landlord fairly in the past, make an order forbidding the landlord to eject the applicant during the current tenancy year, notwithstanding the fact that the landlord intends to dispose the ownership of the tenancy by sale or otherwise to any other party. Such order shall state the rent payable and shall be deemed to be and shall have such force as if it were a lease of the tenancy for the current tenancy year granted by the landlord to the applicant.

(g) The Revenue Officer may give effect to an order made under sub-section (e) by the issue of an order ejecting from the land any one in possession of it other than the applicant. Any one who being served with such order fails to leave the land forthwith, shall be punishable, on conviction before a Magistrate, with imprisonment which may extend to three months or with fine which may extend to five hundred rupees or with both. The Magistrate may in his discretion direct that the fine, or any part of it, if realized, shall be paid as compensation to the applicant in whose favour the Revenue Officer's order was made.

IV of 1882.

30. (1) No tenant who is in possession of a tenancy under section 23 or 29 shall transfer his lessee's interest by mortgage, sub-lease or otherwise, and, notwithstanding anything in the Transfer of Property Act, 1882, no cause of action shall be founded on any such transfer.

(2) A landlord shall be entitled to recover from a tenant who transfers his interest contrary to the foregoing section any sum which the tenant receives over and above the fair rent determined.

(3) Any such sum shall be recoverable as if it were a charge created under sub-section (2) of section 3.

31. In determining whether a tenant has treated his landlord unfairly regard shall be had to his conduct under the expired lease and leases preceding it, if any. Failure to pay a fair rent and failure to repay with a reasonable rate of interest loans made by the landlord may be considered unfair treatment. If any loan which has not been repaid includes accumulated interest which has been converted into principal, the burden of proving that the tenant has treated him unfairly in failing to repay such loan in full shall be on the landlord. Any transfer of a tenant's interest in a lease contrary to section 30 shall be deemed unfair treatment.

32. An appeal from an order made by the Revenue Officer under this Chapter shall lie to the Deputy Commissioner; provided that no Appeals.

appeal shall be entertained which is not presented within fifteen days of the date on which the order is made.

33. The High Court of Judicature at Rangoon may for the purpose of satisfying itself of the legality or propriety of any order passed and as to the regularity of the proceedings held under this Chapter call for and examine the record of the proceedings and pass such order thereon as it thinks fit.

34. If effect cannot be given within sixty days of the beginning of the tenancy year to an order passed under section 32 or 33 such order except as regards amount of rent shall take effect as if it referred to the next and not to the current tenancy year.

35. In a suit for rent, which has been fixed by the Revenue Officer under section 29 or under section 32 or 33, a Court shall not take cognizance of any plea under section 6 that the rent is unfair.

CHAPTER V.

MISCELLANEOUS.

36. No agriculturist shall be arrested or imprisoned in execution of a decree for money passed before or after this Act comes into force.

Arrest and imprisonment of agriculturist for money decrees abolished.

imprisoned in execution of a decree for money passed before or after this Act comes into force.

37. (1) The Local Government may make rules—

- (i) prescribing the persons to be appointed to issue warrants of attachment under section 4 ;
- (ii) prescribing the scale of remuneration in any district to be paid to the persons appointed to take care of attached produce under section 4 ;
- (iii) prescribing the scale of remuneration in any district to be paid to members of the Village Committee acting under section 4 or 13 and the persons who shall pay such remuneration when the Committee is acting under section 13 ;
- (iv) prescribing the form of certificate to be prescribed under sub-section (1) of section 4 ;

- (v) prescribing the procedure to be observed by a Village Committee acting under section 4 or 13, including the manner of serving summons or notices;
- (vi) prescribing the powers and the procedure of a Revenue Officer with regard to the enforcement of orders of ejection issued by him under sub-section (g) of section 29;
- (vii) generally for carrying into effect the purposes of this Act.

(2) All rules made under this section shall be published in the Gazette and shall thereupon have effect as if enacted in this Act.

38. Any person who fraudulently or dishonestly causes produce to be attached under section 4 by representing that he has a charge on it, which representation he knows to be false, shall be punished with imprisonment which may extend to six months or with fine not exceeding five hundred rupees or with both.

STATEMENT OF OBJECTS AND REASONS.

Agricultural conditions, especially in the Delta, have long engaged the attention of Government. The Land Revenue Acts contemplated that the land would be cultivated by peasant proprietors holding their land from Government at a moderate revenue subject to revision at considerable intervals. But in fact two and a half million acres are now in possession of money-lenders, traders and other non-agriculturists; and another million and a half acres are in possession of persons who may have at one time practised agriculture, but who now let their lands for rent. Thus four million acres are yearly let to tenants at the highest rates which competition can exact. The leases are rarely made for more than one cultivating season. Population has grown and little waste land which can profitably be cultivated is left. The inevitable result is a tendency to demand rents which can be paid only in exceptionally favourable seasons. In bad or ordinary seasons tenants are dispossessed for failure to pay the stipulated rents and are liable to be sued for the amounts which they have found it impossible to pay. Many unsatisfactory tenants also are found who attempt to defraud their landlords of their just dues and who at times fail to pay their labourers. Insecurity is rife: the landlord cannot be sure that he will obtain his rent, the tenant cannot be sure that he will not be evicted although he has paid a fair rent and treated his landlord fairly, the labourer cannot be sure that he will receive his wages at harvest. The tenant has no inducement to manure or improve the soil and production is falling off.

The Bill provides remedies for these undoubted evils. It gives the landlord and the labourer a charge for their rent and wages. It similarly gives a charge to the owner of cattle by use of which the crop has been produced, and it lays down a procedure for making these charges effective thus rendering the charges more valuable than if their operation were left to the existing law. It protects the ordinary tenant who has nothing but a yearly lease by making a bad season a statutory defence in a suit for rent and by giving him a legal claim to compensation for unexhausted improvements. The Bill further protects the tenant, in areas where rents are raised above what a tenant can pay without lowering unreasonably his standard of living, by enacting that in such areas a tenant to whom a lease is refused shall have a right to obtain a renewal by order of a Revenue Officer, subject to the superintendence of the High Court, if the tenant can prove that the rent which he is ready to pay is a fair rent and that he has treated his landlord fairly.

NOTES ON CLAUSES.

Clause 2 (6), (10), (11), and (12).—Persons holding land from Government are defined as landholders if they work the land themselves and their land is called a holding. If they let their land to a tenant, they are defined as landlords and their land is called a tenancy.

Clause 2 (15).—The definition makes it clear that such work as the carting to their landlord's granary by tenants of produce delivered by them as rent, or the escorting in their carts of a landlord to a festival at his request, is a part of the rent which they pay. The definition also makes a premium for a lease to be part of the rent paid under the lease.

Clause 3.—A landholder is given no charge for the work done by his own cattle in the cultivation of his land or for any work done by himself in its cultivation. Similarly a tenant is given no charge in respect of his own cattle or labour.

Clause 4 (2) and (4).—These sub-clauses make it clear that produce removed from a holding or tenancy may be attached until the produce has been treated so as to be ready for storing.

Clause 4 (10).—This clause makes it clear that any holder of a charge or landholder or tenant who refuses to appear before the Village Committee does so at his peril. If he is not willing to allow the Village Committee an opportunity of conciliating in the dispute, the Village Committee may give effect in his absence to the charges of others.

Clause 5.—Nothing in the Bill prevents any holder of a charge from taking action under the ordinary law to recover what he considers his dues. But if he elects to take advantage of the benefits which the Bill confers on him, he is debarred from pursuing at the same time his remedies under the ordinary civil law.

Clause 6.—This clause renders difficult collusion between a charge holder and a tenant so as to defraud other charge holders. It also renders it impossible for a landlord to use the machinery of the Chapter to recover in full an oppressive rent.

Clause 9.—This clause takes away power from a Court to go behind a contract of letting when the term is so long that any inequity in the rent paid in some years is likely to be counterbalanced by good harvests in other years during the currency of the lease.

Clause 17.—A tenant who has a lease for seven years will be in a position to treat the land in such a way that he will recover within the currency of the lease full compensation for such improvements as he makes. This clause therefore exempts such long-term leases from the provisions of the Chapter.

Clause 18.—When so much as half the occupied area in a township is let at full competition rents, it is clear that little or no accessible waste is left which will safeguard landless cultivators against high rents. This clause provides that restriction on letting of land shall be imposed only in such areas.

Clause 19.—Any one who is in occupation as tenant or otherwise of over thirty acres is in a position to make his own terms with a landlord. At the other end of the scale persons without any capital who have to depend on their landlords for food or plough cattle are in reality foremen and not tenants. This clause excludes both classes from the operation of the Chapter.

Clause 28.—This clause provides that colourable transactions made with a view to ejecting a tenant unfairly shall be made at the landlord's risk since he will be unable to recover rent in a civil suit from his new tenant.

Clause 34.—It will usually be impossible for the High Court to pass an order within two months of the beginning of a tenancy year, that is to say, ordinarily in March or April. It may at times happen that the Deputy Commissioner is unable to pass an order before 30th April. In order to avoid the confusion which must result if the land has to be transferred from one person to another in the middle of the cultivating season, the clause provides that an order passed after 30th April shall not have effect till 1st March following.

RANGOON, the 28th February 1927.

W. J. KEITH.



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REPORT
OF THE
LAND LEGISLATION COMMITTEE
1938

RANGOON
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GOVERNMENT OF BURMA.

DEPARTMENT OF LANDS AND REVENUE.

[Extract from the Proceedings of the Government of Burma in the Department of Lands and Revenue,—
No. 53H38 (364), dated the 24th May 1938.]

READ—Parts I and II of the Report of the Land and Agriculture Committee relating to Tenancy and Land Alienation, respectively.

Resolution.—The Land and Agriculture Committee was constituted by the Government of Burma in its Resolution No. 217H37 (904), dated the 12th August 1937, and consisted of the Hon'ble U Pu, *Barrister-at-Law*, Minister of Agriculture and Forests (Chairman), the Hon'ble U Htoon Aung Gyaw, *Barrister-at-Law*, Minister of Finance, the Hon'ble Mr. James Baxter, Financial Adviser, U Tin Tüt, *Barrister-at-Law*, I.C.S. (Secretary), the late U Tin Gyi, A.T.M., Registrar, Co-operative Societies, Burma, Mr. B. O. Binns, I.C.S., Commissioner of Settlements and Land Records, Burma, Mr. J. P. Buchanan, Administrator of Government Estates, Burma, U Ba Tin (O2), B.A., Deputy Registrar, Co-operative Societies, Burma, and U Maung Gale, K.S.M., Retired Deputy Commissioner.

2. The Committee was appointed—

- (a) to examine and report to Government on all questions pertaining to the ownership, distribution, tenure and utilisation of land and in particular to advise on the measures which it may seem expedient to take with a view to facilitating and regulating the acquisition and retention of land by the agriculturist ;
- (b) to consider the problems arising from the indebtedness of the agriculturist and to advise Government on the measures necessary to secure the establishment and development of an organised system of agricultural finance ; and
- (c) to consider the problems arising from indebtedness other than agricultural and to advise Government on the measures which it may seem expedient to take with a view to the amelioration of existing conditions by the creation of special machinery and by the provision of organised credit facilities or otherwise for persons engaged in small-scale business.

3. The Committee has now submitted Parts I and II of its Report which deal with Tenancy and Land Alienation respectively.

Part I of the Report begins with a survey of the past history of the abortive tenancy legislation in Burma. After a discussion of the economic position of tenants and their relations with landlords the Committee proceeds to discuss the questions of security of tenure and establishment of fair rents. The Report recommends that legislation be introduced providing that tenants shall have a right of renewal of their leases from year to year, and the right to have rents, where they are unfair, revised by Revenue Courts. It is also proposed that where a landlord receives remission of revenue he shall be obliged to make a corresponding reduction in his rent for that year.

On the other hand, the Committee proposes that the landlord shall be given a right of quick and effective attachment ; and it is proposed that, similarly, labourers shall have similar rights over the crop in respect of their wages.

Part II of the Report begins with a description of the various kinds of tenure and the many proposals in the past to introduce legislation on land alienation. The Committee think that the situation in Lower Burma is becoming grave and that the continued transfer of land from the agriculturist to the non-agriculturist—who is frequently a resident of another country—is likely to result in violent agitation for the ousting of the foreign owner. In order to prevent any further diminution of the land left in the hands of the agriculturist, the Report concludes with a straight forward proposal to prohibit the transfer of land from agriculturists to non-agriculturists subject to certain inevitable exceptions.

4. The Committee's proposals have been put together in the form of two draft Bills, one on Tenancy and other on Land Alienation. At the time when it was decided to set up the Land and Agriculture Enquiry Committee, it was also decided that after that Committee had finished its work Government would consider the further question of laying the Report before another body constituted on a wider and more representative basis. In pursuance of that decision, the Governor is now pleased to appoint the following Committee for the purpose of examining the Land and Agriculture Committee's Report on Tenancy and Land Alienation and to report to Government the result of its examination :—

U Ba Thane, T.P.S., Senator (*Chairman*).
Sra Shwe Ba, T.P.S., Senator.
U Mya, M.H.R. (*Tharrawaddy South*).
U Pe Maung, M.H.R. (*Maubin South*).
U Tun, M.H.R. (*Maubin North*).
U Dwe, M.H.R. (*Magwe North-East*).
U Ba Win, M.H.R. (*Pyapón South*).
U Thi, M.H.R. (*Myingyan West*).
Mr. Ganga Singh, M.H.R. (*Mandalay, Indian*).
Mr. W. T. McIntyre, M.H.R., nominated by the Burma Chamber of Commerce.
U Hla Bu, nominated by the Burmese Chamber of Commerce.
Mr. A. M. M. Vellayan Chettyar, M.H.R., nominated by the Nattukottai Chettyars' Association.

NOTE.—The names of two members who have not yet intimated acceptance of their nomination will be notified later.

The Committee may take evidence, if necessary, but will not tour. The Committee's Report should be submitted to the Department of Lands and Revenue by the end of June 1938.

5. In order to maintain continuity between this Committee and the Land and Agriculture Committee, the Hon'ble Mr. James Baxter and U Tin Tüt, I.C.S., *Barrister-at-Law*, will act in an advisory capacity and U Tin Tüt will act as Secretary of the Committee. They will not, however, be members of this Committee, nor will they have a vote on it.

ORDER.—Ordered that a copy each of Parts I and II of the Land and Agriculture Committee's Report on Tenancy and Land Alienation respectively be forwarded to the Chairman and each member of the Committee, to the Financial Commissioners, and to all Commissioners of Divisions (except the Commissioner, Federated Shan States), and Deputy Commissioners and to the Hon'ble Mr. James Baxter, Financial Adviser, and U Tin Tüt, I.C.S., *Barrister-at-Law*.

ORDERED ALSO—That this Resolution be published in the *Burma Gazette* for general information and that the two Parts of the Report be made available at the Government Book Depot for sale to the public.

By order,

H. C. BAKER,

*Secretary to the Government of Burma,
Dept. of Lands and Revenue.*

GOVERNMENT OF BURMA.

DEPARTMENT OF LANDS AND REVENUE.

{Extract from the Proceedings of the Government of Burma in the Department of Lands and Revenue.
No. 53H38 (364), dated the 31st May 1938.}

Addendum.—In the list appended to paragraph 4 of this Department Resolution No. 53H38 (364), dated the 24th May 1938, of names of the members of the wider and more representative Committee appointed for the purpose of examining the Land and Agriculture Committee's Reports on Tenancy and Land Alienation, add the following names :—

U Saw, M.H.R. (*Henzada District North*).
U Ba Khaing, M.H.R. (*Bassain North, Karen*).

By order,

H. C. BAKER,

*Secretary to the Government of Burma,
Dept. of Lands and Revenue.*

REPORT

OF THE

Land Legislation Committee

1938

The Land Legislation Committee was constituted by the resolution of the Government of Burma in the Department of Lands and Revenue, dated the 24th May 1938. A supplementary resolution in the same Department, dated the 31st May 1938, appointed two more members to the Committee. The inaugural meeting of the Committee was held on the 7th June 1938 and in order to enable Government to receive this Report well before the next session of the Legislature, it was necessary for the Committee to work rapidly and intensively. There were twenty meetings held in all, the Committee sitting daily except where a longer adjournment was found necessary for some special reason such as allowing time for the drafting of the Report after the Committee had defined their views at the meetings. Introductory.

2. The resolution appointing the Committee permitted it to take evidence if necessary but stipulated that it should not tour. Had time permitted, we would have preferred to have visited selected localities in Burma to obtain the views on the spot of selected landlords and tenants, but we recognize that it would have been impossible for us to have submitted our Report in the first half of July had any substantial touring been done. We have taken the next best course, that of summoning to Rangoon representative landlords and tenants from different parts of Burma, and have examined them closely on important points of principle arising from the proposals of the Land and Agriculture Committee on Tenancy and Land Alienation. We have examined in all fifty-five witnesses from various parts of Burma and in the time available to us it was not possible for us to go further in this direction. We have also had the advantage of having at our disposal the record of the oral evidence given before the Land and Agriculture Committee as well as a large volume of written evidence collected by the Committee on the questionnaires which they issued. We take this opportunity of thanking the witnesses who came to give evidence before us at considerable trouble and sacrifice of time. We thank also those gentlemen who offered to give evidence before us but whose offer we were unable to accept through lack of time.

TENANCY.

3. We shall deal first with the Land and Agriculture Committee's proposals for tenancy legislation. Our task of reviewing these proposals has been facilitated by the clarity of the proposals and the conciseness with which that Committee explained their proposals in Part I of their Report. We have submitted the Land and Agriculture Committee's draft Tenancy Bill to a detailed scrutiny and have tested its main provisions by questions put to witnesses who, with a few exceptions, were actual tenants, peasant proprietors or owners of land. We are glad to be able to record that the preponderating majority of the witnesses as a whole as well as of landlords, peasant proprietors and tenants taken by each class have given whole-hearted support to the main provisions underlying the Bill. Our detailed scrutiny and careful consideration of the Bill both in the light of our own experience and in the light of the evidence tendered before us have satisfied us that the principles underlying the Bill are sound, that they are likely to prove acceptable to the large majority of tenants and landlords in Burma and that the Bill if enacted without modification of its main principles will conduce to a more equitable relationship between the landlord and the tenant and will undoubtedly serve to further the interests of the country as a whole. Our only regret is that, as pointed out to us by several of our witnesses, some measure of this kind was not put on the Statute Book many years ago. Tenancy Legislation.

Main Principles.

4. The main principles of the Land and Agriculture Committee's Tenancy Bill are, firstly, to give the good tenant a right periodically to renew his lease at a fair rent, the landlord being permitted to resume the land only in certain exceptional circumstances, and secondly, to give the landlord a charge on the produce of the tenancy for the unpaid rent and, within specified limits, for the principal and interest on unpaid advances and the labourer a charge on the produce for the unpaid hire of his labour. With very few exceptions, no witness challenged the soundness of these basic principles and while we shall later in this Report make proposals for certain changes in details, we are satisfied that no alteration is needed in these basic principles.

Exclusion from Bill of tenants holding large areas.

5. In Appendix I to this Report will be found in their respective columns the Tenancy Bill as proposed by the Land and Agriculture Committee and the same Bill as revised by us. We hope that to a large extent the modifications we have made will be found to explain themselves though we shall state below our reasons for the proposed changes where they are of some importance. The most important of these is in new Clause 2, the effect of which will be to limit the operation of the Bill to tenants who do not in the aggregate hold more than 200 acres of land in Lower Burma or 100 acres in Upper Burma. We admit that in many ways the large tenant is no less deserving of protection than the small tenant in the matter of security of tenure and fairness of rents, but the large tenant would certainly be in a better position than the small tenant to bargain with the landlord and to secure good terms for himself. Clause 19 of the Burma Agrarian Bill of 1927 excluded from the operation of the chapter on the restriction on the disposal of tenancies tenants who hold land exceeding 30 acres on the ground that anyone who is in occupation as tenant or otherwise of over 30 acres is in a position to make his own terms with the landlord. The Burma Tenancy Bill of 1937 excluded from the whole Bill tenants who hold more than 30 acres for the same reason as in the 1927 Bill. We are not prepared to go so low down as 30 acres and doubt whether tenants holding so little land would really be in a position to obtain favourable terms from the landlord, but we think that the argument is valid in the case of tenants holding as much as 200 acres in Lower Burma and 100 acres in Upper Burma. We are also impressed by the fact that the majority of the witnesses we examined are in favour of some limit being imposed though very different views were expressed by them on what the proper limit should be. We note as a point of interest that many of the witnesses who desire a limit appear to have based their suggestion on the ground that large tenancies should be discouraged as tending to push out the smaller tenants from the land.

Definition of "tenancy year".

6. We have altered the definition of "tenancy year" in sub-clause (13) of old Clause 2 to make it begin ordinarily from the fifteenth day before the first day of the Burmese New Year. The tenancy year should not begin too early as the new tenant will be entitled to possession from the beginning of that year and it is necessary that sufficient time should be given to the old tenant to complete his operations in cases where there is a change of tenancy. The tenancy year should not, on the other hand, begin too late as in some cases the question of a new tenancy will have to go before the Revenue Courts and sufficient margin must be left to obtain a decision before the working season is too far advanced. We are advised by the majority of the witnesses who appeared before us and to whom we explained the point that the correct date would be somewhere about the first of April. The definition proposed in the Land and Agriculture Committee's Bill would, in our opinion, make the tenancy year begin too early particularly as the first day of the month of *tabaung* may sometimes occur in February. That definition also sacrifices accuracy by the standard of the Western Calendar to the undoubted convenience of prescribing a date by the Burmese Buddhist Calendar in which the months are lunar months. We think that the same object of making the date easily ascertainable to the ordinary cultivator would be achieved by basing the beginning of the tenancy year not on a Burmese lunar month but on the Burmese New Year which though easily ascertainable by the cultivator well ahead is based not on the lunar month but on the solar year so that generally it falls on the sixteenth of April. We have accordingly adopted this arrangement in our revised definition.

7. We have made a small change in old Clause 4 (1), which corresponds to Clause 5 (1) in our revised Bill. It has been suggested to us that the sub-clause as previously drafted imposes no limit on the number of labourers who may be employed by the tenant and that false claims relating to the unpaid hire of labourers might be made by collusion between the tenant and his alleged labourers to the detriment of the landlord. We have accordingly qualified the phrase "labourers employed" by expanding it to "necessary labourers customarily employed". In sub-clause (4) of old Clause 4, now sub-clause (4) of new Clause 5, the hypothecation of the produce for the charges due on it could be made until it is stored after threshing, winnowing and the like operations customary before storing. It has been suggested to us that there is no reason why the hypothecation should not be deemed to continue even after the storing if the produce is still in the holding. We are prepared to adopt the suggestion and have made the necessary changes in our redraft of this sub-clause (4) though we doubt whether any substantial difference will be occasioned in operation owing to the provision in new Clause 6 (1), corresponding to old Clause 5 (1), that the person who desires to make an attachment under the procedure provided in the Bill is to make his application as soon as the reaping or gathering of the crop has begun.

Charges on produce.

8. Under old Clause 5 as well as in the corresponding new Clause 6, a mere fear on the part of a person having a charge that the produce will be removed from the holding entitles him to set going the procedure provided in the Bill for summary attachment. Under old Clause 5, sub-clauses (8), (11) and (14) the cost of the attachment is taken out of the attached produce and will presumably fall on the tenant even in cases where the fear on the part of the person making the attachment that the produce will be removed from the holding is entirely groundless. We do not think that this is fair on the tenant and we also wish to impose some sort of check on attachments made without reasonable apprehension that the tenant is in fact likely to remove the produce from the holding. We have accordingly made changes in sub-clauses (1), (8), (11) and (14) of new Clause 6 (old Clause 5) to put the burden of costs on the person who makes the attachment. In holdings of reasonable size, this cost will constitute only a small proportion of the rent or other charge on the produce and will be analogous to the cost of insurance.

Deposit of costs by the person applying for an attachment.

9. We have made a small change in sub-clause (3) of new Clause 6 (old Clause 5) to meet the case of village-tracts where for any reason at any particular time a Village Committee has not been constituted and we are advised that in such a contingency a Rural Constable would be a suitable person to whom application may be made in the absence of the Headman. In such village-tracts the conciliation functions entrusted to the Village Committee will be performed by the Headman alone. In new Clause 8, which has no corresponding clause in the old Bill, we have made a specific provision that any action imposed on or permitted to any party to an attachment under Chapter II may be performed by his agent authorized in writing on that behalf, and in view of this general provision we have omitted in sub-clause (12) of new Clause 6 (old Clause 5) a reference to an agent authorized in writing by a person who has a charge to consent to an agreement.

10. In connection with compensation for improvements made to the land by a tenant with the permission of the landlord, we are of opinion that the compensation should be due even when the tenant leaves the land at his own wish. We are also of opinion that claims for compensation for improvements are better adjudicated by Revenue Officers who are more likely to have local knowledge and who will have frequent opportunities of making local inspections than by Civil Courts which are necessarily subject to the heavy procedure prescribed by the Civil Law and the delays consequent thereon. We have therefore amended accordingly old Clause 8 (1), which appears as new Clause 10 (1) in our revised Bill. We have changed the wording of the proviso to enable any sum recoverable by the landlord as a charge to be set off against the compensation if the sum is in arrears. The old proviso restricted the set-off to arrears of rent. Clause 11 of our revised Bill is entirely new and is designed to give the Revenue Officer adjudicating a claim for

Compensation for improvements.

compensation the benefit of assistance by two *thamadis* from among the members of the Village Committee, one to be nominated by the tenant and the other by the landlord. New Clause 13 is similarly an innovation and is designed to impose a suitable time-limit for claims for compensation for improvements.

Restrictions on the powers of Civil Courts to evict tenants.

11. In Clause 15 of our revised Bill we have introduced an important new provision to the effect that no Civil Court shall have power to evict a tenant for arrears of rent, for failure to pay rent or for a breach of the conditions of a tenancy or for any debt incurred by the tenant. We realize that this is a far-reaching proposal but our wish is that the relationship between landlords and tenants should be regulated as far as possible without recourse to the Civil Courts. We have found it impracticable to oust the jurisdiction of the Civil Courts altogether as difficult questions of Civil Law may arise in connection with tenancies, *e.g.*, a dispute as to whether the person who gave the lease to the tenant had in fact a right to the ownership of the land. We think it expedient also to leave to the Civil Courts jurisdiction in respect of claims for arrears of rent and in suits for damages for breaches of the conditions of a tenancy or for debts incurred by the tenant. There is nothing in Clause 15 to bar such jurisdiction but our intention is that the Civil Courts should not have power to evict tenants in execution of decrees for arrears of rent or for damages for a breach of the conditions of a tenancy or for decrees for any debt incurred by the tenant. It is our intention that if the landlord has been badly treated by the tenant in respect of such matters, he should plead these facts before the Revenue Court if the tenant at the end of the season desires a renewed lease against the wishes of the landlord and brings the case before the Revenue Court. We are conscious that our decision will mean throwing a heavy burden of extra work on Revenue Courts, but the feeling uppermost in our minds is that the procedure should be simple, swift and inexpensive.

Fair rents.

12. New Clause 16 of our revised Bill corresponds to old Clause 11 of the original Bill. We have provided that if the question of fair rent arises before a Civil Court, a reference shall be made to a Revenue Officer having jurisdiction in the matter for determining the fair rent. In sub-clause (2) of new Clause 17, corresponding to old Clause 12, we have provided for the nomination of one of the *thamadis* by the tenant and of the other by the landlord. In new Clause 20 we have introduced the new provision that where the fair rent of a tenancy is fixed by a Revenue Officer or Rent Settlement Officer, the order shall state the capacity of the basket to be used in the measurement of the rent. We think that this will be a salutary provision pending the enactment of an Act prescribing a standard basket to be used in the measurement of paddy.

Rent Settlements.

13. In our new Clause 18 we have left intact the wording of old Clause 13. The witnesses examined by us were generally in favour of giving power to the Governor to appoint Rent Settlement Officers, though some stipulated that the Rent Settlement Officers should deal only with holdings in which there exists a dispute as to the fair rent. On this idea there would be no need for a Rent Settlement Officer as it would be open to the Governor without the provision in new Clause 18 to appoint a special whole-time Revenue Officer of superior rank to deal with particular areas in which a considerable number of disputes relating to fair rents may be taking place. Our own conception of a Rent Settlement Officer is an officer of the standing of the Land Revenue Settlement Officers who would be required to make general enquiries in a specified area and fix on uniform principles the fair rent of all tenancies in the whole of the area irrespective of whether there is or is not a dispute in a particular holding. We think that such officers are likely to be necessary and that it would be to the public advantage for such officers to settle the fair rents of all holdings in the areas for which they are appointed.

Currency of order determining fair rent

14. New Clause 22 changes radically the provisions of old Clause 16. There was considerable difference of opinion between the witnesses as to what the period of currency of an order determining fair rent should be and whether such period should be fixed in the Act or be left to be prescribed by Government. We have come to the conclusion that the period should be three years

and that it should be fixed in the Act itself. The period is perhaps a little short particularly in the case of fair rents settled by a Rent Settlement Officer, but we are advised that three years are a long enough period if regard is to be taken of the fact that substantial change sometimes takes place in the productivity of newly reclaimed land within a short period. In the redraft we have provided that an order of a Rent Settlement Officer may supersede the order of a Revenue Officer within these three years. The Rent Settlement Officer would ordinarily be an officer of greater standing and experience than the Revenue Officer and would have the further advantage of being able to study the conditions in the holdings in a particular locality as a whole.

15. In connection with old Clause 19 (now new Clause 25) there was a considerable difference of opinion between the witnesses on whether when a portion of the land revenue is remitted on a holding, the landlord should give a proportionate reduction of rent or should be required merely to pass on to the tenant the whole of the financial benefit which he receives from Government by a reduction of the land revenue. The majority of the witnesses as well as the majority of the witnesses who are landlords are in favour of requiring the landlord to remit rent in proportion to the remission of revenue that he receives and our own consideration of the point has decided us to elect this course which we think to be much fairer to the tenant than the alternative of giving him relief only to the extent of the value of the land revenue remitted. We have therefore retained the main principle of old Clause 19 but have made certain changes which we think will explain themselves. Reference to suspensions of payment of revenue and corresponding suspensions of payment of rent has been omitted as being unnecessary in Burma. The provision we have proposed in connection with Clause 25 may induce some landlords to refrain from applying for remission of revenue as a successful application will render them liable to a remission of rent which would ordinarily exceed the reduction of the revenue. We believe, however, that in the majority of cases the landlord gives a remission of rent without waiting for the result of his application for a remission of revenue and in any case there is nothing in the present land revenue law to prevent a tenant from himself applying to Government for a remission of the land revenue in the years in which there has been a considerable destruction of crops.

Remission of rent when land revenue is remitted.

16. In new Clause 27, which corresponds to old Clause 21, we have in accordance with the almost unanimous opinion of the witnesses who were examined on the point provided that the intimation by the tenant to the landlord of his desire for a renewed lease should not only be in writing but in the prescribed form. In sub-clause (2) of the same clause we have substituted the words "within seven days" for "forthwith" for the sake of greater precision.

17. Clauses 25 and 26 of the Land and Agriculture Committee's Bill involve the making of two important exceptions to the main principle, namely, that a tenant who pays his rent regularly and treats his landlord fairly should be entitled to a new lease when the period of the current tenancy terminates. Old Clause 25 permitted the landlord to resume the land if he intends to work it himself and the Revenue Officer is satisfied that the landlord is an agriculturist. Old Clause 26 entitled the landlord to resume the land to assign the tenancy to a person related to him in the specified manner if the Revenue Officer is satisfied that the intended tenant is an agriculturist. The necessity of defining the term "agriculturist" in the Bill arises from the existence of these two clauses. We found the provisions controversial and unless these two clauses are carefully worded, there is a risk of their defeating the main principle of the whole Bill. In principle it is perhaps only fair that a landlord who really intends to work his own land should be able to resume the tenancy at the end of a tenancy year but the difficulty is that if this right is to be given to every landlord, it would be possible for a landlord who has never been an agriculturist and who has no genuine intention of becoming one to turn out a tenant by merely saying that he wishes to work the land himself. He could escape the charge of making a false statement of intention by

Resumption of tenancy by the landlord.

working the land himself not as a real cultivator but by the employment of agents and hired labourers. An unrestricted right given to a landlord to resume the land merely to work it himself would make it possible for any landlord to threaten the tenant with eviction unless the latter consents to work as his hired labourer. The opinion of the witnesses was divided on the question whether the right should be given to all landlords or only to agriculturist landlords. The problem is how to give the right to a landlord who is not an agriculturist but who has a genuine intention of cultivating the land himself without providing a loophole to unscrupulous landlords who wish to evade the proposed Act. In regard to the landlord himself, we have after anxious consideration arrived at a formula by which the right to resume his land will be given to the landlord either if he is an agriculturist or if he declares his intention of working the land with his own hands as his principal means of subsistence and if he has given the tenant notice of that intention more than six months before the end of the current tenancy year. This right will be subject to the Revenue Officer being satisfied that the intention is genuine and that the notice has in fact been given. We have accordingly retained old Clause 25, which appears as new Clause 31 in our revised Bill, and have inserted a new Clause 32 to regulate the case of a landlord who declares his intention of working the land himself with his own hands as his principal means of subsistence.

18. In regard to the resumption of land by the landlord in order to assign the tenancy to certain relatives, we have found it expedient to restrict in two ways the right proposed in old Clause 26. We think that the list of relations in that clause is too long and we propose that the right should be granted only when the intended tenant is a son, daughter, brother or sister of the landlord or is a grandchild of the landlord if he has no son or daughter alive. The second restriction we have decided on is to stipulate that the intended tenant should not only be an agriculturist but also come within part (a) of sub-clause (1) of new Clause 3 (old Clause 2), that is to say, the intended tenant must be a person who is engaged or has habitually been engaged in the cultivation of land with his own hands as his principal means of subsistence. We have accordingly redrafted old Clause 26, which in its new form appears as new Clause 33 in our revised Bill. As a further precaution in the case of landlords who resume the tenancy under new Clause 32, we have made a new provision in new Clause 36 entitling the ejected tenant in addition to his other remedies to compensation from the landlord for damage suffered in consequence of the eviction if he proves that the landlord's intention to work the land with his own hands as his principal means of subsistence was not fulfilled or has lapsed within three years of the termination of the tenancy.

Abandonment of tenancy.

19. New Clause 38 of our revised Bill is an innovation designed to give a suitable remedy to the landlord if a tenant absents himself from a tenancy and fails to work it at the time usual for such work. We are informed that even under the existing law, when the tenant fails to work the land at the time usual for such work, the landlord is placed in an awkward position as if he leaves the land alone, he is subject to the risk of it becoming too late for him to lease the land to another person while if he enters on the land himself or leases it to another person, he is subject to the risk of the old tenant appearing and claiming the tenancy. We have therefore provided that in such a case the landlord may apply to the Revenue Officer for an order terminating the tenancy and that he shall receive such an order if the Revenue Officer is satisfied, after due enquiry, that the tenant has in fact abandoned the land.

Right of ejected tenants in respect of crops and land prepared for sowing.

20. In new Clause 41 we have widened the scope of old Clause 32 by making the provisions applicable to every tenant ejected from a holding of which he was in lawful possession instead of restricting the right to a person ejected by a Revenue Officer under new Clause 39 (old Clause 30). Under part (a) of sub-clause (1) the landlord has the option of permitting the tenant to retain possession of the land or of paying him the value of the labour and capital expended by him in preparing such land, etc. We have inserted a proviso to this clause to restrict the landlord to the second alternative in cases where a tenant is ejected in favour of another person having a better

title to the tenancy. Sub-clause (2) has been redrafted to impose the responsibility of determining the compensation under this clause solely on Revenue Officers.

21. In new Clause 42, which is an innovation, we have given power to Revenue Officers to enforce their awards by recovering them as arrears of land revenue. The provision is obviously necessary. Recovery of sums awarded by Revenue Officers.

22. In new Clause 46 (old Clause 37), we have changed "imprisonment" to "simple imprisonment" in the belief that simple imprisonment with or without a fine should prove a sufficient deterrent against persons fraudulently or dishonestly causing the attachment of produce. We have made a similar change in new Clause 47 (old Clause 38) and have also made its operation more general by substituting "Chapter V" for "Section 30". The expression "forthwith" has also been made more precise by the substitution of the words "on the date specified by the Revenue Officer". Penalties.

LAND ALIENATION.

23. We now pass on to the Land and Agriculture Committee's proposals for land alienation legislation and here again we have been greatly helped by the clarity of the proposals and the conciseness with which the Committee's proposals are explained in Part II of their Report. With two exceptions all the witnesses we examined supported enthusiastically the main principle of the Land and Agriculture Committee's Land Alienation Bill. The main principle is contained in Clause 4 and it is that permanent alienations of land from an agriculturist to a non-agriculturist shall be null and void. We ourselves are definitely of opinion that some measure of this kind should be put on the Statute Book as early as possible and we share the regret which was expressed to us by one of the witnesses that such a measure was not enacted twenty years ago. If this had been done, Burma would have been spared the problem which has arisen in recent years owing to large areas of land having passed from the agriculturist to the non-agriculturist particularly as a result of the recent trade depression. In Appendix II to this Report will be found in their respective columns the Land Alienation Bill as proposed by the Land and Agriculture Committee and the same Bill as revised by us. We have not found it necessary to propose many changes and these changes will be explained below where explanation is necessary. We shall also avail ourselves of the opportunity of commenting on one or two points of interest not involving any change in the drafting of the Bill. Land Alienation Legislation.

24. We have scrutinised with some care the list of exceptions in Clause 2 and we are of opinion that the list of exceptions proposed are generally well merited and that they are not of a nature likely to vitiate the utility of the proposed Act. We think, however, that it would be an advantage to include in this clause a provision to exempt from the operation of the proposed Act the transfer of land from an agriculturist to a non-agriculturist for the purpose of erecting buildings required for trade or industry. Land of small acreage is likely to be required for such purposes and to prohibit such transfers would be to put impediments to the expansion of trade and industry and would also be detrimental to the interest of the agriculturist owner who may usually expect a considerable financial profit from such transfers. A point which we considered but dropped in connection with Clause 2 is the drafting of item (d) of sub-clause (1). The question was whether this item should not be made more general by omitting the specification that the credit institutions concerned should be controlled or organized by Government and merely providing that credit institutions notified or prescribed by Government for the purpose of this clause should be exempted from the operation of the proposed Act. We also considered the alternative of deleting this item altogether and of leaving the Governor to exempt under new Clause 20 of our revised Bill (old Clause 17 of the Land and Agriculture Committee's Bill) such credit institutions as should be exempted in the public interest. We decided that item (d) should be retained as originally drafted. In our view it is desirable to specify that the credit institutions exempted under item (d) should be controlled or organised by Government in order not to give the impression Exceptions.

that any credit institution is entitled to apply to Government for a rule exempting it from the operation of the proposed Act. Our decision will not preclude the exemption under new Clause 20 from the operation of the proposed Act of credit institutions which operate more for the public benefit than for the earning of profit, but we think that before granting an exemption to such an institution, Government should scrutinise with the utmost care the constitution and functions of the credit institution with a view to seeing that the exemption will clearly be for the public benefit.

Definition of "agriculturist."

25. We have not found it necessary to propose any change in the definition of the term "agriculturist" in sub-clause (1) of Clause 3. A few of the witnesses suggested the elimination of part (b) but we think that this will narrow down unduly the scope of the definition. Some other witnesses have suggested that the definition should be restricted to members of races indigenous to Burma, but apart from the desirability or otherwise of making such a restriction, it cannot operate against British subjects domiciled in the United Kingdom, India and the Indian States as being contrary to the provisions of section 44 of the Government of Burma Act. The definition in the Bill was, except for the Explanations, taken from the Burma Agrarian Bill of 1927 and is the fruit of many years' deliberations. It is easy to criticise it but we think that it is a reasonably accurate definition which is likely to be workable in practice and, at any rate, we have not been able to improve on it.

Temporary alienations.

26. The principle underlying Clause 5 is that when an agriculturist mortgages his land to a non-agriculturist, the land will not under any circumstances be permanently lost to him and that at the worst he can be dispossessed of the land up to a maximum period of fifteen years. The principle met with general approval from the witnesses we examined with the exception of the two who objected to the whole Bill. There was considerable difference of opinion between the witnesses as regards the maximum period of dispossession. The period cannot be made very long if the agriculturist is to be given a chance of having the land back in his possession free of encumbrances before his old age, but, on the other hand, the shorter the period, the less chance he has of obtaining reasonable credit on the mortgage of his land. We think that on the whole the period of fifteen years recommended by the Land and Agriculture Committee is suitable and that it is long enough to enable an agriculturist to raise a loan of reasonable amount on the security of his land from a non-agriculturist should he be unable to find another agriculturist to advance him the money he requires. Even with the fifteen years and in view of the provision in sub-clause (3) of Clause 6 giving power to the Collector to permit the mortgagor to redeem his land on payment of such proportion of the mortgage debt as the Collector determines to be equitable, a few of the witnesses doubt whether any of the existing credit agencies would find it worth while making advances to agriculturist landlords on the security of land, but the majority of us think that the risk should be faced and that it would be inexpedient either to extend the period of dispossession beyond fifteen years or to make any substantial alteration to the terms of sub-clause (3) of Clause 6. In part (c) of sub-clause (1) of Clause 5, we have inserted in our redraft a proviso that even in respect of forms of permitted mortgages which the Governor may prescribe, the limit of fifteen years of dispossession should apply. We have also made a slight change in the drafting of sub-clause (2) of Clause 6 to make it apply also to forms of mortgages prescribed by the Governor under Clause 5.

Prescription of minimum areas of land to be left in the ownership of agriculturists.

27. We have now to recommend an important new principle to be embodied in the Land Alienation Bill, a principle which substantially extends the scope of the Bill as recommended by the Land and Agriculture Committee. The majority of the witnesses we examined recommended that the Bill should be expanded to provide a minimum inalienable limit of land in the ownership of each agriculturist. The view prevailing among the witnesses is that there is a tendency for small peasant proprietors to lose their land not only to non-agriculturists but also to fellow agriculturists and that it is desirable in the public interest that the agriculturist should be prevented by law from the possibility of being left without a prescribed minimum area of land. This

sentiment appears to be widespread and while we have considerable sympathy for the suggestion, we are advised that no country in the world has attempted to legislate on these lines and that the furthest attempt made in any country is not to make a minimum area in the hands of a peasant inalienable but merely to protect a minimum area from attachment for debt. We are also advised that in Egypt, where a minimum area was protected from attachment, the result was not favourable to the agriculturist as while he could not lose that minimum area, it meant that the respectable credit institutions and money-lenders ceased giving him credit and that he had to have recourse to the less scrupulous money-lenders who did not mind risking their capital if they could obtain from the agriculturist year by year as interest the whole surplus of his earnings beyond what was necessary to the agriculturist for the barest subsistence of himself and his family. We have abandoned the idea of an inalienable limit which would involve the consequence that every agriculturist would be tied to his land even if he were able to find a more comfortable means of livelihood. But we think that even at the risk of the Burmese peasant being subjected to the unfortunate consequences which befell in Egypt, provision should be included in the Bill to exempt from attachment a minimum area of land owned by an agriculturist. We have accordingly added to the Bill the new provisions which will be found in Clauses 11, 12 and 13 of our redraft. We have left it to Government to prescribe in respect of each class of land in each locality the minimum area which they think necessary for the maintenance in reasonable comfort of a family of reasonable size working the land as proprietors. These provisions will impose no bar to the sale of land by an agriculturist to another agriculturist and the protection proposed is that the minimum areas should be exempted from attachment by order of any Civil or Revenue Court unless that attachment is on account of a sum due to Government as an arrear of land revenue or to a co-operative society of which the agriculturist is a member.

28. In new Clause 14, Explanation (b), corresponding to old Clause 11, Explanation (b), we have deleted the words "during the past year" as we do not think that the qualification serves a useful purpose. In sub-clause (4) of new Clause 18, corresponding to sub-clause (4) of old Clause 15, we have substituted the words "within seven days" for the word "forthwith" for greater precision.

Miscellaneous.

29. Item (b) of sub-clause (2) of new Clause 22, corresponding to old Clause 19, is an innovation which we find necessary to introduce as the original draft Bill contains no provision for appeals and revisions. Item (g) is also new but is merely consequential to the introduction of new Clause 11.

Rule-making Power.

CONCLUSION.

30. This concludes our proposals relating to legislation for tenancy and land alienation. The provision of credit to the agriculturist at reasonable cost has been a long-felt want in Burma and to some extent it was the lack of it which has caused the rapid transfer of land from the agriculturist to the non-agriculturist. In past years the agriculturist was financed to a large extent by Chettyar firms as even in cases where the tenant receives loans from the landlord, the landlord frequently in his turn obtains his resources from a Chettyar firm. We understand that as a result of the fall in the price of agricultural land in Burma, Chettyar firms have considerably reduced their land mortgage operations in recent years. At present, outside the Co-operative Societies, the financing of the agriculturist is being done largely by the landlords themselves or by small shop-keepers and others who grant *sabape* loans. Under the measures we have recommended in respect of tenancy legislation, the landlord who will be entitled to a second charge on the produce of the tenancy for his loans to his tenants for agricultural purposes and for the interest thereon will probably have a better inducement to make advances to his tenants though we do not know how far this inducement will be counteracted by the provisions for limiting the amount which may be advanced per acre and the rate of interest which may be charged on such advances. The provisions we have proposed in the Land Alienation Bill are likely to give little inducement to the

Need for new credit machinery.

non-agriculturist money-lender to make advances to agricultural land-owners on the security of land and even between agriculturists, our proposal in regard to the protection from attachment of minimum areas are likely to deter agriculturist money-lenders from making advances freely to peasant proprietors. We think it highly desirable therefore that the enactment of the two proposed Acts should be followed rapidly by the provision of new forms of credit agencies such as Land Mortgage Banks and by an expansion in the activities of the Co-operative Societies Department and the Government Estates Department. We learn with pleasure that the Land and Agriculture Committee will shortly be in a position to submit to Government their proposals in connection with agricultural credit and we hope that these proposals will be dealt with expeditiously by Government. While we mention the connection between the need for better credit facilities for the agriculturist and the legislation which we have been called upon to consider, we do not think that the enactment of the two proposed Acts should await the provision of better credit facilities for the agriculturist. We think that even if nothing can be done in the direction of better credit facilities, the utility of the two proposed Acts would be considerable though perhaps impaired. The bulk of the population of this country is engaged in agriculture and the tenant class is growing year by year. The need for tenancy legislation is urgent and imperative. Land is quickly passing from the agriculturist to the non-agriculturist and it is expedient that a Land Alienation Act should be placed as rapidly as possible on the Statute Book. Burma has recently passed through a period of severe depression in the prices of land and of agricultural produce. There is no reason to believe that such periods will not recur and past experience proves that the process of placing land alienation legislation on the Statute Book is a slow one. It is important that the favourable opportunity which now presents itself should not be missed.

Acknowledgments.

31. Both our Bills have passed a preliminary scrutiny by the learned Advocate-General and we take this opportunity of thanking him for his help. As we cannot assume that Government will adopt our draft Bill and our report is overdue, we refrained from asking him to make a detailed scrutiny which would have taken a great deal of his time. The printing of the Report has been done with the utmost despatch and we wish to thank U Wa Gyi, the officiating Superintendent of the Government Press, and his staff on that account. Our office staff under the immediate supervision of our Assistant Secretary, Mr. N. R. Chakravarti, has worked overtime throughout the period of our enquiry and we wish to thank them all for the valuable assistance they have rendered us. We have been fortunate in our two advisers. From the Hon'ble Mr. James Baxter we received throughout our deliberations wise counsel based on his mature experience and all the more valuable because of the depth and sincerity of his desire for the welfare of Burma. From U Tin Tūt, who was also our Secretary, we received in full measure the assistance we anticipated from an officer as well-known for his patriotism as for his ability and varied administrative experience.

BA THANE (Shwepaukpin),—*Chairman.*

SHWE BA

THAKIN MYA

PE MAUNG

MAUNG TUN *

MAUNG DWE

BA WIN *

MAUNG THI

GANGA SINGH

W. T. MCINTYRE *

HLA BU

A. M. M. VELLAYAN CHETTYAR *

BA KHAING

Members.

RANGOON, the 15th July 1938.

Note of Dissent by U Tun, B.A., M.H.R.

TENANCY BILL.

Clause 2.—I regret to have to differ from the majority of my colleagues in limiting the application of the Act to tenants who hold in the aggregate not more than 200 acres in Lower Burma or 100 acres in Upper Burma. They hold that the larger tenant can be in a better position to bargain with the landlord and take good care of himself. The Burma Agrarian Bill of 1927 and The Burma Tenancy Bill of 1937 would limit the protection to tenants holding not more than 30 acres. This is the worst part of arm-chair legislation based on arbitrary assumptions and not on actual facts. * If we could find time to make careful enquiries from large tenants themselves, we should find that they are as much at the mercy of the landlord as their smaller brethren. Speaking from personal experience as a whilom tenant of an 800-acre paddy land, I have the most cogent reason to refute the assumption that large tenants have any advantage over smaller ones in respect of bargaining with their landlords and therefore need no protection under Tenancy Acts.

There is another aspect of this matter which my colleagues seem to have lost sight of. Burma is producing crops not merely for home consumption but for export also. The exportable surplus in the case of rice only amounts to 3½ million tons or so every year. Our rice has to compete in foreign markets with that of other countries employing more efficient modern methods of cultivation. We are therefore faced with the problem of cutting our cost of production of rice. Given suitable conditions this problem can be solved to a very large extent by employing efficient methods of power farming. To work economically a fair-sized tractor requires a unit of 300 acres or so. I know of some educated young men who are very keen on taking up agriculture on modern lines. It is these educated agriculturists who will help to improve agricultural conditions in Burma and enable Burma's produce to compete successfully in foreign markets. This view is shared by no less an authority on economics than Professor Jevons, late Professor of Economics in the University College, Rangoon, and President of the Burma Agricultural Society since defunct. In his farewell speech he gave as his considered opinion that the agricultural prosperity of Burma lies in the general adoption of power farming in Burma.

I am therefore of opinion that in the interest of the improvement of agriculture large tenancies worked by modern methods are deserving of protection and encouragement. There are already large tenants actually working more than 200 acres even with primitive implements and methods. There appears to me to be no good reason why enterprise in this direction should be discouraged by excluding large tenants from the protection of the Act.

Clause 16.—My objection is to a portion of the new clause 16, which reads "and in a suit before a Civil Court for arrears of rent,". It is bad in principle and worse in practice to let tenants agree upon rents and repudiate them later in Civil Courts, especially when it is open to them as well as the landlords to have fair rents fixed beforehand. Such provision is conducive to moral laxity. It will promote a sense of disregard for contracts in general and provide an easy excuse for evasion of rent. In practice it will increase the burden of work in Civil Courts enormously, but to no purpose, as Civil Courts have no voice in the matter of fair rents, which are matters entirely for Revenue Officers and Rent Settlement Officers.

Clause 19.—The determination of fair rent is a matter of vital importance, in as much as it is the heart of the Tenancy Bill. This question should, therefore, be considered from all angles, if the term "fair rent" is not to be a misnomer.

Bearing in mind that the rent contract is made between two parties, *viz.*, the landlord and the tenant, the proposal to take the expenses of one party, *viz.*, the tenant, carefully into consideration, while conveniently ignoring those of the other, the landlord, is in my opinion, anything but fair.

A word of personal explanation before proceeding further. As a tenant who had a most unfair treatment from a landlord I am far from holding a brief for landlords. All that I have been advocating is that if Government officials must step in at all between the tenant and the landlord let them consider both sides of the question and make their decision as fair and just as possible. Otherwise their one-sided determination will not justify the use of the term "fair rent"; nay, will cause loss of faith in British justice.

There are two important items of expenditure on the side of the landlord. One is the interest on the capital outlay on the land and the other the land revenue on the same. If I mistake not, it is usual to take interest on capital outlay into account in working out the cost of production and profit and loss in all industries with the single exception of Mr. Henry Ford's motor car manufacture. But in the matter of fixing fair rent neither the interest on the capital value of the land nor the amount of land revenue paid by the landlord on it is considered to be worthy of taking into account. I do not go to the extent of pressing the interest on the capital value of the land to be taken into account. But it seems to me to be manifestly unfair to leave the amount of land revenue out of account in fixing fair rent.

There is a more cogent reason why land revenue should be expressly mentioned as a factor to be taken into consideration in fixing fair rent. Land revenue as a rule varies with the quality or the class of land carefully ascertained at the time of settlement, while the cost of cultivation generally varies inversely, as it were, with the quality or class of land. Hence cost of cultivation is more for poorer lands yielding less than more fertile lands yielding more. Cost of cultivation alone is therefore not good criterion for fixing fair rent, whereas land revenue is more or less in conformity with the productivity of the land.

Objection was made to the consideration of land revenue into account in fixing fair rent on the ground that it is a matter entirely between the landlord and the Government. But clause 25 is to give the benefit of the remission of land revenue to the tenant, though the rent contract between the landlord and the tenant is a *fait accompli*.

This puts an absurd complexion on the question of the consideration of land revenue in relation to rent. In my opinion what is sauce for the goose should also be sauce for the gander. I am therefore in favour of expressly mentioning land revenue as a factor in fixing fair rent in order to avoid ambiguity and ensure uniformity of practice and fairplay.

LAND ALIENATION BILL.

All that I have to say with regard to this Bill is it is like putting the cart before the horse introducing a measure of this kind without establishing credit institutions beforehand. There is bound to be serious dislocation, nay, drying up of credit to agriculturists. No banker or money-lender of repute will lend money to agriculturists on the terms contained in the Bill. We have it on the authority of a Banker witness. I therefore trust that credit institutions will come into existence before agriculturists are thrown into the hands of unscrupulous money-lenders completely.

MAUNG TUN.

RANGOON, the 15th July 1938.

Note of Dissent by U Ba Win, B.Sc., B.L., M.H.R.

In spite of the exhaustive scrutiny, examination of 55 witnesses from various parts of Burma, and a very careful consideration of the two Bills, I cannot help but feel that we have not arrived at really satisfactory conclusions on few controversial points.

They are :—

- (1) the question of taking into consideration land revenue as a main factor when a fair rent is fixed ;
- (2) the question of raising the points of fair rent by a tenant in spite of any previous agreement, in a suit before a Civil Court for arrears of rent ; and
- (3) the proportion of remission of rent by landlord to his tenant in case of remission of revenue.

For want of time, and lack of thorough discussion with sufficient number of practical agriculturists, I am not in a position to make any better suggestions.

In endorsing paragraph 30 of the Report, I should like to urge that the problem of agricultural credit should be tackled expeditiously by the Government. The subject of Land Mortgage Banks is wide and I do not intend to touch on all its difficulties and complexities in this note. Many officers have been placed on Special Duty, and proposals have been made. In almost all the proposals the recommendations have been a welding of the land mortgage system on to the present co-operative system and employment of higher paid Government officers with no practical experience of land mortgage banking. I personally have grave doubts on the success of these recommended systems. Perhaps most of the recommendations are based on the system followed in India.

In my opinion the safest and most expeditious line to adopt in Burma would be to get hold of some of the Banks which are engaged in practical business of land mortgage, and turn them into Public Utility Institutions, with State control over them.

BA WIN.

RANGOON, the 15th July 1938.

Note of Dissent by Mr. W. T. McIntyre, M.H.R.

The importance of the proposed legislation merited, in my opinion, a more thorough examination than that permitted by the limitations of time imposed on the Committee. The delay in making copies of the two reports by the Land and Agricultural Committee on (1) Tenancy and (2) Land Alienation, available to the public only on 6th June, has not given witnesses adequate time for study and the absence of translations of these reports into Burmese has, I fear, handicapped Burmese witnesses. At their meeting on 11th June the Committee resolved that translations into Burmese of the proposed Bills should be made and widely published. Through lack of time nothing more was possible. I am afraid, however, that Burmese witnesses were scarcely given enough time thoroughly to study the proposed measures, and, without the report of the Land and Agricultural Committee as a background, were placed at a disadvantage.

With reference to paragraph 11 of the report, had time permitted I feel it would have been an advantage to have sought evidence as to the practicability of the proposals to confine most matters to Revenue Courts as it may be that the setting up of Land Boards, as an alternative, would have been desirable but doubtless Government will satisfy themselves as to the adequacy of the machinery proposed to work the Acts.

With reference to paragraph 26 of the report, witnesses connected with two existing agricultural credit agencies declared they would not be prepared to make advances to agriculturist landlords on the security of their land as laid down in clauses 5 and 6 of the proposed Bill. It appears to me that it may be desirable at the commencement to confine the Act to a specified area, in order to study the effect of its working.

With reference to paragraph 27 of the report, I have not had the benefit of discussing the new clauses 11, 12 and 13 of the Land Alienation Bill with my colleagues of the Committee, but I venture to express the hope that Government in respect of clause 11 will take the most liberal view of what constitutes a family of reasonable size. I am unable to accept clauses 12 and 13. I can see no reason why a man's assets should not be available to his just and lawful creditors. If, for example, an agriculturist were to be cast in damages, for some wrongful act by a Court of law it would surely be intolerable that he should be sheltered from execution of such a decree by the operation of clauses 12 and 13.

W. T. McINTYRE.

RANGOON, the 15th July 1938.

Note of Dissent by Mr. A. M. M. Vellayan Chettyar, M.H.R.

Land Legislation Committee's Bills.—I regret very much to have to disagree with my colleagues on the conclusions reached on some of the most important and basic questions concerning tenancy and land alienation. There has been a preponderance of desire among the members to leave many of the cardinal questions to be decided by the executive entrusted with the administration. Substantive questions such as the definition of "unfair treatment," provision for appeal and fixation of various areas in the Land Alienation Bill, etc., requiring definite indication of policy have been left to be decided by the Governor or the executive. The tenancy legislation aims at protecting the rights of the tenants, but by no means does that intend to jeopardize the rights of the landlord. Even a cursory perusal of the Bill will leave the impression that while the tenant is carefully tended the landlord is either ignored or hit.

TENANCY BILL.

Clause 18.—Notwithstanding the fact that most of the witnesses examined were opposed to the appointment of the Rent Settlement Officer and conceded only, if it should be inevitable, that he should be appointed by him in disputed cases alone, the Committee retains the same in its original form. The Governor is required to appoint such officer by executive authority and the very provision will be the harbinger of interminable disputes between the landlord and the tenant; for a matter which is settled by mutual consent is sought to be adjusted by super-imposing a Government authority the existence of which is sure to engender artificial discontentment. There will again be insuperable difficulties and practical obstacles in the actual working of the measure to any degree of efficiency and in satisfactorily fixing a fair rent of any holding. Above all is the cost of the machinery proposed. Perhaps the only result will be to make land, which is already less attractive, compared with other industries and sources of investment, less valuable. In view of the many encumbrances and unwanted interference in the natural adjustment of normal affairs, possession of land instead of being a cherished desire will be shunned by peace-loving citizens.

Clause 2.—The operation of the Bill is excluded to tenants who hold more than 200 acres in Lower Burma or 100 acres in Upper Burma or 200 acres in Lower and Upper Burma. The last mentioned condition will for obvious reasons lead to anomalous situation. Even with regard to the other two, the holding of either 200 or 100 acres may be so scattered that it may not be humanly possible for any tenant to work them personally. For any tenant to cultivate this much area he must perforce employ labour and as the bill now stands he may with impunity create subsidiary holdings, for under Clause 44 a labourer who is virtually a tenant may claim rights as such. This creation of intermediaries which is the curse of the tenancy system in other parts should be avoided and it will be extremely desirable in my view to restrict the extent of the holdings to an economic unit which has been as a result of several enquiries found to be somewhere about 30 acres. This will surely stop smaller tenants being pushed out and reduced to the position of labourers.

Clauses 3 (1), 31, 32 and 33.—The term "agriculturist" has created considerable controversy. Its presence in the bill, besides limiting its usefulness hinders the smooth working. If a landlord intends resuming the land either to work it himself or to lease it to his near relations then the landlord or such relation who is a tenant is required to be an agriculturist. The bill has been further modified by introduction of additional clauses so as to require such landlord or tenant to work the land with his own hands. A tenant under the bill has the privilege of engaging hired labour to work the land. This privilege is being denied to the landlord who is after all anxious to work his own land. This is, of course, manifestly unjust, and the

repercussions are likely to have deterrent effect on the agricultural operations and the political economy of the country. In Burma where agriculture is the mainstay, large scale cultivation on economic and industrial lines will increase the wealth of the country and thereby enhance the purchasing power. Any one alive to the present world conditions will realize that large estates are essential and specialization and mass production alone can survive competition. Such cultivation will not in any way interfere with the intended distribution of small areas among the peasants and particularly so in view of the limited local population and influx of labourers from outside Burma for cultivation of the existing expanses of arable lands. It is my considered opinion that there should be no restriction placed on the right of the landlord to work his land with the aid of hired labour as much as the tenant under the bill.

Clause 6.—The costs of attachment are required to be borne by the applicant and is intended to be a check on hasty or ill-conceived attachment. To give a right and to take it by the back door is no acme of legislation. If the applicant should be the landlord he may not feel this burden. But should he be the poor labourer then this condition will be an insurmountable impediment in his way of getting justice. Ordinarily successful litigants get costs awarded and there is no reason pointing to a deviation from the usual course. To be fair, costs should be included with the rent or the hire of labourers and be recovered as a first charge.

Clause 16.—In any litigation before a Civil Court, if a question of fair rent arises it is to be referred to a Revenue Officer for decision. In clause 16 however the tenant is given the privilege to dispute indiscriminately the fairness of the rent at any time a suit is filed in a Civil Court. The disputed rent can be only the effect of an agreement expressed or implied between the landlord and the tenant or the one fixed by the Revenue or Rent Settlement Officer. In none of the cases does the tenant possess the semblance of justice to dispute the fairness and hence this provision in the clause seems unnecessary.

Clause 25.—The landlord is required to remit the rent at the same proportion at which the revenue is remitted. In view of the great hardship to the landlord and also in view of the tenant being entitled to the irreducible minimum and unattachable produce, many of the witnesses examined suggested that it would be fair and quite equitable if the amount of land revenue remitted is passed on to the tenant. There are also several difficulties in the actual working of the adjustment proposed.

LAND ALIENATION BILL.

The inalienable portion of land is being exempt from attachment for a civil decree but it should also be made incapable of voluntary transfer if the aim is not to fail. Besides it may not be desirable to leave the extent of this area to be fixed by the executive and I suggest that 30 acres will be a reasonable limit. In addition to this limit, there should be another limit within which the agriculturists may alienate land to other agriculturists alone and beyond which they may alienate either to agriculturists or non-agriculturists. A provision of this nature will not militate against the object of the measure. Indeed if an agriculturist comes to possess more than 30 acres of land he ceases to be a peasant proprietor and when his holding is about 100 acres or over he tends to be an industrial agriculturist. My own personal view is that 100 acres will be a suitable maximum limit.

I consider that the establishment of institutions for providing credit facilities to the agriculturists should be simultaneous if not precede the introduction of either legislation, and any hasty attempt to put into effect these measures without providing for such credit facilities as suggested by the Committee is to paralyse the normal working of a simple industry which is the mainstay of the people and the major source of revenue.

A. M. M. VELLAYAN CHETTYAR.

RANGOON, the 15th July 1938.

APPENDIX I.

BILL AS PROPOSED BY THE LAND AND AGRICULTURE COMMITTEE.

HOUSE OF REPRESENTATIVES.

BILL No. OF 1938.

THE TENANCY BILL, 1938.

A Bill to make provision for certain matters relating to Agricultural Tenancies.

WHEREAS it is expedient to regulate Agricultural Tenancies; It is hereby enacted as follows:—

CHAPTER I.

PRELIMINARY.

1. (1) This Act may be called the Tenancy Act, 1938.
Short title, extent and commencement. (2) It shall come into force on such date as the Governor may, by notification, specify in this behalf.

(3) This section extends to the whole of British Burma, but the Governor may by notification extend all or any of the remaining sections to any area in British Burma.

2. In this Act, unless there is anything repugnant in the subject or context,—
Definitions.

(1) "agriculturist" means a person—

(a) who is engaged or has habitually been engaged in the cultivation of land with his own hands as his principal means of subsistence; or

(b) who satisfies both the following conditions, namely—

(i) that he superintends personally and throughout the working periods of the year the actual cultivation of land including all the processes thereof and the treatment of the cattle and other equipment used therein; and

(ii) that he derives the major part of his income either from such superintendence or from the cultivation of land with his own hands or jointly from such superintendence and such cultivation;

(2) "charge" means a charge created by section 4;

(3) "improvement" means a work made after the coming into force of this Act and suitable to the tenancy, by which the productivity of the land is increased and includes—

(a) the construction of works for drainage and for protection against floods;

BILL AS REVISED BY THE LAND LEGISLATION COMMITTEE. CHANGES ARE UNDERLINED.

HOUSE OF REPRESENTATIVES

BILL No. OF 1938.

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CHAPTER I.

PRELIMINARY.

1. (1) This Act may be called the Tenancy Act, 1938.
Short title, extent and commencement. (2) It shall come into force on such date as the Governor may, by notification, specify in this behalf.

(3) This section extends to the whole of British Burma, but the Governor may by notification extend all or any of the remaining sections to any area in British Burma.

2. Nothing in this Act shall apply to a tenant who holds a tenancy or tenants holding large tenancies which in the areas of land, aggregate exceed two hundred acres in Lower Burma or one hundred acres in Upper Burma, or two hundred acres partly in Lower Burma and partly in Upper Burma.

3. In this Act, unless there is anything repugnant in the subject or context,—
Definitions.

(1) "agriculturist" means a person—

(a) who is engaged or has habitually been engaged in the cultivation of land with his own hands as his principal means of subsistence; or

(b) who satisfies both the following conditions, namely—

(i) that he superintends personally and throughout the working periods of the year the actual cultivation of land including all the processes thereof and the treatment of the cattle and other equipment used therein; and

(ii) that he derives the major part of his income either from such superintendence or from the cultivation of land with his own hands or jointly from such superintendence and such cultivation;

(2) "charge" means a charge created by section 5;

(3) "improvement" means a work made after the coming into force of this Act and suitable to the tenancy, by which the productivity of the land is increased and includes—

(a) the construction of works for drainage and for protection against floods;

- (b) the construction of works for the storage and supply of water for agricultural purposes ;
- (c) the reclaiming, enclosing, levelling and terracing of land for agricultural purposes ;
- (d) the renewal or reconstruction of any of the foregoing works or such alterations therein or additions thereto as are not of the nature of mere repairs and as durably increase their value ;

but it does not include manuring or such clearances, embankments, levellings, enclosures or water channels as are made by tenants in the ordinary course of cultivation and without any special expenditure, or any other benefit accruing to the land from the ordinary operations of husbandry ;

(4) "labourer" means a person employed for wages in the cultivation of land ;

(5) "land" means land which is not occupied as the site of any building in a town or village and is occupied or has been let for agricultural purposes or for purposes subservient to agriculture and includes the sites of buildings and other structures on such land ;

(6) "landlord" means any person under whom a tenant holds land and to whom such tenant is liable to pay rent ;

(7) "lease" means a lease of immoveable property as defined in section 105 of the Transfer of Property Act ;

(8) "prescribed" means prescribed by rules made under this Act ;

(9) "rent" means whatever is payable to a landlord in money, kind or service by a tenant on account of the use or occupation of the land held by him ;

(10) "Revenue Officer" means any person whom the Governor may appoint to do anything required by this Act to be done by a Revenue Officer ; provided that except in the case of a Myoök in charge of a Subdivision, no person who is lower in rank than an Extra Assistant Commissioner or Superintendent of Land Records shall be appointed a Revenue Officer under this Act ;

(11) "tenant" means a person who holds land under another person and is liable to pay rent for that land to that other person but does not include a mortgagee or an agent or labourer employed by the landlord ;

(12) "tenancy" means the holding of a tenant under a single lease ;

(13) "tenancy year" means the twelve months commencing on the first day of the month of *tabaung* or such shorter period commencing on such date as the Governor may by notification appoint for leases of any particular kind of land ;

(14) "wages" means the amount in money or kind which an employer stipulates that he will pay a labourer for work done in the cultivation of land.

CHAPTER II.

CHARGES OF LANDLORDS, OWNERS OF CATTLE AND LABOURERS.

3. Nothing in this Chapter shall apply to such agricultural produce as is exempted from attachment under the provisions of section 61 of the Civil Procedure Code.

(b) the construction of works for the storage and supply of water for agricultural purposes ;

(c) the reclaiming, enclosing, levelling and terracing of land for agricultural purposes ;

(d) the renewal or reconstruction of any of the foregoing works or such alterations therein or additions thereto as are not of the nature of mere repairs and as durably increase their value ;

but does not include manuring or such clearances, embankments, levellings, enclosures or water channels as are made by tenants in the ordinary course of cultivation and without any special expenditure, or any other benefit accruing to the land from the ordinary operations of husbandry ;

(4) "labourer" means a person employed for wages in the cultivation of land ;

(5) "land" means land which is not occupied as the site of any building in a town or village and is occupied or has been let for agricultural purposes or for purposes subservient to agriculture and includes the sites of buildings and other structures on such land ;

(6) "landlord" means any person under whom a tenant holds land and to whom such tenant is liable to pay rent ;

(7) "lease" means a lease of immoveable property as defined in section 105 of the Transfer of Property Act ;

(8) "prescribed" means prescribed by rules made under this Act ;

(9) "rent" means whatever is payable to a landlord in money, kind or service by a tenant on account of the use or occupation of the land held by him ;

(10) "Revenue Officer" means any person whom the Governor may appoint to do anything required by this Act to be done by a Revenue Officer ; provided that except in the case of a Myoök in charge of a Subdivision, no person who is lower in rank than an Extra Assistant Commissioner or Superintendent of Land Records shall be appointed a Revenue Officer under this Act ;

(11) "tenant" means a person who holds land under another person and is liable to pay rent for that land to that other person but does not include a mortgagee or an agent or labourer employed by the landlord ;

(12) "tenancy" means the holding of a tenant under a single lease ;

(13) "tenancy year" means the twelve months beginning from the 15th day before the Burmese New Year day or such period commencing on such date as the Governor may by notification appoint for leases of any particular kind of land ;

(14) "wages" means the amount in money or kind which an employer stipulates that he will pay a labourer for work done in the cultivation of land.

CHAPTER II.

CHARGES OF LANDLORDS, OWNERS OF CATTLE AND LABOURERS.

4. Nothing in this Chapter shall apply to such agricultural produce as is exempted from attachment under the provisions of section 61 of the Civil Procedure Code.

4. (1) The unpaid rent payable for the current tenancy year in respect of a tenancy and the unpaid hire of labourers employed by the tenant in the same year shall rank equally and shall be a first charge on the produce thereof raised in that year.

(2) The unpaid advances granted by the landlord to the tenant to meet the expenses of cultivation in respect of the current tenancy year, the unpaid interest thereon and the unpaid hire of cattle supplied by the landlord to the tenant in the same year shall rank equally and shall be a second charge on the produce thereof :

Provided that the advances and the interest so charged shall be limited to such sum per acre and such rate not exceeding one per cent per month, respectively, as may be prescribed generally or for any particular area.

(3) Notwithstanding anything contained in the Transfer of Property Act, 1882, or in the Code of Civil Procedure, 1908, the charges created by the foregoing sub-sections shall be enforceable in the manner prescribed in this Chapter and in no other way.

(4) The said produce, until it is stored after threshing, winnowing and the like operations customary before storing, shall be deemed to be hypothecated for the said charges, and until such charges have been satisfied or have lapsed under the provisions of this Chapter no other claim on the produce shall be enforced by sale in execution of a decree of a Civil Court or otherwise ; provided that the surplus, if any, remaining after the charges have been satisfied shall be deposited in the Court from which the order for attachment or sale was issued.

(5) When the produce is insufficient to satisfy the first charges in full it shall be divisible among the landlord and the labourers in proportion to the unpaid rent and wages.

(6) When the produce is sufficient to satisfy the first charges but is insufficient to satisfy the second charges in full, the balance remaining after the first charges are satisfied shall be payable to the landlord.

(7) Nothing in this section shall affect the rights of Government to any revenue, rent, tax or fee owing to it.

5. (1) If any person who has a charge fears that the produce will be removed from the holding on which it was raised or from the tenancy before he has been paid the rent, wages or hire for which he has a charge, he may apply as soon as the reaping or gathering of the crop has begun to the headman of the village-tract in which the holding or tenancy or any part of it is situated to attach the produce, including standing crops.

(2) For the purposes of this section the threshing floor or other place where produce is taken and kept for threshing, winnowing, treading out of grain or the like shall be deemed to be part of the holding or tenancy.

(3) In the absence of the headman the application may be made to any other member of the

5. (1) The unpaid rent payable for the current tenancy year in respect of a tenancy and the unpaid hire of necessary labourers customarily employed by the tenant in the same year shall rank equally and shall be a first charge on the produce thereof for that year.

(2) The unpaid advances granted by the landlord to the tenant to meet the expenses of cultivation in respect of the current tenancy year, the unpaid interest thereon and the unpaid hire of cattle supplied by the landlord to the tenant in the same year shall rank equally and shall be a second charge on the produce thereof for that year :

Provided that the advances and the interest so charged shall be limited to such sum per acre and such rate not exceeding one per cent per month, respectively, as may be prescribed generally or for any particular area.

(3) Notwithstanding anything contained in the Transfer of Property Act, or in the Code of Civil Procedure, the charges created by the foregoing sub-sections shall be enforceable in the manner prescribed in this Chapter and in no other way.

(4) The said produce, until it is removed from the holding after threshing, winnowing and the like operations customary before removal, shall be deemed to be hypothecated for the said charges, and until such charges have been satisfied or have lapsed under the provisions of this Chapter no other claim on the produce shall be enforced ; provided, however, that the surplus, if any, remaining after the said charges have been satisfied shall be deposited in the Court from which the order for attachment or sale was issued.

(5) When the produce is insufficient to satisfy the first charges in full it shall be divisible among the landlord and the labourers in proportion to the unpaid rent and wages.

(6) When the produce is sufficient to satisfy the first charges but is insufficient to satisfy the second charges in full, the balance remaining after the first charges are satisfied shall be payable to the landlord.

(7) Nothing in this section shall affect the rights of the Crown to any revenue, rent, tax or fee owing to it.

6. (1) If any person who has a charge fears that the produce will be removed from the holding on which it was raised or from the tenancy before he has been paid the rent, wages or hire for which he has a charge, he may apply as soon as the reaping or gathering of the crop has begun to the headman of the village-tract in which the holding or tenancy or any part of it is situated to attach the produce, including standing crops. Every application under this section shall be accompanied by a deposit in cash for the cost of the attachment estimated in such manner as may be prescribed.

(2) For the purposes of this section the threshing floor or other place where produce is taken and kept for threshing, winnowing, treading out of grain or other process shall be deemed to be part of the holding or tenancy.

(3) In the absence of the headman the application may be made to any other member of the

Village Committee of the tract in which the holding or tenancy or any part of it is situated

(4) The person to whom application is made shall forthwith issue a warrant to attach the produce and shall appoint some proper person nominated by the applicant to take care of it during attachment. Such warrant shall not be executed if the produce has been removed from the holding or tenancy. The person appointed to take care of the produce during attachment shall be deemed to be a public servant.

(5) The attachment shall be made by affixing the warrant of attachment—

(i) where the produce is a growing crop, on the land on which such crop has grown ;

(ii) where such produce has been cut or gathered, on the threshing floor or place for treading out grain or the like on or in which it is deposited.

(6) Notwithstanding the attachment, standing crops may be reaped by the tenant and may be gathered in such place as is commonly used by him under the supervision of the person appointed to take care of the attached produce.

(7) If the tenant neglects to reap standing crops which have been attached, the landlord if he has a charge on the produce may reap and gather such crops or may cause such crops to be reaped and gathered in such place as may be convenient under the supervision of the person appointed to take care of the attached produce.

(8) If within five days of the attachment the person who caused the produce to be attached under sub-section (4) does not apply to the Village Committee to effect an amicable distribution of the attached produce or of so much of it as may be necessary to satisfy the charges on it, among the persons having such charges and the tenant, the Committee after setting aside so much of the produce as may be prescribed to remunerate the person appointed to take care of the attached produce, shall remove the attachment forthwith. The produce so set aside shall be delivered to the said person, and the amount of the debt due to the person having the charge who caused the attachment to be made shall be reduced by the amount set aside and delivered.

(9) If within five days of the attachment the person who caused the produce to be attached under sub-section (4) applies to the Village Committee to effect an amicable distribution of the attached produce, or of so much of it as may be necessary to satisfy the charges on it, among the persons having such charges and the tenant, the Committee shall thereupon summon all persons who have intimated to it that they have charges on the produce or who are known to it to have such charges, to attend before it at a specified place and at a specified time, not being later than seven days from the date of such summons. The

Village Committee of the tract in which the holding or tenancy or any part of it is situated. In a village-tract where no Village Committee has been constituted, the application may be made to a rural constable (*sa-aingaung* or *wa-gaung*) in the absence of the headman, and the functions entrusted to the Village Committee in this section shall be discharged by the headman.

(4) The person to whom application is made shall forthwith issue a warrant to attach the produce and shall appoint some proper person nominated by the applicant to take care of it during attachment. Such warrant shall not be executed if the produce has been removed from the holding or tenancy. The person appointed to take care of the produce during attachment shall be deemed to be a public servant.

(5) The attachment shall be made by affixing the warrant of attachment—

(i) where the produce is a growing crop, on the land on which such crop has grown ;

(ii) where such produce has been cut or gathered, on the threshing floor or place for treading out grain or other process on or in which it is deposited.

(6) Notwithstanding the attachment, standing crops may be reaped by the tenant and may be gathered in such place as is commonly used by him under the supervision of the person appointed to take care of the attached produce.

(7) If the tenant neglects to reap standing crops which have been attached, the landlord if he has a charge on the produce may reap and gather such crops or may cause such crops to be reaped and gathered in such place as may be convenient under the supervision of the person appointed to take care of the attached produce. The cost incurred by the landlord under this sub-clause shall be deemed to be part of the rent payable to the landlord for the current tenancy year for the purpose of this Chapter.

(8) If within seven days of the attachment the person who caused the produce to be attached under sub-section (4) does not apply to the Village Committee to effect an amicable distribution of the attached produce or of so much of it as may be necessary to satisfy the charges on it, among the persons having such charges and the tenant, the Committee shall remove the attachment forthwith. The Committee shall refund to the applicant the deposit he made under sub-section (1) less so much of the sum as may be prescribed to remunerate the person appointed to take care of the attached produce under sub-section (4).

(9) If within seven days of the attachment the person who caused the produce to be attached under sub-section (4) applies to the Village Committee to effect an amicable distribution of the attached produce, or of so much of it as may be necessary to satisfy the charges on it, among the persons having such charges and the tenant, the Committee shall thereupon summon all persons who have intimated to it that they have charges on the produce or who are known to it to have such charges, to attend before it at a specified place and at a specified time, not later than seven days from the date of such

tenant shall also, by notice in writing, be invited at such place and time.

(10) At the place and time so fixed or at any place or time to which the Committee may adjourn the proceedings the Committee shall hear all the aforesaid persons, or such as attend, in turn, and shall use its best endeavours to induce them to agree to an amicable distribution of the produce. It may hear, but shall not record, the statement of any witness and may peruse any relevant book of account or other document produced for its inspection.

(11) If such of the persons aforesaid or their agents authorized in writing to consent to an agreement as attend before the Committee reach an agreement the Committee, after setting aside so much of the produce as may be prescribed to remunerate the persons appointed under sub-section (4) and the members of the Committee, shall remove the attachment and shall distribute the produce in accordance with the agreement.

(12) If any person who has a charge fails to attend before the Committee either in person or by an agent authorized in writing to consent to an agreement after notice has been received by him or a summons left at his house, his charge shall, notwithstanding anything in section 4, be postponed to the charges of persons who have attended before the Committee. His absence and the absence of the tenant after notice received or summons left shall not prevent the Committee from proceeding under sub-sections (10) and (11).

(13) If the persons having charges and the tenant who attend before the Committee fail to come to an agreement for the distribution of the attached produce the Committee shall furnish each of those so attending with a certificate in the prescribed form which shall state the failure to agree.

(14) If within twenty days of the issue of a certificate no order is received from a Civil Court regarding the attachment, the Committee, after setting aside so much of the produce as may be prescribed to remunerate the persons appointed under sub-section (4) and the members of the Committee, shall remove the attachment.

(15) Nothing in the foregoing sub-sections shall prevent the persons having charges and the tenant from selling the produce by agreement and depositing the proceeds in a prescribed place. While the proceeds are so deposited, the charges which were attached to the produce shall be attached to the proceeds, and any warrant by which the produce was attached shall be deemed to have attached the proceeds.

(16) If within seven days of the issue of a certificate under sub-section (13) a person, other than the tenant, to whom such a certificate has been issued institutes a suit to recover the rent, advance, hire or wages to which the certificate refers or any portion of such rent, advance, hire or wages, the Court shall direct either that the attachment of so much of the produce as will satisfy the amount in dispute be continued pending the decision of the suit, or that so much of the attached produce as will satisfy the amount in dispute be sold and the proceeds be placed in

summons. The tenant shall also be given notice in writing to attend at such place and time.

(10) At the place, and time so fixed or at any place or time to which the Committee may adjourn the proceedings, the Committee shall hear all the aforesaid persons, or such as attend, in turn, and shall use its best endeavours to induce them to agree to an amicable distribution of the produce. It may hear, but shall not record, the statement of any witness and may peruse any relevant book of account or other document produced for its inspection.

(11) If such of the persons aforesaid as attend before the Committee reach an agreement the Committee shall remove the attachment and shall distribute the produce in accordance with the agreement. The Committee shall then refund to the applicant the deposit he made under sub-section (1) less so much of the sum as may be prescribed to remunerate the person appointed to take care of the attached produce under sub-section (4) and the members of the Village Committee.

(12) If any person who has a charge fails to attend before the Committee after notice has been received by him or a summons left at his house, he shall be bound by any agreement reached under sub-section (11) between those present and his absence and the absence of the tenant after notice received or summons left shall not prevent the Committee from proceeding under sub-sections (10) and (11).

(13) If the persons having charges and the tenant who attend before the Committee fail to come to an agreement for the distribution of the attached produce the Committee shall furnish each of those so attending with a certificate in the prescribed form which shall state the failure to agree.

(14) If within twenty days of the issue of a certificate no order is received from a Civil Court regarding the attachment, the Committee shall remove the attachment. The remuneration of the persons appointed under sub-section (4) and the members of the Committee shall be payable by the person who made the application under sub-section (1) and the balance, if any, of the deposit made by him under the same sub-section shall be refunded to him.

(15) Nothing in the foregoing sub-sections shall prevent the persons having charges and the tenant from selling the produce by mutual consent and depositing the proceeds in a prescribed place. While the proceeds are so deposited, the charges which were attached to the produce shall be attached to the proceeds, and any warrant by which the produce was attached shall be deemed to have attached the proceeds.

(16) If within seven days of the issue of a certificate under sub-section (13) a person, other than the tenant, to whom such a certificate has been issued institutes a suit to recover the rent, advance, hire or wages to which the certificate refers or any portion of such rent, advance, hire or wages, the Court shall direct either that the attachment of so much of the produce as will satisfy the amount in dispute be continued pending the decision of the suit, or that so much of the attached produce as will satisfy the amount in dispute be sold and the proceeds be placed in

deposit pending such decision. It shall direct that so much of the produce as it releases from attachment or so much of the proceeds as it does not direct to be placed in deposit shall be returned to the person in whose possession the produce was when attached.

6. No suit for rent, hire or wages shall be instituted by any person who has caused the produce of the land to be attached under section 5 until he has received a certificate under sub-section (13) or the attachment is removed.

Bar to suit until receipt of certificate or until attachment is removed.

deposit pending such decision. It shall direct that so much of the produce as it releases from attachment or so much of the proceeds as it does not direct to be placed in deposit shall be returned to the person in whose possession the produce was when attached.

7. No suit for rent, hire or wages shall be instituted by any person who has caused the produce of the land to be attached under section 6 until he has received a certificate under sub-section (13) or the attachment is removed.

Bar to suit until receipt of certificate or until attachment is removed.

8. Any action required of or permitted to any party to an attachment under this Chapter may be performed by his agent authorized in writing in that behalf.

CHAPTER III.

IMPROVEMENTS.

7. A landlord may make improvements to his land notwithstanding the fact that the land is held by a tenant.

8. (1) A tenant shall be entitled to make an improvement on the land he holds with the permission of the landlord and shall be entitled to compensation from the landlord if evicted by the landlord. Where the order of eviction is passed by a Civil Court and the tenant claims compensation for improvements, the Court shall, before enforcing the order of eviction, record such evidence as may be necessary and fix and award to the outgoing tenant such compensation for improvement claimed to have been made by the tenant as the Court may decide to be fair :

Provided that when the rent is in arrears, such arrears shall be set off against the compensation awarded :

Provided also that nothing in this sub-section shall be deemed to prevent an evicted tenant from recovering the compensation by a separate suit.

(2) Where any sum is awarded as compensation under the foregoing sub-section, the Civil Court shall make an order forbidding the landlord to evict the tenant until such sum is paid, and if payment is not made within sixty days of the end of the tenancy year, shall, on application by the tenant, make a further order forbidding the landlord to evict the tenant during the then current tenancy year.

CHAPTER III.

IMPROVEMENTS.

9. A landlord may make improvements to his land notwithstanding the fact that the land is held by a tenant.

10. (1) A tenant who makes an improvement on the land with the written permission of the landlord shall be entitled to compensation from the landlord when he vacates the land. No suit for such compensation shall lie in a Civil Court but a Revenue Officer shall, on the application of a tenant adjudicate claims for compensation under this sub-section and where an order evicting a tenant is passed by a Civil Court and the tenant claims compensation for improvements, the Court shall, before enforcing the order of eviction, refer the claim to a Revenue Officer having jurisdiction in the matter and shall award the outgoing tenant such compensation for improvements as shall have been determined by the Revenue Officer :

Provided that when any sum recoverable by the landlord as a charge is in arrears, such arrears shall be set off against the compensation awarded.

(2) Where any sum is awarded as compensation under the foregoing sub-section, the Court shall make an order forbidding the landlord to evict the tenant until it is paid, and if payment is not made within sixty days after the end of the tenancy year, shall, on application by the tenant, make a further order forbidding the landlord to evict the tenant during the then current tenancy year.

11. A Revenue Officer adjudicating a claim for compensation under section 10 shall hold the enquiry with the aid of two *thamadis* one of whom shall be appointed on the nomination of the tenant and the other on the nomination of

9. In estimating the amount of compensation payable under section 8, the Civil Court shall have regard to—
Considerations in determining the amount of compensation.

- (a) the amount by which the produce of the land or the value of that produce has been increased by the improvement ;
- (b) the condition of the improvement and the probable duration of the effects thereof ;
- (c) the labour and capital required in making the improvement ;
- (d) any remission or reduction of rent or other advantage given by the landlord to the tenant in consideration of the improvement ;
- (e) the length of time during which the tenant has had the benefit of the improvement.

10. Stipulations in a contract providing that a tenant on ejection from his holding shall not be entitled to compensation for improvement in any case in which he would, under this Act, be entitled to such compensation shall be void.
Invalidity of agreements to forego compensation.

the landlord. These *thamadis* shall be members of the Village Committee where such a Committee has been constituted under the Burma Village Act. If the tenant or the landlord fails to nominate a *thamadi*, the Revenue Officer shall select the *thamadi* himself.

12. In estimating the amount of compensation payable under section 10 the Revenue Officer shall have regard to—
Considerations in determining the amount of compensation.

- (a) the amount by which the produce of the land or the value of that produce has been increased by the improvement ;
- (b) the condition of the improvement and the probable duration of the effects thereof ;
- (c) the labour and capital required in making the improvement ;
- (d) any remission or reduction of rent or other advantage given by the landlord to the tenant in consideration of the improvement ;
- (e) the length of time during which the tenant has had the benefit of the improvement.

13. A claim for compensation under this Chapter shall be made to a Revenue Officer within ninety days of the vacation of the holding by the tenant.

14. Stipulations in a contract providing that a tenant on leaving his holding shall not be entitled to compensation for improvement in any case in which he would, under this Act, be entitled to such compensation shall be void.
Invalidity of agreements to forego compensation.

15. Notwithstanding the provisions of any other law, no Civil Court shall have power to evict a tenant for failure to pay rent or for a breach of the conditions of a tenancy or for any debt incurred by the tenant.

CHAPTER IV.

PROVISIONS RELATING TO RENT.

11. (1) Notwithstanding any agreement to the contrary, no tenant shall be liable to pay to the landlord any rent in excess of the fair rent of the tenancy, and, in a suit before a Civil Court for arrears of rent or for eviction for arrears of rent, or in an application made by a tenant for a new lease under Chapter V, the tenant may plead that the rent demanded is not a fair rent :
Right of tenants to pay a fair rent.

Provided that a rent determined under the orders of the Revenue Officer or a Rent Settlement Officer under the provisions of this Chapter shall be deemed to be the fair rent and that in the absence of such determination, the rent fixed by expressed or implied agreement between the landlord and the tenant shall be presumed to be a fair rent until the contrary is proved.

CHAPTER IV.

PROVISIONS RELATING TO RENT.

16. (1) Notwithstanding any agreement to the contrary, no tenant shall be liable to pay to the landlord any rent in excess of the fair rent of the tenancy, and, in a suit before a Civil Court for arrears of rent, or in an application made by a tenant for a new lease under Chapter V, the tenant may plead that the rent demanded is not a fair rent :
Right of tenants to pay a fair rent.

Provided that a rent determined under the orders of the Revenue Officer or a Rent Settlement Officer under the provisions of this Chapter shall be deemed to be the fair rent and that in the absence of such determination, the rent fixed by expressed or implied agreement between the landlord and the tenant shall be presumed to be a fair rent until the contrary is proved.

(2) If such plea is proved—

(a) a Civil Court shall, in awarding a decree for arrears of rent, assess the amount in accordance with such rent as may appear to it to be fair, and, in a suit for eviction for arrears of rent, may, in its discretion, refuse to evict the tenant ;

(b) a Revenue Officer shall, in determining whether a tenant has treated his landlord unfairly, take the fact into account as a circumstance in favour of the tenant.

12. (1) A landlord or a tenant may, subject to the proviso to section 16, apply to a Revenue Officer for the determination of the fair rent of the land.

(2) On receipt of such an application, the Revenue Officer shall give due notice to the opposite party and after due local enquiry with the aid of *thamadis* appointed by him from among the permanent residents of the village-tract in which the land is situated, shall pass an order determining the fair rent of the land.

13. (1) The Governor may appoint a Rent Settlement Officer for a specified area not smaller than a village-tract and such officer shall, after giving due notice to the residents of the area, hold an enquiry with the aid of *thamadis* appointed by him from among the residents of the area and fix the fair rent of every tenancy existing in the area.

(2) The appointment of a Rent Settlement Officer shall be notified in the Gazette.

14. In determining the fair rent, the Revenue Officer or Rent Settlement Officer shall have regard to the outturn of the land if cultivated with due diligence, to the cost of cultivation, including the reasonable remuneration of such necessary physical labour in its cultivation as has been performed by the tenant or any member of his family living with him, to the rent as determined by competition which has been paid for the land and for similar land in the neighbourhood over long periods, to the market value of the produce if the rent is payable in money, and to such other factors as may seem relevant. But regard shall not be had to any diminution of outturn caused by the incapacity, illness, incompetence or other such disability of the tenant.

(2) If such plea is proved—

(a) a Civil Court shall, in awarding a decree for arrears of rent, assess the amount in accordance with such fair rent as may have been determined under the provisions of this Chapter and if no such fair rent has been determined, the Court shall refer the matter to a Revenue Officer having jurisdiction in the matter for determination of the fair rent of the land: a Revenue Officer on being referred to under this sub-section shall proceed in the same manner as under section 17 with the exception that he shall issue notices to both parties.

(b) a Revenue Officer shall, in determining whether a tenant has treated his landlord unfairly, take the fact that the rent was not a fair one into account as a circumstance in favour of the tenant.

17. (1) A landlord or a tenant may, subject to the provisions of section 22, apply to a Revenue Officer for the determination of the fair rent of the land.

(2) On receipt of such an application, the Revenue Officer shall give due notice to the opposite party and after due local enquiry with the aid of *thamadis* appointed by him shall pass an order determining the fair rent of the land. Such *thamadis* shall be residents of the village-tract in which the land is situated; the tenant shall be entitled to nominate one of the *thamadis* and the landlord the other.

18. (1) The Governor may appoint a Rent Settlement Officer for a specified area not smaller than a village-tract and such officer shall, after giving due notice to the residents of the area, hold an enquiry with the aid of *thamadis* appointed by him from among the residents of the area and fix the fair rent of every tenancy existing in the area.

(2) The appointment of a Rent Settlement Officer shall be notified in the Gazette.

19. In determining the fair rent, the Revenue Officer or Rent Settlement Officer shall have regard to the outturn of the land if cultivated with due diligence, to the cost of cultivation, including the reasonable remuneration of such necessary physical labour in its cultivation as has been performed by the tenant or any member of his family living with him, to the rent as determined by competition which has been paid for the land and for similar land in the neighbourhood over long periods, to the market value of the produce if the rent is payable in money, and to such other factors as may seem relevant. But regard shall not be had to any diminution of outturn caused by the incapacity, illness, incompetence or other such disability of the tenant.

20. Where the fair rent of a tenancy is fixed under this Chapter in kind, the order shall state the capacity of the basket to be used in the measurement of the rent.

15. An order of a Revenue Officer or a Rent Settlement Officer determining the fair rent of any land shall operate from the commencement of the tenancy year next following the date of the order.

16. An order of a Revenue Officer or a Rent Settlement Officer determining a fair rent shall be valid until superseded by a subsequent order of a Revenue Officer or a Rent Settlement Officer :

Provided that except on appeal or revision, no such order shall be superseded until it has had effect for such period as may be prescribed.

17. Notwithstanding the proviso to section 16, but subject to any contract in writing between the parties, the rent payable by any tenant may, on the application of his landlord, be enhanced by a Revenue Officer, after due enquiry in the manner provided in section 12 on the ground that an improvement has been effected by or at the expense of the landlord since the present rent was agreed upon or determined as fair rent. Such enhanced rent shall constitute the fair rent of the land

18. If the fair rent of any tenant has been enhanced under section 17, or was fixed by the current order of a Revenue Officer or a Rent Settlement Officer with regard to an improvement effected by or at the expense of the landlord, a Revenue Officer may, at any time, on the application of the tenant modify or cancel the order for enhancement or reduce such rent, on the ground that the effect of the improvement in increasing the productive power of the holding has diminished or ceased since the date of the order for enhancement, or of the last modification of such order made under this section, or since the fair rent was determined as the case may be.

19. (1) When for any cause the payment of the whole or any part of the revenue payable in respect of any land is remitted or suspended, the authority ordering the remission or suspension may order that the rent of the tenants holding such land or any portion thereof, shall be remitted or suspended for the period of such remission or suspension of payment of revenue, as the case may be, to an amount which shall bear the same proportion to the whole of the rent payable in respect of the land as the revenue of which the payment has been so remitted or suspended bears to the whole of the revenue payable in respect of such land.

(2) An order passed under sub-section (1) shall not be questioned in any Civil or Revenue Court.

(3) A suit shall not lie for the recovery of any rent of which the payment has been remitted, or, during the period of suspension, of any rent of which the payment has been suspended.

21. An order of a Revenue Officer or a Rent Settlement Officer determining the fair rent of any land or an order under sections 23 or 24 shall operate from the commencement of the tenancy year next following the date of the order.

22. An order of a Revenue Officer determining a fair rent shall be valid for three years unless superseded within the period by an order of a Rent Settlement Officer. An order of a Rent Settlement Officer determining fair rent shall be valid for three years.

23. Notwithstanding the provisions of section 22, but subject to any contract in writing between the parties, the rent payable by any tenant may, on the application of his landlord, be enhanced by a Revenue Officer, after due enquiry in the manner provided in section 17 on the ground that an improvement has been effected by or at the expense of the landlord since the present rent was agreed upon or determined as fair rent. Such enhanced rent shall constitute the fair rent of the land.

24. If the fair rent of any tenancy has been enhanced under section 23, or was fixed by the current order of a Revenue Officer or a Rent Settlement Officer with regard to an improvement effected by or at the expense of the landlord, a Revenue Officer may, at any time, on the application of the tenant modify or cancel the order for enhancement or reduce such rent, on the ground that the effect of the improvement in increasing the productive power of the holding has diminished or ceased since the date of the order for enhancement, or of the last modification of such order made under this section, or since the fair rent was determined, as the case may be.

25. (1) When for any cause the payment of the whole or any part of the revenue payable in respect of any land is remitted, the landlord shall remit for the period of such remission of revenue an amount of rent which shall bear the same proportion to the whole of the rent payable in respect of the land as the revenue of which payment has been so remitted bears to the revenue payable in respect of such land.

(2) No suit shall lie for the recovery of any rent of which the payment has been remitted or has been ordered to be remitted.

(3) Where a landlord has collected and retained rent in excess of the amount payable under the operation of sub-section (1) the tenant shall, notwithstanding any agreement to the contrary, be entitled on application to a Revenue Officer to a refund by the landlord of the excess amount.

(4) When the payment of rent has been suspended the period during which the suspension is continued shall be excluded in the computation of the period of limitation prescribed for a suit for the recovery of the rent.

(4) If a tenant has, pending an application for a remission of land revenue, obtained a remission of rent of an amount which subsequently proves to be in excess of what he would be entitled to under sub-section (1) the landlord shall, on application to a Revenue Officer, be entitled to a payment of the difference from the tenant :

Provided that such difference shall not be deemed to be an arrear of rent for the purposes of Chapter V :

Provided also that the Revenue Officer may direct that it shall be paid in such instalments and at such intervals as he may consider suitable.

(5) If a landlord collects any rent of which payment has been remitted, or before the expiration of the period of suspension, collects any rent of which the payment has been suspended, the whole of the revenue or cess remitted or suspended in his favour, shall become immediately payable by him.

CHAPTER V.

RESTRICTION ON THE DISPOSAL OF TENANCIES.

20. A tenant who is not in arrears with his rent and who has not treated his landlord unfairly shall, subject to the provisions of this Chapter, be entitled to have his lease renewed for another tenancy year.

21. (1) Any tenant who has fully paid his rent for a current tenancy year and who desires to renew his lease for another tenancy year shall intimate in writing his desire to his landlord before the end of the current tenancy year, and shall state in writing the rent which he offers.

(2) The landlord shall forthwith deliver a written lease in the prescribed form at the rent offered to the applicant or shall intimate in writing to the applicant that he is unwilling to grant him a new lease either at the rent offered or absolutely. If he is willing to grant a new lease to the applicant at a rent other than the rent offered, he shall state such rent in writing. Failure to intimate in writing shall be deemed a refusal.

22. Notwithstanding anything contained in the terms of the expiring lease, a tenant who has applied for a new lease under the foregoing section and has been refused such lease absolutely or at a rent which he considers fair, may apply within fifteen days of the end of the tenancy year to a Revenue Officer for an order granting a lease of the tenancy for the next tenancy year, on the ground that he is ready to pay a fair rent, which shall be stated, and that he has treated his landlord fairly in the past and is ready to treat him fairly.*

23. The Revenue Officer on receiving such application shall summon or otherwise direct the landlord and the applicant to appear before him as soon as possible.

CHAPTER V.

RESTRICTION ON THE DISPOSAL OF TENANCIES.

26. A tenant who is not in arrears with his rent and who has not treated his landlord unfairly shall, subject to the provisions of this Chapter, be entitled to have his lease renewed for one tenancy year at a time.

27. (1) Any tenant who has fully paid his rent for a current tenancy year and who desires to renew his lease for another tenancy year shall intimate his desire and the rent, which he offers, in writing in the prescribed form to his landlord before the end of the current tenancy year.

(2) The landlord shall within seven days after receipt of such intimation deliver a written lease in the prescribed form at the rent offered to the applicant or shall intimate in writing to the applicant that he is unwilling to grant him a new lease either at the rent offered or at all. If he is willing to grant a new lease to the applicant at a rent other than the rent offered, he shall state such rent in writing. Failure to intimate in writing within the said seven days shall be deemed a refusal.

28. Notwithstanding anything contained in the terms of the expiring lease, a tenant who has applied for a new lease under the foregoing section and has been refused such lease absolutely or at a rent which he considers fair, may apply within fifteen days after the end of the tenancy year to a Revenue Officer for an order granting a lease of the tenancy for the next tenancy year, on the ground that he is ready to pay a fair rent, which shall be stated, and that he has treated his landlord fairly in the past and is ready to treat him fairly.

29. The Revenue Officer on receiving such application shall as soon as possible summon the landlord and the applicant to appear before him.

24. (1) If the landlord fails to appear at the time appointed, the Revenue Officer shall pass an order granting the application for the lease and shall determine under Chapter IV the fair rent of the tenancy if it has not already been determined previously under the same Chapter. Such order shall be deemed to be and shall have such force as if it were a lease of the tenancy in the prescribed form for the tenancy year granted by the landlord to the applicant.

(2) If the tenant fails to appear at the time appointed, the Revenue Officer shall dismiss his application.

25. If the landlord appears at the time appointed and presents a written statement that he has refused a new lease because he intends to work the land himself, the Revenue Officer shall reject the application, provided that he is satisfied that the landlord is an agriculturist.

26. If the landlord appears at the time appointed and presents a written statement that he has refused a new lease because he intends to assign the tenancy to a brother, brother-in-law, son, son-in-law, grandson or nephew, including a nephew by marriage, the Revenue Officer shall reject the application, provided that he is satisfied that the intended tenant is an agriculturist.

27. If the landlord appears at the time appointed and presents a written statement that he has refused a new lease because he intends to let the land lie fallow so as to permit the soil to recover from exhaustion and if he can prove that for the past six years the land has not lain fallow or has not been adequately manured, the Revenue Officer shall reject the application.

28. (1) When a Revenue Officer rejects an application under the provisions of sections 25, 26 or 27, the applicant shall be entitled to resume his application if he is able to prove subsequently that the purpose for which his tenancy was terminated has for any reason not been effective or that the purpose has lapsed within three years

30. (1) If the landlord fails to appear at the time appointed, the Revenue Officer shall pass an order granting the application for the lease and shall determine under Chapter IV the fair rent of the tenancy if it has not already been determined previously under the same Chapter. Such order shall be deemed to be and shall have such force as if it were a lease of the tenancy in the prescribed form for the tenancy year granted by the landlord to the applicant.

(2) If the tenant fails to appear at the time appointed, the Revenue Officer shall dismiss his application.

31. If the landlord appears at the time appointed and presents a written statement that he has refused a new lease because he intends to work the land himself, the Revenue Officer shall reject the application, provided that he is satisfied that the landlord is an agriculturist.

32. If the landlord who is not an agriculturist, appears at the time appointed and presents a written statement that he has refused the new lease because he has the intention of working the land himself with his own hands as his principal means of subsistence and has given the tenant notice of that intention more than six months before the end of the current tenancy year, the Revenue Officer shall reject the application if he is satisfied that the intention is genuine and that the notice has in fact been given.

33. If the landlord appears at the time appointed and presents a written statement that he has refused a new lease because he intends to assign the tenancy to a son, daughter, brother or sister or to a grandchild if no son or daughter is alive, the Revenue Officer shall reject the application, provided that he is satisfied that the intended tenant is an agriculturist as defined by part (a) of sub-section (1) of section 3.

34. If the landlord appears at the time appointed and presents a written statement that he has refused a new lease because he intends to let the land lie fallow so as to permit the soil to recover from exhaustion and if he can prove that for the past six years the land has not lain fallow or has not been adequately manured, the Revenue Officer shall reject the application.

35. (1) When a Revenue Officer rejects an application under the provisions of sections 31, 32, 33, and 34, the applicant shall be entitled to renew his application if he is able to prove subsequently that the purpose for which his tenancy was terminated has for any reason not been effective or that the purpose has lapsed

of such termination. A resumed application shall ordinarily be deemed to be in respect of the tenancy year following that in which it is resumed but may, in special circumstances at the discretion of the Revenue Officer and at the request of the applicant, be deemed to be in respect of the tenancy year following that in which the original application was made.

(2) When a Revenue Officer has rejected an application under the provisions of section 27, the applicant may subsequently apply for a fresh lease for the tenancy year following the year or years in which the land has lain or will lie fallow.

29. (1) If a landlord who has been summoned under section 23 appears at the time appointed and presents no written statement under sections 25, 26 or 27, the Revenue Officer shall hear the applicant and the landlord and shall record their statements and such relevant evidence as they may produce.

(2) The Revenue Officer shall reject the application if the landlord proves that the applicant has not treated him fairly or that the applicant is in arrears with his rent or if the applicant is unwilling to pay the fair rent for the renewed lease. Otherwise the Revenue Officer shall pass an order granting the application for the lease and shall determine under Chapter IV the fair rent of the tenancy if it has not already been determined previously under the same Chapter. Such order shall be deemed to be and shall have such force as if it were a lease of the tenancy granted in the prescribed form by the landlord to the applicant for the year concerned.

30. A Revenue Officer who passes an order under sub-section (1) of section 24 or under sub-section (2) of section 29 may give effect to it by the issue of an order ejecting from the land anyone in possession of it other than the applicant.

within three years of such termination. A renewed application shall ordinarily be deemed to be in respect of the tenancy year following that in which it is renewed but may, in special circumstances at the discretion of the Revenue Officer and at the request of the applicant, be deemed to be in respect of the tenancy year in which the application is renewed.

(2) When a Revenue Officer has rejected an application under the provisions of section 34, the applicant may subsequently apply for a fresh lease for the tenancy year following that in which the land has lain or will lie fallow.

36. When a Revenue Officer rejects an application under the provisions of section 32, the applicant shall, in addition to his rights under section 35, be entitled, on application to a Revenue Officer to be granted compensation from the landlord for any damage suffered by him in consequence of the order if he proves to the satisfaction of the Revenue Officer that the landlord's intention to work the land with his own hands as his principal means of subsistence was not fulfilled or has lapsed within three years of the termination of the tenancy.

37. (1) If a landlord who has been summoned under section 29 appears at the time appointed and presents no written statement under sections 31, 32, 33 or 34, the Revenue Officer shall hear the applicant and the landlord and shall record their statements and such relevant evidence as they may produce.

(2) The Revenue Officer shall reject the application if the landlord proves that the applicant has not treated him fairly or that the applicant is in arrears with his rent or if the applicant is unwilling to pay the fair rent for the renewed lease. Otherwise the Revenue Officer shall pass an order granting the application for the lease and shall determine under Chapter IV the fair rent of the tenancy if it has not already been determined previously under the same Chapter. Such order shall be deemed to be and shall have such force as if it were a lease of the tenancy granted in the prescribed form by the landlord to the applicant for the tenancy year concerned.

38. Where a tenant absents himself from a tenancy and fails to work it at the time usual for such work, the landlord may apply to the Revenue Officer for an order terminating the tenancy and the Revenue Officer shall, after due enquiry, pass such an order if he is satisfied that the tenant has in fact abandoned the land.

39. A Revenue Officer who passes an order under this Chapter may give effect to it by ejecting anyone in possession of the land. Such orders shall specify the date on or before which it must be obeyed.

31. No tenant who is in possession of a tenancy as the result of an order under section 24 or section 29 shall transfer his lessee's interest by mortgage, sub-lease or otherwise, and, notwithstanding anything in the Transfer of Property Act, 1882, no cause of action shall be founded on any such transfer.

Tenant not to transfer interest.

40. No tenant who is in possession of a tenancy as the result of an order under section 30 or section 37 shall transfer his interest by mortgage, sub-lease or otherwise, and, notwithstanding anything in the Transfer of Property Act, no cause of action shall be founded on any such transfer.

Tenant not to transfer interest.

CHAPTER VI.
MISCELLANEOUS.

32. (1) The following provisions shall be applicable in the case of every tenant ejected from a holding other than a person ejected by a Revenue Officer under section 30 :—

Rights of ejected tenants in respect of crops and land prepared for sowing.

(a) If the tenant has, before the date of his ejection, sown or planted crops in any land comprised in the holding, he shall be entitled, at the option of the landlord, either to retain possession of such land and to use it for the purpose of tending and gathering in the crops, or to receive from the landlord the value of the labour and capital expended by him in preparing such land and sowing, planting and tending such crops ;

(b) if the tenant has, before the date of his ejection, prepared for sowing any land comprised in his holding, but has not sown or planted crops thereon, he shall be entitled to receive from the landlord the value of the labour and capital expended by him in preparing such land :

Provided that—

(i) a tenant shall not be entitled to retain possession of any land or receive any sum in respect thereof under this section if, after the commencement of proceedings by the landlord for his ejection, he has cultivated or prepared such land contrary to local usage ;

(ii) the rent, if any, payable to the landlord by the tenant at the time of ejection may be set off against any sum payable to the tenant under this section.

(2) The Court or Revenue Officer ejecting the tenant shall determine the amount of any compensation payable under sub-section (1) and shall, on application by the ejected tenant, recover it from the landlord.

33. When two or more persons are joint landlords, anything which a landlord is, under this Act, required or authorized to do, shall be done by both or all those persons acting together, or by an agent authorized to act on behalf of both or all of them.

CHAPTER VI.
MISCELLANEOUS.

41. (1) The following provisions shall be applicable in the case of every tenant ejected from a holding of which he was in lawful possession :—

Rights of ejected tenants in respect of crops and land prepared for sowing.

(a) If the tenant has, before the date of his ejection, sown or planted crops in any land comprised in the holding, he shall be entitled, at the option of the landlord, either to retain possession of such land on payment of rent and to use it for the purpose of tending and gathering in the crops, or to receive from the landlord the value of the labour and capital expended by him in preparing such land and sowing, planting and tending such crops :

Provided that where the ejection is in favour of a person having a better title to the tenancy, the landlord shall have no option to permit the ejected tenant to retain possession of such land.

(b) If the tenant has, before the date of his ejection, prepared for sowing any land comprised in his holding, but has not sown or planted crops thereon, he shall be entitled to receive from the landlord the value of the labour and capital expended by him in preparing such land :

Provided that—

(i) a tenant shall not be entitled to retain possession of any land or receive any sum in respect thereof under this section if, after the commencement of proceedings by the landlord for his ejection, he has cultivated or prepared such land contrary to local usage or custom ;

(ii) any charge recoverable by the landlord from the tenant at the time of ejection may be set off against any sum payable to the tenant under this section.

(2) The Revenue Officer ejecting the tenant shall determine the amount of any compensation payable under sub-section (1) and shall, on application by the ejected tenant, recover it from the landlord. Where the ejection is by a Civil Court and the question of compensation under this section arises, the Court shall refer the question to a Revenue Officer having jurisdiction in the matter and award such compensation as may be determined by the Revenue Officer.

34. Except as hereinbefore expressly provided, no Civil Court shall exercise jurisdiction in respect of the adjudication of any matters the determination of which is expressly entrusted to Revenue Officers by this Act.

Bar to jurisdiction of Civil Courts in certain matters.

35. Notwithstanding the provisions of section 91 of the Evidence Act a written agreement to work as an agent or labourer on land shall not prevent any person from proving that he is in fact a tenant of the land.

Saving from operation of section 91 of the Evidence Act.

36. Any provision in any lease that a tenant shall sell his produce to the landlord or to any other specified person shall be void.

Bar to agreements restricting sale of tenants' produce to specified persons.

37. Any person who fraudulently or dishonestly causes produce to be attached under section 5 by representing that he has a charge on it, which representation he knows to be false, shall be punished with imprisonment which may extend to three months or with fine not exceeding Rs. 500 or with both.

Penalty for fraudulently or dishonestly causing the attachment of produce.

38. Any person who wilfully disobeys an ejectment order of a Revenue Officer passed under section 30 and fails to leave the land forthwith, shall be punishable on conviction before a Magistrate with imprisonment which may extend to one month or with fine which may extend to Rs. 200 or with both. The Magistrate may in his discretion direct that the fine, or any part of it, if realized, shall be paid as compensation to the applicant in whose favour the Revenue Officer's order was made.

Penalty for disobeying an order of ejectment passed under section 30.

39: (1) The Governor may make rules—

- (i) prescribing the Revenue Officers to whom applications may be made, and the manner in which such applications may be made and disposed of;
- (ii) prescribing the maximum advance per acre and the maximum monthly rate of interest on advances which may be recovered under section 4 as charges on the produce of the tenancy;
- (iii) prescribing the scale of remuneration in any district to the persons appointed to take care of the attached produce under section 5;
- (iv) prescribing the scale of remuneration in any district to be paid to members of the Village Committee acting under section 5;

42. Any sum awarded by a Revenue Officer under the provisions of this Act shall be recoverable by him as though it were an arrear of land revenue.

Recovery of sums awarded by Revenue Officer as arrear of land revenue.

43. Except as hereinbefore expressly provided, no Civil Court shall exercise jurisdiction in respect of the adjudication of any matters the determination of which is expressly entrusted to Revenue Officers by this Act.

Bar to jurisdiction of Civil Courts in certain matters.

44. Notwithstanding the provisions of section 91 of the Evidence Act a written agreement to work as an agent or labourer on land shall not prevent any person from proving that he is in fact a tenant of the land.

Saving from operation of section 91 of the Evidence Act.

45. Any provision in any lease that a tenant shall sell his produce to the landlord or to any other specified person shall be void.

Bar to agreements restricting sale of tenant's produce to specified persons.

46. Any person who fraudulently or dishonestly causes produce to be attached under section 6 by representing that he has a charge on it which representation he knows to be false, shall be punishable on conviction before a Magistrate with simple imprisonment which may extend to three months or with fine not exceeding Rs. 500 or with both.

Penalty for fraudulently or dishonestly causing the attachment of produce.

47. Any person who wilfully disobeys an ejectment order of a Revenue Officer passed under Chapter V and fails to leave the land on the date specified by the Revenue Officer, shall be punishable on conviction before a Magistrate with simple imprisonment which may extend to one month or with fine which may extend to Rs. 200 or with both. The Magistrate may in his discretion direct that the fine, or any part of it, if realized, shall be paid as compensation to the applicant in whose favour the Revenue Officer's order was made.

Penalty for disobeying an order of ejectment passed under Chapter V.

48: (1) The Governor may make rules—

- (i) prescribing the Revenue Officers to whom applications may be made, and the manner in which such applications may be made and disposed of;
- (ii) prescribing the manner in which the cost of an attachment shall be calculated under section 6;
- (iii) prescribing the maximum advance per acre and the maximum monthly rate of interest on advances which may be recovered under section 5 as charges on the produce of the tenancy;
- (iv) prescribing the scale of remuneration in any district to the persons appointed to take care of the attached produce under section 6;
- (v) prescribing the scale of remuneration in any district to be paid to members of the Village Committee acting under section 6;

- (v) prescribing the form of certificate required under sub-section (13) of section 5 ;
 - (vi) prescribing the procedure to be observed by a Village Committee acting under section 5 ;
 - (vii) prescribing a standard form of lease for the purposes of sections 21, 24 and 29.
 - (viii) prescribing the considerations of which a Revenue Officer shall or may take into account in determining what constitutes unfair treatment of a landlord by a tenant.
 - (ix) prescribing under section 16 the period within which an order determining fair rent may not be superseded except on appeal or revision ;
 - (x) prescribing the officers who shall have powers of appeal or revision in respect of orders passed by Revenue Officers under the Act, the procedure for and the periods of limitations of such appeals and revisions ;
 - (xi) generally for carrying into effect the purposes of this Act.
- (2) All rules made under this section shall be published in the Gazette.
- (vi) prescribing the form of certificate required under sub-section (13) of section 6 ;
 - (vii) prescribing the procedure to be observed by a Village Committee acting under section 6 ;
 - (viii) prescribing the form in which an intimation shall be given by a tenant to the landlord under sub-section (1) of section 27 ;
 - (ix) prescribing standard forms of lease for the purposes of sections 27, 30 and 37 ;
 - (x) prescribing the considerations of which a Revenue Officer shall or may take into account in determining what constitutes unfair treatment of a landlord by a tenant ;
 - (xi) prescribing the officers who shall have powers of appeal or revision in respect of orders passed by Revenue Officers under this Act, the procedure for and the periods of limitations for such appeals and revisions ;
 - (xii) generally for carrying into effect the purposes of this Act.
- (2) All rules made under this section shall be published in the Gazette.

APPENDIX II.

BILL AS PROPOSED BY THE LAND AND AGRICULTURE COMMITTEE.

HOUSE OF REPRESENTATIVES.

BILL No. _____ OF 1938.

THE LAND ALIENATION BILL, 1938.

A Bill to make provision for certain matters relating to the Alienation of Agricultural Land.

WHEREAS it is expedient to regulate and control the Alienation of Agricultural Land held by agriculturists : It is hereby enacted as follows :—

PRELIMINARY.

1. (1) This Act may be called the Land Alienation Act, 1938.
Short title, extent and commencement.

(2) It shall come into force on such date as the Governor may, by notification, specify in this behalf.

2. (1) Nothing in this Act shall apply to transfers of land—

Saving in respect of certain transfers.

- (a) under the Land Acquisition Act,
- (b) by or to Government,
- (c) by or to Co-operative Societies engaged in the provision of agricultural credit or the marketing of agricultural produce,
- (d) by or to credit institutions controlled or organised by Government and prescribed as such,
- (e) made in good faith for a religious or charitable purpose,
- (f) resulting from inheritance,
- (g) made between joint owners of the land,
- (h) made on execution of an order or decree of a Civil Court passed before the commencement of this Act,
- (i) from the mortgagor of the land to the mortgagee in cases where the mortgage was entered into and registered under the Registration of Deeds Act before the commencement of this Act.

(2) Nothing in this Act shall apply to the mortgage of land by a vendee to a vendor as security for payment of the price or part of the price of the land or to the subsequent retransfer of the land from the vendee to the vendor as a result of foreclosing the mortgage : Provided that the mortgage is in the prescribed form, that the mortgage was entered into at the time of the sale and that both the deed of sale and the deed of mortgage were registered under the Registration of Deeds Act within one month of their execution.

BILL AS REVISED BY THE LAND LEGISLATION COMMITTEE. CHANGES ARE UNDERLINED.

HOUSE OF REPRESENTATIVES.

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- (d) by or to credit institutions controlled or organised by Government and prescribed as such,
- (e) made in good faith for a religious or charitable purpose,
- (f) resulting from inheritance,
- (g) made between joint owners of the land,
- (h) made in execution of an order or decree of a Civil Court passed before the commencement of this Act,
- (i) from the mortgagor of the land to the mortgagee in cases where the mortgage was entered into and registered under the Registration of Deeds Act before the commencement of this Act.

(2) Nothing in this Act shall apply to the mortgage of land by a vendee to a vendor as security for payment of the price or part of the price of the land or to the subsequent retransfer of the land from the vendee to the vendor in satisfaction of the mortgage debt : Provided that the mortgage is in the prescribed form, that the mortgage was entered into at the time of the sale and that both the deed of sale and the deed of mortgage were registered under the Registration of Deeds Act within one month of their execution.

(3) Nothing in this Act shall apply to the transfer of land from an agriculturist to a non-agriculturist for the purpose of erecting thereon buildings required for trade or industry.

3. In this Act, unless there is anything repugnant in the subject or context—

- Definitions.
- (1) "agriculturist" means a person—
- (a) who is engaged or has habitually been engaged in the cultivation of land with his own hands as his principal means of subsistence ; or
 - (b) who satisfies both the following conditions, namely—
 - (i) that he superintends personally and throughout the working periods of the year the actual cultivation of land including all the processes thereof and the treatment of the cattle and other equipment used therein, and
 - (ii) that he derives the major part of his income either from such superintendence or from the cultivation of land with his own hands or jointly from such superintendence and such cultivation.

Explanation (1).—An agriculturist who, with intention of changing his status as such in order to enable him to sell land to a non-agriculturist, temporarily ceases to earn his livelihood by agriculture or to engage personally in agricultural labour as aforesaid, or who is prevented from so earning his livelihood or engaging in agriculture by age or bodily infirmity or by necessary absence in the military service of His Majesty, does not thereby cease to be an agriculturist for the purposes of this Act.

Explanation (2).—The wife or the minor son or the minor daughter of an agriculturist, shall be deemed to be an agriculturist for the purposes of this Act.

(2) "Conditional sale" includes any agreement whereby in default of payment of the mortgage money or interest at a certain time the land will be absolutely transferred to the mortgagee.

(3) "Permanent alienation" includes sales, exchanges and gifts.

(4) "Usufructuary mortgage" means a mortgage by which the mortgagor delivers possession of the mortgaged land to the mortgagee and authorizes him to retain such possession until payment of the mortgage money and to receive the rents and profits of the land and to appropriate them in lieu of interest or in payment of the mortgage money or partly in lieu of interest and partly in payment of the mortgage money.

(5) "Land" means land which is not in a town or village and is occupied or let for agricultural purposes or for purposes subservient to agriculture and includes—

- (a) the sites of buildings and other structures on such agricultural land ;
- (b) a share in the profits of an estate or holding ;
- (c) rights of a usufructuary mortgagee ;
- (d) any right to water enjoyed by the owner or occupier of land as such ; and
- (e) any right of occupation under any law in force.

(6) A "non-agriculturist" means a person who is not an agriculturist.

(7) "Prescribed" means prescribed by rules made under the Act.

3. In this Act, unless there is anything repugnant in the subject or context—

- Definitions.
- (1) "agriculturist" means a person—
- (a) who is engaged or has habitually been engaged in the cultivation of land with his own hands as his principal means of subsistence ; or
 - (b) who satisfies both the following conditions, namely—
 - (i) that he superintends personally and throughout the working periods of the year the actual cultivation of land including all the processes thereof and the treatment of the cattle and other equipment used therein, and
 - (ii) that he derives the major part of his income either from such superintendence or from the cultivation of land with his own hands or jointly from such superintendence and such cultivation.

Explanation (1).—An agriculturist who, with intention of changing his status as such in order to enable him to sell land to a non-agriculturist, temporarily ceases to earn his livelihood by agriculture or to engage personally in agricultural labour as aforesaid, or who is prevented from so earning his livelihood or engaging in agriculture by age or bodily infirmity or by necessary absence in the military service of His Majesty, does not thereby cease to be an agriculturist for the purposes of this Act.

Explanation (2).—The wife or the minor son or the minor daughter of an agriculturist, shall be deemed to be an agriculturist for the purposes of this Act.

(2) "Permanent alienation" includes sales, exchanges and gifts.

(3) "Usufructuary mortgage" means a mortgage within section 58 (d) of the Transfer of Property Act.

(4) "Land" means land which is not in a town or village and is occupied or let for agricultural purposes or for purposes subservient to agriculture and includes—

- (a) the sites of buildings and other structures on such agricultural land ;
- (b) rights to rents or profits of an estate or holding ;
- (c) rights of a usufructuary mortgagee ;
- (d) any right to water enjoyed by the owner or occupier of land as such ; and
- (e) any right of occupation under any law in force.

(5) A "non-agriculturist" means a person who is not an agriculturist.

(6) "Prescribed" means prescribed by this Act or by rule made under the Act.

PERMANENT ALIENATION OF LAND.

4. Notwithstanding the provisions of any other law, permanent alienations of land from an agriculturist to a non-agriculturist shall be null and void.

Alienation of land from an agriculturist to a non-agriculturist to be void.

TEMPORARY ALIENATIONS OF LAND.

5. (1) If an agriculturist mortgages his land and the mortgagee is not an agriculturist, the mortgage shall be made in one of the following forms :—

Forms of mortgage permitted in certain cases.

- (a) in the form of a usufructuary mortgage, by which the mortgagor delivers possession of the land to the mortgagee and authorizes him to retain such possession and to receive the rents and profits of the land in lieu of interest and towards payment of the principal, on condition that after the expiry of the term agreed on or (if no term is agreed on or if the term agreed on exceeds fifteen years) after the expiry of fifteen years, the land shall be delivered to the mortgagor ; or
- (b) in the form of a mortgage without possession, subject to the condition that, if the mortgagor fails to pay principal and interest according to his contract, the mortgagee may apply to the Collector to place him in possession for such term not exceeding fifteen years as the Collector may consider to be equitable, the mortgage to be treated as a usufructuary mortgage for the term of the mortgagee's possession and for such sum as may be due to the mortgagee on account of the balance of principal due and of interest due not exceeding the amount claimable as simple interest at such rate and for such period as the Collector thinks reasonable ; or
- (c) in any other form which the Governor may prescribe generally or for particular areas.

(2) The Collector, if he accepts the application of a mortgagee under sub-section (1) (b) shall have power to eject the mortgagor, and as against the mortgagor to place the mortgagee in possession.

6. In the case of mortgages made under section 5 :—
Provisions applying to permitted mortgages.

- (1) no interest shall accrue during the period for which the mortgagee is in possession of the land or in receipt of rent ;
- (2) if the mortgage is in form (a) or form (b) then at the end of such period of possession the mortgage-debt shall be extinguished ;
- (3) the mortgagor may redeem his land at any time during the currency of the mortgage on payment of the mortgage-debt or in the case of a mortgage in form (a) or form (b) of such proportion of the mortgage-debt as the Collector determines to be equitable :

PERMANENT ALIENATION OF LAND.

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Alienation of land from an agriculturist to a non-agriculturist to be void.

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- (b) in the form of a mortgage without possession, subject to the condition that, if the mortgagor fails to pay principal and interest according to his contract, the mortgagee may apply to the Collector to place him in possession for such term not exceeding fifteen years as the Collector may consider to be equitable, the mortgage to be treated as a usufructuary mortgage for the term of the mortgagee's possession and for such sum as may be due to the mortgagee on account of the balance of principal and of interest due not exceeding the amount claimable as simple interest at such rate and for such period as the Collector thinks reasonable ; or
- (c) in any other form which the Governor may prescribe generally or for particular areas : Provided that the period of possession allowed to the mortgagee shall not exceed fifteen years.

(2) The Collector, if he accepts the application of a mortgagee under sub-section (1) (b) shall have power to eject the mortgagor, and as against the mortgagor to place the mortgagee in possession.

6. In the case of mortgages made under section 5 :—
Provisions applying to permitted mortgages.

- (1) no interest shall accrue during the period for which the mortgagee is in possession of the land or in receipt of rent ;
- (2) at the end of such period of possession the mortgage-debt shall be deemed to be extinguished ;
- (3) the mortgagor may redeem his land at any time during the currency of the mortgage on payment of the mortgage-debt or in the case of a mortgage under section 5 (1) (a) or (b) of such proportion of the mortgage-debt as the Collector determines to be equitable :

Provided that if any question arises as to the determination of the person who has the right to redeem or of the person to whom payment should be made, a reference may be made by the Collector to the District Judge who shall then decide the question and communicate the decision to the Collector ;

(4) in the case of a usufructuary mortgage, the mortgagor shall not be deemed to bind himself personally to repay the mortgage-money ; and

(5) if a mortgagor who has applied to the Collector under sub-section (3) proves to the satisfaction of the Collector that he has paid the mortgage-debt or such proportion of the mortgage debt as the Collector has determined to be equitable, or deposits with the Collector the amount of such mortgage-debt or of such proportion thereof, the redemption of the land shall be deemed to have taken place, a certificate to that effect shall be given by the Collector to the mortgagor on request, and the Collector shall have power to eject the mortgagee, if in possession and as against the mortgagee to place the mortgagor in possession.

7. (1) In a mortgage made under section 5, the following conditions may be added by agreement between the parties :—

- (a) a condition fixing the time of the agricultural year at which a mortgagor redeeming his land may resume possession thereof ;
- (b) conditions limiting the right of a mortgagor or mortgagee in possession to cut, sell or mortgage trees or to do any act affecting the permanent value of the land ; and
- (c) any condition which the Governor may prescribe either generally or for particular areas.

(2) In mortgages made under section 5, any condition not permitted by or under this Act shall be null and void.

8. If an agriculturist makes a mortgage of his land in any manner or form not permitted by or under this Act, the Collector shall have authority to revise or alter the terms of the mortgage so as to bring it into accordance with such form of mortgage permitted by or under this Act as the mortgagee appears to him to be equitably entitled to claim.

9. Any agriculturist may make a lease or farm of his land for any term not exceeding 10 years and any lease or farm made by an agriculturist for a longer term than 10 years shall be deemed to be a lease or farm for a period of 10 years.

10. If a mortgagee, lessee or farmer holding possession under a mortgage made under section 5 or under a lease or farm made under section 9 remains in possession after the expiry of the term for which he is entitled to hold under his mortgage, lease or farm, the Collector may, on his

Provided that if any question arises as to the determination of the person who has the right to redeem or of the person to whom payment should be made, a reference may be made by the Collector to the District Judge who shall then decide the question and communicate the decision to the Collector ;

(4) in the case of a usufructuary mortgage, any covenant of personal liability to repay the mortgage debt shall be null and void notwithstanding the provisions of any law to the contrary ; and

(5) if a mortgagor who has applied to the Collector under sub-section (3) proves to the satisfaction of the Collector that he has paid the mortgage-debt or such proportion of the mortgage-debt as the Collector has determined to be equitable, or deposits with the Collector the amount of such mortgage-debt or of such proportion thereof, the redemption of the land shall be deemed to have taken place, a certificate to that effect shall be given by the Collector to the mortgagor on request, and the Collector shall have power to eject the mortgagee, or any person whom he may have put in possession and as against them to place the mortgagor in possession.

7. (1) In a mortgage made under section 5, the following conditions may be added by agreement between the parties :—

- (a) a condition fixing the time of the agricultural year at which a mortgagor redeeming his land may resume possession thereof ;
- (b) conditions limiting the right of a mortgagor or mortgagee in possession to cut, sell or mortgage trees or to do any act affecting the permanent value of the land ; and
- (c) any condition which the Governor may prescribe either generally or for particular areas.

(2) In mortgages made under section 5, any condition not permitted by or under this Act shall be null and void.

8. If an agriculturist makes a mortgage of his land in any manner or form not permitted by or under this Act, the Collector shall have authority to revise or alter the terms of the mortgage so as to bring it into accordance with such form of mortgage permitted by or under this Act as the mortgagee appears to him to be equitably entitled to claim.

9. Any agriculturist may grant a lease of his land for any term not exceeding 10 years and any lease made by an agriculturist for a longer term than 10 years shall be deemed to be a lease for a period of 10 years.

10. If a mortgagee or lessee holding possession under a mortgage made under section 5 or under a lease made under section 9 remains in possession after the expiry of the term for which he is entitled to hold under his mortgage or lease, the Collector may, on his own motion or on

own motion or on the application of the person entitled to possession, eject such mortgagee, lessee or farmer and place in possession the person so entitled.

the application of the person entitled to possession eject such mortgagee or lessee and place in possession the person so entitled.

PROVISIONS RELATING TO MINIMUM AREAS.

11. The Governor shall divide agricultural land into suitable classes and localities and prescribe in respect of each class of land in each locality the minimum area which he considers necessary for the maintenance in reasonable comfort of a family of reasonable size working the land as proprietors.

12. Where an agriculturist owns solely or jointly with others land not exceeding the minimum area prescribed in section 11, the whole of such land shall be exempted from attachment by order of any Civil or Revenue Court unless that attachment is on account of a sum due to Government as an arrear of land revenue or to a co-operative society of which he is a member.

13. Where an agriculturist owns solely or jointly with others land exceeding the minimum area prescribed under section 11, the prescribed minimum area shall be exempted from attachment by order of a Civil or Revenue Court unless the attachment is on account of a sum due to Government as an arrear of land revenue or to a co-operative society of which he is a member.

GENERAL PROVISIONS.

11. Every agreement whereby an agriculturist purports to alienate or charge the produce of his land or any part of or share in such produce for more than one year shall not take effect for more than one year from the date of the agreement.

Explanation.—The produce of the land means :—

- (a) crops and other products of the earth standing or ungathered on the holding; and
(b) crops and other products of the earth which have been grown on the land during the past year and which have been reaped or gathered.

12. No land belonging to an agriculturist shall be sold to a non-agriculturist in execution of any decree or order of any Civil or Revenue Court.

13. Notwithstanding anything contained in any other enactment for the time being in force, no land belonging to an agriculturist shall, in execution of any decree or order of any Civil or Revenue Court, be leased or farmed for a period exceeding 10 years or mortgaged except in one of the forms permitted by section 5.

GENERAL PROVISIONS.

14. Every agreement whereby an agriculturist purports to alienate or charge the produce of his land or any part of or share in such produce for more than one year shall not take effect for more than one year from the date of the agreement.

15. No land belonging to an agriculturist shall be sold to a non-agriculturist in execution of any decree or order of any Civil or Revenue Court.

16. Notwithstanding anything contained in any other enactment for the time being in force, no land belonging to an agriculturist shall be decreed or ordered by any Civil or Revenue Court to be leased for a period exceeding 10 years or mortgaged except in one of the forms permitted by section 5.

14. A Civil Court shall not have jurisdiction in any matter which the Governor or a Revenue Officer is expressly empowered to dispose of by this Act.

15. (1) Notwithstanding anything contained in the Code of Civil Procedure or any other Act for the time being in force, every Civil Court which passes a decree or order involving the permanent alienation of land by an agriculturist or the mortgage by an agriculturist of his land to a mortgagee who is not an agriculturist, shall send to the Collector a copy of such decree or order.

(2) When it appears to the Collector that any Civil Court has passed a decree or order contrary to any of the provisions of this Act, the Collector may apply for the revision of such decree or order to the Court, if any, to which an appeal would lie from such decree or order in which an appeal could have been instituted at the time when the decree or order was passed, or in any other case, to the High Court. And when the Court finds that such decree or order is contrary to any of the provisions of this Act, it shall alter it so as to make it consistent with this Act. Such application shall be made within two months of the date upon which the Collector is informed of such decree or order.

(3) When any such Appellate Court other than the High Court, passes an order rejecting such application, the Collector may, within two months after the date upon which he is informed of such order, apply to the High Court for revision thereof.

(4) Every Civil Court which passes an order on any application made under this section shall forthwith send a copy thereof to the Collector.

(5) No stamp shall be required upon such applications and the provisions of the Code of Civil Procedure as regards appeals shall apply so far as may be to the procedure of the Court on receipt of such application :

Provided that no appearance by or on behalf of the Collector shall be deemed necessary for the disposal of the application.

16. The powers conferred by this Act upon a Collector may be exercised by a Revenue Officer of higher rank, or by any officer, not below the rank of Subdivisional Officer, authorised by the Governor in this behalf.

17. The Governor may, by notification in the Gazette, exempt any district or part of a district or any person or class of persons from the operation of this Act or of any of the provisions thereof.

18. (1) The Governor may by notification in the Gazette require or permit the registration of agriculturists in any area specified in the notification.

17. A Civil Court shall not have jurisdiction in any matter which the Governor or a Revenue Officer is expressly empowered to dispose of by this Act.

18. (1) Notwithstanding anything contained in the Code of Civil Procedure or any other Act for the time being in force, every Civil Court which passes a decree or order involving permanent alienation of land by an agriculturist or a mortgage by an agriculturist of his land to a non-agriculturist, shall send to the Collector a copy of such decree or order.

(2) (a) When it appears to the Collector that any Civil Court has passed a decree or order contrary to any of the provisions of this Act, the Collector may apply for the revision of such decree or order to the Court, if any, to which an appeal would lie from such decree or order in which an appeal could have been instituted at the time when the decree or order was passed, or in any other case, to the High Court.

(b) Such application shall be made within two months of the date upon which the Collector is informed of such decree or order.

(c) And if the Court finds that such decree or order is contrary to any of the provisions of this Act, it shall alter it so as to make it consistent with this Act.

(3) When any such Appellate Court other than the High Court, passes an order rejecting such application, the Collector may, within two months after the date upon which he is informed of such order, apply to the High Court for revision thereof.

(4) Every Civil Court which passes an order on any application made under this section shall within seven days send a copy thereof to the Collector.

(5) No court fee shall be leviable on such applications and the provisions of the Code of Civil Procedure as regards appeals shall apply so far as may be to the procedure of the Court on receipt of such application :

Provided that no appearance by or on behalf of the Collector shall be necessary for the disposal of the application.

19. The powers conferred by this Act upon a Collector may be exercised by a Revenue Officer of higher rank, or by any officer, not below the rank of Subdivisional Officer, authorized by the Governor in this behalf.

20. The Governor may, by notification in the Gazette, exempt any district or part of a district or any person or class of persons from the operation of this Act or of any of the provisions thereof.

21. (1) The Governor may by notification in the Gazette require or permit the registration of agriculturists in any area specified in the notification.

(2) The fact that a person is or was so registered shall be conclusive proof that he was an agriculturist at the date of the registration.

19. (1) The Governor may make rules for carrying into effect the purposes of this Act.

(2) In particular and without prejudice to the generality of the foregoing power, the Governor may make rules :—

(a) prescribing the Revenue Officers to whom applications may be made, and the manner in which such applications shall be made and disposed of ;

(b) prescribing the credit institutions controlled or organised by Government ;

(c) prescribing the form of mortgage for the purpose of the proviso to sub-section (2) of section 2 ;

(d) prescribing additional forms in which mortgages may be made under section 5 ;

(e) prescribing additional conditions which may be added by agreement in permitted mortgages under section 7 ;

(f) prescribing the procedure for and the manner in which agriculturist shall be or may be registered under section 18.

20. All rules made under this Act shall be published in the Gazette.

(2) The fact that a person is so registered shall be conclusive proof that he was an agriculturist at the date of the registration.

22. (1) The Governor may make rules for carrying into effect the purposes of this Act.

(2) In particular and without prejudice to the generality of the foregoing power, the Governor may make rules :—

(a) prescribing the Revenue Officers to whom applications may be made, and the manner in which such applications shall be made and disposed of ;

(b) prescribing the officers who shall have powers of appeal or revision in respect of orders passed under this Act, the procedure for and the periods of limitation for such appeals and revisions ;

(c) prescribing the credit institutions controlled or organized by Government ;

(d) prescribing the form of mortgage for the purpose of the proviso to sub-section (2) of section 2 ;

(e) prescribing additional forms in which mortgages may be made under section 5 ;

(f) prescribing additional conditions which may be added by agreement in permitted mortgages under section 7 ;

(g) prescribing the minimum areas under section 11 ;

(h) prescribing the procedure for the registration of agriculturists under section 21 and the manner in which such registration shall be effected.

23. All rules made under this Act shall be published in the Gazette.

NOTES BY Mr. C. A. INNES, I.C.S., ON THE MALABAR TENANCY LEGISLATION. (1915).

CHAPTER I.

* LAND TENURES.

Land Tenures in Malabar.—Sir Charles Turner begins ~~his chapter~~ on land tenures in his well-known minute on the draft Bill submitted by Sir Madhava Rao's Commission by remarking that he knew of no country in which the land tenures had been more minutely systematized than in Malabar, and without pretending that his account was exhaustive, either of the varieties of tenure or of the incidents of the tenures mentioned, he proceeded to describe some twenty different kinds of land tenures in Malabar. Many of these tenures however are obsolete, and for the purposes of this report, it will be sufficient briefly to define the following rights and tenures:—janmam, verumpattam, kanam, kuzhikanam, panayam, otti, and various forms of perpetual leases or leases which do not require renewal and enure either for the lifetime of the lessee or until failure of heirs. I shall refer later to the controversy which has raged round the origin and early significance of some of these tenures. In the present chapter, I shall endeavour to avoid controversial matter as far as possible and to define the terms mentioned in the sense in which they are now ordinarily used.

2. *Janmam.*—*Janmam* is a Sanskrit word literally meaning birth. Ordinarily it now denotes the proprietary right of a landlord in his land. A janmi or janmakar may be regarded as a landlord with full proprietary rights in the soil.

3. *Verumpattam.*—*Verumpattam* is a simple lease which enures only for one year if no period is specified in the deed. In some cases a year's rent is paid in advance by the tenant, at the beginning of the tenancy, and the lease is then called *munpattam*, *talapattam* or *katta-kanam*. On the determination of the lease the advance must be refunded. The verumpattam is the form of tenure on which "wet lands" or paddy lands are most commonly held in Malabar.

4. *Kanam.*—*Kanam* is derived by Dr. Gundert from the root kanu "to see" and its primary meaning is that which appears or is visible. Hence (visible) property or wealth. As a form of tenure it is superior to verumpattam. A sum of money or paddy is deposited with the landlord. The interest on this advance is deducted from the pattam or rent, and the balance under the name of *michavaram*, *purappad*, or net rent is payable to the landlord. In the absence of specific agreement on the point, a kanam demise enures for twelve years. If, at the end of the period, the kanam is renewed, the tenant must pay a renewal fee. If, during the tenure of the kanam, a further sum of money is advanced by the tenant, it is termed a *puramkadam*, and the tenant is entitled to deduct from the rent the interest on this further advance. In accordance with modern decisions a kanam has been defined as a usufructuary mortgage of immoveable property, but it has always been a matter of controversy whether it should be treated as a lease or a mortgage. The Cochin Landlord and Tenant Commission argues strongly that originally it was a lease in which the landlord received a deposit of money or grain from the tenant as security or loan or otherwise. "The very fact that the tenure was originally known as *ubhaya pattam* "or land lease shows that it was meant to partake primarily of the tenure of a lease "and not that of a mortgage. In fact the kanam is seldom a spontaneous creation "like a mortgage but is generally evolved out of the verumpattam to suit the convenience or necessities of the janmi. When a janmi stands in need of money to meet "any extraordinary expenditure, he naturally tries to raise it from his own tenants "whenever possible, as he can not noly get it on more favourable terms than from "others, but also pay the interest with more convenience by making it a charge on "his rent It appears from the records of the Eduvaippu that most of "the Pandaravaka (Royal) kanam holdings in the Cochin and Kanayanur taluks. . . .

“came into existence in this manner between the years 920 and 935 M.E., when large sums were raised by the State from the verumpattam tenants to meet the expenses of the wars with Travancore and the Zamorin. The growth of kanam by the conversion of verumpattam leases in this manner is evidenced also by the records of some of the devaswams (temples) under Sirkar management. . . . The kanam is thus only a modification or evolution of the verumpattam or normal tenure, the pecuniary charge involved in it being the outcome of considerations of mutual advantage. To the tenant it is the safest and most convenient investment for his capital, while to the landlord it is the most convenient form of raising money as well as of securing the rent due to him. Further in every form of mortgage, the mortgagee has the right not only to foreclose and demand the sale of the mortgaged property but also to proceed against the other properties and even the person of the debtor. If the kanam is a mortgage, the kanamdar must possess these rights, but he does not any more than other descriptions of lease or tenure holders.” Similarly Mr. Wilgram, a well-known Malabar Judge, and the author of the first edition of *Malabar Law and Custom*, considered that in South Malabar (which abuts on Cochin State) the kanam was originally more of a lease than a mortgage. The money advanced was simply a security for the punctual payment of rent and husbandlike cultivation. The rent reserved was a substantial sum, and the tenant had implied authority to effect improvements. In North Malabar on the other hand Mr. Wigram was of opinion that the kanam was really a usufructuary mortgage in its inception. The transaction was one between borrower and lender, and the land was security for the loan. It was not usual to grant renewals or exact renewal fees. The rent reserved was usually nominal, and the tenant required the express authority of his janmi to effect improvements. “The true view to take” it is said in the latest edition of *Malabar Law and Custom* “probably is that the kanam partakes of the nature both of a lease and a mortgage.” At any rate the fact remains that in the case of garden and dry lands it is the commonest form of land tenure now in use in Malabar.

Kuzhikanam.—*Kuzhikanam* or reclaiming lease is a lease granted to a tenant to reclaim waste land or improve the soil. In the absence of specific agreement, it enures, like a kanam, for twelve years. No advance is made to the janmi, and as a rule either no rent is paid at all or only a pepper-corn rent is paid. At the end of twelve years or the stipulated period, either the tenant can be ousted on receiving compensation for his improvements or the land may be leased to him on ordinary kanam, the ascertained value of his improvements being treated as the kanam advance on the land.

5. *Panayam*.—*Panayam* is a simple mortgage with or without possession.

6. *Otti*.—*Otti* signifies pledge. An *otti* has been defined as a usufructuary mortgage, the usufruct of which extinguishes the interest leaving only a nominal rent to be paid to the mortgagor. Sir Charles Turner states that the *ottidar* pays no renewal fee, but later authorities state that precisely the same incidents attach to the *otti* as to the kanam tenure with his addition that the *ottidar* has the right of pre-emption, if the janmi wishes to dispose of the property.

7. *Perpetual leases*.—*Perpetual leases*. Grants of land *pro servitiis impensis vel impendendis* usually took the form of perpetual leases, the generic name for such leases being *Sasvatam*. The incidents of these leases vary. Perpetual leases made to Brahmins are called *Santathi Brahmasam*. They carry the right of enjoyment to the Brahmin and his descendants in perpetuity. Probably, says Sir Charles Turner, neither rent nor services are reserved by such a deed. *Anubhavam* is a demise for services performed or to be performed or for the maintenance of the dignity of the grantee. The Sudder Court in its proceedings of the 5th August 1856 stated that “the tenant cannot be ejected except when there are conditions imposed and he fails to fulfil them; but, on the other hand, he and his heirs have only right of enjoyment and cannot alienate their title. A trifling annual fee is generally paid to the landlord to show that he has not surrendered the proprietary right.” *Adima* or *Kudima janmam* grants are grants made over in perpetuity to a dependent either

unconditionally as a mark of favour or on condition of certain services being performed. A nominal rent is reserved. Land bestowed as a mark of favour can never be resumed. But where service is made a condition, non-performance of such service involving the necessity of getting it performed by others justifies resumption. Sir Charles Turner states that land held on these tenures is inalienable except with the jenmi's consent, and that on failure of this it reverts to the landlord. *Karaima* is a similar grant made for services rendered or to be rendered to a temple. *Ari janmam* a similar grant made on condition that the tenant takes a fixed quantity of cooked rice to the temple daily. *Janmakolu* or *Karmakari* a perpetual lease for services rendered very similar to those described above. In North Malabar the lease is said to enure only for the lifetime of the grantee. Speaking of these leases generally, Moore says in *Malabar Law and Custom* that they appear to be inalienable and resumable by the grantor on the failure of heirs in the grantee's family. "There is however" he continues "a singular absence of judicial authority in respect of these grants, and it is doubtful how far in the present day the courts would recognize the grantor's power of resumption. At all events the grantor's representative would be required to prove clearly, that the grant was inalienable and resumable, and if the land had passed to *bona fide* purchasers, they would probably be protected."

CHAPTER II.

THE ORIGIN OF THE TENANCY PROBLEM IN MALABAR.

8. *The Land Tenure Controversy.*—It must be evident to any one who studies the mass of literature which grew up around Mr. Logan's report of 1882 that the consideration of the undoubted agrarian evils which he brought to notice in that report was prejudiced by the controversy to which his views as to the early history of the land tenures of Malabar gave rise. I should be sorry to revive that controversy. I do not deny that it had a practical issue since the proposals for legislation advanced by the Commission of 1884 were purposely designed to restore to the *kudian* or tenant, whether *kanamdar* or *verumpattamdar*, the customary privileges which he had formerly enjoyed. Nor do I deny that, in a report which attempts to set out the tenancy problem of Malabar, the origin of that problem should be traced. But rightly or wrongly the courts have acted for the past sixty years on the views I have endeavoured to explain in the preceding chapter, and though historical considerations are not without importance, the only practical basis for such legislative action as may be necessary in Malabar must be found in things as they exist at present. Mr. Logan's views therefore, and the views of the Commission of 1884, as to the origin of Malabar land tenures and as to the relative position of *janmi* and *kudian* when the British first took over the district have now mainly an academic interest, but for the full understanding of the discussions which followed the submission of Mr. Logan's report in 1882, it is necessary to explain briefly what those views were. The early British administrators and after them the British courts had regarded the *janmi* as a landlord of European type and the *kanamdar* and the *verumpattamdar* merely as tenure holders or cultivators under him. They had endowed him with full European rights of ownership; in particular they had conferred upon him the right of ouster. In Mr. Logan's opinion, these views were based upon a complete misapprehension of the relative position of the three classes. Arguing from premises, which are now generally admitted to be doubtful, he believed that, when British rule began, the produce of the soil was divided in well-defined shares between the *janmi*, the *kanamdar* and the actual cultivator. The *janmi* was not the proprietor of the soil. The term connoted primarily a certain rank and certain dignities, and the *janmi's* interest in the land was a strictly limited one, being confined to a share of the produce. The *kanamdar* was neither a mere tenant nor a mortgagee. He had just "as stable a right in his *kanam* holding as the *janmi* had in his." He had a permanent right of occupancy. The *verumpattamdar* or actual cultivator had a customary right to one-third of the net produce of the soil. In the fact that the respective rights and interests in the soil, as regulated by custom, of the *janmi*, the *kanamdar* and the actual cultivator had not been accurately

unconditionally as a mark of favour or on condition of certain services being performed. A nominal rent is reserved. Land bestowed as a mark of favour can never be resumed. But where service is made a condition, non-performance of such service involving the necessity of getting it performed by others justifies resumption. Sir Charles Turner states that land held on these tenures is inalienable except with the jenmi's consent, and that on failure of this it reverts to the landlord. *Karaima* is a similar grant made for services rendered or to be rendered to a temple. *Ari janmam* a similar grant made on condition that the tenant takes a fixed quantity of cooked rice to the temple daily. *Janmakolu* or *Karmakari* a perpetual lease for services rendered very similar to those described above. In North Malabar the lease is said to enure only for the lifetime of the grantee. Speaking of these leases generally, Moore says in *Malabar Law and Custom* that they appear to be inalienable and resumable by the grantor on the failure of heirs in the grantee's family. "There is however" he continues "a singular absence of judicial authority in respect of these grants, and it is doubtful how far in the present day the courts would recognize the grantor's power of resumption. At all events the grantor's representative would be required to prove clearly, that the grant was inalienable and resumable, and if the land had passed to *bona fide* purchasers, they would probably be protected."

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determined and precisely defined before "wholesale freedom of contract was let loose over the land," Mr. Logan found the root-cause of the agrarian troubles which existed in Malabar. The customary relations between the three classes had been disturbed all in favour of the janmi. For a time no ill effects made themselves felt, but when prices began to rise and the janmi began to realise the power which the novel right of ouster had placed in his hands, the full effects of the change gradually made themselves felt with the result that when Mr. Logan presented his report matters had reached a crisis. The Commission of 1884 adopted much the same views as Mr. Logan, though not the same line of argument, but these views were vigorously criticized by Sir Charles Turner then Chief Justice of Madras, in the Minute to which reference has already been made. This minute is a *locus classicus* on the subject of Malabar tenures, and I need not refer further to Sir Charles Turner's views than to say that he defended the view taken by the courts.

9. As I have already said, I have no desire at all to revive this controversy which proved singularly barren of results, nor do I feel competent to intervene in a dispute in which the protagonists were such distinguished men as Sir Charles Turner, Sir Madhava Rao, Sir Sankaran Nayar, Mr. Logan and Mr. Wigram. But looking at the matter dispassionately, after an interval of more than a quarter of a century, I may be permitted to say that, in my opinion, Mr. Logan was right in thinking that the tenancy problem of Malabar had its origin in the peaceful revolution effected by the first half century of British rule, and that he went wrong in attempting to prove too much and in what Sir Charles Turner called his "unfounded denunciation of existing law as court-made." Sir William Robinson, one of the most distinguished Collectors Malabar has ever had, observed (and Sir Charles Turner quoted the remark with approval) that "the wider and more general the acquaintance with India outside (including even Bengal), the readier the appreciation of Malabar historical and agrarian conditions past and present," and it seems to me that the history of the land problem in Malabar differs little from that in other landlord areas of India except that it was differently treated by Government.

10. I may now develop these two points. The controversy between Sir Charles Turner on the one hand and the Commission of 1884 and Mr. Logan on the other centered mainly round janmam right and kanam tenure. Sir Charles Turner held that originally the kanam tenure was a tenure with a payment of rent in advance, but that advantage was taken of it for the purpose of raising money on loan. Admittedly it was renewable, and while Sir Charles Turner did not deny that the power of ouster had rarely been exercised, he asserted that the janmi had always possessed the unqualified right to resume on the expiry of the term of the demise. Mr. Logan, as we have seen, held that the kanamdar's right in his holding was as stable as that of the janmi, and the Commission of 1884 believed that "so long as he behaved himself and acted up to the unwritten law of custom the *pattamdar*, whether he held on *kanam-pattam* or *verum pattam*, was practically the settled occupant of the land having as much right to his customary share of the produce, as the janmi had to his We assert that the kudian could not be expelled except by decree of his compeers and that to apply English terms to Indian tenures is only misleading." The janmi, that is, could only bring a refractory kudian before the *kuttam* or assembly of the *tara* and "non-payment of the janmi's customary share, non-payment of renewal fees, neglect to cultivate and perhaps the inability of the kudian to advance further sums of money to his janmi may have been considered adequate grounds of forfeiture, but not a simple desire on the part of the janmi to favour another kudian." In other words the kudian had a quasi-permanent occupancy right. Now this controversy seems to me to have been set at rest by the report of the Cochin Landlord and Tenant Commission which report I commended to the attention of the Board and Government. The report quotes from a Dutch writer, Cantervisscher, who wrote at Cochin at the beginning of the 17th century, long before the land tenures of the West Coast could have been affected by Muhammadan or English ideas. If a janmi wishes to get back the land, says this writer, "he must restore the 8,000 or 9,000 fanams (that is the kanam amount) and pay in addition the sum of money that shall have been fixed by men commissioned

"*Tenant right custom.*—The above circumstances, to which others can be added, sufficiently prove the existence of what may be called a tenant right custom. This custom has no doubt grown up here as in other countries by the relaxation of the strict rights of the stronger party owing chiefly to the absence or discouragement of competition. As John Stuart Mill has pointed out, 'the relations between the landowner and the cultivator and the payments made by the latter to the former are, in all states of society but the most modern, determined by the usage of the country. Never until late times have the conditions of the occupancy of lands been (as a general rule) an affair of competition. The occupier for the time has very commonly been considered to have a right to retain his holding, while he fulfils the customary requirements, and has thus become in a certain sense a co-proprietor of the soil. Even where the holder has not acquired this fixity of tenure, the terms of occupation have often been fixed and invariable.' This had been the condition of things here probably for centuries until a new element in the form of competition began slowly to undermine this custom. The change that has gradually come over the relations between the janmi and the tenant is due more to the growth of this competition and perhaps to the new system of administration of justice than to any fault of the janmis or the tenants as a class.

"*Tenant right and competition.*—Formerly the Nayars and probably a few Native Christians were the only people who held lands directly under the janmis, and even among these classes a good many followed arms as a profession. For the occupation and subsistence of the rest and the maintenance of agricultural labourers, the lands then under cultivation were amply sufficient. There was therefore no scope for competition, for there was ample room for the growth of the custom above referred to. But with the establishment of the British supremacy, the Nayars and Christians who followed arms as a profession had to fall back on agriculture as a means of subsistence, the population began to increase rapidly, and the lower classes began to claim and to receive equal treatment in the matter of land-holding. The growth of competition was the combined result of these circumstances, but it did not for several years affect the relations between landlords and tenants as there were then extensive cultivable wastes to satisfy the requirements of the new comers in the field of agriculture. When however almost all the waste lands capable of remunerative cultivation were gradually occupied; the attempt began on the part of the tenants and others to elbow each other out by ministering to the need or greed of the janmis. Notwithstanding this, the janmis would probably not have disturbed their good relations with tenants owing to their respect for the existing custom and to their doubt as to how far they could go, but in the meantime the new courts of law removed any ambiguities or uncertainties that they might have felt in regard to their position. It was made clear to them that they could get back their lands for the asking, and could do whatever they liked with them. The respect for the tenant right custom, however, is so deep-rooted and the obloquy attaching to the name of the janmi given to arbitrary eviction and enhancement of rent is so great that the results of the competition thus created are not allowed to manifest themselves in a direct and open manner and therefore not apparent to the outside or casual observer. They take the insidious and indirect forms of *soujanya* and *melcharth*. No demand is made for more than the customary renewal fees, no unfair enhancement of rent is stipulated for in the renewal deed, but these are more than made up for by the levy of *soujanya* and the grant of *melcharth*. The adoption of this circuitous mode of increasing the payments is a proof that there was once an effective limitation, a real customary rent, and that the tenant had an understood right of occupancy so long as he paid rent according to custom."

12. I have little doubt that the above passage gives a substantially accurate account of what happened in Malabar as well as in Cochin State and Travancore, and in this connexion I invite a reference to Sir Madhava Rao's memorandum quoted on page 44 of G.O. No. 9, Revenue, dated 2nd January 1914. What we know of the evolution of land tenures almost everywhere is all in favour of the view that competition gradually supplanted custom as the governing principle of the relations between landlord and tenant, and it is certain that as in India generally so in Malabar this change took place in the first-half of the 19th century. It is true that Sir Charles Turner states that the terms on which the use of land was granted in Malabar, before the British occupation, appear to have been settled by competition rather than by custom, and passages can be quoted from the reports of Mr. Warden, Major Walker and other early British administrators in support of the statement. But the facts stated by the Cochin Landlord and Tenant Commission in the passage cited in the preceding paragraph are all against this view, and there is plenty of authority on the other side. Dr. Buchanan, whose testimony is of peculiar value as he mixed freely with the people for the purpose of prosecuting his enquiries into the

conditions on which lands were held, points out how unfavourable in theory the kanam tenure was to agriculture "but" he adds "the fact is that this right of redemption was rarely exercised by the Namburis; and from existing bonds it is known that the same family for many generations has continued to hold estates in mortgage." Mr. Thackery writing in 1807 says that "in former times when once a man got possession, it was difficult to turn him out except by force of arms. The proprietor therefore insisted on a sum in advance by way of security for his rent." And Mr. Rickards, one of the earliest Collectors of the district wrote that "it was a point of honour with the great Nayar families never to turn out a tenant while he continued to pay his rent." Strong support of this view is also found in the circumstance that almost certainly there was a customary division of the produce between landlord and tenant. "Agriculture" wrote Lord William Bentinck "is considered and honourable occupation and the right of landed property and the division of the produce of the soil between landlord and tenant are perfectly defined and confirmed by immemorial usage." The evidence on the point is summarized in Sir C. Sankaran Nayar's note printed as enclosure I to Appendix F (d) to the report of the Hon'ble Mr. Master's Committee, and the authority of Mr. Farmer, Major Walker, Mr. Rickards, Sir Thomas Munro and other early British administrators may be cited in support of the statement. In 1803, when the principles of the land revenue settlement were under discussion, the janmis agreed that one-third of the net produce of rice lands should be set aside for the cultivator, and this principle, which was adopted as the basis of the assessments on wet lands at the recent settlement, probably was founded on the ancient practice of the greater part of the district. It is a noteworthy fact that between 1800 and 1853 there was a complete absence of decisions in the courts in suits between janmis and kanamdars. The late Mr. Moore in his *Malabar Law and Custom* (3rd edition, 214 *et seq.*) suggests that the explanation is to be found either in the fact that the kanamdar was afraid to oppose his janmi or in the fact that he had acquired a quasi-permanent right of occupancy. I need not quote the whole passage. It is abundantly clear that the consequences of the inception of British rule were much the same in Malabar as in other landlord areas of India. Unfortunately however the same remedies were not applied. The first important Tenancy Act passed in India was Act X of 1859 (India) which regulated rent questions in Bengal, Agra and Central Provinces. Its genesis is thus described in the *Imperial Gazetteer*: "During the first-half of the 19th century, while the incidence of the land revenue was still high and land of much less value than now, the rent question, though frequently discussed, was not looked upon as one of special urgency. But as population increased, and the competition of tenants for land became more keen, it was felt that some system should be prescribed by law to guide the landlords and the courts in the matter of enhancement and eviction." Similarly in Malabar, though the full effects of the change were slow in making themselves felt, none the less the British occupation revolutionized the land system of the district. For a time things went on as they had gone before. Prices were low and the incidence of the land revenue high, and the old customary relations between janmi and tenant continued. But disintegrating factors were at work. Population increased; the Nayars, the old fighting caste, were driven by the peace that followed British rule, to desert the profession of arms for that of agriculture; prices rose; the value of land increased; and the janmi, with the British courts behind him, was able to turn to full advantage the proprietary rights which hitherto he had enjoyed mainly in theory and to take full advantage of the competition for land which now set in. The process of disintegration was accelerated by an enquiry into actual rents which Mr. Graeme set on foot in 1823, and in 1836 the first Mappilla outrage took place. They continued till 1852, an important year in the history of Malabar. In Bengal, Agra and the Central Provinces, as we have seen, the Government of India dealt with the problem that had arisen by a Tenancy Act. This Act protected certain classes of tenants from eviction on the ground that "it may be said generally that under native rule the cultivator was never ousted from his holding so long as he paid the dues expected of him." Compare what Mr. Rickards said of the great Nayar families. Also the Act protected occupancy ryots from enhancement

of rent except on certain specified grounds. This provision led to much controversy as to the nature of rent in Bengal, but in the "Great Rent Case" of 1865 the High Court of Calcutta definitely repudiated the doctrine of "economic rent" as laid down by Sir Barnes Peacock, and the theory that rent ought to be fixed by competition as inapplicable to the customs and conditions of the country. They held that a ryot was bound to pay a fair and equitable rent which should be 'that portion of the gross produce calculated in money to which the zamindar is entitled under the custom of the country' Since this decision the claim that rents in Bengal are pure economic rents has never been accepted in responsible quarters.* Similar legislation with equal justification might have been undertaken in Malabar, and it would have been well for the district if an Act on the lines of Act X of 1859 (India) had been passed. But Mr. Strange, a Judge of the Sadr Court of Madras, whom in 1852 Government appointed to enquire into the causes of Mappilla outrages, misread the signs of the times. One result of his commission was the adoption of a stern repressive policy against the Mappilla—a policy which failed for it was not until the question of compensation for Tenants Improvements had properly been dealt with that outbreaks came practically to an end. Another, and in the present connexion more important, result was the inception of the rule, which is now settled law in Malabar that in the absence of specific agreement to the contrary a kanam demise enures for twelve years. "Mr. Strange" writes Mr. Moore "must be looked upon as the author of the twelve years term. It had before this been customary to pay a fine or premium at intervals of twelve years, but it had also been customary to evict an unsatisfactory tenant at any time. The new rule was a compromise between a recognition of the tenant's permanent right of occupancy and of the proprietary right of the landlord." Mr. Logan's report of 1882 showed how unsatisfactory this compromise proved to be.

CHAPTER III.

MR. LOGAN'S REPORT.

13. *Mr. Logan's Commission, 1881.*—The object of the twelve years rule, which was formally promulgated by the Sudr Court in their Proceedings of 13th February 1854, was to protect the tenant from being disturbed "arbitrarily and at short notice," and in the earliest expression of judicial opinion which has been traced regarding the rule, Mr. Cook, the Sub-Judge of Calicut, in enforcing the term, remarked that "The court will never countenance capricious ejection, while at the same time it considers it a duty to protect the proprietor in all his just rights." Nevertheless evictions became increasingly numerous. Finally matters were brought to head by the outrage of September 1880. Mr. McWatters, who was then acting as Collector of Malabar, held that the murder was due not so much to religious fanaticism as to agrarian discontent, and this view was accepted by Government in G.O. No. 2500, Judicial, dated 19th October 1880. About the same time Government received an anonymous petition which foretold that the bad relations existing between landlord and tenant in Malabar would shortly lead to "a terrible outbreak". This petition was referred for remarks to Mr. Logan, the permanent Collector of the district, Mr. Wigram, the District Judge of South Malabar, and Mr. MacGregor, a former Collector, and all three gentlemen, all of whom were entitled to speak with the authority of long experience of Malabar, concurred in the opinion that agrarian trouble was largely responsible for the Mappilla outrages, which had been of such frequent occurrence in the district during the preceding forty years. Accordingly in January 1881 Mr. Logan was appointed Special Commissioner primarily for the purpose of making a thorough investigation into the general question of the tenure of land and of tenant right in Malabar and the adequacy of the compensation allowed for tenants' improvements. His report was submitted in June 1882. Its importance in the present connection lies not in the views advanced as to the social and political history of Malabar, nor in the theories suggested as to the origin and incidents of the different land tenures in early times, nor in the proposals made for legislation, but in the picture which Mr. Logan

* See introduction to Rampini's Bengal Tenancy Act, 1910 edition.

presented of the agrarian condition of the district. Whatever may be said about the other matters, I am not aware that the substantial accuracy of this picture has ever been seriously impugned by any competent and unbiassed authority.

14. *His report.*—A useful summary of the report from this point of view will be found in the precis of papers on the Malabar Land Question printed as appendix G (4) to the report of the Committee appointed by G.O. No. 650, Political, dated the 17th September 1885. The salient features of it are reproduced below. In the first place Mr. Logan found that the cultivators, particularly of grain lands, were grievously rack-rented. The one-third share of the net produce to which customarily they had been entitled, had been more and more encroached upon until a point has been reached beyond which further progress in the same direction had become, in many parts of the grain-producing taluks, impossible. The cultivators were hopelessly in debt and hopelessly in arrear with their, in many instances, outrageous, rents; and the cultivating class was “rapidly degenerating into a state of insolvent cottierism.” As a corollary of this state of affairs, there had been a marked increase of crime, particularly of house-breaking and theft, in the grain-producing taluks. Garden lands were not so rack-rented, but the tenants of this class of land had other grievances. Tenure both of garden and of grain lands had become precarious and insecure. For one thing a tendency had arisen on the part of janmis to substitute the verumpattam or ordinary lease for one year for the kanam which in the absence of specific agreement enures for twelve years or to insert in the kanam deed a clause binding the tenant to surrender on demand. For another, evictions were becoming increasingly common. Between 1862 and 1880 they had multiplied by 450 per cent. In the five years ending with 1866 the average number of persons against whom decrees for eviction were passed annually was 1891. In the four years ending with 1880 the corresponding figures was 8,355. It was the established Malabar custom to allow compensation for a tenant’s improvements on disturbance, and it might have been thought that this custom would have acted as a safeguard against capricious and arbitrary eviction, especially in the case of garden lands. But the safeguard was illusory owing to the absurdly inadequate rates allowed by the courts. These rates had been fixed by the custom long previously, and not only were they inadequate having regard to the increase of prices, but also they varied enormously. Thus for the cocoanut tree alone there were 74 different rates varying from a minimum of a pie to a maximum of Rs. 14. The tender of the value of the improvements was usually the merest farce. Yet the janmi who filed a suit for eviction was awarded costs on the ground of this tender. The Commissioners who valued the improvements were often corrupt, and frequently it happened that a cultivator who had spent his time, his labour and his capital in converting a waste land into a flourishing garden was evicted at the end of twelve years and found himself homeless with the sum awarded him as compensation for his improvements swallowed up in the costs of the inevitable suit. Even when kanams were renewed, excessive renewal fees were exacted. Formerly, Mr. Logan said, the fine on renewal had been fixed by custom and in accordance with that custom it ought never to exceed 13, or at the most 20, per cent. of the kanam amount with 5 per cent. added for various petty customary fees. But many janmis now exacted just as much as they could extort with the result that the kanamdar taking or renewing a kanam lease for twelve years frequently had to find the larger part of his rent for the twelve years in a lump sum on entry or renewal. Naturally he had to borrow the money at a high rate of interest, and in his turn he was driven to rack-rent his under tenant (if there was one) in order to pay off the money-lender. Yet another fruitful source of discontent lay in the social tyranny of the janmis, particularly Nambudri Brahman janmis. Mappilla tenants were compelled to use humiliating forms of address. Hindus who offended a Nambudiri janmi were ex-communicated or fined. The smallest show of independence was resented as an affront. The ultimate sanction for this social tyranny of course lay in the janmi’s power to evict and ruin a family.

15. *Opinions of other authorities.*—Mr. Logan's report was referred to the gentlemen noted in the margin, nearly all of whom were well acquainted with the circumstances of Malabar. Naturally his theories on the subject of janmam and kanam right and his proposals for legislation came in for considerable criticism. But it is an important and noteworthy fact that all of these gentlemen who were entitled to speak with authority on

Malabar admitted the reality of the evils brought to notice by Mr. Logan. Mr. Wigram agreed that "the system of rack-renting which prevails in Malabar had led to indebtedness and impoverishment of the people, and the stagnation of 'agriculture'". Mr. MacGregor, a former Collector of the district, thought that all who had experience of Malabar would agree (1) that extreme rack-renting was rife, (2) that the evil was aggravated by exorbitant renewal fees, and (3) that as a natural consequence a large proportion of the cultivators of the soil had reached or were approaching a state of insolvent cottierism, and (4) that "no consideration is shown by landlord to tenant, no assistance is given by the former towards 'improvement, arbitrary eviction is common, and no adequate compensation is received by the tenant for his valuable improvement'". Mr. Huddleston had no doubt "that uncertainty of tenure with its concomitants of rack-renting and reckless evictions constitutes the disease, and that the remedy to be sought is 'an equitable amount of fixity of tenure and limitation of demand'". Mr. Ballard admitted that the evils brought to notice were "by no means imaginary", and feared that "the landlords in Malabar cannot as a class be looked upon as a 'public spirited body alive to their responsibilities regarded from an enlightened view of their position.'" Mr. Kunhi Raman Nayar admitted that the rack-renting of paddy lands was widely prevalent and that the complaints of social tyranny were well-founded. "Equally well-founded" he continued "is the complaint on 'the score of the exaction of excessive and exorbitant perquisites by some superior 'janmi, and it is the greatest source of grievance to the poor farmers of the 'country. The system of demanding exorbitant rates of fees at the time of 'grant or renewal of kanams in South Malabar and pattom leases by rajas and 'devasvoms in North Malabar has, more than anything else, led to the indebtedness and impoverishment of the peasantry of the country. The evil is spreading 'far and wide, and any legislation having for its object the regulation of rates of 'fees and other dues payable to the superior janmi would, I venture to think, 'be a step in the right direction.'" Mr. (now Sir) C. Sankaran Nayar agreed that "the relation existing between landlord and tenant is most unsatisfactory . . . that crime has increased on account of the oppressive conduct of the janmis in 'general" and that "the old class of kanamdars, as a body, is fast disappearing, 'and the actual cultivators, sunk in poverty and wretchedness, 'are degenerating 'into a state of insolvent cottierism'." Finally Mr. Krishna Menon endorsed every word that Mr. Logan had said in regard to the social tyranny of the janmis. For the rest he thought that it was not so much rack-renting that the people complained of as of evictions from the lands on which they as well as their ancestors had regarded themselves as fixtures."

16. *Summary of the position.*—We may take it then as established on the authority of Mr. Logan's report and the united testimony of a number of gentlemen, whose authority to speak on the subject cannot be gainsaid, that thirty years ago the relations between landlord and tenant in Malabar and the agrarian condition of the district were thoroughly unsatisfactory. The most patent symptoms of this unfortunate state of affairs were—

(1) exorbitant rents, especially in the case of grain lands;

(2) insecurity of tenure, evidenced by—

(a) an increasing number of evictions many of them of a capricious and arbitrary nature, and facilitated by

- (b) inadequate compensation for improvements;
- (3) exorbitant renewal fees; and
- (4) social tyranny of the janmis.

CHAPTER IV.

SIR MADEAVA RAO'S COMMISSION.

17. *Tenancy Commission of 1884.*—The next question that arises is how Government dealt with the situation thus brought to their notice. Their first step was to appoint, in January 1884, a Special Commission to consider the whole subject and to advise as to the lines on which legislative action should proceed. This commission consisted of Raja Sir T. Madhava Rao, K.C.S.I., who, as Diwan of Travancore, had inaugurated tenancy legislation in that State, and Messrs. Logan, Wigram, Sankaran Nayar and P. Karunakara Menon. It began by admitting that, before the janmis' rights as declared by the courts could be interfered with, it was necessary to show political necessity for such interference, and it believed that political necessity to exist "in the grave discontent prevailing among the agricultural classes regarding the growing insecurity of their tenures, in the fact that, among one class of the community, agrarian discontent, fanned by fanaticism, is ready to develop at any moment into agrarian outrage, and in the existence of a system of tyranny practised by some janmis and apprehended from others." It thought that something ought to be done to limit the janmi's power over his tenant, to check capricious evictions, to restrict the demand of exorbitant rents and renewal fees, and to secure to the tenant adequate compensation for improvements. It was doubtful whether the other evils brought to notice by Mr. Logan, namely, the indifference of the janmis to the condition of the lower classes, and the growing indebtedness, impoverishment and want of independence of those classes could be removed by legislation. The Commission then proceeded to lay down the principles which should guide legislation. Ancient customs which had fallen into disuse could not be revived, but proposals for legislation should be regulated with reference to such customs. The rights of property should be respected, but the exercise of such rights might reasonably be limited where ancient custom had been lost sight of or when the introduction of the principle of competition had enabled the stronger to encroach upon the weaker. At the same time it was impossible to exclude from consideration rights and interests which had grown up in nearly a century of British rule. Following Mr. Logan, the Commission then argued that the theory of the courts that janmam was a proprietary interest in the soil, kanam a usufructuary mortgage thereof, and a verumpattam a simple lease, was erroneous, due to a mistaken application of English terms to Indian tenures. At the time of Hyder Ali's invasion in 1765, there were two classes interested in the soil, the janmis, a limited aristocratic non-cultivating body, and the kudians or actual cultivators. The produce was divided between them in the proportion of one-third to the janmi and two-thirds to the kudian. The kudian might either be a kanamdar or verumpattamdar. There was no material difference between the two tenures, except that the former was regarded as of greater permanency, but whether he held on kanam or verumpattam right, the kudian could not be evicted except for certain definite reasons. Non-payment of the janmi's customary share, non-payment of renewal fees, neglect to cultivate and perhaps the inability of the kudian to advance further sums to his janmi may have been considered adequate grounds of forfeiture, but not a simple desire on the part of the janmi to favour another kudian. So long as he did not transgress the unwritten law of custom, the kudian whether he held on kanam or verumpattam "was practically the settled occupant of the land, having as much right to his customary share of the produce as the janmi had to his." The representative of the ancient kudian was to be found among those who for at least a generation had held the same lands on kanam or verumpattam, and the legislation proposed by

the Commission was framed primarily to restore to this class some of the rights and privileges of which it had been deprived since the inception of British rule. Thus the Commission proposed to confer occupancy rights on—

- (a) any tenant who has held the same land for thirty years;
- (b) any tenant who has reclaimed land and held it for fifteen years;
- (c) any customary tenant (tenants that is of lands which have always been held on kanam or some higher tenure) who holds land which for thirty years has been held on customary tenure; and
- (d) any tenant who purchases the occupancy right from the janmi.

Such tenants could be disturbed only for specified reasons such as wilful denial of their janmi's title, gave insult to their janmi or persistent refusal to pay rent. Renewal fees were limited to one year's net produce. Non-occupancy tenancies in future should subsist for not less than ten years. Rents were limited to specified proportions of the net produce, the proportions varying in the case of occupancy tenants, non-occupancy tenants and sub-tenants respectively. Mr. Logan dissented from that portion of the draft Bill which dealt with classes other than the kudian, and submitted alternative proposals having for their object the protection of the actual cultivator.

CHAPTER V.

SUBSEQUENT HISTORY OF THE DISCUSSIONS.

18. *The Hon'ble Mr. Master's Committee, 1886.*—The Commission's report and proposals were severely criticized by Sir Charles Turner, the Chief Justice of Madras, and the janmis of Malabar and the West Coast generally are in the habit of quoting his minute as an authoritative exposition of the land system of Malabar. It is therefore well to remember that even Sir Charles Turner admitted that that system was in need of reform and suggested among other things tenancy legislation in Malabar on the lines of the Bengal Tenancy Act. The result of his minute was however that instead of taking action on the proposals for legislation before them Government appointed an exceedingly strong committee presided over by a Member of Council and including many well-known names to review the whole matter in the light of Sir Charles Turner's criticisms. The discussions of this Committee were devoted to two main questions—first, the question of compensation payable for tenants' improvements on eviction, and secondly the more general question of creating on behalf of the tenant an occupancy right in the soil or otherwise imposing a direct check on the power of eviction. The former question was taken up first. The Committee decided practically unanimously that it was necessary to legislate to secure to tenants on eviction the full value of their improvements. A Bill was drafted to that effect and submitted at once to Government. A year later this Bill was passed into law as Act I of 1887. As regards the second question, however, there was much difference of opinion in the Committee, and the history of the discussion is curious. There were two schools of thought in the Committee, one considering that the Bill for compensation for improvements would prove a sufficient protection to the tenants and that nothing further was necessary, the other pressing for much more radical reform. At first the balance of opinion inclined in favour of the latter party, and a resolution that the Bill for Compensation for Improvements was not a sufficient check against eviction and did not render further legislation inexpedient was carried by a large majority. The theory that the ruling of the Sadr Court in 1852 that the kanam was a redeemable mortgage for twelve years had unintentionally revolutionized the customary law of the country and that therefore it was equitable to restore the tenant to the position from which that ruling had ousted him was rejected as untenable. But even after the abandonment of this claim, a section of the Committee held that there was still sufficient reason for giving certain classes of tenants some stability of tenure, and they proposed, by conferring occupancy right on tenants of long-standing, to translate into legal obligation what was already the practice of good landlords in Malabar. A Bill was accordingly prepared which conferred occupancy right on tenants who had held the same land for sixty years or who, having held

the same land for thirty years, were presumed, in the absence of proof to the contrary, to have held for sixty years. Renewal fees were to be limited to 20 per cent. of the kanam amount or one year's net produce less the land revenue. Finally provision was made for a reference to a civil court in cases of dispute as to what was the customary rent of any land. When this Bill was put to the vote, the Committee were equally divided, four voting for the Bill and four against it, and the President, who did not vote, decided that the Bill had not been carried. Another Bill was then adopted, its scope and purport being thus explained in the Draft Statement of Objects and Reasons.

"The object which the Committee has had in view, in the adoption of the provisions of this Bill, has been the check of capricious evictions and the control of the monopoly of land at present enjoyed by the landlords of Malabar. The majority of the Committee were of opinion that the legislative recognition of an occupancy right in the tenants of Malabar was not justified either by historical considerations or in view of any political necessity. And so the question arose by what means short of conferring the occupancy right that protection could be given to tenants which, as is generally admitted, their circumstances demand. It is hoped that this Bill, taken with the Compensation for Tenants' Improvements Bill, while involving a minimum of interference with the substantial rights of landlords, may, in some measure, achieve the desired object. The first section of the Bill provides that (except for certain specified reasons) no landlord shall eject any tenant except at the end of the agricultural year, and then only after having given six months' notice in writing of his intention to eject The second section is based on sections 112 and 114 of the Transfer of Property Act, 1882. By it a relief is provided against forfeiture of tenancy for non-payment of rent or renewal fees, if the amount due is paid into court within fifteen days from the date of decree. The remainder of the Bill, sections 3-6, arose of a suggestion made by Sir Charles Turner in his Minute on Land Tenures and similar provisions occur in the Bengal Regulation VII of 1822 It has seemed to the Committee that the power at present enjoyed by the landlords in Malabar of locking up and keeping out of cultivation all waste land in their ownership should be curtailed. It is accordingly provided that, upon application being made to the Collector for waste land for cultivation, he shall, in the absence of reasonable objection, grant to the applicant a patta for land not exceeding 25 acres in extent, subject to the payment of a fixed revenue to Government and of an equal sum to the owner of the land. Finally by the last section of Bill, the holder of a patta granted by Government before the passing of this Act shall be liable to pay to the landlord as rent an amount equal to the Government assessment, if called upon by the landlord to make such payment within twelve years from the date when the first payment would have become due.

Beyond this Bill and the Bill for Compensation for Tenants' Improvements, the Committee did not recommend further legislation and did not consider that a case had been made out for more extensive interference.

19. *The Tenants' Improvements Act and the projected Tenancy Bill for Malabar.*—The Government did not accept this Bill which, it must be confessed, would have been rather an exiguous measure, but as has already been noticed, they lost no time in dealing with the Bill for Compensation for Tenants' Improvements, and it passed into law as Act I of 1887. Its object was two-fold, namely, first to secure to tenants the full market value of their improvements, and secondly by doing so, to check the growing practice of eviction, but a very short experience showed that, as regards the latter and more important object, the Act had not had the desired effect. By 1893 it had become plain that suits for eviction showed no tendency to decrease; on the contrary they were increasing as the following statistics show:—

Year.			Number of suits in which eviction was decreed.	Year.			Number of suits in which eviction was decreed.
1887	...	...	2,819	1890	...	...	4,227
1888	...	...	2,441	1891	...	...	4,132
1889	...	...	2,627	1892	...	...	4,620

In 1894 the Government undertook an examination of the causes of the partial failure of Act. They found these causes to exist partly in the inadequate compensation awarded for improvements by the courts, partly in the ease with which

the Act was evaded, and they decided that further legislation was necessary to amend the defects of Act I of 1887. At the same time they recognized that the mere amendment of the Improvements Act would not fully meet the necessities of the case. They doubted whether the power of granting melcharths could be withdrawn from the janmi as the Collector, Mr. Bradley, had proposed. But they were inclined to think that legislation in the direction of restricting renewal fees was desirable. "It is admitted by all who are most conversant with the subject" proceeds the Government order "that one of the most serious disadvantages under which the tenant labours is the unrestricted power of the landlord in regard to the levy of renewal fees upon the termination of leases, and there is abundant evidence to show that this power is most frequently exercised in the most oppressive manner". They were not satisfied that the proposals of Sir Madhava Rao's Commission for the limitation of these fees by law had received the consideration they deserved, and they were also of opinion that it might prove necessary to legislate to prevent the landlords from shifting on to the tenant the burden of the new assessments then impending and to fix by law some multiple of the Government assessment as the maximum rent which might be demanded from a tenant. In conclusion, they stated that a separate Tenancy Bill would probably be necessary for Malabar. Mr. H. T. Ross, I.C.S., was thereupon placed on special duty to draft a Tenancy Bill for Malabar. But he died before the work was finished, and in 1898 it was decided to proceed with the amendment of Act I of 1887 and to drop temporarily the idea of embodying the amended provisions regarding Compensation for Improvements in a comprehensive Tenancy Act. The new Improvements Act was passed into law as Act I of 1900, and in 1905 the Government of India were informed that this Act had considerably diminished whatever urgency had existed for dealing with the question of tenancy in Malabar, and that it was not proposed further to consider the matter until the Estates Land Bill had been passed.

20. *The final result.*—The final result therefore of these Special Commissions and of discussions which lasted almost continuously from 1882 to 1896 was that to meet the evils pointed out in paragraph 15 of this report, namely, inordinate rack-renting, insecurity of tenure, capricious and arbitrary evictions, inadequate compensation for improvements, exorbitant renewal fees and social tyranny based ultimately on the power of eviction, to which may be added another, that of melcharths, Government passed merely an Act for Compensation for Improvements. The Committee which drafted this Act in its original form hoped that its most important effect would be "the imposition of a check on the arbitrary exercise of the power of eviction" and believed that "an improving tenant would find his best safeguard against eviction in his own improvements when his landlord, to evict him, would have to pay in full what had been laid out on the land." It is obvious therefore that the main question for consideration, in discussing the case for legislation as it stands at present, is how far the Improvements Act has achieved its object of imposing a check "on the arbitrary exercise of the power of eviction" and generally whether it has rendered unnecessary legislation designed to meet the other agrarian ills of Malabar.

21. *Admittedly a half measure.*—Before proceeding to deal with this question however there are two preliminary points which I should like to make. In a report of the 26th August 1911, I characterized the Improvements Act as a merely partial and ineffective solution of the tenancy problem in Malabar, and one reason why I have been at such pains to trace the history of the past discussions on the subject is that that history in itself goes far to justify my remark. Mr. Logan, the Commission of 1884, the Government of Madras and the Government of India did not accept legislation on the subject of improvements as a complete solution of the agrarian troubles which then had been found to exist in the district, and even the Hon'ble Mr. Master's Committee carried by a large majority a proposition that legislation on the question of improvements was not a sufficient check against eviction. Further that Committee was equally divided on a Bill which would have conferred occupancy rights on certain classes of tenants, limited renewal fees and done something in the way of exercising a check on exorbitant rents.

22. *Importance attached to political necessity by previous Commissions.*—Further, and now I come to my second point, it is quite clear, I think, from the history of the discussions that both the Committee of 1884 and that presided over by the Hon'ble Mr. Master believed that it was incumbent on them to adduce evidence of political necessity before Government could interfere between landlord and tenant. Sir Madhava Rao's Commission said so in so many words, and the majority of the other Committee were of opinion "that the legislative recognition of an occupancy right in the tenants of Malabar was not justified either by "historical considerations or in view of any political necessity." One of the objections raised to the Bill referred to at the end of the preceding paragraph was that political necessity had not been shown for the Bill (vide Proceedings of the Committee of the 3rd April 1886), and it is a fair inference that the Bill would have been carried in the Committee had it not been for the dictum of Sir Madhava Rao's Commission that "we fully recognize "that before we interfere with the janmi's rights as declared by the courts, it is "incumbent on us to show some political necessity for interference". If this principle still holds good, the case for legislation disappears. The origin of Mr. Logan's Commission and all the discussions to which it gave rise was the Mappilla evil, and though quite recently there has been a Mappilla outbreak, yet there was no hint of agrarian discontent or oppression behind this outbreak. With this one exception which was due to special causes, we have not had an outbreak for seventeen years. The abnormal outbreak of grave crime which marked the years 1874—77, when over 400 dacoits were convicted, has not since been repeated, and crime is not now heavy in Malabar. In short if there is a case for legislation, it rests now on economic rather than political grounds. But no one would now, I think, adhere to the principle stated by Sir Madhava Rao's Commission. When that Commission sat it must be remembered, tenancy legislation in India was in its infancy, and the Bengal Tenancy Act of 1885, which admittedly has been accepted as the standard for rent legislation in India, had not been passed. Political necessity was not advanced as justifying the Estates Land Act of 1908 by which Government interfered between landlord and tenant in zamindari areas of this Presidency. Nor did Mr. Lloyd George plead political necessity (in the sense that Sir Madhava Rao's Committee used the words) when he opened his Land Campaign at Bedford on October 1st 1913. On the contrary his argument was purely economic. He pointed out that in England there was a gigantic monopoly in land. So there is in Malabar. He dwelt on the enormous powers for good and for evil vested in the landlords. He stated that Government were entitled to examine the way in which those powers were exercised. He named certain evils which were known to exist, and he indicated certain remedies which Government proposed to apply. Government are clearly entitled to take up the same position in regard to Malabar.

CHAPTER VI.

THE COMPENSATION FOR TENANTS' IMPROVEMENTS ACT.

23. *The Tenants' Improvements Act.*—I should be the last to decry the importance of the Tenants' Improvements Act. As I pointed out in my previous report, it is a very drastic piece of legislation. The definition of "tenant" includes not only lessees, sub-lessees, mortgagees and submortgagees but also squatters and tenants of land the janmam title to which is in dispute. The definition of "improvement" is equally comprehensive. When a decree is passed for ejectment, the amount of compensation awarded for improvements must be deposited in court before the decree is executed, and if there is delay, subsequent improvements must be valued and paid for before the plaintiff may be put in possession. Precise instructions are given as to the manner in which the compensation for improvements should be calculated, and power is taken by Government (1) to prescribe maximum and minimum rates to be awarded for all or any class of improvements and (2) to prepare tables of prices. Complaints are still heard as to the manner in which the Court Commissioners do their work and in regard to the rates of compensation allowed by the courts which, based as they usually are on the average

prices of the preceding ten years, are below current market prices. Still the general consensus of opinion, as evidenced by the reports printed in G.O. No. 9, Revenue, dated the 2nd January 1914, is that the Act in its amended form has worked fairly well, and it may be admitted that Government have dealt adequately with the question of compensation for improvements.

24. The admission however does not carry us very far. Thirty years ago Mr. Logan found the following agrarian evils prevalent in Malabar :—

- (1) Rack-renting.
- (2) Arbitrary and capricious evictions.
- (3) Inadequate compensation for improvements.
- (4) General insecurity of tenure.
- (5) Exorbitant renewal fees.
- (6) Social tyranny of the janmis.

On the advice of the Hon'ble Mr. Master's Committee, Government legislated only in respect of the third of these evils, and it is generally agreed that they have removed, to a very great extent, all grievances on this score. But the professed object of the legislation was, in the words of the Committee, "the imposition of a check on the arbitrary exercise of the power of eviction". It was believed that the improving tenant would find "his best safeguard against eviction in his own improvements, when the landlord, to evict him, would have to pay in full what "had been laid out on the land." No doubt it was also hoped that, with increased security of tenure, the tenant would also be protected in some degree against rack-renting, tyranny and ruinous renewal fees. It has to be seen therefore whether the Act has fulfilled the hopes of those who drafted it in its original form, and in particular whether it has placed a check on the arbitrary exercise of the power of eviction. If not, if the tenant's position is still insecure, and if he is still at the mercy of his janmi, obviously the Improvements Act can have little effect upon rack-renting exorbitant renewal fees and social tyranny.

25. *Evictions.*—In appendices XI and XII to his report Mr. Logan gives statistics of land suits. In appendix X he refers to them as "suits about land and rent of land". In appendix XII he alludes to the same set of figures as statistics "of suits for eviction". I assume that in his figures he included both suits for eviction and suits for redemption. My statistics relate to the series of years from 1905 to 1912, and for purposes of comparison I take Mr. Logan's figures for the years 1873 to 1880.

Number of suits filed for eviction and redemption.

South Malabar.							
Year.	Number.			Year.	Number.		
1873	2,359	1905	...	...	2,799
1874	2,602	1906	...	...	2,697
1875	2,381	1907	...	...	3,195
1876	2,535	1908	...	...	2,961
1877	3,179	1909	...	...	2,772
1878	2,797	1910	...	...	2,799
1879	2,988	1911	...	...	2,988
1880	2,423	1912	...	...	3,196
Total			21,264	Total			22,507

North Malabar.							
Year.	Number.			Year.	Number.		
1873	1,247	1905	...	...	1,944
1874	1,718	1906	...	...	1,735
1875	1,646	1907	...	...	1,575
1876	1,541	1908	...	...	1,558
1877	1,784	1909	...	...	1,668
1878	2,163	1910	...	...	2,070
1879	2,193	1911	...	...	2,115
1880	2,023	1912	...	...	2,273
Total			14,315	Total			14,938

In order to present these statistics as a whole, I give below a table showing the number of decrees for eviction passed and executed in each of the series of years from 1905 to 1912:—

Decrees for eviction.

Year.	South Malabar.		North Malabar.	
	Passed.	Executed.	Passed.	Executed.
1905	1,426	1,055	1,015	646
1906	1,402	1,120	1,148	770
1907	1,525	1,202	976	672
1908	1,512	1,144	801	590
1909	1,361	1,131	1,043	652
1910	1,466	1,080	1,121	782
1911	1,530	1,019	1,244	799
1912	1,116	442	1,513	829

26. From the above statistics, which have been kindly supplied by the District Judges of North and South Malabar, the Wynaad taluk has been excluded. The figures include suits by kanamdars against sub-tenants as well as suits by janmis against kanamdars and other tenants, and suits in respect of wet lands as well as suits in respect of dry and garden lands. They have been compiled from the suit registers maintained in the different courts, and sufficient particulars are not given in these registers to enable a distinction to be drawn between suits in respect of wet land and suits relating to dry and garden lands. All I can say is that between 1905 and 1910 the value of improvements was claimed in 70 per cent. of the suits filed for redemption and eviction in South Malabar, and the probability is that suits in which the value of improvements is claimed are mostly suits for the recovery of dry and garden lands.

27. The figures show that, the operation of the Tenants' Improvements Act notwithstanding, suits for redemption and eviction are actually more numerous now than in the period to which Mr. Logan's report relates. On an average 2,813 such suits are now filed every year in South Malabar against 2,658 when Mr. Logan wrote, similarly in North Malabar the corresponding figures are 1,867 and 1,789 respectively. In South Malabar 72 per cent of the decrees passed are executed; in North Malabar 65 per cent. In the remaining cases either the janmi or other decreeholder is not able to find the money for the compensation for improvements awarded, or as Mr. Logan pointed out in paragraph 152 of his report, the parties come to terms. The tenant, it may be, agrees to pay enhanced rent or the renewal free demanded, or in some cases he agrees to surrender the value of his improvements on condition that he is left in possession on verumpattam of the land.

28. I do not wish to lay too much stress on these statistics. In the first place, in view of the enormous rise in the value of land and agricultural produce that has taken place since Mr. Logan wrote, it is certain that the number of suits for eviction and redemption would have been much greater had it not been for the Tenants' Improvements Act. Secondly many of these evictions were no doubt quite justified. No one can blame a landlord for ousting a tenant who persistently makes default with his rent or obstinately refuses to accept a renewal, and the question is not how far the Act has checked evictions as such, but how far it has placed a check on arbitrary and capricious evictions. These statistics of suits filed do not in themselves supply an answer to this question, nor is very much light thrown on the subject by the entries in the suit registers. It is true that these entries show whether the claim for redemption or eviction was coupled with a claim for arrears of rent, but they give no indication as to how many years the rent was in arrears, nor is the mere fact that a claim for arrears of rent is set up a guarantee that the suit for eviction is neither capricious nor arbitrary. For as I shall have occasion to note later on, one of stock grievances of the tenant is the difficulty of getting receipts for rent paid, and when a landlord grants a melchart or refuses a renewal except on exorbitant terms, naturally the tenant allows his rent to fall into arrears. Thus in one suit, which I noticed in the suit register

of the court of the Principal District Munsif, Calicut, for 1911, the kanam demise had expired in 1904. The suit for eviction was not brought by the melkanamdar till 1911, and naturally the rent was in arrears. If, however, a claim for arrears of rent may be taken as a criterion whether suit for redemption or eviction is justifiable or not, the suit register of this one court for this one year reveals plenty of hard cases. In Original Suit No. 237 a kanamdar was ousted on melkanam after twenty-five years' possession without arrears of rent being even claimed. In Original Suit No. 247, where the kanamdar had been twenty-six years in possession, arrears amounting only to Rs. 5-3-3 were decreed though Rs. 51 had been claimed. In Original Suit No. 260 the kanamdar was evicted after twenty-five years' possession, and no arrears were claimed. The same was the case in Original Suit No. 341 where the kanamdar had been twenty-four years in possession, and *prima facie* Original Suit No. 802 was a particularly hard case. Here the kanam had been granted in 1860, and when the kanamdar was sued fifty-one years later, the arrears claimed amounted only to Rs. 1-8-0. I abstracted the particulars of 111 suits filed on melcherts in this court between February and November 1911, and, as far as I could judge, in about 50 per cent. of these suits either no claim at all was made for arrears of rent or the claim was trifling.

29. *Melcherts*.—Apart therefore from the broad fact that suits for eviction and redemption are even more numerous now than they were in Mr. Logan's time, there is reason to believe that capricious and arbitrary evictions still are common, and the increasing use made of the melchart is evidence in support of the fact. A melchart or melkanam is simply a second mortgage to a third party. Sometimes when the original kanam has expired the janmi refuses to renew or the parties cannot come to terms, and the janmi, instead of evicting himself, gives a third party his right to evict the tenant in possession. Or he may give a melchart even before the original kanam has expired. In that case the kanamdar cannot be ousted until the period of his kanam has expired unless the kanam deed contains a clause stipulating for surrender on demand. The origin of the melkanam is fully discussed on pages 240—244 of *Malabar Law and Custom*, and the outstanding feature of the present agrarian situation in Malabar is the rapid growth in the last twenty years of the practice. The statistics printed in G.O. No. 9, dated the 2nd January 1914, show that the number of suits filed on melcherts in South Malabar increased from 54 in 1891 to 419 in 1910, and they also make it plain that the increase was most rapid in the later years of the series. The same phenomenon is observable in North Malabar, where melchart suits are even more common than in the south of the district. The following statistics of eviction and redemption suits filed on melcherts in the courts of North Malabar have been specially compiled for me under the orders of the District Judge:—

Melchart suits.

Year.	Number.	Year.	Number
1905	331	1909	252
1906	342	1910	457
1907	260	1911	480
1908	253	1912	533

The figures show that the practice is now very common. This first attracted notice soon after Act I of 1887 was passed, and in 1894 Mr. Bradley considered that the janmi ought to be deprived of the power of giving melcherts. In 1899 Mr. Dance again proposed legislation to restrict the evil, but the practice has now become far more common. It has spread over all the southern taluks it is particularly bad in Calicut and Kurumbranad; but, except within the jurisdiction of the District Munsif of Tellicherry, it is not so common in Kottayam and Chirakkal.

The following table shows the number of melcherts registered in each of the years from 1906 to 1911:—

	1906.	1907.	1908.	1909.	1910.	1911.
North Malabar	1,778	1,736	1,558	1,603	1,434	2,002
South Malabar	1,038	1,126	1,474	1,469	1,458	1,405
Total	2,816	2,862	3,032	3,072	2,892	3,407

The decision of the High Court, however, in Second Appeal No. 600 of 1911 (Madras Law Times Reports XII, 600) that a melchart granted by the karnavan of a marumakkatayam tarwad during the currency of a kanam demise is not binding upon the tarwad unless some necessity or benefit to the tarwad can be proved may help, to some extent, to check the practice.

30. I have been asked to report what proportion of the melcharts now given in these increasing numbers may be ascribed to what may be called justifiable reasons such as, for instance, denial of the landlord's title, omission to pay rent or inability to redeem. But it is just as difficult to answer this question as it is to determine the proportion of justifiable evictions to evictions which are arbitrary and capricious. In fact the only way of answering the question with any pretence to accuracy would be (1) to ascertain from the registration offices what melcharts have been given within a given period and (2) to hold an enquiry into the circumstances of each and every melchart so given. For obvious reasons I have not attempted enquiries on this elaborate scale. The strength of public opinion against the melchart and the abhorrence with which the very name is regarded in Malabar are sufficient evidence of the fact that in the majority of cases the melchart cannot be justified. In the discussions on tenancy matters which have been going on in the local press for the last two years the melchart question has loomed largest, and janmis who value their reputation as landlords make it a rule never to countenance the practice. In some cases no doubt the use of the melchart can be defended. Indeed it is difficult to see what other course is open to the impoverished janmi who is defied by his tenants and who cannot himself afford to evict. But I have no doubt that the majority of melcharts are given for less reputable reasons. It is impossible to do more than indicate very briefly some of these reasons. Much of the evil undoubtedly has its origin in the working of the marumakkatayam and stanam system to which reference will be made below. Many janmis give melcharts simply because they are in need of ready money. A melchart is a convenient way of raising the wind, and it has the further advantage of involving a minimum of trouble. The janmi himself is spared the annoyance and worry of filing a suit for eviction and of finding the money for the tenants' improvements. Thus it is the great resource of the bankrupt janmi (a type which, owing largely to tarwad dissensions, is only too common in Malabar). Other janmis grant melcharts to the younger members of their own tarwad or to their wives and children in order to make provision for their future. Others again give them merely because they are tools in the hands of hungry unscrupulous kariyastans, or they bestow them on vakils who have done them service or on vakils' clerks or on kariyastans, domestic servants and other hangers-on. Others again use them as a weapon to maintain their tyranny over their tenants, punishing in this way a tenant who has become too independent or otherwise has incurred their displeasure. Those who take them do so from an equal variety of motives. Some look upon the transaction as a matter of business, and regard the melchart merely as a form of investment. Others are actuated by avarice. They see a flourishing garden, and as the Sub-Judge of Palghat puts it, "their eyes become wet"—the old story of Naboth's vineyard in a new setting. Others again have no better motive than that of malice. It is a subtle and a satisfying method of prosecuting a vendetta to go to enemy's janmi and by the right of evicting the enemy from his land. The legacy of bitterness left behind by such a transaction can easily be imagined, and I can remember more than one savage murder directly caused by melcharts.

31. *The failure of the Act.*—My conclusion is that the Act has not achieved its purpose, that it has not imposed a sufficient check on the arbitrary exercise of the power of eviction, and that it has not made the position of the tenant sufficiently secure. It may be objected that I have not succeeded in proving this statement by statistics, but a little consideration will show that no other conclusion is possible.

32. The first and most patent defect of the Act, as a solution of the agrarian evils of Malabar, is that it does nothing or practically nothing for the wet land tenant. The area of the wet lands in the district is more than half a million acres, and to this extent the Act leaves the tenancy problem practically untouched. In

15. *Opinions of other authorities.*—Mr. Logan's report was referred to the gentlemen noted in the margin, nearly all of whom were well acquainted with the circumstances of Malabar. Naturally his theories on the subject of janmam and kanam right and his proposals for legislation came in for considerable criticism. But it is an important and noteworthy fact that all of these gentlemen who were entitled to speak with authority on Malabar admitted the reality of the evils brought to notice by Mr. Logan.

Mr. Wigram agreed that "the system of rack-renting which prevails in Malabar had led to indebtedness and impoverishment of the people, and the stagnation of 'agriculture'". Mr. MacGregor, a former Collector of the district, thought that all who had experience of Malabar would agree (1) that extreme rack-renting was rife, (2) that the evil was aggravated by exorbitant renewal fees, and (3) that as a natural consequence a large proportion of the cultivators of the soil had reached or were approaching a state of insolvent cottierism, and (4) that "no consideration is shown by landlord to tenant, no assistance is given by the former towards 'improvement, arbitrary eviction is common, and no adequate compensation is received by the tenant for his valuable improvement'". Mr. Huddleston had no doubt "that uncertainty of tenure with its concomitants of rack-renting and reckless evictions constitutes the disease, and that the remedy to be sought is 'an equitable amount of fixity of tenure and limitation of demand'". Mr. Ballard admitted that the evils brought to notice were "by no means imaginary", and feared that "the landlords in Malabar cannot as a class be looked upon as a 'public spirited body alive to their responsibilities regarded from an enlightened view of their position.'" Mr. Kunhi Raman Nayar admitted that the rack-renting of paddy lands was widely prevalent and that the complaints of social tyranny were well-founded. "Equally well-founded" he continued "is the complaint on 'the score of the exaction of excessive and exorbitant perquisites by some superior 'janmi, and it is the greatest source of grievance to the poor farmers of the 'country. The system of demanding exorbitant rates of fees at the time of 'grant or renewal of kanams in South Malabar and pattom leases by rajas and 'devasvoms in North Malabar has, more than anything else, led to the indebtedness and impoverishment of the peasantry of the country. The evil is spreading 'far and wide, and any legislation having for its object the regulation of rates of 'fees and other dues payable to the superior janmi would, I venture to think, 'be a step in the right direction.'" Mr. (now Sir) C. Sankaran Nayar agreed that "the relation existing between landlord and tenant is most unsatisfactory 'that crime has increased on account of the oppressive conduct of the janmis in 'general' and that 'the old class of kanamdars, as a body, is fast disappearing, 'and the actual cultivators, sunk in poverty and wretchedness, 'are degenerating 'into a state of insolvent cottierism'." Finally Mr. Krishna Menon endorsed every word that Mr. Logan had said in regard to the social tyranny of the janmis. For the rest he thought that it was not so much rack-renting that the people complained of as of evictions from the lands on which they as well as their ancestors had regarded themselves as fixtures."

16. *Summary of the position.*—We may take it then as established on the authority of Mr. Logan's report and the united testimony of a number of gentlemen, whose authority to speak on the subject cannot be gainsaid, that thirty years ago the relations between landlord and tenant in Malabar and the agrarian condition of the district were thoroughly unsatisfactory. The most patent symptoms of this unfortunate state of affairs were—

- (1) exorbitant rents, especially in the case of grain lands;
- (2) insecurity of tenure, evidenced by—
 - (a) an increasing number of evictions many of them of a capricious and arbitrary nature, and facilitated by

- (b) inadequate compensation for improvements;
- (3) exorbitant renewal fees; and
- (4) social tyranny of the janmis.

CHAPTER IV.

SIR MADHAVA RAO'S COMMISSION.

17. *Tenancy Commission of 1884.*—The next question that arises is how Government dealt with the situation thus brought to their notice. Their first step was to appoint, in January 1884, a Special Commission to consider the whole subject and to advise as to the lines on which legislative action should proceed. This commission consisted of Raja Sir T. Madhava Rao, K.C.S.I., who, as Diwan of Travancore, had inaugurated tenancy legislation in that State, and Messrs. Logan, Wigram, Sankaran Nayar and P. Karunakara Menon. It began by admitting that, before the janmis' rights as declared by the courts could be interfered with, it was necessary to show political necessity for such interference, and it believed that political necessity to exist "in the grave discontent prevailing among the agricultural classes regarding the growing insecurity of their tenures, in the fact that, among one class of the community, agrarian discontent, fanned by fanaticism, is ready to develop at any moment into agrarian outrage, and in the existence of a system of tyranny practised by some janmis and apprehended from others." It thought that something ought to be done to limit the janmi's power over his tenant, to check capricious evictions, to restrict the demand of exorbitant rents and renewal fees, and to secure to the tenant adequate compensation for improvements. It was doubtful whether the other evils brought to notice by Mr. Logan, namely, the indifference of the janmis to the condition of the lower classes, and the growing indebtedness, impoverishment and want of independence of those classes could be removed by legislation. The Commission then proceeded to lay down the principles which should guide legislation. Ancient customs which had fallen into disuse could not be revived, but proposals for legislation should be regulated with reference to such customs. The rights of property should be respected, but the exercise of such rights might reasonably be limited where ancient custom had been lost sight of or when the introduction of the principle of competition had enabled the stronger to encroach upon the weaker. At the same time it was impossible to exclude from consideration rights and interests which had grown up in nearly a century of British rule. Following Mr. Logan, the Commission then argued that the theory of the courts that janmam was a proprietary interest in the soil, kanam a usufructuary mortgage thereof, and a verumpattam a simple lease, was erroneous, due to a mistaken application of English terms to Indian tenures. At the time of Hyder Ali's invasion in 1765, there were two classes interested in the soil, the janmis, a limited aristocratic non-cultivating body, and the kudians or actual cultivators. The produce was divided between them in the proportion of one-third to the janmi and two-thirds to the kudian. The kudian might either be a kanamdar or verumpattamdar. There was no material difference between the two tenures, except that the former was regarded as of greater permanency, but whether he held on kanam or verumpattam right, the kudian could not be evicted except for certain definite reasons. Non-payment of the janmi's customary share, non-payment of renewal fees, neglect to cultivate and perhaps the inability of the kudian to advance further sums to his janmi may have been considered adequate grounds of forfeiture, but not a simple desire on the part of the janmi to favour another kudian. So long as he did not transgress the unwritten law of custom, the kudian whether he held on kanam or verumpattam "was practically the settled occupant of the land, having as much right to his customary share of the produce as the janmi had to his." The representative of the ancient kudian was to be found among those who for at least a generation had held the same lands on kanam or verumpattam, and the legislation proposed by

the Commission was framed primarily to restore to this class some of the rights and privileges of which it had been deprived since the inception of British rule. Thus the Commission proposed to confer occupancy rights on—

- (a) any tenant who has held the same land for thirty years;
- (b) any tenant who has reclaimed land and held it for fifteen years;
- (c) any customary tenant (tenants that is of lands which have always been held on kanam or some higher tenure) who holds land which for thirty years has been held on customary tenure; and
- (d) any tenant who purchases the occupancy right from the janmi.

Such tenants could be disturbed only for specified reasons such as wilful denial of their janmi's title, gave insult to their janmi or persistent refusal to pay rent. Renewal fees were limited to one year's net produce. Non-occupancy tenancies in future should subsist for not less than ten years. Rents were limited to specified proportions of the net produce, the proportions varying in the case of occupancy tenants, non-occupancy tenants and sub-tenants respectively. Mr. Logan dissented from that portion of the draft Bill which dealt with classes other than the kudian, and submitted alternative proposals having for their object the protection of the actual cultivator.

CHAPTER V.

SUBSEQUENT HISTORY OF THE DISCUSSIONS.

18. *The Hon'ble Mr. Master's Committee, 1886.*—The Commission's report and proposals were severely criticized by Sir Charles Turner, the Chief Justice of Madras, and the janmis of Malabar and the West Coast generally are in the habit of quoting his minute as an authoritative exposition of the land system of Malabar. It is therefore well to remember that even Sir Charles Turner admitted that that system was in need of reform and suggested among other things tenancy legislation in Malabar on the lines of the Bengal Tenancy Act. The result of his minute was however that instead of taking action on the proposals for legislation before them Government appointed an exceedingly strong committee presided over by a Member of Council and including many well-known names to review the whole matter in the light of Sir Charles Turner's criticisms. The discussions of this Committee were devoted to two main questions—first, the question of compensation payable for tenants' improvements on eviction, and secondly the more general question of creating on behalf of the tenant an occupancy right in the soil or otherwise imposing a direct check on the power of eviction. The former question was taken up first. The Committee decided practically unanimously that it was necessary to legislate to secure to tenants on eviction the full value of their improvements. A Bill was drafted to that effect and submitted at once to Government. A year later this Bill was passed into law as Act I of 1887. As regards the second question, however, there was much difference of opinion in the Committee, and the history of the discussion is curious. There were two schools of thought in the Committee, one considering that the Bill for compensation for improvements would prove a sufficient protection to the tenants and that nothing further was necessary, the other pressing for much more radical reform. At first the balance of opinion inclined in favour of the latter party, and a resolution that the Bill for Compensation for Improvements was not a sufficient check against eviction and did not render further legislation inexpedient was carried by a large majority. The theory that the ruling of the Sadr Court in 1852 that the kanam was a redeemable mortgage for twelve years had unintentionally revolutionized the customary law of the country and that therefore it was equitable to restore the tenant to the position from which that ruling had ousted him was rejected as untenable. But even after the abandonment of this claim, a section of the Committee held that there was still sufficient reason for giving certain classes of tenants some stability of tenure, and they proposed, by conferring occupancy right on tenants of long-standing, to translate into legal obligation what was already the practice of good landlords in Malabar. A Bill was accordingly prepared which conferred occupancy right on tenants who had held the same land for sixty years or who, having held

the same land for thirty years, were presumed, in the absence of proof to the contrary, to have held for sixty years. Renewal fees were to be limited to 20 per cent. of the kanam amount or one year's net produce less the land revenue. Finally provision was made for a reference to a civil court in cases of dispute as to what was the customary rent of any land. When this Bill was put to the vote, the Committee were equally divided, four voting for the Bill and four against it, and the President, who did not vote, decided that the Bill had not been carried. Another Bill was then adopted, its scope and purport being thus explained in the Draft Statement of Objects and Reasons.

"The object which the Committee has had in view, in the adoption of the provisions of this Bill, has been the check of capricious evictions and the control of the monopoly of land at present enjoyed by the landlords of Malabar. The majority of the Committee were of opinion that the legislative recognition of an occupancy right in the tenants of Malabar was not justified either by historical considerations or in view of any political necessity. And so the question arose by what means short of conferring the occupancy right that protection could be given to tenants which, as is generally admitted, their circumstances demand. It is hoped that this Bill, taken with the Compensation for Tenants' Improvements Bill, while involving a minimum of interference with the substantial rights of landlords, may, in some measure, achieve the desired object. The first section of the Bill . . . provides that . . . (except for certain specified reasons) . . . no landlord shall eject any tenant except at the end of the agricultural year, and then only after having given six months' notice in writing . . . of his intention to eject . . . The second section is based on sections 112 and 114 of the Transfer of Property Act, 1882. By it a relief is provided against forfeiture of tenancy for non-payment of rent or renewal fees, if the amount due is paid into court within fifteen days from the date of decree. The remainder of the Bill, sections 3—6, arose of a suggestion made by Sir Charles Turner in his Minute on Land Tenures and similar provisions occur in the Bengal Regulation VII of 1822 . . . It has seemed to the Committee that the power at present enjoyed by the landlords in Malabar of locking up and keeping out of cultivation all waste land in their ownership should be curtailed. It is accordingly provided that, upon application being made to the Collector for waste land for cultivation, he shall, in the absence of reasonable objection, grant to the applicant a patta for land not exceeding 25 acres in extent, subject to the payment of a fixed revenue to Government and of an equal sum to the owner of the land. Finally by the last section of Bill, the holder of a patta granted by Government before the passing of this Act shall be liable to pay to the landlord as rent an amount equal to the Government assessment, if called upon by the landlord to make such payment within twelve years from the date when the first payment would have become due.

Beyond this Bill and the Bill for Compensation for Tenants' Improvements, the Committee did not recommend further legislation and did not consider that a case had been made out for more extensive interference.

19. *The Tenants' Improvements Act and the projected Tenancy Bill for Malabar.*—The Government did not accept this Bill which, it must be confessed, would have been rather an exiguous measure, but as has already been noticed, they lost no time in dealing with the Bill for Compensation for Tenants' Improvements, and it passed into law as Act I of 1887. Its object was two-fold, namely, first to secure to tenants the full market value of their improvements, and secondly by doing so, to check the growing practice of eviction, but a very short experience showed that, as regards the latter and more important object, the Act had not had the desired effect. By 1893 it had become plain that suits for eviction showed no tendency to decrease; on the contrary they were increasing as the following statistics show :—

Year.			Number of suits in which eviction was decreed.	Year.			Number of suits in which eviction was decreed.
1887	...	...	2,819	1890	...	...	4,227
1888	...	...	2,441	1891	...	...	4,132
1889	...	...	2,627	1892	...	...	4,620

In 1894 the Government undertook an examination of the causes of the partial failure of Act. They found these causes to exist partly in the inadequate compensation awarded for improvements by the courts, partly in the ease with which

the Act was evaded, and they decided that further legislation was necessary to amend the defects of Act I of 1887. At the same time they recognized that the mere amendment of the Improvements Act would not fully meet the necessities of the case. They doubted whether the power of granting melcharths could be withdrawn from the janmi as the Collector, Mr. Bradley, had proposed. But they were inclined to think that legislation in the direction of restricting renewal fees was desirable. "It is admitted by all who are most conversant with the subject" proceeds the Government order "that one of the most serious disadvantages under which the tenant labours is the unrestricted power of the landlord in regard to the levy of renewal fees upon the termination of leases, and there is abundant evidence to show that this power is most frequently exercised in the most oppressive manner". They were not satisfied that the proposals of Sir Madhava Rao's Commission for the limitation of these fees by law had received the consideration they deserved, and they were also of opinion that it might prove necessary to legislate to prevent the landlords from shifting on to the tenant the burden of the new assessments then impending and to fix by law some multiple of the Government assessment as the maximum rent which might be demanded from a tenant. In conclusion, they stated that a separate Tenancy Bill would probably be necessary for Malabar. Mr. H. T. Ross, I.C.S., was thereupon placed on special duty to draft a Tenancy Bill for Malabar. But he died before the work was finished, and in 1898 it was decided to proceed with the amendment of Act I of 1887 and to drop temporarily the idea of embodying the amended provisions regarding Compensation for Improvements in a comprehensive Tenancy Act. The new Improvements Act was passed into law as Act I of 1900, and in 1905 the Government of India were informed that this Act had considerably diminished whatever urgency had existed for dealing with the question of tenancy in Malabar, and that it was not proposed further to consider the matter until the Estates Land Bill had been passed.

20. *The final result.*—The final result therefore of these Special Commissions and of discussions which lasted almost continuously from 1882 to 1895 was that to meet the evils pointed out in paragraph 15 of this report, namely, inordinate rack-renting, insecurity of tenure, capricious and arbitrary evictions, inadequate compensation for improvements, exorbitant renewal fees and social tyranny based ultimately on the power of eviction, to which may be added another, that of melcharths, Government passed merely an Act for Compensation for Improvements. The Committee which drafted this Act in its original form hoped that its most important effect would be "the imposition of a check on the arbitrary exercise of the power of eviction" and believed that "an improving tenant would find his best safeguard against eviction in his own improvements when his landlord, to evict him, would have to pay in full what had been laid out on the land." It is obvious therefore that the main question for consideration, in discussing the case for legislation as it stands at present, is how far the Improvements Act has achieved its object of imposing a check "on the arbitrary exercise of the power of eviction" and generally whether it has rendered unnecessary legislation designed to meet the other agrarian ills of Malabar.

21. *Admittedly a half measure.*—Before proceeding to deal with this question however there are two preliminary points which I should like to make. In a report of the 26th August 1911, I characterized the Improvements Act as a merely partial and ineffective solution of the tenancy problem in Malabar, and one reason why I have been at such pains to trace the history of the past discussions on the subject is that that history in itself goes far to justify my remark. Mr. Logan, the Commission of 1884, the Government of Madras and the Government of India did not accept legislation on the subject of improvements as a complete solution of the agrarian troubles which then had been found to exist in the district, and even the Hon'ble Mr. Master's Committee carried by a large majority a proposition that legislation on the question of improvements was not a sufficient check against eviction. Further that Committee was equally divided on a Bill which would have conferred occupancy rights on certain classes of tenants, limited renewal fees and done something in the way of exercising a check on exorbitant rents.

22. *Importance attached to political necessity by previous Commissions.*—Further, and now I come to my second point, it is quite clear, I think, from the history of the discussions that both the Committee of 1884 and that presided over by the Hon'ble Mr. Master believed that it was incumbent on them to adduce evidence of political necessity before Government could interfere between landlord and tenant. Sir Madhava Rao's Commission said so in so many words, and the majority of the other Committee were of opinion "that the legislative recognition of an occupancy right in the tenants of Malabar was not justified either by "historical considerations or in view of any political necessity." One of the objections raised to the Bill referred to at the end of the preceding paragraph was that political necessity had not been shown for the Bill (vide Proceedings of the Committee of the 3rd April 1886), and it is a fair inference that the Bill would have been carried in the Committee had it not been for the dictum of Sir Madhava Rao's Commission that "we fully recognize "that before we interfere with the janmi's rights as declared by the courts, it is "incumbent on us to show some political necessity for interference". If this principle still holds good, the case for legislation disappears. The origin of Mr. Logan's Commission and all the discussions to which it gave rise was the Mappilla evil, and though quite recently there has been a Mappilla outbreak, yet there was no hint of agrarian discontent or oppression behind this outbreak. With this one exception which was due to special causes, we have not had an outbreak for seventeen years. The abnormal outbreak of grave crime which marked the years 1874—77, when over 400 dacoits were convicted, has not since been repeated, and crime is not now heavy in Malabar. In short if there is a case for legislation, it rests now on economic rather than political grounds. But no one would now, I think, adhere to the principle stated by Sir Madhava Rao's Commission. When that Commission sat it must be remembered, tenancy legislation in India was in its infancy, and the Bengal Tenancy Act of 1885, which admittedly has been accepted as the standard for rent legislation in India, had not been passed. Political necessity was not advanced as justifying the Estates Land Act of 1908 by which Government interfered between landlord and tenant in zamindari areas of this Presidency. Nor did Mr. Lloyd George plead political necessity (in the sense that Sir Madhava Rao's Committee used the words) when he opened his Land Campaign at Bedford on October 1st 1913. On the contrary his argument was purely economic. He pointed out that in England there was a gigantic monopoly in land. So there is in Malabar. He dwelt on the enormous powers for good and for evil vested in the landlords. He stated that Government were entitled to examine the way in which those powers were exercised. He named certain evils which were known to exist, and he indicated certain remedies which Government proposed to apply. Government are clearly entitled to take up the same position in regard to Malabar.

CHAPTER VI.

THE COMPENSATION FOR TENANTS' IMPROVEMENTS ACT.

23. *The Tenants' Improvements Act.*—I should be the last to decry the importance of the Tenants' Improvements Act. As I pointed out in my previous report, it is a very drastic piece of legislation. The definition of "tenant" includes not only lessees, sub-lessees, mortgagees and submortgagees but also squatters and tenants of land the janmam title to which is in dispute. The definition of "improvement" is equally comprehensive. When a decree is passed for ejectment, the amount of compensation awarded for improvements must be deposited in court before the decree is executed, and if there is delay, subsequent improvements must be valued and paid for before the plaintiff may be put in possession. Precise instructions are given as to the manner in which the compensation for improvements should be calculated, and power is taken by Government (1) to prescribe maximum and minimum rates to be awarded for all or any class of improvements and (2) to prepare tables of prices. Complaints are still heard as to the manner in which the Court Commissioners do their work and in regard to the rates of compensation allowed by the courts which, based as they usually are on the average

prices of the preceding ten years, are below current market prices. Still the general consensus of opinion, as evidenced by the reports printed in G.O. No. 9, Revenue, dated the 2nd January 1914, is that the Act in its amended form has worked fairly well, and it may be admitted that Government have dealt adequately with the question of compensation for improvements.

24. The admission however does not carry us very far. Thirty years ago Mr. Logan found the following agrarian evils prevalent in Malabar:—

- (1) Rack-renting.
- (2) Arbitrary and capricious evictions.
- (3) Inadequate compensation for improvements.
- (4) General insecurity of tenure.
- (5) Exorbitant renewal fees.
- (6) Social tyranny of the janmis.

On the advice of the Hon'ble Mr. Master's Committee, Government legislated only in respect of the third of these evils, and it is generally agreed that they have removed, to a very great extent, all grievances on this score. But the professed object of the legislation was, in the words of the Committee, "the imposition of a check on the arbitrary exercise of the power of eviction". It was believed that the improving tenant would find "his best safeguard against eviction in his own improvements, when the landlord, to evict him, would have to pay in full what "had been laid out on the land." No doubt it was also hoped that, with increased security of tenure, the tenant would also be protected in some degree against rack-renting, tyranny and ruinous renewal fees. It has to be seen therefore whether the Act has fulfilled the hopes of those who drafted it in its original form, and in particular whether it has placed a check on the arbitrary exercise of the power of eviction. If not, if the tenant's position is still insecure, and if he is still at the mercy of his janmi, obviously the Improvements Act can have little effect upon rack-renting exorbitant renewal fees and social tyranny.

25. *Evictions.*—In appendices XI and XII to his report Mr. Logan gives statistics of land suits. In appendix X he refers to them as "suits about land and rent of land". In appendix XII he alludes to the same set of figures as statistics "of suits for eviction". I assume that in his figures he included both suits for eviction and suits for redemption. My statistics relate to the series of years from 1905 to 1912, and for purposes of comparison I take Mr. Logan's figures for the years 1873 to 1880.

Number of suits filed for eviction and redemption.

South Malabar.			
Year.	Number.		
1873	2,859
1874	2,602
1875	2,381
1876	2,535
1877	3,179
1878	2,797
1879	2,988
1880	2,423
Total ...			21,264

North Malabar.			
Year.	Number.		
1873	1,247
1874	1,718
1875	1,646
1876	1,541
1877	1,784
1878	2,163
1879	2,193
1880	2,023
Total ...			14,315

South Malabar.			
Year.	Number.		
1905	2,799
1906	2,697
1907	3,195
1908	2,961
1909	2,772
1910	2,799
1911	2,988
1912	3,196
Total ...			22,507

North Malabar.			
Year.	Number.		
1905	1,944
1906	1,735
1907	1,575
1909	1,558
1909	1,668
1910	2,070
1911	2,115
1912	2,273
Total ...			14,938

In order to present these statistics as a whole, I give below a table showing the number of decrees for eviction passed and executed in each of the series of years from 1905 to 1912:—

Decrees for eviction.

Year.	South Malabar.		North Malabar.	
	Passed.	Executed.	Passed.	Executed.
1905	1,426	1,055	1,015	646
1906	1,402	1,120	1,148	770
1907	1,525	1,202	976	672
1908	1,512	1,144	801	590
1909	1,361	1,131	1,043	652
1910	1,466	1,080	1,121	782
1911	1,530	1,019	1,244	799
1912	1,116	442	1,513	829

26. From the above statistics, which have been kindly supplied by the District Judges of North and South Malabar, the Wynaad taluk has been excluded. The figures include suits by kanamdars against sub-tenants as well as suits by janmis against kanamdars and other tenants, and suits in respect of wet lands as well as suits in respect of dry and garden lands. They have been compiled from the suit registers maintained in the different courts, and sufficient particulars are not given in these registers to enable a distinction to be drawn between suits in respect of wet land and suits relating to dry and garden lands. All I can say is that between 1905 and 1910 the value of improvements was claimed in 70 per cent. of the suits filed for redemption and eviction in South Malabar, and the probability is that suits in which the value of improvements is claimed are mostly suits for the recovery of dry and garden lands.

27. The figures show that, the operation of the Tenants' Improvements Act notwithstanding, suits for redemption and eviction are actually more numerous now than in the period to which Mr. Logan's report relates. On an average 2,813 such suits are now filed every year in South Malabar against 2,658 when Mr. Logan wrote, similarly in North Malabar the corresponding figures are 1,867 and 1,789 respectively. In South Malabar 72 per cent of the decrees passed are executed; in North Malabar 65 per cent. In the remaining cases either the janmi or other decreeholder is not able to find the money for the compensation for improvements awarded, or as Mr. Logan pointed out in paragraph 152 of his report, the parties come to terms. The tenant, it may be, agrees to pay enhanced rent or the renewal free demanded, or in some cases he agrees to surrender the value of his improvements on condition that he is left in possession on verumpattam of the land.

28. I do not wish to lay too much stress on these statistics. In the first place, in view of the enormous rise in the value of land and agricultural produce that has taken place since Mr. Logan wrote, it is certain that the number of suits for eviction and redemption would have been much greater had it not been for the Tenants' Improvements Act. Secondly many of these evictions were no doubt quite justified. No one can blame a landlord for ousting a tenant who persistently makes default with his rent or obstinately refuses to accept a renewal, and the question is not how far the Act has checked evictions as such, but how far it has placed a check on arbitrary and capricious evictions. These statistics of suits filed do not in themselves supply an answer to this question, nor is very much light thrown on the subject by the entries in the suit registers. It is true that these entries show whether the claim for redemption or eviction was coupled with a claim for arrears of rent, but they give no indication as to how many years the rent was in arrears, nor is the mere fact that a claim for arrears of rent is set up a guarantee that the suit for eviction is neither capricious nor arbitrary. For as I shall have occasion to note later on, one of stock grievances of the tenant is the difficulty of getting receipts for rent paid, and when a landlord grants a melchart or refuses a renewal except on exorbitant terms, naturally the tenant allows his rent to fall into arrears. Thus in one suit, which I noticed in the suit register

of the court of the Principal District Munsif, Calicut, for 1911, the *kanam demise* had expired in 1904. The suit for eviction was not brought by the *melkanamdar* till 1911, and naturally the rent was in arrears. If, however, a claim for arrears of rent may be taken as a criterion whether suit for redemption or eviction is justifiable or not, the suit register of this one court for this one year reveals plenty of hard cases. In Original Suit No. 237 a *kanamdar* was ousted on *melkanam* after twenty-five years' possession without arrears of rent being even claimed. In Original Suit No. 247, where the *kanamdar* had been twenty-six years in possession, arrears amounting only to Rs. 5-3-3 were decreed though Rs. 51 had been claimed. In Original Suit No. 260 the *kanamdar* was evicted after twenty-five years' possession, and no arrears were claimed. The same was the case in Original Suit No. 341 where the *kanamdar* had been twenty-four years in possession, and *prima facie* Original Suit No. 802 was a particularly hard case. Here the *kanam* had been granted in 1860, and when the *kanamdar* was sued fifty-one years later, the arrears claimed amounted only to Rs. 1-8-0. I abstracted the particulars of 111 suits filed on *melcharts* in this court between February and November 1911, and, as far as I could judge, in about 50 per cent. of these suits either no claim at all was made for arrears of rent or the claim was trifling.

29. *Melcharts*.—Apart therefore from the broad fact that suits for eviction and redemption are even more numerous now than they were in Mr. Logan's time, there is reason to believe that capricious and arbitrary evictions still are common, and the increasing use made of the *melchart* is evidence in support of the fact. A *melchart* or *melkanam* is simply a second mortgage to a third party. Sometimes when the original *kanam* has expired the *janmi* refuses to renew or the parties cannot come to terms, and the *janmi*, instead of evicting himself, gives a third party his right to evict the tenant in possession. Or he may give a *melchart* even before the original *kanam* has expired. In that case the *kanamdar* cannot be ousted until the period of his *kanam* has expired unless the *kanam* deed contains a clause stipulating for surrender on demand. The origin of the *melkanam* is fully discussed on pages 240—244 of *Malabar Law and Custom*, and the outstanding feature of the present agrarian situation in Malabar is the rapid growth in the last twenty years of the practice. The statistics printed in G.O. No. 9, dated the 2nd January 1914, show that the number of suits filed on *melcharts* in South Malabar increased from 54 in 1891 to 419 in 1910, and they also make it plain that the increase was most rapid in the later years of the series. The same phenomenon is observable in North Malabar, where *melchart* suits are even more common than in the south of the district. The following statistics of eviction and redemption suits filed on *melcharts* in the courts of North Malabar have been specially compiled for me under the orders of the District Judge:—

Melchart suits.

Year.	Num ber.	Year.	Number
1905	831	1909	252
1906	842	1910	457
1907	260	1911	480
1908	258	1912	538

The figures show that the practice is now very common. This first attracted notice soon after Act I of 1887 was passed, and in 1894 Mr. Bradley considered that the *janmi* ought to be deprived of the power of giving *melcharts*. In 1899 Mr. Dance again proposed legislation to restrict the evil, but the practice has now become far more common. It has spread over all the southern taluks it is particularly bad in Calicut and Kurumbranad; but, except within the jurisdiction of the District Munsif of Tellicherry, it is not so common in Kottayam and Chirakkal.

The following table shows the number of *melcharts* registered in each of the years from 1906 to 1911:—

	1906.	1907.	1908.	1909.	1910.	1911.
North Malabar	1,778	1,736	1,558	1,603	1,434	2,002
South Malabar	1,038	1,126	1,474	1,489	1,458	1,405
Total	2,816	2,862	3,032	3,092	2,892	3,407

The decision of the High Court, however, in Second Appeal No. 600 of 1911 (Madras Law Times Reports XII, 600) that a melchart granted by the karnavan of a marumakkatayam tarwad during the currency of a kanam demise is not binding upon the tarwad unless some necessity or benefit to the tarwad can be proved may help, to some extent, to check the practice.

30. I have been asked to report what proportion of the melcharts now given in these increasing numbers may be ascribed to what may be called justifiable reasons such as, for instance, denial of the landlord's title, omission to pay rent or inability to redeem. But it is just as difficult to answer this question as it is to determine the proportion of justifiable evictions to evictions which are arbitrary and capricious. In fact the only way of answering the question with any pretence to accuracy would be (1) to ascertain from the registration offices what melcharts have been given within a given period and (2) to hold an enquiry into the circumstances of each and every melchart so given. For obvious reasons I have not attempted enquiries on this elaborate scale. The strength of public opinion against the melchart and the abhorrence with which the very name is regarded in Malabar are sufficient evidence of the fact that in the majority of cases the melchart cannot be justified. In the discussions on tenancy matters which have been going on in the local press for the last two years the melchart question has loomed largest, and janmis who value their reputation as landlords make it a rule never to countenance the practice. In some cases no doubt the use of the melchart can be defended. Indeed it is difficult to see what other course is open to the impoverished janmi who is defied by his tenants and who cannot himself afford to evict. But I have no doubt that the majority of melcharts are given for less reputable reasons. It is impossible to do more than indicate very briefly some of these reasons. Much of the evil undoubtedly has its origin in the working of the marumakkatayam and stanam system to which reference will be made below. Many janmis give melcharts simply because they are in need of ready money. A melchart is a convenient way of raising the wind, and it has the further advantage of involving a minimum of trouble. The janmi himself is spared the annoyance and worry of filing a suit for eviction and of finding the money for the tenants' improvements. Thus it is the great resource of the bankrupt janmi (a type which, owing largely to tarwad dissensions, is only too common in Malabar). Other janmis grant melcharts to the younger members of their own tarwad or to their wives and children in order to make provision for their future. Others again give them merely because they are tools in the hands of hungry unscrupulous kariyastans, or they bestow them on vakils who have done them service or on vakils' clerks or on kariyastans, domestic servants and other hangers-on. Others again use them as a weapon to maintain their tyranny over their tenants, punishing in this way a tenant who has become too independent or otherwise has incurred their displeasure. Those who take them do so from an equal variety of motives. Some look upon the transaction as a matter of business, and regard the melchart merely as a form of investment. Others are actuated by avarice. They see a flourishing garden, and as the Sub-Judge of Palghat puts it, "their eyes become wet"—the old story of Naboth's vineyard in a new setting. Others again have no better motive than that of malice. It is a subtle and a satisfying method of prosecuting a vendetta to go to enemy's janmi and by the right of evicting the enemy from his land. The legacy of bitterness left behind by such a transaction can easily be imagined, and I can remember more than one savage murder directly caused by melcharts.

31. *The failure of the Act.*—My conclusion is that the Act has not achieved its purpose, that it has not imposed a sufficient check on the arbitrary exercise of the power of eviction, and that it has not made the position of the tenant sufficiently secure. It may be objected that I have not succeeded in proving this statement by statistics, but a little consideration will show that no other conclusion is possible.

32. The first and most patent defect of the Act, as a solution of the agrarian evils of Malabar, is that it does nothing or practically nothing for the wet land tenant. The area of the wet lands in the district is more than half a million acres, and to this extent the Act leaves the tenancy problem practically untouched. In

parts of the Palghat taluk, where the rainfall is less than in other parts of the district, it is the custom to eke out the supply of water for the second crop by irrigation from rivers and streams or from *eris* or tanks. But speaking generally the wet lands of the district are almost entirely rainfed, they have been long in existence in their present state, and their area is practically stationary. In 1903-04 it was 537,765 acres; in 1912-13, 539,135 acres. Wet lands can be manured, but the unexhausted manure in a land at the end of a tenancy is a difficult thing to assess, and for all practical purposes, it may be regarded as impossible to improve paddy lands in the greater part of the district. As Mr. Edgington, the late District Judge of South Malabar, says in his report printed in G.O. No. 9, dated the 2nd January 1914, the improvements claimed by wet land tenants usually relate to reclamations of trifling value. It is true that formerly it was the custom to include in a single demise both wet and garden or dry land. But janmis have long come to realise that this course is prejudicial to their interests, and when the time for renewal comes, the tenants are frequently compelled to accept separate demises for the wet land and for the dry garden land. The object of this device of course is that the janmi may retain uncontrolled power over the most lucrative portion of his property. Add again to the fact that it is not ordinarily possible to effect assessable improvements on wet lands the circumstances (1) that these lands yield a quick return in paddy, the food grain of the district, to a comparatively small outlay of time, labour and capital, (2) that their area is practically stationary while the population is increasing, as I shall show below, at the rate of about one per cent. per annum, and (3) that there is in consequence increasing competition for them, and the results are obvious and inevitable. The cultivators are grievously rack-rented. Their tenure is insecure. Most of the best wet lands are held directly under the janmis on verumpattam tenure by tenants at will. They are subject to all sorts of irregular exactions. And even if they hold on tenures superior to verumpattam, they are exposed more than the garden tenant to the danger of eviction and to the evil of crushing and exorbitant renewal fees. To all intents and purposes they are unprotected and at the mercy of their landlords, whether the landlord be a janmi or a kanamdar.

33. This defect is in itself sufficient to condemn the Act as a serious attempt to grapple with the tenancy problem of Malabar, but its limitations do not end here. The tenant of garden or occupied dry land, if he is the owner of the improvements on his land, is undeniably in a much stronger position in that before he can be evicted the value of his improvements must be paid. But there are joints even in his armour. From his point of view the fundamental defect of the Act is that it does not allow the full market value of the improvements to be awarded as compensation. The improvement rates allowed are much below current market rates. The Government price tables published under section 15 of the Act are based on the average prices of the preceding ten years, and the increase of prices, especially in recent years and especially in regard to products of the cocoanut, has been so great that market prices are greatly in excess of those prescribed by Government for the guidance of the courts. A flourishing garden therefore is still a bait for the cupidity of the janmi, for by evicting his tenant he can obtain valuable property at some two-thirds of its market value. In some cases of course the provision of the necessary money is not an easy matter, but this difficulty does not exist for the wealthy janmi, and the poor one, unless he is particularly scrupulous, can always get round it by granting a melchart to some third person. This defect cannot be removed by any amendment of the Improvements Act. No disinterested person, I imagine, would advocate the amendment of the Act so as to ensure that the tenant should be paid the full market value of his improvements, for no one wants to see the janmi practically improved out of his land. The janmi's rights as owner of the soil must be respected in an Act which professes to deal only with compensation for tenants' improvements, and I do not myself think that tenants have any good ground for complaint in the fact that the rates awarded them are something below current market rates. The point I have noticed, however, is an inherent defect in the Act regarded as a substitute for more comprehensive tenancy legislation, and the real grievance of the tenants lies in the fact

that Government have attempted to make an Improvements Act do what only can be done by a much more ambitious measure.

34. There is another point worth noticing. The Improvements Act was passed in the hope that it would make the improving tenant's position more secure, and to some extent no doubt it has done so. But paradoxical as it may appear, it has proved in practice a double-edged weapon, and the very fact that a tenant must be paid fair compensation for his improvements before he can be evicted, has from one point of view operated to make his position more insecure. For money-lenders and professional men are now willing to invest their money in land and to take melcherts from janmis. They recognize that their tenure may not be long, but the Improvements Act at any rate make the investment a safe one. In other words the Act has increased the competition for kanams. The District Munsifs of Quilandy, Tellicherry and Badagara all make this point more or less clearly in their reports printed in G.O. No. 9, Revenue, dated the 2nd January 1914.

35. A third defect of the Act is that it fails to protect adequately the very man who is most in need of protection. The man who is most in need of protection is obviously the man who breaks up a waste land and converts it say into a cocoanut garden. The process is a long one, especially in the interior, and entails considerable outlay of time, labour and capital. But the *kuzhikanam* period is only twelve years, and many of the trees will only just be coming into bearing when the period expires. There is nothing to prevent the janmi from evicting just at this juncture; on the contrary it is to his interest to do so since, as Mr. Murphy points out in his letter printed on pages 10 and 11 of G.O. No. 9, Revenue, dated the 2nd January 1914, he has to pay only Rs. 2-12-0 a tree. It is not unnatural that the janmi should object to being improved out of his land. On the other hand the tenant who is evicted just as he is about to reap in full the fruit of twelve years' expenditure of labour and capital resents what he considers an injustice.

36. Finally the Act, viewed as an attempt to remedy the various evils stated in paragraph 24, is open to the objection that it takes no account of the tenacity with which the Malayali clings to a house and lands which have long been in the possession of his family. "The attachment of a Hindu to the place of his birth and to his relations and friends is proverbial", says Mr. K. Krishna Menon in his remarks on Mr. Logan's report, "and in the case of a Malayali this attachment is ten-fold great, and it is this love for his house and his relations and friends which rivets him to his janmi in whom now lies the power of tearing him away from his house, relations and friends." It is poor consolation to the Malayali threatened with eviction from what he regards as his ancestral lands or ancestral house to tell him that on eviction he will get perhaps two-thirds of the value of his improvements, and the janmi knows and works upon this feeling. Rather than submit to eviction, the tenant will often pay ruinous renewal fees and other exactions. I have even heard of cases where they have surrendered their improvements to the janmi on condition of being left in possession as tenants at will. Compare what Mr. Field says of the Irish Landlord and Tenant Act, 1890: "The principle of the Act was to increase the security of the tenant's interest in his holding by indirect means, while refusing him the direct protection which belongs to proprietary right. The most important of these means were compensation for improvements But the tenant could not obtain compensation of any kind without quitting his holding and what he wanted in ninety-nine cases out of a hundred was not to be compensated for the loss of his land, but to be continued in his occupancy at a fair rent"—Field. *Landholding*, etc., page 312.

CHAPTER VII.

THE CASE FOR LEGISLATION.

37. So far I have endeavoured to establish two points. By summarizing previous discussions on the subject, I have tried to show that practically every authority who took part in those discussions, including the Government of Madras, the Government of India and even Sir Charles Turner, the great champion of the

pannis, subscribed to the view that legislation on the subject of compensation for tenants' improvements would not do all that it is necessary to do in order to put tenancy relations in Malabar on a proper basis. And partly by statistics of eviction and melchart suits, partly by a consideration of the Act itself, I have attempted to prove that it has failed to achieve, and can never achieve, one of the principal objects with which it was passed, namely, the prevention of capricious and arbitrary evictions. If I have succeeded in establishing these two points, there is little need for further argument as to the case for more comprehensive tenancy legislation. For, as I have pointed out above, if the tenant's position is still insecure, obviously he must still be exposed to the danger of rack-renting, exorbitant renewal fees and petty tyranny. However I will endeavour to complete the case by describing as briefly as I can the main features of the present agrarian situation in Malabar.

38. *Growth of population.*—The population of the district at the last four censuses has been as follows:—

1881	...	...	...	2,365,035	|	1901	...	...	...	2,795,788
1891	...	...	...	2,648,172	|	1911	...	...	...	3,015,119

In the last thirty years population has increased by 650,084 or 27 per cent, and on the basis of these figures it may be said that the population increases approximately by 1 per cent. per annum. Writing in 1882 Mr. Logan reported that the population had increased by nearly 50 per cent. in twenty-five years, but the figures of the earlier censuses on which he relied were probably not accurate.

39. It is impossible to compare the increase of cultivation with the increase of population over the whole period. Reliable figures are available only from 1903-04 in which year the settlement accounts were first introduced throughout the district. Statistics for the ten years from 1903-04 to 1912-13 are given in appendix I. In this period wet, dry and garden cultivation has increased from 1,175,460 acres to 1,266,211 acres or by 7.7 per cent. The growth of cultivation therefore has more or less kept pace with the increase of population. The area of wet or paddy lands however is much the same as it was ten years ago, and speaking generally, it may be said that in Malabar there is little scope for further extension of wet cultivation, except possibly in the Wynaad where conditions are peculiar and where many wet lands have relapsed into swamps simply for lack of labour to cultivate them. This stagnation of wet cultivation is an important fact. Paddy is the food crop *par excellence* of the district, and wet lands are eagerly sought after. A stack of straw in one's compound in fact is a sign of respectability. And the stationary area of wet land coupled with the increase of population means that the competition for wet land is increasing—a fact which partially explains the rack-renting to which I shall have occasion to refer later. The cultivated dry lands include both what are technically known as "gardens" (i.e., plantations of cocoanut, arecanut and jack trees) and "occupied dry" lands occupied for permanent cultivation. The characteristic products of such lands are pepper, betel, plantains, mangoes and all kinds of vegetables. Nearly 400,000 acres of land were classified as "garden" at settlement, and owing to the enormous increase in recent years in the price of products of the cocoanut (particularly copra), there has been an undoubted extension of this kind of cultivation. The conversion of wet lands into gardens along the coast (where cocoanuts flourish best) is going on steadily, and cocoanut gardens are spreading on the laterite hills in some parts of the interior. It is impossible to express this extension in figures, as new garden plantations are treated as occupied dry during the currency of the present settlement, but I know that it is going on, and it is a process which deserves every encouragement. The conversion of a side of a bare laterite hill into a garden requires a considerable outlay of time, labour and money, and were there more security of tenure and more protection of the reclaiming tenant, I am convinced that cocoanut plantations would spread even more rapidly than they do at present. The large area of waste and fallow is noticeable but misleading. Much of this area consists of uncultivable rock, hill and jungle which are not and never will be available for cultivation. The rest is given up at present mainly to the fugitive cultivation of modan and punam (two species of hill rice), gingelly, chama and other crops

of which the most valuable is ginger. Ginger requires careful cultivation in selected soils and a considerable outlay of capital. But with this exception the cultivation of these "unoccupied dry" lands as they are called is of poor quality, manure being economized by the expedient of leaving the lands fallow for periods of two and three years. These unoccupied dry lands are steadily being brought under settled cultivation mainly owing to the demand for house sites, a house and its surrounding patch of vegetable and other cultivation being one of the signs of permanent occupation. Speaking generally, it may be said that there is not much scope for extension of wet cultivation in Malabar, but there is ample scope for the extension of garden and dry cultivation. The extension however of really remunerative cultivation, that of the cocoanut, though it is going on, would be greatly accelerated if the reclaiming tenant were given more protection against eviction than he has at present.

40. *Distribution of agricultural population.*—The next point to consider is the distribution of the agricultural population, and the figures below taken from the census report of 1911 throw some light on the agrarian condition of the district. The number of persons dependent on agriculture for their livelihood is 1,784,967 or very nearly 60 per cent. of the total population of the district. The number of "actual workers" as opposed to dependents is returned as 757,098, and the distribution of this population in Malabar is compared with the corresponding figures for the Presidency as a whole in the sub-joined table. In the table "actual workers" only are shown.

Class of population.	Number.	MALABAR. Percentage of agricultural population.	PRESIDENCY. Percentage of agricultural population.
(a) Non-cultivating landowners ...	16,840	2.19	2.25
(b) Non-cultivating tenants ...	5,939	0.78	0.39
(c) Cultivating landowners ...	21,838	2.88	42.54
(d) Cultivating tenants ...	232,911	33.43	20.69
(e) Agents, rent collectors, etc. ...	2,166	0.28	0.17
(f) Agricultural labourers ...	457,459	60.44	33.96

The above table brings out clearly the preponderance of agricultural labourers in Malabar, and much might be said about the disabilities of this class. But for the purposes of this report the table below which indicates the distribution of the landholding classes (land-owners and tenants) is more important:—

Class.	MALABAR. Percentage of landholding population.	PRESIDENCY. Percentage of landholding population.
(a) Non-cultivating landowners ...	5.6	3.41
(b) Non-cultivating tenants ...	2.0	0.60
(c) Cultivating landowners ...	7.4	64.4
(d) Cultivating tenants ...	85.0	31.34

41. *The land monopoly in Malabar.*—The census returns however are misleading, for it is absurd to suppose that there are less than 6,000 non-cultivating tenants in Malabar. The explanation probably is that janmis who own both janmam and kanam lands returned themselves as janmis and that the professional men, money-lenders and the like who invest their surplus cash in kanam holdings returned themselves under the head of their profession or other main occupation. At any rate it is certain that the number of non-cultivating tenants is enormously understated in the returns. No better figures however are available, and the main points to notice in the above table are (1) the enormous preponderance of tenants in Malabar and (2) the paucity of cultivating landowners in the district as compared with the rest of the Presidency. Cultivating landowners moreover may safely be assumed to be small holders, and it may be said with confidence that the great bulk of the land in Malabar belongs to a landed aristocracy which forms a very small fraction of the landholding population. This point has frequently been made before, but its importance cannot be exaggerated. It is not too much to say that the greater part of the land in the district is concentrated in the hands of the Rajas, the Nambudiri Brahmins, the great Nayar tarwads and of various devaswams or

temples which in nearly every case are managed by, and practically belong to, members of the classes mentioned above. The Zamorin of Calicut pays nearly Rs. 1,20,000 in land revenue and owns land in six taluks and 520 desams. The Kizhakke Kovilagam or Eastern Palace of Zamorin's family pays Rs. 56,000 in land revenue; the Chirakkal Raja upwards of Rs. 40,000, the Kadattanad Raja Rs. 37,325 and the Nilambur Tirumalpad Rs. 21,000. In the case of non-cultivating landholders, the minimum qualifications for an elector in Schedule V (relating to the election of members of the Legislative Council by landholders other than zamindars) is an assessment of Rs. 1,000. According to the most recent electoral rolls there are 269 landholders so qualified in Malabar. Under the old rules, the minimum qualification was an assessment of Rs. 3,000 and an examination of the schedules sent up by the Tahsildars discloses that there were in Malabar 86 janmis so qualified. They may be classified as follows:—

(1)	Janmis paying over one lakh of rupees	...	...	...	...	1
(2)	" half "	...	...	...	...	1
(3)	" between Rs. 30,000 and 50,000	...	...	...	...	2
(4)	" " 15,000 and 30,000	...	...	...	...	2
(5)	" " 10,000 and 15,000	...	...	...	...	8
(6)	" " 5,000 and 10,000	...	...	...	...	25
(7)	" " 3,000 and 5,000	...	...	...	...	47
						86

These janmis again who pay between them about one-fifth of the total land revenue of the district are composed of 22 Rajas, 23 Nambudiri Brahmins, 29 Nayar tarwads, 5 Moosads and Variyars, 2 Mappillas, 2 Pattar Brahmins, 1 Tiyyan and 1 Goundan.

42. *Character of janmis.*—In many ways moreover the land monopoly in Malabar is a far more harmful one than that which exists in England. There is practically nothing in Malabar that corresponds to the home farm lands in other landlord areas of India. To all intents and purposes the great landlords are mere rent-receivers. There are of course honourable exceptions, but I am speaking of the great janmis as a class. Apart from this fact (again I speak generally) their character as landlords is bad. I know of several who in the month of Karkitagam, the famine month of Malabar, distribute food to Cherumas and the poor generally, but the true test of a landlord lies in his dealing with his tenants, and from this point of view there can be no two opinions as to their character as a class. Mr. Logan comments on their ignorance of their lands, their ignorance of their tenants and their entire unconcern as to their tenants' welfare. In a passage I have already quoted, Mr. Athol MacGregor, another former Collector of the district, states as a common place that "as a rule no consideration is shown by landlord to tenant, no assistance is given by the former towards improvement". Mr. Ballard again, another old Collector, in a passage which I have also quoted, remarks that landlords in Malabar as a class are not alive to their responsibilities. Sir Madhava Rao, speaking with long experience of the janmis of Travancore, sums up the situation as follows: "The janmi is not himself a cultivator. He must get his land cultivated by others. Nor is he a capitalist benefiting the land. While he monopolises the land, he fulfils no useful duty towards it. He simply draws rent from the land, and this rent he spends in his own peculiar way which seldom benefits the cultivator." Finally I may quote the testimony of the Elaya Tirumalpad of Nilambur, the second member of one of the great Nayar tarwads of the district and a representative of the janmis of the Hon'ble Mr. Master's Committee, who in his minute of dissent to the Committee's report wrote: "The landed properties of a janmi are that can be used as his pocket money."

43. *Nature of their estates—Kariyastans.*—The janmi's attitude however is not altogether the janmi's fault. The character of their estates has to be borne in mind. The great landed estates in England usually consist of large contiguous blocks, and are such as can be surrounded by a ring fence. Personal supervision either by the landlord himself or by a responsible highly-paid factor or land agent

is thus easy. In Malabar the case is entirely different. The great estates are not large contiguous blocks. They are scattered over large tracts of country, a block here and a field there. Mr. Logan's typical Malayali landlord (No. 570 in the register of petitions Volume III of the report) owned land in 18 or 20 amsams. He had visited his lands in only six of these amsams, and of the rest he had absolutely no personal knowledge. But there are many worse cases—notably that of the Zamorin whose lands are scattered over six taluks and more than 500 desams. A description of this Raja's estates thirty years ago is contained in paragraph 243 of Mr. Logan's report. His property consisted of 23 *cherikkals* or private demesnes, 10 *kalam*s or farm houses, 28 *devasams* or temples, 8 *brahmasvams* or endowed chatrams for Brahmans, and four other miscellaneous places. That is it consisted of 73 separate estates, which again consisted mostly of scattered fields. 10,322 tenants paid rent directly to the Zamorin, and there were in addition numerous sub-tenants. The establishment employed in connection with the estates was 839. It was of course utterly impossible for the Zamorin personally to manage, in any real sense of the word, this immense property, and much power necessarily devolved on *Kariyastans* or land agents. There were six principal kariyastans at headquarters, and one or more in local charge of each *cherikkal*, *kalam*, *devasvam* and *brahmasvam*. The pay of these men was small, in no case exceeding Rs. 20 per mensem, nor were they men of much education. On the other hand their power was great. Their main duties were collecting and granting receipts for rent. "It is this granting of receipts which places so much power in the hands of "kariyastans. They live so far away from the janmi's headquarters that they "are practically uncontrolled in this matter. If the tenant comes to pay his rent "or his renewal fees, the kariyastan, unless he has been squared, refuses a "receipt. At the next monthly or other periodical examination of his accounts, "the omission of the tenant to pay is noticed and the reason asked. It is difficult "for the tenant to obtain a hearing, and before long he finds himself embroiled "in litigation with his janmi. The tenants therefore have, as a rule, to fee or "otherwise bribe the kariyastans liberally, and this was one of the main grounds "of complaint against them". There are some signs of improvements in this respect. For his principal manager the Kavalappara Nayar has borrowed the services of a senior clerk of the jamabandi branch of my own office; the Punnathur Nambidi employs a retired Tahsildar who deservedly enjoys the highest reputation; the Nilambur Tirumalpad employs a High Court vakil; and Raja Vasudeva Raja of Kollengode, whose estate is perhaps the most compact one in the district, takes a personal interest in the details of estate management. But the picture drawn by Mr. Logan is still in the main true, and the hungry land agent is still a curse in the land.

44. *Marumakkatayam system*.—There is yet another factor which militates against careful and prudent estate management in Malabar, and that is the operation of the *marumakkatayam* and the *stanam* system. The word *stanam*, which means dignity, denotes the status of the Senior Rajas in the Malabar kovilagams or palaces. When a member of one of these families attains the rank of the first, second, third and sometimes fourth and fifth places in the family, in theory he resigns his places in the kovilagam and lives apart on the property set apart for his *stanam* or dignity. The Senior *stani* has a life interest in the *stanam* property, other *stanis* have an interest in their *stanam* properties only so long as they hold the *stanam*. They can create subordinate tenures in accordance with custom, but they cannot alienate *stanam* property except in case of necessity and for the benefit of the kovilagam or kovilagams concerned. Similarly the karnavan of a tarwad, though his control over the family income and family expenditure is almost absolute, cannot alienate the tarwad property without the consent, express or implied, of his anandiravans. Now *marumakkatayam* tarwads are ordinarily large, and seniority in the tarwad goes by age. Thus it happens that usually a member is advanced in age before he attains a *stanam* or the position of karnavan. Again it is a well-known disadvantage of the *marumakkatayam* system that the personal interests of a tarwad member are not identical with those of the tarwad. The

tarwad property is the common property of the tarwad, and should be managed for the benefit of the tarwad. But the karnavan or stani is often more concerned in making provision for his wife and children who have no claim on his tarwad. Often as already pointed out he is an old man; his time is short; and he makes hay while the sun shines. One result is that when kanam demises fall in his time, he exacts exorbitant renewal fees. As Mr. Athol MacGregor pointed out many years ago, the development of the evil of excessive renewal fees has been greatly stimulated by the opportunity it affords to the karnavan of a tarwad to defraud the younger members of the family and to the stani to defraud his successor. "The sums thus levied appear in no written instrument and cannot therefore be traced and they go to diminish the rent for which, as there is documentary evidence of it, the manager can be brought to book". Even in cases where the kanam demises are not ripe for renewal, there are other ways of raising money. Lands held on kanam can be given on melkanam. Or again the melkanam can be given to the karnavan's sons and daughters, and they can be left either to evict the man in possession or to extort what they can from him.

45. *Insecurity of tenure.*—In Malabar therefore it may be said with confidence that conditions are favourable for the growth of agrarian evils, and it is my settled conviction that in many respects the position of the tenant in Malabar is deplorable. The root cause of the trouble is insecurity of tenure. The wet lands are mostly held on verumpattam or simple leases subsisting only for a year, and the security of the kanamdar's position, even if he holds garden or dry lands, has been undermined by a variety of causes most of which have already been dealt with. Even the court-made rule, devised for the protection of the tenant, that in the absence of specific agreement to the contrary a kanam demise enures for twelve years is no longer much of a protection. For the janmis now insert in their demises a clause requiring surrender on demand, and the validity of such a clause has been upheld by the High court. Whether it be owing to this cause or to the fact that kanams are now given for shorter periods, it is certain that a considerable proportion of kanam tenants are now evicted before the ordinary twelve years' term has expired. For instance, on a scrutiny of the suit registers of the Principal District Munsif's court, Calicut, I find that between the 22nd February and the 28th November 1911 no less than 370 suits for eviction and redemption were filed in that court, and that in 57 of these cases the original kanam had enured for less than six years, while in 133 cases it had enured for less than twelve years. It is clear therefore that the courts have not been able in practice to enforce the rule which according to *Malabar Law and Custom* they invented themselves for the protection of the tenant.

46. *Rack-renting.*—Next as to rack-renting. One does not hear so much of rack-renting in garden or dry lands. Probably the explanation is that pointed out by Mr. Logan in paragraph 136 of his report, namely, that garden lands are, from the nature of things, not so susceptible of rack-renting as grain lands. They require care and attention to keep them in good condition, and in the long run it does not pay to allow a tenant to extract as much as he can from them at the least possible expenses to himself. Often indeed the purappad or net rent after the interest on the kanam amount has been deducted is extremely small or even nominal. Still the evil does exist though not nearly to the same extent as in the case of wet lands. At Chowghat I was informed that in gardens where the trees belong to the janmi or to a non-cultivating kanamdar a rent varying from Re. 1 to Rs. 2-8-0 per cocoanut tree is levied from the actual occupant. The maximum rate of assessment on garden in Malabar is Rs. 7 per acre, and this rate is levied only on fully-planted gardens containing not less than 40 trees of best quality to the acre. The pressure of a rental varying from Re. 1 to Rs. 2-8-0 per tree may be imagined when it is considered that 60, 80 and even 100 trees are commonly planted to the acre. It is on wet lands however that the evil of rack-renting is worst. Mr. Logan pointed out this fact in his report, and he was supported by Mr. Athol MacGregor and Mr. Wigram, but Sir Charles Turner agreed "with

“those members of the (Sir Madhava Rao's) Committee that there is little evidence in Mr. Logan's report that rents are excessive.” I am unable to find that Sir Madhava Rao's Committee ever denied the existence of rack-renting; on the contrary in paragraph 23 of their report, they expressly refer to the evil, and Sir Charles Turner's unbelief must be ascribed to his ignorance of the district. “The simplest mode of transfer” says Mr. Moor in *Malabar Law and Custom* “is the verumpattam or bare lease in accordance with which, after deducting the bare cost of seed and cultivation, the whole of the estimated net produce is payable to the landlord. The tenant is in fact a labourer on subsistence wages though it suits his landlord to bind him by a contract. It not infrequently happens that the rent which the tenant covenants to pay is more than the land can yield, and in this case the burden of debt accumulates around him, and his position is little better than that of a slave. If he incurs his landlord's displeasure, a decree for eviction and arrears of rent follows, and his means of livelihood are gone for ever. This picture is extreme. There are other verumpattam leases in which the old custom of reserving one-third of the net produce, after deducting the cost of seed and cultivation, for the tenant is retained and the remaining two-thirds are payable to the landlord.” This passage is not the rhetorical effusion of an officer pleading for tenancy legislation. It is an extract from a text-book on Malabar Law. And it is worth noticing that out of 98 estates examined by Mr. Logan in only two were the cultivators receiving the one-third of the net produce referred to by Mr. Moore as their old customary share. I do not pretend to have made enquiries in the same detailed and elaborate scale as Mr. Logan. But I have collected some statistics of rents paid and also made enquiries of actual cultivators from which the following statements are prepared:—

Single crop lands.

Serial number.	Extent.	Assessment.	Pattam.			Money value of pattam.
			Paddy.		Money.	
			Paras.	Edangalis.		
1	41 76	83 8 0	1,910	2	....	Rs. A. P. 1,198 12 0
2	2 29	3 8 0	71	2	....	44 8 0
3	1 89	7 9 0	54	..	....	33 12 0
4	11 46	45 12 0	450	..	....	281 4 0
5	2 71	9 8 8	126	..	....	78 12 0
6	1 80	5 6 0	78	7	....	49 0 0
7	3 08	9 4 0	150	..	....	92 12 0
8	1 92	5 12 0	78	7	....	49 0 0
9	2 35	10 1 0	126	..	....	78 12 0
10	1 55	4 10 0	80	..	....	50 0 0
11	1 06	2 1 0	45	4	....	28 4 0
12	0 98	2 12 0	45	4	....	28 4 0
13	0 59	1 12 0	22	5	....	14 1 0
14	3 27	9 12 0	160	..	....	100 0 0
15	2 42	17 2 0	86	..	....	54 2 0
16	0 93	2 13 0	14	0	....	8 12 0
Total ..	82 00	222 4 0	..	..	....	2,185 15 0

Thus in this estate, which is situated in a part of the district where the wet lands are decidedly poor, the average rate of verumpattam on 82 acres of land works out at Rs. 26-10-6 per acre. The average assessment, which was calculated on the principle of setting apart one-third of the net produce for the cultivator and dividing the balance in the proportion of 60 per cent. to Government and 40 per cent. to the janmi is Rs. 2-11-4 per acre. The pattam is nearly ten times the assessment.

Double crop wet lands.

Serial number.	Extent.	Assessment.	Pattam.			Money value of gross patta.
			Paddy.		Money.	
			Paras.	Edangalis.		
	acs.	Rs. A. P.			Rs. A. P.	Rs. A. P.
1	2-7	11 7 0	262	5	8 11 5	100 12 6
2	2-4	15 0 0	202	..	8 1 6	100 9 6
3	0-26	2 2 0	80	5	6 10 6	19 11 6
4	4-21	23 0 0	550	..	11 8 10	255 2 10
5	1-24	13 12 0	225	..	5 11 5	145 6 5
6	0-55	3 2 0	68	..	1 5 0	40 11 0
7	0-26	1 8 0	26	5	0 10 6	17 2 6
8	0-22	1 8 0	26	5	0 10 6	17 2 6
9	0-60	2 15 0	85	..	..	21 14 0
10	0-43	1 4 0	10	..	..	6 4 0
11	1-57	8 12 0	150	0	0 5 6	94 1 6
12	0-29	1 15 0	19	6	..	12 6 0
13	1-28	14 4 0	300	..	5 11 5	192 2 5
14	3-20	11 12 0	360	..	6 4 0	281 4 0
15	1-40	8 12 0	200	0	4 9 2	129 9 2
16	1-77	11 1 0	225	0	2 12 8	143 7 8
17	5-47	22 8 0	325	0	..	210 0 0
18	1-24	4 2 0	60	0	..	27 8 0
19	1-20	6 1 0	111	0	..	69 6 0
Total ..	30 74	174 15 0	..	..	..	2,105 11 6

On these double crop lands therefore which are for the most part excellent wet lands in Palghat and Walavanad where the wet lands are notoriously good, the value of the pattam converted at a lenient rate works out to Rs. 68-13-6 per acre: the average assessment to Rs. 5-11-0. The rent therefore is 12 times the assessment. At current prices of paddy it is more. Similarly I have it on good authority, that on some double crop wet lands in Palghat taluk (which are leniently assessed) the usual rate of verumpattam is ten-fold or 100 paras of paddy per acre. At As. 10 per para the money value of the rent is Rs. 62-8-0 per acre against an average assessment of about Rs. 3-12-0.

Single crop lands are more leniently treated as may be seen from the first table and from the following statistics:—

Single crop lands.

Serial number.	Extent.	Assessment.	Pattam.			Money value of gross rent.
			Paddy.		Money.	
			Paras.	Edangalis.		
	acs.	Rs. A. P.				Rs. A. P.
1	1-29	4 9 0	45	..	..	28 9 0
2	0-25	3 6 0	32	..	..	20 0 0
3	0-45	1 6 0	6	..	..	3 2 0
4	1-0	3 12 0	3	3	..	2 1 0
5	0-21	0 10 0	2	..	..	1 4 0
6	0-26	1 15 0	10	..	..	6 4 0
7	0-57	1 12 0	20	..	..	12 8 0
8	0-53	2 3 0	15	..	..	9 6 0
9	2-1	7 6 0	90	4	..	57 0 0
Total ..	8-97	25 15 0	..	..	..	139 11 0

The above lands are mostly palliyals, highly single crop lands on which even a single crop is precarious. The average assessment is about Rs. 2-14-0 per acre. The pattam works out to Rs. 15-9-0.

47. The rents on the wet lands of two of the best-managed estates in the district, range from an average of Rs. 15-9-0 on highly single crop palliyals to an average of nearly Rs. 70 per acre on the best two crop lands. They vary from five to twelve times the Government assessment which is supposed to represent two-fifths of the net produce. I quite recognise that the Government

assessment does not really represent two-fifths of the net produce. In working it out, we left, at every stage of our calculations, a wide margin for error, and further, prices have risen considerably since the rates of assessment were approved by Government. Still the great disparity between these rents and the assessment indicates that the rents are high—particularly on the best double crop lands. But they are rents which have remained unchanged for a generation. I am assured that on other estates the level of rents is much higher, and my own enquiries lead me to the same conclusion. I once came across a wet land held on kanam by a Mappilla direct from the janmi. The kanam amount was trifling, and after deducting the interest, the tenant had to pay 100 paras of paddy annually to the janmi. The Cheruna who was ploughing the land assured me that the gross produce of the two crops hardly exceeded 100 paras of paddy and that the tenant got little out of the land barring the straw. Another Mappilla in the same locality cultivates a single crop wet land requiring 25 *vedippans* of seed as a sub-tenant under a kanamdar. Up to settlement his rent was 90 *vedippans* of paddy, but at settlement the assessment was increased, his rent was raised to 115 *vedippans*. In a good year he gets for himself as much as 50 *vedippans* but ordinarily the crop is hardly more than sufficient to pay the rent. The tenants however get the straw. This man complained that even in a bad year he was never allowed any remission of rent. A Nayar of the same amsom cultivates the same extent of land on verumpattam. His rent is 100 *vedippans* and the balance left to him after paying the rent does not exceed 25 *vedippans* plus the straw. The cultivation is not profitable but the Nayar continues it because the land has been long in his family. In parts of the Kurumbranad taluk I examined a number of verumpattam cultivators. All told me the same story, namely, that the pattam swallows up almost the whole of the produce less the seed and the cost of cultivation. Compare Mr. Moore's definition of verumpattam as "a lease in accordance with which, after deducting the bare cost of seed and cultivation, the whole of the estimated net produce is payable to the landlord." In two amsams of Ernad taluk, I came across rents varying from fourteen to seventeen times the seed sown. A number of Mappilla cultivators in an amsam in the same taluk, who did not know who I was and who talked freely of having petitioned the Collector without success, assured me that there was no profit in verumpattam cultivation, the rents being too high, and that the cultivators were mere coolies. Two other cultivators told me the same story in almost the same words. My note is as follows: "The cultivator gets his cooly only and that only if the makaram (second) crop is a success. Both agreed that verumpattam cultivation is no better than cooly work." The above are typical instances of what the cultivators say about their rents in almost any part of the district, and I assert without fear of contradiction that the rice lands of the district are, speaking generally, grievously and terribly rack-rented.

48. *Indebtedness*.—The tenure of the cultivators, moreover, who are mostly tenants at will, is insecure and precarious, and there is much reason to fear that most of them are in debt. This was Mr. Logan's finding thirty years ago, and with rents having risen and the increase of the assessment having in many cases been transferred to the already overburdened tenants, it is inevitable that the cultivators should have got more deeply involved. The opinion of an officer with thirty years' service in the Revenue Department is that "most of the verumpattam tenants are chronically in debt. They borrow money in Karkitagam (July—August) on their security of their crop, and this is one of the chief values of verumpattam land." It enables the tenant to borrow." Thirty years ago Mr. Logan, Mr. Wigram, Mr. Sankaran Nayar and Mr. Athol MacGregor warned Government that the cultivators of Malabar, especially the wet land cultivators, were degenerating into a state of insolvent cottierism. By force of circumstances rather than from design the warning was neglected in so far as wet lands were concerned, and Government gradually lapsed into a policy of drift. The result of this policy, there is reason to fear, is that Mr. Logan's prophecy has been fulfilled. The question now is not so much what Government ought to do as whether it is not too late for Government to do anything.

49. *Excessive renewal fees.*—The kanam and other tenures superior to verumpattam are in the majority of cases periodically renewed, and at these renewals a renewal fee must be paid by the tenant to the janmi. The origin of this custom is a matter of some dispute, but it is not really relevant to the present discussion, the point of real importance being the well-known fact that the practice has long grown into an abuse. Mr. Logan says that “the fine on renewals ought customarily never to exceed 13 per cent. or at the most 20 per cent. of the kanam amount with 5 per cent. more added for various other customary fees”. Mr. Banerji, Diwan of Cochin, in his Minute on the question of land legislation in Cochin State published in G.O. No. 9, dated the 2nd January 1914, states that in Cochin State the general rate originally was 10 per cent. of the kanam amount with an additional 3 per cent. on account of certain customary payments and that the fee was either paid in cash or deducted from the kanam amount at the option of the tenant. Rates of 10 or 13 per cent. of the kanam amount however have long been discarded. Some well-known janmis still have a fixed scale based on the kanam amount, and the Mappillas of Malappuram quoted to me with strong approval the rate charged by the Kizhakke Kovilagam, namely, 20 per cent. of the kanam amount plus a small fixed charge to cover various customary fees. But such janmis are the exception and not rule, and ordinarily the amount of the renewal fee is a matter of bargaining between janmi and tenant at each renewal. The weight of the argument of course is all on the side of the janmi, and if the tenant cannot satisfy his demands, a melchart or a suit for eviction follows. “In former times” said the late Mr. Justice Sundara Ayyar “janmis used to grant renewals on payment of a moderate renewal fee. It was generally 20 per cent. of the kanam amount advanced by the tenant and seldom exceed 30 per cent. of it. The amount now demanded by janmis for renewals is absolutely uncertain. They do not consider that the kanamdar really has any right to get a renewal. What they do when the kanam period expires is this. They deduct from the annual produce of the land the interest on the kanam amount advanced by the tenant and the rent or michavaram paid by him. They consider that the tenant received without any just right the balance of the rental during the past twelve years that he held the land as kanamdar; and they conceive that they would not be acting unfairly in demanding the whole of that balance. Many janmis demand much the larger proportion of the balance as renewal fee; and in these days they are supposed to act fairly if their demand is restricted to 50 per cent. The result is that the tenant has to pay in a lump sum 50 per cent. of the balance accruing from year to year during twelve years. Very few tenants are prudent enough to make savings out of the balance in order to meet the janmis’ demands at the time of the renewal. They live up to their full income, and they meet the expenses of marriages and other special occasions out of the rentals they get from year to year. If the janmi received a higher michavaram or rent every year instead of demanding the large portion of the tenants accumulated balance at the time of the renewal, the latter might be expected not to live beyond his real means. He would generally manage to pay up the annual rent due to the janmi. The present system is radically unsound and is injurious to the interests of the kanamdars. The result is that many kanamdars have not the means of paying the large renewal fees now demanded by the janmis. They could do so only by borrowing. The naturally consider it not wise worth while to do so, especially as they know that a similar or larger demand would be made at the next renewal. The fact that, if they give up the land, they will get proper value for their improvements naturally operates as a factor in making them hesitate to borrow for the purpose of getting a renewal. At the same time other people who have saved money by trading or in the public service or otherwise are willing to acquire some land on kanam. They calculate how much they could pay as premium to the janmi having regard to the rental accruing from the land during the twelve years that they would be entitled to hold. They know that, if at the end of that period they do not think it worth while to take a renewal by paying a fresh fee to the janmi, they could give up the land and that they would then be entitled to receive back the value for the improvements which they have to pay to the

“outgoing kanamdar as well as for those that they would be minded to make during the period of their tenure. Attachment to the land held by kanamdars for a long time, which is never less than twelve years, often makes kanamdars borrow improvidently when they ought to know that it would not pay them to do so. But they are seldom able to do so again when the next renewal comes. The result is kanam lands change hands oftener now than they used to do. Land has risen in value, and there are more people with money to invest in lands now than before. People are content to receive less from their lands even as kanamdars than before. In consequence the janmi is seldom at a loss to find fresh tenants whatever he may demand. The demands made by landlords have really led to a change in the nature of what is called the renewal fee. It used to be in reality a fee paid by the kanamdars for the renewal of his kanam and was paid out of the profits accumulated by him during his previous holding of the land. It has now become in reality an advance payment of premium. For it must be such when a new tenant comes in to take up land which the prior holder gives up. The latter being unwilling or unable to pay the renewal fee demanded, the former has to pay it. His payment is strictly of the nature of an advance payment of premium.”

The late Judge knew exactly what he was talking about for he had invested a considerable amount in land (probably on kanam tenure) in the Palghat taluk, and it is obvious that as he pointed out the incidents of the kanam tenure are essentially vicious. The kanam amount especially in South Malabar is usually small, nor as a rule is the purappad (nor net rent after the interest on the kanam amount has been deducted) large. But the renewal fees are nearly always excessive and often exorbitant, and what was originally a custom of levying a small fine or renewal has long developed, as Mr. Logan put it, into “an outrageous system of forehand renting.” The effects of the system are wholly bad. In fact it is doubtful whether any one is benefited by it except the karnavan for the time being of the janmi’s tarwad. The kanamdar if he accedes to the janmi’s demands must borrow at a high rate of interest in order to raise the amount required for the renewal fee. Naturally he shifts part of the burden on to the sub-tenant or verumpattamdar if there is one, and probably verumpattam tenants are rack-rented worse by kanamdars than by janmis. And even the janmi’s tarwad derives little benefit from the system. The bulk of its income from its kanam lands comes in the form of lump payments in money at times of renewal, and it is just these cash payments that the karnavan for the time being can apply most easily to his own purposes which as often as not are not conceived in the interests of the tarwad. The evil of excessive renewal fees, as Mr. A. MacGregor pointed out many years ago, like the melchart, has its roots in the marumakkatayam system. In G.O. No. 2374, Judicial, dated the 1st October 1894, Government decided that legislation with the object of limiting the unrestricted power of the landlords in regard to the levy of renewal fees was desirable, and the reasons which led to that decision apply with equal force to-day.

50. *Social tyranny and miscellaneous exactions.*—One does not hear so much nowadays of the social tyranny referred to in paragraphs 98—100 of Mr. Logan’s report. Public opinion has declared itself against such practices, and a wholesome fear of the criminal courts also operates as a deterrent. Still they do flourish even to this day in out-of-the-way corners of the district. There is one desam which belongs entirely to a single janmi. In this desam there is not or was not a year or two ago a single tiled house, barring three or four houses belonging to Pattar Brahmins. All the rest are thatched, and the Tahsildar of Palghat, who visited the desam under my orders reports that nobody may tile his house without the express permission of the janmi. This permission is rarely granted and then only on payment of a handsome “offering”. Another peculiarity of the desam is that no house, large or small, has the usual gate-house which is so characteristic a feature of the Nayar houses in Malabar. “It would be the height of impertinence” says the Tahsildar “entailing severe pains and penalties if any one were to attempt to put up one, and so far the will of the Nambudripad has

“been obeyed implicitly in this matter.” The penalty of disobedience, according to one victim, is denial of the services of the barber and the washerman, in other words social ostracism, and eviction. The above is probably an extreme case, but many janmis require that their permission should be sought before houses are tiled or gate-houses put up by their tenants, even though permission may be rarely refused. They are tenacious of a custom which dates back from the time when the janmi’s title connoted many rights and dignities. Irregular cesses again and miscellaneous exactions are still heard of. Tenants are expected to contribute towards the expenses of feasts and festivals in their janmi’s house. Kurikalyanams are another device for extracting money from the tenant. Recently again I came across some tenants of a well-known janmi and they told me that in addition to their rent they had to pay an annual contribution towards the expenses of a festival in the local temple. The temple is a famous one and is well endowed, but there is little guarantee nowadays that the proceeds of temple property are wholly devoted to the upkeep of the temple. Instances of such irregular contributions and exactions might be multiplied. They correspond to the *abwabs* or irregular cesses of Bengal which have been declared illegal by section 74 of the Bengal Tenancy Act. The sanction for them of course is the janmi’s unrestricted power of eviction.

51. *Summary of case for legislation.*—I may now summarize the case for legislation as I conceive it to be. Sixty per cent. of the population of the district are directly dependent upon agriculture for their livelihood, and agriculture is thus enormously the most important industry in the district. Eighty-seven per cent. of the landholding classes are tenants. The ownership of land is very largely the monopoly of a small landed aristocracy. These men do not cultivate themselves, nor do they with rare exceptions contribute towards improvement. They are mere rent receivers. The agricultural welfare of the district therefore depends entirely on the well-being of the tenants. But except for the Compensation for Tenants-Improvements Act these tenants are entirely at the mercy of the janmis. Provided that the janmi is prepared to pay or get any one else to pay for the tenant’s improvements he can evict almost at pleasure, he can screw up rents to the most extreme rack-rent, he can extort exorbitant renewal fees, and he can levy forced benevolences. The janmis moreover who exercise these powers are as a class ignorant of their lands, ignorant of their tenants and unconcerned as to their tenants’ welfare. Force of circumstances compels them to leave much power in the hands of ill-paid unscrupulous land agents, and there are other factors at work, connected with the social system of Malabar, which operate against careful prudent estate management. Speaking of the powers of a landlord uncontrolled by tenancy legislation, Mr. Llyod George says “You cannot trust human nature in any class. . . . from generation to generation with sweeping powers of that character “without there being abuse, wrong, oppression and injustice.” Mr. Logan’s report is a testimony to the truth of the remark. Since that report was written, the only change has been the passing of the Improvements Act, and I venture to think that what has been written above goes a long way to show that this legislation, important though it was, is out of all proportion to (again I quote Mr. Llyod George) “the magnitude, the depth and the complexity of the evil.” Cultivation whether of the cocoanut or of paddy is capable of much improvement in Malabar, and it is notorious that particularly in the matter of paddy cultivation the Malayali is much behind the average cultivator in South Canara. But all our efforts at reform are paralyzed at their birth. In the state of things I have endeavoured to describe, with tenure insecure and the cultivators crushed by excessive rents or exorbitant renewal fees, it is useless for us to preach improved methods of cultivation. Nor can we tackle the problem of their indebtedness by means of co-operative credit societies. Whichever way we turn, we run up against the tenancy question, and if we are to do anything to improve the condition of the cultivator, we must begin by going to the root of evil.

52. *The intermediaries.*—I have said some hard things about the janmis as a class, but I may remark parenthetically that I do not mean to imply that the cultivators are any better off when they hold under a kanamdar or other intermediary. Probably indeed the contrary is the case. Tenants are often connected with their

janmis by hereditary ties, while the kanamdar is often a professional man, a vakil's clerk or a kariyastan, who has no tie of any kind with his kanam property and regards it merely as an investment. Further, as I have already pointed out, the kanamdar frequently has paid a heavy renewal fee or a large sum for a right of entry, and he is driven to screw all he can out of the land while it remains in his possession. Mr. Logan makes this point clear in his report. He points out that kanamdars rack-rent, evict, and oppress their tenants just as much as the janmis, and one of the principles he kept steadily in view in framing his proposals for legislation was that it would not be sufficient merely to restore to the kanamdar the position which in his opinion he had formerly enjoyed. It would be necessary to go further and to protect the actual cultivator of the soil whether against the janmi or the kanamdar.

53. *Disabilities of the janmi.*—Finally it must be remembered that, under the present system, even the janmi suffers from disabilities of his own. In the case of wet lands probably he has little to complain of, but as regards garden lands and *kudiyiruppus* or house-sites, the Compensation for Tenants Improvements Act has undoubtedly made his position a difficult one. Some janmis are in embarrassed circumstances, and with most of them probably ready money is hard to get. For political reasons they have been deprived of the power to distrain for arrears of rent. They can recover arrears only by a suit for redemption and eviction, and this too is the only remedy open to them if a tenant refuses to pay renewal fees or to submit even to a reasonable enhancement of rent. A decree is probably obtained without difficulty, but the execution of that decree may involve the payment of a large sum of money, and it is the knowledge of this fact that tempts the tenants, particularly those of embarrassed janmis, to be recalcitrant. The melchart of course is one way of getting round this difficulty, but some janmis take honourable exception to this device, and even a melchart may not be of use in the case of *kudiyiruppus*. Compensation in such cases must be paid for a house and all the appurtenances thereof, and in out-of-the-way places it must be difficult to find tenants who require and are willing to pay for house-property. In cases like these, the Compensation for Tenants Improvements Act treats the janmi with something less than justice, and my conclusion is that some readjustment of the relations between landlord and tenant is necessary in Malabar in the interests of both parties. Such readjustment can be effected only by legislation.

CHAPTER VIII.

PROPOSALS FOR LEGISLATION.

54. *Is legislation practicable?*—I am next asked to report whether I consider tenancy legislation practicable, and, if so, what classes of tenants require protection and on what lines the proposed legislation should proceed. These questions must be taken together. All that I can do is to indicate on what lines in my opinion legislation might proceed and to leave it to Government to decide whether my proposals form a suitable basis for discussion. I may point out however that the tenancy problem is not special to Malabar. It has arisen in every country where the landlord tenant relation exists, and I think I am right in saying that in India nearly every Government has found it necessary to interfere, in some way or other, to adjust the balance between the two and to protect the tenants against arbitrary eviction and excessive rents. Even in Travancore and Cochin, which formed part of the ancient Kerala and where conditions are similar to those existing in Malabar, legislation of this kind has been found necessary. There is no reason to suppose that the tenants are less in need of protection or have less right to protection in Malabar than elsewhere, and there is no reason why in Malabar a mere Compensation for Tenants* Improvements Act should secure to the tenant adequate fixity of tenure and adequate protection against unfair rents. Experience in other countries—the Irish Landlord and Tenant Act of 1870 is a case in point—*has shown that mere compensation for improvements or disturbance does not sufficiently protect the tenant, and the preced-

* See Field pages 311-313.

ing chapters of this report establish, I think, the same conclusion as regards Malabar. And further I am unable to see any reason why comprehensive tenancy legislation should be more impracticable in Malabar than it has been found to be in other countries. It is true that the problem is specially difficult in Malabar. But the special difficulty is not due to the fact that tenures are specially complicated in Malabar. They are not so complicated, I imagine, as those of Bengal. Nor to the fact that the rights of the janmis in Malabar are specially sacrosanct. No doubt the janmis would have us believe that they are janmis by the grace of the God Parasurama, and that it is sacrilege to infringe their rights. But we need not take such pretensions seriously, and it is enough if we admit that in Malabar the sentiment of ownership is specially strong. The truth is that the problem is specially difficult in Malabar merely because it has remained unsolved so long. Tenancy legislation would have been easy in the middle of the last century, when the old customary relations between landlord and tenant remained substantially undisturbed. It is difficult now because for many years these relations have been in process of disintegration till hardly a vestige of them now remains, because a new class of vested landlord interests has grown up, and because the inevitable effect of the partial legislation in respect of improvements has been to embitter the relations between landlord and tenant. For this reason it is quite impossible, in any fresh tenancy legislation that may be undertaken in respect of Malabar, to avoid some disturbance of existing relations, but I venture to predicate that such disturbance ought to be as little as is consistent with the fundamental objects of tenancy legislation everywhere—namely fixity of tenure and fair rents for the tenants. The janmis of Malabar are a political force on the side of Government, and personally, though I consider some curtailment of their rights and privileges essential, I deprecate any measure which might have the effect of destroying their power and influence.

55. In this connection I venture to invite attention to the striking parallel drawn between the tenancy problems in Ireland and Bengal by Mr. Field in paragraphs 470 and 471 of this book on *Landholding and relations of the landlord and tenant*, to which I have already made frequent reference in this report. Much of the passage applies almost equally well to Malabar. Both into Ireland and into Bengal "a system was introduced which did not accord with the traditions of the past or the progress of the present; and in both centuries landlords created by foreign power were maintained in their position by abnormal legislation." In Malabar there has been no abnormal legislation, but as has been pointed out in chapter II of this report, fifty years of British rule, British courts and British ideas of property revolutionized the land system of Malabar in the first half of 19th century. The old customary relations between landlord and tenant were undermined; the landlord became invested with powers which, though he may have possessed them in theory he had not exercised in practice; and freedom of contract supplanted custom as the principle governing the relations between landlord and tenant. In Malabar, as in Ireland and Bengal, "the land was reclaimed and brought under cultivation not by the exertion and expenditure of the landlord class but by the labour of the peasantry." In all three countries, "the tenant's house is built and the stock is supplied at the expense of not of the landlord but of the tenant." There is no capitalist farming in Bengal and there was little in Ireland. The same may be said of Malabar. Absentee landlords were numerous in Ireland, "and the tenants were left to the agent." In Bengal *ryots* are in the hands of "the *amlah*." Compare what I have said in paragraph 43 above of the nature of the janmis' estates and the powers of the *kariyastans*. In all three countries manufactures are few, and the great bulk of the population is dependent on agriculture. In all three there is or has been land hunger due to increasing population, and in all three there has been agrarian crime. In Ireland and in Bengal the remedy has been sought in legislation, and there is no other remedy open to us in Malabar. The two great problems which the Irish Land Law Act of 1881 and the Bengal Tenancy Act of 1885 set out to solve are the same that confront us in Malabar. They are thus stated by Mr. Field:—"(i) to define the class which shall be protected, of which it shall be predicated that no member of it may be evicted as long as he pays the rent demandable from him; (ii) to provide for the determination of the rent which shall be

“demandable.” Both in Ireland and in Bengal, the tenancy legislation was designed to remedy the mistake that had been made in fixing in the two countries a system of land law which had grown up in exceptional circumstances in England, and in both countries the starting point of legislation was the recognition of the fact that a mistake had been made, that tenancy based on contract is an incongruity and an impossibility where both parties do not meet on equal terms, and that the relation of landlord and tenant must be settled upon some other basis. The starting point is the same in Malabar, but, as Mr. Field says, in retracing our steps, justice requires that we should be considerate of the interests of those who have shared our mistake. The existing land system of Malabar is the result of more than a century of British rule. Large sums of money have been invested on the faith of the state of things which has developed under our protection, and Government themselves have sold the janmam rights of large areas of escheat land. It is clear therefore that we must be considerate of the janmis. As in the Irish legislation of 1881 therefore we must go by the custom of the country, we must recognize the actual condition of things, and we should aim at the least possible disturbance of existing relations.

56. Before developing my proposals for legislation, I have one other preliminary remark to make. I desire to make my own position plain. I have decided that all I can do at the present stage is to suggest the broad lines on which legislation might proceed. Apart from the fact that I have not been trained in drafting, I am clearly of opinion that at the present stage it is premature and would be a mere waste of time to attempt to draft a Malabar Tenancy Bill. At every turn, whatever be the subject one is dealing with, whether it be the classes of tenants that should be protected, or the precise incidents of occupancy right, one is met by the most controversial points. I propose to offer suggestions on these points, and for the sake of clearness, to throw some of my suggestions into the form of draft clauses of a Bill. But I do not set much store by the details of my suggestions, and the suggestions are offered merely in the hope that they will form a suitable basis of discussion. All this part of the report is written on the assumption that even if Government decide that legislation is necessary they will merely make up their minds as to the broad lines on which legislation should proceed and that they will not attempt to fill in details without giving those interested, whether janmis or tenants, the fullest opportunity of representing their views. Probably indeed some sort of Commission will be necessary, on which janmis, kanamdars and if possible cultivating tenants are represented.

57. *What classes of tenants require protection? Previous proposals.*—With these preliminary remarks I turn to the vexed question what classes of tenants require protection in Malabar. As we have seen, the object of Sir Madhava Rao's Commission of 1884 was to restore to the representatives of the ancient *kudian* the rights and privileges of which, in the Commission's opinion, they had been deprived since the inception of British rule, and with this end in view, they proposed to confer occupancy rights on—

- (a) any tenant who had held the same land for thirty years;
- (b) any tenant who had held land reclaimed by himself for fifteen years;
- (c) any customary tenant, a tenant, that is, of land which had always been held on kanam or some higher tenure, who was in possession of land which for thirty years had been held on customary tenure; and
- (d) any tenant who purchased occupancy right from his janmi.

The Commission, that is, made no distinction between cultivating and non-cultivating tenants; between the actual cultivator of the soil and a mere middleman between that cultivator and the janmi. Mr. Logan dissented from the findings of the majority of the Commission. He thought it was too late to attempt to restore the kanamdar as such to his ancient position, and he proposed legislation to regulate the relations between the actual cultivator and his landlord. He defined a “small holding” as the property of a single landlord not exceeding in extent twenty-five acres in the case of wet or dry crop land and five acres of garden land, and he proposed that the cultivator of such small holdings should be invested with certain rights, the most important being (a) the right to permanency of tenure, (b) the

holder. It will be seen that the Act describes rather than defines the difference between the two classes, the reason being that it was thought by the Select Committee that "any attempt to frame a rigid definition of either class would tend "to create rather than to remove difficulties." It has also been held by the Calcutta High Court that "the only test of a ryot's interest which can be applied in "the present state of the law is to see in what condition the land was when the "tenancy was created. If the ryots were already in possession of the land and "the interest created was a right not to actual physical possession of the land "but to collect rents from those ryots, that is not a ryoti interest. If, on the other hand, the land was jungle or uncultivated or unoccupied, and the tenant "was let into physical possession of the land that would be a ryot's interest; and "the nature of his interest so created would not, according to a number of decisions of the court, be altered by the subsequent fact of the tenant subletting "to under-tenants.*" In Malabar I am doubtful whether we should adopt these definitions as they stand. It would lead to complications if we required a court, in deciding whether an interest was ryoti or that of a tenure holder, to go back to the origin of the tenancy and to see in what condition the land was when the tenancy was created, and in the interests of simplicity I think that it would be better if any legislation that may be undertaken were undertaken with reference to things as they are now. I suggest therefore the following definitions of "tenure holder" and "ryot":—

"A 'tenure holder' means a person who at the commencement of the Act possess under a janmi or hereafter obtains from a janmi or from another tenure holder a right to hold land for the purpose of collecting rents or of bringing it under cultivation by establishing tenants upon it and includes also the successors in interest of such persons.

"A 'ryot' means a person who at the commencement of this Act holds or hereafter acquires a right to hold land for the purpose of cultivating it by himself or by members of his family or by hired servants and includes also the successors in interest of such persons.

"A person shall not be deemed to be a ryot unless he holds land either immediately under a janmi or immediately under a tenure holder."

It may be noted, however, that even these definitions may require modification. If these proposals are accepted by Government and published for criticism, the result of the words "at the commencement of the Act" would probably be a rush of litigation to evict tenants, and probably it would be wiser to substitute for these words some definite date, the date for instance on which the proposals are first made known to the public.

I do not think it necessary to fix a limit of area for a ryot's tenancy. Mr. Logan, as has been seen, confined his proposals to cultivators of small holdings and defined small holdings as holdings not exceeding 25 acres in extent in the case of wet or dry lands and 5 acres in the case of garden lands, and Sir Charles Turner had the same idea. But I am not in favour of any limit of area, at any rate at present. Any law that may be framed must be more or less tentative and experimental. It is impossible to forecast every result that it may have, and it is certain to require amendment in the light of experience gained. Nor, having regard to the definitions proposed for "tenure holder" and "ryot", do I think it necessary to insert any provision corresponding to section 5 (5) of the Bengal Tenancy Act to the effect that when the area held by a tenant exceeds a certain figure, the tenant shall be presumed to be a tenure holder until the contrary is proved.

Tenure holders.

63. *Tenure holders.*—Now as regards tenure holders, who *ex hypothesi* are non-cultivating tenants, the first question for decision is whether any classes of them should be granted further protection than is already afforded them by the Compensation for Tenants' Improvements Act. In paragraph 7 of my report, I have referred to certain forms of permanent lease. Most leases of this kind were granted long ago, and the majority of the persons who possessed them would fall

* See commentary on section 5, Kämpini's Bengal Tenancy Act, 4th edition.

within the definition of tenure holder. The Cochin Regulation deliberately excludes them on the ground that the customary laws relating to such tenures are well defined. But if comprehensive tenancy legislation is contemplated in Malabar, they should be included in it for the sake of completeness.

Then there is another class of tenure holders whose interests require special consideration. There are many Nayar families who from time immemorial have depended on their kanam lands just as the janmi has depended on his janmam lands. Where they have been long in possession of their lands they are in just as close touch with their tenants as the janmis, and they look upon their holdings as ancestral property. In Cochin, according to the report of the landlord and tenant commission, ancestral kanam tenures of this kind are common. In Malabar probably they are not so numerous, but where they do exist, I think that they deserve protection.

I would divide tenure holders into three classes therefore, namely:—

- (a) Perpetual tenure holders.
- (b) Permanent tenure holders.
- (c) Temporary tenure holders.

64. *Perpetual tenure holders.*—I suggest the following definition of perpetual tenure holder:—

“When a holding or part of a holding is held by a tenure holder immediately under a janmi on *anubhavan, adima, kudima, karaima* or other tenure of a similar nature such holding or part of a holding shall be deemed to be held on perpetual tenure.”

I may mention that I would define “holding” as a parcel or parcels of land held under one lease or engagement. It is quite possible however that a tenant of a holding so defined might be a tenure holder of part of his holding and a ryot of the rest, and therefore it would be necessary to provide machinery to enable the tenant to apply to have the parts in respect of which his interests were different treated as separate holdings.

Now tenure holders require protection in respect of (a) renewal fees, (b) enhancement of rents and (c) ejectment, and their rights as regards alienation should also be made clear. But as it is, the position of these perpetual tenure holders is already fairly strong in these matters, though, as will be seen from paragraph 7 of this report, it is rather doubtful how far their interests can be alienated. I think therefore that we can safely leave the civil courts a large discretion in interpreting the rights of these tenure holders in accordance with local custom and the conditions of the contract under which the tenure is held. I suggest therefore that the matters mentioned above might be suitably dealt with by clauses drafted on the following lines:—

“(1) *Renewal.*—Subject to local custom and to the conditions of the contract under which the tenure is held, the tenure of a perpetual tenure holder shall not be liable to renewal.

“(2) *Enhancement of rent.*—The rent of a perpetual tenure holder shall not be liable to enhancement except on proof that the janmi under whom such tenure is held is entitled to enhance the rent thereof neither by local custom or by the conditions of the contract under which the tenure is held.

“(3) *Ejectment.*—A holder of perpetual tenure shall not be ejected by his janmi except in the execution of a decree for ejectment, and no court shall pass a decree for ejectment of a perpetual tenure holder except on proof that the tenure holder has broken a condition on breach of which he is under the terms of his contract with the janmi liable to eviction.

“Provided that if the contract is made after the commencement of this Act the condition is consistent with the terms of this Act.

“(4) *Alienability.*—Every perpetual tenure shall be capable of being transferred or bequeathed in the same manner and to the same extent as other immovable property.

“Provided that nothing in this Act shall confer a right to transfer or bequeath a service tenure which before the commencement of this Act was not capable of being transferred or bequeathed.”

A clause should also be inserted in the Bill to the effect that when the rent of a perpetual tenure holder is liable to enhancement or the tenure liable to periodical renewal, the provisions of the Bill governing these two matters in respect of permanent tenure holders should apply.

65. *Permanent tenure holders.*—The subject of permanent tenure holders is far more difficult. The first question for decision is what period of continuous holding should be held to justify the grant of occupancy rights to the tenure holder, but for the moment this question is hardly one of practical importance. Obviously it is a question on which public opinion must be widely consulted and in respect of which full consideration must be paid to the views both of janmis and kanamdars, and for the present it will be enough merely to suggest a term which may serve as a basis for discussion. The Cochin Regulation fixes thirty years' uninterrupted possession as the minimum justifying the accrual of occupancy rights, but in Malabar I consider the period too short. Some arbitrary period must be fixed, and I would suggest a minimum of forty years. This period would take us back to 1875 when evictions were becoming numerous, but I think that it may be fairly assumed that tenure holders who have been in possession of their holdings for forty years have held them for a very much longer period, and that occupancy rights may fairly and safely be conferred upon them. Provisionally therefore I would define a permanent tenure holder as follows:—

“When a holding or part of a holding has been held continuously by a tenure holder or by his predecessor in interest for a period of forty years, such holding or part of a holding shall be deemed to be held on permanent tenure.”

66. *Renewal.*—The question of renewals and renewal fees is also a difficult one. It may be regarded as certain that the great majority of tenure holders will be found to hold either on kanam or on otti right. The kanam is usually treated as a usufructuary mortgage for twelve years, but the parties are at liberty to contract that it should last for longer or shorter periods. As stated in paragraph 6 of this report, Sir Charles Turner states that the ottidar pays no renewal fees but later authorities hold that precisely the same incidents attach to the otti as to the kanam with this difference that the ottidar in addition has the right of pre-emption if the janmi desires to sell. It may be left to the courts to decide whether the tenure of any particular permanent tenure holder is by custom or according to legal decisions liable to renewal, but subject to this remark I think that if occupancy rights are conferred upon permanent tenure holders the tenures should be renewed every twelve years. I would deal with the question of renewals therefore by a clause as below:—

“Where by the custom of the country the tenure of a permanent tenure holder is liable to periodical renewal, such tenure shall be renewed at intervals of twelve years dating from the expiry of the contract in force at the commencement of this Act.”

67. *Renewal fees.*—Renewal fees must of course be limited, but here again the question of the exact limit to be imposed is very contentious, and any settlement that may be arrived at will necessarily be in the nature of a compromise between the conflicting views of janmis and kanamdars. From paragraph 49 of this report will be seen that originally the renewal fee did not exceed 13 per cent of the kanam amount, but this rate has long been discarded. Sir Madhava Rao's Commission proposed to limit it to one year's net produce less the land revenue, but it would be much better if possible to prescribe a definite proportion of the kanam amount. The provisions of the Cochin Regulation in this behalf are, in my opinion, a suitable model to follow. The renewal fees are fixed at 27½ per cent of the kanam amount plus 15 per cent of the puramkudam, unless the puramkudam bears the same rate of interest as the kanam in which case the renewal fee is 27½ per cent of both kanam and puramkudam. These rates are inclusive of all customary fees collected at the time of renewal, except that the tenant has to pay an additional As. 8 for each document renewed. The main thing from the tenure holder's point of view is that the principal of a definite limitation of the amount of renewal fees should be accepted. The exact limit to be imposed is less important

and may be well left for future decision. In the meantime, I suggest provisionally a clause on the following line:—

“At such renewals, the renewal fee payable to landlord shall not exceed $27\frac{1}{2}$ per cent of the kanam advance or other fine or premium paid on entry plus 15 per cent of the puramkudam or further advance (if any) made to the landlord.

“The renewal fee so payable shall be inclusive of all customary or incidental fees under whatever name collected at the time of renewal.”

It may be objected that the above clause will work unfairly in that kanam advances vary according to locality and the idiosyncracies of the janmi. It might be advisable therefore to prescribe that renewal fee should be calculated as above or in the alternative should be equivalent to one year's net produce of the holding—whichever method gives the more moderate result being adopted.

68. *Enhancement of rent.*—“Fixity of Tenure”, says the report of the Bessborough Commission, “without fair rent is an absurdity”*, but nothing is more difficult than to suggest the principles on which the fair rents should be fixed and to devise the methods and the machinery by which they should be settled. Naturally the custom of the country should be followed as far as possible. In the case of wet lands, the old method of calculating the rent is well known. The amount of seed required for every *nilam* or wet land is known as also is the capacity of the soil. Take a field, therefore, which requires 15 paras of seed and the estimated yield of which is seven-fold. The gross produce is 105 paras. From this gross produce, a deduction of 15 paras is made for the seed and 15 paras for cultivation expenses, and the balance 75 paras is available for division. Formerly, as appears from the agreement arrived at by Mr. Richards with “the principal Malabar Rajas, head Namburis and Mookiastans in each district” and embodied in Mr. Warden's proclamation of 21st July 1805 (see Mr. Logan's report, volmue II, page 232), one-third of the balance so arrived at was allotted as *koroolabhom* (or plough profit) to the kudian, and the residue of pattam was reserved for division between Sirkar and the janmi in the proportion of six-tenths to former and four-tenths to the latter. This method was the theoretical basis for the land revenue assessments on the wet lands in Malabar, though, as I have shown in paragraphs 46 and 47 above, in practice our assessments did not even approach the proportion to which theoretically we were entitled. As a matter of fact, however, the above method is rarely followed at the present time. The cultivator's share has been more and more encroached upon, and in *Malabar Law and Custom*, though it is admitted that there are *verumpattam* leases in which the old custom of reserving one-third of the net produce, after deducting the cost of seed and cultivation, for the tenant is retained, the remaining two-thirds being payable to the landlord, a *verumpattam* lease is defined as a lease, in accordance with which, after deducting the bare cost of seed and cultivation, the whole of the estimated net produce is payable to the landlord. In the case taken above, therefore, the maximum *verumpattam* or landlord's share would be 75 paras of paddy and the minimum 50. The *kanapattam* or share payable by the kanamdar to the landlord is put at $37\frac{1}{2}$ paras or half the gross produce less the cost of seed and cultivation. From the *kanapattam* the interest on the kanam advance is deducted, and the balance is the *mischavaram* or net rent payable to the landlord. Complaints are sometimes heard as to the rate of interest allowed by the landlord, but obviously the most important factor in the calculation is the estimate of the seed capacity and yield. Such estimates used to be conventional and probably were under-stated, but in recent years, especially since the settlement, the estimates have been raised in many estates. At any rate the conclusion may legitimately be drawn that, in the case of wet lands, the rents derived from the janmis from their kanam lands are full, possibly too full. It is, however, not possible, I think, to reduce them generally, and the only workable plan appears to be start from the presumption that the rents now paid are fair and equitable, but to provide for enhancement and reduction, the latter only on certain specified grounds.

* Field Landholding, page 323.

As regards garden lands, however, the case is different. The old rule indeed is more severe to the tenant, since it appears from Mr. Warden's proclamation and from Major Walker's report that one-third of the gross produce was deemed sufficient for the kudian and that the remaining two-thirds were considered the landlord's share. But, for reasons already explained, the pressure of the rent on garden lands is less than on wet lands, and the landlord is frequently content with almost a nominal rent on them and depends for his profit from them on exorbitant renewal fees. Even more is this the case in respect of *kudiyiruppus* or occupied dry lands as they are called in Malabar revenue parlance; while from "unoccupied dry" lands also the janmi usually gets little rent. Starting then from rents as they are now, I would draft on the lines below. I may mention that it seems advisable to adopt the revenue terms "wet", "garden", "occupied dry" and "unoccupied dry".

"A. (1) Subject to any contract between the parties, a landlord may, at the time of periodical renewal, enhance the rent of a permanent tenure holder, by agreement with tenure holder, without limit of amount.

"(2) If no agreement can be arrived at with the permanent tenure holder, the landlord may institute a suit before the Collector for enhancement of rent.

"(3) In any suit instituted in this clause, the Collector may enhance the rent of the tenure holder—

"(a) in the case of wet and unoccupied dry lands, up to the limit of the customary rate payable by persons holding on similar tenure, in the amsam or neighbouring amsams, lands of similar description and quality with similar advantages, or if there is no customary rate up to such limits as may seem fair and equitable; and

"(b) in the case of garden and unoccupied dry lands up to such limits as may seem fair and equitable.

"Provided that the rent payable by the tenure holder shall not be enhanced so as to exceed—

"(a) one-third of the net produce (defined as the gross produce less the seed and the cost of cultivation) in the case of wet lands or one-half of the rent received by the tenure holder, whichever is greater,

"(b) one-half of the average net produce or rent received by the tenure holder in the case of unoccupied dry lands, and

"(c) one-third of the gross produce in the case of garden and occupied dry lands.

"B. The Collector may, if he thinks that an immediate increase of rent would produce hardship, direct that the enhancement shall be gradual, that is to say, that the rent shall increase yearly by degrees for any number of years not exceeding five until the limit of enhancement allowed has been reached.

"C. When the rent has been enhanced by order of the Collector under the provisions of this clause, no further enhancement shall be allowed until the second renewal after the date of the Collector's order.

"Provided that when the rent is payable in money, the landlord may, at the first renewal after the date of the said order, institute a suit before the Collector for enhancement of rent on the ground that during the currency of the existing rent there has been a rise in the average local prices of the staple products of the holding.

"Provided also that no enhancement under this clause shall raise the rent by more than two annas in the rupee.

"D. A permanent tenure holder may at any time institute a suit before the Collector for reduction of rent on one or more of the following grounds, namely:—

"(a) that without fault on his part the area of his holding has materially been diminished; or

"(b) that without fault on his part the soil of the holding has become permanently deteriorated by a deposit of sand or other specific cause sudden or gradual; or

"(c) that without fault or neglect on his part the number of productive trees in the holding has materially diminished.

"E. A permanent tenure holder may, at the time of periodical renewal, institute a suit before the Collector for reduction of rent—

"(a) On the ground that the rate of interest payable by the landlord on the *kanam* advance is less than the customary rent payable on similar advances in the vicinity or

"(b) If his rent is payable wholly or partly in money, on the ground that during the currency of the existing rent there has been a fall in the average local prices of the staple products of the holding.

"In any suit instituted under this clause, the Collector may enhance the rate of interest to such extent or may direct such reduction of rent as he thinks fair and equitable, or he may both enhance the rate of interest and reduce the rent.

"Provided that when the rate of interest has been enhanced under this clause no further enhancement shall be allowed till the second renewal after the date of the Collector's order.

"F. In suits instituted under clauses C, D and E, the Collector shall pass such orders as seem fair and equitable."

69. The above suggestions are intended to indicate the principles which, I think, ought to be observed in dealing with enhancement of rent. The first is that we should start from the presumption that existing rents are fair and equitable. The second is that, though the custom of the country should be stated for the guidance of the court in fixing rents, a large measure of discretion should be left to the court. "The law for the enhancement of rent in Bengal", says Mr. Field referring apparently to Act X of 1859, "broke down because the courts were forced to expect and require exact evidence upon too many details and give precise reasons for deciding. The nature of the subject does not admit of this precision." The intention is that, as in the Irish Land Law Act of 1881, the court, while bearing the custom of the country in mind, will hear the parties and determine what a fair and equitable rent is "having regard to the interest of landlord and tenant respectively and considering all the circumstances of the case, holding and district*." Reduction of rent is allowed only on certain well defined grounds. Provision is also made for enhancement of rent. When the party can come to an agreement, no limit is prescribed, the theory being that if the tenure holder is given occupancy rights, the parties will bargain on more or less equal terms. If no agreement is possible, the janmi must proceed by suit in a revenue court, but proviso (a) to clause A (3) will operate to prevent much enhancement of rent in the case of wet lands unless the existing rent is abnormally low. If the rent is abnormally low, the janmi will protest that he is not permitted to enhance up to the limit that is now usual, namely, one-half of the maximum verumpattam or the gross produce less the cost of seed and cultivation. On the other hand he will benefit largely by the provisions of proviso (c) to the same clause. The tenure holder will object that while his rents are garden lands are being increased, he is given no relief in respect of wet lands, but at any rate once his rent has been enhanced he is protracted from further enhancement except on ground of rise of prices for a period which may extend to nearly twenty-four years. The suggestions are then in the nature of a compromise. It will be objected that the proposals are too complicated, that the Collector will be inundated with suits and that it will be next to impossible for the Collector to determine the net produce of wet lands and the gross produce of gardens. Such objections are of course to some extent well founded, but they are inseparable from any proposal to fix any fair rents. But, as a matter of fact, it is not so very difficult to arrive at an approximate estimate of the produce of lands whether wet or dry in Malabar: it is done constantly when we acquire lands for public purposes, and once the first rush of valuation is over, it will not occur again for nearly a generation.

70. *Ejectment*.—As has been noted in paragraph 11 above, the four specific reasons which have always been recognized in Malabar as justifying eviction are fraudulent conduct derogating from a janmi's title, wilful waste, persistent default in payment of rent and other dues, and refusal to accept renewal by payment of the customary fees, but it has also been held that a kanam demise is liable to forfeiture for two other reasons, namely, the death of the grantor, if he be a Raja, and refusal to make further advances to the janmi during the currency of the demise.† Now, *ex hypothesi*, a permanent tenure holder is a non-cultivating tenant, and wilful waste may therefore be left out of consideration. The custom that a lease granted by a Raja is liable to forfeiture on the death of that Raja is a thoroughly bad one, and should not be recognized in any Tenancy law. Rajas frequently attain their stanams very late in life, and the effect of the rule is the tenure of a

* Field, page 335.

† Malabar Law and Custom, page 214.

lessee in a stanam estate is grievously insecure. It would be against public policy to include this rule as a ground of ejectment in the Bill; and I would place permanent tenure holders under Rajas in precisely the same position as permanent tenure holders under other janmis. Nor do I think that the rule that a kanamdar must meet his janmi's demands for loans on pain of forfeiture compatible with permanent tenure. The matter is one which should be left to negotiation between the parties, and I would not make refusal to make further advances a ground for ejectment. Nor again would it be advisable to render permanent tenure holders liable to ejectment for arrears of rent or refusal to pay renewal fees unless they were, at the same time, declared ineligible for compensation for improvements on such ejectment. Otherwise they might take their stand on their claim for compensation and defy the janmi, as is sometimes done at present. On the other hand I am not in favour of allowing them to be ejected without claim for compensation for improvements, and I think that the most suitable course is to provide for the sale of the tenure for arrears of rent or refusal to pay renewal fees. On the whole therefore I would allow ejectment only in the execution of a decree for wilful and persistent denial of the landlord's title, and on such ejectment I consider that the tenure holder ought to be deprived of all claims for compensation for improvements. Thus:—

“A holder of a permanent tenure shall not be ejected by his landlord, except in the execution of a decree for ejectment, and no court shall pass a decree for the ejectment of a permanent tenure holder, except on the ground that wilfully and persistently, and not by reason of a mistake of fact or law, he denies his landlord's title.

“A holder of a permanent tenure shall not be liable to ejectment for arrears of rent or for non-payment of renewal fees, but his tenure shall be liable to sale in execution of a decree for the rent or renewal fees in respect thereof, and such rent or renewal fees shall be a first charge thereon.”

71. *Alienation.*—It is usual in Tenancy Acts to place severe restrictions on the tenant's right to sublet or to sell his holding. But in Malabar “the right of “the kanam tenant to assign absolutely or by sub-mortgage his interest in the land “has always been recognized.”* A rider is added that “in the case of an absolute “assignment, it is usual for a mortgagee to address an enak or notice to the “mortgagor”, but it is not stated that the mortgagor has any right of veto on the transaction. The assignee would naturally take over all liabilities for arrears of rent and other dues, and the tenure would remain liable to sale for such arrears. The landlord's interests are thus safeguarded. The question is one, however, on which the advice of those more conversant with Malabar Law than myself is necessary, and for the present I would suggest a clause as below:—

“Subject to local custom, every permanent tenure shall be capable of being transferred or bequeathed in the same manner and to the same extent as other immovable property.”

72. *Temporary tenure holders.*—Temporary tenure holders do not call for many remarks, since they will not be much affected by any legislation that may be undertaken. Their rights of alienation which are precisely the same as those of perpetual and permanent tenure holders should, however, be made plain in the proposed Bill, and subject to the remarks below they should also retain unimpaired their right to compensation for improvements on eviction. I have, however, two important suggestions to make in respect of these tenure holders. In the first place, I invite attention to paragraph 45 of this report in which I referred to the fact that, though, in the absence of specific agreement to the contrary, a kanam demise enures for twelve years, this rule is no longer any protection for the tenant since the janmis now insert in their demises a clause requiring surrender on demand, and validity of a clause of this kind has been upheld by the High Court. The successive stages by which the High Court arrived at this decision are described in Moore's *Malabar Law and Custom*†. At first the High Court held in S.A. No. 747 of 1885 that some special exigency must be proved to justify a janmi in terminating a demise before the expiry of the period mentioned in the demise. In *Vaden Kunnath Bappoo v. Kayanta Ahatt Ayissa*.

* *Malabar Law and Customs*, page 244.

† 3rd edition, pages 227 et seq.

(S.A. 1665 of 1898), however, they upheld the validity of a stipulation to the effect that if the janmi needed the paramba the tenant should surrender on demand, and I understand that in I.L.R., XXVI Madras, 727 *et seq.* this ruling has been reaffirmed. Apparently it is now settled law that if a demise contains a stipulation to the effect that the property should be surrendered whenever the janmi has need of it and demands it, the court must enforce that stipulation without requiring the janmi to prove the circumstances which make it necessary that he should recover possession. The insertion of this clause in kanam demises is a recent innovation, as *Malabar Law and Custom* points out, and it is decidedly objectionable. It introduces an element of uncertainty into the limited tenure which the ordinary kanamdar enjoys, and, on grounds of public policy, I am decidedly of opinion that clauses of this kind should be declared illegal. A case indeed might be made out for adopting the twelve years' rule, referred to in paragraph 13 above, as the statutory term for temporary tenures, but in the case of non-cultivating tenants, I do not see sufficient reason to make a recommendation to this effect. Landlord and tenant may be left to settle between themselves the period of the demise, but once the kanam advance has been paid and the tenure entered upon, that tenure should subsist for the period agreed upon, and the landlord should be debarred from demanding surrender at any time on demand. I should like to see therefore some provision to the effect that—

“the tenure of a temporary tenure-holder shall subsist for such definite term of years as may be agreed upon between the landlord and tenure-holder, and, subject to the provisions of this Act, a temporary tenure-holder shall not be liable to ejection before the expiration of the time specified in a lease or engagement under which he holds.”

73. Secondly I should like to devise some means of removing the disability of the janmi pointed out in paragraph 53 of this report. When on the expiry of a demise the landlord is unwilling to renew, it is quite right that he should be required to pay the value of the tenure-holder's improvements and in accordance with the provisions of the Compensation for Tenants' Improvements Act before he can oust the tenure-holder and recover possession of the land. But when he is willing to renew at a reasonable rate of rent and on receipt of a renewal fee, I do not think that it should be open to the tenure-holder to refuse and to demand that he should receive back his kanam advance *plus* the value of his improvements. In such cases I would allow the landlord to sue for a decree for the sale of the tenure. A reasonable renewal fee would naturally be defined as in paragraph 67 above. A reasonable rent is more difficult but it might tentatively be defined as the existing rent modified in accordance with the rise or fall of the prices of the staple produces of the holding during the currency of the expiring lease or it might be left to the court to decide whether the rent demanded by a landlord is fair and equitable.

Ryots.

74. *Ryots.*—Ryots or cultivating tenants are a much more important class than tenure-holders, and if Government decide on tenancy legislation in Malabar, the most important question to be settled will be whether any, and, if so, what classes of ryots should be granted occupancy rights. The Bengal Tenancy Act distinguishes four classes of ryots, namely—

- (1) ryots holding at a rent or rate of rent fixed in perpetuity,
- (2) settled ryots,
- (3) occupancy ryots, and
- (4) non-occupancy ryots.

The first class comprises ryots who hold at a rent or a rate of rent which has not been changed since the permanent settlement. There is no corresponding class in Malabar. There may be persons falling within the definition of ryot proposed in paragraph 62 above who hold on the perpetual leases mentioned in paragraph 7 of this report. If so, it may be necessary to distinguish these persons by the name of perpetual ryots and definitely to provide for them in the Bill. But the point is one that well may be left for future decision, and I pass on to the distinction drawn by the Bengal Act between “settled” and “occupancy” ryots. Act X of 1859 had declared that every ryot who had cultivated or held land (other than a proprietor's private land) for twelve years had a right of occupancy in that

land so long as he paid the rent, but the accrual of occupancy rights could be barred by written contract. This provision of the law led to controversy as to whether rights of occupancy had been conferred on the right class. On the one side it was argued that the immemorial custom of the country gave rights of occupancy to all resident ryots of the village and that Act X of 1859 was a serious infringement of the customary rights of such resident ryots. On the other hand it was contended that the effect of the twelve years' rule was to confer occupancy rights on a large class who were previously mere tenants at will. The controversy was set at rest by a decision of the High Court that Act X of 1859 was not an exhaustive statement of the rights of tenants, and that claims to occupancy rights founded on their accrual by custom might be maintained. It was found however that the effect of the rule was that landlords constantly shifted their tenants or changed the lands of their holdings before the expiry of twelve years in order to prevent the accrual of occupancy rights, and, in order to meet this difficulty, a great change in rent law was made by Act VIII of 1885. The *Khudkasht* or resident ryot of the old regulations and of the controversy just referred to was rehabilitated, and the "settled ryot" was created. Every person, who, for twelve years, has continuously held land as a ryot in any village becomes, at the end of that period, a settled ryot of the village. A person is deemed for the purpose of the definition to have held as a ryot any land held as a ryot by a person whose heir he is. Every settled ryot of a village has a right of occupancy in all land for the time being held by him as a ryot in that village. A right of occupancy may, in some cases, be acquired by purchase, but the purchaser of a right of occupancy does not thereby acquire the status of a settled ryot. A man can become a settled ryot of a village only by holding land as a ryot in his village for twelve continuous years. A holder of occupancy rights who is not a settled ryot of the village merely has occupancy rights in the holding which he has acquired by purchase. If he takes up other lands for cultivation, he will not obtain occupancy rights in them until he has held lands in the village as a ryot for twelve continuous years. A settled ryot on the other hand obtains a right of occupancy directly he takes up any fresh lands. This however is the only distinction between a settled ryot and an occupancy ryot. The incidents of occupancy right are the same in both cases.

The Madras Estates Land Act goes even further, but I will refer to this Act later. With this exception, other provinces in India have not gone so far as Bengal. The Punjab Tenancy Act confers occupancy rights on certain classes of tenants, but expressly states that "no tenant shall acquire a right of occupancy "by mere lapse of time." In the United Provinces, by Act III of 1901, occupancy rights are conferred, subject to certain limitations, on tenants who have cultivated the same land continuously for a period of twelve years, the right extending only to such land. The twelve years rule is also adopted in the Central Provinces Tenancy Act. The Madras Estates Land Act divides land into (1) ryoti land, (2) private land, meaning domain or home-farm land, and (3) old waste. Ryoti land includes nearly all cultivable land in an estate which does not fall under one or other of the second and third classes, and under the Act "every ryot now in possession of or who shall hereafter be admitted by a landholder to possession "of ryoti land shall have a permanent right of occupancy in the holding." The precedent of the Madras Estates Land Act however does not apply to Malabar, and we could not possibly adopt provisions of this kind in a Malabar Tenancy Bill. In Malabar the history of the subject is quite different. There is no warrant of custom for a distinction between ryoti land, private land and old waste, and it would be out of the question to introduce a system which would not only be entirely foreign to the traditions of the district but which would involve a violent disturbance of the relations now existing between landlord and tenant. It seems to me that there are only two courses open to us. Either we must follow the lead of Bengal and create a class of ryots having status corresponding to that of the settled ryot in Bengal. Or we must do as was formerly done in Bengal and as is now done in the United Provinces and the Central Provinces, and enact that any ryot who cultivates a land continuously for a stated period of years shall acquire occupancy rights in that land.

75. *Acquisition of occupancy rights.*—Undoubtedly the former alternative is the more attractive, and what is more, I see no other way of making any real

improvement in the lot of the wet land cultivation as depicted by Mr. Logan and in chapter VII of this report. It may also be pointed out that the latter alternative has been tried and found wanting in Bengal. Very probably our experience may be the same in Malabar, and even if Government now decide to make the accrual of occupancy rights depend on continuous holding for a stated period of years, it is quite possible that force of circumstances will render the creation of a class of "settled ryots" inevitable. I was first tempted to suggest therefore a division of ryots into "occupancy" and "non-occupancy" ryots, and to propose a definition of occupancy ryots on the lines of section 20 of the Bengal Tenancy Act. Thus:—

"Every person, who, for a period of twelve years, whether wholly or partly before the commencement of this Act, has held as a ryot or hereafter holds as a ryot land situate in an amsam, whether under a lease or otherwise, shall be deemed to have become on the expiration of that period an occupancy ryot of that amsam.

"A person shall be deemed, for the purpose of this clause, to have continuously held land in an amsam notwithstanding that the particular land held by him has been different at different times.

"A person shall be deemed for the purpose of this clause to have held as a ryot any land held as a ryot by a person whose heir he is.

"Every person who is an occupancy ryot of an amsam shall have a right of occupancy in any land for the time being held by him as a ryot in that amsam."

I am aware however of the objections that will be taken to proposals of this nature. The effect of it would be to invest practically all verumpattam cultivators in Malabar with occupancy rights. The justification in Bengal for the creation of the status of "settled ryot" was that it merely restored to the resident ryots of the village the customary rights which, in the opinion of many authorities, Act X of 1859 had failed to recognize. We cannot plead the same justification for a similar course of action in Malabar. It is true that it has been argued that, as long as he paid his rent and did not transgress certain unwritten customary laws, it was not the custom for the janmi to evict the tenant, whether he held on kanam or verumpattam, but whether this theory is well-founded or not, we cannot now invoke custom as our authority for raising practically all verumpattam tenants to the dignity of ryots with occupancy rights. The verumpattam tenant has too long been little more than a tenant-at-will, and it would be an extreme step to confer occupancy rights on mere tenants-at-will. The janmis, though in their various memorials to the Cochin Darbar in connection with the tenancy legislation in that State they admitted that the verumpattam cultivator deserved protection more than the kanamdar, would object strongly, and such a step could be taken only if it were clearly demonstrated that great public advantage would accrue therefrom. But even this point is doubtful. As I have suggested in paragraph 48 above, the time has possibly passed when Government could confer occupancy rights wholesale on verumpattam tenants with advantage. More than one cultivator of wet lands has complained to me that, in present circumstances, verumpattam cultivation is little better than cooly work. The verumpattam tenant is too often a labourer on subsistence wages, and there is reason to fear that the majority of them are mere coolies living from hand to mouth and deeply involved in debt. It is even doubtful whether the grant of occupancy rights would benefit them as a class, for the effect might be that most of them would be sold up almost at once for old arrears of rent and for other debts to the landlords, many of whom make a practice of lending money and grain to their tenants. On the whole, therefore, it will probably be held that any proposal to create in Malabar a class of settled ryots corresponding to those in Bengal is, in present circumstances, too revolutionary, especially as the cultivators who would receive this status are inarticulate and not sufficiently organized to make their claims felt, and though I recognize this I am thereby leaving the wet land problem to a large extent untouched, I pass on to the second alternative of making the accrual of occupancy rights depend on continuous cultivation for a period of years. The period of twelve years prescribed in the Tenancy Acts of the United Provinces and Central Provinces is too short for Malabar. It is the ordinary period of a kanam demise. I would suggest fifteen years as the statutory period. I would divide ryots into occupancy and non-occupancy ryots, and would define the former as follows:—

"Every person, who, at the commencement of this Act [or at any date to be fixed by Government] has held land, as a ryot, continuously for a period of fifteen years, or hereafter holds land, as a ryot, continuously for a period of fifteen years, shall be deemed to have acquired occupancy rights in that land.

"A person shall be deemed to have held as a ryot any land held as a ryot by his predecessor in interest."

76. *The question of house-sites.*—I should explain, however, that I would define "agriculture" and "land" as below:—

"Agriculture" with its grammatical variations and cognate expressions includes horticulture.

"Land" means land let or held for agricultural purposes and includes land occupied by dwelling houses and buildings appurtenant thereto.

This latter definition is very important since I have worded it so as to cover land occupied by dwelling houses and buildings appurtenant thereto. One of the most fruitful source of agrarian discontent in Malabar lies in the fact that a tenant has no security of tenure even in his own *kudiyiruppu* or house-site. In Malabar there is no village site on which a man can build a house free of rent, and any one other than a janmi who wants to build a house must obtain the land on lease and is liable to eviction at the caprice of the landlord. Even tarwad houses sometimes stand on land held on kanam. Mr. Logan was so impressed with the difficulty that he proposed to create *Sirkar kudiyiruppus* (report paragraphs 446—452), and Sir Madhava Rao's Commission also propounded a scheme for the formation of garden homesteads. It seems to me that the method I have suggested under which any ryot as defined who has been in occupation of his own *kudiyiruppu* or house-site for fifteen years acquires occupancy right in that house-site is simpler. The immediate effect will be that many persons will obtain fixity of tenure in respect of the land occupied by their dwelling houses, and since such fixity of tenure will naturally be dependent on the payment of a fair rent, the landlord, though his sentiment of ownership will doubtless be outraged, will be compensated by material benefit. Two objections naturally suggest themselves. New house-sites will be difficult to procure for landlords will doubtless insert a clause in their leases prohibiting the building of houses. This difficulty can easily be surmounted by declaring a clause of this kind inconsistent with the Act and therefore unenforceable. The other objection is that *kudiyiruppu* tenants who have not completed the statutory time for the accrual of occupancy rights will promptly be ejected. This difficulty might be obviated by a clause permitting a ryot who has not acquired occupancy right in his *kudiyiruppu* to purchase it at a fair valuation based either on the rental or the land revenue.

77. *Incidents of occupancy right—Renewal and renewal fees.*—The incidents of occupancy right remains to be considered, but much of what I have said about in regard to the incidents of permanent tenure applies also to those of occupancy right. It must be remembered that ryots as defined above may hold either on verumpattam or on tenures superior to verumpattam, such as kanam, which are liable to periodical renewal. It would be necessary to insert clauses therefore in respect of ryots similar to those proposed in paragraphs 65 and 66 above:—

"When an occupancy ryot holds under a written lease or other contract which by local custom or under the conditions of the lease or other contract is liable to periodical renewal, such lease or contract shall be liable to periodical renewal at intervals of twelve years, dating from the expiry of the lease or contract in force at the commencement of this Act.

"At such renewals, the renewal fee payable to the landlord shall not exceed 27½ per cent of the kanam advance or other fine or premium paid on entry plus 15 per cent. of the puramkudam as further advance (if any) made to the landlord.

"The renewal fee so payable shall be inclusive of all customary or incidental fees under whatever name collected at the time of renewal."

78. *Enhancement of rent.*—As regards the question of rents, I need not restate the principles I have ventured to lay down in paragraphs 68 and 69 above. The rent of many ryots who, if my proposals are accepted, will enjoy occupancy rights is doubtless excessive, but I think that we must start from things as they are now, and that while enhancements of rent must be regulated, reductions should be allowed only on certain specified grounds. Enhancement by agreement should

not be allowed since the landlord would be in a position to put unfair pressure on the ryot. Without further preamble, therefore, I would suggest some such provisions as the following:—

"A. The rent of an occupancy ryot shall not be enhanced except as provided by this Act.

"B. (1) Subject to the provisions of this Act, a landlord may institute a suit before the Collector for enhancement of the rent payable by an occupancy ryot for his holding—

"(a) when such ryot holds under a written lease or other contract which, by local custom or under the conditions of the lease or contract, is liable to periodical renewal on payment of renewal fees, at the time of such renewal;

"(b) when such ryot holds on simple lease, at any time.

"(2) In any suit instituted under this clause, the Collector may enhance the rent payable by an occupancy ryot for his holding—

"(a) in the case of wet and unoccupied dry lands up to the limit of the customary rate payable by occupancy ryots of lands of similar description and quality, with similar advantages in the same or neighbouring amsams, or if there is no customary rate, up to such limits as may seem fair and equitable; and

"(b) in the case of garden and occupied dry lands, up to such limits as may seem fair and equitable:

"Provided that the rent of an occupancy ryot shall not be enhanced under this clause so as to leave for the occupancy ryot—

"(a) less than one-third of the net produce in the case of wet and unoccupied dry lands, and

"(b) less than one-third of the gross produce in the case of garden and occupied dry lands.

"C. The Collector may, if he thinks that an immediate increase of rent would produce hardship direct that the enhancement shall be gradual, that is to say, that the rent shall increase yearly by degrees for any number of years not exceeding five until the limit of the enhancement allowed has been reached.

"D. When the rent has been enhanced by the Collector under the provisions of clause B, no further enhancement shall be allowed—

"(a) in the case of holdings held under a written lease or contract which is liable to periodical renewal, until the second renewal after the date of the Collector's order; and

"(b) in the case of holdings held on simple lease, for twenty years after the date of the Collector's order:

"Provided that, in the case of holdings held under a written lease or other contract which is liable to periodical renewal, the landlord may, at the first renewal after the date of the Collector's order, institute a suit before the Collector for enhancement of rent on either or both of the following grounds, namely—

"(1) when the rent is paid in money, that, during the currency of the existing rent, there has been a rise in the average local prices of the staple products of the holding, or

"(2) that the productive powers of the land held by the ryot have been increased by an improvement effected by or at the expense of the landlord during the currency of the existing rent:

"Provided also that the rent shall not be increased on the ground of a rise in prices by more than two annas in the rupee.

E. An occupancy ryot may, at any time, institute a suit before the Collector for reduction of rent on one or more of the following grounds, namely—

"(1) that without fault on his part the area of his holding has been materially diminished, or

"(2) that without fault on his part the soil of the holding has become permanently deteriorated by a deposit of sand or other specific cause, sudden or gradual, or

"(3) that without fault or neglect on his part, the number of productive trees in his holding has materially diminished.

F. An occupancy ryot who holds under a written lease or other contract, which is liable to periodical renewal, may, at the time of such renewal, institute a suit for the reduction of rent on either or both of the following grounds, namely—

"(a) that the rate of interest payable by the landlord on the kanam advances is less than the customary rate payable on similar advances in the same or neighbouring amsams, or

"(b) if the rent is payable wholly or partly in money, that during the currency of the existing rents there has been a fall in the average local prices of the staple products of the holding:

"Provided that, when in a suit instituted under this clause, the rate of interest payable by the landlord on the kanam advance is enhanced by the Collector, no further enhancement shall be allowed till the second renewal after the date of the Collector's order.

G. An occupancy ryot holding on simple lease may, at any time institute a suit before the Collector for reduction of rent on the ground that during the currency of the existing rent there has been a fall in the average local prices of the staple products of the holding:

“Provided that no further suit for reduction of rent on this ground shall lie for a period of twelve years from the date of the Collector’s order.

“H. In all suits under clauses E, F, and G the Collector shall pass such orders as seem fair and equitable.”

79. *Commutation of rent.*—Provision should also be made for the commutation of rents paid in kind by an occupancy ryot on the application either of the landlord or the ryot. Sections 40 and 41 of the Madras Estates Land Act appear to be a suitable model to follow.

80. *Ejectment.*—Most of what I have said in paragraph 70 above regarding the ejectment of permanent tenure-holders applies also to the ejectment of occupancy ryots. I may mention, however, that in addition to the four specific reasons, which, as already noted, have always been recognized in Malabar as justifying eviction, namely, fraudulent conduct derogating from a janmi’s title, wilful waste, persistent default in the payment of rent, and refusal to accept renewal by payment of the customary fees, the Cochin Tenancy Regulation recognizes the janmi’s right to eject a kanamdar on the three following grounds:—

(1) If the tenant holding or a portion thereof is required by the landlord for the *bonâ fide* purpose of extending his own house or building a new one for his own residence;

(2) if the holding or a portion thereof is required by the landlord for an agricultural improvement which the tenant is not willing to undertake or capable of undertaking; and

(3) alienation without notice and against the wish of the landlord.

As far as I am aware there is no warrant in the customary law of Malabar for these three grounds of ejectment, and I would allow ejectment only for wilful and persistent denial of the landlord’s title and for wilful and extensive waste. In the latter case too I would allow a *locus poenitentiae*. Thus:—

“An occupancy ryot shall not be ejected by the landlord from his holding except in execution of a decree for ejectment passed on the ground—

“(1) that wilfully and persistently, and not by reason of a mistake of fact or law, he denies his landlord’s title, or

“(2) that intentionally and wilfully he has committed such acts of waste as are calculated materially and permanently to impair the value and utility of the holding:

“Provided that a suit for ejectment on the latter ground shall not be entertained unless the landlord has served a notice on the tenant specifying the particular act of waste complained of, and where the waste is capable of remedy, requiring the ryot to remedy the same and in any case to pay reasonable compensation for the same, and the ryot has failed to comply within a reasonable time with that request.”

Compare section 155 of the Bengal Tenancy Act. Further provisions might perhaps be added on the lines of sub-sections (2), (3) and (4) of that section.

81. *Arrears of rent.*—As in the case of permanent tenure-holders, I do not think that occupancy ryots should be liable to ejectment for arrears of rent, and the draft clause suggested in paragraph 70 above which makes the tenure of a permanent tenure-holder liable to sale in execution of a decree for arrears of rent or non-payment of renewal fees might suitably be applied also to occupancy ryots.

82. *Alienation.*—In the matter of alienation too, I have nothing to add to what I have said in paragraph 71 above. My proposals in that paragraph apply also to occupancy ryots.

83. *Non-occupancy ryots and under-ryots.*—Save in the two points noted below, I have no special proposals to make in respect of non-occupancy ryots and under-ryots. Various miscellaneous provisions of the Bill, notably those relating to rent receipts, will apply to them, but for the most part their position will remain unaffected by the legislation. They will continue to be governed by the terms of their lease or engagement with the landlord or ryot under whom they hold, and they will continue to be protected mainly by the provisions of the Compensation for Tenants’ Improvements Act. I would apply, however, to non-occupancy ryots the proposals made in paragraphs 72 and 73 in respect of temporary tenure-holders.

84. *Miscellaneous.*—Various miscellaneous provisions would, of course, be necessary in the Bill dealing with such matters as rent receipts, deposit of rent, the procedure in rent suits, the prohibition of illegal cesses, improvements, and a record-of-rights. If legislation is eventually decided on, all these matters will require careful consideration, but for my present purposes it is not necessary to discuss them. All I need say is that stringent provisions on the lines of sections 62-63 of the Madras Estates Land Act or of section 56 and following of the Bengal Tenancy Act will be necessary in view of what I have said in paragraph 43 above, and that a record-of-rights will be essential. I think also that the Compensation for Tenants' Improvements Act should be repealed for the areas to which the proposed Bill will apply, and that its provisions should be merged in the Bill. I doubt if the Bill need be applied to the Wynad taluk at all. Conditions there differ entirely from those in the plains taluks. The population is sparse, and there are large areas of Government waste available for occupation. There is less competition therefore for private janmam lands, and tenants are not easy to obtain, especially as, owing to the competition of the tea estates on which good wages are paid in money, the labour problem is acute. The need for tenancy legislation therefore is less insistent, and moreover the task of legislation would be complicated by the existence of tea, coffee and rubber estates belonging to European companies. Many of the provisions of the Bill, especially those relating to enhancement of rent, would hardly be suitable to plantations of special products, though the Collector in fixing the rent would doubtless take into account the large amount of capital sunk in such plantations, and as at present advised, I am inclined to think that it would be necessary to exclude such plantations on the plains from all provisions of the Bill except those relating to compensation for improvements. The matter is one however in which the various Planters' Associations concerned will have something to say. Yet another matter which will require attention is the distribution of the liability to pay the land revenue. If permanent tenure-holders and occupancy ryots are created, they should certainly be made liable to pay the land revenue in the first instance, allowance being made for the fact in the provisions relating to enhancement of rent, and they should jointly be registered with the janmis under section 14 of Act III of 1896. That Act will therefore need amendment, if needed it is not repealed altogether and a chapter in the Tenancy Bill substituted for it.

85. *Summary.*—It will be seen that my proposals are based on the provisions of the Bengal Tenancy Act. The central feature of them is the distinction drawn between cultivating and non-cultivating tenants, ryots and tenure-holders. I would confer on ryots who have cultivated a land continuously for a period of fifteen years occupancy rights in that land, and I suggest that the incidents of occupancy right should comprise protection from ejection except on certain well-defined grounds, the limitation of renewal fees and the regulation of enhancement of rent. I would confer similar rights on tenure-holders who by continuous occupation for a period of forty years have acquired a prescriptive title to protection from arbitrary eviction and unfair enhancements of rent. Temporary tenure-holders and non-occupancy ryots are not much affected by my proposals, but if these proposals are approved, they will not only retain their right to compensation for improvements, but they will be benefited by the suggestions made as to rent receipts and they will be protected from arbitrary eviction during the currency of their demises. These proposals undoubtedly curtail to some extent the rights and privileges of the janmis, but throughout I have endeavoured to adhere to the principle stated in paragraphs 55 and 56 that the janmis should be treated with consideration and that we should aim at as the least possible disturbance of existing relations. Rightly viewed indeed I do not think that my proposals are unfavourable to the janmis. I have not proposed any general interference with existing rents, though in many cases those rents are excessive. It is true that, if the principle of my proposals is accepted, the janmi will be deprived of his power of evicting at will certain classes of tenants, but this proposal is strictly in accordance with the old custom of the country and the best opinion of the most enlightened janmis of the present day. It used to be a point of honour not to turn out a tenant as long as he paid his rent, and the feeling has not wholly died out. It is true also that, in respect of these classes of tenants, I have proposed to limit renewal fees, and the

proposal will be bitterly opposed. But no one can deny that the present system is an abuse, and the proposal is conceived in the best interests of the janmis themselves or at any rate of the tarwads which those janmis represent. At present, especially in respect of garden and occupied dry lands, the janmis tend to rely not so much on a settled reasonable income from rents as upon large and oppressive exactions from their tenants at regular or irregular intervals of time, and as often as not the sums of money so exacted are not applied to the benefit of the tarwad—*vide* paragraph 49 above. My proposals are intended in some way to place a check upon this abuse, and to substitute a settled income, for which the karnavan must account to the tarwad, for these periodical exactions. Finally I have endeavoured to remove, in the case of all tenure-holders and ryots, the difficulties which the janmi now experiences in inducing refractory tenants of gardens and *kudiyiruppus* to accept renewal and agree to reasonable enhancements of rents. The question really is not whether I have gone too far, but whether I have gone far enough, for as I have already had occasion to point out my proposals are open to the criticism that I have done very little for the verumpattam cultivator of wet lands. Another objection that will be taken is that I have not dealt directly with the melchart evil to which such frequent reference has been made in these pages, and that I have not followed the Cochin tenancy regulation in declaring melcharts invalid unless they are granted for certain specified reasons. But for the reasons explained in paragraph 8 of my report No. 37, dated the 26th August 1911, I doubt if the evil can be dealt with directly, and I have contented myself with endeavouring to limit it by proposing to confer occupancy rights on certain classes of tenants and to secure for temporary tenure-holders and non-occupancy ryots quiet possession at any rate for the period of their demises. It must also be remembered that any legislation that may be undertaken must necessarily be of a tentative and experimental nature. When a record-of-rights has been prepared, we shall know far more than we do now about the relations between landlord and tenant, and in this record-of-rights and in the experience gained of the legislation now proposed, we shall have a sure basis for further legislation.

86. *Conclusion.*—No one is more aware than myself of the many objections that may be taken to the proposals made above, but it is as easy to criticise suggestions for tenancy legislation as it is difficult to devise workable constructive proposals. Nor can I pretend that the proposals will be popular. The janmis of course are opposed to any legislation which may limit the powers they now enjoy and curtail their rights and privileges. I doubt if they will object so strongly to my proposals as they did to the recent tenancy legislation in Cochin, for I have been careful to confine my proposals mainly to cultivating tenants and have done little for the non-cultivating middle man. But any tenancy legislation must affect vested interests, and as I have already noted, the sentiment of ownership in Malabar is particularly strong. This sentiment will be one ground of objection, but the janmis will also recognize that there is little finality in tenancy legislation and will see that the Bill now proposed will almost certainly be the prelude to further and possibly more stringent legislation. Nor can I hope to have much support from the more influential classes of kanamadras, namely, the vakils and the professional men, the men who invest their surplus cash in land, and who, since the janmam rights rarely come into the market, are perforce compelled to take up kanam holdings. It is these men who make most use of the press, and who are most insistent on the necessity of restoring the kanamdar to the position he once held as a sort of co-sharer with the janmi. From my point of view and in the conditions of the present day however these men are mere middlemen, and in my view they must be left mainly to take care of themselves. I can see no possible justification for Government's interfering to any great extent between them and their janmis. It is the cultivating tenants, whether they hold directly under a janmi or under a middleman, whose interests I have most at heart, and it is just this class that is least able to make itself heard by lawful means. Any legislation designed mainly to protect their interests therefore is bound to be difficult and bound to meet with organized agitation, clamour and opposition. Nevertheless I hold strongly that such legislation should be undertaken. I believe the lot of the cultivating tenants in Malabar to be deplorable, and I am convinced that the disabilities under which they lie are unfavourable to the progress and prosperity of the district.

APPENDIX.

STATEMENT showing the area of wet, garden and occupied dry lands, etc., in the Malabar District for the ten years ending 1912-13.

Name of taluk.	Fasi year.	Extent in acres.				Remarks.
		Wet land.	* Garden and occupied dry.	Waste.	Fallow.	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
<i>For 1903-1904.</i>						
		acs.	acs.	acs.	acs.	
Chirakkal	1913	52,437	75,157	..	4,135	
Kottayam		21,284	34,680	..	118	
Kurambanad		42,116	118,879	..	24,796	
Wynaad		43,561	67,805	..	55,252	
Calicut		25,297	48,844	..	..
Ernad		64,993	88,379	..	1,124	
Walluvanad		83,262	63,078	..	87,179	
Palghat		116,612	42,021	1	..	
Ponnani		87,928	98,439	..	..
Cochin		270	459	..	..
Total		637,765	637,695	1	132,603	
<i>For 1904-1905.</i>						
Chirakkal	1914	59,426	75,405	..	4,155	
Kottayam		21,284	34,676	..	206	
Kurambanad		42,118	119,186	..	22,429	
Wynaad		43,447	67,839	..	54,540	
Calicut		25,299	63,663	..	13,890	
Ernad		64,953	88,458	..	49	
Walluvanad		83,341	68,852	..	88,209	
Palghat		116,478	44,418	..	..
Ponnani		88,731	97,715	..	28,444	
Cochin		218	548	..	..
Total		588,490	656,656	..	161,422	
<i>For 1905-1906.</i>						
Chirakkal	1915	52,632	78,268	..	4,156	
Kottayam		21,284	35,083	..	206	
Kurambanad		42,116	119,659	..	22,690	
Wynaad		42,708	67,419	..	54,433	
Calicut		25,299	63,907	..	14,350	
Ernad		64,989	89,831	..	1,705	
Walluvanad		83,288	64,280	..	89,704	
Palghat		116,497	44,429	..	738	
Ponnani		88,742	97,977	43	8,018	
Cochin		218	891	..	48	
Total		537,773	660,637	43	146,046	
<i>For 1906-1907.</i>						
Chirakkal	1916	53,934	79,189	..	4,157	
Kottayam		21,284	35,578	..	206	
Kurambanad		42,112	120,052	..	21,339	
Wynaad		42,738	67,391	..	55,101	
Calicut		25,816	63,944	..	13,595	
Ernad		64,994	89,841	..	9,318	
Walluvanad		83,265	64,348	..	8,349	
Palghat		116,557	49,076	..	1,135	
Ponnani		88,741	99,141	178	22,064	
Cochin		218	572	..	..
Total		538,209	669,177	178	186,184	
<i>For 1907-1908.</i>						
Chirakkal	1917	53,005	79,360	..	4,159	
Kottayam		21, 84	36,118	..	206	
Kurambanad		42,112	120,514	..	17,756	
Wynaad		43,261	67,693	..	55,108	
Calicut		25,395	64,284	..	11,467	
Ernad		64,995	90,471	..	1,035	
Walluvanad		83,278	64,783	..	3,087	
Palghat		116,824	61,366	..	1,390	
Ponnani		85,746	100,549	..	21,836	
Cochin		218	570	..	..
Total		539,048	676,291	..	116,044	

* Separate figures are not available for garden lands. The figures are compiled from jamaabandi statement No. 2.

Statement showing the area of wet, garden and occupied dry lands, etc., in the Malabar District for the ten years ending 1912-13—cont.

Name of taluk. (1)	Fiscal year. (2)	Extent in acres.				Remarks. (7)
		Wet land. (3)	* Garden and occupied dry. (4)	Waste. (5)	Fallow. (6)	
<i>For 1908-1909.</i>						
Chirakkal	1318	53,006	79,548	..	4,160	
Kottayam		21,284	86,886	..	306	
Kurumbranad		42,113	121,794	..	28,570	
Wynaad		44,289	67,880	..	54,979	
Calicut		25,825	64,454	..	10,149	
Ernad		64,994	90,987	..	948	
Walluvanad		83,276	64,948	..	3,118	
Palghat		116,836	63,962	..	1,513	
Ponnani		88,780	101,146	..	9,778	
Cochin		218	570	..	..
Total		540,120	681,584	..	108,416	
<i>For 1909-1910.</i>						
Chirakkal	1319	53,014	79,764	..	4,162	
Kottayam		21,192	86,194	..	206	
Kurumbranad		42,112	122,927	..	24,750	
Wynaad		45,000	67,588	..	55,350	
Calicut		25,825	64,570	..	8,470	
Ernad		65,001	93,798	..	1,393	
Walluvanad		83,277	65,655	..	3,188	
Palghat		116,842	54,551	..	1,510	
Ponnani		88,780	101,413	..	9,927	
Cochin		218	569	..	..
Total		540,761	704,029	..	108,954	
<i>For 1910-1911.</i>						
Chirakkal	1320	53,011	79,884	..	656	
Kottayam		21,192	83,377	..	123	
Kurumbranad		42,765	130,427	..	28,800	
Wynaad		44,815	68,267	..	58,880	
Calicut		25,321	65,509	..	9,427	
Ernad		65,030	94,443	..	1,358	
Walluvanad		83,401	66,335	..	3,854	
Palghat		116,845	54,830	..	1,468	
Ponnani		88,759	101,691	..	1,480	
Cochin		218	569	..	..
Total		542,150	715,382	..	96,198	
<i>For 1911-1912.</i>						
Chirakkal	1321	52,592	79,447	..	849	
Kottayam		21,191	83,506	..	123	
Kurumbranad		42,115	123,330	..	1,124	
Wynaad		43,849	68,514	..	48,485	
Calicut		25,822	66,098	..	9,652	
Ernad		65,075	95,289	..	1,469	
Walluvanad		83,405	67,107	..	3,488	
Palghat		116,852	55,044	..	1,824	
Ponnani		88,770	102,222	..	1,835	
Cochin		218	569	..	..
Total		539,489	710,126	..	69,448	
<i>For 1912-1913.</i>						
Chirakkal	1322	52,893	79,529	..	582	
Kottayam		21,204	83,993	..	162	
Kurumbranad		42,124	123,043	..	1,234	
Wynaad		43,459	69,248	..	49,931	
Calicut		25,323	66,621	..	9,197	
Ernad		65,076	95,612	..	1,167	
Walluvanad		83,397	67,389	..	3,314	
Palghat		116,853	55,391	..	1,543	
Ponnani		88,773	102,381	..	1,516	
Cochin		218	569	..	..
Total		539,135	727,076	..	69,553	

* Separate figures are not available for garden lands. The figures are compiled from jamabandi statement No. 3.

**NOTE BY Mr. F. B. EVANS ON Mr. INNES' NOTE ON
TENANCY LEGISLATION FOR MALABAR.**

Chapters 2—5 are historical and I do not propose to deal with them at length since they do not furnish the main grounds for the proposals for legislation. But Mr. Innes' treatment of the past history is clearly coloured by the general idea that in Malabar the tenants had by custom a *right of permanent occupancy*, subject to the payment of a customary share of the produce, before the disturbing influences of the 19th century came into play and this theory is at the root of the whole proposals. I would deny the validity of the theory.

2. Mr. Innes dissociates himself from the position which Mr. Logan took up with regard to the rights of kanamdars, and agrees with the contention that the kanam tenure was not at any time considered irrevocable (paragraph 10 of Chapter 2); but in the next paragraph he quotes with approval the conclusions of the Cochin Landlord and Tenant Commission: who considered that the fact that tenants have usually remained undisturbed proves the existence of what is called "Tenant-right custom". This thesis is supported by a vague generalisation quoted from John Stuart Mill, but by little evidence worth the name. The argument, I think, stands self-condemned on its face: and the use of the phrase "Tenant-right custom", to mean apparently "a legal custom according to which kanam tenants have a permanent right of occupancy on a customary rent" is itself characteristic of the loose inaccuracy which mars the Commission's report. The report was that of four members of a commission of eight, and the minutes of the four dissentients are entitled to no less weight but I prefer to oppose to it the opinion of the majority of the 1885 Commission appointed by the Government of Madras that "there was evidence to show that so long as a century ago the kanam had been a renewable and consequently a terminable tenure; while it was admitted by the exponents of the theory that it was impossible to produce proof that the tenant was at that period legally entitled to a fixed share in the produce."

3. In paragraph 12 Mr. Innes remarks that "everywhere competition has gradually supplanted custom as the governing principle of the relations between landlord and tenant, and it is certain that as in India generally so in Malabar this change took place in the first half of the 19th century." There is no essential opposition between competition and custom; and I would maintain that it is proved that in Malabar tenancies were sold and rents fixed by competition long before the first-half of the 19th century. Mr. Innes admits that there is evidence of this in the reports of Mr. Warden, Major Walker and other early British administrators; but against them he would set the vague statements of the Cochin Landlord and Tenant Commission in the passage cited, and three isolated quotations from Dr. Buchanan, Mr. Thakeray and Mr. Rickards. None of these quotations appear to me to support the theory of a customary right of permanent occupancy, or a customary division of the produce. Dr. Buchanan merely remarks that the same family generally continued to hold the same land on mortgage for generations—a fact as true to-day as it was when he wrote, but useless as an argument to prove the existence of a legal custom. Mr. Thakeray remarked that when once a kanamdar got possession it was in practice difficult to turn him out except by force of arms. This may prove the weakness of the Law of the day and the unsettled state of society, but hardly a customary right of occupancy. Mr. Rickards wrote that it was a point of honour for a janmi not to turn out a tenant so long as he continued to pay his rent. Such quotations are certainly a poor basis for the thesis of customary right of permanent occupancy. The evidence to prove a customary division of produce between landlord and tenant is equally slender. It was no doubt suggested in 1803 when the first Settlement was under discussion that one-third of the net produce

should be assigned theoretically to the cultivator : but there is nothing to show that such a division was commonly made in practice nor to show that it was "confirmed "by immemorial usage." On the other hand the documents that are on record in Volume II of Logan's Manual prove that rents were fixed by contract at least as early as the 17th century.

4. Mr. Innes then goes on to refer to the fact that between 1800 and 1853 there was a complete absence of decisions in the courts in suits between janmis and kanamdars; and would apparently argue that this proves that the kanamdars then had a customary right of permanent occupancy. The argument is somewhat confused and later on he apparently states that before 1853 the janmi with the British Law Courts behind him was able to take full advantage of the competition for land and turn out his kanamdars. No doubt competition for land increased considerably during the first-half of the 19th century, as it has continued to increase since; and no doubt with the development of settled Government, remedy by suit tended to replace remedy by force or private persuasion; but I see no justification for the assertion that "the British occupation revolutionized the land system of the district"; and I would contest the proposition that it is the duty of the Government today to repair the "omission" of the Government of 1850 in not following the lead of Bengal, and to legislate now with the object of restoring an imaginary Golden Age of Tippu's day. I regard it as a fundamental mistake to argue that the creation of a class of occupancy ryots or tenure-holders with permanent rights would be reversion to a state of things that existed before the British occupation. On the contrary I consider that such a system would be an innovation and an innovation which is inconsistent with everything that we know of the system of land tenure in Malabar.

5. Mr. Innes commends the report of the Cochin Landlord and Tenant Commission to the attention of the Board and Government. I would equally commend the dissentient minutes attached to the report; and also the memorandum drawn up on behalf of the Cochin Janmi Sabha by Messrs. Govindaraghava Ayyar and Nilakanta Ayyar (dated 9th June 1913) when the bill, which is now law in Cochin, was published. In spite of some defects and in spite of the fact that the Cochin Act differs considerably from the bill outlined by Mr. Innes, the memorandum contains a very useful summary of the case for the janmi, and his case against Mr. Innes' proposals would be substantially the same.

6. Chapters 3, 4 and 5 deal with the history of Mr. Logan's report and the subsequent Commissions and require no comment. I would only draw attention to the fact that Mr. Innes admits that there is no political necessity for legislation now, any more than there was in 1886. But relying on Mr. Llyod George, Mr. Innes argues that it is not necessary to prove political necessity and that there is abundant economical necessity, because there is "a gigantic monopoly in land" and the "landholders have enormous powers for good and for evil, which they do not exercise properly."

7. It is impossible to avoid prejudice in such a matter, and I may state my own view that tenancy legislation of any kind is an evil to be justified only by proof of the most urgent necessity. But it is sufficient for the present purpose I think to confine criticism to the facts on which Mr. Innes would base the economic necessity for legislation. They are grouped under six heads:—

- (1) Rack-renting,
- (2) Arbitrary and capricious eviction,
- (3) Inadequate compensation for improvements,
- (4) General insecurity of tenure,
- (5) Exorbitant renewal fees,
- (6) The tyranny of the janmis,

and he argues that the legislation which has been the outcome of the discussions of the last thirty-five years has only provided a remedy in respect of No. (3) compensation for improvements, and that not a very adequate remedy.

8. As to rack-renting, Mr. Innes quotes figures to show that there are wet lands for which the average rental works out to over Rs. 26 an acre, or nearly ten times the assessment; (2) that in some of the best lands the rental works out to over Rs. 68 an acre or about twelve times the assessment; and (3) that in poor wet lands the rental works out to Rs. 15-8-0 an acre or between five and six times the assessment. He also quotes other cases to prove that the rent leaves the cultivator little but the straw (paragraph 47), and he refers to Mr. Moore's "definition" of verumpattam as "a lease in accordance with which, after deducting the bare cost of seed and cultivation, the whole of the estimated net produce is payable to the landlord".

9. It is of course extremely difficult to gauge the exact value of rents. For the facts summarised in paragraph 47, Mr. Innes made enquiries of the cultivators, and in such a matter it is notorious that cultivators are disinclined to speak the truth. In the enquiries that were made before the settlement, for instance, abundant "evidence" was produced, which proved that the expenses of cultivation were considerably greater than the admitted yield; and when a verumpattamdar says that he gets no return for his labour the obvious reply is that nevertheless there is keen competition for verumpattam lands. The rent payable in most cases is recorded in a document and is therefore easy to ascertain; the difficulty is to ascertain the true net yield.

10. But taking Mr. Innes' figures I would argue that they do not prove that Malabar rents are in fact excessive. In the first place in dealing with grain rents, Mr. Innes commutes a para at 10 annas, and it is on this basis that he compares the rent with the settlement assessment. In settlement operations everything is worked out with such a large margin of error in favour of the ryot that the results are notoriously divorced from reality, and this was pre-eminently the case in Malabar where Government were faced with a very large "legitimate increase." The commutation price taken for purposes of settlement works out to about $4\frac{1}{2}$ annas a para; and therefore in terms of grain the average rentals are only five and six times the Government share in Mr. Innes' first two sets of instances, and not ten and twelve times. For the Presidency as a whole it is shown that in wet lands without wells the average rent is five times the assessment: and it is to be remembered that theoretically in Malabar the assessment is two-fifths of the net, not half as in other districts. Again for settlement purposes the outturn of lands such as are the best double crop lands was taken to be about 125 paras per acre for one crop. The outturn therefore of the second item in the statement on page 29 for two crops may be put at about 425 paras, at the modest rate adopted by the Settlement Department. Out of this the rent is 292 paras plus Rs. 8 in money or say 305 paras in all: there remains 125 paras for cultivation expenses and cultivator's profit. If 60 paras are allowed for cultivation expenses, and that is, I think, a fair allowance, the net profit to the cultivator is 65 paras, i.e., about a quarter of the rent which he pays or a sixth of the net yield. Sixty-five paras at 10 annas are worth Rs. 40 (at present rates they are worth more than Rs. 50); and it can hardly be said that the cultivating tenant in such a case gets no profit or is grievously rack-rented. In addition the tenant gets the straw and the straw is not such a negligible quantity as it might appear at first sight. In a land, poor and sandy let on verumpattam at a rent of Rs. 25 per acre (the assessment being Rs. 2-8-0) the janmi, a District Board Member and Honorary Magistrate, admitted to me that the tenant got little but the straw, but asserted that the straw was worth about Rs. 15 per acre and I could not prove him wrong; and in many parts of the district at least it is admitted that an acre of average double crop land will give Rs. 10 worth of straw.

11. Or again if we compare Mr. Innes' figures with the figures of tenancy-rates ascertained in Tinnevely the only conclusion is that the tenant in Malabar is at least not worse off than he is in Tinnevely. In Tinnevely rents for best double crop land exceed a hundred rupees an acre in some cases and rents between 60 and 90 are comparatively common, even when they are rents paid by middlemen rather than by actual cultivators. Of course it does not disprove rack-renting

to prove that Malabar tenants are better off than Tinnevely tenants; but it does, I think, disprove that there is any special need to rush to the rescue of the Malabar tenant.

12. Rack-renting is a vague term; and high rents are not in themselves an economic evil requiring legislative remedy. To establish a case for limiting rents by legislation, it is necessary to prove that current rents do not leave a living wage to the cultivator and that therefore land is going out of cultivation, or that cultivation is seriously deteriorating. The latter points are dealt with to some extent later on. To deal with the first adequately would require a very elaborate enquiry and that I do not pretend to have made. But I have endeavoured to collect some particulars about the actual distribution of the produce of some holdings taken at random throughout the district.

13. The results are exhibited in the appended statement. The number of instances examined is not enough to satisfy the requirements of the statistician; and I have purposely avoided the pretence of arithmetical accuracy. The actual rents paid are generally recorded in documents, and there is no difficulty in ascertaining them; but for wet lands they are usually stated, though not necessarily paid, in grain and it is difficult to fix a true commutation rate: the "para" (the common grain measure) varies in size in different localities which do not coincide with taluks, and the market prices vary similarly. I have expressed rents in round rupees commuting at the present market rate of the taluk. To fix the net yield (column 5) is a matter of much more difficulty. Most wet lands have a traditional yield based on the seed sown, but it is often obviously fictitious. My figures are based primarily on the statements of the cultivators and amsam officials but I have "corrected" them in some cases from my own enquiries and settlement experience; and I have rounded freely. The figures in columns 8 to 11 are also freely rounded. I have distinguished between North and South Malabar and have selected the larger number of cases in South Malabar, because Mr. Innes devoted most of his attention to that part of the district. The very variety of the figures, I think, justifies some value being attached to them as representative and the results are at least interesting.

14. In South Malabar the highest acreage rent paid by a cultivator is Rs. 110; for a double crop wet land the net yield of which is estimated at Rs. 165 per acre (serial No. 34): the tenant gets nearly a third of the net and gets proportionately a higher percentage of it than does the tenant in such cases as Nos. 33 and 35, where the average rents are Rs. 70 and Rs. 25. The next highest rent is Rs. 90 paid for a double crop wet land (No. 3) and for a garden (part of No. 8). In the first case the tenant gets about one-fourth of the net and in the second about a third of the net. The next highest case (No. 24) is similar—rent Rs. 80 per acre—cultivator's profit about Rs. 40. These instances which are confirmed by others, sufficiently establish the dangers of arguing merely from the amount of the rent per acre, or its multiple of the assessment. Out of the fifty cases in South Malabar, the average rent is Rs. 60 or more in thirteen cases, of which one is a garden and the rest double crop; the rent is Rs. 30 or less in twenty-five cases, of which thirteen are gardens. The cultivating tenant gets half the net or more in sixteen cases in two of which he is a simple lessee and in fourteen a kanamdar: he gets 30 per cent of the net or more in twenty-seven cases. In the remaining twenty-three cases the cultivating tenant gets less than 30 per cent of the net, i.e., less than what Mr. Innes thinks should be laid down as the standard minimum though he does not propose to allow alteration of existing rents. The worst cases in wet lands are Nos. 1, 2, 4, 5, 28, 42, 43, 44 and 45 and in gardens Nos. 17, 31, 32, 46 and 47 in which the cultivating tenant gets Rs. 10 or less per acre. In all these cases except No. 45 it is the kanamdar that gets the bulk of the profit. In the North Malabar cases there is one in which the rent amounts to Rs. 110 per acre, but the tenant gets Rs. 20 out of half an acre. In another case the rent is Rs. 50 per acre and the tenant gets Rs. 27 on a little more than an acre. In 50 per cent of the cases the tenant gets a 30 per cent of the net or more. The worst case is No. 15 in which the cultivating tenant says that he gets nothing but the straw; in case No. 14

he gets only Rs. 5 worth of paddy on nearly 2 acres; in No. 13 he gets Rs. 16 worth on $2\frac{3}{4}$ acres. It cannot be denied that in these worst cases the tenant gets little for his labour, though it might still be argued that even in them, or most of them, he gets a larger part of the net than the Government. But for the economic argument the real question is whether the tenant gets a living wage. As far as the bare figures in the statement go, if Rs. 50 a year were taken as a minimum living wage for a family, few of the individual cases would give the tenant so much; but to get at the truth it would be necessary in each case to ascertain what other lands the tenants hold or what other occupation they pursue and what by-products they enjoy out of their lands. The value of the straw in wet lands is not negligible (I have excluded it in the above figures, but it is given in the remarks column against some of the cases) and in the case of a garden tenant the value of his house and of his miscellaneous vegetables, etc., must be considered (the "yield" of gardens is calculated on the products of cocoanuts, arecanuts and pepper only). Every cultivator of wet land practically has a house and a small garden which he holds as an agricultural tenant. All that I rely on the figures to prove is the danger of inferring rack-renting from a mere comparison of the rent with the assessment.

15. The next point is that the number of suits for eviction and the number of suits brought on melcherts prove a general insecurity of tenure. The argument seems to me to be confused. The incidents of the various tenures have long been definitely fixed by the law courts: the tenants have definite rights terminable at definite periods, but within those periods are protected from eviction except on specified grounds. It may be that the incidents so determined are economically bad and do not give adequate rights to the tenants but it is obvious that the number of suits brought by janmis to enforce their legal rights has no bearing on the extent of those rights and an increase in suits does not prove a decrease in the tenants rights. On the contrary the natural inference would be that the greater the number of cases in which janmis go to courts of justice to enforce legal rights the smaller the number of "capricious and arbitrary" evictions. But I presume that the argument that is really intended is more or less as follows: "The recognized legal rights of the janmis are excessive: this would not matter much if the janmis did not enforce them, but statistics show that they do enforce them with increasing frequency." I will only criticize the last statement.

16. Mr. Innes says that he does not wish to lay too much stress on the statistics but they are the basis of his argument under this head and I maintain that if properly interpreted they prove rather the rarity of eviction than the reverse. In the first place it is not unreasonable to argue that an increase of suits for eviction justifies in itself the inference of a decrease in arbitrary evictions. This point seems sufficiently obvious but is usually ignored. Then the statistics quoted on pages 16—17 show that the number of suits for evictions and redemption were very much the same in the years 1905 to 1912, as they were in the years 1873 to 1880: but the total number of civil suits filed in the regular courts rose from 28,000 in 1885 to 40,000 in 1912, and it follows that the number of eviction suits is comparatively about 40 per cent less than what it was in the earlier period. To take another aspect out of about 40,000 suits filed in 1912 the total number of suits for eviction was 5,469. The total number of decrees executed 1,271. *Primâ facie* these are moderate figures. But the great majority were in respect of gardens (Mr. Innes says that 70 per cent of the South Malabar suits were about gardens and from my own experience I have no hesitation in saying that a still larger proportion of eviction suits in North Malabar concern gardens). When it is considered that in most old gardens leases the janmi gets a very low rent (I would refer to the cases analysed at the end), that the year 1905 more or less marks the beginning of the coconut boom which doubled prices, and that a suit for eviction is the only means that the janmi has of bringing pressure upon his tenants to pay an enhanced rent, the wonder is that eviction suits did not at least double in number between 1905 and 1912 instead of increasing by less than 20 per cent, and no one could reasonably blame the janmis, if they had so increased.

17. My other main criticism of the statistics is that what for statistical purposes come under the head of "suits for eviction and for redemption" are not in the large majority of cases suits in which it is desired to turn out the cultivating tenant, nor does it mean that when a decree in such a case is executed a cultivator is necessarily turned out of his house or out of his farm. A large percentage of these suits are brought by janmis against non-cultivating kanamdars or by kanamdars against sub-kanamdars and "eviction" consists in the transfer of the middleman's interest from one person to another—the cultivating tenant being left unaffected; and in another large proportion of the suits there is no question of any transfer, the issue really in litigation being a dispute about the janmam title or a family quarrel in the kanamdar's tarwad. These points were impressed upon me when I was acting as District Judge in North Malabar and further enquiries only confirm the impression. In the case which Mr. Innes quoted at the end of paragraph 29 High Court Second Appeal 600/1911 the cultivating tenants were all in favour of the melchart-holder and would have actually have benefited if the High Court had confirmed my decree. I have examined five judgments taken at random from the Badagara Munsif's Court in suits for eviction. (Kurumbanad taluk in which Badagara is situated is notorious for litigations and for melcharts.) In two of them the real point at issue was the rival claim of members of the tarwad to the janmam right; the interests of the cultivating tenant were not really affected by the decree. In one case the suit was by a big janmi to establish his title against a kanamdar who had held for a long period without paying rent and contested the janmi's right. The suit failed. In one case the real point at issue was the rights of a decree-holder who claimed to have purchased the kanadar's rights in the land. The janmi, the kanamdar and the cultivating tenant all united to oppose the decree-holder. In the last case the real issue was the distribution of the improvements amongst the various members of a Muhammadan family whose shares in the garden had come to be determined owing to the death of the head of the family. It may be a coincidence that in none of these cases was a real "arbitrary eviction" in question; but in ten suits on melcharts with which the Zamorin's estate is concerned Mr. Thorne found on examination that only one was an instance of arbitrary oppression and in that case the man who was to be turned out is a kanamdar with plenty of other property. In the other nine cases he considered the melcharts legitimate and necessary; and I agreed. They will not affect the cultivators. (Mr. Thorne is of course in the position of a janmi; but the opinion of an unprejudiced janmi in such a matter is as valid as the opinion of the tenant.)

18. The point that eviction suits and melcharts are more often than not merely a form of litigating complicated disputes regarding family property was urged in the discussion of the Cochin Bill and I am convinced that it is valid. Moreover if the misdeeds of the janmis were really so common as Mr. Innes tries to make out we should I think hear very much more about them. I have received a few petitions complaining about melcharts. In one a number of Mappilla shopkeepers were threatened with eviction by a Pattar who had obtained a mortgage from the janmi. The transaction was not very creditable to the janmi who is deep in debt and the Pattar was prepared to demand rather hard terms: but in law the shopkeepers had no plea. They were merely verumpattam tenants; many of them had no doubt occupied their house sites for thirty years or more and had built new shops, but they had continued to pay only a nominal rate of one anna. The janmi or his transferee would be perfectly justified in demanding a rent of say a rupee per shop (an increase of 1,600 per cent); the tenants have their improvements and the dispute is one which may not unfairly be left to the courts. In another case the owners of a Syrian Christian Church are threatened with eviction by a Mappilla who has obtained a melkanam over the land. The melkanamdars probably obtained his chart out of spite; the present janmi throws the blame on his predecessor; but here again the Christians who are threatened with eviction have little real grievance. They obtained a 12-year lease with the knowledge that they would have no legal right to renewal; and they now complain because they cannot get a renewal. Their remedy is to buy the janmam

right. Of course there are hard cases especially when janmis resume kanams to give them to their friends and relations. But from an unbiassed standpoint it is difficult to blame a janmi who wants to provide for a younger son or cousin and it is easy to be misled by sentimental sympathy for a "family that had held the kanam for generations." In many cases evicting such a family only means that they are compelled to realize an investment from which they have been drawing a high rate of interest for a long time. It is hard but it is not what "eviction" connotes in ordinary parlance. On the other hand there is the janmi's side of the question. A janmi has no power to enforce a tenant to pay a reasonable rent except by a suit for eviction, and in many cases his rents are unreasonably low. This is amply proved by the figures in my statement. Why should he not seek redress in law suits in such cases? As a whole janmis have been slow to realize the fact that their rents are out of date. They are now awakening, and in other respects their awakening is applauded. I see no real reason why an increase of suits brought by janmis against tenants should in itself be deplored, and there are two inferences from such an increase which are as legitimate to as any other; one that the janmi is growing more careful of his interests, the other that the position of the tenant is growing stronger.

19. The next point is the inadequacy of the Tenants' Improvement Act as a safeguard to the tenant's interests. It is of course obvious that the Act hardly affects tenancies of wet lands, in which there are usually no improvements. But it was never intended to do more than protect an admitted customary right, which had got unduly whittled down. In this respect it has succeeded: and in many cases the practical result is that the janmi cannot redeem his gardens. The arguments in paragraphs 31—35 of Mr. Innes' note amount really to little more than a repetition of the assertion that the tenant ought to have a permanent right of occupancy and has not got it by means of the Improvements Act. If the first premise is admitted there is nothing more to be said; but the repetition of it adds nothing to the argument from the economic point of view. On the other hand my collection of cases goes to show that tenants in fact hold more or less permanently in a fair proportion of cases. Of the cases in which the fact is mentioned the tenancy has lasted for thirty years or more in 33 per cent, for ten years or more in 65; and for less than ten years in 35 per cent.

20. The fourth argument is an attempt to prove the "general insecurity of tenure" mainly by general assertion. I can only express disagreement with Mr. Innes' "settled conviction" that the position of the tenant in Malabar is "deplorable" and repeat that the incidents of the various tenures are all definitely fixed and well known, and that the Courts will usually stretch a point in favour of a tenant. None of the signs that should mark a state of agrarian discontent and distrust are to be found, so far as I can see. Cultivation is steadily extending so far as there is scope, and is roughly keeping pace with the growth of population as Mr. Innes admits (paragraph 39), though I doubt if it will be able to do so much longer. As Mr. Innes says there is practically no scope for extending wet cultivation. As regards gardens he asserts that the extension of cocoanut plantations would be greatly accelerated if the reclaiming tenant were given more protection against eviction than he has at present. I doubt this. The statistics given on pages 53 and 54 of Mr. Innes' note are rather misleading. There is a continual process everywhere of planting cocoanuts on poorer wet lands and in occupied dry parambas, none of which appears in the statistics as "extension of cultivation"; occupants of parambas do not hesitate to encroach on poramboke, though the result is that they are either evicted or that the encroachment is given on patta to the janmi (this at least has been the general practice hitherto); and it is impossible to help being struck by the universal exhibition of industry in the planting of gardens, in a country that as a whole must be regarded as the paradise of the lazy. The other indications that should make insecurity of tenure, are the abandonment of cultivation and its restriction to the minimum required to pay the rent or the growth of cultivation by labour hired by the janmis. There is little sign of this phenomena. On the contrary there is evidence, as Mr. Innes admits, of increasing

competition for tenancies both kanam and verumpattam and of their increasing market value and from casual observation I should say that there has been an extension of second and third crop cultivation since the settlement.

21. The fifth point is the exorbitance of renewal fees. It cannot be denied that janmis have come to demand "capricious and arbitrary" fees for renewing kanams, but that is mainly because the rent that the janmi gets from most kanamdars is so small—and the fact is useless for the economic argument. It rather goes to prove the increasing market value of kanam tenures. The objection to a big renewal fee is really based on the theory that the kanam is a tenure renewable as of right which is not.

22. The sixth and last point is the social tyranny of the janmis. This is hardly an economic question or a matter that can be remedied by legislation. It is undeniable that many big janmis exact all sorts of contributions from their tenants on social occasions but the sanction is a good deal more complex than the janmis' "unrestricted power of eviction" (paragraph 5 of Mr. Innes' note). The greater part of the cry for tenancy legislation proceeds really from the more educated professional classes who are jealous of the position of the aristocratic janmis and would like to take their place in the hierarchy of Malayalam society. Whether such a change would improve the position of the cultivators is at least doubtful and it is dangerous to accelerate social revolutions. Authorities entitled to respect attribute the present anarchy in Bengal largely to the effect of the Bengal Tenancy Act and the creation of "tenure-holders" which Mr. Innes proposes to imitate. The janmis themselves complain that their power and prestige is fast disappearing and at the least I see no reason to hasten such a change.

23. In summing up the case for legislation Mr. Innes argues that 87 per cent of the landholding classes are tenants, that the ownership of the land is the monopoly of a small body of rent receivers, that therefore the agricultural welfare of the district depends entirely on the well-being of this large percentage of the population who except for the Compensation Act are at the mercy of the janmi. He proceeds to quote Mr. Lloyd George to the effect that "you cannot trust human nature in any class" and concludes that the protection of the cultivator is necessary if we are to effect the much-needed improvement of cultivation in Malabar.

24. His figures are vitiated by the fact that "tenant" is an ambiguous word. It is not true that 87 per cent of the landholding classes are cultivating tenants, pure and simple; if the figures for Malabar as a whole were taken quite a large proportion of the janmis would probably be found to be small holders cultivating themselves; while a large number of families hold some lands in janmam and some as kanam, and many cultivating tenants are also middlemen. It is of course true that in many desams of South Malabar the great proportion of wet lands are held in janmam by Nambudiris and Rajas and it is true that the Zamorin is the janmi of lands assessed at over a lakh of rupees. But it is not correct to argue from these premises that in these areas the vast majority of the agricultural population consists of cultivating tenants at the mercy of rack-renting landlords. In a very large proportion of cases as my statement shows there are intermediate tenures; and where the cultivating tenant holds directly under the janmi, it by no means follows that the janmi gets the lion's share (see cases 6, 7 and 14 for instance). It is also not irrelevant to add that out of the one lakh of assessment in the Zamorin's name 90 per cent is paid directly by his kanamdars and tenants. I can in fact see no point in talking of the big janmis' estates as "monopolies" except in the sense that it may be said that the Government has the monopoly of the land in an east coast district. In an average desam selected at random in Ernad the figures of holdings show that there are about two hundred and fifty janmis holding 1,300 acres (two of them hold 250 acres each, five hold 40 acres each and one hundred and fifty about 3 acres). In a desam taken in Kurumbranad there are three hundred janmis for 1,750 acres (two hold 170 each, nine hold 40 each, twenty hold 20 and two hundred hold about 2 each).

25. Nor do I think it true to say that in the present conditions tenants are unwilling to try improved methods of cultivation because they are crushed by excessive rents. That a large majority are indebted is no doubt true, but this is not a state of affairs peculiar to Malabar: nor is cultivation in Malabar notoriously behind that of other districts.

26. It is always easy to find hard cases and to accumulate particular instances in which the cultivators are indebted and make little profit. But no legislation can really prevent such cases; and if it is true as Mr. George says that "you cannot trust human nature in any class" it is no less true that you cannot alter it by legislation. I think there is little doubt that whatever class of agriculturists it is decided to protect by artificial legislative regulation there will quickly appear a class below which will remain indebted and at the mercy of the protected class. This is probably true universally but it is certainly true in a state of society such as that of Malabar which is essentially aristocratic: the successful professional man is not likely to make a more sympathetic landlord than the old fashioned janmi.

27. In its essence the problem is this. An acre of land cannot produce more than say 120 paras of paddy: at present this is shared usually between three persons: (1) janmi, (2) kanamdar and (3) cultivating tenant (I exclude Government). If No. (3)'s share is to be increased it can only be done by diminishing the shares of No. (1) or No. (2); but this is not economically justified unless it is proved that No. (1) or No. (2) are drones or that No. (3)'s efficiency is impaired by his present condition. I do not think that any of these things has been proved generally. Each class overlaps the others. There is hardly even a distinct class of big janmi monopolists. The Zamorin may be the janmi of a huge area of land; but the family to which he belongs also holds many lands on kanam, and members of his family are clerks and schoolmasters. A Mappilla shop-keeper in Calicut may be the janmi of the house in which he lives and the verumpattamdar of a garden close by which he holds under the Zamorin. My collection of cases at the end shows that in the majority of instances it is the kanamdar and not the janmi whose share of the yield is excessive. As to the cultivator's efficiency it need perhaps only be said that Ponnani copra and Ernad ginger and Taliparamba pepper are universally recognized as "the best"; and it has still to be demonstrated that the yield of double and treble crop lands in Ernad and Walluvanad is materially less than it might be. And if it is seriously asserted that Mr. Logan's prediction of a state of universal "insolvent cottierism" has long been realized, would there not be some outward and obvious signs in the general condition of the people (of whom 87 per cent are said to be cultivating tenants) and in the commercial and financial situation? We find on the contrary trade doubling in the last thirty years, and hardly affected by the war—wages increasing by over 50 per cent and the price of rice by 80 per cent—banks paying 10 per cent and increasing in number, and everywhere the spread of the European umbrella, the khaki shirt, the bicycle, the motor-bus, the tea shop, the elementary school. If these are the signs of "insolvent cottierism" it cannot be so horrible a thing as it sounds.

28. Finally I may venture on a few criticism of Mr. Innes' definite proposals. He admits that they are tentative and vague and it is perhaps invidious to invite attention to their details. But I submit that it is the only practical method of criticism: especially as it is proposed to introduce legislation modelled upon the Bengal Tenancy Act and the Madras Estates Land Act—both notoriously complicated Acts of doubtful success.

29. The first main point is the proposed distinction between non-cultivating and cultivating tenants. The non-cultivating tenant is to be "a tenure-holder"; and that is defined as a person who "possesses or obtains a right to hold land for the purpose of collecting rent or to bring it under cultivation by establishing tenants on it." Let us suppose that A obtains a kanam from a janmi B in respect of a land held previously on kanam and held under the kanamdar by a tenant from year to year. When A enters on the land on the expiry of the previous kanamdar's tenure, it is open to him to cultivate the land himself or to let to a verumpattamdar. Is A to be classed as a tenure-holder or a ryot? So far as his right is concerned

he comes under either definition. This is more than a verbal criticism. Kanamdars do not infrequently let their lands for a time and then resume cultivation themselves. Mr. Innes in fact attempts to adapt a definition, that may be suitable in Bengal, to a state of things which it will not fit. Mr. Innes quotes from the Calcutta High Court explaining how in practice in Bengal they decide between ryots and tenure-holders according to the condition of the land when the tenure is created; if the land is, or was, then unoccupied the tenant is a "ryot", if occupied the tenant is a tenure-holder. This practice would certainly not work easily or equitably in Malabar, but neither would Mr. Innes' suggested distinction.

30. The next main point is the definition of permanent tenure-holder and the prescription of the incidents of permanent tenure. A permanent tenure is to mean the tenure of a tenure-holder who has held continuously for forty years. The period is "arbitrary" and objectionable on that account, and it is difficult to say how it would work. But the more important thing is the incidents which are to attach to the tenure. It is to be assumed that the existing rents are fair and they are to be enhanced or reduced only on certain specified grounds—the decisions being that of the Collector. In the first place it is obviously rather absurd when the main reason urged for legislation is the inequity of existing rents, to declare when you come to legislate that existing rents are to be presumed to be fair. Then coming to restriction on the enhancement, first contracts and voluntary agreements are saved, and then the criticism is what the Collector thinks fair within the limit of one-third of the net produce for wet lands and one-third of the gross for garden. (I omit the reference to customary rates since there are none.) The reasons for fixing the standard of tenure-holders' rents at one-third of the produce is not stated. There is no traditional distribution to refer to. Mr. Warden's proclamation only dealt with distribution between janmi and "kudian", a phrase which includes kanamdar and verumpattamdar. In his proposals about the rent of cultivating tenants and, Mr. Innes proposes to secure them not less than one-third of the net in wet and one-third of the gross in garden. Therefore in the case of a wet land held by a verumpattamdar under a kanamdar the standard distribution of the net yield should be one-third to janmi, one-third to kanamdar and one-third to verumpattamdar. This seems simple—but the figures in my instances at the end show that it has little relation to actual practice. The janmi in a great majority of the cases in which his lands are let on kanam gets a rent of much less than one-third of the yield. Is he to be encouraged to sue for enhancement? If he is, there is this further difficulty. In law the janmi is liable for the Government assessment which is theoretically two-fifths of the net. No doubt in practice as it is the janmi does not usually pay the assessment on lands which he has let on kanam, but if the normal distribution of the net were fixed by law as proposed the law about the responsibility for the revenue would have to be altered. Lastly I would argue that it is absurd to attempt to ignore the fact that a kanam is at least in some respects a mortgage, and if "rent" as used by Mr. Innes means actual rent (i.e., michavaram or rent after deducting the interest on the kanam amount), it is unreasonable to fix the rent with reference only to the produce. This is only another example of the difficulties of trying to adapt laws framed to suit entirely different circumstances. I would also contest the equity of fixing rents at a proportion of the net as a general rule. Obviously the result works out much harder in some cases than in others. A third of the net in a holding of 2 acres of good double crop wet land, or first-class garden will give a family a good income; a third of the net in 2 acres of bad garden will not (compare case 12 with case 31 in the statement. Every suit for enhancement of rent would be keenly contested and experience does not suggest that the courts would find it easy to decide what is the net produce. It was over the question of cultivation expenses that the sharpest controversy raged at the settlement. The general arguments against letting a court of law determine questions of assessment and of the proportion of the assessment to the net were strongly urged by the Government of India in opposing the suggestion of the Decentralization Commission to codify the principles of revenue settlement. Similar arguments apply to any law which purports to lay down the principles on which rents

should be settled by suit, and I think experience of the working of the provisions of the Land Estate Act which deal with these matters will support the contention that a suit is an unsatisfactory means of getting at the truth about the net, and that a stereotyped distribution of the net produces more inequity than otherwise. Another probable result would be that the kanamdar threatened with an increase in his rent would try to take it out of his verumpattamdar and would apparently be able to do so in all cases in which the verumpattamdar had not held for fifteen years.

31. In paragraph 70 the proposal is to allow a janmi to sell a kanamdar's tenure, if the kanamdar is in arrears, but not to evict him. Apparently this means that the landlord must always remain "burdened with the kanam"; and that a stranger may take the place of the old kanamdar, but the janmi may not. I fail to see the equity; or the reason, unless "janmi" is confused with "zamindar".

32. The next important point is the proposal to give permanent rights to a cultivating tenant who has held land as a cultivating tenant for fifteen years continuously. A ryot as defined is a man who has "a right to hold land for the purpose of cultivating". All kanamdars have this right and therefore apparently all kanamdars of fifteen years' standing will become "occupancy ryots". But the intention is presumably that only persons who have actually held as cultivating tenants for fifteen years shall become occupancy ryots. It is not easy to see what real ground there is for fixing fifteen years' cultivation as the qualification for permanent occupancy for a ryot, and forty years' rent enjoyment for the qualification of "permanent occupancy" for a tenure-holder. As I have shown a kanamdar may be a "ryot" today and a "tenure-holder" tomorrow. Mr. Innes admits that his proposal has nothing to recommend it historically, and he himself doubts whether it will benefit verumpattamdars to confer occupancy rights on them as a class. On the other hand the effect of proposing such legislation must inevitably be to drive janmis and kanamdars to disturb verumpattamdars who have not completed their fifteen years. That the kanamdar-cultivating-tenant is in no special need of protection is notorious and is obvious from my statistics.

33. The provisions about enhancements of occupancy ryots' rent are obnoxious to the criticisms made on the similar provisions about tenure-holders' rents. In the section as drafted, only a landlord is allowed to sue to enhance, but I suppose that it is intended to give a tenure-holder the same right. The provisions to secure the cultivating tenant one-third of the net will be inoperative so far as regards the large number of verumpattamdars whose existing rents are in excess of this and will inevitably encourage janmis to raise rents which are less than the third with inequitable results. So far as regards kanamdars they will be unfair in so far as they ignore the amount of the kanam.

34. Mr. Innes concludes with the anticipation that his proposals will not be popular with either janmis or kanamdars, but he thinks that they will benefit the cultivating tenants. I think I have shown reason to doubt this. A considerable number of cultivating tenants will not come within the scope of the proposed protection because they have not held for fifteen years, and the majority of those that will come within its scope will not have their tenure improved, since present rents are to be deemed to be fair, and in practice rents are not very frequently raised nor are the tenants disturbed. Kanamdar-cultivating-tenants on the other hand who generally pay less than one-third of the net will be exposed to the possibility of having their rents raised regardless of the kanam amount; while the determination of rents by suit and the prescription of a standard distribution of the net between landlord and tenants will increase rather than remove inequity.

35. To sum up: There is admittedly no political reason for legislation, and I maintain that no economic reason has been proved. It is probably true that a large number of verumpattam tenants (perhaps half of the verumpattam tenants of wet lands, who form a majority of all the cultivating tenants of wet lands, but not a majority of the agricultural population) get little more than a living wage. But this is not a new state of affairs nor is it extraordinary nor necessarily unsound economically; and it is probably inevitable in a country that is rich and that is

and must be essentially agricultural and in a society that is and will long be essentially aristocratic. Rents are not proved to be more exorbitant than they were thirty-five years ago, nor more exorbitant than they are now in other districts—nor is it proved that the prosperity of the district or of any particular class has suffered. There is now not less competition for verumpattam tenure than in the past and evictions of verumpattam tenants of wet lands are not proved to be either numerous or increasing in number. No legislation can prevent the lowest tenant from being rack-rented and the suggested legislation will admittedly do practically nothing to improve the position of the majority of verumpattam tenants of wet lands in this respect. As to kanamdars the majority pay a low rent and require no legislative protection. They are no doubt sometimes maliciously evicted, but legislation can hardly remedy that. The legislation suggested would benefit the janmis to the extent to which it would provide an accessible tribunal for the enhancement of unduly low rents by suit: but that would not compensate them for undoubted expropriation. It would impose artificial and alien restrictions on a system that has been evolved out of accepted custom, and would involve a reversion from a long-established freedom of contract to the tyranny of the law courts. The remedy would be worse than the disease if real disease there be. But while Mr. Innes concludes with an expression of his “firm belief” that the condition of the bulk of the agricultural population of Malabar is “deplorable” I would conclude

O fortunatos nimium sua
 si bona norint
 Agricolas! quibus ipsa procul
 discordibus arenis
 Fund-it humi facilem
 victum justissima tellus.

STATEMENT appended to note by Mr. Evans on Mr. Innes' note.

Serial number.	Taluk.	Area.	Assessment.	Estimated net yield (gross in gardens).	Details of tenure between janmi and cultivating tenant.	Tenure of cultivating tenant.	Percentage of yield enjoyed by janmi.	Percentage of yield enjoyed by intermediate tenant.	Percentage of yield enjoyed by cultivating tenant.	Rent per acre paid by cultivating tenant.	Remarks.
<i>South Malabar.</i>											
1	Palghat ..	acs. 2-50	RS. A. P. 10 0 0	Rs. 155	Kanamdar A pays janmi Rs. 20; Kanam 10 years old (Kanam Rs. 840).	Verumpattam under A, 2 years old, pays A Rs. 130.	PER CENT. 12½	PER CENT. 72½	PER CENT. 15	Rs. 55	Single crop: cultivating tenant gets about Rs. 25 worth of straw.
2	Do. ..	1-50	9 0 0	140	Kanamdar A pays janmi Rs. 65; Kanam Rs. 350; 60 years old.	Verumpattam under A, 15 years old, pays A Rs. 120.	20	65	15	65	Double crop: cultivating tenant gets about Rs. 15 worth of straw.
3	Do. ..	1-69	9 8 0	160	Nil.	Verumpattam under A, 60 years old, rent Rs. 120.	20	55	25	90	Double crop: cultivating tenant gets about Rs. 20 worth of straw.
4	Do. ..	0-90	4 8 0	60	Nil.	Verumpattam under A, 3 years old, pays A Rs. 55.	20	70	10	60	Double crop: cultivating tenant gets Rs. 10 worth of straw.
5	Do. ..	2-1	10 0 0	120	Kanamdar A, pays janmi Rs. 20; Kanam Rs. 80; 15 years old.	Verumpattam under A, 10 years old, pays A Rs. 95.	20	65	15	50	Double crop: cultivating tenant gets about Rs. 15 in straw.
6	Do. ..	0-84	4 4 0	50	Nil.	Verumpattam 100 years old pays janmi Rs. 5.	10	..	90	5	One of Zamorin's lands.
7	Do. ..	2-89	9 7 0	120	Nil.	Verumpattam 97 years old pays janmi Rs. 20.	20	..	80	5	Zamorin's land. Tenant also holds 2-12 acres of garden on same holding for which he gets about Rs. 6 profit.
8	Do. ..	3-28	19 2 0	330	Kanamdar A has held for 100 years under janmi on rent of Rs. 20. (Kanam Rs. 230) under A B has held on Verumpattam for 100 years on rent of Rs. 250.	Under B, C has held for three years on rent of Rs. 260.	5	70	25	60	Double crop: tenant gets about Rs. 30 in straw.
9	Do. ..	0-91	4 10 0	45	Verumpattamdar A has held for 50 years on rent of Rs. 2.	Under A, B holds on Verumpattam for two years paying Rs. 30.	5	65	30	35	Tenant gets about Rs. 5 in straw.
10	Do. ..	1-50	6 0 0	50	Kanamdar A has held for 3 years on rent of Rs. 2 (Kanam Rs. 15).	Under A, a cheruman has held for 3 years on a rent of Rs. 35.	5	70	25	25	One acre wet and half an acre garden.
11	Ponnani ..	1-90	4 12 0	130	Kanamdar A has held for a long time paying Rs. 2½. (Kanam Nil).	Under A verumpattamdar holds on rent of Rs. 100.	2	75	23	70	Double crop wet: cultivating tenant gets about Rs. 20 worth of straw.
12	Do. ..	4-12	19 5 0	450	Kanamdar A has held under janmi for 30 years on rent of Rs. 20 (Kanam Rs. 1,000).	Under A, B holds 2-12 acres on verumpattam on a rent of Rs. 165 and C holds 2 acres on a rent of Rs. 155.	5	65	30	75	Double crop wet: cultivating tenants get about Rs. 40 in straw.
13	Do. ..	5-	31 4 0	325	Kanamdar A has held for 12 years on rent of Rs. 25 (Kanam amount Rs. 1,500).	Under A, B and C each hold half on verumpattam on rent of Rs. 130.	10	70	20	55	Cultivating tenants get about Rs. 35 in straw.
14	Do. ..	2-35	6 4 0	70	..	Kanamdar has held for hundred years; pays Rs. 20.	30	..	70	10	Zamorin's land. Single crop and garden.

Statement appended to note by Mr. Evans on Mr. Innes' note—cont.

Serial number.	Taluk.	Area.	Assessment.	Estimated net yield (gross in gardens).	Details of tenure between janmi and cultivating tenant.	Tenure of cultivating tenant.	Percentage of yield enjoyed by janmi.	Percentage of yield enjoyed by intermediate tenant.	Percentage of yield enjoyed by cultivating tenant.	Rent per acre paid by cultivating tenant.	Remarks.
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South Malabar—cont.

		ACS.	RS. A. P.	RS.			PER CENT.	PER CENT.	PER CENT.	RS.	
15	Ponnani	5	11 9 6	100	Kanamdar A has held for ten years on rent of Rs. 5 (Kanam Rs. 50).	Verumpattam tenant pays A Rs. 50; has held for 2 years.	5	75	30	15	Garden inam; Zamorin's Devaswam.
16	Do.	4 98	..	170	....	Kanamdar A holds on rent of Rs. 40; Kanam Rs. 90; has held for 18 years; got by transfer from old kanamdar.	25	..	65	10	Garden and single crop wet. Zamorin's land inam.
17	Do.	8-70	18 8 0	200	Kanamdar A has held for 12 years on rent of Rs. 1-8-3 (Kanam Rs. 114).	Under A verumpattamdar has held for 10 years paying Rs. 100.	1	80	10	45	Garden.
18	Do.	2-18	18 1 0	300	Kanamdar A holds under janmi on rent of Rs. 3-8-0 (Kanam Rs. 70). Part (1-25 acres) is held by sub-kanamdar B under D on rent of Rs. 3-8-0.	Under A, C holds 93 cents on rent of Rs. 90 and D holds under B on rent of Rs. 70.	1	A 30 B 19	C 30 D 20	90 55	Garden. Zamorin's Janmam. C probably makes at least Rs. 60 out of his acre though he pays Rs. 90.
19	Welluvanad.	-24	1 13 0	20	Kanamdar A holds on rent of Rs. 1 (Kanam Rs. 15).	Under A sub-kanamdar B holds on rent of Rs. 6 (Kanam Rs. 10).	5	25	70	25	Double crop: cultivating tenant gets also about Rs. 3 worth of straw.
20	Do.	-41	2 9 0	35	Kanamdar holds on rent of Rs. 6 (Kanam Rs. 35).	Under kanamdar verumpattam tenant holds on rent of Rs. 25	20	55	25	50	Double crop: cultivating tenant also gets Rs. 5 worth of straw.
21	Do.	-77	4 13 0	80	Kanamdar A has held for 50 years on rent of Rs. 15 (Kanam Rs. 30).	Under A verumpattamdar on rent of Rs. 53.	20	45	25	65	Double crop: tenant gets Rs. 10 in straw.
22	Do.	-81	1 10 0	70	Kanamdar A has held for 56 years on rent of Rs. 12 (Kanam Rs. 30)	Sub-kanamdar B has held for 30 years on rent of Rs. 22.	1	44	50	40	Garden.
23	Do.	1-9	4 6 0	40	....	Kanamdar has held for 5 years on rent of Rs. 1 (Kanam Rs. 30)	1	..	99	1	Do.
24	Do.	1-3	5 7 0	120	Verumpattamdar A has held for 30 years on rent of Rs. 12.	Under A lessee has held for 4 years, pays on rent of Rs. 80.	10	55	35	80	Wet: double crop. Zamorin's land. Cultivating tenant gets about Rs. 10 worth of straw.
25	Do.	-50	3 7 0	75	....	Kanamdar has held for 25 years; pays Rs. 10.	15	..	85	15	Wet: double crop. Zamorin's land.
26	Do.	2-54	6 4 0	160	....	Kanamdar has held for 25 years on rent of Rs. 6.	8	..	96	24	Wet and garden. Zamorin's land.
27	Do.	7-18	22 15 0	420	....	Kanamdar has held for 25 years on rent of Rs. 20.	5	..	95	24	Zamorin's land: wet and garden.

28	Ernad	1-26	4 13 0	75	Kanamdar A has held for 40 years on rent of Rs. 5 (Kanam Rs. 30). Under A sub-kanamdar has held for 14 years on rent of Rs. 15 (Kanam Rs. 10).	Verumpattamdar holds under B for 10 years on rent of Rs. 55.	5	A 15 B 55	15	50	Double crop: tenant gets Rs. 7 for straw.
29	Do.	99	3 15 0	75	Kanamdar A has held for 40 years on rent of Rs. 5 (Kanam Rs. 112).	Sub-kanamdar has held under A for 9 years on rent of Rs. 20.	5	20	75	20	Double crop: cultivating tenant gets Rs. 7 straw.
30	Do.	1-64	12 5 0	140	Kanamdar A has held for 70 years. Rent Rs. 20 (Kanam Rs. 39).	Under A verumpattamdar has held for 10 years on rent of Rs. 100.	15	65	25	70	Double crop: cultivating tenant gets Rs. 10 for straw.
31	Do.	2-14	2 2 0	15	Kanamdar has held for 60 years on rent of Rs. 1 (Kanam Rs. 25).	Under Kanamdar simple lessee holds on rent of Rs. 10.	7	58	35	24	Garden.
32	Do.	2-40	12 0 0	90	Kanamdar A; 60 years on rent of Rs. 2 (Kanam Rs. 25). Sub-kanamdar B under A has held for 30 years on rent of Rs. 15 (Kanam Rs. 25).	Under B simple lessee has held for 15 years on rent of Rs. 70.	24	A 15 B 60	224	30	Do.
33	Do.	74	4 10 0	60	Kanamdar has held for 24 years on rent of Rs. 9 (Kanam Rs. 12).	Under kanamdar verumpattamdar has held for 5 years on rent of Rs. 50.	15	70	15	70	Wet double crop: cultivating tenant gets about Rs. 8 for straw.
34	Do.	77	4 13 0	125	Kanamdar has held for 20 years on rent of Rs. 25 (Kanam Rs. 25).	Verumpattamdar has held under A for 5 years on rent of Rs. 85.	20	50	30	110	Wet double crop: cultivating tenant gets about Rs. 10 for straw.
35	Do.	3-16	10 13 0	75	Kanamdar A has held for 8 years (getting from a previous Kanamdar of 40 years) on rent of Rs. 4 (Kanam Rs. 50).	Under A verumpattamdar has held for 8 years on rent of Rs. 55.	5	70	25	25	Tenant gets about Rs. 15 worth of straw.
36	Do.	1-50	1 8 0	20	....	Kanamdar has held for 40 years on a rent of Rs. 12 (Kanam Rs. 10).	5	..	95	1/2	Garden: Zamorin's.
37	Do.	98	3 11 0	25	....	Kanamdar has held for 20 years on rent of Rs. 4 (Kanam Rs. 10).	15	..	85	4	....
38	Do.	3-38	16 14 0	200	Kanamdar has held for over 40 years on rent of Rs. 12 (Kanam Rs. 202).	Under kanamdar verumpattam tenant has held for 6 years on rent of Rs. 160.	5	75	20	50	Double crop wet: cultivating tenant gets Rs. 25 straw.
39	Do.	1-10	8 2 0	240	....	Kanamdar has held over 30 years on rent of Rs. 12 (Kanam Rs. 55).	5	..	95	10	Double crop land.
40	Do.	2-70	17 13 0	230	Kanamdar has held for over 50 years on rent of Rs. 30.	Under A, three tenants—one has held for 30 years and the others for 4 years: total rent Rs. 195.	10	50	40	70	Double crop lands.
41	Do.	5-91	32 3 0	600	Kanamdar has held for 20 years on rent of Rs. 50 (Kanam Rs. 106).	Verumpattam tenants under kanamdar have held for about 10 years: rent Rs. 325.	8	47	45	55	Double crop land.
42	Do.	1-54	5 12 0	35	Kanamdar has held for 25 years on rent of Rs. 1 1/2.	Under kanamdar verumpattam tenant for 15 years on rent of Rs. 25.	5	75	20	20	Cultivating tenant gets Rs. 5 for straw.
43	Ualicut	2-62	7 14 0	100	Kanamdar holds on rent of Rs. 10 (Kanam Rs. 450).	Verumpattamdar holds under kanamdar on rent of Rs. 75.	10	65	25	30	Cultivating tenant gets about Rs. 15 worth of straw.
44	Do.	1-90	8 11 0	70	Kanamdar holds on rent of Rs. 20 (Kanam Rs. 75).	Verumpattamdar under kanamdar on rent of Rs. 62-8-0.	30	60	10	25	Cultivating tenant gets about Rs. 10 in straw.

Statement appended to note by Mr. Evans on Mr. Innes' note—cont

Serial number.	Taluk.	Area.	Assessment.	Estimated net yield (gross in gardens).	Details of tenure between jenmi and cultivating tenant.	Tenure of cultivating tenant.	Percentage of yield enjoyed by jenmi.	Percentage of yield enjoyed by intermediate tenant.	Percentage of yield enjoyed by cultivating tenant.	Rent per acre paid by cultivating tenant.	Remarks.
<i>South Malabar—cont.</i>											
46	Calicut ..	acs. 2-23	rs. a. p. 6 9 0	40	Kanamdar A holds on rent of Rs. 34 (Kanam Rs. 34).	Sub-kanamdar B holds under A on rent of Rs. 34.	PER CENT. 86	PER CENT. ..	PER CENT. 15	15	Cultivating tenant gets Rs. 10 in straw.
46	Do. ..	6-67	88 6 0	125	Kanamdar holds on rent of Rs. 27 (Kanam Rs. 900).	Verumpattamdar holds on rent of Rs. 97.	20	60	20	15	Garden.
47	Do. ..	1-25	8 12 0	60	Kanamdar A holds on rent of Rs. 7 (Kanam Rs. 30). Sub-kanamdar B under A holds on rent of Rs. 12.	Sub-kanamdar C under B on rent of Rs. 48.	10	A 10 B 60	20	40	Do.
48	Do. ..	7-4	48 11 0	350	....	Verumpattamdar has held for 60 years on rent of Rs. 220.	65	..	35	30	Wet partly converted to garden.
49	Do. ..	26	0 8 0	5	....	Kanamdar has held for 6 years on rent of Rs. 1.	20	..	80	4	Zamorin's land.
50	Do. ..	50	2 4 0	40	Ottidar holds under jenmi pays no rent.	Under Ottidar his nephew has held for 14 years; pays Rs. 10.	..	25	75	30	Garden.
<i>North Malabar.</i>											
1	Korumbra-nad.	1-5	8 9 0	35	Under jenmi kanamdar A has held for 40 years on rent of Rs. 10 (Kanam Rs. 100). Under A sub-kanamdar has held for 10 years on rent of Rs. 26.	Under B verumpattam tenant pays Rs. 28. Seven years old lease.	30	A 45 B 5	20	30	Double crop wet. Tenant gets Rs. 8 in straw and lives in a house in the field with some fruit trees just in bearing.
2	Do.	50	1 8 0	20	Under jenmi kanamdar has held for 40 years on rent of Rs. 1 (Kanam Rs. 200).	Verumpattamdar has held under kanamdar for 12 years on rent of Rs. 17.	59	80	15	30	Double crop land. Tenant gets about Rs. 5 worth of straw.
3	Do.	1-7	8 8 0	80	Under jenmi kanamdar A has held for 60 years on rent of Rs. 2. Under A sub-kanamdar B has held for 13 years on rent of Rs. 10.	Under B verumpattam tenant holds for 3 years on rent of Rs. 68.	24	A 10 B 52½	35	50	Garden.
4	Do.	2-61	7 12 0	90	Kanamdar A has held for 50 years on rent of Rs. 12 (Kanam Rs. 1,000).	Under A verumpattam tenant holds on 5 years lease; rent Rs. 65.	15	60	25	25	Double crop wet: tenant gets also about Rs. 20 for straw.
5	Do.	1-61	6 7 0	70	Under jenmi kanamdar A has held for 3 years on rent of Rs. 7. Under A sub-kanamdar B holds on rent of Rs. 21.	Verumpattam tenants have held for 10 years on rent of Rs. 25.	10	A 20 B 30	50	30	Garden.
6	Do.	2-35	9 6 0	50	Kanamdar has held for 40 years; pays assessment but no rent.	Verumpattamdar has held for 10 years on rent of Rs. 29.	..	60	40	15	Garden Tenant lives in paramba.
7	Do.	19-15	39 8 0	75	Kanamdar has held for 40 years on a rent of Rs. 15.	Three verumpattamdar have held for 40 years on rent of Rs. 38.	30	25	55	3	Garden and single crop Zamorin's land.

8	Do.	1-25	2 8 "	50	Kanamdar A has held for 30 years on rent of Rs. 10. Under A three sub-kanamdars B, C and D paying rent of Rs. 37.	C and D cultivate their parts and pay Rs. 20. Under B two sub-tenants cultivate and pay Rs. 22.	20	B	55 10	25	35	Wet land with house on part; straw worth Rs. 7.	
9	Do.	6-	22 8 0	150	Two kanamdars A and B have held half for a long time on rent of Rs. 40 each. Under A, P holds part on sub-kanam paying Rs. 2. Under B, Q holds on sub-kanam on rent of Rs. 60.	Under P, X holds on rent of Rs. 5. Under A, Y cultivates on rent of Rs. 60. Under Q, Z holds on rent of Rs. 70.	55	A } B } P } Q }	25 10	10	25	Double crop land; part converted to garden; straw worth Rs. 30.	
10	Do.	8-0	6 0 0	90	Under janmi kanamdar A has held for over 60 years on rent of Re. 1 (Kanam Rs. 600). P, A. paying Rs. 43. Under Q a sub-tenant and holds on rent of Rs. 30.	P cultivates his part and pays Rs. 7, has held for 35 years. Under X, two sub-tenants Y and Z have held for 5 years on rent of Rs. 35-8-0.	1	A } Q } X }	45 4 5	P } Y } Z }	40	20	Garden. P, Y and Z live on the parambas.
11	Do.	-50	3 0 0	75	Under janmi kushikanamdar A has held for 14 years on rent of Rs. 11.	Under A sub-kanamdar has held for 9 years pays Rs. 55.	15		60		25	110	Garden. Cultivating tenant lives in paramba.
12	Do.	1-14	4 8 0	80	Under janmi kanamdar A has held for 90 years; pays Rs. 10. Under A sub-kanamdar P has held for 14 years on rent of Rs. 10.	Under P, sub-kanamdar pays Rs. 38; has lived in paramba for 55 years.	12		30		57	30	Garden.
13	Kottayam.	2-75	7 8 0	90	Under janmi kanamdar A has held for 60 years; pays Re. 1.	Under A tenants hold on 5 years' lease, rent Rs. 71; have held for 25 years.	1		80		10	30	Double crop wet; straw worth Rs. 15.
14	Do.	1-91	7 10 0	60	Kanamdar holds under janmi; no rent (Kanam Rs. 1,250). 12 years old.	Under kanamdar simple lessees have held for 7 years on rent of Rs. 55.	...		90		10	30	Single crop wet; straw Rs. 5.
15	Do.	1-23	4 0 0	40	....	Simple lessee has held for 5 years on rent of Rs. 40.	100		..	..	..	38	Single crop wet. Tenant says rent swallows up all his profit and the only rents the land as it is near his house and he can use the paddy. Straw about Rs 5
16	Do.	2-40	12 0 0	120	....	Kushikanamdar has held for 10 years on rent of Rs. 74.	60		..		40	30	Garden. Tenant lives in paramba.
17	Do.	1-30	6 12 0	75	....	Kushikanamdar has held for 70 years; rent now Rs. 59 (raised from Rs. 40 four years ago).	80		..		20	45	Do.
18	Chirakkal.	1-45	5 7 0	45	....	Verumpattamdar has held under janmi for 20 years on rent of Rs. 32.	70		..		30	25	Double crop wet.
19	Do.	-89	3 9 0	40	...	Verumpattamdar has held for 40 years on a rent of Rs. 26.	70		..		30	30	Single crop wet.
20	Do.	1-50	1 8 0	20	Kanamdar holds under janmi; no rent; but pays assessment (Kanam Rs 30).	Under kanamdar kushikanamdar pays Rs. 9.	..		50		50	6	Garden.