

GOVERNMENT OF THE  
CENTRAL PROVINCES AND BERAR



INTRODUCTION TO THE  
LAND REVENUE & SETTLEMENT SYSTEM  
OF THE  
CENTRAL PROVINCES

---

•  
THIRD EDITION

NAGPUR  
GOVERNMENT PRINTING, C. P. & BERAR  
1939

[Price Rs. 1-8-0]

**Agents for the Sale of Publications issued by the Government of the  
Central Provinces and Berar**

[NOTE.—Appointments of all official Agents in the United Kingdom and on the Continent for the sale of Government Publications have been terminated with effect from the 1st April 1925. All publications in future are obtainable either direct from the High Commissioner for India, India House, Aldwych, London, W.C. 2, or through any bookseller.]

**INDIA**

**AKOLA**

The Proprietor, Shri Ramdas Stores,  
Tajnapeth.

**ALLAHABAD**

Mr. Ram Narain Lal, Publisher, etc.,  
1, Bank Road.

The Superintendent, Nazair Kanun Hind  
Press.

**AMRAOTI**

Thakur & Co., Ltd., Booksellers.

**BARODA**

Mr. M. C. Kothari, Bookseller & Publisher,  
Raopura Road.

**BHANDARA**

S. S. Dharashivkar, Esq., Opposite Muni-  
cipal Water Reservoir.

**BILASPUR**

Mr. M. A. Subhan, Bookseller & Publisher.

**BOMBAY**

D. B. Taraporevala, Sons & Co., Tressure  
House of Books, Taj Building, 210,  
Hornby Road, Fort.

Radhabai Atmaram Sagoon.

Sunder Pandurang, 25, Kalbadevi Road.

Thacker & Co., Ltd.

The Proprietors, New Book Co.

**CALCUTTA**

The Book Company, 4/4-A, College Street.  
Butterworth & Co. (India), Ltd., Avenue  
House, Post Box No. 251.

The Indian School Supply Depôt.

M. C. Sircar & Sons, 75, Harrison Road.

Newman & Co.

R. Cambay & Co.

S. K. Lahiri & Co.

Thacker, Spink & Co.

**CAWNPORE**

The Manager, Sampson William & Co.,  
127-B, The Mall.

**CHHINDWARA**

The Proprietor, Verma Book Depôt.

**COOCH BEHAR**

Babu S. C. Taluqdar, Proprietor, Students  
& Co.

**DELHI**

The Oxford Book & Stationery Co.

R. S. Tomara & Sons, Opposite Fort Gate.

**JODHPUR**

Messrs. B. S. Mathur & Co., Chaturvilas,  
Paota, Civil Lines, Jodhpur (Rajputana).

**JUBBULPORE**

The Manager, Educational Book Depôt.

The Proprietor, Nerbudda Book Depôt.

**JUBBULPORE—*concid.***

The Manager, Bhargava Book Co., Pub-  
lishers, Booksellers & Stationers.

Radhamohan, Esq., Proprietor, Shyam  
Stationery Mart, Andherdeo.

**KARACHI**

The Standard Bookstall.

**KHAMGAON**

Sakalkale Typewriting Institute.

**LAHORE**

The Punjab Sanskrit Book Depôt.

Rai Sahib M. Gulab Singh & Sons.

Messrs. Careers & Co., Moheni Road.

**LUCKNOW**

The Proprietor, Newal Kishore Press.

The Upper India Publishing House, Ltd.,  
41, Aminabad Park.

**MADRAS**

Higginbotham & Co.

S. Murthy & Co., Post Box No. 152.

The Proprietor, The City Book Co., Post  
Box No. 283.

**NAGPUR**

Aidan Binzani, Proprietors, Karmavir  
Book Depôt, Mahal.

Chiney & Sons, Dhantoli.

G. G. Khot & Sons, Sitabuldi.

Messrs. Shastry & Sons, Walker Road.

The Manager, Educational Book Depôt.

The Manager, "The Hitwads".

The Proprietors, Bhisey Brothers, Book-  
sellers & Publishers.

Mr. D. M. Dhumal, Proprietor, Provincial  
Book Binding Works.

The Manager, Nagpur Law Journal,  
Central Law House, Tulsi Bag Road,  
Mahal.

Neston Jacques & Co., Kamptee Road.

**PATNA**

The Patna Law Press Co.

Laxmi Trading Co., Padri-ki-Haveli,  
Patna City.

**PESHAWAR CANTONMENT**

Faqirchand Marwah, Bookseller.

**POONA**

The Manager, International Book Service,  
Deccan Gymkhana Colony.

**RAIPUR**

The Proprietor, Chaube Printing Works

**RANGOON**

The Superintendent, American Baptist  
Mission Press.

**VELLORE**

A. Venkatasubban, Law Bookseller.

**YEOTMAL**

V. N. Saraswat.

Mr. M. G. Bakshi, Law Books Agent.

## PREFACE

This Introduction to the Revenue and Settlement System of the Central Provinces is based on Sir J. B. Fuller's "Note on the Land Revenue Settlements of the Central Provinces" published in 1886, when he was Commissioner of Settlements and Agriculture, and in many places follows the actual wording used by him. Original authorities have so far as possible been quoted *verbatim* and an endeavour has been made to make each chapter self-contained. Marginal references have been given to all the authorities quoted. While the method of compilation involves a certain degree of repetition, it is hoped that it will help towards the clearer understanding of a subject which, owing to differences in the past history of the many component parts of the province, is not free from difficulty. A glossary of the vernacular terms used in the text and a table of the references quoted are appended.

J. F. DYER,

*Revenue Secretary to Government,  
Central Provinces.*

PACHMARHI :

*The 20th May 1921.*

## TABLE OF CONTENTS

---

### CHAPTER I.—THE MAKING OF THE CENTRAL PROVINCES

#### PARA.

- 1 Introductory.
- 2 The constitution of the Central Provinces.
- 3 & 4 The Saugor-Nerbudda Territories.
- 5 The Nagpur Province.
- 6 Sambalpur.
- 7 Nimar.
- 8 Subsequent territorial changes.

### CHAPTER II.—THE SYSTEMS OF LAND REVENUE ADMINISTRATION BEFORE THE ESTABLISHMENT OF BRITISH RULE

- 9 & 10 Division of the tracts of the province according to previous history.
- 11—13 The Saugor-Nerbudda Territories.
- 14—17 The Nagpur Country.
- 18—21 The Chhattisgarh Plain.
- 22 The Sambalpur District.
- 23—25 The Nimar District.
- 26 Feudatory States, Zamindaris and Jagirs.

### CHAPTER III.—THE BRITISH PERIOD, THE GROWTH OF PROPRIETARY RIGHTS AND THE CREATION OF TENANCY TENURES

- 27 Why the two subjects are treated together.
- 28 The Saugor-Nerbudda Territories. Early settlements.
- 29 Mr. R. M. Bird's inquiry into the breakdown of those settlements and recommendation for a 20 years' settlement.
- 30 Mr. Thomason's minute of 1847 recommending a proprietary settlement.
- 31 Why the landlord system prevailed over the raiyatwari.
- 32 Orders for a proprietary settlement.
- 33 Proclamation of 1854.
- 34 Progress up to 1857.
- 35 The Nagpur Province. Early settlements after the lapse of the kingdom and proposals for a long-term proprietary settlement.
- 36 Nimar District. Early settlements.
- 37 Proposals for a proprietary settlement in Nimar.
- 38 & 39 The Growth of tenancy tenures. Malik-makbuzas.

## PARA.

- 40 Beginning of Tenancy Law. Application of Act X of 1859.
- 41 & 42 Occupancy and absolute-occupancy tenants.
- 43 Reaction against malguzari system.
- 44 Colonel Keatinge's memorandum seeking to modify the system.
- 45 Correspondence about the Chanda settlement.
- 46 Modifications in the malguzari system introduced in consequence in Chanda and Nimar.
- 47 Sambalpur raiyatwari settlement.
- 48 & 49 Original malguzari idea definitely abandoned for the future.
- 50 Revenue-free and quit-rent tenures.

## CHAPTER IV.—THE TERM OF SETTLEMENT

- 51 Early history.
- 52 Long period decided on.
- 53 & 54 Discussions about a permanent settlement.
- 55 Variations in period and reversion to a 20 years' period.
- 56 Discussion on Land Revenue Bill of 1917 leaves the period undetermined by statute.

## CHAPTER V.—FRACTIONS OF ASSETS TAKEN AS REVENUE

- 57 Indefiniteness of instructions at early settlements.
- 58 The Saharanpur Rules applied to the Saugor-Nerbudda Territories.
- 59 Special rules for the Nagpur Province.
- 60 Meaning of the Saharanpur Rules.
- 61 Application of the Saharanpur Rules to the whole province.
- 62 Revised rules for the 20 years settlements.
- 63 Limitations imposed by the resolution of the Imperial Legislative Council in 1911.

## CHAPTER VI.—TRACTS OUTSIDE THE ORDINARY SETTLEMENT—FEUDATORY STATES, ZAMINDARIS AND JAGIRS

- 64 Limitation of ordinary settlement principles to malguzari areas.
- 65 Nature of excluded tracts.
- 66 Status of Feudatory States.
- 67 Zamindaris and Jagirs.
- 68 Status of Zamindars and Jagirdars.
- 69 Withdrawal of special functions of Zamindars and Jagirdars and proposals to legislate defining their positions.
- 70 Their present day status.

CHAPTER VII.—GOVERNMENT FORESTS AND AREAS  
EXCISED FROM THESE FORESTS—WASTE LAND  
SALE RULES AND CLEARANCE LEASES RULES

PARA.

- 71 Exclusion of waste areas from malguzari settlement.
- 72 Principles followed in excluding waste.
- 73 Colonization object of exclusions. Waste Land and Clearance Rules.
- 74 Rectification of boundaries.
- 75 Later raiyatwari settlements.
- 76 Forest villages.

CHAPTER VIII.—LEGISLATION

- 77 Absence of early legislation.
- 78 Application of Act X of 1859.
- 79 Preparation of special legislation for the Central Provinces.
- 80 Land Revenue Act, 1881.
- 81 Tenancy Act, 1883.
- 82 Amending Tenancy Act, 1889.
- 83 Tenancy Act, 1898.
- 84 Land Revenue Act, 1917.
- 85 Tenancy Act, 1920.
- 86 Land Alienation Act, 1916.

CHAPTER IX —SURVEY

- 87 Absence of exact measurements in early days.
- 88 Survey in the first proprietary settlement.
- 89 Exact traverse and cadastral survey in the revision settlements of the nineties.

CHAPTER X.—PROCEDURE

- 90 Procedure prior to the first proprietary settlement.
- 91 Procedure at the first proprietary settlement.
- 92 Procedure prescribed in the Settlement Code of 1891 for the revision settlements of the nineties.
- 93 Present day procedure.



## TABLE OF REFERENCES

[Arranged alphabetically]

<i>Short title</i>	<i>Full title</i>
AITCHISON ..	A collection of Treaties, Engagements and Sanads relating to India and neighbouring countries by C. U. Aitchison, B.C.S.
BADEN POWELL ..	The land systems of British India by B. H. Baden Powell, C.I.E., 1892 (3 Vols.).
BIRD ..	Note on the Saugor and Nerbudda Territories by R. M. Bird, 31st October 1834. ✓
CHANDA SETTLEMENT CORRESPONDENCE.	Correspondence relating to the modifications introduced into the Chanda Settlement subsequent to the preparation of the Settlement Report (Central Provinces Secretariat 1886). ✓
CRADDOCK ..	Note on the status of the Zamindars of the Central Provinces by R. H. Craddock, 1889. ✓
CRADDOCK'S SETTLEMENT REPORT.	Report on the Land Settlement of the Nagpur District, 1890-95, by R. H. Craddock, I.C.S. ✕
DAMOH SETTLEMENT ..	Report on the Land Revenue Settlement of the Damoh District, Central Provinces, effected by A. M. Russell, Esq., 1866. ✕
FOREST MANUAL ..	Central Provinces Forest Manual, 3rd Edition.
FRASER'S SETTLEMENT REPORT.	Report on the Land Revenue Settlement of the Saugor District, 1834-35 to 1853-54, by C. Fraser (published, 1876). ✕
FULLER ..	Note on the Land Revenue Settlements of the Central Provinces by J. B. Fuller, 1886. ✕
HOSHANGABAD SETTLEMENT.	Report on the Land Revenue Settlement of the Hoshangabad District, Central Provinces, by C. A. Elliot, B.C.S., 1867. ✕

<i>Short title</i>	<i>Full title</i>
JENKINS ..	Report on the Territories of the Raja of Nagpur, 1827, by Richard Jenkins (Central Provinces Secretariat, 1901). ✓
LAND REVENUE POLICY ..	Land Revenue Policy of the Indian Government, Government Printing, Calcutta, 1920.
NARSINGHPUR SETTLEMENT.	Report on the Land Revenue Settlement of the Narsinghpur District, Central Provinces, by C. Grant, B.C.S., 1866.
NICHOLLS ..	The Law (special and local) of the Central Provinces, by G. J. Nicholls, B.C.S., 1874.
NICHOLL'S DIGEST ..	Digest of the Circular orders of the Chief Commissioner, Central Provinces, from the formation of the Province in 1862 to the end of the year 1877. G. J. Nicholls, LL.B., Bar.-at-Law. (Government Press, 1878.)
RUSSELL'S SETTLEMENT ..	Land Revenue Settlement of the Sambalpur District, 1876-77, by A. M. Russell (published, 1883). ✓
SAHARANPUR RULES ..	The Saharanpur Rules, 1855 (embodied in 1863 Edition of the Central Provinces Settlement Code).
SAUGOR SETTLEMENT ..	Cf. Fraser, <i>supra</i> .
SLEEMAN ..	Rambles and Recollections of an Indian official by Major-General Sir W. H. Sleeman, K.C.B. (revised Edition edited by Vincent Smith, Oxford, 1915).
VANS AGNEW ..	Report on the Subah or Province of Chhattisgarh by Major P. Vans Agnew, 1820 (Central Provinces Secretariat, 1915). ✓
WASTE LANDS IN INDIA ..	Rules for the Lease or Sale of Waste Lands in India. Department of Revenue and Agriculture, Government of India, Calcutta, 1904.



## GLOSSARY OF VERNACULAR TERMS

---

<i>Ain</i>	..	The relative value given to a <i>chal</i> (q. v.) field in the Maratha system assessment.
<i>Amil</i>	..	A revenue official.
<i>Amin</i>	..	Subordinate survey official.
<i>Asami</i>	..	Cultivator.
<i>At</i>	..	Unembanked rice land in Sambalpur.
<i>Awal</i>	..	Lit. first, first class soil.
<i>Bewar</i> or <i>Dahia</i> cultivation.	..	A form of shifting cultivation practised by aboriginal tribes by burning down forest growth and sowing seed in the ashes.
<i>Bhogra</i>	..	Used in Sambalpur as the equivalent of <i>sir</i> (q. v.)
<i>Bigah</i>	..	A unit of area, less than an acre.
<i>Bila shartia maurusi</i>	..	Vide <i>Maurusi</i> .
<i>Chabutra</i>	..	A survey mark at the meeting place of three villages.
<i>Chak</i>	..	A group of villages for settlement purposes.
<i>Chal</i>	..	Land to which under the Maratha system of assessment no fixed rental was assigned. Each <i>chal</i> field was given a relative value ( <i>ain</i> ) and bore a corresponding proportion of the assessment fixed on the whole <i>chal</i> area—vide <i>ain</i> and <i>dhara</i> .
<i>Chanda</i>	..	A survey mark.
<i>Dahia</i>	..	Vide <i>Bewar</i> .
<i>Dak</i>	..	Post.
<i>Dastak</i>	..	A writ.
<i>Dhara</i>	..	Rate of revenue assessment on each unit of <i>ain</i> (q. v.)
<i>Doamli</i>	..	Lit. under dual control, the tract of country acquired from the Nizam's dominions by the Marathas.
<i>Do chanda</i>	..	Lit. two fold, term applied to the area of waste included in villages, approximately double the cultivated area.
<i>Doyam</i>	..	Lit. second, second class soil.
<i>Dupasi</i>	..	Corrupted from <i>do biswi</i> , 2-20ths, the amount of profits left to village lessees under the Maratha revenue system.

<i>Elakadar</i> or <i>Ilakadar</i>	..	The holder of a tract of territory.
<i>Gaontia</i>	..	Village headman in the Chhattisgarh plain.
<i>Havildar</i>	..	Subordinate Maratha revenue official.
<i>Istiamalc</i>	..	Formal engagement for the revenue of the year under the Maratha system.
<i>Jagir</i>	..	An estate of greater or smaller extent held on favourable terms as to the payment of land revenue and usually with such incidents of tenure as impartibility and primogeniture.
<i>Jagirdar</i>	..	The holder of a <i>jagir</i> (q. v.)
<i>Jama</i>	..	Assessment.
<i>Jamabandi</i>	..	Rent-roll.
<i>Jamadar</i>	..	Name given in Nimar for the long-established cultivator called <i>kadim kashtkar</i> and <i>kadim jotdar</i> (q. v.) elsewhere.
<i>Jhil</i>	..	Low-lying rice land retentive of moisture, also a pond for irrigation.
<i>Kabuliyat</i>	..	Acceptance of responsibility for the payment of land revenue.
<i>Kadim Jotdar</i>	..	Term used in the south of the province corresponding to <i>kadim kashtkar</i> in the north.
<i>Kadim kashtkar</i>	..	A cultivator who at the first round of regular settlements was considered to have strong enough prescriptive rights based on long possession to justify his being protected against arbitrary enhancement or ejection by the <i>malguzar</i> or to proprietary rights as a <i>malik-makbuza</i> (q. v.)
<i>Kamavishdar</i>	..	Maratha <i>pargana</i> (q. v.) officer.
<i>Kamil-jama</i>	..	Full revenue assessment.
<i>Karkun</i>	..	Clerk.
<i>Kisan</i>	..	Cultivator.
<i>Kotwar, Kotwal</i>	..	Village watchman.
<i>Kanisht</i>	..	Soil of inferior class.
<i>Lagwan</i>	..	Record of the engagements made each year between the <i>patels</i> and the <i>raiya</i> s.
<i>Lakhabatta</i>	..	Periodical re-distribution of land in the Chhattisgarh plain.
<i>Lambardar</i>	..	Representative of the proprietary body in its relations with the Government.
<i>Mahajan</i>	..	Money-lender.
<i>Mahal</i>	..	Unit of revenue assessment.
<i>Malguzar</i>	..	Farmer of revenue in pre-British days converted at the first regular settlement into a proprietor.

<i>Malguzari</i>	..	Pertaining to a malguzar (q. v.).
<i>Malik-Makbuza</i>	..	Plot proprietor.
<i>Makta</i>	..	In the southern districts a village which is held partly free of revenue.
<i>Maurusi Kashtkar</i>	..	Occupancy tenant. ( <i>Shartia maurusi</i> —conditional occupancy; <i>Bila shartia</i> or <i>pukka maurusi</i> —absolute occupancy).
<i>Mauza</i>	..	Village.
<i>Mauzawār</i>	..	By villages.
<i>Mokasa</i>	..	The revenue-free grant of tract of land to a relative of the superior holder.
<i>Mora</i>	..	The unit of distribution in <i>lakhabatta</i> .
<i>Muafi</i>	..	An area of land held revenue free.
<i>Munara</i>	..	A survey mark.
<i>Mukaddam</i>	..	The executive headman of a village, usually the proprietor or one of the proprietary body.
<i>Mukaddami</i>	..	Pertaining to the <i>mukaddam</i> (q. v.), obsolete term for land cultivated by village headman.
<i>Nazrana</i>	..	Fine or premium on renewal of a lease.
<i>Panchayat</i>	..	A committee.
<i>Pandhari</i>	..	A tax on non-agriculturists formerly levied in villages.
<i>Pargana</i>	..	Administrative unit of the Maratha system.
<i>Patel</i>	..	Village headman.
<i>Patelki</i>	..	Office of <i>patel</i> (q. v), also an obsolete term for land cultivated by a patel.
<i>Patti</i>	..	Additional cesses imposed by the Marathas in the Nimar district.
<i>Patwari</i>	..	Village accountant.
<i>Pukka Maurusi</i>	..	Vide <i>Maurusi</i> .
<i>Raiyat</i>	..	Lit. subject; formerly used as synonymous with cultivator, but now a person paying land revenue direct to the Government in a Government-owned village.
<i>Raiyatwari</i>	..	Pertaining to the system of land tenure in which the cultivators pay the assessment direct to the Government and not to a landlord.
<i>Sadar</i>	..	Principal, chief.
<i>Sardeshmukhi</i>	..	A 10 per cent enhancement on the Muhammadan assessment in Nimar imposed by Marathas.
<i>Shartia Maurusi</i>	..	Vide <i>Maurusi</i> .
<i>Sir</i>	..	Permanent home-farm land.
<i>Siwai</i>	..	Assessment made on miscellaneous income as from forest, fisheries, etc.

<i>Takoli</i>	..	A lenient assessment, usually a low fraction of the <i>kamil-jama</i> (q. v.), imposed on jagirs and zamindaris.
<i>Taluq</i>	..	Used chiefly in the north of the province as equivalent to <i>jagir</i> .
<i>Taluqdari</i>	..	Pertaining to a <i>taluu</i> , also a large estate consisting of a taluq.
<i>Tankha</i>	..	Under the Muhammadan system the cultivable area of a village multiplied by the area rate.
<i>Tankhabandi</i>	..	The assessment basis of the Muhammadan revenue system in the Nimar district.
<i>Thekedar</i>	..	Lit. contractor, a lessee of a village.
<i>Thok</i>	..	Certain area of village lands let on fixed money rent under the Maratha system of <i>chal</i> .
<i>Tigadda</i>	..	A survey mark at the meeting place of three villages.
<i>Tukum</i>	..	A special form of land revenue grant in the south of the province given in recognition of the construction of a tank for irrigating rice.
<i>Ubari</i>	..	A revenue-free grant in the north of the province.
<i>Wajib-ul-arz</i>	..	Village administration paper, containing a record of village customs.
<i>Watan</i>	..	A hereditary right to an office.
<i>Zamindar</i>	..	The holder of a large estate or jagir (q. v.).
<i>Zamindari</i>	..	The estate of a <i>zamindar</i> (q. v.) or pertaining to a zamindar, also used in the correspondence of N.-W. P. Government as equivalent of <i>malguzari</i> (q. v.).

# OUT LINE MAP of the CENTRAL PROVINCES

Coloured according to the date and method of their acquisition  
by the British Government.  
Scale 1 Inch = 80 Miles.



## EXPLANATION

- |  |  |
|--|--|
| 1 Sovereignty acquired in 1818 by cession from Appaji Bhonsla              | 7 Confiscated for rebellion in 1857                      |
| 2 Sovereignty acquired in 1818 by cession from Sindhia                     | 8 Acquired by transfer from Bundelkhand                  |
| 3 Sovereignty acquired from Peshwa in 1818                                 | 9 Escheated in 1849                                      |
| 4 Management made over by Sindhia in 1820-25; Sovereignty acquired in 1860 | 10 Escheated in 1854                                     |
| 5 Management made over by Sindhia in 1844; Sovereignty acquired in 1880    | 11 Obtained from the Nizam in exchange in 1860           |
| 6 Sovereignty acquired in 1860 from Sindhia by treaty                      | 12 Transferred from Bengal in 1905                       |
|  | 13 Transferred to Bengal (now in Bihar & Orissa in 1905) |
|  | 14 Transferred to Madras in 1874 & 1909                  |

Note:—The tracts left uncoloured are Feudatory Chiefships.