



Report on the Administration  
of the  
**LAND RECORDS.**  
in the United Provinces for the  
year ending 30th September  
1923

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Report on the Administration of the Land Records  
in the United Provinces for the year ending  
the 30th September, 1923.

No. 1363/I—749A OF 1924.

FROM

RAI SAHIB BABU BRIJ LAL, B.A.,  
OFFG. DEPUTY DIRECTOR OF LAND RECORDS,  
UNITED PROVINCES,

TO

THE SECRETARY TO GOVERNMENT,  
UNITED PROVINCES,  
REVENUE (B) DEPARTMENT.

*Dated Lucknow, the 27th of February, 1924.*

SIR,

I HAVE the honour to submit the report on the Administration of the Land Records in the United Provinces for the year ending the 30th September, 1923.

CHAPTER I.

PREFATORY.

2. I held the office of the Deputy Director, Land Records, <sup>Officers on</sup> throughout the year. <sub>the staff.</sub>

3. In the months of October and November, 1922, I <sup>Tours of</sup> visited Bara Banki, Unao, Cawnpore, Sitapur, Shahjahanpur, <sub>officers.</sub> and towards the close of the latter month made a tour in the Budaun district in connection with the preparation of the settlement forecast of that district. The greater part of December was spent in inspections of work at Partabgarh, Rae Bareilly, Unao and Budaun and about the end of the month I inspected the land records work in the Bulandshahr district. In January, 1923, I visited Ghazipur, Allahabad and Unao and in the first three weeks of February I toured in the districts of Farrukhabad, Mainpuri and Agra. The major portion of March was occupied by my visits of inspection to Agra, Aligarh, Budaun, Bareilly and Sitapur and, from about the middle of

April to about the middle of May I visited Rae Bareli, Partabgarh, Sultanpur, Fyzabad, Bara Banki, Hardoi and Unao. About a fortnight in the month of June was spent in a visit to Naini Tal to discuss proposals about reductions in the inspection branch of the Land Records department and other questions with the Senior Member, Board of Revenue, and the Hon'ble the Finance Member; Rae Bareli and Cawnpore were also visited in that month. In the second and third weeks of July, Hardoi and Rae Bareli were visited for preparation of the settlement forecast in the former, and for discussion of the settlement programme with the Deputy Commissioner in the latter; Agra and Meerut were also inspected in the same month. From about the end of July to the middle of August I toured in the Punjab in order to study, under the orders of the Local Government, the land records system of that province. In September I visited Gonda and Lakhimpur for inspection of work in connection with the extraction of soil areas and halted for about a week at Hardoi in order to conduct the annual examination of the Kanungo Training School. A similar halt in that month was made at Naini Tal for purposes of attending the Building Board meeting and for other discussions and inspections.

**Important features.**

4. The important features of the year are noted below :—

- (1) The procedure of revising khataunis has been tentatively altered. The proposals in this respect were approved by the Board and received the sanction of Government in May, 1923, and were at once put into force. The original procedure was that, after the distribution of the khatauni slips, all tenants and landlords were required to attend the Court of the Assistant Record Officer, and attest the entries in the slips. This entailed the disturbance of almost the whole of the agricultural population of the tahsil under settlement, i.e., under Record Operations, and huge masses gathered day after day for months at the court of that officer for verifying entries, to most of which they had no objections. The procedure involved loss of time and money of the State as well. Under the new procedure the slips are distributed, but only those proprietors or tenants need attend the court that object to the entries in the slips concerning them.
- (2) The rules for recording the changed rights of tenants in Oudh were enforced in the year under report. Life tenures were conferred by the Oudh Rent

(Amendment) Act on a majority of non-occupancy tenants, but not on all; and the separation of the former from the latter, and the classification of various rights, by officials of the status of patwaris, without verification or attestation by the parties concerned (which would have entailed considerable cost) needed great care, and was, thanks to the great help and co-operation of district authorities, carried out at the headquarters of tahsils under special arrangements.

- (3) Fresh rights of sir were conferred on landlords by the Oudh Rent (Amendment) Act, in land cultivated by them in 1328 and 1329F. As the records for 1328F. were still in the hands of patwaris at the time of the passing of the Act, special checks were prescribed and carried out to guard against unauthorized alterations.
- (4) At the suggestion of the Senior Member, Board of Revenue, certain rules were tried in the districts under settlement, calculated to prevent the unnecessary increase of field numbers.
- (5) The post of the sadar kanungo was abolished.
- (6) Reductions were made in the number of patwaris' circles in a majority of the districts, necessitating extensive re-arrangements of circles.
- (7) The duty of recording the chaukidar's register of vital statistics was made over to the patwari under the orders of Government.
- (8) The abstraction of soil areas and rents was carried out in the districts of Kheri, Bahraich and Gonda, for the determination of equitable rates of rent by a Special Officer for statutory tenants in these districts, for the first time in the history of Oudh, under the provisions of section 51D of the Oudh Rent Act.

## CHAPTER II.

### LAND RECORDS.

5. In accordance with the proposals for the reduction of staff in the Land Records department in connection with the retrenchment scheme, 1,101 posts of patwaris and 350 of assistant patwaris were abolished with effect from the 1st July, 1923. Orders were also issued during the year for abolishing the sadar kanungos with effect from the 1st November, 1923, Establishment.

and it was decided to substitute in each district in the place of the first assistant sadar kanungo an extra post in the highest grade of supervisor kanungos. This official will perform the headquarters duties of the sadar kanungo, but will not do any inspections. As a result of this arrangement, 50 posts of sadar kanungos and 41 posts of assistant sadar kanungos will come under reduction and 46 new posts will be increased in the highest grade of supervisor kanungos. All these measures of retrenchment result in an annual saving of about Rs. 2,75,000.

No patwari of the Kumaun division was deputed during the year for training in the plains, as four trained candidates are already awaiting appointment.

**Revision of circles.**

6. More or less extensive revisions of circles in consequence of the reduction of the large number of patwaris referred to in the preceding paragraph were carried out in the province except in the districts of Dehra Dun, Bijnor, Etawah, Gorakhpur and Basti, where the existing staff did not permit of any reductions, and in Agra and Partabgarh, where the revision is held in abeyance pending the completion of record and settlement operations.

**Promotion of kanungos.**

7. Thakur Krishna Raj Singh, Sadar Kanungo of Ghazipur, at present officiating as a Kanungo Inspector, was nominated by me for tahsildarship, and has been selected. The sadar kanungo of Saharanpur, who is an approved candidate for the post, was appointed as an officiating tahsildar, and the sadar kanungo of Fatehpur, who has been officiating as a naib-tahsildar, was confirmed in the post. No supervisor was appointed as a permanent sadar kanungo, but seven of them officiated as such. Four supervisors were promoted as permanent naib-tahsildars, besides one appointed in a quasi-permanent vacancy and four others in sub. *pro tem.* vacancies. The number of supervisors selected as approved candidates for naib-tahsildarship was five, of whom four are diplomates, while one diplomate of the school was selected direct in accordance with rule 2(2) of Board's Circular I—IXA. Forty-five supervisors acted as naib-tahsildars in officiating vacancies or on temporary posts and one continued to act as an Assistant Manager, Court of Wards.

**Promotion of patwaris.**

8. Nine patwaris were permanently appointed as assistant registrar kanungos, while 46 were given officiating promotions to that post. The number of patwaris promoted to officiate as supervisor kanungos was 99, and of those who received officiating promotions to other appointments was nine. Two were promoted as permanent partition amins; and 35 acted as such. Three were exempted from the age limit, and three others both from the age limit and the educational test,

9. There was an all-round improvement under this head. **Education of** The percentage of qualified patwaris rose from 96.04 to 97.23, **patwaris.** and the percentages of exempted and unqualified patwaris consequently dropped from .52 to .44 and from 3.44 to 2.33 respectively. In Mirzapur, where the number of unpassed patwaris was as high as 71 last year, it fell off to 45; and five students, who are reported to be residents of the southern part of the district, are getting the scholarships sanctioned specially with the object of attracting to the school, students from that tract. In Allahabad also the students coming from the trans-Jumna tahsils are reported to have availed themselves of these special scholarships. In the districts of Bulandshahr and Banda, to which a special reference was made in last year's report, the number of unqualified men has fallen considerably. Gorakhpur is the only district where the number of unpassed patwaris is still somewhat large, and the circumstance is ascribed mainly to the existence of a good many vacancies, as well as to the filling up of some of the vacancies by conditional appointments of heirs.

10. The provincial percentages of success in each subject in the annual examination of the patwari schools for the year of report are compared below with those of the preceding year :—

Subject.	Year of report.	Last year.
Practical survey	... 83.4	89.02
Map work	... 85.8	88.81
Mensuration	... 75.3	79.70
Arithmetic	... 80.8	74.02
Patwari rules	... 68.9	82.70
Reading and writing	... 88.8	90.93

11. Survey and map correction are subjects in which patwaris are rather deficient, and special stress was laid on the training and test of the candidates in these subjects. Detailed instructions laying down the standards to be aimed at and the methods to be followed in teaching the subject and at the examination were issued, in pursuance of which a stricter test for ascertaining the merits of individual candidates was applied.

The new rules, based on the amendments of the Oudh Rent Act, were for the first time introduced into the Oudh schools in the year of report and were only partially assimilated by the teachers and consequently by their pupils. The Unao school in Oudh and the Shahjahanpur and Jalaun schools in Agra fared very creditably, the percentage of successful candidates being cent. per cent. in the first two schools and 85 per cent. in the third. At the other end of the scale, stand the schools at Meerut, Bareilly and Sultanpur, and the earnest attention of the District Officers of these places, and of others

where the results were particularly poor, has been invited. To avoid unduly swelling the ranks of qualified candidates, the patwari schools in Budaun, Sitapur and Partabgarh were closed in the year under report. The school at Etawah was re-opened during the year.

12. The school at Almora continues to be popular, but the Deputy Commissioner is of opinion that the modern aspirant to patwariship is inferior to the old one. In the year under report 26 candidates were originally admitted, of whom 16 came from Almora, nine from Garhwal and one from Naini Tal. Owing to subsequent admissions the number that sat for the examination was 28 and out of this number 21 were successful. The school was inspected by the Commissioner, the Deputy Commissioner, the officer in charge and the tahsildar of Almora.

Residence of  
patwaris.

13. The provincial percentage of resident patwaris fell from 82.16 last year to 80.45 in the year of report and consequently the percentage of non-residents rose from 9.57 to 11.78. This rise is almost general, and is due to the dislocation caused by the readjustment of circles referred to above. The re-arrangement necessitated numerous transfers of patwaris, who have had necessarily to be allowed time to become residents in their new circles. It is hoped that this extraordinary feature will disappear in a year or two. The rise in the number of non-resident patwaris would have been far greater but for the efforts made in the year under report to combat non-residence. As a result of the campaign carried out in Pilibhit, the percentage of non-resident patwaris in that district, in spite of the dislocation caused by a substantial reduction of 37 circles, fell from 37.96 per cent. to 12.46, and Mr. Hallowes is to be congratulated on the happy results achieved by him. Success to a considerable extent was also achieved in this respect in Gorakhpur, Kheri and Gonda and in a smaller measure in Dehra Dun and Mirzapur, but strenuous efforts are still needed in the last two districts, as also in the remaining of the districts mentioned in paragraph 12 of last year's report, namely, Saharanpur, Bulandshahr, Banda, Basti and Bara Banki.

It is a matter of satisfaction that the percentage of patwaris exempted from residence has not only not increased, but has fallen to some extent, being 7.77 against 8.27 last year. The reductions in the number of such patwaris in Fyzabad, Bara Banki and Allahabad are gratifying, but further action in the same direction is needed in these districts as well as in Bijnor, Azamgarh and Unao. There is also a welcome decrease in Muzaffarnagar and Moradabad, where the percentage of exemptions is by far the highest, one patwari in every four, in the former district, and one in every five, in the latter being in the enjoyment of this privilege. It is hoped that the action



begun will be continued and the cases of the remaining exemptions will be scrutinized with a view to restricting the enjoyment of the privilege only to those patwaris, whose exemption is justified by sufficiently strong reasons.

14. The percentage of records filed within time was in the case of the area statements 97.21 against 98.3 of last year, of the kharif crop statements 99.04 against 98.5; of the rabi crop statements 98.67 against 99 and of the statements of holdings and rentals 97.59 against 99.3. The slight fall in a majority of the above figures is attributable to the existence of settlement or record operations in more or less advanced stages of progress in a comparatively large number of districts, where punctuality in filing the records is not expected. Outside these districts, 15 statements in Ballia, three in Gonda and one in Kheri were delayed beyond one month. All the records, without a single exception, were filed in time in Aligarh, Moradabad, Farrukhabad, Cawnpore, Fatehpur, Jalaun, Hamirpur, Benares, Jaunpur, Ghazipur, Basti, Azamgarh and Fyzabad.

**Filing of  
patwaris'  
statements.**

15. For the province, as a whole, the amount of test done by the supervisors, though generally somewhat below that of last year, was in the case of all the records above the prescribed minima. They tested 7.40 per cent. of the khasras against the standard of 7; did 12.23 per cent. of the khatauni verification against 10, the minimum fixed by the rules, and 18.49 and 6.51 respectively of the khatauni and jamabandi tests against the standards of 5 per cent. The percentages of khasra test were generally low in the Oudh districts, since the special arrangements for the preparation of the khataunis, as explained in paragraph 4(2), had necessitated the reduction of the standard of test from 7 to 3 per cent. Outside Oudh, the verification of khataunis and the test of jamabandis fell slightly short of the minima in Gorakhpur owing, it is reported, to the supervisors having been specially engaged in preparing the nazul and grove registers, which were left incomplete in the settlement office. The verification of khataunis in Ballia and Basti also was somewhat below the mark, but no explanation has been furnished for the deficiency, though in the latter district it is stated that the supervisors responsible for the deficiency will be suitably punished. The provincial percentages of errors discovered by the supervisors in the course of their check of the patwari papers are, except in the case of jamabandi test, higher than last year and would appear to be an indication of improvement. Several District Officers have remarked that their supervisors have worked with care and have paid more attention. In Basti endeavours are reported to have been made to break down the supervisors' old habit of reserving special areas for their partial.

**Testing by  
supervisors.**

The Collector of Ghazipur is not satisfied that the supervisors' testing in his district has been as careful and thorough as it ought to be and has issued necessary orders on the subject. Judging from the quarterly abstracts of sadar kanungos' inspections, which were submitted for my inspection during the year, the work of several kanungos in the Jalaun, Mirzapur and Azamgarh districts and of a few in Pilibhit, Banda, Rae Bareilly and Bahraich was not at all satisfactory, and the attention of the District Officers was invited to this matter. With the abolition of the sadar kanungo's inspections, the submission of their quarterly abstracts to this office will now be discontinued.

Testing by  
superior  
officers.

16. Officers on the headquarters staff did on the whole a larger amount of testing than last year. Of the districts doing insufficient work mention may first be made of Muzaffarnagar, where practically nothing was done for the third year in succession, and where it looks that inattention on the part of superior officers to this branch of work bids fair to assume the potency of a tradition. Whatever may have been the effect of this tendency in the past, it cannot but be disastrous to the records in future, when the supervision hitherto exercised by the sadar kanungo would be withdrawn and the sole responsibility for their maintenance would rest with the members of the revenue staff. The district of Muttra comes next where inspection of land records work was prevented by the progress of settlement. Then come Saharanpur, Pilibhit, Jhansi, Naini Tal, Kheri and Fyzabad where the amount of testing was inadequate. Among the reasons offered for the low amount of testing in some of these districts, the one that carries some justification with it is, that the tours of the officers had to be stopped for want of funds. An idea of what some of the District Officers feel on this subject will be gathered from the following remarks of Mr. Hallows, Collector of Pilibhit, which are endorsed by Mr. McNair, Commissioner of the Rohilkhand division :—

“ I submit that whatever other economies be effected by Government economies in camping are undesirable. The reduction of local supervision by superior officers over the land records is bound to cause widespread hardship to the cultivating class. Since a single false entry in the records may ruin a tenant, what is economy to Government may bring privation to the community.” To this I may add that the necessity for relaxing the restrictions placed on touring periods now becomes more imperative in view of the abolition of the sadar kanungo's inspections and the consequent need of greater supervision by superior officers. There are fortunately healthy signs which indicate that the tendency to pay more attention to the original work of the patwari than to that already tested by supervisors is

decreasing. Instances of the existence of the tendency are, however, not altogether wanting in the returns of the year under review, but happily they appear in a sporadic form.

17. Judging from the percentages of error discovered by these officers, there has been on the whole no improvement in the quality of their work even since last year, which itself was not a year of satisfactory results in this respect. On the other hand there has been some deterioration in quality. The percentages of errors in a number of districts are so low that they fail to inspire confidence in the thoroughness of the test applied. Special mention in this connection may be made of the districts of Agra, Bijnor, Cawnpore and Sultanpur where the percentages are so unusually meagre as to suggest the possibility of the testing work having been performed in a highly perfunctory manner. This is a matter upon which the Department of Land Records has had the unpleasant duty of animadverting almost every year, and no permanent improvement is visible up to this time. "That two officers" says Mr. Harper, Collector of Banda, about two of his officers, "should have between them re-tested 3,401 khasra numbers, and found only one mistake appears to me to prove that the check of the supervisors' work was simply valueless." These remarks have a wider application, as no fewer than 26 officers could not find a single mistake, while the number of all those whose check was sketchy is larger. It is needless to repeat the oft-repeated maxim that it is quality rather than quantity that counts. What is required for ensuring a searching scrutiny is the inculcation of a habit of close application and of diving deep into the records. A mere superficial test, no matter howsoever large its extent, is of no value.

18. Reviews of the work of their sub-divisional officers and tahsildars furnished by District Officers, as required by the orders of the Board, show that the matter has received much attention and that the District Officers have generally taken a keen interest in the improvement of land records in the districts. Some of the critical remarks passed by the Collectors on the work of their staff are very illuminating and interesting. A number of District Officers have taken a good deal of pains in the matter and their interest and zeal are amply shown by the fact that several of them have personally carried out the actual work of testing the records. Special mention may be made in this place of the District Officers of Dehra Dun, Mainpuri and Basti whose work has been appreciated by their Commissioners, and of those of Pilibhit and Mirzapur.

19. In connection with the question of reducing the cost of revision of records at the time of re-settlement, it was

decided by the Board of Revenue with the sanction of Local Government to do away, if possible, with the necessity of attestation by appointing special land records officers to districts about to be re-settled for a period of three years before the commencement of settlement operations. In accordance with this arrangement, Seth Badri Prasad, Special Land Records Officer at Allahabad, was transferred to the Rae Bareilly district in November, 1922, and subsequently in May, 1923, M. Anwar Ali Faruqi and Babu Gaya Prasad, Special Land Records Officers at Ghazipur and Azamgarh, were transferred to the districts of Lucknow and Hardoi, respectively. These officers could be deputed only about a year or so in advance of the settlement operations, and during this time they did much useful work in bringing to light, by their careful inspections, the prominent defects in maps and land records and in making preliminary arrangements to remove them. Of the other three special land records officers, who could not be spared by their District Officers, Babu Kishan Chand continued to work in Gorakhpur, Pandit Ram Ratan Chaube in Basti and M. Afzal-ullah, with the exception of four months during which he was on leave, in Ballia. The scheme of special land records officers has yet been at work for a short period only and the task which it has in view is a momentous one. Consequently it is premature to attempt a survey of its complete achievements. There can, however, be no doubt about its potential value, and there is almost a consensus of opinion that the supervision by these special officers has made the subordinate land records officials generally more careful in the proper discharge of their duties. This in itself is no small gain and furnishes a strong argument in favour of the extension of the system when financial conditions permit.

20. The tahsildars and naib-tahsildars have not been able to work up to the quantity they did last year. The percentage of errors discovered by many of them was also about as unsatisfactory as last year. It is high time that these officers now exercised effective supervision over land records, and certain preliminary proposals calculated to bring about better results are at present under the consideration of Government. Orders have been issued during the year by the Board, drawing attention of the District Officers to the necessity of seeing that the naib-tahsildars do not neglect their duties of supervising the examination of khewats by the registrar kanungos and their assistants,—a subject which was commented upon in last year's report.

21. The amount of work done by the sadar kanungos in the Agra province was greater than last year, but it fell short of

the standards of the previous years in Oudh. The outturn of their work would have been better but for their preoccupation in work connected with the reallocation of patwari circles due to the reduction of patwaris in nearly all the districts of the province; and in Oudh, also in supervising the preparation of the khataunis in the new form. The number of days spent by these officials on tour was necessarily smaller and particularly so in Oudh and the percentages of errors discovered by them lower than last year. Several District Officers and Commissioners have expressed the opinion that the abolition of the sadar kanungos' inspections and the consequent withdrawal of an efficient supervision from over patwaris and kanungos is not likely to prove a measure of real economy in the end, as any saving that may have been effected by the step will be more than counterbalanced by the extra cost that will have to be incurred in future settlement operations. The following remarks of Messrs. P. Wyndham and E. P. Fawcett, Commissioners of the Kumaun and Gorakhpur divisions, are more or less typical of their views on the subject :—

*Mr. P. Wyndham.*—“ It is a great pity the sadar kanungo has been abolished; it means bad records and very great expense at settlement. The landowners and tenants are both entitled to have their records accurately maintained.”

*Mr. E. P. Fawcett.*—“ A temporary saving may be effected by cutting down the supervising staff, but it is abundantly clear from this report that its place cannot be taken by the ordinary revenue staff, and the result will probably be a deterioration in land revenue work, which will cost much more to rectify when the settlement comes round than will be saved by the reduction in staff.”

These remarks, coming as they do, from high officers of experience are no doubt entitled to great weight and deference. But though District Officers cannot keep their attention focussed on land records in times of grave distractions, ordinarily it is expected of them, by this policy of Government, that they will vigorously enforce the direct responsibility for the correct maintenance of land records on sub-divisional officers and tahsildars, who have, of late, been relieved of some of their duties in other directions and who, it is hoped, will rise to the full height of the responsibility now enjoined on them by the Government. If the keen interest in land records evinced in some districts, in the year under report, comes to be taken throughout the provinces, there is reason to believe that the apprehensions at present entertained will not be materialized.

22. The percentages of errors discovered by the different classes of supervising officers are shown below :—

Name o record.	Head quarters staff.	Tahsildars.	Sadar kanungos.	Supervisors.
Khasra—				
Retested ...	1.27	1.42	2.19	2.95
Tested ...	4.25	4.27	6.45	
Khatauni verification—				
Retested ...	.7	.71	1.17	1.85
Tested ...	3.0	1.70	3.72	
Khatauni test—				
Retested ...	1.07	1.16	2.78	2.69
Tested ...	3.5	2.27	5.25	
Jamabandi—				
Retested ...	.56	.77	1.58	1.86
Tested ...	1.4	1.55	3.02	
Khewat—				
Retested ...	.9	.71	1.76	1.69
Tested ...	.19	.01	.09	

23. In the Benares division no subject was selected for special examination in Jaunpur and Mirzapur. In Benares itself no particular branches of work, but five circles are said to have been selected for special examination by sub-divisional officers and in Ghazipur the Land Records Officer concentrated his attention on the checking of the length of tenancies and on technical mistakes in the khewats and khataunis. The Ballia sub-divisional officers devoted themselves almost entirely to the verification of khataunis and test of grain rent ledgers. The matter received attention in all districts of the Gorakhpur division, which is also one in which special attention to particular subjects is to be paid by the sub-divisional officers under the standing orders. The special subject in the Basti district was the scrutiny of kabiz entries and it was the verification of khataunis in Gorakhpur and Azamgarh with the addition of maps in the latter.

aintenance  
boundary  
marks.

24. There is nothing special to report in this connection. The marks are generally reported to be in fair condition except 75 pillars in the Unao district which are not traceable owing to the fluvial action of the river Ganges and the Deputy Commissioner has been asked what action he proposes to take for the restoration of the missing marks. The revision of records in connection with the scheme of fixing permanent quarter mile stones in Diara Khawaspur in the Ballia district was finished and fair copies of attested records were prepared.

map  
direction.

25. Maps are generally reported to be in order. Their condition in Bahraich is reported to have improved. In

Ghazipur funds have since the close of the year been sanctioned for carrying out a re-survey of Diara Bara and the work has now been taken in hand. The Superintendent of Dehra Dun has remarked that frequent changes among patwaris owing to the unpopularity of the post and the fact that the country is hilly and the alterations recur annually add very largely to the work of map correction in the district. In the districts under record operations and in those to which Special Land Records Officers have been posted in advance of the coming settlement, map correction is receiving particular attention and it is hoped that the action thus taken will bring about the desired improvement. The starting of a regular campaign for bringing maps up to date referred to in the last year's report had to be postponed for the current year in consequence of the extensive changes in patwari circles that had to be made in connection with the reduction of patwaris.

26. Considerable activity was shown in several districts in bringing concealed assets to light. Despite the difficulties that lie in the way of detection, excess demands amounting to Rs. 7,318 were attested in 161 villages in the Allahabad district, where the doab and the trans-Gangetic tahsils need further attention in this respect. In Pilibhit, the Collector has, on exhaustive personal enquiries in 15 villages, discovered concealment of siwai income on a large scale, and recorded detailed notes in the pargana books. In Basti the Collector has encouraged zamindars to take advantage of the cessation of political activities among tenants, and get the actual rents recorded, and the leases and agreements, attested by kanungos have resulted in an increase of over Rs. 10,000 in the recorded rental. The practice of getting occupancy tenants to make fictitious surrenders and getting farzi khudkasht entered in the papers still lingers in some places in this district, and efforts are being made by local authorities to eradicate it. Extra rents were also verified and recorded in Etawah and to a smaller extent in a few other districts. Efforts in the same direction on the part of the local authorities are needed in Budaun, where my enquiries in connection with the settlement forecast showed that concealments existed.

Concealment  
of rents.

In Oudh, the chances for concealment of rent have been much reduced by the abolition of the statutory limit of enhancement of rent and the grant of a fixity of tenure to a majority of non-occupancy tenants. The landlords, who indulged in concealment before, now try to get the real rents recorded, for tenants, as a rule, unless they are completely under their thumb, take advantage of the excess demands not being recorded and refuse the payment thereof,

Nazrana is reported to be reviving in the Rae Bareli district, while in Bara Banki it is reported to be still prevalent. The restrictions imposed by the new law on sub-letting, the curtailment of facilities for the payment of arrears of rent, and the provisions relating to ejections, furnish opportunities to landlords to realize nazranas. Though tenants have no longer to pay them on the same scale as before, yet there is little likelihood of the practice disappearing under the present law.

Preparation  
and  
maintenance  
of tahsil  
registers.

27. Action in regard to the preparation and maintenance of these registers was generally taken in accordance with the rules and they are reported to be up to date except in Fatehpur where entry of census figures of 1921 was delayed owing to the only copy of those figures received from Press being in circulation to tahsils. In Basti the Collector found that no notes were made by sub-divisional officers since settlement and in Ghazipur only one officer recorded these notes. Both the District Officers have issued necessary orders to ensure due compliance with the rules in future. The Collector of Jhansi considers that the notes recorded in the pargana books are of little value and he has drawn the attention of his sub-divisional officers to the necessity of giving useful notes in future.

The compilation of nazul registers in the Gorakhpur and Basti districts was completed and the pargana handbooks of tahsils Basti, Harraiya, Bansi, Khalilabad and Domariaganj in the latter district were issued during the year.

Officers'  
inspections.

28. The details of my inspection tours are given in paragraph 3. Of the senior inspectors, Babu Ram Narain, with the exception of the time that he remained with me in my tour of the Punjab and that spent by him in the inspection of land records work of the Moradabad district was occupied in supervising the work of revision of records in the Unao, Agra and Rae Bareli districts; and the other, Babu Raghbir Prasad, was exclusively employed on work connected with the preparation of the settlement forecasts of the Bara Banki, Budaun, Lucknow and Hardoi districts, on supervision of record work in the Partabgarh district and on the inspection of the existing maps and records in three of the four districts just mentioned. Of the two other inspectors Thakur Krishnaraj Singh and M. Wala Qadar, appointed during the year by promotion from sadar kanungo post, the former inspected the land records work in Bahraich and Basti besides supervising the work of preparation of new khatauni and the extraction of soil areas in certain Oudh districts and the latter carried out inspections in the Lucknow, Naini Tal and Saharanpur districts and assisted at the provincial training class for junior officers at Moradabad.

Amendment  
of rules.

29. The important amendments of rules have already found a mention in paragraph 4 above. The only other change



of any importance made during the year was that giving effect to the orders of the Board approved by Government reducing the period of practical training of passed diplomates of the Kanungo Training School in a district under record operations from six to three months. There were a few other changes of minor importance which do not need specific mention here.

### CHAPTER III.

#### SURVEY AND REVISION OF RECORDS.

30. Of the progress of work in the various districts under record operations, a brief description is given below :—

Survey and  
revision of  
records.

*Muttra.*—Map correction, Khanapuri and attestation of tahsil Muttra with the exception of the alluvial mahals was commenced and completed in the year under report. The fairing of the records of tahsils Mahaban, Sadabad, Mat and Chhata, with the exception of a few big villages of tahsil Chhata, was also finished.

*Agra.*—The work done during the year was—

- (a) Map correction and record writing, reproduction of field maps, attestation of khewats and preparation and distribution of khatauni slips and abstraction of five years' irrigation statistics relating to tahsils Itmadpur and Firozabad.
- (b) Training of patwaris of tahsils Agra, Fatehabad, Kheragarh and Bah, compilation of sir and khudkasht abstracts and the examination of khewats of these tahsils.

*Unao.*—Map correction and record writing were carried out in tahsil Unao and maps of 257 villages were also reproduced. In tahsils Hasanganj and Safipur training was given to the patwaris, sir and khudkasht intikhabs were prepared, khewats checked; and map work in some villages needing re-survey was done in advance.

*Partabgarh.*—In tahsil Patti intikhab sir and khudkasht was prepared, and map correction including re-survey of certain villages or portions of villages carried out. Maps were traced and sent for reproduction. Attestation of khewat slips was begun but could not be finished in the year. In tahsils Kunda and Partabgarh the patwaris were trained and the intikhabs of sir and khudkasht prepared for both the tahsils.

Preliminary operations were also undertaken in the districts of Rae Bareli and Bara Banki.

#### GENERAL.

31. The office of Principal was held by Rai Sahib Thakur Lekh Raj Singh, B.A., throughout the year. I visited the school three times and conducted the Final Examination. Of the 50 students examined 32 passed completely, 11 were passed

The  
Kanungo  
Training  
School,

on condition of their satisfactorily completing the prescribed practical training in a district under record operations, four were given the option of re-admission, two were rejected and one was expelled. The results are not as nice as could be wished for; and after going into the question I agree with the Principal that one of the important causes leading to such results is the want of proper equipment on the part of the students themselves. Most of the students getting admission into the school have, on experience, been found to be lacking in a sufficient knowledge of one or other of the two vernaculars, i.e., Urdu or Hindi and particularly of mensuration. This lack of knowledge stands in their way in fully grasping the subjects taught at the school and poor results at the Final Examination follow. To remedy this defect I have already submitted to Government the outline of a revised scheme of recruitment, which, if sanctioned, may be productive of better results in future. The construction of a new building for the school is awaiting the provision of funds and the settlement of certain details with the Public Works department authorities, which step has been found necessary owing to the transfer since by Government of the site of the projected normal school for the construction of the kanungo school.

CONCLUSION.

32. The special work to which the department is applying itself is the reduction and simplification of the work of the patwaris. The re-writing of the khewat annually, however voluminous, on the occurrence of even a single mutation of names during the year, involved unnecessary waste of time and labour, and is responsible for the creeping in of many errors. The Government has been recently pleased to sanction the adoption of a four-yearly khewat, and with it, will also disappear, the dual responsibility of the registrar kanungo and supervisor kanungo, for the correctness of the khewat, which was the mother of a brood of defects in that important record. The utility of the siaha, or at any rate, its present method of preparation is questionable, and proposals concerning it, as well as for the adoption of a quadrennial khasra, and a simplified khatauni-jamabandi, on the lines of the system in the Punjab, are under discussion with Government and it is hoped, that the introduction of suitable improvements on the lines suggested will result in a substantial saving of labour and money.

I have the honour to be,

SIR,

Your most obedient servant,

BRIJ LAL,

*Offg. Deputy. Director.*