

SELECTIONS FROM THE RECORDS OF THE BOMBAY
GOVERNMENT.

No. CCXXVII.—NEW SERIES.

PAPERS

RELATING TO THE

REVISION SURVEY SETTLEMENT OF 12 KHALSA VILLAGES
AND ORIGINAL SETTLEMENT OF 1 VILLAGE :

OF THE

DHANDHUKA TALUKA,

OF THE

AHMEDABAD COLLECTORATE.

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FROM

T. R. FERNANDEZ, ESQUIRE,
Deputy Superintendent, Gujarát Revenue Survey;

TO

THE COLLECTOR OF AHMEDABAD.

Camp Ahmedabad, 8th December 1888.

SIR,

I have the honour to submit, for the consideration of Government, proposals for a revision of the original survey settlement of the 12 *khálsa* villages of Táluka Dhandhuka, of the Ahmedabad District, and for the original settlement, on the survey principles, of 1 village, formerly *tálukdári* and lately become *khálsa*.

2. In 1857-58 and 1858-59, 22 villages came under the survey settlement, of which 20 were *khálsa*, and 2 *Tálukdári*, managed directly by Government. Since then, the 2 latter villages, and 8 of the former, have reverted to the management of their own *Tálukdárs*. The one village (Anyáli (Káthini), lately become *khálsa*, was, at that time, in the management of its Káthi proprietors, who, for some years, paid a fixed *ánkda* to Government; but subsequently it was purchased by Desái Bechardás Harjivandás, under a decree of the Civil Court, and held by him on similar terms. Subsequently it lapsed to Government, and is now included in the total number of *khálsa* villages (13) to be dealt with in this report.

3. A certain percentage test of the measurements by the old survey was taken preliminarily, in order to ascertain how far the original work was correct enough to be taken as a basis for revision settlement operations. The result proved satisfactory and revision measurement work has been carried out on the same partial system as that adopted in the case of the Dholka Táluka.

4. The subjoined table shows the areas of the 12 villages under the heads of total, deducted unarable, and remaining arable, obtained by the original and revision survey respectively :—

		Total.	Deducted Unarable.	Remaining Arable.
		A. g.	A. g.	A. g.
By original survey	...	88,953 11	34,637 0	54,316 11
By revision survey	...	88,919 30	35,294 8	53,625 22
Increase	...	.....	657 8	.....
Decrease	...	33 21	.....	690 29

The difference between the total area of each survey is 33·21 acres or about 0·04 per cent. The decrease in the arable area is 690·29 acres: the increase in the unarable area is 657·8 acres.

5. In the subjoined table are shown the total number of survey fields in the 12 villages according to the original and revision surveys, and the percentage differences in area between the results of the two operations :—

	Total Number of Survey Fields.	Total Number of old Numbers submitted to Revision Survey Operations.	DIFFERENCES IN AREA BETWEEN ORIGINAL AND REVISION SURVEYS.						
			Under 5 per cent.	Over 5 and up to 10 per cent.	Over 10 and up to 15 per cent.	Over 15 and up to 20 per cent.	Over 20 and up to 25 per cent.	Over 25 and up to 30 per cent.	Over 30 per cent.
By original survey...	5,936	777	701	53	17	1	4	...	1
By revision survey—						777			
Survey numbers ...	6,718								
Pot numbers ...	254								
Total ...	6,972								

In the case of 1 village (Anyáli Káthini), of which the original measurement was made by the Tálukdári survey, the old numbers totalling 55 have been sub-divided by the subsequent survey into 125 survey numbers.

6. The above figures show that 13 per cent. of the original survey numbers in the 12 villages have been remeasured and that there has been a total increase therefrom of 1,036 survey numbers, including *pot* numbers.

7. Revision classification operations on the partial system have been carried out under the rules followed in the case of Táluka Dholka. The original valuation has been confirmed to a great extent; adjusted to a slight extent where the standard was found to differ from the general standard; re-done in the case of one tract in one village (Bhadiád); and entirely re-done in one village (Sodhi).

8. There is no land in the villages under report cultivated with rice-crops, nor any irrigated by *dhekidi*. In one village (Dhandhuka Kasbo), about 12 acres of alluvial (*bhátta*) land in permanent occupancy have been met with.

9. Lands adjudged to possess subsoil water profitable for irrigation purposes have been met with only in Dhandhuka Kasbo, Ránpur, and Anyáli Káthini. In the two latter villages, the rules adopted for the Panch Maháls District have been used in the classification of those tracts which had a rocky substratum. The *anna* values of the classes comprised in the different "orders" of subsoil water have been fixed by order of the Survey and Settlement Commissioner, at figures determined on a due consideration of local circumstances and conditions. The modifications made accordingly in the values adopted in the case of Dholka Táluka are trifling. The result of the assessment to be imposed under this system, on Government lands of this description, in the 12 villages, as against the amount (Rs. 1,820-12-0) of the water share of the assessment of Government *bágáyat* lands realised under the existing system in 1887-88, is a net enhancement of their soil assessment amounting to Rs. 369-14-0. The average incidence per acre of such land of the said enhancement of the soil assessment will be 11 pies. In Anyáli Káthini, under the present revenue management, Government occupied lands have hitherto paid no water assessment when cultivated with crops irrigated from wells sunk in them. The enhancement of the soil assessment effected by dealing with all such irrigable (Government) lands on the regular subsoil water assessment principle is Rs. 105-0-0.

10. The Dhandhuka Táluka lies between 71°10' and 72°27' east longitude, and 21°59' and 22°27' north latitude. The extreme length of the táluka, from north to south, is 34 miles; and its greatest breadth, about 64 miles; and in its limits are included 133 Tálukdári, and 4 Inámi, villages, in addition to the present 13 *khálsa* villages. It is bounded on the north by the Dholka Táluka and territory of the Thákor of Limdi in Káthiáwár; on the east, by the Gulf of Cambay; on the south, by Káthiáwár; and by Káthiáwár again on the west. The total area is about 6,89,199·36 acres, of which 88,919·30 acres are covered by the 13 *khálsa* villages. The surface of the country is level, with a slight gradual slope from the north-west to the south-east, along which the waters of the Bhádhár river find their way eastwards from Ránpur, which is the most western point of the táluka now to be dealt with. The bed of this river

is, for the most part, so shallow eastwards from Dhandhuka Kasbo that, the monsoon flood waters are absorbed over the country along the banks, and the ordinary current entirely disappears in places to reappear a few miles further on and pursue a fitful course. Attempts have been made in past years to force the main stream into its original channel and keep it there, but with little success. The Bhádhar is the only stream of those which traverse the táluka that directly affects the condition of the villages under report. In various parts of the country lying to the north and north-east of Dholera, and also in Mándvipura, which lies to its south, the monsoon rain waters are apt to lodge and accumulate from want of outlet towards the sea, with the result of more or less seriously damaging the cultivation of the villages concerned. As the subsoil water of these tracts is so brackish as to be scarcely drinkable, it would seem to be well worth consideration by Government to arrange for the formation of one or two large tanks at suitable sites, and thus benefit the cultivators in particular, and the villagers in general. The late Collector, Mr. Reid, recorded his opinion that some such provision on the part of Government is absolutely necessary if an enhancement of the present rates of these particular villages at the revision settlement is sanctioned. A very large proportion of the cultivable lands of the 12 villages is of clayey black soil, the remainder being of the more sandy and light-coloured soil known as *gorádu*, and merging in places (in Ránpur and Anyáli Káthini) into a reddish gravelly earth, with a substratum of soft sandstone or rock. Trees are very scarce, except immediately near the sites of some of the villages.

11. It will be seen from the map of the táluka that the 13 villages lie considerably scattered. Dhandhuka town is isolated; Ránpur has only one village (Anyáli Káthini) within 9 miles of it; and of the remaining 10 villages marginally noted, the first two occupy by themselves the north-east corner of the táluka, the next six are clustered, more or less closely in the neighbourhood of Dholera Bandar, Sodhi (by itself) lies some 8 miles distant to its west, and Mándvipura (quite isolated) is some 15 miles distant to its south.

12. The rainfall over the area in which these villages are situated is regular, and, on the whole, seasonable and sufficient. The following figures give the yearly fall in inches for the 12 years, 1876 to 1887, as recorded at the town of Dhandhuka itself. It will be seen that the average for the year is 27.67 inches:—

Year.	Rain-fall in Inches.	Year.	Rain-fall in Inches.
	In. cts.		In. cts.
1876-76... ..	16.61	1881-82	30.83
1876-77... ..	13.35	1882-83	23.37
1877-78... ..	45.6	1883-84	37.21
1878-79... ..	28.10	1884-85	24.56
1879-80... ..	25.12	1885-86	40.19
1880-81... ..	22.73	1886-87	24.90

13 The area of the 13 villages under report by the former and the revision surveys, respectively, is given in the subjoined table under heads of descriptions of cultivation:—

Description of Land.	By the former Survey.		By the Revision Survey.	
	A.	g.	A.	g.
Arable dry crop	53,658	23	53,613	1
Rice	6	3	.....
Garden	651	25	.....
Bhátta	.....		12	21
Unarable assessed	34,637	0	35,294	8
Total	88,953	11	88,919	30

The difference in the areas entered against the head "Garden land" by the two surveys arises from the different method of recording lands which are irrigable by the use of subsoil water, which is followed under the revision settlement. According to its principles, the whole area that has been now classified and assessed on account of its subsoil water advantage is recorded, in the survey papers, as dry-crop irrigable, and not as "bágáyat" (garden land) in the sense of land bearing a special separate water assessment. From the taluka records it appears, that Government lands recorded as "bágáyat" amounted to 433.25 acres in 1867-88, being a decrease of 153.19 acres on the corresponding area recorded in 1857-58. Owing to the loss by fire of most of the classification records of the original survey there are not sufficient means of ascertaining how many more wells were used for irrigation in 1887-88 than were recorded at the survey in 1856-57.

14. The proportion in which the different kinds of crops are grown is shown in Statistical Table No. III (Appendix A). The subjoined figures summarise this information for Government and alienated lands combined for the years 1883-84 to 1887-88:—

	Kharif.	Rabi.
	Per cent.	Per cent.
<i>Cereals.</i>		
Juvári	10.37	1.56
Bájri	1.89	.....
Wheat ... ..	.....	25.0
Miscellaneous	0.86	0.28
<i>Pulses.</i>		
Gram ... ..	.....	1.73
Miscellaneous *	0.02	0.01
<i>Oil-seeds.</i>		
Castor	0.01	.....
Tal	0.20	.....
Miscellaneous ... ..	.....	0.05
<i>Fibres.</i>		
Cotton	40.52	.....
<i>Garden Crops.</i>		
Sugar-cane ... ..	.....	0.03
Grass or fallow	17.47	.....
	71.34	28.66
	10.0	

15. The husbandry practised is fairly good on the whole. The Boráhs and Kanbi cultivators are skilful, naturally industrious and enterprising; and those of other castes are not far behind them. But, unfortunately, many of the Khátedárs, especially of Dhandhuka Kasbo, have become, through the pressure of indebtedness to the Sávkárs, little better than mere tenants and even labourers, and, as a natural consequence, put little heart and energy into the cultivation of the lands of which they are now owners but in name. It is further alleged by those who have the means of judging that, a tendency has been lately noticed, in the cultivators of some villages, to sacrifice the quality of their cotton crop to the chance of getting a larger quantity, with the result that, in the long run, the style of tillage, the soil itself, and the pockets of the rayats have suffered.

16. Means of communication with markets have improved during the current survey lease. The extension of the Railway from Wadhván to Bhávnagar passes close by Ránpur, at which there is a station; and Ránpur is connected with Dhandhuka town by an excellent made road of 18 miles in length.

The road between Dhandhuka and Dholera Bandar is, however, little, if at all, better than what existed at the original survey. The road between Ahmedabad and Gogha, constructed in 1855-56 by the Public Works Department, passes close by Dhandhuka town; but very little of that portion of it which traverses the taluka is superior to the ordinary country track, and the road is, for the most part, unused. The building of a bridge over the Bhogava river, between Fedra and Lolia, on the road from Dholera to Ahmedabad *via* Dholka, may be considered to slightly benefit the villages in the north-east quarter (such as Kamiála and A'nandpur) by enabling the villagers, in the slack season, to cart their surplus products direct to the Ahmedabad market when the chance offers of a somewhat better price than that obtainable at either Dholera or Dhandhuka.

17. The markets commonly resorted to are Dhandhuka Kasbo, Dholera Bandar, and Ránpur. At the original survey, Dhandhuka was reckoned to rank above Dholera, and this still holds true, on the whole, although in respect of cotton, the trade of Dholera much exceeds that of Dhandhuka, and though latterly much diminished, is still of considerable importance. The traders of Dhandhuka are said to be money-lenders rather than dealers in the staple local produce. Whatever their dealings may be, it is beyond question that they have prospered greatly and accumulated capital, though it is to be feared that, this has been achieved, in many instances, at the expense of the rayats whose extravagance, engendered by gains made in the season of abnormally high-priced cotton (1862 to 1864), has thrown them deep into debt to the Sávkárs and ended in their being forced to part to them with their lands altogether. Apart from this, Dhandhuka town has progressed all round during the survey lease, and its advance and increased prosperity fully counterbalanced from the point of view of a survey settlement the present decline in the value of Dholera as a local market. Dholera, after prospering very greatly during the first 7 or 8 years of the survey lease, has, since then, declined greatly; and its aggregate trade is now much less than in the first year of the settlement. The reason of this is not far to seek, as not only the gradual silting up of the old bandar till it had to be closed 8 years ago affected it injuriously, but the construction of the Bhávnagar and Gondal Railway has diverted to the port of Bhávnagar much of the cotton and other produce that before this event found outlet through its port. The new port is 7 miles from Dholera town, the old having been 5 miles. At the same time, if Dholera be viewed as a market for disposal of the produce of the villages now under report, its resources are not much less than they were; and those villages whose settlement was made originally with direct reference to it can still secure on the spot nearly as favourable terms as of old. Ránpur, as a market which directly affects only two of the villages (itself and Anyáli Káthini), has increased greatly in importance from the existence of the railway at its very doors, and the fact that, owing to its easy communication with Dhandhuka town, it has the advantage of an occasional overflow from the trade of that improving market.

18. The only local industries practised are the weaving of two or three kinds of coarse cotton cloth and woollen blankets and scarves by the Dheds and Lotiás (the latter a variety of the Bohra caste) residing in Ránpur. The articles are not exported, but used up locally.

19. There are no regular fairs held in the taluka; but the shrine of Bhimnáth in it is a very celebrated one, to which pilgrims, from most distant parts of India, come. Here, on some stated days in the year, large concourse of devotees assemble, and these gatherings might be termed fairs on a limited scale.

20. Of the staple grains only wheat is exported in any considerable quantity. About one-fourth of the gross amount is exported, being mostly taken for sale to the Dhandhuka market. Of the total cotton yield, three-fourths are exported, almost entirely from Dholera Bandar. The cotton produce of Ránpur and a few of the adjacent villages is disposed of at Ránpur, the chief purchaser being Mr. Whittle, a European gentleman who owns a ginning factory on the outskirts of the town. The irrigated cultivation products are sugar-cane, chillies, and a few varieties of vegetable (each to a very small amount), and wheat and barley.

21. The subjoined table gives statistics regarding population, houses, &c., for the 13 villages under report for the year 1887-88 :—

Name of Village.	Popula- tion.	Houses.	Agricul- tural Cattle.	Cows, Buffaloes, and their young.	Sheep and Goats.	Horses and Ponies.	Carts.	Ploughs.	Wells.
Dhandhuka ...	11,251	2,873	1,177	896	346	134	234	429	220
Ránpur ...	6,598	1,537	572	759	427	76	152	169	87
Sodhi ...	849	183	429	348	53	15	83	143	2
Bhadiád ...	2,873	632	638	805	20	51	145	228	10
Kamiála ...	688	166	212	241	23	5	29	86	5
A'nandpur ...	224	48	84	95	...	1	6	26	1
Valida ...	279	54	126	162	91	2	16	49	1
A'mbli ...	1,048	266	331	417	149	10	43	124	4
Kámátaláv ...	145	30	102	59	...	...	35	42	1
Sela ...	175	35	65	50	...	...	7	29	2
Goghla ...	705	163	243	384	...	1	44	96	1
Mándvipura ...	282	60	191	468	8	...	18	35	...
Anyáli Káthini ...	192	54	70	152	148	7	3	23	13
	25,309	6,101	4,240	4,836	1,265	292	790	1,479	347

22. I regret to have to say here that I have not the means of making a comparison between the figures shown in the preceding paragraph, and those for the year in which the original settlement was introduced, in order to show what progress the villages concerned have made during the period of the survey lease just expired. It seems the custom has been, in the táluka offices, not to preserve such data after they have become some years old; consequently they cannot be obtained from the Mámílatdár. In our own case, I am sorry to say, the data are also quite beyond recall, for they were lost in the fire last year which consumed nearly the whole of our invaluable records.

23. From information supplied by the Educational Department and tabulated in Appendix E. it will be seen that, there are 7 Government schools for boys, which are attended by an average of 609 scholars. In the 2 Government schools for girls, 66 scholars attend on the average. There are 2 private schools, which show an average attendance of 107 children. Information of a similar nature for the year of the introduction of the original rates is not forthcoming, so a comparison between the two years cannot be instituted.

24. Appendix F. gives the figures relating to sub-tenures, which show that, 71 per cent. of the total number of holdings are cultivated by the Khátédárs alone or in partnership, and that of the remaining 7·80 per cent. are sub-let for cash rent, and 21·29 per cent. for payment by a share of the produce. The sub-letting value is from 2·38 (in Dhandhuka) to 4·27 (in Mándvipura) times the survey assessment.

25. Appendices G., H. and I. give the statistics relating to transactions dealing with land, obtained from the Sub-Registrar's office, in the three years from 1884-85 to 1886-87.

26. The number of sales of Government land was 732, covering an area of 5,291 acres, assessed at Rs. 6,749-3-0. The total of the prices obtained was Rs. 52,953-0-0, which sum is 7·85 times the Government assessment. As regards alienated land, the sales were 80, affecting an area of 539 acres. The amount of the assessment and that of the sale money was Rs. 651-0-0 and Rs. 32,812-0-0 respectively, the latter being 50·42 times the former.

27. There are 197 leases recorded affecting an area of 1,373 acres, which bear an assessment of Rs. 2,763-4-0. The sum for which the above land was sublet was Rs. 7,430-8-0, which sum is 2·69 times the amount of the survey assessment.

28. The mortgage transactions recorded in the three years from 1884-85 to 1886-87 number 468 and 162, as regards Government and alienated land

respectively. The former comprised an area of 3,404 acres, and the latter, of 1,254. The average multiple of the survey assessment which the gross amount advanced represents is 17·6 in the case of Government, and 45·87 in the case of alienated land. Although the information given above is not trustworthy in itself inasmuch as the nature of the transactions from which it is culled is not consistently genuine throughout; for witness, while the mortgage value of land per acre in the township of Dhandhuka itself was only Rs. 11-5-0, that of Valida was Rs. 90-10-10, and of Sela, Rs. 465-11-1, villages which are 16 and 14 miles respectively from the chief local market, yet it indubitably indicates that, land does possess considerable value in the estimation of capitalists of the táluka, and this would not have been possible if the present survey rates had not been found favourable in their incidence.

29. From figures furnished by the Mámlatdár relating to the sale by auction of the right of occupancy of Government lands during the same three years, 1884-85 to 1886-87, it is found that there were 732 survey numbers sold, producing an average of Rs. 10-0-2 per acre, which sum is 7·25 times the average assessment per acre of the land sold. These results, which are a true indication of the condition of the táluka, confirm the conclusion drawn in the preceding paragraph as to the high estimation in which land in the district is held.

30. Money wages to field labourers have risen about 50 to 33 per cent. during the existing settlement, and the opinion of local experts is that, these rates will not diminish. The opinion of Mr. Reid, lately the Collector of the district (*see* his memorandum No. 746, dated 26th March 1888, at page 141 of the Dholka Táluka Compilation, Government New Series, Volume CCXVII), is that the rate of wage is likely to rise still higher.

31. In the original reports by Mr. Rogers on the settlement of the táluka, the condition of the agricultural classes in the villages now under report may be inferred to be considered satisfactory at the time. There is no direct statement found to be made by that officer on the subject. In 1862 Mr. Mansfield, Revenue Commissioner, N. D., seems to have observed no signs to the contrary, and he has stated (paragraph 13 of his No. 1933, dated 31st August 1860) that the whole country is under cultivation. Captain Prescott writes in his memorandum of January 1863, that "prosperity is everywhere apparent." This state of things continued and even improved during the next 8 or 9 years, but since that date the condition of a majority of the cultivators of Dhandhuka Kasbo, chiefly of the Bohra caste, has greatly deteriorated, and is, at present, less prosperous, in many instances, than it was in 1862-63. This result is due, however, to the great fall in the price of cotton and wheat, and, especially to the heavy pressure of indebtedness by these Khátédárs to money-lenders exacting usurious rates of interest, and cannot be attributed to the action of the Settlement Department. Setting aside, then, these special circumstances, the improvement in the material condition of the cultivating population and the rise in the standard of comfort is unquestionable, although it cannot be considered very marked.

32. The figures in Appendix J. relate to the prices of wheat and uncleaned cotton (kála), the staple produce of the villages during the period of 10 years (1847-48—1856-57) preceding the survey settlement and the 30 years of the survey lease. They may be accepted as fairly correct, those for Dhandhuka Kasbo having been taken from the books of traders in the town, and those for the Dholera market being furnished me by Mr. Whittle, whose information on the subject is the best available. No returns of prices appear to have been given in the original settlement papers. Mr. Rogers writes, in November 1857, in general terms of the "present high price of cotton"; and in paragraph 2 of his letter of 11th July 1859 he writes of "the high price at which cotton was sold during the season." Again, in paragraph 11 of his letter No. 71 of 21st March 1860, he states that in the year in which the revised assessments were proposed, prices "had shown a tendency to rise" and that "high prices of produce were ruling." Captain Prescott in his memorandum of January 1863 shows that, as compared with the price of cotton in the year of Mr. Roger's settlement, the price in 1862-63 was 90 per cent. higher (being at the rate of 8½ sers per rupee as against 15½ sers); that of juvár was in 1862-63 75 per cent. higher, and that of other cereals and pulses and produce was higher

in nearly the same degree. And he adds that in his opinion the then high prices would probably continue. The subjoined table gives the average price of wheat and uncleaned cotton (the only staple products exported) during the decade immediately preceding the survey settlement and the three decades of the survey lease :—

Period.	WHEAT.	UNCLEANED COTTON (KALA).
	In the Dhandhuka Market.	In the Dhandhuka Market.
	Lbs. per Rupee.	Lbs. per Rupee.
The decade 1847-48 to 1856-57 preceding the survey settlement	48	38½
First decade (1857-58 to 1866-67)	24	10½
Second decade (1867-68 to 1876-77)	28½	17½
Third decade (1877-78 to 1886-87)	32½	17½

These figures show that during the whole term of the survey lease the prices of wheat and cotton have, on the average, ruled higher by about 169 and 256 per cent. respectively than the average of the 10 years prior to it, and although they are lower at present than the average prices of any one decade of that period, I think it may, by a study of the prices ruling in each individual year, be safely predicted that the fluctuations in the future either way will be but slight and temporary.

33. The figures relating to the revenue history of the 12 villages under report are embodied in Appendix Statement K. The immediate effect of the experimental settlement in 1857-58 was a reduction of Rs. 23,397-8-11 in the gross revenue for collection in the year immediately preceding the introduction of the rates proposed by Mr. Rogers. These rates were in force up to 1862-63. It will be seen that in the first decade of the current settlement, *viz.*, 1863-64 to 1872-73, the collections averaged yearly Rs. 46,081-11-0, and in its last year (1872-73) the figure is Rs. 46,991-6-0, being an increase of 2 per cent. on that of 1863-64. Since then and in the following 15 years (1873-74 to 1887-88), the development of cultivation combined with increased revenue has been less marked, and after some fluctuations the figures of occupied Government area and of revenue for the 12 villages for the year 1887-88 stand at 35,240-36 acres and Rs. 47,926-2 respectively. This shows increases of 15½ and 10½ per cent. respectively on the corresponding figures of 1863-64. The subjoined figures show in summary the change which has resulted :—

	Assessment of occupied Government Land.			Assessment of unoccupied Government Land.		
	Rs.	a.	p.	Rs.	a.	p.
The year 1863-64	43,364	10	0	5,193	8	0
Last year (1887-88)	47,926	2	0	1,694	12	0

34. As regards the remissions granted during the currency of the lease, the amount of Rs. 1,832-1-11 remitted in the first year, *i.e.*, 1857-58, was in accordance with the provision of section 104 of the Land Revenue Code. The remissions in the years 1866-67, 1868-69, 1881-82, 1882-83, 1884-85, 1885-86, 1886-87 and 1887-88, amounting in all to Rs. 130-14-9, were granted on account of real destitution and consequent entire inability to pay; and the remissions for the remaining years, aggregating to Rs. 1,410-14-9, were owing to such causes as the

Bhavnagar Railway taking up lands, encroachments made by rivers, &c. From this explanation it will be evident that nothing can be advanced against the pressure of the existing survey rates on this score. The subjoined table shows that the revenue has been collected during the last three years of the survey lease without much trouble :—

Year.	Number of Villages.	Number of Notices.	Number of Distraint Cases.
1885-86	8	36	4
1886-87	8	52	2
1887-88	7	32	2
Total	23	120	8

35. The appended papers relating to the original settlement show that the existing maximum dry-crop rates of the 12 villages were finally fixed in 1863 by the orders of Government as the result of a report made by the Commissioner, N. D., which recommended that as the rates proposed by Mr. Rogers in 1857-58 and levied experimentally during the next five years were found to be unsuitable in the case of five of the villages, they should be revised and increased more or less. The increases which were proposed by Mr. Ellis were based on an examination made by the Superintendent of Survey into the financial effect of the original settlement on the revenue which had been realized under the former system (one of division of produce for the most part) during certain terms of years antecedent. The report (which is dated January 1863) showed that the financial effect was such as to sacrifice considerable revenue in the following villages :—

1. Dhandhuka Kasbo,
2. Ránpur,
3. Kamiála,
4. A'nandpur,
5. Sodhi ;

and the Superintendent proposed certain increases in their respective maximum dry-crop rates with the primary object of securing thereby a survey *kamál* which should about equal the figures of the realizations under the old system in the year immediately preceding the introduction of Mr. Roger's experimental settlement. The Commissioner, N. D., reviewed the Superintendent's report, discussed its proposals in full detail, and recommended them for adoption with a few modifications, and Government by its Resolution No. 656, dated 3rd March 1863, passed final orders thereon and sanctioned the revised rates which are now in force. The result of these modifications in the case of the five villages affected is summarised in the subjoined table :—

Name of Village.	Original Survey maximum Dry-crop Rate.	Maximum Dry-crop Rate sanctioned by Government in 1863.	Percentage increase thereby on original Survey Kamál.
	Rs. a. p.	Rs. a. p.	
Dhandhuka	2 8 0	4 0 0	60
Ránpur	1 12 0	2 0 0	14 $\frac{2}{3}$
Kamiála	1 8 0	1 12 0	16 $\frac{2}{3}$
A'nandpur	1 8 0	1 12 0	16 $\frac{2}{3}$
Sodhi	1 12 0	2 0 0	14 $\frac{2}{3}$

In the case of the seven remaining villages the maximum dry-crop rates fixed by Mr. Rogers were on examination considered to be suitable and were recommended to be kept intact. This proposal was also approved and sanctioned by Government, and the rates in question are now in force.

36. As in their peculiar local conditions each of the 12 villages may be considered to have been originally rated on its own individual circumstances and merits, I propose to deal with the revision of their assessment on the same principle.

37. In the case of Dhandhuka Kasbo, it is found that the existing revenue demand has been paid with regularity, that land bears a high average value, and that the town has generally progressed and prospered during the current survey lease. A moderate enhancement of the assessment is therefore justifiable. As the present maximum rate is not in itself a low one and was fixed with some consideration of the high prices of all agricultural produce ruling at the time (see the concluding sentence of Captain Prescott's report), I think that a rise from Rs. 4 to Rs. 4-8-0 will now be sufficient, and I would recommend Rs. 4-8-0 for adoption as the revised maximum dry-crop rate.

38. In the case of Ránpur, its revenue history from 1863-64 to 1887-88 indicates considerable progress and prosperity under the present settlement and warrants the conclusion that the village may justly be required to pay a considerably higher assessment under the revised settlement. And as since 1881-82 the Bhávnagar Railway runs close by it, there is no longer any reason for keeping so great a difference (one of 100 per cent.) between its maximum rate and that of Dhandhuka Kasbo as now exists. The value of land in Ránpur is high and will in all probability be higher in the future. As the village was originally assessed very moderately, I propose to fix its revised maximum dry-crop rate at Rs. 3.

39. The two villages Sodhi and Bhadiád are sufficiently similar in the circumstances of their present maximum rate (Rs. 2 in each); extent of arable land available at the original settlement for occupancy which has been taken up during the survey lease; state of material prosperity; and position as regards market and communications to be dealt with alike. Captain Prescott's report shows that he originally considered the rate experimentally fixed by Mr. Rogers for both to be suitable, but that, after discussion between him and the Revenue Commissioner, N. D., it was decided that the rate for Sodhi (Rs. 1-12-0) should be increased to Rs. 2 and that for Bhadiád (Rs. 2) should be left intact. As the effect of the revision classification operations in each of the villages has been to raise the original soil values considerably, I do not propose to make the revised maximum rate higher than Rs. 2-4-0.

40. The villages noted in the margin are alike as to advance made during the current survey lease, present material condition, and position as regards access to market, whether this be taken as Dhandhuka for wheat, or Dholera Bandar for cotton, or either for both products. The papers relating to the original settlement show that the original maximum rates of Kamiála and A'nandpur came under revision by the Survey Superintendent and Commissioner, N. D., and that on their recommendation it was decided to fix the rate of each at Rs. 1-12-0. The maximum rate of each of the other five villages which Mr. Rogers had fixed at Rs. 1-12-0 was pronounced by both officers to be sufficient and suitable, and it has remained unaltered. Thus all these villages bear at present the same maximum rate (Rs. 1-12-0), and I recommend that this should be raised at the revision settlement to Rs. 2 in each case. At the same time it is necessary that I should report that the late Collector, Mr. Reid, has recorded in a demi-official memorandum sent to me for my guidance that he is of opinion that if these villages are required under their revised settlement to pay an enhanced demand, it is only right that Government should be asked to take measures for the drainage of those cultivated tracts in their respective limits which periodically suffer more or less from water-logging.

41. In the case of Mándvipura, the statistics of its revenue history for the period 1857-58 to 1887-88 show that the existing maximum rate has been found to be suitable. The expansion of the occupied area which is seen to have commenced in the first 20 years of the survey lease has, with trifling fluctuations, maintained its level, in the subsequent interval, but it is a question whether it is

likely to rise in the future. The material condition of the cultivators is but indifferent, and portions of the cultivated area periodically suffer from flooding, and on a due consideration of all the circumstances of its case, I do not think it advisable to propose any enhancement of the present maximum rate.

42. The revision survey has recorded 12 acres 21 gunthás of Bhatta land in Dhandhuka Kasbo, all in permanent occupancy. The maximum rate which I recommend for adoption is Rs. 8 on 16 annas of the scale of classification for such lands which may go up to a maximum of 24 annas. The average rate per acre will be Rs. 11-10-6, and the assessment at the proposed rate will be Rs. 146.

43. There is no land to be assessed as Dhekudiat, nor is there any rice land.

44. The estimated result of the application of the abovementioned revised rates of all kinds in the 12 villages is shown in the subjoined table, which is an abstract of Appendix Statement L:—

Name of Village.	Maximum Dry-crop Rate	BY FORMER SURVEY.				BY REVISION SURVEY.				Percentage Increase.
		Government Occupied Land.		Government Occupied Land.		Government Unoccupied Land.		Total.		
		Area.	Assessment.	Area.	Assessment.	Area.	Assessment.	Area.	Assessment.	
		A. g.	Rs. a.	A. g.	Rs. a.	A. g.	Rs. a.	A. g.	Rs. a.	
Dhandhuka	4-8	7,158 85	10,209 6	7,143 8	24,894 0	8 5	9 0	7,146 13	24,908 0	29
Ránpur	3-0	3,660 15	4,732 0	3,578 8	7,389 0	77 32	72 0	3,655 35	7,461 0	56½
Bodhi	2-4	5,813 25	6,087 0	5,737 13	9,664 0	666 3	1,061 0	6,403 21	10,725 0	58½
Bhadrád	2-4	5,260 81	5,997 8	5,183 16	8,344 0	30 30	38 0	5,214 6	8,377 0	47½
Kamálá	2-0	1,469 23	1,699 8	1,471 2	1,909 0	...	...	1,471 2	1,909 0	19½
A'rándpur	2-0	646 19	698 8	643 1	806 0	...	...	643 1	808 0	15½
Válda	2-0	1,777 32	1,414 8	1,775 12	1,654 0	31 27	26 8	1,806 39	1,380 8	31
A'mbil	2-0	3,768 30	3,122 4	3,755 23	3,924 0	425 32	288 0	4,181 15	4,213 0	25½
Kámatáláv	2-0	1,175 34	916 0	1,167 39	1,020 0	14 27	14 8	1,182 26	1,034 8	11½
Sela	2-0	584 80	624 8	582 22	711 0	61 39	61 0	674 21	772 0	14
Goghá	2-0	2,073 6	2,675 8	2,003 2	2,947 0	480 22	458 0	2,548 24	3,405 0	12½
Mándápur	1-4	1,805 36	819 8	1,877 2	845 0	419 36	199 6	2,396 38	1,044 0	3
Total	-	35,240 36	47,026 2	34,982 28	64,809 0	2,242 19	2,222 0	37,225 1	67,031 0	35½

It will be seen that the average increase on the 12 villages amounts to 35½ per cent. The increase in no single village exceeds the limit of enhancement prescribed by Government orders in such cases.

45. In the case of Anyáli (Kathini) I propose a maximum dry-crop rate of Rs. 1-12-0 per acre. The figures of the existing revenue system for the six years during which the village has been administered by Government show that the average yearly realizations on occupied Government land are Rs. 713-13-7, and the realizations in 1887-88 are Rs. 713-0-0. The latter figure gives an average rate per acre of Rs. 0-10-5. The application of the maximum rate above proposed to the average soil valuation according to the survey classification gives an average assessment per acre of Rs. 1-13-2. Hitherto Government lands cultivated with crops irrigated from wells have paid no additional assessment. These lands and all others adjudged to possess subsoil water have been now classed for that advantage in the usual way, and their soil assessment will be enhanced accordingly. The total survey assessment of the occupied Government lands is estimated to be Rs. 1,055, which will give a net increase on the revenue of 1887-88 of Rs. 341-0-0, or about 48 per cent.

46. The net enhancement of the existing assessment of occupied Government lands in all of the 13 *khálsa* villages under report is calculated to be Rs. 17,224-9-11, or about 35½ per cent.

47. I take the opportunity of stating that I referred to your predecessor, Mr. Reid, in order to ascertain what revised maximum rates were considered by him suitable to be imposed, and that the proposals herein submitted for the revision of the existing assessment are almost wholly in accord with his views as expressed in a demi-official reply to my reference with which he was good enough to favour me.

48. There are no teak, or blackwood, or sandalwood trees in these villages, but the reservation of the rights of Government to such trees under the terms of section 40 of the Land Revenue Code will be duly notified at the introduction of the revised settlement. As regards fruit trees in Government lands, occupied and unoccupied, it is found that in one village only (Dhandhuka Kasbo) there are a few rāen trees standing in occupied Government survey fields, from which Government levy yearly Rs. 26 of revenue, at the rate of Rs. 2 per tree. I have the honour to recommend that the rights of Government to these trees should be conceded in the future to the occupants of the lands, and that the case of fruit trees in unoccupied Government lands should be dealt with on a similar system to that sanctioned by Government in the case of the revision settlement of Dholka Tāluka, by its Resolution No. 796, dated 3rd February last. No revenue is levied by Government in any of the villages on fruit trees standing in alienated survey numbers.

49. I have the honour to recommend that the proposed rates of assessment, if sanctioned by Government, be guaranteed for a period of 30 years, dating from the year of their actual levy.

50. In conclusion I would like to bring the fact prominently to notice that this report was planned and written out by my predecessor Mr. Bulkley, who, before giving over charge of the office to me on 23rd October last, was unable to quite complete it for want of the whole of the requisite statistics. The last of the figured information was received only on 3rd instant, and my part in the report has therefore only been to fill in the statistics and make a few alterations and additions here and there rendered necessary by a study thereof.

I have the honour to be,

Sir,

Your most obedient Servant,

T. R. FERNANDEZ,

Deputy Superintendent, Revenue Survey, Gujarāt.

APPENDIX A.

STATISTICAL TABLE NO. III.

To be made out before Settlement Details of Cultivation for the years 1883-84 to 1887-88.

District.	Surveyed Villages.	Crops.	PERCENTAGE OF TOTAL CULTIVATION OF GOVERNMENT AND INAM LANDS.		
			Total.	Kharif.	Rabi.
1	2	3	4	5	6
Dhandhuka	13 Khalsá villages.	Cotton	40.52	40.52	.....
		Kalthi	0.04	0.04	.....
		Tal (sesimam)	0.20	0.20	.....
		Jovári... ..	11.93	10.37	1.56
		Bájrí	1.89	1.89	.....
		Banti	0.68	0.68	.....
		Math	0.02	0.02	.....
		Vegetables	0.20	0.06	0.14
		Wheat	25.0	.....	25.0
		Gram	1.73	.....	1.73
		Sugar-cane	0.03	.....	0.03
		Mag	0.01	.....	0.01
		Castor-oil seed	0.01	0.01	.....
		Kusumbi (Safflower)	0.02	.....	0.02
		Onion... ..	0.02	.....	0.02
		Brinjals	0.02	.....	0.02
		Cucumber	0.03	.....	0.03
		Chillies	0.02	.....	0.02
Sarsav	0.03	.....	0.03		
Kodra	0.07	0.07	.....	
Miscellaneous	0.06	0.01	0.05		
Grass or fallow	17.47	17.47	.....	
		Total ...	100.0	71.34	28.66

APPENDIX B.

STATISTICAL TABLE NO. IV.

To be made out before Settlement Detail of Population for the year 1887-88.

Táluka.	Caste.	MALES.			FEMALES.			Total of columns 6 and 8.	CAN READ.			
		Under 15 years of age.	Above 15 years of age.	Total Males.	Under 15 years of age.	Above 15 years of age.	Total Females.		Males.		Females.	
									Num-ber.	Per-cent.	Num-ber.	Per-cent.
1	2	3	4	5	6	7	8	9	10	11	12	13
Dhandhuka Táluka of the Ahmedabad Collectorate.	Hindus	3,886	4,969	8,855	3,179	4,517	7,696	16,551	2,322	26½	93	1½
	Musalmánas	1,235	2,961	4,196	1,146	3,411	4,557	8,753	563	13½	4	...
	Pársis	2	1	4	...	...	...	4	3	75	...	...
	Christians ... ..	...	1	1	...	...	...	1	1	100	...	...
	Total ...	5,124	7,932	13,056	4,325	7,928	12,253	25,309	2,889	22	97	2

APPENDIX C.

STATISTICAL TABLE NO. V.

Occupations of the People taken from the Táluka Records for 1887-88.

District.	Surveyed Villages.	Occupations.	Number.
1	2	3	4
Dhandhuka Táluka of the Ahmedabad Collectorate	13	Agricultural	9,053.
		Non-agricultural	16,256
		Total	25,309

T. R. FERNANDEZ,

Deputy Superintendent, Revenue Survey, Gujarát.

Camp Ahmedabad, 8th December 1888.

APPENDIX D.

STATISTICAL TABLE No. VI.

(TO BE MADE OUT BEFORE SETTLEMENT.)

Return of Houses, Chávdís, Wells, &c., and of Live and Dead Stock for the year 1887-88.

District.	Surveyed Villages.	Houses.					WELLS.				CARTS AND PLOUGHS.		LIVE STOCK.														
		Chávdís.	Tiled.	Flat-roofed.	Thatched.	Total.	For irrigation.	Drinking.	Out of repair.	Total.	Carts.	Ploughs.	Horses and Ponies.			Female Buffaloes.			Cows.			Cart and Plough Oxen and Buffaloes.	Sheep, old and young.	Goats, old and young.	Donkeys, old and young.	Mules.	Camels.
													Old.	Young.	Total.	Old.	Young.	Total.	Old.	Young.	Total.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Dhandhuka Táluka of the Ahmedabad Collectorate ..	13	6,101	222	93	27	347	790	1,479			202	1,460	646	2,106	2,125	605	2,730	4,340	269	906	175	..	20

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APPENDIX E.

Statement of Schools with their average Attendance for the year 1887-88 in the Villages of the Dhandhuka Táluka.

Number of Villages.	District.	GOVERNMENT SCHOOLS.				PRIVATE SCHOOLS.		REMARKS.
		Boys.		Girls.		Boys.		
		Number of Schools.	Average Attendance.	Number of Schools.	Average Attendance.	Number of Schools.	Average Attendance.	
1	2	3	4	5	6	7	8	9
5	Dhandhuka	7	609	2	66	2	107	

Camp Ahmedabad, }
8th December 1888. }

T. R. FERNANDEZ,
Deputy Superintendent, Revenue Survey, Gujarát.

APPENDIX F.

Statement showing the Number of Survey Numbers cultivated entirely by the holders in whose names they are entered in the village accounts or in partnership with others, as well as the Survey Numbers sublet for money or grain payments and those that are waste.

Surveyed Villages.	Number of Survey Numbers cultivated entirely by the holders in whose names they are entered in the village accounts.	Number of Survey Numbers not cultivated entirely by the holders in whose names they are entered but cultivated by them in partnership with others.	Number of Survey Numbers sublet for money payments.	Number of Survey Numbers sublet for grain payments.	Number of Survey Numbers waste.	Grand Total.	REMARKS.
1	2	3	4	5	6	7	8
Government villages of the Dhandhuka Taluka of the Ahmedabad Collectorate ...	4,568	19	504	1,372	487	6,950	

Camp Ahmedabad,
5th December 1888.

T. R. FERNANDEZ,
Deputy Superintendent, Revenue Survey, Gujarat.

APPENDIX G.

Statement of Sales of Land in the Villages of the Dhandhuka Taluka of the Ahmedabad Collectorate taken from the records of the Sub-Registrar's Office from 1884-85 to 1886-87.

Name of Village.	GOVERNMENT.							ALIENATED.							REMARKS.
	Number of Survey Numbers.	Area.	Amount realized.		Total Assessment.	Average rate of Assessment per Acre.	Number of years' multiple of Survey Assessment.	Number of Survey Numbers.	Area.	Amount realized.		Survey Assessment.	Assessment per Acre.	Number of years' multiple of Survey Assessment.	
			Rs. a. p.	Rs. a. p.						Rs. a. p.	Rs. a. p.				
Handpur	2	38 31	225 0 0	0 10 7	21 8 0	0 10 2	10 48	..	..	..	..	..	..	..	..
Handpur	2	30 10	200 0 0	0 0 9	21 0 0	0 11 1	9 54	..	..	..	..	..	..	..	..
Handpur	..	..	..	..	..	..	..	1	3 10	800 0 0	234 4 0	5 0 0	1 7 0	159 52	
Handpur	..	..	..	..	..	..	..	5	40 12	3,340 0 0	82 14 1	40 0 0	1 2 2	72 06	
Handpur	10	174 38	683 0 0	3 15 0	63 0 0	0 6 3	10 08	..	..	..	..	..	..	..	..
Handpur	8	45 4	1,340 0 0	29 11 5	80 3 0	1 5 0	22 11	..	..	..	..	..	..	..	..
Handpur	2	11 16	442 0 0	39 4 7	8 15 0	0 12 9	40 30	11	59 28	5,304 0 0	88 13 0	60 2 0	1 0 8	85 29	
Handpur	17	300 30	0,308 0 0	20 16 4	296 0 0	0 15 8	21 40	..	..	..	..	..	..	..	..
Handpur	13	94 27	3,833 0 0	40 7 9	117 0 0	1 3 9	34 09	1	5 21	799 0 0	144 9 10	16 0 0	2 14 4	40 94	
Handpur	11	84 5	4,304 0 0	40 15 7	93 0 0	1 2 8	42 33	23	176	24,553 0 0	32 10 7	227 8 0	1 4 0	64 52	
Handpur	1	0 14	100 0 0	10 11 1	8 0 0	0 12 8	12 52	4	41 5	2,400 0 0	53 5 9	53 0 0	1 4 7	45 36	
Handpur	686	4,507 8	85,615 0 0	7 14 1	6,051 4 0	1 5 6	5 86	35	212 19	5,616 0 0	20 0 5	237 12 0	1 1 11	23 58	
Total	732	5,201 11	32,953 0 0	0 10 0 2	6749 3 0	1 4 5	7 55	80	533 23	32,812 0 0	60 14 9	631 6 0	1 3 4	50 42	

Camp Ahmedabad,
5th December 1888.

T. R. FERNANDEZ,
Deputy Superintendent, Revenue Survey, Gujarat.

APPENDIX H.

Statement showing Sub-lettings in the Villages of the Dhandhuka Taluka of the Ahmedabad Collectorate taken from the Records of the Sub-Registrar's Office from 1884-85 to 1886-87.

Number.	Name of Village.	Number of Survey Numbers.	Total Acres sub-let.		Total sum for which sub-let.		Sub-letting rate per Acre.		Total Assessment.		Average rate of Assessment per Acre.		The average number times the Survey Assessment is equal to the sum of which the Land is sub-let.				
			A.	g.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.		p.	Rs.	a.	p.
1	Mándvipura ...	9	130	38	300	0	0	2	4	8	70	0	0	0	8	7	4.5
2	Goghla ...	15	118	29	360	12	0	3	0	8	138	12	0	1	2	8	2.8
3	Sodhi ...	11	176	25	409	0	0	2	5	1	170	0	0	0	15	5	2.2
4	Ránpur ...	30	279	22	1,933	0	0	6	14	8	596	12	0	2	2	2	8.2
5	Bhadiád ...	16	102	14	489	0	0	4	12	5	132	8	0	1	4	9	8.2
6	Dhandhuka ...	116	564	20	3,938	12	0	6	15	8	1,655	4	0	2	14	11	2.2
	Total ...	197	1,372	28	7,430	8	0	5	6	8	2,763	4	0	2	0	3	2.2

Camp Ahmedabad, }
8th December 1888. }

T. R. FERNANDEZ,
Deputy Superintendent, Revenue Survey, Gujarat

APPENDIX I.

Statement showing Mortgage Transactions in the Villages of the Dhandhuka Taluka of the Ahmedabad Collectorate taken from the Records of the Sub-Registrar's Office from 1884-85 to 1886-87.

Number.	Name of Village.	GOVERNMENT.							ALIENATED.								
		Number of Survey Numbers.	Area.	Total sum for which mortgaged.	Mortgage rate per Acre.	Total Assessment.	Average rate of Assessment per Acre.	Number of years' multiple of Survey Assessment.	Number of Survey Numbers.	Area.	Total sum for which mortgaged.	Mortgage rate per Acre.	Total Assessment.	Average Assessment per Acre.	Number of years' multiple of Survey Assessment.		
																A.	g.
1	A'nandpur ...	4	16 0	329 0 0	51 13 0	21 0 0	1 5 0	39 48	...	...	.....	...	.....	...	...	...	...
2	Sela ...	1	3 3	1,432 0 0	466 11 1	2 8 0	0 13 0	578 16	8	48 0	2,424 0 0	71 5 4	65 0 0	1 5 8	52 08	...	...
3	Valida ...	1	8 18	800 0 0	94 10 10	6 0 0	0 11 4	133 66	7	78 17	5,425 0 0	69 2 9	78 8 0	1 0 8	69 40	...	...
4	Mándvipura ...	18	148 22	729 0 0	4 14 6	49 8 0	0 5 4	14 72	...	...	.....	...	.....	...	...	...	...
5	Goghla ...	18	220 32	4,034 0 0	17 8 10	299 8 0	1 4 10	13 48	...	...	.....	...	.....	...	...	...	...
6	A'mbli ...	2	21 16	1,160 0 0	54 3 3	21 0 0	0 15 8	55 96	16	81 20	9,496 0 0	116 8 0	91 12 0	1 2 0	103 36	...	...
7	Sodhi ...	9	180 27	3,660 0 0	19 9 8	197 0 0	1 0 11	18 54	...	...	.....	...	.....	...	...	...	...
8	Ránpur ...	70	649 17	20,455 0 0	31 8 8	781 8 0	1 3 3	26 22	4	19 11	1,220 0 0	62 0 0	27 0 0	1 6 5	44 24	...	...
9	Bhadiád ...	55	397 10	14,820 0 0	37 4 2	479 18 0	1 3 3	30 97	91	636 11	37,934 0 0	59 9 11	57 6 0	1 1 0	56 11	...	...
10	Kamiála ...	14	106 10	4,227 8 0	39 12 7	128 0 0	1 3 3	33 07	16	144 38	6,083 0 0	46 12 3	185 4 0	1 4 6	36 36	...	...
11	Dhandhuka ...	276	1,637 10	18,519 0 0	11 5 0	2,015 12 0	1 3 8	9 20	20	245 30	4,615 8 0	18 12 6	375 12 0	1 8 0	12 37	...	...
	Total ...	408	3,404 5	70,695 8 0	20 12 3	4,091 9 0	1 2 9	17 66	182	1,254 2	68,602 8 0	54 18 10	1,499 10 0	1 3 2	45 8	...	...

Camp Ahmedabad, }
8th December 1888. }

T. R. FERNANDEZ,
Deputy Superintendent, Revenue Survey, Gujarat

APPENDIX J.

Statement showing the Prices prevalent in the Dhandhuka Táluka of the Ahmedabad Collectorate for 41 years from 1847-48 to 1887-88.

Years.	MEASURED SERS OF 40 TOLAS PER RUPEE.	
	Wheat.	Uncleaned Cotton (Kala).
1847-48	48½	49½
1848-49	59½	58½
1849-50	80	53½
1850-51	61	52½
1851-52	49½	36½
1852-53	37½	28½
1853-54	35½	30½
1854-55	32	26½
1855-56	32	27
1856-57	45½	25½
1857-58	32½	12½
1858-59	32	12½
1859-60	22½	13½
1860-61	23½	12
1861-62	20	8½
1862-63	10	4½
1863-64	14	6½
1864-65	17½	12½
1865-66	28	8½
1866-67	37½	17½
1867-68	24½	12½
1868-69	20	10½
1869-70	18½	12½
1870-71	24½	26½
1871-72	28½	14½
1872-73	36½	17½
1873-74	35½	20½
1874-75	35½	17½
1875-76	35½	20½
1876-77	29	18
1877-78	20	17½
1878-79	20	17
1879-80	37½	16½
1880-81	42½	17½
1881-82	29	17½
1882-83	29	19½
1883-84	32	16½
1884-85	40	18½
1885-86	42½	18½
1886-87	29	17½

T. R. FERNANDEZ,

Deputy Superintendent, Revenue Survey, Gujarát.

Camp Ahmedabad, }
8th December 1888. }

APPENDIX K.

Revenue History for 13 Villages situated in the Dhandhuka Taluka of the Ahmedabad Collectorate in which the Survey Settlement was introduced in the year 1857-58.

Years.	OCCUPIED LAND PAYING ASSESSMENT TO GOVERNMENT,					UNOCCUPIED ASSESSED ARABLE GOVERNMENT LAND.			LAND THE REVENUE OF WHICH IS ALIENATED ENTIRELY OR PARTIALLY (INAM).			TOTAL LAND, GOVERNMENT, OCCUPIED, UNOCCUPIED, AND INAM.			Balance outstanding at the close of year.	REMARKS.	
	Occupied Acres.	Full Standard Assessment.	Remissions.			Balance Collected.	Acres.	Full Assessment.	Realization from Auction Sale of Grazing.	Acres.	Full Standard Assessment.	Collections, Quit-rent, &c.	Total of Columns 2, 8 and 11.	Total Assessment Total of Columns 3, 9 and 12.			Collections. Total of Columns 7, 10 and 13.
			Permanent.	Casual.	Total.												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	A. g.	Ra. a. p.		Ra. a. p.	Ra. a. p.	Ra. a. p.	A. g.	Ra. a. p.	Ra. a. p.	A. g.	Ra. a. p.	Ra. a. p.	A. g.	Ra. a. p.	Ra. a. p.	Ra. a. p.	
1852-53 ..	29,505 36	33,748 13 9	.....	.....	.....	33,748 13 9	40,146 5	.....	5,142 5 7	10,965 20	41,514 4 0	546 5 1	89,617 21	75,563 1 9	89,457 8 5	118 7 2	
1853-54 ..	28,707 33	30,982 6 5	.....	.....	.....	30,982 6 5	42,571 82	.....	8,172 5 9	19,920 10	41,737 4 0	582 7 6	91,199 35	72,719 10 0	86,737 3 8	89 12 9	
1854-55 ..	28,767 2	43,474 6 7	.....	.....	.....	43,474 6 7	42,550 32	.....	4,361 0 0	20,351 25	42,853 4 0	588 8 10	91,659 19	86,327 10 7	48,418 15 5	1,197 5 6	
1855-56 ..	29,946 9	40,544 12 0	.....	.....	.....	40,544 12 0	41,882 15	.....	3,140 3 9	19,920 10	41,737 4 0	652 15 8	91,248 34	82,232 0 0	44,351 15 5	49 1 3	
1856-57 ..	29,916 12	43,147 11	.....	.....	.....	43,147 0 11	41,446 0	.....	3,667 7 9	19,879 5	42,748 12 0	788 11 8	91,240 17	90,896 12 11	82,608 4 4	698 13 7	
Total ..	146,392 12	1,96,897 7 8	.....	.....	.....	1,96,897 7 8	208,097 4	.....	21,483 6 10	100,036 80	2,10,800 12 0	3,154 0 9	454,966 6	4,07,788 3 3	2,21,524 15 3	2,108 3 1	
Average ..	20,366 18	39,379 7 11	.....	.....	.....	39,379 7 11	41,619 17	.....	4,296 11 0	20,007 14	42,178 2 5	630 13 11	90,968 9	81,657 10 3	44,306 13 1	420 11 3	
1857-58 ..	19,459 21	24,749 8 0	.....	1,832 1 11	1,832 1 11	22,917 6 1	15,997 29	12,242 8 0	5,539 0 0	14,727 36	18,372 12 0	783 9 4	50,184 6	55,364 12 0	29,239 15 5	3,252 12 7	
1858-59 ..	21,662 29	28,457 0 0	.....	399 0 0	399 0 0	28,058 0 0	13,720 29	10,417 8 0	4,980 12 3	14,648 12	19,008 0 0	1,190 12 0	50,026 27	57,972 8 0	34,229 8 3	1,637 4 2	
1859-60 ..	23,374 35	30,118 14 0	.....	.....	.....	30,118 14 0	11,134 22	9,089 8 0	5,723 0 0	14,559 89	19,073 0 0	1,184 4 0	50,069 16	58,231 6 0	37,925 2 0	48 0 0	
1860-61 ..	25,178 25	31,790 12 0	.....	.....	.....	31,790 12 0	10,845 32	7,710 8 0	7,988 6 0	14,559 89	10,020 0 4	1,052 0 0	50,084 16	58,521 4 0	40,851 2 0	.....
1861-62 ..	27,920 34	33,924 12 0	.....	.....	.....	33,924 12 0	7,645 39	5,711 4 0	6,977 1 3	14,559 89	19,073 0 0	1,054 12 0	50,126 32	58,799 0 0	41,056 9 3	.....
1862-63 ..	30,720 3	35,689 4 0	.....	.....	.....	35,689 4 0	1,498 29	2,659 4 0	6,841 10 0	14,559 89	19,073 0 0	1,054 12 0	40,773 27	57,401 8 0	43,595 10 0	.....
1863-64 ..	30,548 18	43,364 10 0	.....	.....	.....	43,364 10 0	4,966 24	5,195 8 0	3,986 8 6	14,451 29	21,893 8 0	2,759 14 0	49,996 31	70,451 10 0	55,111 0 6	631 2 1	
1864-65 ..	31,511 29	44,063 10 0	.....	.....	.....	44,063 10 0	2,402 23	1,462 8 0	21,821 4 0	14,416 10	21,710 0 0	2,382 6 0	48,330 27	68,136 2 0	69,717 4 0	43 13 0	
1865-66 ..	31,323 24	44,002 12 0	.....	.....	.....	44,002 12 0	2,683 24	2,461 11 0	9,006 0 0	14,416 10	21,710 0 0	3,085 8 0	48,923 18	68,884 7 0	66,786 4 0	.....
1866-67 ..	33,918 14	46,969 0 0	.....	4 15 11	4 15 11	46,264 0 1	1,577 3	1,221 0 0	10,448 0 0	14,409 17	22,077 6 0	2,160 11 0	49,004 33	69,567 6 0	59,472 11 1	791 0 2	
Total ..	275,237 34	3,64,040 2 0	.....	2,235 1 10	2,236 1 10	3,61,794 0 2	72,968 9	58,139 3 0	87,412 10 0	145,304 80	2,01,100 10 0	18,258 8 4	498,510 33	6,23,289 15 0	4,67,465 2 6	6,504 0 6	
Average ..	27,523 31	36,403 0 2	.....	223 9 9	223 9 9	36,179 6 5	7,296 33	5,813 14 8	8,741 4 2	14,530 19	20,110 1 0	1,826 12 8	49,351 3	62,326 15 10	46,746 8 3	656 6 5	
1867-68 ..	33,823 0	46,741 6 0	.....	.....	.....	46,741 6 0	1,178 25	911 8 0	1,998 12 0	14,417 35	22,135 8 0	3,296 1 0	49,594 20	69,788 6 0	51,336 3 0	.....
1868-69 ..	33,722 22	46,469 6 0	.....	16 7 10	16 7 10	46,452 14 2	1,334 15	1,184 8 0	12,566 0 0	14,417 35	21,968 2 0	3,149 11 0	49,534 32	69,642 0 0	62,158 9 2	.....
1869-70 ..	34,170 2	49,920 14 0	.....	.....	.....	49,929 14 0	938 5	729 0 0	9,490 0 7	14,417 35	21,978 10 0	3,140 3 0	49,530 2	69,636 8 0	59,500 1 7	4 0 0	
1870-71 ..	34,190 27	47,119 6 0	.....	.....	.....	47,119 6 0	919 7	751 0 0	7,529 0 0	14,416 8	21,987 10 0	2,152 4 0	49,526 2	69,838 0 0	57,840 10 0	16 15 6	
1871-72 ..	34,327 31	47,275 6 0	.....	.....	.....	47,275 6 0	828 4	687 0 0	9,478 13 0	14,416 8	21,930 10 0	2,096 4 0	49,572 3	69,803 0 0	59,849 7 0	.....
1872-73 ..	34,395 26	46,991 6 0	.....	.....	.....	46,991 6 0	835 38	601 12 0	9,588 15 6	14,537 18	22,061 12 0	3,093 1 0	49,669 4	69,744 14 0	60,073 6 8	0 6 0	
1873-74 ..	34,821 38	47,441 6 0	.....	.....	.....	47,441 6 0	761 35	652 12 0	10,138 4 7	14,537 18	22,061 12 0	3,098 1 0	50,121 11	70,156 14 0	60,672 11 7	.....
1874-75 ..	34,810 33	47,555 6 0	.....	.....	.....	47,555 6 0	687 3	451 12 0	8,804 1 9	14,866 18	21,977 8 0	3,092 11 0	50,164 14	69,984 10 0	59,512 2 9	9 4 0	
1875-76 ..	35,020 36	47,797 14 0	.....	.....	.....	47,797 14 0	741 25	466 12 0	10,480 14 8	14,607 33	21,950 0 0	3,093 11 0	50,379 23	70,214 10 0	61,390 7 3	.....
1876-77 ..	36,089 3	48,549 6 0	.....	.....	.....	48,549 6 0	730 34	455 4 0	8,621 5 0	14,607 4	21,943 4 0	3,092 7 0	51,426 11	70,942 14 0	60,273 2 0	.....
Total ..	345,386 10	4,72,870 12 0	.....	16 7 10	16 7 10	4,72,854 4 2	9,906 1	6,981 4 0	88,445 2 8	146,042 12	2,20,019 12 0	31,297 6 0	499,434 32	6,99,371 12 0	5,92,506 12 10	20 9 6	
Average ..	34,538 26	47,287 1 2	.....	1 10 4	1 10 4	47,286 6 10	906 24	698 2 0	8,844 8 8	14,604 9	22,001 15 7	31,229 11 10	49,943 19	69,967 2 9	59,250 10 11	3 0 11	

1877-78 ..	26,748 23	48,989 8 0	....	....	....	48,989 8 0	695 16	424 12 0	5,431 10 0	14,907 20	21,949 12 0	3,091 15 0	52,051 24	71,363 14 0	57,612 15 0	3 11 6
1878-79 ..	20,356 2	48,982 2 0	....	....	....	48,982 2 0	751 19	456 0 0	4,130 0 0	14,607 20	21,949 12 0	3,091 15 0	51,715 2	71,366 14 0	56,184 1 0	....
1879-80 ..	25,231 50	48,743 6 0	....	....	....	48,743 6 0	1,804 23	447 0 0	2,870 14 6	14,597 10	21,949 12 0	3,091 15 0	51,793 23	71,140 2 0	54,708 3 6	....
1880-81 ..	26,205 28	48,848 14 0	....	109 4 2	109 4 2	48,739 9 10	997 1	659 8 0	5,524 1 0	14,597 10	21,949 12 0	3,091 15 0	51,799 39	71,468 2 0	56,356 9 10	....
1881-82 ..	36,097 19	48,795 10 0	....	112 14 2	113 14 9	48,681 11 10	1,068 30	692 4 0	4,997 14 0	14,590 32	21,942 12 0	3,091 15 0	51,777 1	71,430 10 0	54,771 8 10	....
1882-83 ..	26,071 21	48,744 10 0	....	123 4 2	123 4 2	48,621 5 10	1,114 39	743 4 0	7,409 14 0	14,584 12	21,933 12 0	3,090 2 0	51,770 32	71,421 10 0	54,121 5 10	....
1883-84 ..	26,094 12	48,704 2 0	....	109 7 2	109 7 2	48,594 10 10	1,245 36	924 12 0	6,015 14 0	14,584 12	21,933 12 0	3,090 2 0	51,924 20	71,562 10 0	58,800 10 10	....
1884-85 ..	25,033 16	48,610 2 0	....	127 7 2	127 7 2	48,482 10 10	1,306 32	1,018 12 0	9,211 6 0	14,584 12	21,933 12 0	3,090 2 0	51,924 20	71,562 10 0	60,784 2 10	....
1885-86 ..	25,961 17	48,592 2 0	....	271 7 9	271 7 9	48,190 10 3	1,878 31	1,066 12 0	8,243 3 0	14,584 12	21,933 12 0	3,090 2 0	51,924 20	71,563 10 0	59,523 15 8	....
1886-87 ..	25,874 21	48,230 2 0	....	166 9 2	166 9 2	48,113 8 10	1,665 27	1,348 12 0	9,087 15 0	14,584 12	21,933 12 0	3,090 2 0	51,924 20	71,562 10 0	60,291 9 10	....
Total ..	351,134 35	4,87,240 8 0	....	1,121 5 9	1,121 5 9	4,86,119 3 3	11,549 14	7,780 12 0	61,522 11 6	145,921 32	2,19,410 8 0	30,910 5 0	518,606 1	7,14,431 12 0	5,78,552 2 9	3 11 6
Average ..	26,113 20	48,724 0 0	....	112 2 2	112 2 2	48,611 14 7	1,134 37	778 1 3	6,153 4 4	14,592 7	21,941 0 0	3,091 0 5	51,890 24	71,448 2 9	57,855 3 5	0 5 11
Angdi Khatani.																
1881-82 ..	1,120 23	711 10 10	....	....	....	711 10 10	1,201 32	623 8 3	81 4 0	59 15	33 13 0	4 15 0	2,391 36	1,374 0 0	707 13 10	....
1882-83 ..	1,104 19	714 15 6	....	....	....	714 15 6	436 32	109 12 9	5 0 0	852 2	549 3 6	7 14 0	2,391 13	1,373 15 9	729 13 6	....
1883-84 ..	1,104 19	714 15 6	....	....	....	714 15 6	434 32	109 12 9	....	852 2	549 3 6	7 14 0	2,391 13	1,373 15 9	722 13 6	....
1884-85 ..	1,104 19	714 15 6	....	....	....	714 15 6	434 32	109 12 9	....	852 2	549 3 6	7 14 0	2,391 13	1,373 15 9	722 13 6	....
1885-86 ..	1,096 25	713 4 1	....	....	....	713 4 1	442 25	111 8 2	7 0 6	852 2	549 3 6	7 14 0	2,391 13	1,373 15 9	728 2 7	....
1886-87 ..	1,096 25	713 4 1	....	....	....	713 4 1	442 25	111 8 2	7 0 6	852 2	549 3 6	7 14 0	2,391 13	1,373 15 9	728 2 7	....
Total ..	6,627 12	4,238 1 6	....	....	....	4,238 1 6	3,391 18	1,175 14 9	101 5 0	-4,319 26	2,784 14 6	44 5 0	14,336 15	8,248 14 9	4,428 11 6	....
Average ..	1,104 22	713 13 7	....	....	....	713 13 7	565 10	195 15 9	16 14 2	719 37	464 2 5	7 6 2	2,389 29	1,373 15 9	738 1 11	....

T. R. FERNANDEZ,
Deputy Superintendent, Revenue Survey, Gujarat.

Camp Ahmedabad, 8th December 1888.

General Statement referred to in paragraph 44 of the Deputy Superintendent's Report No. 754, dated 8th

Number.	Name of Village.	BY FORMER SURVEY.															
		Old sanctioned maximum Dry crop Rate.	New proposed maximum Dry crop Rate.	Total Area available for Cultivation, including Inam.		Total Area not available for Cultivation.		Government Occupied Land.								Government Unoccupied Assessed Land.	
								Dry-crop.		Rice.		Garden.		Total.		Area.	Assessment.
								Area.	Assessment.	Area.	Assessment.	Area.	Assessment.	Area.	Assessment.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
		Rs. a.	Rs. a.	A. g.	A. g.	A. g.	Rs. a. p.	A. g.	Rs. a.	A. g.	Rs. a.	A. g.	Rs. a. p.	A. g.	Rs. a. p.		
1	Dhandhuka ...	4 0	4 8	9,777 34	1,784 11	6,872 27	17,291 14 0	...	...	231 8	2,007 8	7,153 35	10,299 5 0	3 5	12 0 0
2	Rampur ...	2 0	3 0	4,360 8	1,550 28	3,507 38	4,035 12 0	...	...	152 17	698 4	3,650 16	4,782 0 0	82 23	40 4 0
3	Sodhi ...	2 0	2 4	6,373 1	2,893 22	6,813 23	6,087 0 0	...	...	...	...	5,813 25	6,087 0 0	409 32	280 0 0
4	Bhadliad ...	2 0	2 4	10,926 6	1,348 33	6,250 31	5,997 8 0	...	...	...	...	5,350 31	5,997 8 0	124 29	100 12 0
5	Kamiola ...	1 12	2 0	2,797 38	369 2	1,469 23	1,599 8 0	...	...	...	...	1,469 23	1,599 8 0	14 1	9 0 0
6	A'nandpur ...	1 12	2 0	675 1	167 30	646 19	698 8 0	...	...	...	...	646 19	698 8 0	...	...
7	Váilda ...	1 12	2 0	2,745 29	1,725 16	1,777 32	1,414 8 0	...	...	...	...	1,777 32	1,414 8 0	105 3	81 0 0
8	A'mbli ...	1 12	2 0	6,823 5	6,834 4	3,762 27	3,106 4 0	6 8	16 0	...	...	6,769 30	3,122 4 0	387 26	251 0 0
9	Kámatalav ...	1 12	2 0	1,238 0	1,782 28	1,175 34	916 0 0	...	...	...	...	1,175 34	916 0 0	14 27	16 0 0
10	Sela ...	1 12	2 0	1,298 15	170 21	684 30	624 8 0	...	...	...	...	584 30	624 8 0	91 7	61 0 0
11	Goghla... ..	1 12	2 0	2,597 30	11,104 13	2,073 6	2,615 8 0	...	...	...	...	2,073 6	2,615 8 0	437 23	660 0 0
12	Mándvipura ...	1 4	1 4	2,291 31	3,854 31	1,865 36	819 8 0	...	...	...	...	1,865 36	819 8 0	425 35	188 12 0
	Total ...	...	...	51,924. 36	34,480 39	34,901 8	45,205 6 0	6 8	16 0	438 25	2,708 12	35,240 36	47,926 2 0	2,094 5	1,694 13 0
13	Aniáli Káthini ...	...	1 12	2,391 13	156 1	1,096 26	713 4 1	...	...	...	...	1,096 26	713 4 1	442 25	111 8 0
	Grand Total ...	...	...	54,316 11	34,637 0	35,997 34	45,919 10 1	6 8	16 0	438 25	2,708 12	36,337 32	48,639 6 1	2,536 30	1,805 4 0

Camp Ahmedabad, 8th December 1888.

L.

December 1888, for 13 Government Villages situated in the Dhandhuka Taluka of the Ahmedabad Collectorate.

By Revision Survey.														Percentage Difference of Assessment.		Average Assessment of Government Land Per Acre.
Total Area available for Cultivation, including Inam.	Total Area not available for Cultivation.	Government Occupied Land.				Government converted Dry-crop (or New Rice) Lands.		Bhatta.		Total Occupied Government Lands.		Government Unoccupied Assessed Lands.		Increase.	Decrease.	
		Assessed for Subsoil Water.		Not assessed for Subsoil Water.		Assessed for Subsoil Water.		Area.	Assessment.	Area.	Assessment.	Area.	Assessment.			
		Area.	Assessment.	Area.	Assessment.	Area.	Assessment.									
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
A. G.	A. G.	A. G.	Rs. a.	A. G.	Rs. a.	A. G.	Rs. a.	A. G.	Rs. a.	A. G.	Rs. a.	A. G.	Rs. a.	A. G.	Rs. a.	Rs. a. p.
9,728 21	1,777 24	2,601 20	10,887 0	4,469 1	14,356 0	...	...	12 21	146 0	7,149 8	24,804 0	2 5	9 0	29	...	3 7 9
4,248 28	1,089 30	2,578 8	7,899 0	...	...	...	...	...	...	3,578 2	7,389 0	77 32	72 0	56 1/2	...	2 0 8
6,651 16	2,708 22	...	...	5,787 18	9,664 0	...	...	...	...	5,787 18	9,664 0	868 2	1,061 0	56 1/2	...	1 10 9
10,726 7	1,552 26	...	...	5,188 16	8,844 0	...	...	...	...	5,188 16	8,844 0	80 30	28 0	47 1/2	...	1 11 3
2,779 24	228 25	...	...	1,471 2	1,909 9	...	...	...	...	1,471 2	1,909 9	...	...	19 1/2	...	1 4 9
871 11	171 23	...	...	643 1	808 0	...	...	...	...	643 1	808 0	...	...	13 1/2	...	1 4 1
2,668 27	1,804 0	...	...	1,775 12	1,884 0	...	...	...	...	1,775 12	1,884 0	21 27	26 8	21	...	1 0 8
6,812 24	6,827 26	0 22	1 0	2,754 22	2,922 8	0 0	0 8	...	...	2,754 22	2,922 8	225 22	228 0	25 1/2	...	1 0 1
1,250 5	1,726 28	...	...	1,167 20	1,020 0	...	...	...	...	1,167 20	1,020 0	14 27	14 8	11 1/2	...	0 14 0
1,294 1	173 14	...	...	582 22	711 0	...	...	...	...	582 22	711 0	91 20	61 0	14	...	1 2 4
2,025 20	11,064 9	...	...	2,068 2	2,947 0	...	...	...	...	2,068 2	2,947 0	480 22	458 0	12 1/2	...	1 5 4
2,795 28	2,848 1	...	...	1,877 2	245 0	...	...	...	...	1,877 2	245 0	419 26	199 0	8	...	0 7 3
51,668 22	24,687 25	6,240 11	17,177 0	22,729 27	46,925 8	0 9	0 8	12 21	146 0	24,687 25	64,809 0	2,242 18	2,222 0	25 1/2	...	1 12 10
1,061 20	806 22	991 20	997 0	109 24	58 0	...	...	...	...	1,101 14	1,055 0	7 20	1 12	48	...	0 15 2
52,625 22	25,294 8	7,231 21	18,774 0	22,839 21	46,983 8	0 9	0 8	12 21	146 0	25,084 2	65,864 0	2,250 2	2,222 12	25 1/2	...	1 12 5

T. R. FERNANDEZ,

Deputy Superintendent, Revenue Survey, Gujara't.

No. 107 of 1857.

FROM

A. ROGERS, ESQUIRE,
Settlement Officer in Gujarát ;

TO

J. W. HADOW, ESQUIRE,
Collector of Ahmedabad.

Camp Kura, 17th November 1857.

SIR,

I have the honour to submit, for the sanction of Government, a proposal for the introduction, during the present fair season into the undermentioned villages of the Dhandhuka Pargana of the Ahmedabad Collectorate, of an experimental revision of assessment according to the principles of the Bombay Revenue Survey as contained in the printed Joint Report, and to inform you that as it will probably take some time for the required sanction to be received and my time will subsequently be fully taken up with the settlement of the Viramgam Pargana for the revision of the assessment in which proposals will also shortly be forwarded, I purpose commencing the introduction of the settlement early next month, giving the rayats to understand that it will only hold good if the new rates receive the formal sanction of Government.

3. The villages are as follows, and consist of Khálsa villages and Tálukdári villages under Khálsa management, distinguished in the list by the letters K and T after their names :—

- | | |
|-------------------|------------------|
| 1. Khun K. | 16. Kámataláo K. |
| 2. Ráhtaláo K. | 17. Kásindra T. |
| 3. Bhímtaláo K. | 18. Gámph T. |
| 4. Bhángar K. | 19. Kumiállá K. |
| 5. Mahádevpura K. | 20. Anandpur K. |
| 6. Jhánki K. | 21. Dhandhuka K. |
| 7. Madgalpur K. | 22. Pudaus T. |
| 8. Mándvipura K. | 23. Ghorásu T. |
| 9. Mudi K. | 24. Unkewália T. |
| 10. Sodí K. | 25. Chokdi T. |
| 11. Bhariád K. | 26. Pipria T. |
| 12. Goghla K. | 27. Návada T. |
| 13. Amli K. | 28. Pánvi T. |
| 14. Walinda K. | 29. Ránpur K. |
| 15. Sela K. | |

In addition to these there are three Tálukdári villages, viz., Cher, Kadipur, and Parbri, not under Khálsa management, which have been surveyed and classified, the introduction of a revised settlement into which forms the subject of a separate correspondence. The Tálukdári villages under Khálsa management mentioned in the foregoing list will be settled under the rules in force for that class of villages, there being no prospect of the attachment upon them being raised for many years to come.

3. A glance at a map of the district will show you that the villages to be settled are very much scattered, the first twenty only being situated in a tolerably continuous strip of country running from north to south on the western coast of the Gulf of Cambay from the Bhogáwa Creek to that on which the port of Bauliari lies. They comprise, moreover, but a small portion of the area of the whole district which contains 182 villages of an estimated total area of

4. The district was not brought under the operations of the former revenue survey of part of the Collectorate under Captain Cruikshank, and only a few of what are called the Bháta villages in the vicinity of Dholera have been surveyed subsequently by your own survey establishment.

5. The accounts connected with the former revenue management of even the Khálsa villages mentioned above are so imperfect and unsatisfactory as to afford no kind of reliable basis on which to form proposals for money rates of

assessment upon the land, the nominal area under cultivation being found by measurement to be completely fallacious, and the method of assessment having hitherto been the "Bhāgbatai" or division of produce, with perhaps a larger share than usual of the complications of that system.

6. For these, and the reasons enumerated in the two preceding paragraphs, it would be unsafe to recommend that Government should commit itself to the maintenance of certain rates of assessment for any lengthened period in the villages now proposed for revision, as they can only be fixed by reference to general considerations with regard to the transition state the country is now in, and might be found from experience of their working to be inapplicable throughout the district. On this account I wish the sanction of Government to the rates I am about to propose to be such as to enable me to introduce them experimentally, and, if such should hereafter be thought advisable only as a temporary measure for the purpose of acquiring experience of the pitch of assessment, to be adopted generally in the Pargana.

7. The Dhandhuka Pargana is so level, being in fact one large plain intersected by a few streams which mostly disappear except during the freshes in the rains, that there are no varieties of climate of sufficient extent to present grounds upon which to mark out different classes of villages, and the differences of assessment necessarily arising from varieties in the soil are fully provided for by our system of classification. The distance or proximity of available markets, therefore, and the general condition of the agricultural classes are the only considerations upon which it will be right to make a difference in the maximum rates of assessment in the district.

8. The principal markets in the Pargana are in the town of Dhandhuka itself, at the port of Dholera, and at the towns of Ránpur, Burwála and Botád. The last of these may for the present be left out of the consideration, and the value of agricultural produce at Ránpur can only affect the rates of assessment in the single town of that name. Of the remaining three, Dhandhuka must rank higher than Dholera on account of the dealings of the merchants at the former place in agricultural produce being more extensive than those of the merchants at Dholera, who are, for the most part, mere shipping agents, and the market of Burwála as the third in importance. The condition of the agricultural population in the district around Dholera, influenced probably to some extent by the want of fresh water and the bare inhospitable nature of the soil, is decidedly inferior to that of the people living further inland. ✓

9. Upon these considerations, and by comparison of the general circumstances of the district with those of the neighbouring Pargana of Dholka into which the revised system has successfully been introduced, together with averages of produce, &c., as nearly accurate as can be determined from the imperfect information relating to former collections, &c., found upon the records, the following are the maximum rates of assessment on dry-crop lands. I would beg to propose the introduction of these rates experimentally into the various villages mentioned in paragraph 2. They are classified, in as far as their scattered position will admit, according to the markets already mentioned:—

No.	Name of Village.	Name of Market.	Maximum Dry-crop Assessment per Acre.		REMARKS.
			Rs.	a.	
1	Dhandhuka	Dhandhuka	2	8	
2	Pudana	Do.	2	4	
3	Chokdi	Dhandhuka and Burwála.	1	8	
4	Pipria	Do.	1	8	
5	Unkewália	Do.	1	8	
6	Bhariád	Dholera	2	0	
7	Gorásu	Do.	2	0	
8	Khun	Do.	2	0	
9	Bhímtaláo	Do.	2	0	
10	Rahtalo	Do.	2	0	
11	Mudi	Do.	2	0	
12	Goghla	Do.	1	12	

No.	Name of Village.	Name of Market.	Maximum Dry-crop Assessment per Acre.		REMARKS.
			Rs.	a.	
13	Amli	Dholera	1	12	
14	Walinda	Do.	1	12	
15	Kámataláo	Do.	1	12	
16	Sela	Do.	1	12	
17	Kásindra	Do.	1	12	
18	Gámph	Dhandhuka and Dholera	1	12	
19	Sodhi	Dholera	1	12	
20	Bhángar	Do.	1	8	
21	Mahádevpura	Do.	1	8	
22	Mangalpur	Do.	1	0	
23	Jhánki (waste)	Do.	1	0	
24	Mándvipura	Do.	1	4	(Raised for being near the port of Bauliara.
25	Kamiálla	Do.	1	8	
26	Anandpur	Do.	1	8	
27	Návda	Burwálla	1	8	
28	Pánvi	Do.	1	8	
29	Ránpur	Ránpur	1	12	

10. Of these villages only four have any rice cultivation, the only considerable quantity being in the village of Navda. For this species of cultivation I propose a maximum water-rate of Rs. 3 per acre, to be levied in the same manner as that settled in the Dholka Pargana, viz. the total rental of a field being subdivided into dry and wet crop assessments, the latter to be levied when any kind of wet crop is raised and the former under all other circumstances. I have not yet had an opportunity of examining these villages personally, but intend, if the rice cultivation should appear sufficiently permanent, to convert the whole rentals into fixed assessments in order to get rid of the uncertainty arising from the adoption of the Dholka plan, which has been carried out merely from the great fluctuations in the annual fall of rain in that district.

11. With reference to lands irrigated from permanent wells, or by means of the water-bag from the small streams that intersect the district, it will be necessary to place an assessment upon the "Kos" or water-bag in most parts of the Pargana, especially in lands watered from streams, on account of the uncertain nature of the cultivation. The water of the wells, however, not being so liable to turn brackish here as in the Dholka Pargana, I purpose, wherever it may be found practicable, to consolidate the dry and wet crop assessments into permanent field rentals. I would propose a maximum assessment of Rs. 10 per water-bag as adopted in Dholka, and will report the extent to which the plan of permanent rentals may be found practicable in reporting on the general result of the experimental settlement.

12. On applying the proposed rates to the area of land under cultivation in Samvat 1912
A. D. 1855-56 in 25 out of the 29 villages to be settled, I find that their introduction in that year would have caused a diminution of revenue of about Rs. 17,980 or 30 per cent., the receipts under the old system having been Rs. 59,014-7-2 and those estimated according to the new rates being Rs. 41,628 -11-4. The latter, when compared with the average receipts under the division of produce system for the ten years from Samvat 1903 to Samvat 1912 inclusive, gives a diminution of about Rs. 15,800 or 27½ per cent., but the ultimate permanent increase beyond that average from the large quantity of land now lying waste that will by degrees be brought into cultivation will probably exceed 18 per cent. This result must be a matter of time, as a great deal of the waste land lies in the scantily populated and miserable villages on the borders of the Gulf of Cambay to the south of Dholera. If the present high price of cotton should however continue, the increase in the area under cultivation may be expected to be very rapid when the cultivators in addition to receiving the benefit of a light assessment will be relieved from the innumerable delays and vexatious inconveniences inseparable from a system of taxation framed upon eye-estimates of crops. To show how futile would be any attempt to draw any trustworthy conclusions as to the suitability of the new rates from averages of receipts under such a

system under which those receipts vary, not only with the area under cultivation and the variations of uncertain estimates, but also with the market value of agricultural produce, I need only mention that although the cultivated area in ^{Samvat 1906}_{A. D. 1849-50} was 1,267 bighás in excess of that in Samvat 1912, the revenue in the former was more than Rs. 20,000 less than in the latter year, and that in Samvat 1907 it rose at once, nearly Rs. 43,000 beyond its amount in Samvat 1906.

13. It would be taking up too much of the valuable time of Government were I to enter into details similar to those contained in the preceding paragraph for each of the 25 villages, upon the whole of which the results given have been obtained. I have gone through them all separately, with a view to test, as far as it can be tested by the application of average deduced from the maximum rates given above in paragraph 9, the applicability of those rates, and find that they are sufficiently light to cover the risks of ordinary failures and low prices, and consequently to leave a fair profit in the hands of the cultivator in all ordinary seasons.

14. I shall not be able to introduce the new system during the current season into 6 of the Bháta villages near Dholera, owing to their having been granted on lease for 10 years from ^{Samvat 1906}_{A. D. 1849-50}. The leases, however, contain a clause by the conditions of which they can be annulled whenever it is intended to introduce a system of fixed money rentals in substitution for that of the division of produce, and I propose consequently informing the leaseholders who are the Patels of the villages themselves that their leases will only hold good for the present year and the new system will be in force from ^{Samvat 1916}_{A. D. 1857-58}.

15. There are various minor arrangements connected with the settlements of these villages, such as fixing the limits of the rights of the Dholera Girássias to cut grass in some of them, the decision of the disputes relating to jivái land in Bhariád, and the jama or rental to be paid henceforward by the Girássias of that village, &c., which will be carried out simultaneously, and their results reported hereafter.

I have the honour, &c.,
A. ROGERS.

No. 535 of 1858.

FROM

J. W. HADOW, ESQUIRE,
Collector of Ahmedabad;

TO

A. ROGERS, ESQUIRE,
Settlement Officer, Gujarát.

*Ahmedabad Collector's Camp,
Parántij, 14th May 1858.*

SIR,

With reference to your letter No. 107, dated 2nd November 1857, I have the honour to forward the accompanying copy of a communication* from the Revenue Commissioner, N. D., and request you will have the goodness to furnish the information called for in paragraph 2 as regards the plan proposed for assessing the rice land according as it may be cultivated with wet or dry crops.

I beg you will also forward the diagrams with the additional information called for in paragraph 3.

I have the honour, &c.,
J. W. HADOW,
Collector.

- No. 869 of 1858.

FROM

E. G. FAWCETT, ESQUIRE,
Revenue Commissioner, N. D.;

TO

J. W. HADOW, ESQUIRE,
Collector, Ahmedabad.

*Revenue Commissioner's Office,
Camp Mátherán, 7th May 1858.*

SIR,

I have the honour to acknowledge the receipt of your memorandum No. 1198, dated 8th December last, with accompaniment, and in reply to state that I have no objection to Mr. Rogers settling the Dhandhuka Pargana under his proposed rates this year.

2. Paragraph 10 of Mr. Rogers' letter is not sufficiently explicit. I request you will be good enough to inform me whether I am right in understanding that the maximum rate of Rs. (3-0-0) three per acre will be levied in those years only when the fall of rain may be sufficient to admit of rice or other crop requiring considerable moisture (which should be specified) being planted, the levy at other times being regulated according to the rates enumerated in Mr. Rogers' preceding paragraph without reference to the crop raised.

3. Adverting to Mr. Rogers' paragraph 12, I beg to observe that, as Government have upon other occasions expressed a wish to be furnished with diagrams indicative of the particulars connected with a district under settlement, it is requested that they may be furnished to the extent that materials admit of in the present case. It will be convenient that, in addition to the information contained in those sent for the Viramgám Pargana, they should show also the average rental for 10 and 20 years and also the maximum rental derivable under the proposed assessment. If data are not forthcoming for the whole of the villages settled, they might be made to comprehend information for Khálsa villages only.

Mr. Rogers' para. 14. 4. I approve of your and Mr. Rogers' suggestions relative to the Bhata villages near Dholera.

Mr. Rogers' para. 15. 5. The Ráhtalao case might be, at the same time, disposed of by Mr. Rogers, if it still remains unsettled.

Mr. Rogers' para. 3. 6. I beg that a map of the Dhandhuka Pargana may, if ready, be furnished in order to accompany your and Mr. Rogers' report to Government.

I have the honour, &c.,

E. G. FAWCETT,
Revenue Commissioner, N. D.

No. 73 of 1858.

TO

J. W. HADOW, ESQUIRE,
Collector of Ahmedabad.

Surat, 2th May 1858.

SIR,

I have the honour to acknowledge the receipt of your letter No. 535, dated 14th instant, and its accompaniment No. 869, dated 7th idem, from the Revenue Commissioner, N. D., to your address.

2. The water rates in rice lands have been kept distinct from the dry-crop or land rates in order that the latter only may be levied when, through the deficiency of the monsoon, rice or other irrigated crops (limited in the Dhandhuka Pargana to wheat and barley) may not be raised, and the additional water rates may be levied when such crops are raised.

3. With reference to paragraph 3 of the Revenue Commissioner's letter I beg to state that, I shall be happy to furnish the diagrams required upon the receipt of instructions as to the number of villages and years for which he would wish the diagrams to include the returns. The following are the whole of the revenue accounts I have been able to obtain:—

Years.	Number of Villages of which Revenue Accounts exist.	Years.	Number of Villages of which Revenue Accounts exist.
Samvat 1877 } A. D. 1820-21 } Samvat 1878 } A. D. 1821-22 } Samvat 1879 } A. D. 1822-23 } to } Samvat 1880 } A. D. 1823-24 }	... 1	Samvat 1894 ...	... 18
Samvat 1886 ...	... 9	Do. 1895 ...	... 15
Do. 1887 ...	... 11	Do. 1896 ...	... 20
Do. 1888 and 1889	... 10	Do. 1897 ...	... 18
Do. 1890 ...	... 14	Do. 1898 to 1900	... 17
Do. 1891 and 1892	... 18	Do. 1901 and 1902	... 25
Do. 1893 ...	... 14	Do. 1903 and 1904	... 27
		Do. 1905 and 1906	... 26
		Do. 1907 ...	... 27
		Do. 1908 and 1909	... 28
		Do. 1910 to 1913	... 29

4. It may be as well to mention here with reference to Mr. Fawcett's paragraph 4 that the farmers of the Bháta villages, with the exception of Mudi, having agreed to abide by the new survey rates, they have been introduced into all the former villages from the current year.

I have the honour, &c.,

A. ROGERS.

(Collector of Ahmedabad's Memorandum No. 1198, dated 8th December 1857, with Accompaniments.)

No. 1795 of 1858.

T. D. REVENUE.

Revenue Commissioner's Office,
Poona, 16th September 1858.

Submitted, and Mr. Rogers' propositions for the settlement of the 29 villages of the Dhandhuka Táluka recommended for sanction as an experimental measure.

2. Mr. Rogers has so fully entered into particulars that there remains little to be said. Paragraph 10 of his report being somewhat obscure, he has since explained as follows:—

(Paragraph 2nd of Mr. Rogers' letter No. 73, dated 28th May 1858, submitted with Collector's Memorandum No. 664 of 8th June 1858).

Mr. Rogers expresses his intention to convert the whole rentals into fixed assessments if it be found that the rice cultivation is sufficiently permanent.

3. The financial result of the proposed settlement is given by Mr. Rogers in paragraph 12. It shows a loss to Government as compared with the realisations of 1855-56 of Rs. 17,986 or 30 per cent., and, as compared with the realisations of the past ten years, of Rs. 15,800 or 27½ per cent. Mr. Rogers states (paragraph 13) that he has gone through all the details of each village and is satisfied of the applicability of the rates; the amount of revenue foregone at

present is large, but considering the general advantage of fixed rates and the unsatisfactory character of the Bhágbatái or "division of produce" system, the sacrifice seems warranted.

4. The Revenue Commissioner applied to Mr. Rogers for a diagram indicative of the data usually furnished when reporting upon a newly settled district, but, in consequence of the villages having fallen under direct management at different periods and the irregular results shown by the system hitherto in force, they would not afford correct information.

5. Adverting to Mr. Rogers' paragraph 14, the Revenue Commissioner learns from a subsequent communication from that gentleman that the farmers of the Bháta villages, with the exception of Mudi, having agreed to abide by the new survey rates, they have been introduced into all the former villages from the current year.

6. The case of the táluka of Gámph is still before Government—*vide* Government Resolution No. 2505, dated 28th July 1858.

7. The correspondence alluded to in the paragraphs as per margin was submitted to Government on the 16th July 1857.—Memorandum No. 1802.

E. G. FAWCETT,
Revenue Commissioner, N. D

Extract, being paragraphs 1 to 5 of Government Resolution No. 3710 of 9th November 1858, on Revenue Commissioner's memorandum No. 1795, dated 16th September, preceding paragraph.

The revised assessment of the land revenue in 29 villages of the Dhandhuka Táluka which Mr. Rogers has submitted for the sanction of Government, is, His Lordship in Council observes, merely experimental. Mr. Rogers considers that Government should not commit itself at present to the maintenance of the proposed rates until further experience and the development of the resources of the district, which is represented as being in a transition state, shall have tested the applicability of the general rates now proposed.

2. On this understanding His Lordship in Council sanctions generally as an experiment the rates which have been introduced by Mr. Rogers, but reserves any guarantee of the permanency of those rates until he has received from the Settlement Officer a report of their successful practical working.

3. Government have the less hesitation in according this sanction as they observe that the immediate sacrifice of revenue is at a smaller percentage rate than that which Government were called on to make in the Dholka Táluka :—

Dholka...	...	...	...	...	...	33½
Dhandhuka	...	...	...	...	...	30

4. On the subject of the water-rates proposed to be assessed on irrigated lands, Government desire that Mr. Rogers be referred to the observations recorded in the 8th paragraph of their letter to the address of the Revenue Commissioner, N. D., No. 3341 of the 12th October 1858.

5. Government regret that Mr. Rogers has not been able to submit a diagram illustrative of the past condition of these villages as regards cultivated area and revenue. His attention should be directed to the previous expression of the wishes of Government on this point.

No. 2242 of 1858.

Revenue Commissioner's Office,
Camp Mátherán, 18th November 1858.

True copy and extract forwarded to the Collector of Ahmedabad for information and guidance with reference to his memorandum No. 1196, dated 8th December 1857, and for communication to Mr. Rogers.

E. G. FAWCETT,
Revenue Commissioner, N. D.

To

J. W. HADOW, Esq.,
Collector of Ahmedabad.

Surat, 11th, July 1859.

SIR,

In continuation of my letter No. 107, dated 17th November 1857, I have the honour to report the result of the introduction, during the season of A. D. 1857-58, of the revised rates of assessment proposed in that letter as an experimental measure into 22 out of the 29 villages of the Dhandhuka Pargana therein mentioned. The exceptions were in the seven villages comprised in the

1. Gámph.
2. Kásindra.
3. Pudana.
4. Gorásu.

5. Chokdi.
6. Ankewália.
7. Pipria.

Gámph Táluka mentioned in the margin, into which you did not consider it would be advisable to introduce the revised revenue system until the question of the succession to the estate had been settled, and in which the revenues were accordingly collected according to the existing system, that of Bhágbatái or division of produce.

2. The revenue for the year, according to the old system in the remainder of the villages, in those items which can bear a comparison with the new system, viz., that derived from cultivated land whether Government or alienated, and water rates, shows a decrease by the latter of Rs. 16,997-8-8 and an increase of Rs. 3,960-15-6, leaving a net decrease of Rs. 13,036-9-2. The net decrease in the revenue from Government land and water rates was Rs. 13,575-0-4, that leviable under the old system being Rs. 48,484-5-4, and that under the new being Rs. 34,909-5-0, amounting as nearly as possible to 28 per cent. Considering the high price at which cotton, one of the chief products on which the Government dues under the old system were calculated, was sold during the season, the decrease in the year is less than I had expected it to be, as prices in all but two out of the last ten years on the average of collections in which I calculated the reduction would amount to 27½ per cent. had ruled considerably below those of the year of settlement.

3. The following statement will show the effect of the revision of assessment in the several villages settled, and enable Government to judge of the general fairness of the pitch of the present assessment:—

Village.	REVENUE FOR YEAR OF SETTLEMENT.		Ten years' average collection.
	According to old system.	According to the new.	
	Rs.	Rs.	Rs.
Dhandhuka	17,959 4 7	11,785 0 0	19,964
Ránpur	4,046 6 2	3,804 8 0	4,059
Kamiálla	1,477 6 10	934 12 0	1,690
A'nandpur	570 6 2	304 4 0	540
A'mli	753 8 10	823 12 0	1,434
Kámatáláe	185 15 8	174 12 0	223
Walinda	319 14 4	216 4 0	478
Sela	134 10 0	167 4 0	291
Goghla	2,196 10 9	1,670 4 0	2,287
Sodi	2,504 5 2	1,802 8 0	2,276
Bhariád	6,850 12 5	3,909 4 0	4,580
Mándvipura	134 6 11	249 0 0	245
Návda	5,600 15 11	3,737 1 0	3,332
Pánvi	1,636 8 4	761 4 0	1,608
7 remaining Bháta villages ...	4,010 14 5	4,350 8 0	3,727

It will be seen from this statement that the villages in which there has been the greatest reduction are Dhandhuka, Kamiálla, A'nandpur, Goghla, Sodi,

Bhariád and Pánvi, in all of which the decrease is satisfactorily accounted for by the large share of produce levied under the Bhágbatái system. In Dhandhuka one-half was levied, in Kamiálla and Anandpur $\frac{2}{3}$, in Goghla $\frac{1}{2}$, in Sodi and Bhariád $\frac{2}{3}$, and in Pánvi the estimate for the levy of the Government share was made by putting down 50 maunds of clean cotton for every 100 estimated with the pods and commuted into a cash payment at an invariable rate of Rs. 3-12-0 per Bengal maund, whatever the bázár rate might be. The consequences of the over-assessment in this last village had been, as I myself saw, to reduce it to a collection of tumbled down hovels.

4. The settlement of alienated lands, which will be reported on separately resulted in a net increase of Rs. 268-7-2 in the whole of the villages settled.

5. The gross revenue for the year in the whole of the villages according to the revised system amounted to Rs. 46,216-7-4, out of which had to be remitted Rs. 3,690-15-6, the amount by which the revenue had been in some cases enhanced, leaving a net realizable revenue on all accounts of Rs. 42,525-7-10.

6. Of the realisable revenue there were collected up to the 31st July Rs. 38,530-3-0, leaving outstanding on the 1st August Rs. 3,995-4-10—Rs. 3,642-3-3 on account of Government lands and Rs. 353-1-7 on account of alienated. At the end of December, since which time statements have not been furnished me, there remained a balance of only Rs. 152-1-9 on account of Government lands under cultivation, and Rs. 12-9-10 on account of alienated lands.

7. Adverting to paragraph 10 of my letter No. 107 of 1857, I have the honor to state that, on personal inspection of the rice lands in the village of Návda, I have come to the conclusion, from the uncertain nature of the water-supply dependent as it is upon the overflowing of a small river which is very liable to change its course, that it will be better to keep the water rates separate from the dry-crop rates, and adopt the system of remissions in use in Dholka and Viramgám.

8. With reference to paragraph 11 of the same letter, I have the honour to inform you that in the course of the season I have consolidated the dry-crop assessments and water rates in garden lands under permanent wells into permanent garden land assessments in Dhandhuka and Ránpur.

9. This has also been done in the villages of Khas and Baggar into which I have introduced, as an experimental measure, new survey rentals in substitution of the former Bhágbatái system of revenue management at a maximum dry-crop rate of Rs. 2 per acre. For this I have the honour to request the sanction of Government as well as to the introduction of the revised assessments into the villages of the Gámph Táluka and other Tálukdári villages under the management of the revenue authorities as follows :—

Gámph Táluka.	Maximum.	Other Villages.	Maximum.
	Rs. a. p.		Rs. a. p.
1. Gámph ...	2 0 0 per acre	1. Kothria ...	2 4 0
2. Padana ...	2 4 0 "	2. Devgána ...	2 0 0
3. Kásindra ...	2 0 0 "	3. *Juska ...	2 4 0
4. Gorásu ...	2 0 0 "	4. Khámidána ...	2 0 0
5. Chokdi ...	1 12 0 "		
6. Ankewália ...	1 12 0 "		
7. Pipria ...	1 8 0 "		

*Ordered to be resumed by Government Resolution No. 3463, dated 19th October 1858.

10. I have raised the maximum rates formerly proposed for Gámph, Chokdi, and Ankewália on a reconsideration of their distances from markets, and other circumstances. The general result of these measures will be reported on the completion of the annual settlement papers.

11. In so far as the papers already made out will enable me to judge, the cultivation returns for the year ^{St. 1915} _{A.D. 1858-59} as contrasted with those of the year of settlement stand as follows :—

	Acre.	g.	Rs.	a.
Cultivation of Samvat 1914 A.D. 1857-58	26,716	14	32,578	5
Do. of Samvat 1915 A.D. 1858-59	31,324	15	37,162	8
Increase in	4,608	1	4,584	3

There is thus an increase of rather 9 than 17 per cent. in the actual cultivation in the first year under the revised system. This is a favourable argument in favour of the pitch of assessment experimentally introduced, but I would prefer not committing Government to a guarantee for the permanency of these rates for thirty years until the result in a larger number of villages may enable me to speak with greater confidence in the matter. As I have already stated the villages are so widely scattered, and the old revenue accounts of many of them are so imperfect that a proper opinion of the suitability of the new rates can only be formed upon actual experience.

12. Of the twenty-two villages settled, I propose to fix only two instalments for the payment of revenue instead of the four usual under the revenue survey system, in the following villages in which the only or almost the only crops raised are wheat and cotton, which are not gathered till the end of February and beginning of March :—

- | | |
|--------------|---------------|
| 1. Kamiālla. | 6. Wālfāda. |
| 2. Anandpur. | 7. Kāmātalāo. |
| 3. Mudi. | 8. Goghla. |
| 4. Sela. | 9. Jānkhi. |
| 5. Amli. | 10. Bhariād. |

The dates I propose are the 1st April and the 15th May. The cultivators of Dhandhuka have also expressed a wish to pay in two instalments, on the plea that the early jowāri crops they raise are merely for the purpose of providing fodder for their cattle, but this does not appear sufficient to warrant a departure from the usual rule.

I have the honour, &c.,
A. ROGERS.

No. 71 of 1860.

Camp Hursol, 25th March 1860.

To

THE ACTING COLLECTOR OF AHMEDABAD.

SIR,

In continuation of my letter No. 90, dated 11th July last, reporting on the result of the introduction of the survey rates of assessment into twenty-two Khālsa villages of the Dhandhuka Tāluka, I have now the honour to submit a report on the success of the experimental settlement in the first year after its introduction into the same villages, and on the result of the introduction of the revised system into these seven villages comprised in the taluka of Gāmph, and the Khālsa villages of Khas and Baggar. The year under report is Samvat 1915 or A.D. 1858-59.

2. The gross revenue of the year A.D. 1857-58 is contrasted with that of 1858-59 in the twenty-two villages first settled as follows :—

	Rent of Government land and water rates.			Miscellaneous from grass, grazing-tax, &c.			Quit-rent on alienated lands.			Total.		
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
St. 1914 A. D. 1857-58	34,909	5	0	10,200	2	4	1,107	0	0	46,216	7	4
St. 1915 A. D. 1858-59	38,299	0	0	9,407	15	10	1,549	8	0	49,256	7	10

There is thus a net increase on revenue from Government cultivated and waste lands of Rs. 2,597-8-6 (cols. 2 and 3), and in quit-rents from alienated lands of Rs. 442-8-0, making a total net increase over the gross revenue of the former year of Rs. 3,040.

3. The net revenue of the two years is as follows :—

				Gross Revenue.	Remissions.	Net realisable Revenue.
				Rs. a. p.	Rs. a. p.	Rs. a. p.
St. 1914	...	...	...	46,216 7 4	3,690 15 6	42,525 7 10
A. D. 1857-58	...	...	...	49,256 7 10	555 2 0	48,701 5 10
St. 1915	...	...	...
A. D. 1858-59	...	...	...

There is thus a decrease of Rs. 3,135-13-6 in remissions, and an increase in net realisable revenue on the year of Rs. 6,175-14-0. Of the remissions set down, the sum of Rs. 393 is nominal, having been caused by the deduction of the amount by which the revised permanent assessment on garden lands in Dhandhuka and Ránpur, carried out as reported in the 8th paragraph of my letter No. 90, dated 10th July last, exceeded in some cases the temporary assessment put on in the first year's experimental introduction of the new rates. The remainder is made up of Rs. 138-14-0 on account of extra assessment placed upon lands entered as unarable cultivated without leave, and Rs. 23-4-0 miscellaneous.

4. The collections of the two years up to the 31st July stood as follows :—

				Net realisable Revenue.	Collections up to 31st July.	Outstanding on 1st August.
				Rs. a. p.	Rs. a. p.	Rs. a. p.
St. 1914	...	...	...	42,525 7 10	38,530 3 0	3,995 4 10
A. D. 1857-58	...	...	...	48,701 5 10	46,680 15 3	2,020 6 7
St. 1915	...	...	...
A. D. 1858-59	...	...	...

The balances in the current year were made up of Rs. 1,621-13-4 on account of Government cultivated land, &c., and Rs. 398-9-3 on account of quit-rents from alienated lands. From subsequent reports it appears that these balances have been reduced to Rs. 886.

5. The following figures give the result of the introduction of the experimental rates of assessment proposed in the 9th paragraph of my letter No. 90 of 1859 into the Khálsa villages of Khas and Baggar, the táluca of Gámph and other Tálukdári villages :—

	Revenue by Bhágbatái and Cesses from Government Lands.	Revenue from Cesses on alienated Lands.	Total.	Survey Assessment on Government Lands and Water Rates.	Quit-rents.	Total.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Khas	16,960 5 11	901 5 9	17,861 11 8	5,844 4 0	863 0 0	6,707 4 0
Baggar	7,258 3 3	151 8 0	7,409 11 3	3,197 0 0	172 8 0	3,369 8 0
Gámph, 6 villages	20,468 3 7	722 15 4	21,191 2 11	14,299 0 2	654 8 0	14,953 8 2
Four other villages	12,667 0 10	146 0 0	12,813 0 10	7,645 12 0	146 0 0	7,791 12 0
Total	57,853 13 7	1,921 13 1	59,275 10 8	30,986 0 2	1,836 0 0	32,822 0 2

In the year under report there was also revenue from miscellaneous sources such as grass lands sold by auction, &c., to the following amounts, this not being

affected by the change of system. The figures have been kept separate from the items which will bear comparison under the two systems:—

	Total for the year as given above.			Revenue for the year from Miscellaneous Sources.			Gross Revenue for the year.		
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
Khas	6,707	4	0	1,015	3	0	7,722	7	0
Baggar	3,369	8	0	70	7	3	3,439	15	3
Gámph Táluka	14,953	8	2	509	4	6	15,462	12	8
Four other villages	7,791	12	0	483	13	6	8,275	9	6

6. The remissions which were merely nominal and consisted of the increase in assessment according to the survey rates in a few cultivators' holdings were as follows:—

	Gross Revenue for the year.			Remissions.			Net realisable Revenue for the year.		
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
Khas	7,722	7	0	57	11	3	7,664	11	9
Baggar	3,439	15	3	82	10	4	3,357	4	11
Gámph	15,462	12	8	1,838	13	8	13,623	15	0
Other villages	8,275	9	6	702	7	2	7,573	2	4
Total	34,900	12	5	2,681	10	5	32,219	2	0

7. Returns of collections in the Tálukdári villages up to the end of July have not been furnished, but those of Khas and Baggar were as follows:—

	Net realisable Revenue.			Collected by 31st July.			Outstanding on 1st August.		
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
Khas	7,664	11	9	7,605	4	10	59	6	11
Baggar	3,357	4	11	3,347	3	8	10	1	3
Total	11,022	0	8	10,952	8	6	69	8	2

These added to the figures given for the 22 villages settled in the previous year in paragraph 4 give the net revenue and collections for the whole of the 24 Khálsa villages of the district:—

	Net realisable Revenue.			Collected by 31st July.			Outstanding on 1st August.			Percentage of Collections.
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	
22 villages	48,701	5	10	46,680	15	3	2,020	6	7	96.5
2 villages	11,022	0	8	10,952	8	6	69	8	2	
Total of the 24 villages	59,723	6	6	57,633	7	9	2,089	14	9	

8. Some of the Tálukdári villages into which the revised system was introduced in the course of the season had not been fully ten years under attachment, but the following figures show the effect of the revision upon the revenue as compared with the average realisations from all sources for as many years as accounts are procurable for. The remissions for the current year being

merely nominal, the net revenue may be considered the same as the gross for the purpose of comparison :—

	Revenue for the year of Settlement.			Average Realisations of former years.			Percentage Decrease.	Gross Survey Rental plus estimated Receipts from grass, alienated lands, &c.		
	Rs.	a.	p.	Rs.	a.	p.		Rs.	a.	p.
Khas ...	7,722	7	0	10,049	18	5	23.1	7,851	8	0
Baggar ...	3,439	15	3	4,306	15	10	20.2	3,459	8	0
Gámph Táluka ...	15,462	12	8	16,951	4	4	8.7	20,426	8	0
Kothria ...	1,991	0	8	1,952	15	3	...	2,067	0	0
Juska ...	3,069	3	3	3,685	4	6	16.7	3,212	10	1
Khamidana ...	1,133	5	7	(6 years) 742	1	1	...	1,718	0	0
Deogána ...	2,082	0	0	(8 years) 2,893	3	4	13	2,056	8	0

9. These figures and those given in the 3rd paragraph of my letter No. 90 of 1859, already alluded to, enable us to form an idea of the fairness of the general pitch of the experimental assessment. On a review of the whole, it is clear that with the exception of Khas, Baggar and Devgána, in which I consider the classification of soils very faulty, the cause of the decrease of revenue below the average of former realisations (wherever there is a decrease) is to be attributed in a great degree to the unduly heavy assessments which it was found practicable to levy under the "division of produce" system, especially in the villages in which there is a great demand for land. This will be seen better from the following detailed statement :—

Name of Village.	Percentage reduction of Revenue under the new system.	Share of Grain levied under the old system.	Amount of Plough-tax per plough under the same.	
Dhandhuka ...	40.9	One-half Two-fifths	No plough-tax. Plough tax; exact amount not ascertainable.	
Kamiálla ...	44.8	Five-ninths	} 15 annas on each holding.	
A'nandpur ...	43.7	Do.		
Goghla ...	26.9	One-half	No plough-tax.	
Sodi ...	20.8	Three-fifths	Do.	
Bhariád ...	14.6	Do.	On the holding varying from 8 annas to 5 rupees.	
Gámph Táluka {	Gámph ...	16.5	½ or ⅓	Rs. 26-8.
	Pudana ...	23.5	One-half	Rs. 10-0.
	Chokdi ...	18.0	Do.	Rs. 11-10.
Juska ...	16.7	Do.	Rs. 10-0.	

10. In Khas, and the two other villages alluded to in the preceding paragraph, the classification of soils is, proportionately to that of the rest of the district, far too low. It appears that the old Deccan scale of faults for want of depth has been strictly adhered to, and no discrimination exercised to ascertain whether the substratum was of such a nature as to prevent the superficial mould retaining sufficient moisture to bring to maturity the crops ordinarily raised. In these villages the soil is black, which of itself retains a great deal of moisture, and the substrata are mostly lime and rapidly decomposing rock which are not entirely impervious to water. Here, consequently, the want of depth in the soil would not affect its value to so great an extent as it would where there was a substratum of hard compact rock. The following statement of the average classification annas in a few of the villages of the district will show you, at a glance, what a difference exists between the classifications of most of the others and those that I object to; the difference is obviously too great when the large value of the realisations in past years (in all but the last of which the prices of

agricultural produce were unprecedentedly low) is seen to be much greater in proportion to the gross survey assessment in the latter than it is in the former. Under these circumstances I would respectfully beg to suggest that, the classification of these villages and that of a few of the Tálukdári villages in the neighbourhood of Ránpur, which have been classified in detail, and with the classification of which I have the same fault to find, should be revised under the superintendence of Captain Prescott, whose practical acquaintance with the subject will at once show him that the scale of classification should have been modified to suit these particular instances:—

Village.	Average Assessment per Acre under Division of Produce System.	Average of Classers' Annas.	Average Survey Assessment.	Maximum Dry-crop Rate
	Rs. a. p.	As. p.	Rs. a. p.	Rs. a.
Dhandhuka	3 0 7	10 11	1 11 3	2 8
Kamiálla	1 10 7	10 9	1 0 1	1 8
Gámph	1 7 11	11 4	1 6 8	2 0
Kásindra	1 4 8	11 2	1 3 6	1 12
Sola	1 10 1	11 0	1 3 3	1 12
Ránpur	1 3 0	9 6	1 0 4	1 12
Khás	1 15 7	7 4	0 14 8	2 0
Baggar	1 11 5	6 11	0 13 10	2 0

11. The great difficulty of fixing the proper pitch for the assessment of a district like Dhandhuka has already been pointed out. The villages under direct management were dotted at long intervals over a large area; there had never been any kind of survey in the district; the system of revenue management had been that of Bhágbatái (division of produce), and the accounts, even according to this, kept in estimated bighás, entered by village accountants without any kind of check upon them, were very imperfect. To add to all this, prices of agricultural produce had for a long series of years been very low, and although in the year in which the revised assessments were proposed they had shown a tendency to rise, there was no certainty that this would continue. There are other great elements of disturbance, which must, for some years to come, affect greatly not only the positive values of soil in different parts of the country, but also the relative values of similar soils situated in different parts of the same district. For instance, there is no knowing how long Dholera may remain open as a seaport; if it were to be closed (and the creek which leads from it to the Gulf of Cambay is so shallow that there is every possibility of such an event occurring) the value of land generally in the district must fall. There is a probability on the other hand of the continuation of the Bombay, Baroda and Central India Railway towards Limbdi and Káthiáwár and of the improvement of the communication with Gogha; both these would affect the relative values of land in different parts of the district. For all these reasons I have been careful from the first to point out that the revision of assessment in the pargana should only be considered experimental, and the general rise of prices in the country now taking place (the extent of which under the new financial system now on the eve of creation it is impossible to estimate), induces me to recommend that for the present no guarantee be given for the permanency of the rates. The high prices of agricultural produce now ruling, with the relief afforded to the cultivators by the substitution of a light money payment for the obnoxious Bhágbatái system, will be sufficient to stimulate the extension of cultivation without any guarantee, on the understanding that from the date of the introduction of the new system the benefit of all improvements in their lands shall be enjoyed by the cultivators. Some measures must be ere long taken to place the assessment of the Tálukdári villages on a more satisfactory footing than they are now on, and it will be time enough to guarantee the rates in the Khálsa villages when the pitch of assessment of the district as a whole can be duly considered. In the meantime prices will find their natural level, and we shall have a much better chance than we now have, when every thing affecting the value of land is in a transition state, of making an equitable settlement. In the

meantime the survey system will be carried out in full, as if the usual guarantee for the permanency of the rates for thirty years had been given. There is no fear, where the demand for it is great, as in Dhandhuka and other highly cultivated villages, of land not having a marketable value. It already possesses it in such a degree that, if the redemption of the land tax were permitted, I feel convinced we could realise 40 or 50 times the survey assessment on most of it.

I have the honour, &c.,
A. ROGERS.

No. 2422 OF 1859.

FROM

S. MANSFIELD, ESQUIRE,
Revenue Commissioner, N. D. ;

TO

J. W. HADOW, ESQUIRE,
Collector of Ahmedabad.

*Ahmedabad Districts, Revenue Commissioner's Office
Camp Dhandhuka, 6th November 1859.*

SIR,

The new rates of assessment introduced by Mr. Rogers in the Dhandhuka Taluka having been only sanctioned as experimental, and 2 years having elapsed since their introduction, I request you will call on that gentleman for a report on their suitability or otherwise.

2. I request you will also favour me with your opinion on the subject.

3. Mr. Rogers did not furnish any particulars with his letter No. 107 of 21st November 1857 of past collections. I therefore request you will desire him to prepare statements showing the collections under the Bhágbatái system in all the villages in which the rates have been introduced, for as many years as accounts are forthcoming. He should also prepare a statement showing the realisations in the same villages during the two past years, and the probable amount of the current year's revenue.

I have the honour, &c.,
S. MANSFIELD,
Revenue Commissioner, N. D.

No. 1554 OF 1859.

*Ahmedabad Collector's Office,
13th December 1859.*

Forwarded to A. Rogers, Esquire, Settlement Officer, with a request that he will be good enough to furnish the report as early as practicable and forward the statements called for by the Revenue Commissioner in the concluding paragraph.

J. W. HADOW,
Collector.

(Collector of Ahmedabad's No. 417, dated 21st March 1860.)

No. 729 OF 1860.

*Revenue Commissioner's Office,
Camp Bombay, 2nd April 1860.*

The Collector's attention is requested to paragraph 3 of the Revenue Commissioner's letter No. 2422, dated 6th December last, and he is requested to obtain and submit contrasted statement, as therein called for, for each village or group of villages according as information may be procurable, explaining at the same time why this was not attended to when replying to that reference.

S. MANSFIELD,
Revenue Commissioner, N. D.

No. 467 of 1860.

To

W. G. PEDDER, Esquire,
Assistant Settlement Officer,
Gujarát.

Ahmedabad Collector's Camp,
Sánand, 11th April 1860.

True copy forwarded to the Superintendent of the Revenue Survey and Assessment, Gujarát, with a request that he will have the goodness to forward the information called for by the Revenue Commissioner at his earliest convenience.

A. ROGERS,
Collector.

 No. 96 of 1860.

To

S. MANSFIELD, Esquire,
Revenue Commissioner, N. D.

Camp Pirana, 16th May 1860.

SIR,

Under instructions from the Superintendent of Survey, I have the honour to forward herewith, as called for in your memorandum to the Collector of Ahmedabad, No. 729, dated 2nd April 1860, a statement showing the collections under the Bhágbatái system in those villages of the Dhandhuka Pargana in which the survey rates have been introduced for all the years commencing with A.D. for which accounts are forthcoming.

2. These villages comprise:—

- 22 villages first settled in 1857-58;
- 2 villages, Khas and Baggar, in 1856-59;
- 6 villages in the taluka of Gámph in 1858-59;
- 4 other villages in 1856-59.

—
34 villages.
—

3. The items shown in this statement are those which would have been shown in the diagrams, had it been possible to construct them, as former realisations under the Bhágbatái system. That is to say, the proceeds of the sale of wood, grass, &c., have been excluded from the statement, and those items of land revenue which are affected by the change of system have been alone shown.

4. I have not prepared a separate statement showing the realisations during the two past years, but have entered them in the same statement as the former collections, a broad black line being drawn to mark the distinction immediately below the year 1856-57 in the case of the villages settled in 1857-58, and below the latter year under those settled in 1858-59.

5. I have been unable to enter the probable amount of the current year's revenue in the statement, not having yet received the necessary information from the Mámlatdár. As Mr. Rogers tells me that you have written to him to expedite the transmission of this statement, I am unwilling to delay it longer, and will send the further information separately as soon as it is received.

6. No figures have been given in the column of the village Jhánki, as the entire lands of this village which is waste are "Bir" or grass lands sold annually by auction and the revenue demand from it would consequently not have been shown in the diagrams.

I have the honour, &c.,
W. G. PEDDER,

No. 101 of 1860.

FROM

CAPTAIN C. J. PRESCOTT,
Superintendent of Survey;

TO

S. MANSFIELD, ESQUIRE,
Revenue Commissioner, N. D.,

Surat.

SIR,

I have the honour to forward herewith the supplementary statement showing the anticipated amount of the current year's revenue in the surveyed villages of Dhandhuka, promised in paragraph 5 of my Assistant's letter to you, No. 96, dated May 16th last.

I have, &c.,
C. J. PRESCOTT.

Supplementary Statement of the anticipated Revenue of 1859-60 in the surveyed Villages of Dhandhuka Taluka.

(To accompany letter No. 101 of 1860 from Superintendent of Survey to Revenue Commissioner, N. D.)

Saurat 1816 A.D. 1859-60.	Dhandhuka Kasba.	Ranpur.	Khann.	Ghoghia.	Mangalpur.	Mandirpur.	Modi.	Mahadevpura.	Bhangur.	Rahatao.	Bhimtalao.	Kaniala.	A'bandpur.	A'mbli.	Walinda.	Kamatalao.	Sheha.
	Rs. 12,578 8 6	Rs. 4,816 12 0	Rs. 1,148 0 0	Rs. 2,008 8 0	Rs. 886 12 0	Rs. 618 6 0	Rs. 980 0 0	Rs. 237 0 0	Rs. 1,151 0 0	Rs. 856 8 0	Rs. 1,003 4 0	Rs. 1,171 0 0	Rs. 606 8 0	Rs. 1,174 0 0	Rs. 365 8 0	Rs. 444 0 0	Rs. 252 0 0
Saurat 1810 A.D. 1859-60.	Sodi.	Navaria.	Panvi.	Bharfid.	Jhanki.	Khua.	Buggur.	Ganph.	Govan.	Kaandira.	Fadina.	Chokdi.	Unkewalia.	Jaska.	Kothria.	Davganna.	Khandana.
	Rs. 1,976 0 0	Rs. 3,976 0 0	Rs. 1,013 0 0	Rs. 5,121 0 0	...	Rs. 6,042 6 0	Rs. 3,203 8 0	Rs. 4,908 8 0	Rs. 2,746 0 0	Rs. 1,182 0 0	Rs. 2,734 4 0	Rs. 1,084 0 0	Rs. 632 0 0	Rs. 3,035 12 0	Rs. 1,980 8 0	...	....

(Settlement Officer Mr. Rogers' letter No. 71, dated 21st March 1860, received with Ahmedabad Collector's letter No. 417, dated 21st March 1860.)

No. 1933 of 1860.

*Revenue Commissioner's Office,
Poona, 31st August 1860.*

Submitted for the instructions of Government.

2. Mr. Rogers, in his letter No. 107, dated 21st November 1857, submitted rates of assessment for 29 villages in the Dhandhuka Taluka, but recommended they should not be sanctioned as the permanent assessment until a sufficient period has elapsed to judge of their suitableness or otherwise; and Government in their Resolution No. 3710, dated 9th November 1858, concurred in his proposals. These rates have now been levied for three (3) years, and we can have no difficulty in passing a decision on the subject.

3. When at Dhandhuka in December last,* I made some enquiry into the results of the survey assessment, and was particularly struck with the enormous reduction effected in the revenue in some villages in consequence.

*1859.

4. That gentleman, in his letter No. 107 of 21st November 1857, gave no reasons in support of his opinion of what the rates of assessment should be. He reported the measurement of the land under cultivation under the Bhágbatái system for past years, as shown in the records, to be too untrustworthy to admit of any use being made of them in determining the rates to be levied in future, and requested Government to sanction his proposals which he asserted but could not show to be suitable. Government remarked on the absence of the usual statistical information supplied by officers when submitting similar reports, and approved Mr. Rogers' rates, on no other ground apparently than that they involved less loss to the revenue than those sanctioned for Dholka.

5. The cultivation returns under the old revenue system were, no doubt, very defective; but still they might have been made some use of, as also the accounts showing the collections realised in every village.

6. Mr. Rogers' letter†, now submitted, is even more unsatisfactory than his report above alluded to, and no conclusion whatever can be drawn from it of the suitability of the settlement.

†No. 71 of 21st March 1860.

7. Mr. Rogers in his 2nd, 3rd and 4th paras.‡ gives the details of revenue realisations, remissions, and outstanding balances in 1857-58 and 1858-59, by which an increase of revenue in the latter year is shown to have taken place. (No comparison, however, is made between the average realisations of past years and of those during which the survey rates have been in force, and Government are left completely in the dark as to the amount of revenue sacrificed by his settlement.

‡Letter No. 71 of 21st March 1860.

8. I now beg to forward a comparative statement showing the average realisations of three periods, not only in the above villages but in others subsequently settled in the Dhandhuka Táluka: the first is an average of the realisations of as many years as the villages have been in our possession; the second of the last 20 years; and the third of the last ten (10) years previous to 1857-58. In this statement the realisations of the three years 1857-58, 1858-59 and 1859-60 of survey rates are also shown, and also the area of land under cultivation during the two (2) latter years.

9. The first village on the list is Dhandhuka itself. The first average is Rs. 15,482; the second is Rs. 17,033 and the third is Rs. 19,964. The survey assessment for the three years is as follows:—

				Rs.
1857-58	...	...	...	11,787
1858-59	...	...	...	12,488
1859-60	...	...	...	12,578

10. It will be observed by a reference to the returns of the annual realisations in Dhandhuka that the revenue for 1856-57 had risen to Rs. 27,769, and had the Bhágbatái system been in force during the three last years the realisations would, in consequence of the high prices of cotton and all produce, have reached nearly Rs. 30,000, while the survey rates yielded only Rs. 12,578. More than the latter sum can now never be realised as all the lands are in cultivation excepting a thousand acres of *kuran* which are annually sold by auction.

11. The average assessment on the acre under the Bhágbatái system was Rs. 3-0-7 and under the survey Rs. 1-11-0. I have already remarked that Mr. Rogers furnished no data whatever for the rates he proposed, and considering the whole of the lands in Dhandhuka are under cultivation under the old system, and there were no outstanding balances, it is impossible to guess what his reasons were for reducing the assessment nearly 50 per cent.

Khas.
Pudana.
Kamiaála.

Sori.
Baggar.
Gámph.

12. Enormous reductions have been made also in the villages mentioned in the margin.

13. In other parts of the Presidency great reductions have no doubt been made in the assessment by the survey. In those cases, however, the people were poor. Enormous tracts of land were waste and the difficulty of communication with, prevented produce being exported, whereas in Dhandhuka the whole country is under cultivation and water carriage is procurable by the rayats almost at their very doors.

14. Mr. Rogers admits that the classification in Khas and one or two other Tálukdári villages is faulty, and states that the great decrease in other villages is owing to the unduly heavy assessment found practicable to levy under the Bhágbatái system; but before recommending such enormous reductions he was bound to prove that the assessment was unduly heavy, instead of which Government have nothing before them, but his bare assertion of the fact. On the contrary, from the circumstance of the land being all cultivated and no balances outstanding, they have reason to suppose the contrary was the case. I believe that had rates been so adjusted as to produce the average amount of revenue realised on the last 10 years, the relief afforded by the change from the Bhágbatái system to ready money payments would have been so great as to have enabled the cultivators to pay their revenue without the slightest difficulty.

15. Mr. Rogers does not state why he considers the classification faulty in Khas and two or three villages, but in a conversation I had with him when on my tour he informed me the standard was too low. This, however, would not alter the relative value of the different soils, and might have been compensated for by a proportionate increase in the rates, and instead of recommending a reclassification of the villages in which the reduction of the revenue has been unnecessarily large, which would only be cause of delay and expense, I propose adding a percentage to the existing survey rates. For instance, in Dhandhuka itself I would increase the survey rates 50 per cent; this would raise the revenue to Rs. 18,867, a little more than a thousand rupees less than the average of the last 10 years previous to the survey.

16. I would increase the survey rates also as follows in the undermentioned villages :—

Khas	...	...	...	...	40 per cent.
Padana	...	...	...	...	40 "
Kamiaála	...	...	...	...	25 "
Sodi	...	...	...	...	25 "
Baggar	...	...	...	...	25 "
Gámph	...	...	...	...	25 "

17. The reductions in the remaining villages are not so large and need not be interfered with. The increase in the rates will no doubt excite considerable dissatisfaction, but as no guarantee has been given, and Mr. Rogers' rates were sanctioned experimentally, Government are fully justified in making any alteration they please.

18. Government will observe that Mr. Rogers recommends his rates should not be sanctioned permanently but continued experimentally. He urges no reason for such an unusual course, and I cannot understand why Government should unnecessarily sacrifice so much revenue.

S. MANSFIELD,
Revenue Commissioner, N. D.

Comparative Statement showing the Average Realizations for certain periods of the Villages brought under the Survey Settlement in the Dhandhuka Taluka.

Number.	Names of the Villages.	FIRST AVERAGE OF 30 YEARS.			SECOND AVERAGE OF 20 YEARS.			THIRD AVERAGE OF 10 YEARS.			For 1857-58 according to Survey Rates.	For 1858-59 according to Survey Rates.	For 1859-60 according to Survey Rates.	Area Cultivable.	CULTIVATION.	
		Year.	Total Amount.	Average.	Year.	Total Amount.	Average.	Year.	Total Amount.	Average.					Of 1858-59.	Of 1859-60.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		Rs.	Rs.	Rs.		Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs.	Acres.	Acres.	Acres.
1	Dhandhuka ...	30	4,64,483	15,482	20	3,40,671	17,033	10	1,99,645	19,964	11,787	12,488	12,578	8,075	7,070	7,081
2	Ránpur ...	30	1,01,087	3,368	20	72,785	3,639	10	40,591	4,059	3,947	4,197	4,016	3,742	3,522	3,599
3	Khun ...	27	14,976	554	20	11,636	581	10	8,127	812	976	1,150	1,143	1,582	1,234	1,225
4	Goghla ...	...	...	...	18	33,078	1,837	10	22,871	2,287	1,670	1,984	2,006	2,051	1,524	1,545
5	Mígulpur ...	23	2,726	118	20	2,397	119	10	1,336	133	225	423	286	1,803	819	764
6	Mándvipura ...	26	4,926	189	20	4,334	216	10	2,452	245	243	481	515	2,250	900	1,042
7	Mudi ...	26	25,331	974	20	20,862	1,043	10	10,555	1,055	794	946	936	2,268	915	901
8	Mahádevpur ...	23	858	37	20	840	42	10	553	55	97	238	237	1,266	371	370
9	Bhángar ...	24	17,610	733	20	15,756	787	10	7,059	705	848	1,266	1,151	3,758	1,467	1,496
10	Rahtááo ...	26	6,192	238	20	5,336	266	10	3,121	312	512	851	855	1,969	1,083	1,088
11	Bhímtalao ...	28	12,740	455	20	10,053	502	10	7,173	717	900	957	1,003	1,176	988	986
12	Kummiálá ...	23	31,636	1,375	20	28,428	1,421	10	16,946	1,694	934	1,120	1,171	1,492	1,033	1,053
13	Anandpur ...	23	8,939	388	20	8,232	411	10	5,407	540	304	410	506	675	405	482
14	A'mli ...	23	27,922	1,214	20	25,077	1,253	10	14,348	1,434	823	931	1,174	4,009	893	1,158
15	Wááinda ...	22	11,885	540	20	10,333	516	10	4,808	480	216	311	365	1,808	309	368
16	Kámátalao ...	21	2,988	142	20	2,963	143	10	2,235	223	174	354	444	1,650	359	472
17	Shelá ...	22	5,133	233	20	5,011	250	10	2,916	291	167	227	252	688	194	213
18	Sodi ...	...	...	1,249	14	27,482	1,963	10	22,769	2,276	1,802	1,935	1,976	3,753	1,861	1,909
19	Návra ...	...	...	...	...	...	...	10	33,320	3,332	3,967	3,278	3,996	4,085	1,707	2,154
20	Pánvi ...	...	...	...	...	...	...	10	13,772	1,377	986	1,009	1,013	1,241	1,063	1,095
21	Bhariad ...	...	...	...	19	83,612	4,400	10	47,470	4,747	3,909	4,287	5,121	5,201	3,467	4,389
22	Jhánki ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
23	Khas ...	21	1,63,693	7,795	20	1,54,790	7,739	10	82,906	8,290	...	5,945	6,042	4,709	4,360	4,567
24	Baggar ...	...	...	...	...	...	...	6	25,645	4,274	...	3,207	3,205	2,953	2,911	2,922
25	Gámph ...	...	...	...	12	80,397	6,699	10	61,844	6,184	...	5,120	4,908	5,538	3,683	3,518
26	Gorásáo ...	...	...	...	...	...	...	7	18,465	2,639	...	3,044	2,740	4,909	2,480	2,273
27	Kásindrá ...	...	...	...	12	13,037	1,086	10	10,251	1,025	...	1,110	1,182	1,257	830	823
28	Padána ...	...	...	...	12	55,204	4,600	10	48,155	4,815	...	3,610	3,734	2,778	2,733	2,777
29	Chokri ...	...	...	...	12	13,201	1,100	10	10,868	1,086	...	885	1,034	1,923	918	1,097
30	Unkevalia ...	...	...	...	12	5,265	438	10	3,800	380	...	549	632	1,723	617	781
31	Jaska ...	...	...	...	...	...	...	5	19,248	3,849	...	2,901	3,035	2,375	2,098	2,204
32	Kathia	16	25,097	1,568	10	20,474	2,047	...	1,957	1,980	1,378	1,287	1,303
33	Deogána	9	20,351	2,261	...	2,065
34	Khamidana	8	5,936	742	...	722

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No. 2954 OF 1862.

REVENUE DEPARTMENT.

Dated Bombay Castle, 1st August 1862.

To

THE REVENUE COMMISSIONER, N. D.

Copy of the Resolution passed by Government on a memorandum from the Revenue Commissioner, N. D., No. 1933, dated 31st August 1860, with accompaniments, relative to the suitability or otherwise of the new rates of assessment introduced into the Dhandhuka Taluka of the Ahmedabad Collectorate.

His Excellency the Governor in Council, concurring in the Revenue Commissioner's opinion expressed in the 6th paragraph of his report No. 1933, dated 31st August 1860, that no conclusion can be drawn from Mr. Rogers' report of the suitability of the settlement proposed, requests that Mr. Ellis will ascertain and report whether the standard of classification and of rates has been correctly determined, or whether the relative values of that standard and of those rates have been judiciously apportioned. If there are good grounds for the large reduction of assessment proposed for Dhandhuka and other villages where the whole of the lands being under the plough, no extension of cultivation can be hoped for, and where the facilities for water carriage are great, these grounds should be detailed. The experience of the last five years of reduced assessments will enable Mr. Ellis to draw his conclusions as to the propriety of continuing or revising the rates experimentally introduced by Mr. Rogers and sanctioned as an experiment in the Government Resolution No. 3710, dated 9th November 1858. If revision of rates be recommended sufficient data should be furnished to enable His Excellency in Council to arrive at definite conclusion on the subject.

J. B. PEILE,

Under Secretary to Government.

No. 1980 OF 1862.

Poona, 9th August 1862.

With reference to Officiating Settlement Officer's letter No. 71 of 21st March 1860.

Forwarded to the Superintendent, Gujarát Revenue Survey, for information.

2. Captain Prescott will have the goodness to prepare the necessary data before the opening of the season, and Mr. Ellis will, in the course of his tours, consult Captain Prescott on the subject.

3. The people should be informed that Government have declined, until the receipt of further information, to guarantee the assessment which was experimentally introduced by Mr. Rogers.

B. H. ELLIS,

Revenue Commissioner, N. D.

(Revenue Commissioner's memorandum No. 1933, dated 31st August 1860.

Government Resolution No. 2954, dated 1st August 1862.

Revenue Commissioner's memorandum No. 1980, dated 9th August 1862.)

No. 1981 OF 1862.

Forwarded through the Acting Collector of Ahmedabad for information and guidance in respect to paragraph 3 with reference to Mr. Rogers' letter No. 417, dated 21st March 1860.

B. H. ELLIS,

Revenue Commissioner, N. D.

Poona, 9th August 1862.

No. 657 OF 1862.

Forwarded, the order referred to in paragraph 3 having been issued.

T. C. HOPE,
Acting Collector.

30th August 1862.

No. OF 1863.

Kaira Districts, Superintendent's Office,
Camp Rudoos, January 1863.

MEMORANDUM.

The Superintendent, Revenue Survey and Assessment, Gujarat, has the honour to acknowledge the receipt of the Revenue Commissioner's memorandum No. 1980 of 9th August 1862 on the Government Resolution No. 2954, dated the 1st idem.

The Superintendent, Revenue Survey and Assessment, Gujarat, has the honour to acknowledge the receipt of the Revenue Commissioner's memorandum on the Resolution of Government, noted in the margin, on a recommendation of Mr. Mansfield that the assessment of certain villages of Dhandhuka should be considerably raised.

The villages named by Mr. Mansfield as requiring immediate revision are :—

Dhandhuka recommended to be raised 50 per cent.		
Padana	ditto	40 "
Kamiála	ditto	25 "
Sodhi	ditto	25 "
Baggad	ditto	25 "
Gámph	ditto	25 "

Mr. Rogers, the late Settlement Officer, had such difficulty in proposing rates of assessment for Dhandhuka that he recommended they should be sanctioned as an experiment only. As Mr. Rogers has entered into this subject at great length in his letter No. 107 of 21st November 1857, it is only necessary to observe that, as the rates were introduced in 1857-58, sufficient time has elapsed to determine whether they are suitable or not.

Prices have risen in such an unaccountable way that it is extremely difficult to say what is the real value of rent now (supposing present prices are maintained) as compared with what it was at the time of settlement, at which time Dhandhuka paid at the rate of one-half the produce.

Assuming that the present classification (however low the standard itself may be) represents the true relative value of fields, then the present assessment may be raised in equitable proportion by merely raising the maximum to a standard which the position of each village as regards markets and outports seems to warrant, and with a due regard to its revenue-paying capabilities as exhibited in an annexed statement (showing the average collections for as many years as there are accounts, and for 10 and 5 years prior to the survey assessment, the full assessment imposed by the survey on Government lands, and the collections for the last two years). The difference between the last year's collections and the *kamál* will show very nearly the value of culturable land in each village not in cultivation, from which it can best be judged whether the present assessment has been pitched too low or not.

It seems more than probable that present prices will be maintained, particularly if the numerous public works now projected are carried out and the importation of silver bullion continues to be as great as it is at present, and in fixing the assessment this must necessarily be carefully considered; but the Superintendent is respectfully of opinion that Government must be prepared to sustain a certain loss from any settlement now to be made in Dhandhuka, simply because if the assessment is at once raised, as it might be, it will place the rayats of Government in Dhandhuka in a much worse position than those of the adjoining taluka of Dholka who were so fortunate as to obtain the guarantee for 30 years of rates fixed at a time when prices were even lower than when Dhandhuka was settled.

Before making any proposals for altering the present assessment it is necessary to show what the prices were at the time the revised rates were fixed and what they are now.

Cotton was then procurable at the rate of 15 sers and 20 tolás for the rupee; now 8 or 9 sers fetch a rupee, and prices are gradually rising.

Then 42 sers of juwár could be obtained for a rupee; now 28 sers is the utmost procurable.

Karbi (the straw of juwár) is now more than double the price it was at the time of settlement, and all cereals and pulses have advanced in price nearly in the same proportion as juwár. Ghee, which is, it is believed, largely produced in Dhandhuka, is now more than twice as dear as it was at the time the settlement was made.

The country seems now rapidly progressing, material wealth is increasing, and prosperity everywhere apparent; and it is more than probable that present prices will continue, but the position of Dhandhuka is so peculiar and the seasons so uncertain that in proposing a fixed assessment for 30 years a very large margin must necessarily be left for contingencies and the real capabilities of the district tested by a careful examination of the collections of former years as nearly as the system of Bhágbatái will admit of.

The first village to be considered is the Kasba Town of Dhandhuka itself, with a culturable area of 8,354 acres of Government land inclusive of a little over 1,000 acres of assessed meadow land which is annually sold by auction for more than the survey assessment.

Of this area 7,105 acres (exclusive of the meadow land) were in cultivation in ^{1900-01 A.D.} ~~Samvat 1918-19~~, and the collections upon it amounted to Rs. 12,339-8-0.

The collections previous to the introduction of the survey rates were:—

	Rs.
On an average of 30 years last before the survey ...	... 15,187
Do. 10 do. do. ...	... 18,958
Do. 5 do. do. ...	... 19,152
Collections in the year before the survey ...	... 27,769

These figures show that the revenue has been gradually rising, and the collections of the last year before the introduction of the new rates proves what the revenue-paying capabilities of the town really are.

It must be borne in mind, however, that a calculation of the capabilities of a village based *only* on the collections of the last year previous to the survey is very likely to be fallacious as a great deal of waste land is taken up under the old system merely to secure possession under the new. Against the figures given above must be placed those of the total assessment (or *Kamál*) according to the survey which amounts to Rs. 15,625 or 17 per cent. less than the average collections for the last 10 years and not much more than half the collections of the year previous to the survey.

The Superintendent has very carefully considered everything affecting the assessment of this flourishing town and is respectfully of opinion that it is much too lowly assessed.

Mr. Mansfield recommends an increase of 50 per cent. which would be represented by increasing the present maximum from Rs. 2-8-0 to Rs. 3-12-0 per acre.

The Superintendent is of opinion that even *this* is not a sufficient increase, and that notwithstanding the proximity of Dholka, the maximum dry-crop rate should be increased to Rs. 4-4-0. The Superintendent would not interfere with the present *Bágáyat* rates at all, the average of which is now Rs. 6-0-6 per acre, considerably more than double the average dry-crop rate which the proposed maximum will give when applied to the annas of the present classification.

If superior authority should approve this proposal the new average dry-crop rate will be Rs. 2-14-0 (against Rs. 1-11-1, the existing average dry-crop rate,

and Rs. 2-13-7 the old average rate) and will give a *kamál* of Rs. 24,915 as exhibited in the statement marked A, from which the following is an extract:—

Average old Dry-crop Rate.	Survey average Dry-crop Rate.	Average Rate on maximum now proposed.	Old <i>Kamál</i> .	New <i>Kamál</i> inclusive of Bagayat Lands assessed as at present.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.
2 13 7	1 11 1	2 14 0	15,625	24,915

The next village is Ránpur, where there is a considerable market. It contains, according to the survey 3,725 culturable acres, of which 3,591 were occupied last year, the revenue on which amounted to Rs. 4,161. The collections previous to the survey settlement were as under, *viz.* :—

	Rs.
On an average of 30 years previous to the survey	... 3,168
Ditto 10 ditto	... 3,563
Ditto 5 ditto	... 8,879
Collections of the year before the survey	... 5,713

The revenue of this village has also been gradually increasing, and the Superintendent is of opinion that the assessment ought to be pitched higher, so as to make the new *kamál* at least equal to the collections of the year before the survey, and would therefore propose a new maximum dry-crop rate of Rs. 2-4-0 instead of Rs. 1-12-0, which would increase the average (according to the present classification) from Rs. 1-0-9 to Rs. 1-5-6 per acre, giving a *kamál* of Rs. 5,476 :—

Average old Dry-crop Rate.	Survey average Dry-crop Rate.	Average Rate on the maximum now proposed.	Survey <i>Kamál</i> .	New <i>Kamál</i> .
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.
1 0 9	1 0 9	1 5 6	4,243	5,476

Kamialla No. 3, Tálnkdári. This village, Mr. Mansfield recommended, should be raised 25 per cent.

The Superintendent is of opinion that the maximum of this village may be fairly raised from Rs. 1-8-0 to Rs. 2 which will give an average according to the present classification of Rs. 1-7-0 per acre against Rs. 1-9-2, the old average rate.

The collections prior to the survey settlement were :—

	Rs.
On an average of 22 years before the survey	... 1,368
Ditto 10 ditto	... 1,608
Ditto 5 ditto	... 1,425
Collections of the year before the survey	... 1,522
Survey <i>Kamál</i> according to the proposed new rate	... 2,144

The estimated area of culturable land according to the survey is 1,492 acres, of which 1,295 were occupied last year :—

Average old Dry-crop Rate.	Survey average Dry-crop Rate.	Average Rate on the maximum now proposed.	Survey <i>Kamál</i> .	New <i>Kamál</i> .
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.
1 9 2	1 1 3	1 7 0	1,379	2,144

This village contains (according to the survey) a culturable area of 668 acres, of which 570 were in cultivation last season, and paid a revenue of Rs. 539. The revenue was gradually rising at the introduction of the new rates.

Anandpur No. 4.

	Rs.
The average on the collections for 23 years before the survey being	... 368
Do. 10 do.	... 455
Do. 5 do.	... 594
The year before the settlement	... 609

The survey maximum rate is Rs. 1-8, the average Rs. 1-1 and the *kamál* Rs. 603, which the Superintendent is of opinion is quite high enough and as much as the village can pay, and he would not, therefore, recommend any increase to the present rate.

Beyond the information conveyed in the accompanying numbered statement the Superintendent is not aware that it is necessary to enter into any detailed particulars regarding the villages named in the margin, more than saying that he is respectfully of opinion that the present rates should remain intact.

Goghla, No. 5. Rs. a. p. 1-10-6	1-4-5	Valida No. 9. Rs. a. p. 1-7-2	1-0-2
Mándvipura No. 6. Rs. a. p. 0-6-4	0-8-11	Kámataláo No. 10. Rs. a. p. 1-2-11	1-2-10
Sodhi No. 7. Rs. a. p. 1-3-1	1-0-11	Shela No. 11. Rs. a. p. 1-13-2	1-2-4
Ambli No. 8. Rs. a. p. 1-5-8	1-0-11	Návda No. 12. Rs. a. p. 1-7-11	0-15-1

Superior authority will observe that even in those villages where the average rate has been reduced considerably the collections are small when compared with the *kamál*, and it is very probable they are assessed at as high a rate as they will respectively bear, as they do not seem yet to have recovered from the effects of the late system.

This is not the case with Pánvi, a Tálukdári village, the attachment of which the Superintendent believes has been recently raised. If the Tálukdár has been permitted to manage the village (since he resumed it), according to the old system, he has nothing to complain of, and no more need be written about it, but if the village is to be managed by him according to the survey principle, then both he and Government have reason to be dissatisfied with the survey settlement. The survey reduced the total assessment of this village 36 per cent. below the collections taken on an average of 10 years.

That a reduction was necessary the figures given below will prove, as from them it will be observed that the revenue had been falling off, while that of most of the villages in Dhandhuka had been rising, which shows that the assessment was higher than the village could bear, but that it should have been so greatly reduced as it has been is unaccountable:—

	Rs.
Collections taken on an average of 10 years, viz.	
from Samvat 1908 to 1912	1,377
Collections for the 5 years, average before the survey ...	1,180
Collections for the year before the survey	1,172

This village contains according to the survey 1,331 culturable acres assessed at Rs. 884, of which 1,141 were cultivated last year, the collections on which amounted to Rs. 848.

The Superintendent respectfully recommends that the maximum rate of this village should be increased from Rs. 1-8-0 to Rs. 2-4-0. This would give an average rate of Rs. 1-2-9 against the old average Rs. 1-8-5 and against the present average Rs. 0-12-6, and would increase the *kamál* (or total assessment of the village) from Rs. 884 to Rs. 1,442:—

Average old Dry-crop Rate.	Average Survey Rate.	Average on the maximum new proposed.	Survey Kamál.	New Kamál.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.
1 8 5	0 12 6	1 2 9	884	1,442

Bhariád.—The Superintendent cannot at present report on this village till he has made another reference to the Mámlatdár, as there is a discrepancy in the figures which must be accounted for, but, as the existing assessment need not be interfered with, he considers it unnecessary to detain this memorandum any longer.

This is one of the villages Mr. Rogers complained of as being too lowly classed, and it is to be regretted that it was not discovered sooner as it might have been remedied before it was too late.

Bhariád No. 14.

Khas No. 15.

The Superintendent has before observed that he considers the standard of classification of the whole of the Dhandhuka villages too low, and is respectfully of opinion that this fault should have been remedied, as far as practicable, by the imposition of higher maximum rates. Mr. Rogers seems inclined to think that the standard (low as it was) was not equitably maintained throughout the district, but as the classification was carried on under Captain Fanning, who took great pains with it, the Superintendent is of opinion that the standard, although low, has been equally maintained throughout the district.

It may, however, be pointed out that, as the average classification of the best villages ranges between 10 and 12 annas, it is not remarkable that some villages fall as low as 7 annas. According to the survey registers Khas contains 4,602 culturable acres of Khálsa land assessed at Rs. 6,108. Last year 88 acres of land returned as unculturable were cut up into numbers at the request of some cultivators and assessed, which accounts for the collections of last year exceeding the survey *kamál*.

There can be no doubt that this village could well bear a maximum rate of at least Rs. 2-8, as the following figures prove:—

				Rs.
Average of collections for 22 years before the survey	...			7,819
Do. 10 do.	...			8,270
Do. 5 do.	...			8,309
Year before survey	...	...	...	11,369
Survey <i>Kamál</i>	...	...	...	6,108

but the Superintendent considers that it is in no better position than the town of Ránpur close by (the maximum of which he proposes to make Rs. 2-4) as regards markets, climates, or roads. Besides this the average classification of Khas is only *as.* 7-6 against *as.* 9-7 in Ránpur, from which it may be inferred that the soil of Khas is but poor, and it seems clear that Ránpur could not bear a higher maximum rate than Rs. 2-4. The Superintendent therefore proposes for Khas the same maximum as Ránpur (Rs. 2-4) which gives according to the present classification an average rate of Rs. 1-0-10 against Rs. 1-4-5, the old rate, and 15 annas the existing rate, and raises the *kamál* from 6,108 to 6,750 rupees.

Should superior authority be of opinion that the survey principle will not be violated by raising the maximum of Khas an extra 4 annas, there will be no doubt it can bear it very well, for the classification is so low that the average rate, even at that maximum, would only amount to Rs. 1-2-9, which is Re. 0-1-8 below the old rate according to the 10 years' average.

What has been said regarding Khas is equally applicable to Buggud, an adjoining village. It is one of the villages Mr. Mansfield recommended should be raised, and it appears that it could well bear it, as the collections come up to the *Kamál* very nearly.

The classification is very low indeed, the average being only *as.* 6-11 which, applied to the maximum rate Rs. 2, gives an average of only *as.* 13-10 per acre.

				Rs.
The average collections for (as many years as there are accounts)				
20 years before the survey rates	...	...	...	4,274
The average collections for (as many years as there are accounts)				
10 years before the survey rates	...	...	...	4,274
The average collections for (as many years as there are accounts)				
5 years before the survey rates	...	...	...	4,362
Year before survey rates	...	...	...	3,584
Survey <i>Kamál</i>	...	...	...	3,241

As this village is in exactly the same position as Khas it is proposed to raise it in the same proportion by making the maximum Rs. 2-4 instead of Rs. 2, this will give an average rate (according to the present classification) of *as.* 15-7 against Rs. 1-5-3, the old average, and Re. 0-13-4 the existing average, and will raise the *Kamál* from Rs. 3,241 to Rs. 3,560.

There is Bágáyat cultivation in both Baggad and Khas, the average rate being in one Rs. 5-5 and in the other Rs. 5-8. These rates the Superintendent would not interfere with.

Juska, a Tálukdári village under attachment, contains according to the survey 2,275 culturable acres (assessed at Rs. 3,205), every acre of which was under cultivation last year.

Juska No. 17.

Juska is in a very good position as regards the market of Dhandhuka; the maximum rate is Rs. 2-4, and the average (according to the classification) is Rs. 1-6-6. The position of this village would warrant the raising of the maximum rate from Rs. 2-4 to Rs. 2-12, but in the absence of any trustworthy information respecting former collections, &c., the Superintendent is not prepared to recommend any increase to the present rate.

The attachment on Kotudia, a Tálukdári village, has been raised, and it is no longer managed according to the survey system; it does not seem necessary therefore to make any remarks regarding it.

Kotudia, No. 18.

The eight villages named in the margin have been made over to the Dholera Girássias and are managed according to the survey system. Superior authority will observe from the accompanying statement that they all

Mundi, No. 19.

Jánkhi, No. 20.

Khun, No. 21.

Bhimtaláo, No. 22.

Bhangad, No. 23.

Ráhataláo, No. 24.

Máhádávpura, No. 25.

Mangalpur.

appear to be rather highly assessed than otherwise, and there seems no occasion whatever to interfere with the existing rates.

The villages named in the margin belonged to the táluka of Gamph and were

Gámph No. 27.

Pudana, No. 28.

Kásandra, No. 29.

Gorásu Rámpur, No. 30.

Chokdi, No. 31.

Unkevállia, No. 32.

Pipria, No. 35.

under attachment; but the attachment having been raised they are managed by the Tálukdárs themselves, whether according to the survey system

or the Bhágbatái system the Superintendent is not aware.

If these villages are still managed according to the survey there is only

Pudana, No. 28.

one, the assessment of which the Superintendent would recommend to be raised, viz. Pudana, a village a little

south by west of Dhandhuka, which has every facility as regards market, position and climate.

The late average rate of this village was Rs. 1-12-8 and the realisations have been as follows, viz:—

	Rs.
On an average of the collections for as many years as there are accounts for	4,350
On the 10 years' average	4,815
On the 5 years' do.	5,001
Collections before survey	5,189
Revenue survey <i>Kamál</i>	3,661

This is one of the villages which Mr. Mansfield recommended should be raised and the Superintendent is of opinion that it would bear a maximum rate of Rs. 3 which (according to the present classification) would give an average rate of Rs. 1-12-3 against the old average rate of Rs. 1-12-8 and the existing survey rate of Rs. 1-5-2, and would increase the *kamál* from Rs. 3,662 to Rs. 4,906.

Khamidána, No. 33.

Devgana, No. 34.

These are both Tálukdári villages the attachment of which has been raised, and they are both now managed by the Tálukdárs.

In conclusion the Superintendent would observe that a very low standard of classification combined with low maximum rates has tended to reduce considerably the revenue of Dhandhuka; yet in proposing these alterations he has throughout endeavoured to fix, as near as possible, the assessment which should have been imposed at the settlement, and except only in the case of Dhandhuka Kasba itself have present high prices been brought into the calculation at all.

CYRIL JACKSON PRESCOTT, Captain,
Superintendent, Revenue Survey and Assessment, Gujarát.

Comparative Statement showing the financial effect of the experimental Settlement in Dhandhuka, the old average Dry-crop Rates, the Survey maximum Dry-crop Rate, the Survey average Rate and Kamál in 35 Villages of the Dhandhuka Taluka, together with the average collections on Government land.

Name of Village.	Old average dry-crop rate per acre taken on the 10 years' average.	Survey maximum dry-crop rate.	Survey classification annas.	Average rate per dry-crop according to the Survey.	Average of the collections for as many years before the Survey as accounts are procurable.	Average of collections for last 10 years before the Survey rates.	Average of collections for last 5 years before the Survey rates.	Collections in the year before Survey rates 1856-57.	Survey assessment on the culturable area and Government lands.	Per cent. decrease of Kamál compared with 10 years' average collections.	Collections in A. D. 1860-61 on culturable area.	Collections in A. D. 1861-62 on culturable area.	Proposed new maximum dry-crop rate.	At that maximum the average rate according to present classification.	At that rate the assessment including Bagayat and riao land assessed at existing rates.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. s. p.	Rs.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	
Dhandhuka Town	2 13 7	2 8 0	0 10 10	1 11 1	15,187	18,958	19,152	27,769	*15,625	17	†12,356	12,339	4 4 0	2 14 0	24,915	<p>* The assessment of 1,000 acres of grass land annually sold by auction is included in this sum. † Exclusive of the proceeds of the sale of 1,000 acres of grass land. A little over 51 per cent. on present collections and 39 per cent. on the Kamál.</p> <p>1855-56. 1858-54. † Minus grass lands sold by auction.</p> <p>The collections for the years Samvat 1915 and 1916 are shown against these villages because although managed according to the survey system by the Dholeca Girasias the realisations are not reported.</p>
Rampur ...	1 0 9	1 12 0	0 9 7	1 0 9	3,168	3,560	3,879	5,713	4,243	...	4,154	4,167	2 4 0	1 5 6	5,476	
Kamiála ...	1 9 2	1 8 0	0 11 6	1 1 3	1,368	1,608	1,425	1,522	1,379	...	1,139	1,269	2 0 0	1 7 0	2,144	
A'naudpur ...	1 14 9	1 8 0	0 11 4	1 1 0	368	455	594	600	603	...	533	539	...	...	...
Ghoghla ...	1 10 6	1 12 0	0 11 7	1 4 5	1,628	1,837	2,321	2,886	2,387	...	2,117	2,117	...	...	...
Mándvipura ...	0 6 4	1 4 0	0 7 2	0 8 11	182	217	174	253	969	...	598	792	...	...	...
Sodhi ...	1 3 1	1 12 0	0 9 8	1 0 11	1,556	1,636	1,937	3,194	3,015	...	2,047	2,138	...	...	...
A'mbl ...	1 5 8	1 12 0	0 9 8	1 0 11	1,214	1,438	1,470	1,249	3,075	...	1,347	2,100	...	...	...
Valida ...	1 7 2	1 12 0	0 9 3	1 0 2	568	524	420	140	1,440	...	471	936	...	...	...
Kámataláv ...	1 2 11	1 12 0	0 10 9	1 2 10	133	183	203	198	1,211	...	614	614	...	...	...
Sheld ...	1 13 2	1 12 0	0 10 10	1 2 11	226	268	284	75	680	...	309	533	...	...	...
Navra ...	1 7 11	1 8 0	0 10 1	0 15 1	3,332	3,332	2,486	35,378	5,447	...	2,642	2,885	...	...	...
Pánvi ...	1 8 5	1 8 0	0 8 4	0 12 6	1,377	1,377	1,180	11,172	884	36	845	848	2 4 0	1 2 9	1,442	
Bharlád ...	1 7 11	2 0 0	0 11 6	1 7 0	4,453	5,294	4,591	63,282	4,890	7	5,551	5,740	...	...	...
Khas ...	1 4 5	2 0 0	0 7 6	0 15 0	7,819	8,270	8,309	11,369	6,108	25	6,110	6,160	2 4 0	1 0 10	6,750	
Bagad ...	1 5 2	2 0 0	0 6 11	0 13 10	4,274	4,274	4,363	3,584	3,241	24	3,207	3,207	2 4 0	0 15 7	3,560	
Jaska ...	...	2 4 0	0 10 0	1 6 6	...	No record.	...	...	3,205	...	3,037	3,205	...	...	...
Kotadia ...	...	2 4 0	0 10 11	1 9 7	...	Do.	...	...	2,467	...	1,980	2,067	...	...	...
Mudi ...	1 5 8	2 0 0	0 8 10	1 1 8	920	843	1,046	1,314	1,716	...	946	936	...	...	...
Jánki ...	...	1 0 9	...	...	...	No record.	...	...	149	...	...	...	...	...	...
Khun ...	1 0 9	2 0 0	0 8 7	1 1 2	459	507	735	1,514	1,394	...	1,150	1,143	...	...	...
Rámtaláv ...	1 2 11	2 0 0	0 9 3	1 2 6	367	439	645	1,061	1,128	...	997	1,008	...	...	...
Bhángar ...	0 9 6	1 8 0	0 8 8	0 13 0	663	444	426	1,168	2,571	...	1,118	1,151	...	...	...
Ráhtaláv ...	0 13 4	2 0 0	0 7 9	0 14 4	216	237	322	278	1,379	...	851	855	...	...	...
Mahálevpura ...	0 5 11	1 8 0	0 7 0	0 10 6	25	23	24	81	687	...	238	237	...	...	...
Mangalpur ...	0 8 7	1 0 0	0 8 8	0 8 8	108	98	84	76	845	...	423	386	...	...	...
Gámp ...	1 4 7	2 0 0	0 11 11	1 7 10	669	6,184	4,989	5,296	7,358	...	5,120	4,908	...	...	...
Padána ...	1 12 8	2 4 0	0 9 5	1 5 2	4,350	4,815	5,001	5,189	3,662	24	3,610	3,662	3 0 0	1 12 3	4,908	
Kasindra ...	1 2 6	1 12 0	0 12 3	1 5 5	1,096	1,025	805	661	1,486	...	1,110	1,182	...	...	...
Ghorásao ...	0 15 3	2 0 0	0 10 0	1 4 0	2,637	2,637	2,815	3,222	4,523	...	3,023	2,746	...	...	...
Chokri ...	1 2 0	1 12 0	0 9 2	1 0 0	1,100	1,086	903	860	4,523	...	885	1,034	...	...	...
Unkewálla ...	0 12 10	1 12 0	0 8 0	0 14 0	438	379	283	362	1,123	...	501	624	...	...	...
Khamidana ...	...	2 0 0	0 9 11	1 3 10	...	No record.	...	...	1,712	...	634	...	...	...	...
Devguna ...	...	2 0 0	0 8 6	1 1 0	...	Do.	...	...	1,662	...	1,993	...	...	...	...
Pimpária ...	...	1 8 0	0 7 3	0 10 10	...	Do.	...	...	180	...	...	...	...	...	...

No. 409 of 1863.

REVENUE DEPARTMENT.

To

THE HON'BLE A. D. ROBERTSON,
Secretary to Government, Bombay.

Camp Kapadvanj, 13th February 1863.

SIR,

I have the honour to submit the following report on the assessment of Dhandhuka, as required in the Resolution of Government, No. 2954, dated 1st August 1862.

2. I append a memorandum from Captain Prescott, Superintendent of the Gujarát Survey, but I may mention that Captain Prescott, after writing the memorandum, met me and went through the detailed figures of each village with me, and he concurs in the following propositions. I may state that I have personally visited many of the villages, and I have been within a short distance of nearly all the others. I am able, therefore, to speak from personal observation of the crops, climate, and locality.

3. There can be no doubt but that the soils of Dhandhuka, except in some of the villages situated in the salt and muddy flat in the eastern part of the district, have been classed very much below their real value. Mr. Beyts, an officer of experience, in recently testing one village found the classification four annas below his calculation by the present standard of the survey, and any one who looks at the soil and crops and compares them with the classers' figures, can arrive at but one result, that the standard of classification has been needlessly lowered.

4. I found, however, that generally there is no reason to question the comparative classification in the same village or groups of villages, and Captain Prescott has expressed the same opinion. The classers laboured under the disadvantage of not having to work within a continuous boundary but in having to take up groups of Government villages scattered among talukdári holdings, and this may have affected the accuracy of the valuations. But in the villages, the rates of which it is now proposed to revise, the assessment may be assumed from the cultivation to have been equitably apportioned though uniformly too low. An exception is to be found in Gámph, a village which it is not material to consider at present, as it has been restored to the Talukdár. Regarding those which form the subject of this reference I see no reason to question the accuracy of the work according to the low standard adopted in each group. But the standard appears, for the reason above noticed, to have varied in each group, and therefore the same increase in every village would not correct the error, and it is necessary to take into consideration separately the several clusters of villages.

5. Captain Prescott has properly provided for a revision of the whole taluka or at least of all villages into which the experimental settlement was introduced, and therefore his memorandum is not confined to the villages mentioned in Mr. Mansfield's report.

6. First, as to the Kasba town of Dhandhuka itself every one admits that there has been a grievous sacrifice of revenue here without the slightest cause. Captain Prescott proposes a maximum rate of Rs. 4-4-0, but on further consideration he has adopted my view that Rs. 4 is sufficient. This is by no means too

high, for it must be remembered that the rate when applied to the low annas of classification will give but a moderate assessment. The figures are as follows :—

Old Average Dry-crop Rate.	Old Average Dry-crop Rate under Survey.	Now proposed.
Rs. a. p.	Rs. a. p.	Rs. a. p.
2 13 7	1 11 1	2 11 4

I believe Captain Prescott's reasons for advocating a rate of Rs. 4-4-0 were sound, but it is better to be too low than too high, and I would, therefore, recommend the adoption of the maximum rate of Rs. 4 now proposed.

7. In no other place is so large an increase required. Pudana, a talukdári village, is the nearest to Dhandhuka; it must be raised to a maximum of Rs. 3-4-0, as a difference of annas 12 is the most that can be allowed for the difference of situation.

8. The next villages to be considered are Khas and Baggad. I found that the comparative classification of these was correct and there would be no reason for raising one more than the other. A maximum of Rs. 2-10-0 would be fair for these, considering their distance from markets and general position. This is equivalent to an increase of 31½ per cent., whereas Mr. Mansfield proposed 25 per cent. increase for the one and 40 per cent. for the other.

9. Ránpur has been considered by Captain Prescott with reference to the two villages before mentioned, and he has proposed a rate higher than I am prepared to recommend. I have seen all the villages and believe that the classification in the two former is far too low, which is not the case to the same extent in Ránpur. In Khas the average annas were 7-6; in Baggad 6-11; while in Ránpur they are 9-7; a difference, which I am certain is not warranted by the circumstances of the respective soils. Captain Prescott now concurs with me in proposing for Ránpur a maximum rate of Rs. 2, which will bring the average rate for all three villages to nearly the same figure, and this, I should say, is very nearly what their relative merits would demand.

10. Kamiálla and Anandpur are contiguous, and there is probably a slight difference in soil in favour of Kamiálla which is correctly shown in the classification. Their positions being the same, the same maximum rate should be applied, and Captain Prescott concurs with me in fixing it at Rs. 1-12-0, the same rate as has been adopted in other villages of the same class. This would give in Kamiálla an average rate of Rs. 1-4-1, and in Anandpur Rs. 1-3-10 against Rs. 1-1-3 and Rs. 1-1-0 as fixed by the survey, and an old average rate of Rs. 1-9-2 and Rs. 1-14 9. The increase is about 16¾ per cent.

11. The increase proposed by Mr. Mansfield for Sodhi was, in my opinion, too high, but I concur with him in thinking that the survey rates are too low, and Captain Prescott and I have now fixed a maximum of Rs. 2 for this village which is equivalent to an increase of about 14 per cent.

12. The villages mentioned in the margin are sufficiently assessed as they are, and the guarantee for the rates already recorded may in my opinion be given. These are all situated in the low flat ground on the edge of the Gulf of Cambay. The classification and rates of assessment are fully as high as is justified by the quality of the soil and position of the villages.

Goghla.
Mándvipura.
Ambli.
Valida.
Kámatáláo.
Shela.

Bhariád.
The eight villages of
the Dholera Girássias.
Total 15 Villages.

13. Návda and Pánvi both require revision. For both a maximum rate of Rs. 2 may be applied which would give for Návda an average of Rs. 1-4-2, and for Pánvi an average of Rs. 1-0-8, which is a tolerably correct result as the soil in Pánvi is inferior, but there is no reason for a lower rate than Návda as it is on the high road from Dhandhuka to Gogha.

14. I should mention that in Návda the course of the river having changed, all the rice land entered as such by the survey has been thrown out of cultivation and a large revenue is derived from land which was entered as unarable but which has been fertilised by the change in the river. This circumstance

does not affect the maximum rate for dry-crop land, but a re-survey would have been necessary had the village remained under Government management.

15. Návda, however, as well as Pánvi will, from next season, be managed as a Tálukdári village, the cause of attachment having now been removed. The villages of Khas and Baggar will also have to be restored to the Tálukdárs for reasons which will be given in a separate report. I mention them all in their place because in assessing their annual payments the correct rate should be ascertained, and it should moreover be recorded in case these villages should at any time fall again under Government management.

16. I have already had occasion to mention one of the Gámph villages which is isolated from the others. Regarding Gámph itself and the villages around it I have doubts about the classification of fields, and I purpose requesting Mr. Peile, in whose charge this estate now is, to have a test taken to ascertain whether my surmise is correct. The rates will then be revised according to the result of this enquiry, and the revised rates will form the basis of the settlement which it will be Mr. Peile's duty to make. It will be unnecessary to trouble Government with any special report on these villages.

17. The increase above proposed is for dry-crop rates only. The garden rates are made up of a dry-crop rate and a water rate. The latter I would leave unaltered, but the dry-crop rate of bágáyat lands should be raised to the same extent as the dry-crop rate in other land, there being no reason for any distinction. To this extent the bágáyat rates should also be revised.

18. The result of these proposals will be on the whole that, in 8 villages, the assessment fixed by Mr. Rogers at Rs. 31,000 will be raised to Rs. 42,800, an increase of Rs. 11,800, or about 38 per cent. A statement showing the average rate of the former, present, and proposed assessment is appended for information.

19. The people have already been informed that the rates are to be raised, and it is not expedient that the revision of rates which were introduced "experimentally" so far back as 1857-58, should be longer deferred. I have, therefore, to request the early orders of Government with a view to the new rates being explained at the coming jamábandi and introduced for the next year's revenue.

20. I have every reason to trust that the above proposals will be approved, and I have requested Captain Prescott to prepare the papers in accordance therewith for all Khálsa villages. The villages to which the guarantee should be given until 1886-87 are in addition to those mentioned above in paragraph 12 :—

Kasba Dhandhuka.

„ Ránpur.

Mauje Kamiálla.

„ Anandpur.

„ Sodhi.

making a total of 20 villages.

I have the honour, &c.,

B. H. ELLIS,

Revenue Commissioner, N. D.

Statement showing the average Rate of the former, present, and proposed Assessments of certain Villages in the Dhandhuka Taluka of the Ahmedabad Collectorate.

Numbers.	Names of Villages.	Old average Dry-crop Rate per Acre, taken on the 10 years' Average.	ACCORDING TO MR. ROGERS' SETTLEMENT.				NOW RECOMMENDED.			INCREASE.	
			Survey Classification Annas.	Survey maximum Dry-crop Rate.	Average Rate per Dry-crop Acre according to the Survey.	Kamál.	Maximum Rate.	Average Rate.	Kamál.	Percentage.	Amount.
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs. a. p.	Rs. a. p.	Rs.		Rs.
1	Dhandhuka ...	2 13 7	0 10 10	2 8 0	1 11 1	11,215	4 0 0	2 11 4	17,944	60	6,729
2	Padána ...	1 12 8	0 9 5	2 4 0	1 5 2	3,662	3 4 0	1 14 3	5,290	44½	1,628
3	Khas ...	1 4 5	0 7 6	2 0 0	0 15 0	4,276	2 10 0	1 3 8	5,611	31½	1,335
4	Baggar ...	1 5 3	0 6 11	2 0 0	0 13 10	2,500	2 10 0	1 1 6	3,281	31½	781
5	Ránpur ...	1 0 9	0 9 7	1 12 0	1 0 9	4,259	2 0 0	1 3 2	4,867	14½	608
6	Kamiálla ...	1 9 2	0 11 6	1 8 0	1 1 3	1,379	1 12 0	1 4 0	1,608	16½	229
7	Anandpur ...	1 14 9	0 11 4	1 8 0	1 1 0	611	1 12 0	1 3 10	713	16½	102
8	Sodhi ...	1 3 1	0 9 8	1 12 0	1 0 11	3,108	2 0 0	1 3 4	3,552	14½	444
	Total ...	.....	.....	.....	.....	31,010	.....	.....	42,866	...	11,856

N.B.—The figures of the Kamál assessment do not agree with those given in Captain Prescott's memorandum; the former relate exclusively to jiriyat lands, whereas the latter embrace the whole of the culturable lands of the villages.

B. H. ELLIS,
Revenue Commissioner, N. D.

No. 410 OF 1863.

*Camp Kapadvanj,
February 1863.*

Forwarded to the Superintendent of Survey, Gujarát, with a request that he will prepare the papers in the five Khálsa villages mentioned in the last paragraph.

2. A copy will also be sent to the Collector.

B. H. ELLIS,
Revenue Commissioner, N. D.

Revenue Survey and Assessment.

No. 656.

REVENUE DEPARTMENT.

Bombay Castle, 3rd March 1863.

Letter from the Revenue Commissioner, N. D., No. 409, dated 15th February 1863—Submitting, with his observations and opinion, a report from the Superintendent, Revenue Survey and Assessment, Gujarát, relative to the new rates of assessment to be introduced into the Dhandhuka Táluka of the Ahmedabad Collectorate, as required in Government Resolution No. 2954, dated 1st August 1862; and requesting the early orders of Government with a view to the new rates being explained to the people at the coming jamábandi and introduced for the next year's revenue.

RESOLUTION.—All Mr. Ellis' proposals and recommendations are approved and sanctioned, and the usual guarantee for 30 years is given to the rates now fixed.

A. D. ROBERTSON,
Secretary to Government.

To

The Revenue Commissioner, N. D.

No. 86 of 1889.

FROM

H. E. M. JAMES, ESQUIRE,
Collector of Ahmedabad;

TO

G. F. SHEPPARD, ESQUIRE,
Commissioner, N. D.

Ahmedabad, 7th January 1889.

SIR,

I have the honour to forward the Revision Survey Report of the Dhandhuka Táluka, prepared by Mr. A. S. Bulkley and forwarded by his successor Mr. T. Fernandez. The proposals relate to 13 villages only, all the rest being Táluk-dári.

2. All these villages except one (Anyáli Kathini which was made khálsa a few years ago) were first subjected to a cash assessment by Mr. A. Rogers in 1857. Prior to that they paid their revenue in kind. Mr. Rogers pitched the rates far too low in the two principal villages, Dhandhuka Kasba and Ránpur, and lost the Government a great deal of revenue, for there was no extension of cultivation possible in the villages, all the land having been taken up. For instance he reduced Dhandhuka which paid Rs. 27,769 in 1856-57 to Rs. 12,578. Mr. S. Mansfield, then Revenue Commissioner, took exception to this, the needless sacrifice of revenue being accentuated by a rise in prices, and Sir B. Ellis, who succeeded Mr. Mansfield, revised the rates for 1860-61 at a time when cotton had already begun to rise consequent on the American War. Sir B. Ellis raised the rates in five of the villages:—

	Rs. a. p.	to	Rs. a. p.
Dhandhuka from	2 8 0	to	4 0 0
Ránpur	1 12 0	”	2 0 0
Sodhi	1 12 0	”	2 0 0
Kamiála	1 8 0	”	1 12 0
Anandpur	1 8 0	”	1 12 0

3. The following table will give a bird's-eye view of the more salient features of the revenue history of the district:—

Name of Village.	Mr. Rogers' Rates (1857).	Sir B. Ellis' Rates (1860).	*Average Collections for 10 years before Survey of 1857 collected in kind.	Collections in year 1856-57 preceding Survey Rates.	AREA CULTIVATED AND COLLECTIONS FOR 1859-60. 3RD YEAR OF MR. ROGERS' RATES.		AREA CULTIVATED AND COLLECTIONS FOR 1867-68.		Rates now proposed.	Result on existing Cultivation.	Percentage Increase of Collections.
	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Area.	Revenue.	Acres.	Rupees.	Rs. a. p.	Rs.	
					Acres.	Rs.					
Dhandhuka	2 8 0	4 0 0	19,064	27,769	7,081	12,578	7,163	19,290	4 8 0	24,894	29
Ránpur	1 12 0	2 0 0	4,059	5,713	3,599	4,016	3,630	4,732	3 0 0	7,330	76
Sodhi	1 12 0	2 0 0	2,276	3,194	1,909	1,976	5,813	6,087	2 4 0	9,694	59
Bhadlád	2 0 0	2 0 0	4,747	8,283	4,389	5,124	5,250	5,997	3 4 0	8,844	47
Kamiála	1 8 0	1 12 0	1,094	1,522	1,053	1,171	1,469	1,590	2 0 0	1,809	19
Anandpur	1 8 0	1 12 0	540	669	432	506	649	698	2 0 0	808	15
Válda	1 12 0	1 12 0	480	140	398	365	1,777	1,414	2 0 0	1,854	31
A'mbli	1 12 0	1 12 0	1,434	1,249	1,158	1,174	3,798	3,122	2 0 0	3,924	25
Kámataláv	1 12 0	1 12 0	223	103	472	444	1,175	916	2 0 0	1,020	11
Sela	1 12 0	1 12 0	201	75	213	252	554	424	2 0 0	711	14
Goghla	1 12 0	1 12 0	2,287	2,856	1,545	2,006	2,073	2,615	2 0 0	2,917	12
Mandvipura	1 4 0	1 4 0	245	253	1,042	515	1,805	810	1 4 0	845	3
Total	...	...	38,240	46,800	23,311	30,124	35,233	47,922	...	...	...
Anyáli Kathini	1 12 0	...	...	...	...	...	1,090	713	1 12 0	1,055	49
							86,329	48,635	...	...	...

*Note.—These figures are taken from the Appendix to Mr. Mansfield's letter of 31st August 1860. They differ somewhat from those given in the Appendix to Captain Prescott's letter of January 1863.

4. I will only briefly sketch the *táluka* as it appears to me. Though much more might have been done for Dholera and the south-east portion of the *táluka* in the last 28 years, communications have by no means been neglected, and it possesses facilities which many portions of the British territory might envy. The Bhávnagar Railway, constructed in 1881, now passes through the western villages, 19 miles from Dhandhuka. The great Gogha road is kept up, and, although the first six miles out of Dhandhuka are not so good as they ought to be, still even that portion has lately been taken in hand, while the rest of it is a first class road, and by no means, as described in the report, "little superior to the ordinary country track." A first class bridged and metalled road connects Dhandhuka and Ránpur, and another, almost as good, Barwala and Ránpur. The bridge on the Bhogáwo at Phedra is an enormous boon to through traffic from Dholera to Ahmedabad and Viramgám. The real want is a good road from Dhandhuka to Dholera, which, I hope, we may see carried out in a short time. Measures for improving the port and the road to it are already being estimated for.

5. The great staples grown are cotton and wheat, which flourish extraordinarily. In the villages under report 40 per cent. of the cultivation is cotton, 25 per cent. wheat, 10 per cent. jowári, and 17 per cent. grass or fallow. The soil (where not *khár* or salt) is generally the richest black.

6. At the commencement of the expiring settlement the inflated prices which were the consequence of the American War, gave a great impetus to the *táluka*. Excluding the two main villages of Dhandhuka and Ránpur, where there was no waste land to take up, cultivation has increased from 12,631 acres to 24,420 acres, i.e. it has just doubled. The price of land is high; without trusting too much to the results obtained from the Registry Office, which need taking into large deductions (for when a cultivator acknowledges that he has mortgaged his field for Rs. 1,000 it does not necessarily mean that he has received half of that sum), still figures showing that assessed land, when sold, fetch nearly 8 times the assessment and alienated 50 times the assessment, and that when leased, assessed land fetches between 2 and 3 times the assessment, cannot but be a proof of the value of the soil and the profits to be made. ✓

7. Under these circumstances I cannot but think that the rates proposed are too low, and it seems evident that they have been kept low owing to the stern necessity of bringing out a general result for the *táluka* which shall not exceed the maximum percentage increments fixed about fourteen years ago. But I beg to point out that this is unjust, and no one knows it better than the people themselves. Even if Ránpur is near a Railway station, why should its rates be raised 50 per cent. and Dhundhuka Kasba by only 12½ per cent? The Ránpur land is stony and not so productive as Dhundhuka, the rates on which are so low, that the whole of the land has passed out of the hands of the cultivators into the hands of the Banias. Why should the hard-working cultivators of Ránpur be treated so much more harshly than the rapacious Wánias from whom it is actually proposed to take less than the cultivators paid in 1856-57, 32 years ago, when the prices obtained for produce were 25 to 40 per cent. less? Again why should Bhadiád, close to a large market in the richest part of the Bhal, be assessed at Rs. 2-4-0, the same as Sodhi, with a great deal of bad land and not half so well situated? The Bhadiád Grássias once were *Tálukdárs*, and in 1805 they gave up their village to the British Government which a short time before had established itself at Dholera in order to gain the powerful protection of the British from outlaws. The condition made was that they should get one-fourth of the *net* proceeds of the village which they still enjoy—a sum of about Rs. 2,000. They came some not long ago and begged that the village might be restored to them back on its original tenure—an arrangement that they said would give them an income of Rs. 30,000 a year. Nor do I think that they exaggerated much, as the cultivators in the Bhal pay half the produce to the *Tálukdár*. Yet it is proposed to put Bhadiád at Rs. 2-4-0—an increase of 12½ per cent. Válida and Goghla are raised 14¾ per cent. (it works out to 31 and 12¾, so that the first classification must have been very bad). To be just and fair, to assess the villages according to their relative fertility and local advantages, and at the same time not throw away money to which the State is fairly entitled, I think the following rates should be imposed:—

	Ra.	a.	Increase.
Dhandhuka ...	5	8	37½ per cent.
Ránpur ...	3	0	50 "
Sodhi ...	3	0	50 "
Bhadiád ...	3	8	75 "
Kamiála ...	2	8	42·85 "
Anandpur ...			
Válda ...	2	4	28·57 "
Ambli ...			
Kámátaláv ...			
Sela ...			
Goghla ...	1	8	20 "
Mándvipura ...			
Anyáli Káthini ...	2	8	on existing rates.

The only reason why I would keep the Rs. 2-4-0 group so low is that they suffer badly for want of sweet water. The encroachments too upon the Bhádar river below Dhandhuka have turned most of the water into the northern branch and the land is becoming salt. After heavy rain they are liable to floods. A survey of the Bhádar river (the main cause of all these evils) is now in progress, and it is estimated that it will cost Government Rs. 30,000 to carry out the necessary works. But the outlay will have to be found some day. Mándvipura is a poor little outlying village inhabited by Kolis, and at this moment deserted owing to want of water and complete failure of crops. But some of the land is good, and an increase is possible. It is as good at least as some of the Rs. 1-12-0 villages in Dholka.

8. If, however, the orders are absolute that no matter what errors may have been committed before, or changes of circumstances occurred, those errors are to be stereotyped and thus changes of circumstances not allowed for beyond the iron limit of 33 per cent. increase for the whole táluka, then I would suggest making a rateable deduction from the above rates down to the limit allowed and sanction the settlement for five years only, by the end of which time it may be hoped that the communication with the port of Dholera and the port itself will have been greatly improved. No doubt it is impossible to settle *exactly* what each village can and ought to pay. The habits and thrift of the people and their actual means must be considered, and this circumstance accounts for my proposing to assess Bhadiád so much below Dhandhuka Kasba. But it is notorious that Dhandhuka, one of the richest parts of the district, is much underassessed, and a revision is the occasion for righting such mistakes. In Dholka Government have sanctioned a Rs. 1-8-0 rate for a Nalkantha village like Kesrandi. Can it be said then that Rs. 2-4-0 is too much for Ambli or Sela?

9. It is, I beg leave to observe, specially important that the assessment in these villages be not kept too low. Whatever Government sanctions now will serve as a model for the assessment of the rich Tálukdári villages in the Bhal, and the aggregate loss will be very great.

10. Mr. Fernandez quotes my predecessor, Mr. Reid, as having expressed his approval of the rates proposed by the Deputy Superintendent. I feel much reluctance in criticising the views of my predecessor who had a specially good knowledge of this district. I admit that there is a great deal of 'khár' and water-logged land in the Bhal. Whether this could be improved by an alternate system of soaking and draining, as Mr. Reid seems to have thought, I do not know. But the high land is the richest in the province and worthy of paying a good quota to the revenue, and the assessment on bad land should be reduced in the classification.

11. I have no objection to the few Government trees in Dhandhuka being made over to the occupants.

I have the honour to be,

Sir,

Your most obedient Servant,

H. E. M. JAMES,

Collector.

No. $\frac{C.E.}{46}$ OF 1889.

FROM

THE COLLECTOR OF AHMEDABAD ;

To

THE SURVEY AND SETTLEMENT COMMISSIONER.

.. Camp Ránpur, 4th February 1889.

SIR,

I desire to supplement my remarks on the revision of the Dhandhuka villages, as I have, since writing my report No. 36 of the 7th ultimo, been able to visit nearly all of them.

2. Bhadiád (*vide* my 7th paragraph) is not the only village in which the Girássias receive one-fourth of the jama. The Ámbli Girássias receive one-fourth of the revenues of—

A'mbli,
Kámátaláv,

Sela,
Valida,

a sum of about Rs. 1,800. The Kamiála Girássias also derive about Rs. 550 from Kamiála and A'nandpur. Thus, whatever revenue is fixed, the Girássias benefit proportionately, and both at Kamiála and Bhadiád the Girássias have petitioned that the revenue be increased. In the first case the enhancement asked for is 4 annas in the rupee, in the second the Girássias agree to pay 2 annas for every 6 annas more than the *revised* rates, if the whole village be restored to them. The Kamiála Girássias were especially vehement about the present under-assessing of A'nandpur.

3. Kamiála and A'nandpur should distinctly be in a class above the A'mbli group; their land is good and not so liable to water-logging. Both here and in other villages I received complaints of the encroachments of khár or salt, and it seems a pity that this very important question does not seem to have attracted the attention of your department. Several fields were shown me in different places where the land was said to be deteriorating.

4. Of the group A'mbli, Valida, Sela, Kámátaláv and Goghla, I should feel inclined to recommend the two last being put in a class below the other three. The villages themselves are wretchedly small and the land water-logged, and the water-supply especially bad.

5. Bhadiád, with very fair land on the high road close to Dhollera, and Sodhi form a class apart and higher than the last five, but the situation of Bhariád is so much better that it should be assessed higher. The land at Sodhi also is not so good; it grows fine cotton but not wheat as in the rest of the Bhál. There are about 2,000 acres of water-logged land, which only needs an inexpensive cut to give a handsome revenue. This I will try and arrange for.

6. Mándvipura is so far away and the cultivators are so wretched that I would recall my previous opinion and leave its assessment unrevised. The village tank is now being excavated at the expense of local funds. Prior to that the people had left it in a body.

7. A point that has not been noticed in the Survey Report is the great contrast between these Khálsa villages and the Tálukdári villages that surround them. The Tálukdárs are such grasping and bad landlords that a great deal of their land is waste, while in the Government villages there is hardly any cultivable waste to be found. This of itself is a proof of the moderateness of the existing assessment and the excellent results which follow the sub-division of the land into numbers. Another point is this: A very large proportion of the soil has been taken up by Bunyas, Borahs, and other non-resident landlords, who sublet the land on the bhág-battai system, taking one-half to three-fifths of the crop. This is another argument against under-assessing the land,

as the profits will not go to the cultivators but to the middlemen. The past has been one of the worst seasons as regards rainfall that this generation has known. Yet the cotton crop is decidedly fair and the wheat crop, though a poor one, will be certainly remunerative.

8. On the whole I would deferentially ask leave to substitute the following recommendations for those contained in my first letter :—

Village.	Present rates.	Rates now proposed by Mr. Fernandez.		Rates now proposed by the Collector.	
		Rs.	a.	Rs.	a.
Dhandhuka ...	4 0	4	8	5	8
Ránpur ...	2 0	3	0	3	0
Bhadiád...	2 0	2	4	3	0
Sodhi ...	1 12	2	4	2	12
Kamiála...	1 12	2	0	2	8
A'nandpur	1 12	2	0	2	8
A'mbli ...	1 12	2	0	2	4
Valida ...	1 12	2	0	2	4
Sela ...	1 12	2	0	2	0
Kámátaláv	1 12	2	0	2	0
Goghla ...	1 4	1	4	1	4
Mándvipura	1 4	1	4	1	4
Aniyáli Káthini ...	...	1	12	2	8

The last-named village is situated half way between two railway stations.

9. I forward separately petitions received from Dhandhuka Kasba, Ránpur, Sodhi, Bhadiád, and Kamiála against the revised rates. The last two are evidently counterblasts to the petitions by the Girássias for an increase, which I also enclose. The only objection which I need notice is one from Dhandhuka Kasba that the land is deteriorating owing to the diversion of the waters of the Bhádar into the northern branch—a statement that I consider likely to be true all along the Bhádar down to Khun. The Ránpur petition states that the price of cotton has gone down since 1864-65, which no doubt is correct, but the cultivators had the full benefit of high prices while they lasted. The Sodhi petition complains of the poverty and saltiness of the soil, which is a matter for the classers.

I have the honour to be,

Sir,

Your most obedient Servant,

H. E. M. JAMES,

Collector.

No 420 of 1889.

FROM

THE HONOURABLE T. H. STEWART,
Survey and Settlement Commissioner;

TO

THE CHIEF SECRETARY TO GOVERNMENT,

Revenue Department.

Poona, 23rd February 1889.

SIR,

As the prescribed period for receiving petitions against the proposed standard of revised assessment has elapsed, and as such petitions have been duly received with the Collector's Nos. $\frac{C.R.}{47}$ and 363, dated respectively the 4th and 8th instant, I have the honour to submit the entire correspondence relating to the revision settlement of the *khálsa* villages of the Dhandhuka Táluka of the Ahmedabad District.

2. The report of the Deputy Superintendent bears the signature of Mr. T. R. Fernandez, but the plan of settlement and the majority of the details were arranged by Mr. A. S. Bulkley, his predecessor, who has given to this settlement the experience of 33 years in the Survey and Settlement Department of Gujarát. The proposals were submitted demi-officially in the first instance to Mr. G. B. Reid, then Collector of Ahmedabad, and were only matured after that experienced officer had expressed his approval of them. They have reached me in the ordinary course through Mr. H. E. M. James, the present Collector, whose opinion that the rates are pitched too low in the majority of the villages will be found in his forwarding letters Nos. 36 and 46 of 7th January and 4th February 1888 respectively.

3. When the survey settlement of the Dhandhuka Táluka was first undertaken by Mr. A. Rogers in 1857 the *khálsa* villages and Tálukdári villages under *khálsa* management numbered 29. Of these, however, only 12 *khálsa* villages remain for revision settlement, while one village (Aniáli Káthini) which has recently become *khálsa* is added to the list and has survey rates applied for the first time. The only difficulty which attends this revision arises from the scattered position of the villages which the accompanying map will at once illustrate. This difficulty is one which presents itself to the classers in the first place who have to pass from village to village with different soils and sub-soils and maintain a correct relative standard throughout, and occurs a second time when the Settlement Officer is seeking to fix a correct relative standard of rating for each isolated village or cluster of villages. Beyond this the revision settlement of the *khálsa* villages of Dhandhuka is a comparatively simple operation. Under the new system of sub-soil water classification we are freed from the manifold complications of well-assessment in Gujarát. We have in this settlement no rice land for which intricate rates have to be fixed. We scarcely touch the vexed question of "bháta" assessment and our efforts are directed to revise the assessment of dry-crop land pure and simple.

4. A few remarks are necessary *in limine* regarding the original survey settlement of these villages. The system previously in force was that of "Bhágbatái" or division of produce with, as Mr. Rogers remarks, "perhaps a larger share than usual of the complications of that system." We are told that the Government share in Dhandhuka was one-half of the produce, in Kamiala and A'nandpur five-ninths, in Goghla one-half, and in Sodhi and Bhadiád three-fifths, or in other words that Government in those days levied a share of the produce which superior

holders in the Deccan and elsewhere customarily levy as a full rent and which not unfrequently is something more than a rent trenching on the wages of labour and the profits of capital.

5. It is scarcely to be wondered at, therefore, that the results of this system were generally disastrous and that Mr. Rogers found one of the villages which had been thus assessed reduced "to a collection of tumbled-down hovels" and some of the Bhál villages "scantly populated and miserable." It was to remedy the results of this excessive and capricious demand that Mr. Rogers set to work, and in that spirit with which the early Settlement Officers were imbued, greatly reduced the assessments so as to tempt colonization and cultivation and to promote confidence in the liberal intentions of the survey. The rates for the Dhandhuka villages throughout were admittedly based upon those which had been introduced into the neighbouring taluka of Dholka in 1856-57, and which were ultimately sanctioned by Government and guaranteed for the usual period in 1858. The proposals for Dhandhuka were at first sanctioned by Government experimentally in 1858, and up to 1860 Mr. Rogers recommended that they should still remain in that stage, believing that until prices, which were then rapidly rising, had settled down to their natural level, it would be difficult to ensure an equitable settlement and to give the usual guarantee. In the same year, however, Mr. Mansfield, then Revenue Commissioner, N. D., commenting on Mr. Roger's proposals considered that the reduction of revenue which had been caused by their adoption in certain villages was excessive and recommended that "as no guarantee had been given and the rates had been sanctioned experimentally" the standard of rating should be considerably increased. On the 1st August 1862 Government in their Resolution No. 2954 referred the subject to Mr. Ellis, who had succeeded Mr. Mansfield as Revenue Commissioner, and after some discussion with Colonel Prescott, then Superintendent of the Gujarát Survey, it was arranged that five of the villages now under revision settlement should have their maximum rates increased as follows:—

Village.	Maximum rates proposed by Mr. Rogers in 1857.		Maximum rates.		Increase.	
	Rs.	a.	Rs.	a.	Rs.	a.
Dhandhuka	2	8	4	0	1	8
Ránpur	1	12	2	0	0	4
Kamiála	1	8	1	12	0	4
Anandpur	1	8	1	12	0	4
Sodhi	1	12	2	0	0	4

- | | |
|---------------|--------------|
| 1 Bhadiád. | 4 Kámataláv, |
| 2 Valida. | 5 Sela. |
| 3 A'wblí. | 6 Goghla. |
| 7 Mándvipura. | |

But as regards seven of the villages noted in the margin which also come in the present revision proposals Mr. Ellis recommended no change in Mr. Rogers' experimental scheme of rating, distinctly stating that those villages were "sufficiently assessed as they are."

6. Such are briefly the circumstances which led up to the rates as we find them in the twelve villages now to be revised. There is no doubt that the rates as originally proposed by Mr. Rogers in 1857 were low and that the revenue suffered considerably, yet I do not think they were otherwise than consistent with the spirit of contemporary settlements and the avowed objects of the early Settlement Officers. Mr. Rogers, who was a most careful and experienced officer, found that except in a few choice villages the results of the Bhághatái system had been the discouragement of cultivation and the desertion of the land. He very properly did not allow himself to be dazzled by the large returns of revenue realized by that system in the year preceding his settlement. Although the tendency of prices was distinctly encouraging when he formulated his proposals, the experiences of the ten years previous were exceedingly puzzling and thoroughly justified the caution with which he approached the subject. The extension of

cultivation and the promotion of confidence were the main objects to be attained by the survey, and if a somewhat lavish lowering of rates was considered necessary to obtain the first object, it would certainly not have conduced to the attainment of the second if those villages only which had been brought fully under the plough notwithstanding the many disadvantages they had had to fight against had been there and then singled out and fully assessed. To understand Mr. Rogers' proceedings, the critic must realize the position of affairs in 1856-57 and mark the oscillations of prices as recorded in Appendix J to Mr. Fernandez's report. In that very year there was a marked fall in the price of wheat in Dhandhuka which has been verified but for which no reason can be assigned. That Mr. Rogers in 1860, even after a further rise in the price of cotton, should have hesitated to recommend his experimental rates for final sanction, shows that he was alive to the possibilities of the future and was only awaiting some indication that the improvement in prices could be looked on as durable to propose increased assessments. That in 1862-63 Mr. Ellis and Colonel Prescott, with prices at a range completely unprecedented, refused to be intoxicated by the existing value of produce which tempted many good men of business to embrace enterprises which ended in ruin, and that the rates they proposed resulted in a large increase in one village only and to small increases in four, while in seven villages the experimental rates remained intact, shows clearly that they were actuated by the same spirit which Mr. Rogers displayed in his proposals in 1857. It appears, moreover, that in one village only (Dhandhuka Kasbo) which was pre-eminently flourishing and probably considered beyond danger of retrogression, did they attempt to fix the assessment in relation to the high prices ruling at the time. *Vide* last sentence of Colonel Prescott's report of January 1863 quoted at page 49.

7. With these few remarks I will proceed to consider the present revision proposals. The preliminary operations necessary were carried out on the system adopted for the Dholka Taluka. Re-measurement was partial and only in the village of Anyali Kathini, in which the original measurement was made by the Talukdari survey, was any great change effected. Only 13 per cent. of the original survey numbers in the other villages have been subjected to re-measurement of any kind.

8. Re-classification has been also partial. There was an idea which pervades the early settlement correspondence that the classification of the Dhandhuka villages was generally very low, but it is difficult to understand the grounds upon which this general idea was based. Mr. Rogers refers to the classification of three villages settled by him in 1857, *viz.*, Khus, Buggud and Dargunna, as "faulty and far too low"; but these villages are not among those now for revision and he does not extend his objections to the valuation in other villages (para. 10 of his letter No. 71 of 25th March 1860). Mr. Mansfield, in para. 15 of his memo. No. 1933 of 31st August 1860, alludes to a conversation he had with Mr. Rogers in which that officer informed him that the standard in Khus and two or three villages was "too low." It is doubtful whether any of the villages referred to are included in the present revision proposals. It was left to Colonel Prescott in January 1863 to make a remark that "a very low standard of classification" prevailed in Dhandhuka generally, but there does not seem to have been any detailed test taken to establish the accuracy of this statement.

9. The revision classification which was carried out under Mr. A. B. Fforde and most carefully supervised by Mr. Bulkley himself does not show that the original values were too low generally. To the village of Sodhi only does the charge of total under-valuation apply, and in that village and in a part of Bhadiad the work was entirely re-done. In Ranpur the soil values were found to be sufficiently high as a rule, while in Kamiala and Anandpur they were a trifle too high judged by the present standard. Elsewhere the classification was largely confirmed, adjustments being made here and there in the direction of slight increase. In the villages of Dhandhuka, Ranpur and Anyali Kathini, in which alone water sweet enough for irrigation is available near the surface, the anna valuation of this facility has somewhat raised the general soil classification.

The average result of the revision classification in the several villages is shown in the margin. The returns indicate that the soil of Bhadiád is the best for general productive capability but it is altogether unassisted by the advantage of usable sub-soil water, while Ránpur is the most favoured village in the matter of possibility of well-irrigation. For both capabilities combined the soil of Dhandhuka shows a slight superiority which fully bears out the local opinion on the subject. It will be seen from the above remarks that the low standard of rating of the original settlement has not been assisted so much as was believed to be the case by a very low all-round standard of classification. Nevertheless in all the villages, and pre-eminently in those which were left at Mr. Rogers' scale of rating, it has realized the fullest expectations of the Settlement Officers and has led to the assumption for cultivation of an immense area of waste and a great improvement in the conditions of agriculture.

10. Among the pictures of progress which the history of the expired settlement illustrates, the following table is most striking, showing as it does the increase of cultivation and revenue in the seven villages which were in such a poor condition that even the Settlement Officers of 1862 did not dare to interfere with Mr. Rogers' rating:—

Village.	AREA IN OCCUPANCY.		Increase per cent.	REALIZATIONS.		Increase per cent.
	In first year of survey lease, 1857-58.	In last year of survey lease, 1887-88.		In first year of survey lease, 1857-58.	In last year of survey lease, 1887-88.	
1	2	3	4	5	6	7
	Acres.	Acres.		Rs.	Rs.	
Valida ...	217	1,778	719.35	216	1,414	555
Ambli ...	781	3,769	382.59	824	3,122	278.88
Kámátaláv... ..	153	1,176	668.63	175	916	423.43
Sela ...	143	585	309.09	167	624	273.65
Goghla ...	1,246	2,073	66.37	1,670	2,615	56.58
Bhadiád ...	3,125	5,251	68.03	3,909	5,997	53.42
Mándvipura ...	453	1,866	311.92	243	819	237.04

10. In the remaining 5 villages in which Mr. Ellis felt justified in proposing increases, there was not so much room for spread of cultivation except in Sodhi, a village with good soils but a great quantity of waste, the maximum rate of which was raised by 4 annas. In this village no less than 3,669 acres have been brought under the plough within the settlement period, while the realizations of revenue have risen from Rs. 2,589 in 1863-64 to Rs. 6,087 in 1887-88.

11. Mr. Fernandez has given a clear description of these villages, their climate, resources, facilities for disposal of produce and their many requirements which must be carefully looked to and supplied before Government can expect to realize the full revenue which the land should pay. Many improvements have been effected during the period of the expired settlement. The Bhávnagar-Gondal Railway intersects a few villages on the west of the taluka with a station at Ránpur, one of the villages now for revision, while an excellent metalled road connects the railway with the important town of Dhandhuka which, owing to its position with regard to Dholera Bandar, the Ahmedabad and Gogha road and finally the railway, must remain for a long time the focus and centre of trade in this part of the Ahmedabad District. A recently constructed bridge over the river Bhogawa between Phedra and Lolia on the Ahmedabad and Dholera road *via* Dholka has made a fresh opening for traffic, while parts of the Ahmedabad and Gogha road have seen great improvements since the early survey. Nevertheless much remains to be done for these villages. Chief of all

is the improvement and preservation from entire falling into disuse of the port of Dholera to which the cotton of the district now finds its way and from whence it is shipped to Bombay. This very necessary work and the provision of a good road from Dhandhuka to Dholera have already attracted the attention of the local authorities. Another disadvantage from which the Bhál villages suffer is the danger of water-logging, which can only be obviated by artificial control of the drainage of the Bhádur river the low banks of which permit the flood waters to spread over the country which it traverses. Finally the provision of tanks in those villages in the Bhál, the subsoil water of which is undrinkable and which depend for sweet water on storage of rainfall, would add greatly to their amenities and not only make the lot of the cultivators more bearable but their prospects more certain. In one village now under revision (Mándvipura) the lack of drinking water in the present season has resulted in the temporary dispersion of the population.

12. Moderate as I consider the rates have been in Dhandhuka Kasbo and still more moderate in the other villages to be revised, it must be admitted that the cultivators have not held their ground as firmly as might have been expected against the advances of the capitalist classes. The tendency for land to fall into the hands of the Wánias has been most conspicuous in Dhandhuka Kasbo the lands of which are most strictly assessed. This circumstance is probably to be accounted for by the constant presence in that town for years past of a large amount of capital seeking investment and readily granted on the security of land. The Borahs who form the main body of the cultivators incurred debts in the pre-survey days when hard pressure for the realization of an exorbitant demand left them powerless to provide against the adverse contingencies of agriculture. During the American civil war, when the prices of cotton and wheat reached a famine level, and the Borahs might have easily paid off their debts, they did not do so; but intoxicated by increasing prosperity to which they could see no end, they launched into extravagance, increased their load of debt, and when the turn of the tide came and prices fell, and with them the profits of cultivation, they found themselves unable to pay the interest of their debts, and after the usual struggle were deprived of the occupancy of their lands. Thus the story of the Khándesh cultivators is repeated in Dhandhuka, and we can only hope that the bitter lesson learnt may bear fruit in future economy and thrift. The Modh Wánia in Dhandhuka, like his counterpart the Márwári of the Deccan, is neither by caste nor sentiment naturally imbued with a desire to acquire the occupancy of land, but having once drifted into the position by the default of his debtors and having felt the sweets of landlordship, he has acquired the hunger for land which has seized on the capitalist classes in all civilized countries at some period of their history, and it is unlikely that this hunger will be quenched as long as the land is occupied by an ignorant and uneducated peasantry. In the meantime we must bear in mind that we have in Dhandhuka, Ránpur, and other villages a tottering class of hardworking and industrious cultivators who are now thoroughly awake to their own unthrift and the causes of their depression and to whom the moderate land-tax which our system compels us to fix as the revenue demand may afford the means of emerging from the net which the money-lender has thrown around them.

13. In villages situated like those to the east of this táluca where the subsoil water is generally salt or brackish, the tendency of the soils to deteriorate from "khár" or saline deposit is very marked. Mr. James seems to think that this important subject has escaped the attention of this Department, but if such were the case it would reflect most discreditably upon it. It is probably the absence of special reference to "khár" in this report that has led Mr. James to entertain the suspicion. The determination of the question as to how far the soils are injured by "khár" is of course primarily the duty of the classifiers of the Department whose standard is guided and tested by the Assistant Superintendent, but the rules under which the valuation of lands in Gujarát has been carried out specially prescribe the allowance of one fault or a multiplication of faults, reducing the classification according as the land is more or less impregnated. The subject has specially come forward in the current revision survey and has formed the subject of much discussion. If you will refer to the Deputy Superintendent's settlement proposals for the Dholka Táluca, the only sub-division in Gujarát which has up to the present time been revised, you will find (paragraph 52) that one of the chief reasons for reducing one village from a higher

to a lower assessment circle was "the development of khar in the soil owing to water-logging." If you will turn to paragraph 54 of the same report you will find that in another case the same reason was quoted for rating another village on a low standard. In the Dhandhuka villages, moreover, the operation of re-classification was preceded by the publishing of a notification in the form prescribed under paragraph 4 of Government Resolution No. 7447 of 21st October 1886, calling on the cultivators, "whilst the classing process was going on, to bring to the notice of the Assistant Superintendent of Survey in charge of the party of classers any special circumstances bearing on the value of their lands and failing due consideration from that officer to appeal to the Superintendent of Survey." I understand from enquiries I have made that this invitation was taken advantage of to a great extent, and the Borah cultivators of the Kasbo during my recent visit to the town spoke with gratitude of the trouble Mr. Bulkley had personally taken to visit the fields in which the presence of "khar" had made itself known. Finally Mr. Bulkley, in deciding to confirm or adjust or re-do the old classification in certain tracts where khar had made headway or where there was danger of gradual deterioration, made allowance for the probability of the value of the land being diminished by this destructive agency before declaring the classification too low.

14. The proposals for the revision of the twelve villages and the original settlement of Anyáli Káthini will be found explained in paragraphs 37 to 43 of the report. I may assure Government that there was no special manipulation of these proposals in order to bring the enhancement of assessment within the 33 per cent. limit, as Mr. James suggests, but the standard of rating, of which Mr. Bulkley originally sent me a sketch plan, was believed by us both to be generally suitable, and it was an additional matter of congratulation to us that this object could be attained without asking Government to withdraw in the least degree from the liberal engagement which it has made with the cultivators to secure their confidence and to attract capital to the land.

15. Government will observe that the Collector, Mr. James, in paragraph 7 of his No. 36 of 7th January characterizes the rates as "too low" and has in the same paragraph given his ideas of what the rating in the several villages should be, slightly modifying his proposals in paragraph 8 of his subsequent remarks No. ^{CR}₄₆ of 4th February 1889 with regard to four villages. But a mere percentage increase of the standard maximum rates gives no correct indication of what the general result will be in villages like these where the classification has undergone alteration and modification and where the substitution of a sub-soil water assessment for bágáyat assessment has in some cases produced a considerable adjustment of the dry-crop rates. The table given below will show that Mr. James' calculations of the increase resulting from his proposals are very wide of the mark. I had the actual figures of increase worked out when I visited the Deputy Superintendent's Camp in the Ahmedabad District last month, but have had no opportunity since of altering those of four villages according to the slight modification in the Collector's subsequent letter:—

Village.	Original maximum rates.		Rates proposed by Deputy Superintendent.		Percentage increase resulting from the Deputy Superintendent's proposals.	Rates proposed by the Collector.		Increase as estimated by the Collector (per cent.)	True increase which would result from the Collector's proposals (per cent.)	Remarks.
	Rs.	a.	Rs.	a.		Rs.	a.			
Dhandhuka ...	4	0	4	8	29	5	8	37	57	Fractions omitted in this Statement.
Sodhi ...	2	0	2	4	58	3	0	50	111	
Bhadiád ...	2	0	2	4	47	3	5	75	117	
Kamiála ...	1	12	2	0	19	2	8	42	49	
A'nandpur ...	1	12	2	0	15	2	8	42	44	
Valida ...	1	12	2	0	31	2	4	28	47	
A'mbli ...	1	12	2	0	25	2	4	28	41	
Kánátalav ...	1	12	2	0	11	2	4	28	25	
Sela ...	1	12	2	0	14	2	4	28	28	
Goghla ...	1	12	2	0	12	2	4	28	26	
Mándapura ...	1	4	1	4	3	1	8	20	23	
Anyáli Káthini	1	12	48	2	8	42	111	

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The above will show how greatly the proposed maximum rates are affected by the ups and downs of the classification and how necessary it is for the officer proposing the rates to be well acquainted with the tendency thereof. The increases resulting from Mr. James' proposals in Sodhi, in which the classification was entirely re-done, and in Bhadiád, in which it was partly re-done, are enormous, while in other villages the effects of his increased maximum rates are sobered down or modified by the confirmation of the old valuation and in some cases by its slight reduction.

16. I have said that I consider the rates proposed by the Deputy Superintendent to be generally suitable, and I will proceed to give my reasons. Commencing with Dhandhuka Kasbo, the best village in the taluka for general position and advantages, it will be seen that the existing rate was settled by Mr. Ellis and Colonel Prescott at a time when its available arable area was fully occupied, when prices were at about the highest level they have ever reached, and when there was no conceivable reason for undue leniency on their part. The rating of this village was fixed by officers fresh from the settlement of the rich soils of Kaira in which all the lavish liberality of the early Settlement Officers had been laid aside and in which rates had been applied in accordance with advanced settlement experience and in due relation to the high and increasing values of produce. We are assured in the correspondence which took place at that period that the village of Dhandhuka was exceptionally treated in having its rates fixed in consideration of the high prices then existing. Colonel Prescott does not inform us what was the exact range of prices which he adopted as "present prices" for the rating of this village, but the whole tenor of his report shows that he did not expect any material fall in the value of produce. Considering that Rs. 8-12 had been the maximum rate adopted by the same officer in 1863 for the rich villages at the gates of Ahmedabad, I think that whatever were his views with regard to the other scattered villages it was not his intention to let Dhandhuka Kasbo off too cheap. He had at first proposed Rs. 4-4-0 as the maximum rate but finally approved the suggestion that it would be safer to fix it at Rs. 4. Both officers were under the impression that the valuation of the land was lower than it has turned out to be, and Mr. Ellis quoted that fact as a reason why the rate of Rs. 4 would be "by no means too high" (*vide* para. 6 of his letter No. 409 of 13th February 1863). It is now proposed to increase the rate on revision to Rs. 4-8, and this is, I think, a sufficient measure of increase to mark the close of a settlement period which has been distinguished by many substantial improvements but which at the same time has witnessed the gradual decline of Dholera as a port for the shipment of produce. Without knowing exactly the range of prices on which the Rs. 4 rate was fixed, we are bound to be exceedingly cautious in enhancing it, and I think a rise of 8 annas is as much as can be justified at present. The rate of Rs. 4-8 is one which was applied to groups of villages in the northern talukas of Broach, on the other side of the Gulf of Cambay, some years later when high prices had become finally settled and which was considered suitable to far better situated villages from which cotton is carried to Bombay in 24 hours from convenient railway stations instead of being carted to Dholera, there to undergo the usual delays and difficulties until it can be shipped to Bombay by country boats depending for despatch on wind and tide. I have never heard it said that assessments in Broach were otherwise than strictly and exactly imposed.

17. It is never easy in carrying out settlements in India to make any reliable estimate of the gross yield of the land of a village in any given year, and far less to estimate the money value of the crops in an average year upon which our assessments, if properly fixed, should constitute a moderate rent charge. The Bhág-batái system which prevailed in Dhandhuka Kasbo in 1856-57, the year preceding Mr. Rogers' settlement, affords one way, though a somewhat rough way, of gauging the propriety of the present revision proposals. We know that the revenue of this village in 1856-57 was Rs. 27,769 and that this was the estimated money value at prices then current of half the gross produce of the arable land of the village after deducting from the whole crop small perquisites of weighment, &c. From this we may roughly estimate that the value of the whole crop was estimated at about Rs. 60,000. The area of cultivation remains about the same, but the average of prices of wheat and cotton have risen in the last decade to a range quite 50 per cent.

higher than they are recorded to have been in 1855-56 (*vide* Appendix J). If to allow for rough measurements and all other defects at the earlier date we put the average value of a year's crop in Dhandhuka Kasbo at present prices at about Rs. 1,00,000 or even more, I maintain that the demand now fixed on revision, or Rs. 24,894, is by no means too low. Before any portion of the value of the gross produce becomes available for rent and liable to be taxed, it is essential that the maintenance of the cultivator and the working members of his family, the wages of the agricultural labourers he employs, the wear and tear of cattle and stock and all attendant expenses of cultivation should be deducted from it; and as in this country we have to deal directly with small holders, no settlement can be just and proper unless it leaves the occupant an appreciable surplus to encourage him to improve his land to meet any rise in the price of necessaries he has to import and to march with the times in the matter of standard of comfort. Moreover, if sanitation is to be enforced in agricultural villages, if we expect the cultivators to have air and ventilation in their dwellings instead of a vitiated atmosphere, and if unsanitary conditions are to be banished from the neighbourhood of their villages, we have no landlord class in this country upon whom we can impose responsibility, but we must depend on the cultivators themselves and must see that their resources are not too much crippled by the payment in the first instance of an unduly high Government demand.

18. The effect of the proposed revision assessments in Dhandhuka will be to lay an average assessment per acre of Rs. 3-7-9 on the 7,158 acres now under occupation. Within the last decade I find that five experiments only have been made by Assistant and Deputy Collectors on crops unaided by irrigation, with the results recorded in the Appendix. These experiments, though too few to be really useful, emphasize the necessity of caution. Notwithstanding the great value of such crops as cotton and wheat, seasons are so variable and prices so fluctuating, that some of the most experienced native revenue officials in Gujarát hesitate to put the average value of an average crop of an acre of good land sown with those crops at more than Rs. 20, while others put it even lower. Colonel Prescott in 1863 said, "The position of Dhandhuka is so peculiar and the seasons so uncertain that in proposing a fixed assessment a very large margin must necessarily be left for contingencies." We know that the current season's crop was only saved in the Ahmedabad District by the happy occurrence of a cyclone accompanied by rain in November. Since then danger to the crops by insects has been specially reported from Dhandhuka,* and all such agricultural ills our settlements must be prepared to meet.

* *Vide Government Gazette*, page 57, Part III, of 1889.

19. I have dwelt at some length on the proposals for Dhandhuka Kasbo because they give the key-note in revision, as they did in the original settlement, to the rating of the other villages. Ránpur is the village of next importance in this revision, but the Collector and the Deputy Superintendent are in unison in their recommendations. The village can well bear a maximum rate of Rs. 3 which produces a total increase of assessment equal to $56\frac{1}{2}$ per cent. The Borah cultivators of Ránpur are industrious and skilful. There seems to be an impression abroad that the soils of Ránpur are stony, but in reality they have little of that defect, as I satisfied myself by personal inspection, and they have the rare advantage in these parts of sweet water near the surface which can be made available for irrigation by "kacha" as well as "paka" wells.

20. In the remaining villages now for revision, which are situated more or less in the tract known as the "Bhál," I acquiesce in the rates recommended by the Deputy Superintendent. In the two chief villages, Sodhi and Bhadiád, in which re-classification was most largely carried out, the enhancements come to $58\frac{3}{4}$ and $47\frac{1}{2}$ per cent. respectively, while in the others the increases vary according to the amount of correction which the old classification required. I consider larger increases in these villages would be ill-timed at present for the following reasons. First, these villages are exposed to all the disadvantages common to the Bhál tract, the remedying of which Mr. Reid, the late Collector, considered to be a *sine quá non* of increased rating. Want of fresh water, danger of flooding, encroachments of "khár," and the uncertainty attending their customary

and most convenient seaport are no ordinary discouragements to settled cultivation. Secondly, these villages may be said to have been only recently rehabilitated as agricultural villages, enormous areas of waste having come under the plough during the period of the expired lease. Now the mere acquisition of land is of doubtful benefit unless it is succeeded by some expenditure of capital in laying it out and improving it, and in these parts where the common enemy of "khár" has to be avoided or overcome, precautionary expenditure is required on even a larger scale. Just as leniency in rating was very necessary at first to tempt the occupation of the land, so leniency for a further period is indispensable for the crystallization of the hitherto disturbed agricultural conditions. Lastly, if large increases are held to be justified by rise in prices only, it must be remembered that prices, although they have to all appearances settled down on a fairly high level, are still liable to considerable oscillations from year to year, especially in the case of wheat, and experience has amply shown how largely increased assessments fixed on this consideration only are liable to be discredited and upset by unlooked for and unexplainable falls in the value of produce. The hard and fast limit of 33 per cent. placed on enhancements in recent Bombay settlements, and the special limit of 15 per cent. which the Government of India in 1882 proposed should be applied to enhancements based on prices only, were undoubtedly devised to check the temptation to large and sudden increases on this fallacious basis, temptations which had proved too strong in years preceding for Administrations and Settlement Officers alike and had resulted in discontent and agitation.

21. I do not think that Government are likely to be in any way influenced by the interested arguments and protestations of the Girassias of Bhadiad and other villages who under present arrangements receive a fixed share of the revenue actually collected and to whom all enhancements which Government can be persuaded to make are naturally welcome. We cannot abandon our boasted policy of moderation to oblige these irresponsible persons, who, accustomed to the bhágbatái system and the exactions of the Tálukdárs by whom they are surrounded, cannot understand why Government should be contented with a light land tax instead of levying a full rent. Doubtless they are ready to promise anything which will tend to divert the flow of profits from the pockets of the cultivators to their own, and I learn from Mr. Fforde, who superintended the classing of these villages, that the same Girassias were constant attendants at his camp during the progress of the operation, magnifying the produce which the cultivators reaped and the profits they made, pooling the difficulties they experienced from "khár," and relating the large rentals which they themselves used to receive under a system which left the villages in the waste and miserable condition in which the survey found them in 1857.

22. Before leaving the subject of the Bhál villages, however, I think it only right to place upon record my opinion that, although prices may not have materially risen in the meantime, the rates now proposed are capable of being substantially increased when the second revision takes place thirty years hence, provided that cultivation has been steadfast in the intervening period, and that efforts have been made to meet the disadvantages from which the villages labour, and to maintain and still further develop their facilities for the export of produce. By proceeding thus cautiously towards the goal of a strict assessment we cannot be charged with "stereotyping error," as Mr. James suggests.

23. The village of Anyáli Káthini, which has recently lapsed to Government, remains to be considered with reference to its first survey settlement, it having been till recently under Tálukdári management. I think that the proposal to fix the maximum rate at Rs. 1-12 for the first settlement lease may be approved, as not only has the soil classification been carried out strictly on the present standard, but, as in this village, the sub-soil water is sweet and readily obtainable near the surface, the classification of this advantage has been carried out in the usual manner, and the soil rates will in many cases bear the resulting small increase. It has not hitherto been customary for the cultivators of this village to pay any additional assessment on Government lands cultivated with crops irrigated from wells, and now that the sub-soil water valuation has been effected, they will enjoy the same immunity in future.

24. I need not dwell much on the general remarks which Mr. James has made with reference to the Government policy in limiting the enhancement at a revision survey, because it is manifest from his reference to orders of "fourteen years ago" that he was under the impression that it is only the orders of 1874 that are binding on the Settlement Officers. He had evidently not been informed that after very careful thought and deliberate discussion the orders of 1874, which were of local application, had been made applicable to the whole Presidency proper by paragraph 37 of Government Resolution No. 2619, dated 26th March 1884. Mr. James suggests that in the event of Government considering itself bound by the engagement, a guarantee of low rates should be given for five years only, after which, it is presumed, he would wish his high scale of rating to be enforced. But I object most strongly to any arrangement of this kind not only because a five years' guarantee with a certainty in the back ground of stringent enhancements would be worse than useless for the promotion of confidence and would keep capital off the land rather than attract it, but because the veriest tyro in land matters would be able to appreciate its meaning and would characterize the step as a mere subterfuge to escape from an inconvenient pledge. The ordinary duration of a lease under the Bombay system is thirty years, and although the law permits of a shorter period being fixed, there must be some good reason at any rate for curtailing it. In the case of the Dhandhuka villages, while I can see many reasons for granting a full period of settlement, I can see none for a shortened one, while the selfish object of the step would be so patent that it would do as much to shake confidence in the policy of Government as an immediate and total repudiation of the engagement.

25. The rates now proposed for the twelve revised villages are estimated to yield an increase to the Government revenue equivalent to 35½ per cent., and I must explain that, although the rates were aimed so as to be within the prescribed limit in working out the estimates, that limit has been slightly exceeded. It is impossible to fix standard rates which will exactly produce a certain given result, more especially when applied to a classification which has been considerably revised and altered. In this case I have reason to think that as the villages which principally contribute to the revenue in Dhandhuka are of large area, the reduction which is always made in working out the detailed rates on those lands which are at a considerable distance from the village site will cause a small but appreciable decrease and bring the total enhancement of assessment to about the permissible percentage.

26. In conclusion, I venture to express a hope that early sanction may be given to these proposals so that the rates may be introduced before the end of April at the latest. In view of the usual date (the 31st March) being overstepped, I beg to request that the date for receiving resignations under Section 74 of the Land Revenue Code be specially extended for this year to the 5th June.

I have the honour to be,

Sir,

Your most obedient Servant,

T. H. STEWART,

Survey and Settlement Commissioner.

THROUGH THE COMMISSIONER, N. D.

APPENDIX.

Statement of Crop Experiments made by Assistant and Deputy Collectors in the Khálsa villages of the Dhandhuka Táluka of the Ahmedabad District since 1878-79 on irrigated crops.

No. of Experiment.	Village.	Average Assessment per Acre.	Area selected for Experiment.	Date of Experiment.	Nature of Crop.	Quantity of grain in Indian Seers 80 tolas.	Value of grain on 1st January.	Weight of Straw.	Value of Straw.	Total Value of Produce in Experiment.	Total Value of Produce per Acre.	Percentage of Assessment to Produce.	Experiment by whom conducted.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		Rs. a. p.	A. g.				Rs. a. p.	Seers.	Rs. a. p.	Rs. a. p.	Rs. a. p.			
1	Dhandhuka Kasbo.	2 12 0	0 10	3rd March 1878.	Wheat ...	47½	4 11 10	61½	0 8 2	5 4 0	21 0 0	13.1	E. H. Moscardi, Esquire, Assistant Collector.	No manure was used. The crop was thinned by the attacks of locusts and other insects. The land is cultivated annually and no fallows are given.
2	Do. ...	3 0 0	0 10	Do. ...	Do. ...	56½	5 10 9	75½	0 5 0	5 15 9	23 15 0	12.5		The quantity of the crop was above the average of other wheat. The mode of cultivation good. The field was fairly weeded. The crop was the sole crop of the year. The crop had suffered some diminution from the same causes as that in experiment above.
3	Ránpur ...	1 7 9	...	1883-84.	Bájrí ...	per acre. lbs. 376	...	per acre. lbs. 960	...	...	15 1 4	9.84	Mr. P. H. Dastur, District Deputy Collector.	Thickly sown, well manured.
4	Do. ...	1 1 8	...		Jowárí ...	182	...	1,160	...	...	11 12 8	9.36		Manured.
5	Sodhi ...	1 1 3	0 30	1885-86 ...	Dry-crop wheat Chásis (Kathá) hard red.	401	...	289	...	...	9 12 8	11.01	Mr. Edalji Dosabhai, District Deputy Collector.	Unmanured black soil (bhál) growing wheat and cotton. Manure seldom if ever used. Season favourable but for cloudy weather at ripening time which diminished the yield. Land clean. Twice hand-weeded. An average crop estimated locally at 14 annas.

No. 622 of 1889.

FROM

G. F. SHEPPARD, ESQUIRE,
Commissioner, N. D. ;

To

JOHN NUGENT, ESQUIRE,
Chief Secretary to Government,
Revenue Department, Bombay.

Surat Districts, Camp Tithal, 5th March 1889.

SIR,

I have the honor to submit the accompanying correspondence relating to the revision of assessment in 12 villages of the Dhandhuka Taluka. The remaining villages are Talukdari and the revision of their jama will follow the orders of Government.

2. The Collector's remarks have been closely criticized by the Survey Commissioner, but the former officer cannot be blamed for not having estimated correctly the results of his suggestions. Even with the explanation given, it is difficult to understand Mr. Stewart's figures; but it is a matter for congratulation that the subject has received attention, as it is now clear that very serious errors (apparently between 50 and 60 per cent.) occurred in the former classification of certain of these villages. It is impossible to ascertain what proportion of the proposed increase is due to the rectification of such errors and what to the new rates, and I think that in future reports this should be worked out and explained. The maximum rates are no longer any sort of guide to the new assessment, which depends in great measure upon the revised *classification*, and the discretion *as to increase* is thus severely handicapped. It is now found that the cultivators have, in certain cases, been paying, for the last 30 years, less than they would have been required to do had the original classification been more correct, and it is hardly reasonable that such deficit should be taken into account in working up to the new limit. The result apparently is that *especially low rates* have to be placed on lands, the classification of which is raised, and I cannot admit that this principle is fair, either to Government or to the occupants of similar lands. I think that the orders of 1884 were based on the assumption that *correct* classification could now be depended on, and it would therefore be in accordance with the spirit of those orders if increase arising from corrected classification were deducted from the limit thereby imposed.

3. With regard to these orders I would respectfully observe that I have already regretted the departure therein made from the old principles of the Survey in this Presidency, which, as far as I have understood them, required that assessments should be regulated by the merits of each case and by the value of the land as shown by the extension of cultivation, &c., or as Colonel Prescott put it in these papers, "a standard which the position of each village as regards markets and outports seems to warrant and with due regard to its revenue-paying capabilities." I take leave to express my doubts whether the growing tendency to impose additional burdens on the Local Funds was sufficiently kept in view, when these orders were passed.

4. The Survey Commissioner in his 14th paragraph, observes that the Collector is wrong in suggesting that the present proposals were framed "in order to bring the enhancement of assessment within the 33 per cent. limit"; but I cannot quite reconcile this with his remark in paragraph 25 that "the rates were aimed so as to be within the prescribed limit." Without straining this limit, however, I think that for the following reasons these proposals may be regarded as *special* ones.

5. I do not think it is right to assume (as the Survey Commissioner has in his 16th paragraph) that the rates of 1863 were in all cases fixed *on their merits*. Mr. Stewart observes that there was "no conceivable reason for undue

leniency." But this is not the view I take of the former correspondence. I think it is not unreasonable to suppose that Mr. Ellis and Colonel Prescott felt their hands in some measure tied by the excessively low rates imposed, a few years previously, and that they may have been unwilling to propose too large and *too sudden* enhancements. And it will be observed that the settling officers were influenced by the case of Dholka. Colonel Prescott writes: "Government must be prepared to sustain a certain loss for any settlement now to be made in Dhandhuka, simply because if the assessment is at once raised, as it might be, it will place the rayats of Dhandhuka in a worse position than those of the adjoining taluka:" and Mr. Ellis, in proposing a Rs. 4 rate for the kasba town, observes: "I believe Captain Prescott's reasons for advocating a rate of Rs. 4-4-0 were sound." The whole tone of the correspondence leaves no doubt in my own mind that the settlement was regarded as an exceedingly moderate one. I believe also that the rates are lower than the *Talukdari* villages of this and the adjoining talukas.

6. The Deputy Superintendent gives a very poor account of the roads and communications in this taluka. The Survey Commissioner has given a more just description, but I am disposed to think that sufficient allowance has not been made for the development of the taluka during the last 30 years, or for the improvements about to be undertaken. The average rate of assessment in *Dholka* has been raised to Rs. 2-0-7 although almost nothing was done for that taluka during the period of the last guarantee. It is true that *Dholka* possesses rich *batha* and rice lands which would naturally keep its average rate somewhat above that of *Dhandhuka*, but the cotton and wheat produced by the latter are perhaps the best in the Presidency, and the means of communication, both by sea and land, have been greatly improved. Much has already been done for the "Whittle" Bandar, which is far superior to the old one. The widening and metalling of the road to this port will shortly be commenced, and the improvement of the bandar itself is being considered by the Customs Department. A made road between *Dhandhuka* and *Dholera* is also under contemplation, and eventually another road (possibly a tramway) to the *Ahmedabad* road at *Bavla*. Drainage schemes are, moreover, under consideration, and a very few years will probably see material improvements in this direction as well as in the development of facilities for the export of produce.

7. In the case of *Dholka* Government compared prices with those of the period preceding the first settlement and observed (paragraph 9 of the Resolution) that "in the case of the exportable products which occupy more than half of the area under revision, the increase is over 100 per cent." In *Dhandhuka* wheat and cotton occupy 65 per cent. of the area and the Deputy Superintendent observes: "during the whole time of the survey the prices of wheat and cotton have on the average ruled higher by 169 and 256 per cent. respectively, than the average of the 30 years prior to it."

8. For the above reasons I would recommend that the guarantee now to be given should extend to 15 years only. If the projected improvements to creek, port, roads and drainage do not fulfil present anticipations, the rates can then be continued for another similar period. On this understanding I have no objection to offer to the present proposals.

I have the honor, &c.,

G. F. SHEPPARD,
Commissioner, N. D.

Revenue Survey and Assessment: Revision settlement of 12 villages and original settlement of one village of the Dhandhuka Taluka of the Ahmedabad District.

No. 2324.

REVENUE DEPARTMENT.

Bombay Castle, 25th March 1889.

Letter from the Commissioner, N. D., No. 622, dated 5th March 1889—Submitting the

Letter from the Deputy Superintendent, Gujarat Revenue Survey, No. 754, dated 8th December 1888.

Letter from the Collector of Ahmedabad, No. 36, dated 7th January 1889.

Letter from the Collector of Ahmedabad, No. C.R.-46, dated 4th February 1889.

Letter from the Survey and Settlement Commissioner, No. 420, dated 23rd February 1889.

papers noted in the margin, containing proposals for the revision settlement of 12 villages and for the original settlement of one village of the Dhandhuka Taluka of the Ahmedabad District.

Letter from the Survey and Settlement Commissioner, No. 438, dated 26th February 1889—Forwarding petitions from the rayats of the 12 villages of the Dhandhuka Taluka protesting against the proposed rates.

RESOLUTION.—The present proposals for the revision settlement of the Dhandhuka Taluka relate to 13 Government villages only, the remaining 137 villages comprised in the taluka being either talukdari or inam. Of these 13, one village, Anyali Kathini, originally talukdari, has recently lapsed to Government and its original settlement has now to be made. The remaining 12, together with 10 others which have since reverted to the management of talukdars, were originally settled experimentally in 1857-58 and finally in 1863, in which year Government in Resolution No. 656, dated 3rd March, sanctioned the rates now in force for a term which expired with the year 1886-87.

2. Throughout the period of the settlement under revision the revenue history of the taluka has been favourable. As regards the prosperity of the cultivators there is some room for doubt, and in the case of Dhandhuka town especially, owing mainly to the presence of much capital seeking investment, capitalists have to a marked extent ousted the actual cultivators from their position as occupants. But there is no room for doubt regarding the high value of land, as indicated by statistics, and it is also clear that communications have considerably improved since the original settlement. Of the markets, Ranpur, through which a railway now passes, shows the greatest improvement, but Dhandhuka is also reported to be highly prosperous. Dholera, on the contrary, has lost some of its importance, though it is still the principal market for the disposal of the produce, especially cotton, of the majority of the villages under report, and a made road connecting it with Dhandhuka is contemplated.

3. Revision measurement was done on the same partial system as that adopted in the case of the adjoining taluka of Dholka. Reclassification was also partial except in the village of Sodhi and a tract of Bhadiad, where it was entirely redone. The Survey and Settlement Commissioner points out that careful attention has been paid to the tendency of the soils in some of these villages to deteriorate from the presence of khâr or salt deposit, and that this tendency has been taken into consideration when deciding on the suitability or otherwise of the original standard of classification. The fact that the original standard was judged to be very unduly low in only one village—Sodhi—is no doubt due to the allowance thus made for khâr. Sub-soil water profitable for irrigation purposes was only found in the three villages of Dhandhuka, Ranpur and Anyali Kathini.

4. Some difficulties, both in classing land and in fixing assessment rates, have been experienced in consequence of the scattered position of these villages; but in other respects their settlement is simple. They contain neither rice-land nor land irrigated by means of the water-lifts known as Dhekudis, and alluvial (Bhata) land in permanent occupancy is only found in one village, Dhandhuka,

and only to the extent of 12 acres. The rates to be fixed are, therefore, with the exception of those for Bháta land, ordinary dry-crop rates. The maximum rates proposed by the Survey and Settlement Commissioner are compared with those now in force in the subjoined table. An increase of Re. 1 is proposed for Ránpur, of 8 annas for Dhandhuka, and of 4 annas for the remaining villages, except Mándvipura in which no increase is considered necessary.

Village.	Present maxi-	Proposed maxi-
	imum rate.	imum rate.
	Rs. a.	Rs. a.
1. Dhandhuka. .	4 0	4 8
2. Ránpur ...	2 0	3 0
3. Sodhi ...	} 2 0	2 4
4. Bhadiád ...		
5. Kamiála ...	} 1 12	2 0
6. A'nandpur ...		
Villages for revision settlement... 7. Valida ...		
8. A'mbli ...		
9. Kámátaláv ...		
10. Shela ...		
11. Goghla ...	1 4	1 4
Village for original settlement ... 12. Mándvipura .	...	1 12
13. Anyáli Káthini.		

5. There is a difference of opinion as regards the suitability of these rates. Mr. James, Acting Collector of Ahmedabad, thinks that they are too low, and he would either impose rates which would result in an enhancement of the Government demand much in excess of the limit of 33 per cent. or, as an alternative, would give a guarantee for five years only instead of 30, with the object of increasing the rates again at the expiration of that period. The Commissioner, N. D., who apparently concurs with Mr. James in believing the proposed rates to be low, suggests as a compromise that the guarantee should be given for 15 years.

In the case of a long settled district such as Dhandhuka, in which there is no early prospect of any large public improvements or other artificial causes enhancing prices, the proposal to make a settlement for a special short term cannot be entertained.

With reference to the opinion of the Collector as to the inadequacy of the proposed assessment the Governor in Council is unable to find in the facts mainly relied upon by Mr. James any ground for further enhancement of assessment beyond the rates proposed by the Deputy Superintendent. In estimating the effect of a revision of assessment it is plainly right to regard not the pitch of maxima rates, but the general incidence of the new as compared with the old demand. If this is done in the present case it will be seen that the views of the Collector and the Survey officers are not so widely divergent as would appear from Mr. James' letters. In the statement contained in the Survey and Settlement Commissioner's paragraph 15 the increase proposed by the Survey is shown as compared with that estimated by the Collector to result from his proposed higher rating. It will be seen that in the cases of five villages out of the 12 dealt with the difference in incidence of increase is very slight, the assessment proposed by the Survey giving in three cases a higher percentage of enhancement.

A sixth village "Mándvipura" is, it would seem, wrongly included in this statement, as by his letter of 4th February the Collector expressed his concurrence in the proposal of the Survey officers to leave its assessment untouched.

There remain six villages only in which there is some divergence in the views of the Deputy Superintendent of Survey and the Collector as to the enhancement of the revenue demand permissible on revision, as tested by its general incidence.

His Excellency the Governor in Council is not prepared to say that the villages of the eastern tract of Dhandhuka, known as the Bhál, might not fairly be grouped as proposed by the Collector in smaller units of common maximum rate with some slight advance of assessment upon that proposed by the Survey; but except in the case of Bhadiád, in which the Survey proposes an enhance-

ment of $47\frac{1}{2}$ and Mr. James one of 75 per cent., the villages are small and the amount of revenue represented by a difference of some 15 per cent. is but slight. The region in which they are situated suffers from serious natural disadvantages. To a large extent submerged during the south-west monsoon, it nevertheless suffers from scarcity of sweet water, and from the presence of salt in the form of "khár" its fertile lands are liable to become unculturable. Its agricultural resources are of very recent growth and it is notorious that it suffered heavily during the droughts of 1876—78. It is pre-eminently a region in which agriculture should be encouraged by light assessments, and His Excellency the Governor in Council concurs with the conclusions of the Survey and Settlement Commissioner that the settlements proposed for the villages of the Bhál may be left to their operation for a fresh term of 30 years, in order to favour the accumulation of capital and place the cultivating population upon a secure road to improvement.

6. In deciding whether an enhancement is justified changes in prices must as usual be one of the most important guides. It is impossible to ascertain the exact range of prices on which the present rates were based, but it is clear from Captain Prescott's report of January 1863, and in particular the last sentence thereof, that the rates finally fixed in that year, both in the cases in which they were higher than, and in those in which they were the same as, the rates experimentally introduced in 1857-58, were fixed — with the one important exception of Dhandhuka Town — with reference not to prices which prevailed in 1863 and a few previous years, but to those which prevailed before 1857-58; and it is also stated in the early part of that report that the reason for Captain Prescott's unwillingness to impose rates based on the abnormally high prices of 1863 was that the adoption of such a course would have placed the Dhandhuka cultivators in a much worse position than those of Dholka, where rates had been imposed and guaranteed for 30 years at a time when prices were very low. There is no doubt from the statistics furnished that the range of prices of exportable produce, especially cotton, has risen considerably since the decade preceding 1857,58. This rise, when considered together with the facts mentioned in paragraph 2 above, is, in the opinion of Government, somewhat more than sufficient to justify an increase by 33 per cent. in the Government demand for the whole taluka.

7. The case of Dhandhuka town must be considered a special one. Captain Prescott explains distinctly that the rate of Rs. 4-4-0 proposed by him was fixed after taking into consideration the high prices of a few years previous to 1863; and though it is not probable that so experienced an officer based his rates entirely on those prices, and it may reasonably be supposed that he merely considered them in combination with the prices of some previous years, it cannot be fairly assumed that the range of prices upon which they were based was at all lower than that which has existed during the last ten years. Probably it was about the same. In these circumstances, notwithstanding the undoubted progress of the town since the original survey and the prospect of its being further benefited by a made road to Dholera, great moderation must be used in increasing the present maximum rate of Rs. 4, which, it may be observed, is lower by 4 annas than the rate of Rs. 4-4-0 proposed by Captain Prescott and to which his remarks about prices related. In proposing to raise the present rate to Rs. 4-8-0, or only 4 annas in excess of Captain Prescott's proposed rate, Government consider that caution has been wisely exercised by the Honourable Mr. Stewart. There is certainly no justification for increasing it to Rs. 5-8-0 as proposed by Mr. James, whose opinion appears to have been influenced by the notorious wealth of the trading community and their increasing interest in land as a source of income.

8. For Bháta land a maximum rate is proposed of Rs. 8 on 16 annas of a scale which may go up to 24 annas.

9. The result of the application of the rates recommended by the Survey and Settlement Commissioner to the 12 villages under revision survey is shown in the subjoined table. The percentage increase for the whole is given as $35\frac{1}{2}$ per cent., but the Honourable Mr. Stewart in paragraph 25 of his report explains that a reduction will be made in working out the detailed rates on lands

at a distance from a village site. Care should be taken to bring the aggregate increase within the 33 per cent. limit.

Name of Village.	Maximum Dry-crop Rate.	BY FORMER SURVEY.		BY REVISION SURVEY.						Percentage increase.
		Government Occupied Land.		Government Occupied Land.		Government Unoccupied Land.		Total.		
		Area.	Assessment.	Area.	Assessment.	Area.	Assessment.	Area.	Assessment.	
		A. g.	Rs. a.	A. g.	Rs. a.	A. g.	Rs. a.	A. g.	Rs. a.	
Dhandhuka ...	4.8	7,158 85	19,290 6	7,142 8	24,894 0	9 5	9 0	7,146 13	24,903 0	29
Rānpur ...	3.7	8,660 15	4,732 0	8,578 3	7,380 0	77 32	72 0	8,655 35	7,451 0	56½
Sodhi ...	2.4	5,813 25	6,087 0	5,737 19	9,864 0	686 8	1,061 0	6,423 21	10,725 0	53½
Bhadliad ...	2.4	5,250 31	5,997 8	5,183 16	8,344 0	30 20	33 0	5,214 6	8,377 0	47½
Kamliā ...	2.0	1,469 23	1,599 8	1,471 2	1,909 0	...	...	1,471 2	1,909 0	19½
A'pandpur ...	2.0	646 19	698 8	643 1	803 0	...	...	643 1	803 0	15½
Vāliā ...	2.0	1,777 32	1,414 8	1,775 12	1,854 0	31 27	26 8	1,806 39	1,830 8	31
A'mbli ...	2.0	3,768 30	3,122 4	3,755 23	3,924 0	325 32	238 0	4,181 15	4,212 0	26½
Kāmātalā ...	2.0	1,175 34	916 0	1,167 39	1,020 0	14 27	14 8	1,182 26	1,034 8	11½
Sola ...	2.0	634 30	624 8	582 22	711 0	91 39	61 0	674 21	772 0	14
Goghla ...	2.0	2,073 6	2,615 8	2,068 2	2,347 0	480 22	468 0	2,548 24	3,405 0	132
Māndvipura ...	1.4	1,865 56	819 8	1,877 2	845 0	419 36	199 6	2,296 33	1,044 0	3
Total ...		35,240 36	47,925 2	34,932 23	64,309 0	2,242 13	2,232 0	37,225 1	67,031 0	35½

10. The petitions received against the above-stated rates disclose no ground for interference. These rates as well as those proposed for the original settlement of the village of Anyāli Kāthini are sanctioned. They should be introduced with the least possible delay and guaranteed for the usual period of 30 years. As recommended by the Honourable Mr. Stewart the date for receiving resignations under Section 74 of the Land Revenue Code may be specially extended for this year up to 5th June.

11. The proposals of Mr. Fernandez for the disposal of fruit-trees are approved.

J. DE C. ATKINS,
Acting Under Secretary to Government.

To

The Commissioner, N. D.,
The Collector of Ahmedabad (with the petitions),
The Survey and Settlement Commissioner,
The Director of Land Records and Agriculture,
The Public Works Department of the Secretariat,
The Accountant General,
The Government of India,
The Secretary of State for India. } By letter.

With an intimation that the papers are being printed in the form of a Selection from the Records of Government, and that when it is ready copies of it will be forwarded to them.

NOTE.—Copies of the Selection will be forwarded direct to the Deputy Superintendent, Gujarat Revenue Survey.