

LAND LEGISLATION IN ANDHRA PRADESH (1800-1950)

T. V. S. R A O

PART TWO

TENANCY

THE LEGISLATION under this head pertains to the relationship between the landlord and the cultivating tenant. Just as in the case of tenurial legislation, tenancy legislation also dates back to 1802 and is considerably a by-product and a joint product of the former. Even the Permanent Settlement Regulation XXV of 1802 specified, in Section 14, that each zamindar should grant a *patta* or *kowl* specifying the rent to be paid by each cultivator and explaining each condition of the engagement. This exchange of *patta* was mandatory and was intended to safeguard the interests of the ryots, as occupancy tenants, on the basis of the principle that "though they (cultivating ryots) had no positive property in the soil, had a right of occupancy as long as they cultivated to the extent of their usual means and gave to the Circar or Proprietor whether in money or in kind the accustomed portion of their produce."¹

Apart from the Permanent Settlement Regulation, several other regulations governing this subject were passed in 1802. They were Regulation XXVIII governing the distraint of property of tenants for recovery of rent arrears, and Regulation XXX prescribing the procedure of grants of *patta*. In addition, Regulation XXIX (*Karanams*) also was designed to protect to some extent the rights of the ryots.

Regulations of 1802

The Madras Regulation XXVIII empowered landlords to distrain and sell the personal property of under-farmers and ryots, and, in certain cases, the personal properties of their sureties for arrear of rent or revenue. This was aimed at enabling "the punctual collec-

¹ Instructions issued to Collectors by Board of Revenue, Paras 32 and 34.