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REPORT
ON THE
LAND REVENUE ADMINISTRATION
OF THE
PUNJAB,
FOR THE
AGRICULTURAL YEAR.

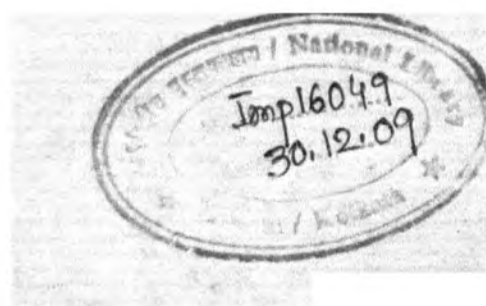
1ST OCTOBER 1891 TO 30TH SEPTEMBER 1892.

Published by Authority.



Lahore
"CIVIL AND MILITARY GAZETTE" PRESS,
Contractors to H. M. G.

30 DEC 2009



No. 422.

FROM

J. M. DOUIE, ESQUIRE,
*Offg. Revenue Secretary to Government,
Punjab and its Dependencies,*

TO

THE SENIOR SECRETARY TO THE FINANCIAL
COMMISSIONERS, PUNJAB.

Dated Simla, 10th July 1893.

Revenue and Agriculture.

Revenue.

SIR,

WITH reference to your letter No. 135, dated 25th February 1893, I am directed to forward, for the information of the Financial Commissioners, a copy of the Review of the Revenue Administration Report for the year 1891-92 and to return the selected reports submitted by the Financial Commissioners.

I have, &c.,

J. M. DOUIE,
Offg. Revenue Secretary to Government, Punjab.

READ—

The Report on the Revenue Administration of the Province for the agricultural year ending 30th September 1892, forwarded with the letter of the Senior Secretary to the Financial Commissioner, Punjab, No. 135, dated 25th February 1893.

REMARKS.—The Report was as usual submitted by the Financial Commissioners with commendable punctuality. But the Lieutenant-Governor regrets that owing to great pressure of other work considerable delay has occurred in reviewing it.

2. The year, which included the autumn harvest of 1891 and the rabi of 1892, was a very unfortunate one for agriculturists in the Punjab and illustrates the extent to which they are still at the mercy of the vicissitudes of the seasons. In spite of great extensions of irrigation in recent years, nearly two-thirds of the total cultivated area is still solely dependent on rain, and, though in a year of great drought the powers of the wells are strained to the utmost, the area which they can effectively protect is diminished. Thus we find that, while the number of wells in use was considerably larger than in the previous year, the area of well-irrigated crops fell off by from 2 to 4 per cent. Disease was rife among man and beast, and the depredations of locusts continued, though the loss from this cause was much less than in 1890-91. The alleged connection between the locust plague and mortality among cattle, especially camels, in certain districts, as to which some scepticism was expressed last year, appears to be confirmed by the facts stated by the Deputy Commissioner of Muzaffargarh at page 16 of the extracts.

3. Prices of food grains were on the whole a good deal higher than in 1890-91. The very great rise which has taken place in the last few years is in a large measure due to the increasing export of wheat to Europe. It has been very severely felt by certain classes of the population, and has formed a frequent theme for writers in the Native Press, who constantly reproach the Government for not finding a remedy. Some of these writers, with that regrettable spirit of bitterness which prompts them to find a race question in everything, treat the matter as if it were one simply of the interests of European traders and consumers as opposed to the interests of the people of this country. Much allowance must be made for the circumstance that the writers in question commonly belong to the classes that have suffered most from the dearness of food, and some degree of irritation on their part may well be pardoned. At the same time it is extraordinary that men who have received a certain amount of education, and who must have some knowledge of the views and feelings of persons outside their own immediate circle, should fail to recognize the fact that, even from the point of view of the people of this country, there is another side to the question. If most of the dwellers in towns, and, after an unusually bad harvest, some portion of the agricultural population suffer from high prices, the great mass of the cultivators, who form the vast majority of the population, in so far as they are affected by the rise of prices, usually derive a large profit from it, and would strongly object to the adoption of any measures for artificially lowering prices. In short, the case is simply one of those, unfortunately too common in this world, in which one man's gain is another man's loss, and when such results come about in the ordinary course of the development of the country any attempt by the Government to adjust matters in the interests of one party at the expense of the other would, except under the most extraordinary circumstances, be altogether unjustifiable. It is no doubt conceivable that an extraordinary conjunction of events, such as the simultaneous occurrence of extremely high prices in England, very low homeward freights, and great depletion of stocks of grain in India, might bring matters to such a pass that the Government would be forced to impose an export duty, or to take some other step to check exportation in order to save the country from absolute famine, and

the Lieutenant-Governor is having calculations made which will enable him to form some estimate of the possibility of such a position actually presenting itself. But it is quite clear that nothing short of such an extraordinary concurrence of untoward circumstances would warrant the interference of the Government, and it is well that this should be plainly understood by all concerned.

4. The work of the village record agency has been satisfactory. The number of unpassed Patwáris has now been reduced to 246, or 3 per cent. of the total number employed, and the Lieutenant-Governor is especially glad to learn that Patwári appointments are now attracting a better class of men. The consolidation of field numbers appears to have been carried too far in some parts of the Province. Where this is the case the value of the revenue registers is seriously diminished, and Sir Dennis Fitzpatrick hopes that the matter will continue to occupy the attention of the Financial Commissioners. The work of attesting mutations is extremely heavy in some districts, and the Lieutenant-Governor will be prepared to consider whether the attestation of uncontested mutations due to inheritance might not be left to selected Kánúgos, if the Financial Commissioner feels that a proposal in this sense can suitably be made. The advantages to be expected from an improved system of record are highly important. But close supervision is required to prevent such a system from incidentally entailing hardships on the people, and the relaxation of the rule which required that all transfers should be attested in the village to which they belong renders this doubly necessary. In one district which Sir Dennis Fitzpatrick visited last cold weather complaints were made that cultivators were kept away from their work for a long time, and that large numbers of people were collected in a single village with the result that its proper inhabitants or the leading men among them were compelled by the custom of the country to spend a good deal of money in entertaining strangers.

5. As regards the important question of the extent to which agriculturists are parting with their land by sale or mortgage, the Financial Commissioners have examined the aggregate figures of the year for the Province as a whole and find them encouraging. This is satisfactory so far as it goes, and the Lieutenant-Governor is disposed to think that the rapidity with which land is passing away from agriculturists is apt to be somewhat exaggerated. At the same time it must be remembered that the extent to which the evil prevails differs widely from one district to another, and accordingly it is more important to examine the statistics for each district separately than for the Province as a whole. It is, however, as was observed in the 9th paragraph of last year's review, useless to attempt to draw any conclusion from the figures until arrangements have been made for distinguishing alienations which have taken place during the year under report from those which took place in former years, but have only now been brought on the record. The sooner this is done the better; for, though we may hope that, as the system of record is improved, the errors arising from the inclusion of transfers of previous years will become so small as to vitiate the returns only to a trifling extent it is manifest from the extracts from the reports of local officers and from the detailed figures given in Statement X A that we are still very far from that perfect state of working. On the contrary, it is evident that the startling variations observable in the figures for certain districts are due, not to the difference in the number of transactions that have taken place in the years reported on, but to the degree of intensity with which the system of registration has been pursued. Thus if we take the districts of Hoshiarpur, Lahore, Rawalpindi, Hazára and Pesháwar, where the figures for sales and mortgages in 1891-92 are very large as compared with those for the previous year, we find that the figures for transfers by inheritance are similarly large. In like manner a great decrease in the figures for sales and mortgages in Amritsar and Gurdáspur is accompanied by a similar decrease in the figures for transfers by inheritance. It is obvious that these large variations in the number of transfers by inheritance are due merely to the work of registration being more energetically carried out in one year than another, either because the district has come under settlement,

or because the Deputy Commissioner has given special attention to the subject. It is therefore reasonable to infer that, when similar variations in transfers by sale or mortgage occur in the same districts, they are due to the same cause.

6. The first of the two tables in paragraph 7 (c) of the Report shows that the area of land transferred yearly by order of Court is a fraction of the total proprietary area (about 55 million acres) so very minute that it may be altogether left out of consideration. It does not of course follow from this that our system of Civil justice does not tend indirectly to cause transfers, but the fact is worth noting in connection with the question of legislation on the subject of agricultural indebtedness. Another point to be noted in this connection is the extent to which the zamindar is in some parts of the country taking the place of the bania as a money-lender.

7. All questions relating to horse and cattle breeding and to cattle disease will in future be excluded from the Land Revenue Report and dealt with in the Annual Veterinary Report. The Lieutenant-Governor will be glad if the Financial Commissioner or the Director of Land Records will refer the portions of the Report now under review which deal with these subjects to the officers of the Civil Veterinary Department and submit their opinions for his consideration. It is not possible to deal satisfactorily with the suggestions made by local officers on such subjects without the aid of professional advice.

8. Considering the character of the seasons, the percentage which the collections bear to the demand shows that there was no laxity in realizing the revenue. Suspensions had to be freely granted in some parts of the Province. The largest were in the Kangra and Shahpur Districts. Of the amount suspended in Kangra the Financial Commissioner has proposed the remission of Rs. 23,000 in the Hamirpur Tahsil, where an enhanced demand will shortly be introduced. But the Lieutenant-Governor has deferred passing orders till the assessment report is received. Mr. Wilson has noted that in Shahpur the seasons were "almost the worst within living memory." Sir Dennis Fitzpatrick agrees with the Financial Commissioner that the Deputy Commissioner's action, as described at pages 37-38 of the extracts, is a good example of the proper method of working a fixed assessment in a tract subject to great vicissitudes of yield. The suspensions in Lahore were given in a part of the district which is in a depressed condition and where the new assessment is being introduced. They have since been converted into remissions. A small part of the amount suspended in Amritsar was remitted after the Lieutenant-Governor had had an opportunity of considering the state of the tract affected when passing orders on the Ajnala Assessment Report.

9. The Lieutenant-Governor has approved of a proposal to apply a system of fluctuating assessment to the scattered wells of the Thal tract in Dera Ismail Khan, which has suffered much from bad seasons in late years. The question of the acquisition of a large portion of the Thal waste in view of the future construction of a canal from the Indus will shortly be submitted to the Government of India.

10. It has been ascertained that the increase in assigned revenue in the Lahore and Jullundur Divisions mentioned in the 20th paragraph of the Report is due in the former to enhancement of assessment in two districts under settlement, and the inclusion in the return for the first time of zaildari and sarpanchi inams in Gurdaspur. In the Jullundur Division the tax has been raised by re-assessment operations in Kangra, and the addition of the revenues of the Guler, Lambagraon and Rupri jagirs, formerly erroneously omitted from the statement.

11. Re-assessment work was started in Peshawar and Montgomery during the year; most of the other settlements mentioned in the Report are drawing to a close. Orders have been passed by the Lieutenant-Governor on the assessment reports which were under the consideration of the Financial Commissioners when the Revenue Administration Report was written.

12. The system by which village headmen are permitted to transmit land revenue to the tahsil by money order, having been found to act well on the whole in three of the four districts in which it has been tried, has now been extended to the whole Province. In Siálkot so far it has been a failure, because the *arz irsals* are not as a rule written by the Patwáris, and trifling errors occur in the calculation of the demand. The Lieutenant-Governor sees no reason why the Patwáris should not be made to prepare the *arz irsals*. At any rate, the District Officer will be able to insist on their doing so as soon as settlement operations are completed. The Commissioner of Lahore has noted at page 55 of the extracts that the tahsil establishment naturally dislikes the system. The Lieutenant-Governor will be glad to know to what their hostility is due. Is it that the plan gives them more trouble, or that it deprives them of the opportunity of exacting petty *doungours* from the *lambardárs*? The system of payment of revenue without *de-audit* by the revenue accountant introduced by Mr. Gladstone in Umballa is alleged to have worked well (page 56 of extracts). It is impossible to say until further details of the method of working are supplied whether it dispenses with any really useful check. In any case, Sir Dennis Fitzpatrick wishes to receive a further explanation of the difficulties which stand in the way of its adoption, for the plan, if practicable, seems to possess some important advantages.

13. The Lieutenant-Governor is glad to learn that Mr. Rivaz is paying special attention to the over-crowded state of some of the record rooms owing to failure to carry out the rules dealing with the destruction of useless records. The matter is a serious one, for the result of the accumulation of papers which ought properly to be destroyed is that sooner or later additions to existing record-rooms have to be made at considerable expense. The scheme started by Mr. Gladstone in Umballa for furnishing copies to applicants by value payable post appears to have succeeded in that district and in Gurdáspur, where it was also tried (page 53 of extracts). Sir Dennis Fitzpatrick wishes to be informed of the result of the experimental adoption of the plan in other districts.

14. The contrast between the proportion of suits under Section 24 of the Tenancy Act in which enhancement of rent was decreed in Gujrát and Amritsar on the one hand and Jullundur on the other is very striking. The Lieutenant-Governor will be glad if the Financial Commissioners will enquire into the cause of this difference and inform him of the result. The failure of all suits to contest liability to ejection in Gujrát has led the Commissioner to remark that either the state of affairs is peculiar or the tenancy law is being harshly worked (page 58 of extracts). No doubt the Commissioner will satisfy himself as to the real state of the case.

15. An interesting account of the colonization of the Government waste on the Chenab Canal up to 30th September 1892 is contained in Appendix E. Since then rapid progress has been made, the total area allotted up to the end of May 1893 being 363,000 acres. The Financial Commissioner truly remarks that it is impossible to discuss a particular scheme of this sort in an annual report for the whole Province, but it is interesting to find that some relief is being given to congested districts by the policy of drawing the colonists only from those tracts where the population is pressing upon the soil. In connection with the remark of the Deputy Commissioner of Siálkot that the applications for land accepted up to the time when he wrote involved an exodus of from 25,000 to 30,000 persons from his over-crowded district (page 63 of the extracts), it may be noted that the population of Siálkot increased between 1881 and 1891 at the rate of nearly 11,000 souls per annum. Mr. O'Dwyer's remark at page 32 of the extracts as to the spirit of land speculation which has sprung up even among certain classes of officials in the Gujránwála District since the Chenab Canal was opened requires consideration, and the matter, in so far as it relates to servants of Government, should be reported on in detail.

16. In paragraph 28 of the Financial Commissioners have noticed the difficulties which sometimes arise in acquiring land for private canals. But it is not only in such cases, but also in many others, *e. g.*, in connection with sanitary

improvements in villages, that additional powers for expropriating landowners are needed, and the proper remedy appears to be the amendment of the Land Acquisition Act. The Lieutenant-Governor observes that, while it is satisfactory to find that the two districts, in which the work under that Act has been heaviest, have brought it so well up to date, some other districts appear still to have very old cases pending which call for the Financial Commissioners' notice.

17. Sir Dennis Fitzpatrick agrees with the Financial Commissioners in thinking that the attention of the Deputy Commissioner of Gujranwála should be drawn to the importance of granting takávi freely for the construction and repair of wells. The matter was dealt with in the orders passed by Sir James Lyall on the assessment report of the Gujranwála Tahsíl. The Lieutenant-Governor does not quite understand the remarks in paragraph 30 (b) regarding takávi advances in Ladhiana. If it should appear that, as a matter of fact, no new wells are being sunk in that district without assistance from Government in the form of loans, he fears that the probable inference is that few would be constructed even with such assistance. As noticed in the 31st paragraph of the Report, the Deputy Commissioner of Shahpur adopted a novel procedure in the case of loans under Act XII of 1884. It is not clear in what precise form the transactions referred to were carried out, but such transactions, except under the eye of an officer who knows his district and his people as well as Mr. Wilson does, would manifestly be open to great risk of abuse. Certain executive orders in force in the Punjab, which appeared to restrict takávi advances within narrower limits than were contemplated when Act XIX of 1883 was passed, have recently been cancelled with the assent of the Government of India.

18. From the facts stated in paragraph 33 (a) regarding the estate of the late Bhai Naráin Singh of Bágarián the duty of managing it would seem to be a somewhat unusual one for the Court of Wards to assume, and Sir Dennis Fitzpatrick wishes the papers connected with this case to be submitted for his perusal. He has recently had before him the case of the Farukhnagar estate in Gurgaon, which will require very careful consideration from the Financial Commissioner. The Lieutenant-Governor has found it necessary during the year under review to warn officers administering estates of the stringent obligation resting on them to manage them solely in the best interests of their wards. This does not of course prevent the introduction of such ordinary improvements benefiting the tenants of the estate as it would be the duty of a good landlord to make. But it does undoubtedly exclude the expenditure of money on speculative improvements having for their object merely the promotion of better methods of agriculture in the country generally.

19. With reference to appeals in revenue officers' cases, the Financial Commissioners have observed in paragraph 34 (b):—"The Commissioner of Ráwalpindi accepted 406 out of 968 appeals. The Commissioner of Delhi rejected all but 4 of the 88 appeals preferred in his Court. The difference of treatment may account for the difference in the number of institutions in the two Divisions." The figures for 1890-91 suggest a similar inference, as in that year the Commissioner of Delhi rejected 98 out of 100 appeals. In the Income Tax Report for 1891-92 the Financial Commissioner observed that no remissions of income tax assessment had been allowed on appeal in five districts of the Delhi Division. There is reason to apprehend that such extraordinary variations in different Divisions are due to the "personal equation" of the officers concerned, and the matter is one which requires to be watched.

20. One or two minor points remain to be noticed. The Lieutenant-Governor wishes to know what measures it is proposed to take with the co-operation of the Forest Department in the Mooltan District to develop the revenue derived from sájjí. He will also be glad to be informed of the result of the enquiry into the cause of the discrepancies between the record of canal-irrigated land in the Patwáris' registers and in the returns prepared by the Irrigation Department. The success of the *bands* constructed by the Canal Officer, Mr. Molloy, in the Dera Gházi Khan District is noticed at page 46 of the extracts.

The Lieutenant-Governor has recently decided that the costs of constructing the bands still required shall be met by the Irrigation Department. The Financial Commissioners appear to have overlooked the request made in the 4th paragraph of the Government of India Review of the Report of 1890-91 that, when allusion is made to a District Officer's remarks on any subject, the page of the extracts on which these remarks are to be found should be given for facility of reference.

The thanks of the Lieutenant-Governor are due to the Financial Commissioners for their full and careful report. It would be difficult for him adequately to acknowledge the assistance and advice which he receives from them in land revenue matters and in all other departments of work under their charge. He has perused with interest the selected district reports submitted by the Financial Commissioners.

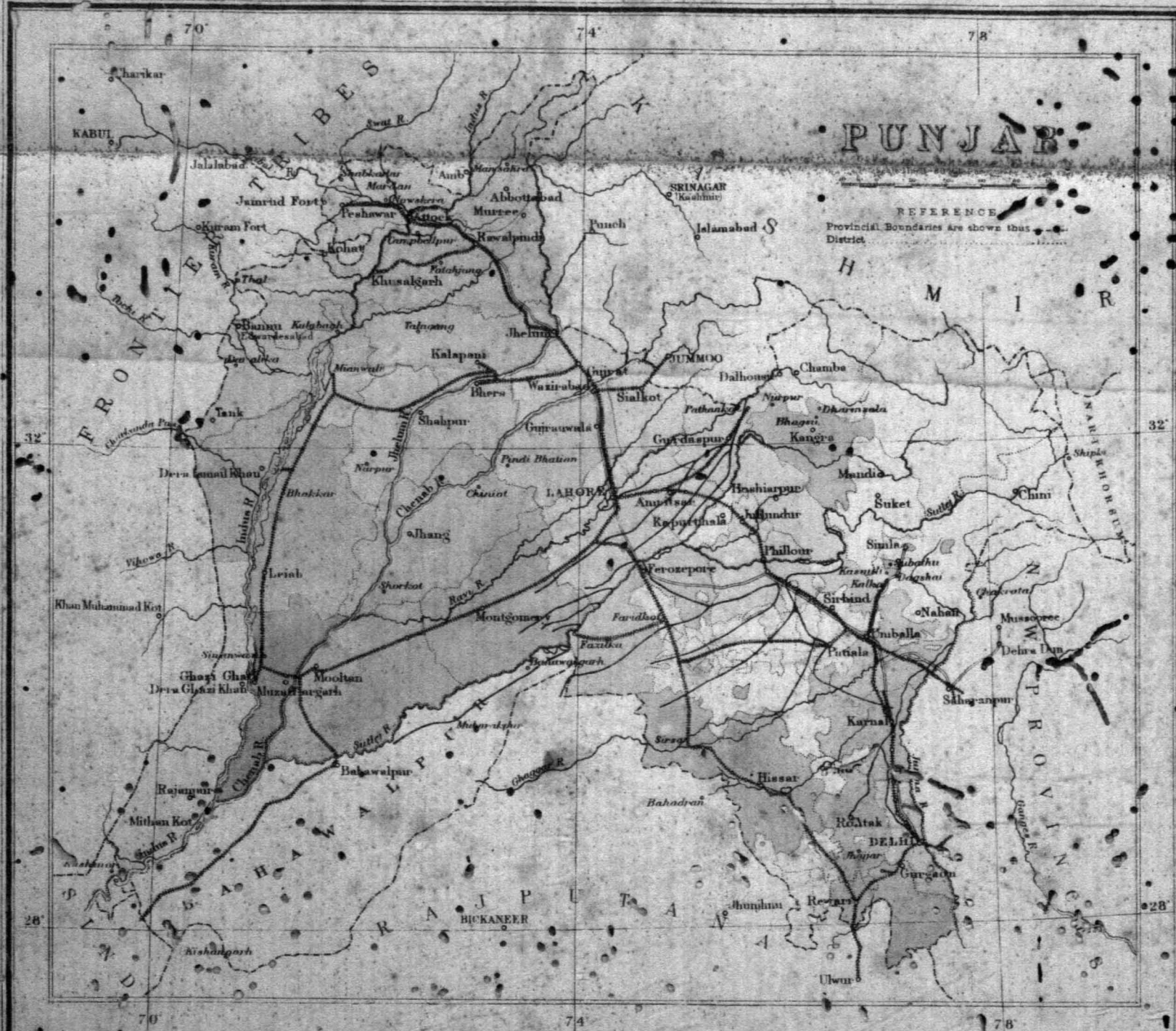
ORDER.—Ordered, that the above Remarks be printed and circulated with the Report; also that they be published in the *Punjab Government Gazette* and communicated to the Financial Commissioners; also that they be forwarded to the Government of India in the Department of Revenue and Agriculture with the usual number of copies of the Report.

By order of the Hon'ble the Lieutenant-Governor,

J. M. DOUGLAS,

Offg. Revenue Secretary to Government, Punjab.

Map showing Percentage of Area Cultivated with Wheat to Total Cultivated Area of each District, 1891-92.



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Number 37 dated 17th January 1893 to Revenue Secretary to Government, Punjab.—Progress Report of the Department of Land Records and Agriculture, Punjab, for the year 1881-92.

No. 135.

FINANCIAL COMMISSIONER'S OFFICE.

Dated LAHORE, the 25th February 1893.

FROM

M. W. FENTON, ESQUIRE, C.S.,

Senior Secretary to the Financial Commissioner, Punjab,

TO

R. G. THOMSON, ESQUIRE, C.S.,

Revenue Secretary to Government, Punjab.

SIR,

I am directed by the Financial Commissioners to submit the Annual Report on the Land Revenue Administration of the Punjab for the agricultural year 1st October 1891 to 30th September 1892. The office of the First Financial Commissioner was held by the Hon'ble G. R. Elsmie during the year with the exception of a period of one month and 15 days' absence on privilege leave from 14th October to 29th November 1891. Colonel L. J. H. Grey officiated for Mr. Elsmie for nearly a month until he was relieved by Mr. W. M. Young, C.S.I., on his return from furlough. On the termination of Mr. Elsmie's leave, Mr. Young reverted to his substantive appointment as 2nd Financial Commissioner, which he continued to hold throughout the remainder of the year. Mr. C. M. Rivaz officiated as 2nd Financial Commissioner during the months of October and November 1891.

I have, &c.,

M. W. FENTON,

Senior Secy. to Finl. Commr., Punjab.

REPORT ON THE LAND REVENUE ADMINISTRATION.

OF THE

PUNJAB

FOR THE

AGRICULTURAL YEAR, 1st OCTOBER 1891 to 30th SEPTEMBER 1892.

PART I.

SECTION I.—AGRICULTURE.

1. *Preliminary.*—As usual Part I of this report has been prepared in the office of the Director of Land Records and Agriculture, and Part II in the Financial Commissioner's office. The reports of the various districts were received on the dates noted below:—

DIVISION.	District.	Date of receipt of fair copy.	REMARKS.
DELHI.	Meerut	11th November 1892.	
	Rohtak	8th December 1892.	
	Gurgaon	11th November 1892.	
	Delhi	28th Ditto.	
	Karnal	7th Ditto.	
	Umballa	28th Ditto.	
	Simla	7th Ditto.	
JULLUNDUR.	Kangra	7th December 1892.	
	Hoshiarpur	22nd November 1892.	
	Jullundur	21st Ditto.	
	Ludhiana	18th Ditto.	
	Perozepore	7th December 1892.	
LAHORE.	Mooltan	18th November 1892.	
	Jhang	8th Ditto.	
	Montgomery	16th Ditto.	
	Lahore	24th Ditto.	
	Amritsar	14th Ditto.	
	Gurdaspur	11th Ditto.	
RAWALPINDI.	Sialkot	28th Ditto.	
	Gujrat	5th December 1892.	
	Gujranwala	28th November 1892.	
	Shahpur	12th December 1892.	
	Thelum	1st Ditto.	
	Rawalpindi	22nd November 1892.	
PESHAWAR.	Hazara	21st Ditto.	
	Peshawar	21st Ditto.	
	Mohat	21st Ditto.	
DERAJAT.	Bannu	1st December 1892.	
	Dera Ismail Khan	28th November 1892.	
	Dera Ghazi Khan	1st December 1892.	
	Muzaffargarh	28th November 1892.	

2. *Rainfall and Harvests.*—The seasons dealt with in this report are the autumn season of 1891 and the spring season of 1892.

Statement No. IV.

The year was one of severe drought, the rainfall over the province at large being only about two-thirds of the average: in hardly any district west of the Sutlej was it more than half the average, while in Mooltan and in the frontier districts it was under one-third. The only districts which received more than the usual supply were Gurgaon, Delhi, Umballa and Simla. In the Karnal district which lies between Delhi and Umballa the want of rain

was not serious, nor was it so in Kángra; but Ferozepore on the bank of the Sutlej shared the fate of the districts of the Punjab proper, and there was a marked deficiency in the districts of Hissár and Rohtak which lie to the south of the Cis-Sutlej Sikh States. Only the Hindustáni end of the province had ordinarily favourable rains.

The want of rain was most marked in the winter months, when it is much desired for the growth of all crops, even those which are capable of artificial irrigation. The winter of 1891-92 was almost absolutely rainless, hardly any district in the plains, even in the east of the province, getting much over two inches of rain during the six months between and including October 1891 and May 1892.

2 (a). The rains began very late in the end of July. The district reports state that heavy rain fell in Hissár and Rohtak in the last week of that month and about the same time in Hoshiárpur. In Delhi there was an excessive fall on the 5th-10th August. But in most places there was a cessation of rain after the first heavy showers. The commencement of the monsoon had been generally too late for sowing *bájra* except in Hissár where advantage had been taken of an earlier fall of rain in March 1891 and the fitful character of the season was bad for the great fodder crop *jowár* or *chari*. From almost every district the complaint is made that the rain besides being scanty was badly distributed and did less good than might have been expected.

The kharíf harvest was good in Rohtak, Delhi, Karnál, an average crop in Gurgáon, somewhat disappointing in Hissár, good in Hoshiárpur, but damaged by unsuitable weather in Kángra. It was bad in Ludhiána, Ferozepore, Amritsar, Lahore, and generally throughout the remainder of the province. In Ráwalpindi an average kharíf is reported except in the Pindigheb tahsíl; also the Utman Bolak tahsíl of the Pesháwar district, the Bannu district, the Leiah tahsíl of the Dera Ismail Khan district were favourable exceptions, and parts of the hill country of Hazára. Everywhere else the autumn crop withered for want of moisture or was kept alive only on irrigated lands. In Ferozepore unirrigated *jowár* entirely failed. In Lahore the rain was terribly short and unequally distributed. In Amritsar no rain at all fell until August. In Gurdáspur the rains were deficient and unseasonable. In Siálkot it is reported that the first sowings of the kharíf failed for want of rain, that on the rain recommencing the fields were sown again, but that the rain again ceased and the second sowings also perished like the first. Gujrát had less than half its proper quantity of rain and the west side of the district in particular suffered severely. The Gujránwála report remarks that the rain was poor and badly distributed, and that unfortunately it was in those parts of the district where there are fewest wells to aid in time of drought that the rain was most scanty. From Shahpur the report is that the rains began late, were scanty and came to an end early. In Kohát the rain was far below the average and all the unirrigated crops failed. Along the Daman tract at the foot of the Suleimán range in Dera Ismail Khan, the kharíf was scanty. In Dera Gházi Khan the rainfall was the smallest on record. There was no kharíf in the Pachhád country, and *jowár* became very scarce. In Muzaffargarh the rain was far below that of last year and somewhat below that of 1889-90. The kharíf in that district however is nearly all grown on irrigated or inundated land and is not much dependent on rain. The natural means of irrigation in some cases failed. The Sidhni Canal in the Mooltan district which is dependent upon floods in the Rávi remained dry until the 19th of July. The Joi stream in the Kohát district ran short and the hill torrents in Dera Ismail Khan gave a meagre supply.

Some showers which fell at the end of September barely saved a part of the crop in some districts, thereby somewhat relieving the apprehensions of the people who despaired of keeping their cattle alive.

2 (b). A late monsoon is rather favourable for the sowing of the spring crop in October, and as is well known the cultivator in the Punjab always reserves as much land as he can for the more marketable spring grains. Hence though the rains had not been good

the rabi sowings took place as usual, some of the late showers in September being very opportune. But except in the eastern districts the want of rains in the winter, which followed, was fatal to the crop where it was not irrigated. Gurgáon and Karnál report a rabi crop above the average; Delhi a fair crop; Rohtak a 14-anna crop; Hissár 12 anna; but these are almost the only fortunate districts. Umballa had a poor crop though the area sown was large. In Gurdáspur the crop survived the drought fairly well. Several districts report that it was the worst spring harvest that has been known for many years. The Kángra report presents a very gloomy representation of the state of agricultural affairs in this season. In Hoshiárpur only the wettest situations did well. In Ludhiána the rabi was worse than the kharíf had been. In Ferozépore the only rain which fell during the winter was that which was recorded at the headquarters of the district; in other tahsils, the returns of which are not included in printed Statement No. IV, there was none at all; the unirrigated crops generally failed. In Montgomery the produce even on irrigated lands was only half an average. Amritsar reports the rabi to have been even worse than the kharíf. In Gujrát it was no better. In Gujránwála the sowings were contracted and the want of winter rains completed the failure of the crop. Shahpur reports less deficiency in the rabi crop than in the kharíf. In Jhelum no rabi was sown in the *Thal* and in the Pind Dádan Khan tahsíl; in Chakwál and Talagang the area sown was good though the final results were not. In Ráwalpindi again there was a large area sown, but drought and parching winds spoiled the crop and less than two-fifths of it came to maturity. The early summer was most unusually hot and dry throughout the province, and thus the already feeble crops were burnt up when in the ear and the desiccated seed germs formed no grain. Hazáta, though a hill district, reports that the corn was checked by drought at this stage, and the crop fell below the average. In Kohát the sandy lands of the Bárák tahsíl showed their well known power of retaining moisture when better soils were drying up. In Muzaffargarh the rabi crop felt the want of rain more than the kharíf had done and the *Thal* lands in particular suffered much.

3. *Increase and decrease in cultivated area.*—The area of the province and Feudatory and Tributary States shown by the Survey Statements Nos. III and V. Department is unaltered. A change has been caused in column 5 of Statement No. V "area for which returns are not available" by the Kángra district having transferred to this head an area of 4,630 square miles of high mountain-country, which last year was entered as unappropriated Government waste, but in preceding years was shown as it now is. The area shown in the village papers is 4,635.6 square miles less than last year. By far the greater part of this decrease is accounted for by the change just mentioned.

3 (a). There was on the whole a contraction of cultivated area from 25,871,157 acres in 1890-91 to 25,779,366 acres in the year 1891-92, a falling off of 91,791 acres. The area for this year is however still much above that of 1889-90 or that of any previous year.

The table below shows in comparison the proportion of fallows and crops in 1891-92 and seven preceding years:—

1	2	3	4	5
YEAR.	Cultivated.	Current fallows.	Balance cropped.	Area of crops by jinsawar.
	Acres.	Acres.	Acres.	Acres.
1884-85	24,935,133	2,381,432	22,553,701	24,073,615
1885-86	25,209,393	4,697,575	20,511,818	22,613,077
1886-87	24,153,671	5,773,910	18,387,661	20,317,967
1887-88	24,683,484	4,997,456	20,586,028	22,790,601
1888-89	24,893,368	4,672,673	20,720,695	23,469,994
1889-90	25,492,354	6,084,841	19,407,513	21,231,358
1890-91	25,871,157	5,017,065	20,854,092	23,536,126
1891-92	25,779,366	6,536,794	19,242,572	21,408,657

The area actually cropped in 1891-92, viz., 19,242,572 acres was 1,611,520 acres less than last year, and was in fact, as will be seen from the above table, the lowest area except that of 1886-87, which has been recorded in this period of eight years. The causes of this have already been stated.

The area of current fallows, that is to say land which has borne no crop during the year, has risen to 6,536,794 acres or 1,519,729 acres more than last year, and more than in any one of the previous seven years.

This heading "current fallows" includes as was mentioned in last year's report not only land which was not sown, but land which though sown bore no crop during the year—see note to column 9 of the yearly area statement in Chapter VI of the Patwari Rules—and during the present year there was unfortunately a very large area on which the only crop that was sown was an utter failure. If land is left fallow for two agricultural years it is regarded as no longer cultivated but becomes waste. But it must be remembered that patwaris are now forbidden to change the classification of land in this way, except at the time of quadrennial attestation which takes place in only one-fourth of the villages of the province each year. It cannot be doubted that but for this restriction the effects of a bad year in reducing the cultivated area would be much more apparent in the statistics of that or of the following year than they now are. In Mooltan, Jhang, Montgomery and the Derajat, however, the rule regarding the classification of cultivated land is different. No land is shown as cultivated in those districts which has not been actually under crop during the year.

The area not available for cultivation has been reduced from 12,119,836 acres to 11,665,589, a difference of 454,247 acres. Of the whole area of the province 4.7 per cent. is made up of forests, 37.7 per cent. of Government waste lands, 7.9 per cent. of unculturable lands or land otherwise not available for cultivation, and 39.7 per cent. is cultivated.

The area under forests is shown as 25,148 acres more than in 1890-91. The increase is due to the Jhang district in which three rakhs in the tract irrigable from the Chenab Canal have been reserved for forest purposes.

Government waste lands have been reduced in the present year's return from 10,367,354 acres to 7,159,443 acres, a difference of 3,207,911 acres. The cause of this large difference is the transfer of mountain areas in Kangra which has been mentioned in para. 3.

3 (b). An analysis of the cultivated area is contained in statement No. III. The classes of land therein shown are in some cases described by local names, a difference in which does not necessarily indicate a real difference of character. Thus in Peshawar, Kohat and some other frontier districts a distinction is made between lands irrigated by channels of native construction distributing the water of hill streams, which lands are called *abi*, and lands irrigated by regular canals, the work of the British Government, which alone are called *nahri*. In other districts a class called *nahri-abi* is shown. In Bannu, however, all the canal-irrigated lands are shown as *nahri*. This example might for the purpose of provincial statistics be generally followed, the distinctions between regular and irregular, Government and private canals being kept up of course in the local records as before. In the Derajat the local terms *rod kahi* and *kala pani* are used for irrigation from hill streams. *Shahi nahri* is applied only to the irrigation from a canal called the *shah nahr* in the Hoshiarpur district. The first part of the word might as well be dropped. The distinctions of *rohi* and *maira* which refer to natural qualities of soil, the former a stiff soil and the latter a sandy one, are used only in the Gurdaspur returns. Both might apparently be classed as *barani*. The same remarks apply to the terms *ekfasli* and *dozasli*, meaning lands usually supposed to bear one crop or two crops respectively in the course of the year, which terms like the above are confined to the Gurdaspur district as is also the term *kut*. *Dahri* is used only in the Gurgaoon returns. It means lands which are moistened by rain water from the low hills held up in local depressions or swamps. Where the basin holding the water is purely natural such land much resembles in its advantages and disadvantages the tracts inundated by overflow of rivers, and where as is often the case the water is regulated by embankments and sluices and is distributed by artificial channels it is similar to the tank irrigation of

Southern India. All of it might be included in the term *ābi* as defined in the Patwāri Rules. Lands flooded or moistened by the Deg, in Lahore, and such like streams are classed as *ābi*. If we class together *chāhi*, *chāhi nahri* and *chāhi ābi* as lands irrigated by wells; *nahri*, *shāhi nahri*, *nahri ābi* as canal-irrigated; *ābi*, *dahri* and *rod kahi* as lands irrigated by miscellaneous natural sources, and the rest, except *sailāba*, as lands dependent on rainfall we obtain the following distributions. The distribution in the preceding year is also given for comparison. The percentages in the two years are the same, neglecting fractions:—

	1890-91.	1891-92.	Per cent. of cultivated area.
	Acres.	Acres.	
Well lands	4,534,923	4,619,891	18
Canal lands	2,707,740	2,852,290	11
Riverain lands	1,818,805	1,785,338	7
Other wet lands	591,635	512,516	2
Dry lands	16,218,054	16,009,331	62
Total	25,871,157	25,779,366	100

Areas cropped and uncropped.

3 (c). The areas cropped and uncropped in each of these classes and the areas of crop grown will then stand as follows:—

	Uncropped.	Cropped.	Crops grown.
	Acres.	Acres.	Acres.
Well lands	666,188	3,953,703	4,279,066
Canal lands	372,801	2,479,489	2,726,923
Riverain lands	238,452	1,546,886	1,688,622
Other wet lands	78,846	433,670	533,078
Dry lands	5,180,507	10,828,824	12,180,368
Total	6,536,794	19,242,572	21,408,657

We thus find that 14 per cent. of the well lands grew no crop, but that the remaining 86 per cent. grew some double crops, and that the whole area of crop was 93 per cent. of the whole area of land under cultivation in this class. In the class of canal lands 13 per cent. bore no crop, 87 per cent. were cropped, and the crops raised amounted to 96 per cent. of the land area. Of the riverain lands 13 per cent. bore no crop, 87 bore crops, and the crop area was 95 per cent. of the land area. In other lands, not depending on rain, the area of uncropped land was 15 per cent., of cropped land 85 per cent., and of crop raised 104 per cent. Lastly on lands, entirely dependent on rain, the uncropped area was 32 per cent., the cropped area 68 per cent., and the area of crops raised 76 per cent. It is noticeable that on *chāhi nahri* the area of crop grown was only 91 per cent. of the area which was cropped and only 84 per cent. of the area under cultivation. In *dahri* and *rohi* lands, on the other hand, there was a great quantity of double cropping, the figures in the last column exceeding those in the last column but one of the above table to the extent of 9.2 and 23.1 per cent. respectively.

3 (d). It must be remembered however that the figures in the last column are classified on a quite different plan from those in other parts of Statement No. III, being derived directly from the crop returns in which every crop grown is classed according to the kind of irrigation it actually received while growing, and not according to the semi-permanent description applied to the field in which it grew. Unirrigated crops may be grown in land which is quadrennially classed as well land, or in some other irrigated class. Well or canal water again may be applied in a year of drought to a field which in the quadrennial classification is regarded as unirrigated, and many other similar cases may occur. It is therefore hardly possible, especially where different classes of irrigation are intermixed to make a direct comparison between the crop area and the land area of any one class. Taking the entire cultivated land of the province as a whole, however, it may be stated that 25.4 per cent. bore no crop, that 74.6 per cent.

was cropped, and that the area of crop harvested bore a proportion to the area of land under cultivation of 83 to 100; the corresponding percentages for the preceding seven years beginning with 1884-85 were 99, 90, 84, 92, 94, 83 and 91. The crop area exceeded the area of land which bore crops by 2,166,085 acres, or 11.3 per cent., and this is the extent to which double-cropping occurred within the agricultural year. This excess is normal; the percentage of crop harvested to the land on which the crops are grown has during the last seven years varied but little and averages 110.9.

Differences from previous year.

3 (e). The following are the most noticeable differences between the figures of 1891-92 and the previous year:—

In Rohtak the classification has been altered, a new class of *nahri ábi* being introduced and some *sailáb* shown, though there is no river in that district. In Gurgáon *cháhi* and *nahri* have both been greatly increased at the expense of *bárání*, though there is no great increase in the number of wells in that district. In Delhi a similar exchange has been made, though the area of crop irrigated from wells has fallen off very largely during the year. In Kángra an increase of 30,242 acres appears, which is entirely in the *bárání* area. In Hoshjarpur *nahri ábi* has fallen off and other classes have increased. *Nahri* has largely increased in Ferozepore at the expense of *bárání* owing to continued development of the Sirhind Canal. In Mooltan there is an increase of 20,407 acres in the whole cultivated area due to more extended canal irrigation, while the area purely dependent on wells has decreased. In Jhang there is a great decrease of 24,075 acres in the cultivated area under nearly all heads due to drought. In Montgomery decrease due to the same cause is no less than 50,300 acres, or nearly 10 per cent., and the decrease is under all heads except canal lands. In Montgomery and Jhang as also in Mooltan and the Deraját land which has been fallowed for the year is at once excluded from the cultivated area and so the effect of drought appears immediately in the returns of these districts. Lahore shows a decrease of 10,164 acres mainly under *bárání*. In Gurdáspur the classification is not the same as in the previous year, but there seem to be no great substantive changes. In Gujrát there is a decrease of 12,122 acres. In Gujránwála there has been some change in classification resulting in an increase in the canal area. In Shahpur the whole cultivated area has been increased by 12,533 acres chiefly under *bárání*. In Pesháwar there is a general increase and also a considerable transfer from *bárání* to *nahri*. Bannu shows an increase of 9,208 acres which is mostly under the head *bárání*. Dera Ismaíl Khan has a very large falling off in cultivation amounting to 128,623 acres, or 15 per cent., which has occurred in *bárání* lands. This great decrease is not specially referred to in the district report, but the explanation is to be found in the rule already referred to, by which in the Deraját Division all fallows are excluded from the cultivated area. In Dera Gházi Khan the decrease is 53,358 acres, or 9 per cent., and the same remark applies. Muzaffargarh shows a decrease of 5,539 acres irregularly distributed over the various classes of land.

3 (f). The number of wells shown as in use in the preceding report, was 2,22,217. In the year 1891-92, 3,394 wells are said to have fallen out of use, while 10,971 wells were made or brought into use. Thus there should be an increase of 7,577 wells as compared with last year; but the present return shows 232,644 wells, an increase of 10,427. The following districts show the largest discrepancies. Delhi should according to a plus and minus account have 6,634 wells but shows only 6,161; Ferozepore should have 6,471 wells but shows only 5,895. Mooltan should have only 15,375 but shows 17,800. Jhang should have only 13,855 wells but shows 14,721. Montgomery should have only 9,531 but shows 10,056. None of these districts have been brought under remeasurement during the year. The probable reason of these large discrepancies in the above districts is that in consequence of the headings of columns 14 to 16 of the statement being somewhat modified last year a number of wells are now shown as "fit for use" which having been superseded by canal irrigation were in former years shown as not actually in use.

The largest number of wells fallen out of use are in Siálkot 503 wells, in Jhang 290 and in Karnál 246.

The largest numbers of new wells brought on the list in the year are in Siálkot 1,420 ; in Muzaffargarh 1,258, in Dera Gházi Khan 970, in Ferozepore 936, in Karnál 902, in Jullundhar 739.

3 (g). The whole area under fluctuating assessment is shown as slightly more than last year, but the cultivated area has receded from 1,287,789 acres to 1,200,413 acres and the area cropped from 1,162,477 acres to 1,059,768 acres as the subjoined statement shows :—

AREA UNDER FLUCTUATING ASSESSMENT.																	
YEAR.	CULTIVATED.										WELLS.						
	Chahi.	Chahi nahri.	Nahri.	Nahri Abi.	Abi.	Dahri.	Rohi.	Maira.	Saiyab.	Barani.	Total.	Current fallows.	Balance cropped.	Area of crops by inswath.	Pukka.	Kacha.	Total.
1890-91	165,413	26,048	137,916	84,611	292	10,167	4	167	586,549	276,622	1,287,789	125,312	1,162,477	1,254,118	10,844	3,415	14,259
1891-92	162,582	33,023	162,912	82,349	156	7,062	4	181	595,552	156,592	1,200,413	140,645	1,059,768	1,128,756	13,089	3,352	16,441
Difference	-2,831	+6,975	+24,996	-2,262	-136	-3,105		+14	+9,003	-120,030	-87,376	+15,358	-102,709	-125,362	+2,245	-63	+2,182

The proportion under this mode of assessment which bore no crop was 11·7 per cent., while in lands under fixed assessment the proportion without crop was 26 per cent. This looks at first sight as if the lands to which a fluctuating assessment has not been extended were really more liable to failure than those which enjoy that system. But the different rules in force in different parts of the province as to excluding fallows from the cultivated area prevent a fair comparison being made. The largest fluctuating assessment tracts are situated in those districts where fallows are altogether excluded from column 10 of Statement No. III and so do not come into column 11 either.

The areas shown under fluctuating assessment in Statement No. III are generally larger than those shown in Statement No. XX A., and one district, *viz.*, Ludbiána, shows land in the former statement but none in the latter. It seems probable that the lands shown by that district in No. III are nearly areas subject to river action. If so they are wrongly entered.

Statement No. VIII.
Irrigation.

3 (h). The following statement shows together the areas of crops irrigated in this and the previous year :—

DIVISION.	No.	DISTRICT.	TOTAL AREA OF CROPS IRRIGATED.		DIFFERENCE + OR -.
			1890-91.	1891-92.	
DELHI.	1	Hissár	93,983	78,852	- 15,131
	2	Rohtak	112,024	88,605	- 23,419
	3	Gurgaon	141,075	142,804	+ 1,729
	4	Delhi	129,672	108,064	- 21,608
	5	Karnál	162,444	139,849	- 22,595
	6	Umballa	48,546	47,741	- 805
	7	Simla	1,215	1,029	- 186
JULLUNDUR.	8	Kángra	181,837	164,358	- 17,479
	9	Hoshiárpur	57,022	54,990	- 2,032
	10	Jullundur	348,109	349,617	+ 1,508
	11	Ludbiána	213,384	204,303	- 9,081
	12	Ferozepore	583,369	605,809	+ 22,440
LAHORE.	13	Mooltan	627,276	619,306	- 7,970
	14	Jhang	292,940	276,737	- 16,205
	15	Montgomery	355,334	372,083	+ 16,749
	16	Lahore	651,336	627,727	- 23,609
	17	Amritsar	439,010	476,684	+ 37,674
	18	Gurdáspur	191,491	200,978	+ 9,487
RAWALPINDI.	19	Siálkot	463,490	495,953	+ 32,463
	20	Gujráť	158,156	182,327	+ 24,171
	21	Ghjáránwála	420,074	371,779	- 48,295
	22	Shahpur	263,136	218,400	- 44,736
	23	Jhelum	38,769	41,165	+ 2,396
	24	Ráwalpindi	53,177	53,235	+ 58
PESHAWAR.	25	Hazára	54,370	54,356	- 14
	26	Pesháwar	381,286	388,278	+ 6,992
	27	Kohát	36,127	41,371	+ 5,244
DERAJAT.	28	Bannu	161,668	165,477	+ 3,809
	29	Dera Ismail Khan	170,354	165,145	- 5,209
	30	Dera Gházi Khan	268,749	249,139	- 19,610
	31	Muzaffargarh	362,107	362,062	- 45
Total			7,461,530	7,348,221	- 113,309

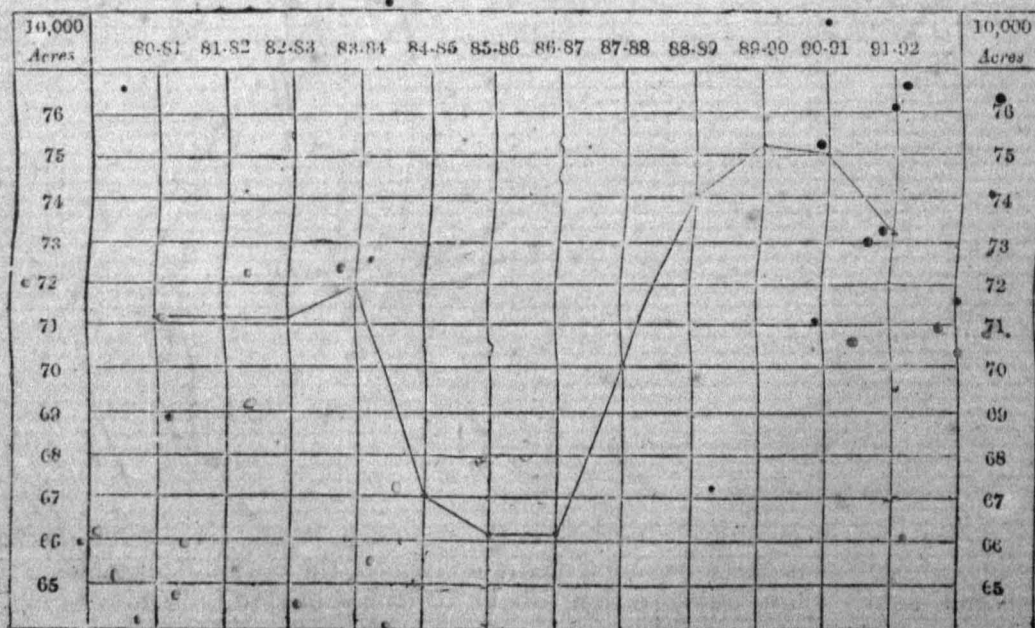
The area of irrigated crops for the year is 7,348,221 acres, a decrease of 113,309 acres, as compared with last year.

Wells—		Increases.						Acres.
Gurdáspur	...	...	...	...	...	...	...	15,400
Gujrát	...	...	...	...	...	...	...	24,171
Other sources—								
Kohát	...	...	...	...	...	...	...	5,342
		Decreases.						
Government canals—								
Hissár	...	...	...	...	...	...	...	14,393
Rohtak	...	...	...	...	...	...	...	21,085
Karnál	...	...	...	...	...	...	...	13,838
Budhiána	...	...	...	...	...	...	...	8,984
Gujránwála	...	...	...	...	...	...	...	7,647
Private canals—								
Ferozepore	...	...	...	...	...	...	...	13,251
Mooltan	...	...	...	...	...	...	...	10,041
Shahpur	...	...	...	...	...	...	...	14,691
D. I. Khan	...	...	...	...	...	...	...	10,046
Wells—								
Delhi	...	...	...	...	...	...	...	15,446
Mooltan	...	...	...	...	...	...	...	18,912
Montgomery	...	...	...	...	...	...	...	40,497
Lahore	...	...	...	...	...	...	...	47,528
Gujránwála	...	...	...	...	...	...	...	40,475
Shahpur	...	...	...	...	...	...	...	35,831

The Western Jumna Canal is said to have worked badly in Hissár. The Agra Canal was more resorted to in the east of Gurgáon to assist the cultivation of early sown lands. In Ludhiána it is said that the supply in the Sirhind Canal was not enough, but the fact probably is that more water was sent towards the south-west end of the canal where it is most needed. The Chenáb Canal in Gujránwála failed at a critical time. In Ferozepore the private inundation canals ran short owing to the large supply now taken out of the Sutlej by the Sirhind Canal, but the Government inundation canals on the opposite side of the river in Montgomery seem to have done better than last year. It is in contemplation to deepen the beds of the Ferozepore canals and their failings will then be remedied.

The failing in well irrigation, which was not prevented even by the large additional number of wells at work, was mainly due to the scarcity of fodder in the winter which led to the well cattle being enfeebled by want of food and unable to do a full tale of work. This is the explanation furnished by Mooltan, Montgomery, Lahore and Gujránwála. In Shahpur it is stated that the scanty winter rains reduced the area of crop sown upon well lands. In Delhi the heavy rains rendered wells less necessary than usual. In Pesháwar a large area irrigated by channels from hill streams was shown last year under "other sources" but has now been transferred to the more appropriate head of "private canals."

The fluctuations in the irrigated area of the Province for the last 12 years are shown in the following diagram :—



4. *Crops and Produce.*—The area of harvested crops in the year was 21,408,657 acres, a deficiency as compared with 1890-91 of 2,127,469 acres, but a small increase upon the figures of 1889-90.

The following table includes a comparison with the average of past five years :—

Season.	1890-91.	1891-92.	Difference + or -	Average of past five years.	Difference of this harvest from average + or -
Kharif	10,144,480	8,841,834	-1,302,646	10,066,818	-1,224,984
Rabi	13,391,646	12,566,823	-824,823	12,202,391	+364,432
Total	23,536,126	21,408,657	-2,127,469	22,269,209	-866,552

In diagram A at page 10 the crop areas of the last twelve years are exhibited, the kharif and rabi crop areas being shown both separately and together.

The kharif crop of 1891 was 1,302,646 acres or 13 per cent. below the kharif of 1890 in point of area and the rabi crop of 1892 was 824,823 acres or 6 per cent. below that of 1891.

The districts in which the heaviest decreases have occurred are the following :—

Statement No. VIA.

Kharif—

Thousands of acres.

1 Ferozepore	150
2 Lahore	93
3 Gujrat	127
4 Gujranwala	98
5 Jhelum	132
6 Rawalpindi	127
7 Dera Ismail Khan	114
8 Dera Ghazi Khan	104

Statement No. VIB.

Rabi—

1 Kangra	152
2 Ferozepore	131
3 Lahore	147
4 Gujrat	80
5 Gujranwala	83
6 Shahpur	100
7 Peshawar	329

In Peshawar the crop on unirrigated lands was less than one-third of that of the preceding year.

Hissar had an increase of about 110,000 acres in the kharif and in the rabi crop Rohtak had an increase of about 133,000 and Karnal about 75,000 acres.

Taking both crops together (Statement No. VIC.) the following are the largest differences :—

Increases—	Thousands of acres.
Hissar	150
Rohtak	171
Karnal	144

Decreases—	Thousands of acres.
Kangra	162
Ferozepore	281
Lahore	239
Amritsar	109
Gurdaspur	97
Sialkot	142
Gujrat	207
Gujranwala	184
Shahpur	173
Peshawar	384
Dera Ismail Khan	132

Some of the most arid districts in the province, it may be observed, show less loss of crop than those having a medium climate, the reason being that in the west and south where no more than about 10 inches of rain falls no attempt is made to grow crops, certainly not rabi crops, without flood water from a river

or some means of artificial irrigation whereas in Ferozepore, Lahore and other districts a little to the west of Lahore large areas of crop are generally sown, if possible, in the hope of rain coming in time; when this hope is disappointed the cultivator loses not only his expected profit but his labour and seed as well.

4 (a). As might be expected the great decreases this year in crops are mainly confined to unirrigated crops; the area of irrigated crops fell off by 1·5 per cent. Fluctuations of irrigation have already been noticed in preceding paragraphs. Of the main staples the following kinds suffered large fluctuations as compared with last year:—

Increase.				Decrease.			
Per cent.				Per cent.			
Rice	...	...	4	Wheat	...	...	10
Gram	...	...	17	Barley	...	...	31
Mung and маш	...	...	15	Jowar	...	...	12
Rape	...	...	5	Bajra	...	...	28
Sugarcane	...	...	12	Other cereals	...	...	27
				Sesamum	...	...	35
				Cotton	...	...	41
				Indigo	...	...	32
				Poppy	...	...	23

The crop area was distributed as follows:—

							Per cent.
Kharif	{	Irrigated	...	...	...	...	11
		Unirrigated	...	...	...	...	30
Total							41
Rabi	{	Irrigated	...	...	...	...	23
		Unirrigated	...	...	...	...	36
Total							59

The following table shows the percentage of distribution in previous years:—

Harvest.						1886-87.	1887-88.	1888-89.	1889-90.	1890-91.	1891-92.
Kharif	...	...	...	...	...	47·3	44·9	42·3	49·8	43·1	41·3
Rabi	...	...	...	...	...	52·7	55·1	57·7	52·2	56·9	58·7

4 (b). As regards different kinds of crop the distribution of the crop area of the year was as follows:—

										Percentage.
Rice	...	...	...	...	...	...	...	...	...	3
Maize	...	...	...	...	...	...	...	...	...	6
Jowar	...	...	...	...	...	...	...	...	...	9
Bajra	...	...	...	...	...	...	...	...	...	7
Gram	...	...	...	...	...	...	...	...	...	13
Wheat	...	...	...	...	...	...	...	...	...	32
Barley	...	...	...	...	...	...	...	...	...	5
Peas, pulses, &c.	...	...	...	...	...	...	...	...	...	10
Total of cereals and pulses										65
Oilseeds	...	...	...	...	...	...	...	...	...	4
Fibres	...	...	...	...	...	...	...	...	...	3
Miscellaneous food crops	...	...	...	...	...	...	...	...	...	4
Ditto non-food crops	...	...	...	...	...	...	...	...	...	4
Total										100

This distribution does not materially differ from that of the previous year.

4 (c). The experiments made on the Sidhnai Canal lands by order of the Government of India which commenced last year gave the following results in the kharif season of 1891, 43 experiments being made, viz., 13 in the Mooltan tahsil and 30 in the Kabirwala tahsil:—

					Tahsil Mooltan.	Tahsil Kabirwala.
					Sérs per acre.	Sérs per acre.
Jowar	...	...	...	...	149	288
Bajra	...	...	...	...	291	304
Til (sesamum)	...	...	...	...	156	161
Cotton, uncleaned	...	...	...	...	229	234
Rice	...	...	...	...	...	274

The Deputy Commissioner of Mooltan considered these results to be reliable with the exception of the yield of *jowár* in Mooltan which was too low.

In the rabi season of 1892 six experiments were made in Mooltan and 14 in Kabirwála on areas aggregating 2,108 acres, the localities being carefully selected by the Deputy Commissioner himself and the following averages were obtained, the figures obtained in experiments in rabi 1891 being also shown for comparison:—

		Mooltan	Kabirwála.
		Sérs per acre.	Sérs per acre.
Wheat	{ 1891	502	503
	{ 1892	179	169
Gram	{ 1891 ... ..	...	266
	{ 1892	257	199

The season was, as elsewhere, a bad one, the rain being scanty and the supply of water in the canal insufficient. These experiments indicate with remarkable distinctness the extent to which the cultivator's profits may vary from year to year even in land which is regarded as secure.

5. *Prices.*—The statement of prices No. IX shows the prices of produce prevailing at head-quarters of districts on the 15th June 1892. The following table shows side by side the average prices for the province for that date and for the corresponding date of 1891. The prices of 1890 are also added.

Name of articles.	PRICE PER MAUND RULING ON			Difference between this and the previous year + or —
	31st May 1890.	15th June 1891.	15th June 1892.	
	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.
Rice (husked)	3 13 4	4 2 9	4 5 0	+ 0 2 3
Wheat	2 3 3	2 7 1	2 13 6	+ 0 6 5
Barley	1 7 7	1 10 4	1 15 4	+ 0 5 0
Maize	1 11 2	2 6 9	2 4 3	— 0 2 6
Jowár	1 14 10	2 8 2	2 5 4	— 0 2 10
Bájra	2 1 2	2 9 7	2 10 10	+ 0 1 3
Gram	1 13 2	1 14 9	2 1 8	+ 0 2 11
Moth	2 0 2	2 10 9	2 5 2	— 0 5 7
Múng	3 1 1	3 6 1	2 12 10	— 0 9 3
Másh	3 0 2	4 0 1	3 1 9	— 0 14 4
Linseed	5 0 3	4 14 8	4 14 9	+ 0 0 1
Rápe	4 11 0	4 1 11	3 14 5	— 0 3 6
Til	5 9 3	5 2 6	5 8 7	+ 0 6 1
Cotton (uncleaned)	5 0 9	4 12 3	5 2 9	+ 0 6 6
Gur	4 13 9	5 6 11	4 4 8	— 1 2 3
Tobacco (leaf)	5 7 8	6 11 11	6 8 4	— 0 3 7
Salt	2 15 6	2 15 7	2 15 7	...
Ghi	29 13 7	28 10 10	34 6 0	+ 5 11 2
Firewood	0 5 11	0 6 0	0 5 8	— 0 0 4
Plough bullock, each	36 1 0	35 13 3	33 11 10	— 2 1 5
Sheep, each	3 6 5	3 7 0	3 7 8	+ 0 0 8
Fish, per sér	0 2 5	0 2 5	0 2 5	...
Iron	6 5 5	6 4 7	6 1 8	— 0 2 11

The prices being taken shortly after the spring harvest might be supposed to be mainly affected by the plentifulness or scantiness of the yield of that harvest. As the spring crop of 1891 had been very good, while that of 1892 was very bad, prices would naturally stand higher at the later period, especially those of the rabi grains. The kharif grains, however, were mostly cheaper in 1892 than in 1891. But if the prices of 1890 be looked at it will be seen that the prices of 1891 were decidedly higher, especially in regard to kharif grains, than those of 1890, and therefore some reduction in 1892 is not surprising. It was explained in last year's report that the high prices of June 1891 were attributable chiefly to large demands for export.

In 1890 the date for which prices were taken was not 15th June but 31st May, but this difference being only a fortnight a comparison may be made between the prices of 1890 and those of 1892. The result is that *mung*, linseed, rapeseed, *til* and *gur* are the only staples which were not dearer in 1892 than in 1890. Rice, wheat, barley, *bajra* and gram were dearer in 1891 than in 1890, and dearer in 1892 than in 1891. Maize and *jowar* though they have somewhat fallen from the very high price of 1891 are much dearer than in 1890. *Mash* was a good crop in 1891, which accounts for its lower price in the spring of 1892, but it was still a little dearer than in 1890. Linseed has again fallen slightly, and rapeseed, which fell very much in 1891, has again fallen slightly. The cause is in the smaller demand of this seed for the European market as compared with the gigantic demand of 6 or 8 years ago. *Til* or sesamum has nearly returned to the price of 1890. Cotton fell a little in 1891, but owing to the very bad sowing season of 1892, it has now risen above its former level. The great rise in the price of *ghi* is accounted for by the want of fodder and the consequent loss of cattle in the present year.

The great fall in the price of *gur* is hard to account for. It is about 21 per cent. cheaper than in 1891, and about 12 per cent. cheaper than in 1890. One explanation which is given in some district reports is that owing to agricultural distress people have been unable to afford sugar, and another is that there have been few Hindu weddings, at which festivities much sugar is usually consumed. These explanations hardly seem sufficient, but no better are available. There has been no increase in the supply. It may be that cheaper or better sugars from the south-east are partly supplanting *gur*; it is certainly alleged that the native prejudice against sugar prepared at Shahjahanpore and Cossipore is abating. Plough bullocks are shown as costing less than in either preceding year. The figures given in this case can hardly be more than matter of opinion as to what is an average price; in a year in which fodder was so scarce, no doubt the breeders of cattle sold off all that they could at low prices being unable to keep them, but on the other hand few would be willing to buy additional animals.

The progressive cheapness of iron is no doubt due to the very low shipping freights lately prevailing, which have reduced the cost of import.

Diagrams showing the fluctuations in the prices of wheat and cotton in two large trade centres are contained in Appendices C and C (ii).

SECTION II.—LAND REVENUE ACT.

6. *Statistics of Patwáris' and Kánúngos' circles.*—The number of field kánúngos in the province has increased from 367 to 371 by the addition of four new circles in the Kangra district

Statement No. I.

during the year. The number of patwáris has been altered as follows:—

Increase.					Decrease.				
Hissár	...	...	...	8	Umballa	...	...	...	20
Karnál	...	...	...	4	Jhang	...	...	...	7
Kangra	...	...	...	12	Gujránwála	...	...	...	1
Ferozepore	...	...	...	10					
Mooltan	...	...	...	18					
Ráwalpindi	...	...	...	22					
Gujrát	...	...	...	2					
Dera Ismail Khan	...	...	...	2					
Muzaffargarh	...	...	...	12					
Total	...	...	...	90	Total	...	...	...	28
					Net increase	...	...	...	62

The whole number has thus increased from 8,027 to 8,089. Where cultivation and irrigation are increasing an increase in the number of circles becomes necessary. The large reduction effected in the Umballa district was obtained by a general re-organization of circles so as better to distribute the burthen of the work.

6 (a). The number of fields has been decreased by 182,343 and now amounts to 32,307,723. The largest decrease is in Gujránwála where the number has been reduced by settlement operations from 1,046,903 to 839,718. Similarly in Gujrát there has been a decrease from 1,095,221 to 939,455. In Kángra on the contrary the settlement measurements have resulted in an increase of fields from 1,741,314 to 1,956,874.

The following table shows the average size of field numbers in each district as they now stand:—

Acres.				Acres.			
Hissár ... ..	...	...	9.0	Hoshiárpur ... ..	...	...	0.5
Rohtak ... ..	...	...	1.8	Jullundur ... ..	...	...	0.4
Gurgáon ... ..	...	...	1.3	Ludhiána ... ..	...	...	0.6
Delhi ... ..	...	...	0.7	Ferozepore ... ..	...	...	2.6
Karnál ... ..	...	...	2.2	Mooltan ... ..	...	...	5.3
Umballa ... ..	...	...	1.0	Jhang ... ..	...	...	21.0
Simla ... ..	...	...	1.0	Montgomery ... ..	...	...	4.0
Kángra ... ..	...	...	1.3	Lahore ... ..	...	...	1.5
Amritsar ... ..	...	...	0.7	Hazára ... ..	...	...	2.3
Gurdáspur ... ..	...	...	0.8	Pesháwar ... ..	...	...	1.3
Sialkot ... ..	...	...	0.7	Kohát ... ..	...	...	6.0
Gujrát ... ..	...	...	1.3	Bannu ... ..	...	...	3.6
Gujránwála ... ..	...	...	2.2	Dera Ismail Khán ... ..	...	...	11.0
Shahpur ... ..	...	...	5.6	Dera Gházi Khán ... ..	...	...	4.8
Jhelum ... ..	...	...	2.4	Muzaffargarh ... ..	...	...	2.2
Ráwalpindi ... ..	...	...	2.5				

The average for the whole province is two acres. In order to make a fair comparison of the size of fields it would of course be necessary to take separately the average size in cultivated apart from uncultivated lands, but we have no statistics in which such a distinction is made. In the case of the Jhang district it has been found that the consolidation of fields has been carried to an irrational degree, the whole lands of a well being commonly made into a single number, disregarding even distinctions of cultivating occupancy, and the field record has been brought into such a state that crop inspections could not possibly be carried out in a proper way. The shortest way to rectify this incorrect procedure is to restore the field numbers established at the last settlement, which were not too small for practical purposes and orders have now been issued to that effect. Fields should not be consolidated without reference to the natural divisions of the land which are usually followed in letting it out for cultivation or otherwise dealing with it, but if patwáris are allowed to do this work away from the ground they cannot pay regard to such divisions and will usually club together fields which it would for all reasons have been better to keep separate.

The number of cultivating holdings shows a further increase of rather more than 2 per cent. As a result of the above changes the average number of fields to each patwári and field kánúngo has been slightly reduced, but the number of holdings to each has been slightly increased. The average number of fields in a patwári's circle is now 3,994. There are great differences in different districts, those in which the fields are small naturally having many more of them in a circle.

6 (b). It must be observed as noted in last year's report that the number of kánúngos shown in Statement No. I does not include special establishment of this class employed in districts under settlement. The number of kánúngos appointed during the year was 27. There were at the end of the year 17 kánúngos, who had not passed the examination, but it is hoped that most of these will appear and pass at the examinations held by the Director during his winter tour.

6 (c). The number of unpassed patwáris has been brought down from 355 to 246, a most satisfactory improvement. Patwáris' schools were held in the following districts during the year : Rohtak, Gurgáon, Delhi, Umballa, Kángra, Ferozepore, Mooltan, Jhang, Gurdáspur, Pesháwar, Kohát and Dera Gházi Khan. The amelioration of the patwáris' position and prosperity now attracts a number of well-educated candidates, and it is generally felt that the old inefficient men can no longer be so easily tolerated as heretofore. The new class of candidates are found to be much less addicted to corrupt trickery than the patwári of the old generation and a marked improvement in the moral standing of this agency is taking place. The employment of patwári is no longer looked upon as a somewhat disreputable occupation, fit only for those born into it or for a lad of the small shopkeeper class, desirous of aiding the interests of his friends with the peasantry by sharp practices ; it is coming to be recognized as a proper beginning of a middle-class Revenue official's career and men of decent station are now willing to see their sons enter it. The number of patwáris belonging to the agricultural class is on the increase, and it may be hoped that except on the frontier a large majority of the establishment may in time be composed of that class, who are certainly best fitted for the work if sufficiently educated.

6 (d). There are several discrepancies in the entries in "column 18 of Statement No. I, between the entries of the past and present year, which are principally due to the figures having been irregularly worked out last year. The rate for the district need not be worked out. All that is necessary is the authorized rate or rates for each tahsíl or part of a tahsíl.

6 (e). The most important fact of the year as regards the prospects of the kánúngo establishment is that a great reduction is about to take place in the number of revenue officials employed in settlement operations, the settlements of seven districts being nearly completed while only two are newly commencing. In order to find places for the kánúngos, Deputy Superintendents and others who will thus be thrown out of employ, the Financial Commissioner has directed that no appointments to which any of these men could suitably be posted are to be permanently filled up until the settlement establishments have been first provided for. The number of Settlement kánúngos who have to be absorbed being about one-third of the whole kánúngo staff of the province, there will for the next year or two be little need of recruiting this agency from outside. This large influx of men who have received a thorough training under a Settlement Officer ought to have an excellent effect on the general standard of work done in future years.

6 (f). The result of a comparison between the figures of the past and present year is to show a satisfactory improvement under almost every head of the statement showing the working of the land record agency. The number of punctually filed crop statements and annual records (*jamabandís*) has increased. The number of villages in which crop inspections were checked by superior officers has increased, very noticeably the number checked by the Deputy Commissioners and their assistants, which has risen from 5,683 to 6,434, being equal to about 18 per cent. of the whole number of villages in the province. The proportion would, however, have been much higher if the statement had included the work of Settlement Officers and Settlement Extra Assistants in seven large districts which were under settlement. Of districts not under settlement those in which most work of this class is shown are Delhi, Rohtak and Jhang, where more than half the villages were seen, and after these Kohát, Bannu, Dera Gházi Khan and Muzaffargarh, while the districts which show least are Simla nil, Umballa 5 per cent. and Hoshiárpur 4 per cent. The number of days spent on tour by Tahsildárs and Náib-Tahsildárs shows a slight falling off, but district kánúngos' tours a slight increase. District kánúngos inspected the papers of 9,857 villages against 8,558 last year and 223 tahsíl offices against 194. Detailed *jamabandís* were prepared in 11,525 villages or 32 per cent. of the whole number. This is an increase of 585 upon the preceding year. In Hissár, Lahore, Gujrát, Gujránwála and Pesháwar an unusual number of detailed *jamabandís* was prepared in consequence of the districts being under settlement,

but in Kángra, Amritsar and Siálkot which are also under settlement there were few or none filed. The rule is that on re-settlement a standing record shall be made out for the first year in which the new assessments come into effect, but it is generally found advisable to commence settlement operations with a detailed *jamabandi*.

6 (g). The number of villages in which no mutations were attested during the year is 5,896 against 5,733 in 1890-91. The districts which show the largest proportion of such villages are Simla, Ferozepore, Mooltan, Montgomery (nearly half), Gurdáspur, Shahpur, Hazára, Bannu and Dera Gházi Khan. These are nearly all no doubt cases of very small villages owned by single proprietors or by one or two families only in which changes do not often occur. In Ferozepore some 84 villages are owned by a single proprietor, the Nawáb of Mamdot, and these probably had no mutations in them.

The following statement shows the extent of mutation work done during the year as compared with the four preceding years :—

DIVISION.	No.	DISTRICT.	NUMBER OF MUTATIONS ATTESTED.					Difference between this and the previous year + or -
			1887-88.	1888-89.	1889-90.	1890-91.	1891-92.	
DELHI.	1	Hissár	13,262	23,786	26,354	17,116	13,980	- 3,136
	2	Rohtak	8,289	9,268	8,360	7,247	5,258	- 1,989
	3	Gurgaon	27,378	19,572	27,892	16,105	19,105	+ 3,000
	4	Delhi	9,280	9,688	8,622	7,597	8,319	+ 722
	5	Karnál	9,245	11,202	9,519	8,440	9,620	+ 1,180
	6	Umballa	10,175	29,870	30,786	25,619	21,077	- 4,542
	7	Simla	664	678	553	405	473	+ 68
JULIUM-DUB.	8	Kángra	33,406	57,326	60,550	44,849	44,980	+ 131
	9	Hoshiárpur	33,296	33,194	37,189	38,365	51,625	+ 13,260
	10	Jullundur	35,058	39,537	32,585	31,272	31,475	+ 203
	11	Ludhiána	20,837	23,630	29,397	23,392	20,727	- 2,665
	12	Ferozepore	53,831	56,306	34,992	32,432	31,654	- 778
LAHORE.	13	Mooltan	7,253	6,642	7,449	5,412	8,845	+ 3,433
	14	Jhang	7,346	7,073	6,306	6,121	6,541	+ 420
	15	Montgomery	4,626	3,625	2,807	3,370	2,362	- 1,008
	16	Lahore	23,762	15,285	23,369	16,242	29,770	+ 13,528
	17	Amritsar	32,444	21,715	33,387	55,961	49,948	- 6,013
	18	Gurdáspur	47,555	41,441	33,810	35,913	22,942	- 12,971
RAWALPINDI.	19	Siálkot	46,462	29,324	38,145	38,653	42,331	+ 3,678
	20	Gujrát	16,566	51,952	17,663	20,063	28,997	+ 18,934
	21	Gujránwála	3,664	8,472	5,602	14,187	27,266	+ 13,079
	22	Shalpur	9,138	7,528	7,956	9,331	15,879	+ 6,548
	23	Jhelum	13,073	13,252	13,071	11,198	11,807	+ 609
	24	Ráwalpindi	22,013	29,965	28,562	24,257	26,932	+ 2,675
PESHAWAR.	25	Hazára	16,976	15,454	22,276	11,855	14,090	+ 2,235
	26	Pesháwar	16,557	13,844	14,702	7,989	28,007	+ 20,018
	27	Kohát	8,464	5,512	7,355	3,015	8,614	+ 5,599
DERA GHAZI KHAN.	28	Bannu	13,720	15,255	19,694	15,706	18,445	+ 2,739
	29	Dera Ismail Khan	15,731	16,172	16,717	9,804	11,797	+ 1,993
	30	Dera Gházi Khan	13,329	16,792	18,050	8,033	10,285	+ 2,252
	31	Muzaffargarh	11,025	8,633	6,739	8,455	7,826	- 629
		Total	584,434	642,083	631,359	558,404	640,977	+ 82,573

The whole number of mutations attested was 640,977, which is 82,573 more than in 1891-92, but only 9,618 more than in 1890-91 and 1,106 fewer than in 1888-89. The cause of these differences must no doubt be sought in the progress of settlement operations in various districts. The first duty taken in hand by the additional establishment employed during settlement is to revise the papers and hunt up unreported transfers; these proceedings invariably bring to light enormous numbers of changes which swell the returns for the first year or two of the operations. After the conclusion of the field work a lull usually succeeds, but this is not always the case; Gurdáspur shows a large decrease as compared with previous years, but Lahore, Gujrát, Gujránwála and Shahpur where the settlement is equally advanced still show large increases, and as large an increase has taken place in Hoshiárpur without any settlement establishment.

In Pesháwar it is believed that the large number of mutations already attested by the settlement establishment there commencing work will be very greatly added to in the current year.

The falling off in 1890-91 was perhaps to a considerable extent due to patwáris and other officials being called off for some weeks for census during the cold season of 1890-91.

Statements Nos. X A and
X B.

7(a) *Transfers*.—In the following table the number of various classes of transfers recorded during the past five years are compared:—

Year.	Holdings partitioned.	Inheritance.	Gifts, &c.	Mortgages.	Redemptions.	Sales.
		Cases.	Cases.	Cases.	Cases.	Cases.
1887-88	50,832	181,846	38,575	135,567	50,995	48,650
1888-89	57,297	192,475	47,310	139,319	61,758	50,206
1889-90	53,357	211,000	43,489	131,527	64,074	46,159
1890-91	29,933	171,928	26,850	106,049	51,278	33,180
1891-92	28,160	186,406	32,409	126,953	65,880	47,660

In the present year there are the following increases in species of transfers which are unconnected with agricultural prosperity or distress:—

	In cases.	In area.
In inheritances	8 per cent.	22 per cent.
In gifts and exchanges	21 „	43 „

These figures should be compared with those under the head of mortgages and sales. The proportion of increase in these is as follows:—

	In cases.	In area.
In mortgages	20 per cent.	13 per cent.
In sales	44 „	26 „

Against the mortgages must be set off the redemptions of mortgages and the increase in these was as follows:—

	In cases.	In area.
Redemptions of mortgages	28 per cent.	36 per cent.

If the figures for redemptions be subtracted from those for mortgages the differences between the two years in the balance of mortgages are as follows:—

	In cases.	In area.
Excess of mortgages over redemptions	+11 per cent.	—11 per cent.

Thus there was really no increase but rather a decrease during the year 1891-92 in the rate at which land is passing into the hands of mortgagees, and the increase in the quantity of mortgage business is no more than is found to exist in such other classes of business as inheritances, partitions and exchanges.

The excess of mortgaged area for this year, after subtracting the area redeemed is 187,465 acres, of which 135,569 acres were cultivated. These areas, though large, are equivalent to only 0·35 per cent. and 0·52 per cent. respectively (1) of the gross proprietary area of the whole province (after deducting reserved lands in the possession of Government), and (2) of the total cultivated area of the province.

The excess in mortgaged over released area for previous years is shown below in thousands of acres:—

YEAR.	Area mortgaged during the year, less area redeemed.
1887-88	595
1888-89	397
1889-90	290
1890-91	211
1891-92	187

The following comparative statement shows the area and revenue transferred by sale and mortgage with the amount of consideration money for the past five years :—

YEAR.	MORTGAGES.				REDEMPTIONS.				SALES.			
	Area.		Revenue.	Mortgage money in rupees.	Area.		Revenue.	Mortgage money dis- charged in rupees.	Area.		Revenue.	Price in rupees.
	Total.	Cultivated.			Total.	Cultivated.			Total.	Cultivated.		
	Acres.	Acres.	Rs.		Acres.	Acres.	Rs.		Acres.	Acres.	Rs.	
1887-88	933,326	595,447	5,30,073	1,49,38,045	338,773	235,363	2,44,797	48,32,725	442,933	228,431	2,00,841	84,31,460
1888-89	712,859	486,598	4,94,090	1,71,40,127	315,423	233,330	2,85,524	62,14,294	437,453	198,532	1,85,788	83,34,965
1889-90	591,254	404,158	6,44,520	1,57,87,454	300,922	218,052	2,70,259	62,95,055	339,177	162,530	1,74,692	87,37,051
1890-91	430,809	300,872	3,63,889	1,33,40,930	220,123	164,501	2,27,091	51,18,068	240,636	117,180	1,41,478	71,51,361
1891-92	486,581	352,817	4,32,624	1,55,73,471	299,116	217,248	2,73,759	69,85,257	302,541	172,072	1,80,493	95,63,614

The proportion which cultivated land bears to the whole area of land affected by various classes of transfers in 1891-92 is as follows:—In the case of partitions 64 per cent., in inheritance cases 58 per cent., in gifts and exchanges 58 per cent., in mortgages 72 per cent., in redemption 72 per cent., in sales 56 per cent., and in other transfers 47 per cent.

It is only natural that mortgages and redemptions should tend to operate rather more upon cultivated than upon uncultivated land, mortgagees preferring to exclude land which affords no income, while in the case of sales the purchaser is likely to take over the seller's whole interest whatever it may be.

The increase of mortgage money borrowed over mortgaged money paid off during the year is Rs. 85,88,214. This sum is equivalent to 33.6 per cent. of the assessment of the province.

7 (b). Statement No. XI, Addendum B, shows that the whole area now under mortgage is 4,149,545 acres as against 3,918,873 acres in last year's return, an increase of 230,672 acres. But the body of that statement shows that the proprietary area of the province has increased from 55,009,958 acres to 55,143,869 acres. The percentage of area under mortgage has thus increased from 7.13 to 7.53 per cent. of the proprietary area.

The Financial Commissioner observed in the report of last year that the result exhibited by the statistics of alienations was then highly satisfactory and taking into consideration the very unfavourable character of the agricultural seasons of the year 1891-92 involving losses of crops and cattle which the land holders could not be expected to make up without obtaining advances upon the security of their land, the Financial Commissioner holds to the opinion that even the figures of the present year are very encouraging and go to show that the peasantry of the Punjab, so far from being crushed by debt are not in a position in which a single bad year has any serious effect upon their resources. It may confidently be expected that the excellent crop which the current year promises will enable them to pay off the new loans of 1891-92 and to make good progress again, as in 1890-91, towards the liquidation of their other debts.

7 (c). The following tables show the amount of transfers to "new agriculturists" and of transfers by order of court during the last five years.

Total area transferred by sales and mortgages by order of court.

YEAR.	Area.		Revenue.	Consideration money.		
	Total.	Cultivated.		Total.	Per acre of cultivated.	Per acre of revenue.
	Acres.	Acres.	Rs.	Rs.	Rs.	Rs.
1887-88	34,207	24,573	21,845	6,56,405	27	30
1888-89	24,484	15,223	16,524	5,99,487	39	36
1889-90	17,308	12,499	12,398	4,67,752	37	38
1890-91	17,046	10,262	10,006	3,67,147	36	37
1891-92	43,998	16,368	20,283	6,49,252	40	32

Total area transferred by sales and mortgages to new agriculturists.

YEAR.	Area.		Revenue.	Consideration money.		
	Total.	Cultivated.		Total.	Per acre of cultivated.	Per acre of revenue.
	Acres.	Acres.	Rs.	Rs.	Rs.	Rs.
1887-88	484,968	300,530	2,76,022	81,89,908	27	30
1888-89	354,328	215,620	2,79,420	84,43,520	40	31
1889-90	267,478	174,171	2,06,193	76,62,136	44	37
1890-91	177,214	129,905	1,60,096	61,31,910	47	38
1891-92	220,195	153,561	1,95,890	72,41,736	47	37

The large increase in the present year in the area sold by order of court is due to the figures of a single district, Dera Ismail Khan, which last year showed only a trifling area under this head, but now returns 23,091 acres.

During the present year there has been an increase of 11 per cent. in the number of mortgages and of 10 per cent. in the number of sales to new agriculturists. The corresponding increases in the areas mortgaged and sold were 17 and 43 per cent. in total area; 12 and 38 per cent. in cultivated area. A comparison of these figures with those for mortgages and sales in general shows that they are merely normal and indicate no special tendency for the land to pass out of the hands of the agricultural classes.

In most of the Sikh districts the greater part of the transfers are taken up by more prosperous members of the village community, and the same applies to some of the frontier districts as noticed in the extracts from the reports of the Deputy Commissioners of Bannu and Kohát. The Commissioner of the Delhi Division notes that in the Rohtak district (where however the year was a favourable one), the Jat peasant is rapidly ousting the professional money-lender in the business of making advances upon landed security. Similar facts are reported from the Karnal district as regards the Jats and are well known to exist in the Jat tracts of Ferozepore. The Gurgáon report states that real progress is being made even by some of the least thrifty classes in that district in freeing themselves from debt. Several District Officers, however it must be admitted, take a much less hopeful view of the progress of alienations as will be seen in the various extracts from their reports. It is pointed out in several reports that redemptions of mortgage are not always a sign of a debt having been paid off, the transaction being often only a prelude to a further mortgage for a larger sum or to a sale of the land.

Price of land. 7 (d). The prices realized for land mortgaged and sold are shown for the present and for four previous years in the following table :—

YEAR.	PRICE PER ACRE CULTIVATED.			NUMBER OF YEAR'S PURCHASE OF REVENUE REPRESENTED BY CONSIDERATION MONEY.		
	Mortgages.	Redemp- tions.	Sales.	Mortgages.	Redemp- tions.	Sales.
	Rs.	Rs.	Rs.			
1887-88	25	21	37	28	20	42
1888-89	35	27	42	29	22	45
1889-90	39	29	53	34	23	50
1890-91	44	31	61	37	23	51
1891-92	44	32	56	36	26	53

There is no significant difference as compared with 1890-91, but a very apparent rise in the rates as compared with earlier years.

Statement No. XII.

8. *Cultivating Occupancy*.—The cultivated area of the province is held in the following proportions by owners and tenants :—

OWNERS.	TENANTS.		
	Free of rent.	Paying rent.	Total.
53.7	1.0	45.3	46.3

Of the tenants' lands 22·7 per cent. are held with right of occupancy and 77·3 per cent. under tenancy-at-will. The percentages last year were 23 and 77. The present year presents a decrease of 86,075 acres in the land occupied by owners, an increase of 19,863 acres in area held by tenants free of rent, who are generally relatives of the owners, and an increase of 216,346 acres in the area held by rent-paying tenants. Tenancies-at-will have increased by 230,126 acres, while tenancies with rights of occupancy have decreased by 13,780 acres.

New tenancies all of course come under the class of tenancies-at-will, while the occupancy tenancies tend slowly to fall into the owner's hands by process of lapse. Amongst the occupancy tenants there are more than there were last year who pay at revenue rates, though fewer who pay other cash rates or rent in kind. The classification of tenants and of their rents will not be quite final for a year or two more, as all villages have not yet had a quadrennial revision subsequent to the changes which were made in the form of the statement two years ago.

The lower part of Statement No. XII differs in form from the corresponding return of last year inasmuch as it is now confined to the rents paid by tenants-at-will. The figures are therefore smaller but the rents are higher. It appears therefrom that the most usual share of the crop paid as rent to the landlord is about 37 per cent. on irrigated and about 40 per cent. on unirrigated land. Well lands usually pay a smaller share than dry cultivation on account of the great cost of raising water by bullock power, but canal lands, unless the tenant pays high water rates, usually yield a larger share than any other. The average rate of rent in cash is Rs. 2-15-0 per acre; as regards irrigated lands the area paying cash is almost exactly equal to the area paying in kind; but in other lands it is in the proportion of about 2 to 3. Hissár is the district in which cash rents are most prevalent. They are also paid largely in Rohtak, Gurgáon and Ferozepore. But on the west or Muhammadan side of the province cash rents are rare.

9. *Stock*.—The statement of cattle and other stock like the statements of cultivating occupancy and rent is prepared for each village only when the time for the quadrennial attestation of that village comes round, and therefore changes which take place only come gradually into the totals for districts and for the province. But the effects of the fodder scarcity of 1892 are already apparent in the figures for the present year. There is a decrease in cows and bullocks from 9,948,360 to 9,836,923 head showing a diminution of 111,437 or about 1 per cent. The following districts show the largest decreases in thousands, Gurgáon 44, Pesháwar 22, Siálkot 21, Hoshiárpur 20, Hazára 19, Lahore 18, Jhelum 15, while on the other hand the following districts show large increases, Rohtak 15, Umballa 18, Gujránwála 11, Shahpur 12, Gurdáspur 7, Montgomery 6. Gurgáon, however, shows an increase of about 4,000 buffaloes. Delhi on the other hand shows a deficiency of about 9,000 buffaloes with an increase of cows and bullocks. The figures for Ferozepore under the head of buffaloes were wrong last year, a clerical error of some magnitude having evidently been made in the figures for the Moga tahsíl by which 203,000 were written for 23,000. This has caused a great apparent decrease in the total for the province. Under other heads of the statement, horses, mules, camels and carts there is a slow improvement, but ploughs show a decrease of 24,611 which corresponds to the decrease in bullocks.

The extracts appended from District Officers' reports give full descriptions of the state of the cattle in the past year.

9 (a). There has been serious disease among cattle in the districts of Hazára, Kángra, Ráwalpindi, Bannu, Karnál, Ludhiána, Hoshiárpur and Gujránwála. In the Háfizabad tahsíl of the last named district one-third of the cattle are said to have died and 25,000 deaths are reported to have occurred in the Pindigheb tahsíl of the Ráwalpindi district. The form of disease was generally rinderpest, and in some districts anthrax. But the loss from disease was much less than the loss by want of food. The Veterinary Surgeon to the Punjab Government, Mr. Blenkinsop, though encumbered with his other duties as Professor of the Lahore Veterinary

Cattle disease.

College has been most active in touring through the districts affected by cattle disease. Little however can be done by the direct treatment of sick cattle, and the Veterinary Officers are agreed that the only really effectual measure of combating disease is to prevent if possible the spread of infection by segregating the affected animals from the healthy ones. The owners, however, are very apathetic in this matter and will do nothing except under authoritative official orders. The remarks made in Mr. Blenkinsop's report, which is printed as Appendix D, are important. There are, however, many difficulties in the way of proceeding by means of legislation. The question was discussed in 1883, and the opinions of nearly all the Revenue Officers consulted were adverse to the adoption of a penal law. The Government of India in 1886 decided accordingly that no legislation should at present be undertaken, but that the way should first be prepared by further study of cattle disease and by the improvement of the Veterinary agency.

Veterinary dispensaries are now at work in the Hoshiarpur, Amritsar, Jullundur and Umballa districts which are becoming very popular, the number of out-patients amounting to some hundreds monthly. These institutions have been established by the District Boards which also employ in most districts one or more Veterinary Assistants. Measures have been taken during the year to bring these men under more effectual professional supervision and to improve their equipment of drugs and instruments. In this matter also Mr. Blenkinsop has done very good work. Progress in this department will be much more rapid when the Punjab obtains its proper complement of Veterinary Superintendents as provided under the Civil Veterinary Scheme; but much is already being done. It may be hoped that the cattle-owners will before long be brought to see the advantage of rational treatment both of sick and healthy stock, and will become more willing to co-operate with Government officers in measures for preventing disease.

The Agricultural Department is gradually taking up the question of fodder reserves, a commencement having been made by obtaining particulars for the districts of the Delhi Division of lands available for growing fodder. The question of means for storing cattle food for use in years of scarcity will also be considered.

9 (b). The bulls supplied from the Hissár Government Cattle Farm during the year numbered 72. These animals are much admired for their great size and fine proportions, but from some districts the complaint usually comes that they are too large for the local breed of cows, and it is said that a lighter, more active and hardier class of bull would be more useful. The late Colonel Wace in 1880-83 attempted to institute a provincial cattle farm in which amongst other operations an improved breed of bulls should be raised by selection from the indigenous cattle, but the District Boards declined to provide the funds necessary for that scheme. Meanwhile it is desirable to consider whether the greatest possible advantage is being now obtained from the Hissár bulls issued to districts, and the opinion of the Veterinary Surgeon is probably right that it would be better to keep the bulls under control rather than allow them to wander about at will as is now the usual practice. A circular letter on this subject was issued during the year by the Director of Agriculture and the suggestion is being acted upon in some districts, notably in Hoshiarpur.

9 (c). In accordance with the wishes of the Government of India the operations of the Imperial Horse Breeding Department are being seconded by the District Boards in most districts by their providing additional stallions suitable for serving the ordinary mares of the district. This subject is receiving great attention in some districts, especially in Umballa where the number of subsidiary horse and donkey stallions maintained by the District Board and by the Court of Wards is now very large. It is hoped that minors under the Court of Wards on whose estates these stallions are maintained will continue the work when they come of age, thereby making a profit for themselves and setting a good example to their neighbours of lower rank.

The question whether mule breeding has been too much encouraged at the expense of the horse and pony stock remains an open one.

10. *Locusts*.—The reports of the following districts note the visitation of swarms of locusts during the year:—Mooltan, Montgomery, Dera Gházi Khan, Muzaffargarh, Dera Ismail Khan, Bannu, where some damage but not much was done to the early kharif crops as cotton and indigo; Gujrat and Gujranwála where also the early kharif was attacked, and in the latter district the Deputy Commissioner says that the crop was devastated; also Lahore and to a less extent Amritsar and Rohtak. This plague, however, had practically ceased at the commencement of the present agricultural year; nothing like the terrible destruction caused in 1890-91 was experienced.

A completely successful campaign was carried out against the locusts in the Bannu district, an account of which will be found in an extract from the Deputy Commissioner's report.

In Muzaffargarh and Dera Gházi Khan difficulty was caused by the locusts having laid their eggs in uninhabited tracts where they remained undetected.

10 (a). Cholera was very prevalent in the hot season of 1891, and in Other calamities of some places the alarm caused by the disease amounted to a season. panic. Deaths in several were counted by thousands. This subject, however, is only indirectly connected with the present report.

Hail-storms did considerable local damage in the south-west of Gurgáon in Lahore and in the Háfizabad tahsíl of the Gujranwála district; remissions of revenue to small amounts were necessitated.

Another misfortune was the great flood of the Chenáb river which deluged Muzaffargarh and destroyed the kharif crops. This inundation will, however, prove beneficial to the current rabi crop.

11. *Agricultural Experiments*.—The usual statement showing the results of new agricultural implements tried during the year has been prepared. There is little progress to record. Improved water-lifts, Sullivan's and Taylor's, were tried in Hissár and Lahore, but without any marked advantage being obtained over the native machinery, the Persian-wheel and the pulley lift. The great objections to the new water-lifts, which they share with all others that have yet been tried, are their high initial cost and, still more perhaps, the difficulty of getting them adjusted and repaired without skilled mechanical assistance. A very simple and serviceable lift for heights of 6 or 8 feet, the American rocking pump has been in use for some years in the Agri-Horticultural Gardens. This pattern of pump and also a chain pump of the kind adopted at the Bahugarh depôt and the Cawnpore Experimental Farm will be probably tried in the present year on the estate of the Nawáb of Mamdot.

Messrs. Thomson and Mylne's shallow sugar evaporating pan is still being tried, but has not yet established itself, though that firm's cane press continues to be a most marked success.

Agricultural experiments have been further dealt with in the annual report of the Director of Land Records and Agriculture which is printed at the end of the volume.

11 (a). The Conservator of Forests reports that no further progress Fuel and fodder reserves. has been made during the year in the formation of fuel and fodder reserves near the lines of railway, and that the North-Western Railway now inclines to the use of coal in preference to wood.

12. *Patwári Fund*.—At the end of last year the patwári fund had a Statement No. XVII. balance of Rs. 7,83,017, with outstanding liabilities amounting to Rs. 2,60,025, so that the effective balance was Rs. 5,22,992. During the year 1891-92 the income of the fund was Rs. 12,80,261 and the expenditure was Rs. 12,08,009, leaving a closing balance of Rs. 8,55,268 against which are to be set outstanding liabilities of Rs. 2, 58,729, so that the effective balance was Rs. 5,96,539 or Rs. 73,547 more than at the commencement of the year. Of the whole expenditure of the year Rs. 10,79,390 went to the pay of patwáris and Rs. 1,28,619 to other expenses.

The charges for stationery are naturally highest in districts under process of remeasurement, and amount in Siálkot and Gujranwála to Rs. 12 and Rs. 9-6-9 per patwári, the provincial average being only Rs. 3-8-2.

Other charges are very high in Kángra, Rs. 55 per head, Lahore, Rs. 42 per head, Shiahpur, Rs. 38, Hissár, Rs. 33, and Dera Ismail Khan, Rs. 29. In these districts the miscellaneous expenses added as much as one-third to the cost of the patwáris' services, and in Kángra as much as one-half. The patwári fund is increased in certain districts by a cess upon the canal "owner's rate." In the Ferozepore district the sum shown under this head is really charged upon a fluctuating canal revenue which cannot properly be called "owner's rate." The effective balance at the end of the year amounted in Gurgáon, Jullundur, Mooltan and Muzaffargarh to more than enough for a year's expenditure. In Kángra, Lahore, Gurdáspur, Siálkot, Gujráat, and Dera Gházi Khan, the effective balance fell below a quarter of the year's expenditure. In Kángra there were only about Rs. 2,300 available. In Dera Gházi Khan, as there were only Rs. 2,907 in hand, while over due pay, &c., amounted to Rs. 8,518, there seems to be a state of insolvency. This appears to be due to the short realization of revenue during the year by which the patwári cess, which last year brought in Rs. 26,120 in that district, in the present year yielded only Rs. 22,562. The condition of the patwár fund in Dera Gházi Khan will come under consideration next year when the district is put under settlement.

The whole income from the cess of this year was Rs. 11,77,090, which is about Rs. 20,000 more than in the preceding year. The expenditure on the contrary was less by about Rs. 3,000 than in 1890-91.

PART II.

SECTION III.—FISCAL.

13. *Fixed Land Revenue and Tribute.*—The balance sheet of the demand and collections on account of fixed land revenue is summarized in the following table and compared with that of the previous year :—

YEAR.	Demand for the year.	Collections on account of demand for the year.	Collections on account of former years.	Total collections.	Balance of the year.	Balance of previous years.	Total balance.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1890-91 ...	2,05,81,158	2,02,98,775	1,69,810	2,04,68,585	2,82,871	2,31,580	5,14,451
1891-92 ...	2,08,76,476	2,04,62,695	86,084	2,05,48,779	4,14,151	1,96,562	6,10,713
Difference ...	+ 2,95,318	+ 1,63,920	—83,726	+ 80,194	+ 1,31,280	—35,018	+ 96,262

The percentage of the collections of the year to the demand was 98·0 as against 98·6 in 1890-91. Considering the very unfavourable character of the rabi harvest this result cannot be regarded as unsatisfactory. The districts in which the collections were less than 98 per cent. of the year's demand are :—

Simla ...	52·0	Jhelum ...	96·0
Kángra ...	88·0	Kohát ...	97·8
Lahore ...	94·0	Banna ...	88·6
Amritsar ...	97·3	Dera Ismail Khan ...	85·5
Gujrát ...	95·8	Dera Gházi Khan ...	96·9
Shahpur ...	87·9		

The failure of the rains in the hill districts of Simla and Kángra is perhaps unprecedented. The western portion of the province almost invariably suffers in years of drought, but the Delhi Division generally has fared better than might have been expected. The ease with which collections were made in Hissár is specially noticed in the extracts.

14. *Causes of increase and decrease in Fixed Land Revenue Roll.*—The chief causes of increase and decrease, resulting in a net increase of Rs. 2,95,318 in the fixed land revenue roll, are grouped together below :—

Chief causes of increase.

	Rs.
1. Re-assessment in Kángra, Gurdáspur, Gujrát and Shahpur ...	2,63,634
2. Net gain by excess of lapses of land revenue assignments over new grants ...	28,836
3. Progressive assessments ...	9,404
4. Asséssment of waste ...	4,250

Chief causes of decrease.

1. Deductions owing to settlement operations ...	8,136
2. Net loss by excess of diluvion over alluvion ...	1,278
3. Lands occupied by Government ...	2,521
4. Miscellaneous (net) ...	396

The increase on account of re-assessment consists partly of items included in last year's fluctuating assessments. The increase on this account which was not brought on the fixed land revenue roll during the year is shown

under the head "fluctuating land revenue" and amounts to Rs. 2,89,913. Lapses of revenue-free assignments occurred chiefly in the districts under settlement and in Karnál, Umballa, Hazára, Pesháwar and Kohát. In the last mentioned district the *jágir* of the Khan of Hangu, value Rs. 2,769, was resumed. It is satisfactory to note that the net loss due to diluvion is so small. Last year it amounted to Rs. 4,074. The head "deductions owing to settlement operations" includes an item of Rs. 1,348, representing the revenue of villages in the Muzaffargarh district, transferred from fixed to fluctuating assessments.

15. *Remissions and Suspensions on account of calamity of season.*—The effect of the seasons on the revenue collections of the year is illustrated by the following figures:—

DETAIL.								On account of year under report.	On account of previous years.
								Rs.	Rs.
Remissions	...	{	1890-91	...	...	...	...	1,32,215	2,596
			1891-92	...	...	...	...	10,704	43,435
Suspensions	...	{	1890-91	...	...	...	...	64,036	43,544
			1891-92	...	...	...	...	3,19,734	17,837

Remissions as a general rule are not granted within the year to which the demand relates. An exception however is made in the case of sudden and unforeseen calamities such as hail, inundations, locusts and the like, and the year 1890-91 was exceptional in this respect, by far the greater portion of the remissions having been granted on account of destruction of crops by locusts. Thus the figures of the year relating to remissions are no index of the general character of the seasons. Of the total sum (Rs. 10,704) remitted on account of the year under report, nearly half was on account of damage done by hail in the Pesháwar district. Rupees 1,185 were remitted on account of a similar calamity in the Amritsar district. Of the amount remitted during 1891-92 on account of previous years (Rs. 43,435) the principal items are Rs. 15,438 in Bannu and Rs. 13,573 in Gurdáspur. The former sum had been under suspension for three years. The remissions in the Gurdáspur district were granted in connection with a dispute between villages in British and Kashmir territory in consequence of certain irrigation channels being cut off.

15 (a). The amount suspended during the year is very large, but not more than might have been expected considering the character of the rabi season. The districts in which suspensions exceeding Rs. 10,000 were sanctioned are the following:—

Rs.				Rs.			
Kángra...	...	...	68,372	Jhelum	...	...	24,646
Shahpur	...	...	54,884	Gujrát	...	...	23,291
Bannu	...	...	37,324	Dera Ismail Khan	...	...	22,202
Lahore	...	...	29,391	Amritsar	...	...	20,522

The Deputy Commissioner of Kángra recommended that remissions instead of suspensions should be granted in the first instance, urging that owing to the smallness of the holdings in the tract affected there was little hope of a surplus accruing hereafter from which the suspended revenue could be realized. The Financial Commissioner, although at the time he declined to recommend a departure from the usual policy in the matter, has subsequently felt himself constrained to support Mr. O'Brien's proposal to remit the outstanding balance in the Hamírpur tahsíl, where an enhancement of the assessment will shortly be imposed. The case has been referred to Government.

Among the extracts will be found an account of the suspensions in the Shahpur district. Mr. Wilson's working of the suspension rules affords an excellent instance of the manner in which a somewhat full demand should be relaxed in bad years in tracts dependent upon rainfall.

The suspensions in Bannu were confined to the Marwat tahsil, a tract which invariably suffers in bad years.

In Lahore the most of the suspended revenue has been recommended for remission, but Government has deferred orders until the matter can be taken into consideration in connection with the Lahore and Sharakpur tahsil assessment reports.

Suspensions were granted in the Phalia tahsil of the Gujrat district under circumstances similar to those which necessitated this relief in the adjoining Shahpur district. In the Jhelum and Dera Ismail Khan districts suspensions were sanctioned in respect of both harvests. The greater portion of the amount suspended in Dera Ismail Khan was due from the impoverished Thal villages. In Amritsar the tract in which it was necessary to afford relief was that which lies between the Sakhi stream and the Ravi in the Ajnala tahsil.

16. *Balances of Fixed Land Revenue.*—The total balance remaining uncollected on 30th September 1891 was Rs. 5,14,451 classified as follows :—

Statement No. XVIII A.

							Rs.
In train of liquidation	...	...	...	...	...	...	1,69,818
Doubtful or undetermined	...	...	...	...	...	...	1,62,216
Irrecoverable	...	...	...	...	...	...	65,614
Nominal	...	...	...	...	...	...	1,16,803
Total							5,14,451

During the year 1891-92 Rs. 86,084 of the above amount were collected; Rs. 2,31,805, including the whole of the irrecoverable and practically the whole of the nominal balance, were struck off or remitted, the amount remitted being Rs. 43,435; and a balance of Rs. 1,96,562 remained outstanding on 30th September 1892 on account of 1890-91 and previous years. This is classed as follows :—

							Rs.
In train of liquidation	...	...	...	...	...	...	83,778
Doubtful and undetermined	...	...	...	...	...	...	1,12,545
Nominal	...	...	...	...	...	...	239
Total							1,96,562

To this has to be added the balance of the year under report amounting to Rs. 4,14,151, bringing the total balance outstanding on 30th September 1892 up to Rs. 6,10,713, or nearly one lakh more than at the close of the previous year. This balance is classified as follows :—

							Rs.
In train of liquidation	...	...	...	...	...	...	4,27,514
Doubtful or undetermined	...	...	...	...	...	...	1,18,545
Irrecoverable	...	...	...	...	...	...	618
Nominal	...	...	...	...	...	...	64,036

The revenue shown as "in train of liquidation" includes generally all suspended revenue and revenue which, though not regularly suspended, was owing to unpunctuality in arrears on 30th September 1892. The terms "doubtful," "irrecoverable" and "nominal" are explained in para. 44 of Revenue Circular No. 35. The doubtful includes Rs. 97,682 outstanding in the Thal of the Dera Ismail Khan which it has been proposed to remit. The circumstances of this tract have been alluded to in several previous reports. The question of remission is being considered in connection with proposals for the introduction of a fluctuating assessment, and the acquisition by Government of rights over the waste for colonization purposes. The subject will be referred to below in dealing with fluctuating assessments. In estimating the chances of

17 (a). The decrease under lapses of revenue-free assignments is mainly due to last year's total having included a large item of Rs. 13,962 on account of the Karnál district, representing two or three years revenue of a *jágir* which had been kept in deposit pending final orders. In the present year the districts in which most lapses occurred were Umballa (Rs. 2,560), Gurdáspur (Rs. 6,162), Siálkot (Rs. 4,160), and Gujránwála (Rs. 4,627).

17 (b). The sums placed temporarily on the fluctuating assessment roll on account of revision of assessment were this year the enhanced demands in Kángra (Rs. 69,504), Gurdáspur (Rs. 27,685), and in the Kasúr (Rs. 98,879), Tarn Taran (Rs. 79,364) and Daska (Rs. 13,386) tahsils of the Lahore, Amritsar and Siálkot districts, respectively.

17 (c). With regard to the decrease of Rs. 3,312 shown in the above table under the heading "waste land brought under cultivation," it is to be noted that the greater portion of the revenue derived from the cultivation of waste lands belonging to the State is included in the fixed land revenue roll. The fluctuating revenue consists of the income from annual leases, which varies with the character of the seasons, together with the assessments of new leases for broken periods before they can be brought on the fixed land revenue roll. The *kasht bārání* revenue in the Jhang and Montgomery district, which for this year amounted to Rs. 23,553 against Rs. 39,274 in 1890-91 ought perhaps to be included under this heading instead of under "other items." The total income from State lands, including lands in the charge of the Forest and other Departments, is shown in Statement No. XXII to have been Rs. 7,88,143 for the year under report as against Rs. 7,95,844 in the previous year, the falling off being due to diminished *tirni* receipts, which will be explained below. The income from cultivation rose from Rs. 2,08,133 to Rs. 2,26,252. These figures do not of course include sale-proceeds of waste lands. A draft of rules under the Punjab Laws Act, 1872, for the management of waste lands is at present under the consideration of the Financial Commissioner.

17 (d). With the exception of a small item in the Delhi district it is only in the Dera Ismail Khan district that the system of collection of revenue in kind by direct management is in force. The collections of the year, as will be seen from the table in para. 17, show a considerable falling off which would have been even greater had not unfavourable seasons been counterbalanced by high prices obtained for the produce.

17 (e). The increase in the revenue derived from canal-irrigated lands has been realized chiefly in the Montgomery district, where owing to the late floods of the year 1891 the full supply in the canals produced a large rabi area of cultivation. An item of Rs. 8,078 on account of water-advantage rate in the Shahpur district finds its place in this statement for the first time. In future years the revenue under this head will be considerable. There was a falling off of Rs. 3,009 in the receipts from the Shah Nahr Canal in Hoshiárpur. The Ferozepore District Canals yielded a sum slightly below that of the previous year.

17 (f). The income from fluctuating assessments of land other than canal-irrigated may, as last year, be classified as follows:—

DETAIL.	1890-91.	1891-92.	Difference.
	Rs.	Rs.	Rs.
1. In tracts inundated by the Indus, Chenáb, Rávi and Sutlej in Mooltan, Montgomery, Jhang, Muzaffargarh, Dera Ismail Khan, Bannu and Ferozepore ...	6,67,284	6,51,382	— 15,902
2. In tracts flooded by torrents (Hissár, Rohtak and Dera Ismail Khan) ...	81,499	58,662	— 22,837
3. In tracts bordering on <i>jhils</i> (Gurgáqn and Gurdáspur) ...	7,040	7,494	+ 448
4. In tracts depending on uncertain rainfall (Karnál and Jhang) ...	42,834	48,741	+ 5,907
Total ...	7,98,663	7,66,279	— 32,384

The decrease of revenue from *sailāba* lands is spread over all the districts mentioned except Dera Ismail Khan where there was an increase of Rs. 6,000, and Jhang where collections were nearly the same as in the previous year. The increase in Dera Ismail Khan is said to be due to bad seasons in the Thal, the people of which have migrated to and broken up land for cultivation in the riverain tract. With the return of better seasons to the Thal a falling off in the riverain cultivation is expected. The decrease in the collections from land flooded by torrents is entirely due to bad seasons in the Daman tract of Dera Ismail Khan, where the collections amounted to Rs. 17,806 only as compared with Rs. 45,244 in the previous year. In both Hissār and Rohtak the collections exceeded those of the previous year. It is worthy of notice that notwithstanding the character of the year the collections both from the estates in the Karnāl Nardak, and from the Jhang Bār wells exceeded the figures of the previous year.

17 (g). In Statement No. XXA will be found a comparison of the year's financial results of the several systems of fluctuating assessments with the estimates framed at settlement. It will be seen that in Hissār and Rohtak the assessments have nearly approached the forecast of the Settlement Officer. In Karnāl the collections have very considerably exceeded the estimate. It is not surprising therefore to find that in Rohtak and Karnāl the zamindārs wish to revert to fixed assessments. It is stated that proposals to this end are under consideration, but they have not reached the Financial Commissioner yet. The working of the fluctuating system in the Fázilka Hithār tract is not noticed in the district report. In the Rāvi villages of Montgomery the collections under the fluctuating system have now dwindled down to Rs. 26,271 as against the fixed assessment of Rs. 32,893, which was in force not many years ago. Though the introduction of the system was a necessary measure consequent upon diminished river floods and the wholesale migration of tenants to the canal tracts in the Sutlej tahsils, yet it is to be feared that the system offers to a thriftless population addicted to cattle stealing an inducement to allow land to go out of cultivation. The whole question will be reconsidered in the settlement now commenced. In the south-west of the province and in the Bannu and Dera Ismail Khan districts fluctuating assessments are popular and are found to work well in the interests both of the people and of Government. The necessity for such a system is well illustrated by the statistics relating to the Daman tract of the Dera Ismail Khan district where during the past fourteen years the annual collections have varied from Rs. 8,708 to Rs. 45,244. In this connection it may be mentioned that during the year under report a change has been made in the Daman system. Hitherto one-fourth of the revenue has been fixed and three-fourths levied in the form of fluctuating crop rates. In 20 villages the fixed fourth has now been abolished and the full assessment will in future be levied in the form of crop rates. The Financial Commissioner has been authorized to introduce this new arrangement into other Daman villages at his discretion.—(*Punjab Government letter No. 82, dated 16th April 1892*).

17 (h). No extension of fluctuating assessments to any tract took place during the year, but proposals for introducing into the Thal of the Dera Ismail Khan district, a system not dissimilar from what is known as the Jhang well system are at present under consideration. As already noticed a very large balance of revenue has accumulated in this tract owing to the almost uninterrupted succession of unfavourable seasons since 1885-86, and it seems impossible to hope that any but a fluctuating system involving remission of revenue when wells go out of use can meet the circumstances of the tract. Closely connected with this matter is the very important question of the proprietorship of the vast areas of waste land which at last settlement were allotted to the landowners on a perhaps unnecessarily liberal scale, and which it is necessary to bring again under the control of Government if a Sindh Sagar Canal from the Indus is to be constructed. Negotiations with the landowners of the Leiah and Bhakkar tahsils are now in progress, which it is hoped will end in the acquisition for Government of an area of waste sufficient to warrant an examination of the question of an Indus Canal.

In the Pindigheb tahsíl of the Rāwalpindi district, where owing to bad seasons it seemed that the fixed assessments would have to be abandoned,

Government virtually decided to apply a fluctuating system, but the actual introduction of the system had in the end to be temporarily abandoned owing to the opposition which it evoked on the part of those intended to benefit thereby. Government, however, has reserved power to enforce the system compulsorily should it be necessary.

In connection with the recent settlement in Hissár the question of extending fluctuating assessments to the Ghaggar villages in the Fatehabad tahsíl was considered, but here too the zamíndárs would have nothing to do with the arrangement. The Deputy Commissioner's and Commissioner's remarks on this incident will be found among the extracts.

18. *Miscellaneous Land Revenue*.—The income from miscellaneous land revenue was Rs. 11,52,632 as compared with Rs. 6,42,705 in 1890-91. As will be seen from the following table the increase is chiefly due to receipts on account of sale-proceeds of Government lands:—

Detail.	1890-91.	1891-92.	Difference.
	Rs.	Rs.	Rs.
Tirni	3,34,463	2,55,772	— 68,691
Málikána or proprietary dues	42,359	50,245	+ 7,886
Fines and forfeitures of the Revenue Department	23,515	29,762	+ 6,247
Sajji	27,942	20,193	— 7,749
Sale-proceeds of waste lands	7,916	4,33,081	+ 4,25,165
All other items	2,06,510	3,53,579	+ 1,47,069
Total	6,42,705	11,52,632	+ 5,09,927

18 (a). There was a falling off in the *tirni* collections in the Mooltan, Jhang and Shahpur districts of Rs. 44,982, Rs. 26,773 and Rs. 6,783, respectively. The Deputy Commissioner of Mooltan explains that owing to a change in the period to be adopted as the *tirni* year only half the usual demand fell due within the agricultural year under report. There was, moreover, a balance of over Rs. 12,000 outstanding on September 30th on account of the year, which however will be collected. In the Jhang district the falling off is the result of a suspension of the demand, chiefly in the Chiniot tahsíl, on account of the drought which caused many of the graziers to leave the Bár with their flocks and herds. Most of the suspended demand will, it is expected, be recovered. In the Shahpur district *tirni* is levied in the form of annual leases, which in the year under report owing to scarcity of grass in the Bár realized much less than usual. In the Montgomery district the new quinquennial assessments came into force with effect from the year under report. The result of the revision of the demand was an increase of Rs. 15,000 based on an increase of cattle and rise in the price of fodder which produced higher tenders for renewal of the quinquennial leases. A portion of the *tirni* income in this district is credited to the Forest Department, and there are also deductions on account of patwáris, lambardárs and local rate payable out of the gross demand; so that the increase realized by the Revenue Department as shown in Statement No. XX amounted to Rs. 10,661. In Mooltan the quinquennial *tirni* assessments were revised during the year with the result that the annual demand was reduced by Rs. 8,748. This reduction which will have effect from the current year was necessitated by the large encroachments on the waste made within recent years by the cultivation in connection with the Sidhnai and other canals. A similar contraction of the grazing area in the Chiniot tahsíl of the Jhang district, a great part of which is being brought within the command of the Cheráib Canal, will necessitate an early revision of the *tirni* assessments in that tahsíl.

18 (b). The receipts under the heading *málikána* or proprietary dues are made up chiefly of the *málikána* payments on the Sidhnai and Sohág Pára Canals, and the royalty on Dandot coal in the Jhelum district. The former will gradually diminish as

lessees purchase proprietary rights in their holdings. There was an increase of nearly Rs. 6,000 in the year under report in the receipts from royalty on Dandot coal.

18 (c). The income from sale of waste land is abnormally large this year. In March last an auction sale was held of 8,783 acres on the Chenáb Canal, the price realized being Rs. 3,78,000 or Rs. 43-6-0 per acre. In addition to this there were receipts on account of *nazarána* payable in respect of yeoman and capitalist grants. A sum of Rs. 44,000 on this account is shown as a balance of the Gujranwála district for the year under report. The item Rs. 33,552 shown opposite the Montgomery district in Statement No. XX includes the sum paid by Bába Khem Singh, C.I.E., for the acquisition of proprietary right in the large area held by him on lease on the Sohág-Pára Canal. The item of Rs. 5,000 credited in the Bannú district was on account of land on the Chenáb Canal.

18 (d). The failing off in the income from *sajji* occurred in the Shahpur and Mooltan districts. In the former the plant owing to want of rain failed to sprout. In Mooltan the leases sold for much less than usual. Mr. Maconachie is of opinion that a good deal might be done in this district with the co-operation of the Forest Department to develop this source of revenue. In Jhang special arrangements were introduced a few years ago to protect the *sajji* plant, and the result on the whole has been encouraging. In the year under report notwithstanding failure of rain the income has undergone no appreciable reductions.

18 (e). The increase of over Rs. 6,000 in the receipts under the heading "fines and forfeitures of the Revenue Department" occurred chiefly in the Lahore district. It is explained that the greater part of the sum of Rs. 7,015 credited in this district had been held in deposit for some years in the Settlement Department, and was finally credited to Government in the year under report. The greater portion of the revenue under this head accrues from the occurrence of vacancies in *zaildári* appointments and the confiscation of the *pachotra* of *lambardárs* by way of punishment. In many instances a difficulty is experienced on the death of a *zaildár* in finding a suitable successor, and thus it frequently occurs that for varying periods *zaildárships* remain vacant, the emoluments of the office which are a drawback on the Government revenue, being credited to Government. The confiscation of *lambardár's pachotra* is ordered chiefly in connection with cases of unpunctuality in the payment of the Government revenue. In regard to such confiscations the Commissioner of Lahore, Colonel Hutchinson, with whose remarks the Financial Commissioner agrees, observes that the measure is one of doubtful expediency which should only be adopted in rare cases after careful enquiry as to the real cause of delay. Frequently delay occurs through co-sharers failing in their payments, and if the headman has done what he can do under the law to compel payment, it is clearly hard to punish him by the forfeiture of *pachotra* on that portion of the demand which he has paid in. It is satisfactory to notice that there is a very considerable diminution in the fines levied in the Gurgáon district, where in the previous year the predecessor of the present Deputy Commissioner had resorted to confiscation of *lambardárs' dues* in an unnecessarily rigorous fashion. In regard to the figures of the Amritsar district for the year under report the Settlement Officer explains that there was a certain amount of lawlessness throughout the district which needed the enforcement of the responsibility of *lambardárs*. During settlement operations, Mr. Grant remarks, the amount of fines is always large.

18 (f). A sum of Rs. 1,52,138 included under "other items" in Statement No. XX of the Guranwála district, represents recoveries on account of the cost of digging canal channels and surveying and demarcating allotments on the Chenáb Canal. There is reason to believe that at least two-thirds of this sum ought to have been credited to the Irrigation Department, it having been arranged that recoveries shall be distributed between land revenue and irrigation on account of survey charges and digging channels respectively in the proportion of 5 annas and 11 annas. Enquiry is being made in the matter. Between Rs. 90,000 and Rs. 1,00,000 were paid during the year by *jágirdárs* in the

Umballa, Kángra, Ferozepore, Gurdáspur and Kohát districts on account of contribution towards the cost of settlement operations.

19. *Alluvion and Diluvion.*—In Statement No. XIX is shown the amount of revenue added to and deducted from the fixed land revenue roll of the year 1890-91 in consequence of the orders passed on the di-alluvion statements of that year. The results of fluvial action during the year 1891-92 are shown in Statements Nos. XXIII A and B. The increases and decreases of revenue will be shown in Statement No. XIX of next year's report as additions to and deductions from the fixed land revenue roll of the year 1891-92, which with additions and deductions due to other causes bring out the demand for the year 1892-93. The loss of revenue due to diluvion during the year has been slightly exceeded by the gain due to alluvion. In the Dera Gházi Khan district where the di-alluvion system takes the place of the fluctuating system of Mooltan and the Indus districts (Bannu, Dera Ismail Khan and Muzaffargarh), the figures for both alluvion and diluvion are very large during the year under report. It is satisfactory, however, to note that the balance is on the right side. The Deputy Commissioner attributes this result to the recently constructed "bands" which have proved most effective in checking floods and causing the deposit of fertilizing silt. The Deputy Commissioner's remarks on the subject will be found among the extracts. The fluctuating systems of assessment of the Mooltan, Bannu, Dera Ismail Khan and Muzaffargarh districts provide a method of adjusting the revenue demand to the changes effected by river action. It is only when the river so far transgresses its limits as to affect the lands of villages on the fixed land revenue roll that alluvion or diluvion procedure becomes necessary. It occasionally becomes necessary to transfer a village so affected from the fixed to the fluctuating land revenue roll. During the year under report as in 1890-91 the Chenáb has caused a considerable net loss of revenue in the Gujrát and Shahpur districts.

20. *Land Revenue Assignments.*—The total assigned revenue of the province during the year under report was Rs. 30,61,078 as against Rs. 30,32,212 in 1890-91. The increase was principally in the Lahore Division where the assigned revenue was Rs. 26,400 more than in the year before. There was also an increase of between ten and eleven thousand rupees in the Jullundur Division. In these two divisions the increase was mainly in the districts under settlement, but no explanation has been afforded by the Deputy Commissioners or Settlement Officers in question. Enquiry is being made into the matter and the result will be communicated to Government in due course. In the Ráwalpindi division, on the other hand, with its four districts under settlement, there was a further slight decrease in 1891-92 in addition to that of Rs. 20,000 noticed in last year's report. The total revenue assigned in perpetuity has again risen and is larger than last year's figures by 26,745, almost the exact amount of the increase in the total assigned revenue of the province under all classes of tenure. This large increase in the revenue assigned in perpetuity is not understood and explanations have been called for from the districts in which the increase has chiefly occurred. There was a small increase in the year under report in the amount of revenue assigned during the pleasure of Government and a similarly small decrease in that released for life. The number of holders of revenue-free grants has fallen further from 115,454 last year to 114,173 during 1891-92. As was remarked last year this fall in the number of grants is a cause for satisfaction, as they are so very numerous in some parts of the province as to make the work of attestation extremely burdensome, if properly carried out. The districts in which the holders of revenue-free grants are most numerous are:—

District.								Number of holders.
Umballa	...	...	...	...	...	...	...	15,411
Ferozepore	...	...	...	...	...	...	...	10,017
Siálkot	...	...	...	...	...	...	...	9,461
Pesháwar	...	...	...	...	...	...	...	13,545

20 (a). During the year the following were the more important of the new grants made and the lapses which occurred. Among the fresh grants

were three in the Kohát district, one of Rs. 600 per annum to Shahzáda Sultán Ján, C.I.E., Extra Assistant Commissioner, for his life; the second of Rs. 500 per annum to Khán Bahádur Muhammad Usmán Khan of Gaudur, also for life; and the third of Rs. 300 in favour of Sher Muhammad Khan and Malik Ján Khan, Kyánís, for their joint lives. The former of the two assignees has since died, but there has been no lapse of his share of the latter grant. A new *jágír* of Rs. 1,500 per annum has also been granted during the year to Khan Bahádur Hithu Rám, C.I.E., for services in Baluchistán. Among the lapses which occurred was one of Rs. 520 per annum on the death of the *jágírdár* of Dhandna in the Nawashahr tahsíl of the Jullundur District. Another grant of Rs. 981 per annum fell in on the death of Rája Feroz Khan, Ghakar of Khanpur, in the Hazára district; and in the Gujránwála district there were resumptions of one-fourth share of two villages valued at Rs. 545 on the death of Sardár Kirpál Singh of Batála, and of Rs. 750, part of the village of Dháriwál, on the death of Sardár Gurbakhsh Singh. On the death of Nawáb Bahádur Sher Khan, Bangásh, his son Rustam Khan succeeded and his father's *jágír* valued at Rs. 6,367 per annum, was continued in his favour.

20 (b). In the districts under settlement during 1891-92—Amritsar, Gurdáspur, Siálkot, Gujrát and Gujránwála—the Settlement Officers again succeeded in making headway in the difficult task of investigating properly the numerous assignment cases in their districts.

SECTION IV.—LAND REVENUE ACT.

21. *General Reassessments.*—A reassessment of the revenue was in progress at the end of the year in the following districts—
Settlements in progress.
Statements Nos. XXXIII A and XXXIV. Lahore, Amritsar, Siálkot, Gujrát, Gujránwála, Kangra, Shahpur, Montgomery, Pesháwar, and part of Kohát. Settlement operations were brought to a conclusion during the year in the Hissár, Gurdáspur and Ferozepore districts. The results of the three latter assessments were noticed in last year's report. The Settlement establishments have been broken up and drafted to the Pesháwar district, where a new settlement is being commenced, or absorbed in the ordinary district staff of the three districts mentioned. In this connection it may be mentioned that in view of the approaching completion of settlement operations in several districts the Financial Commissioner has found it necessary, in order to secure employment for the numerous settlement officials who will be released from employment, to direct that vacancies in the subordinate establishment of district offices shall be reserved, as far as possible, for Settlement officials.

21 (a). In the Lahore district measurements and all papers pertaining thereto have been completed except in the river villages where annual remeasurements are necessitated by the action of the river. English note-books have been written up very fully for all villages in the district. The assessment reports of all four tahsils have been submitted by the Settlement Officer. The new demand was introduced in the Kasúr tahsíl with effect from Kharíf 1891; that for Chúníán takes effect from Kharíf 1892. The orders of Government on the Lahore Tahsíl Assessment Report have just been received. The Sharakpur Assessment Report is with the Financial Commissioner. The results of reassessment will be noticed in the next annual report. The settlement has lasted $4\frac{1}{2}$ years and has cost Rs. 3,02,448 up to 30th September 1892.

21 (b). Settlement operations in the Amritsar district commenced about the same time as in Lahore. The assessment reports of all three tahsils have been submitted, and on two of these the orders of Government have been passed. The third (Ajnála) is with the Financial Commissioner. In the Tarn Taran tahsíl the new demand was introduced with effect from Kharíf 1891 and in Amritsar tahsíl from Kharíf 1892. The new revenue which was an enhancement of 32 per cent. upon that

of the expired settlement has now been paid for two harvests without much difficulty, notwithstanding that both these harvests were poor. The Settlement Officer states that so far as he can hear the people express themselves as satisfied with the orders passed. The new assessments will, it is expected, be introduced into the Ajnāla tahsíl with effect from Rabi 1893, and the settlement will probably be brought to a close by the end of the current agricultural year. Up to 30th September 1892 the cost of settlement operations amounted to 2½ lakhs.

21 (c). The Siálkot district contains five tahsís and a greater number of villages than any other district in the Punjab. The Settlement Officer states that so far as he can hear the people express themselves as satisfied with the orders passed. The new assessments will, it is expected, be introduced into the Ajnāla tahsíl with effect from Rabi 1893, and the settlement will probably be brought to a close by the end of the current agricultural year. Up to 30th September 1892 the cost of settlement operations amounted to 2½ lakhs.

Siálkot settlement. The settlement will therefore be necessarily more protracted than in any of the other districts in which operations were commenced at or about the same time. Fair progress, however, has been made. By the close of the year only 7 per cent. of the area of the district remained to be measured, and it was expected that measurements would be complete by the end of January. During the year the new demand was introduced in the Daska tahsíl. The Assessment Report of Tahsíl Raya was submitted to Government and intermediate orders, entailing further inquiry, passed thereon. The settlement has lasted four-and-a-half years and has cost Rs. 2,56,429 up to 30th September last.

21 (d). During the year the new assessments have been announced and collected in Tahsíl Gujrát: in Tahsíl Phália the assessment has been announced and will be realized from Kharíf 1892. The Assessment Report of Tahsíl Khárián has just been received from Government. The new demand in this tahsíl will probably take effect from Rabi 1893. It is expected that the operations of settlement will be concluded during the current agricultural year. The settlement has lasted four years, and up to 30th September 1892 had cost a little less than 2 lakhs. The probable enhancement of the *khálsa* demand will be about 1½ lakhs, so that the total cost will be recovered within two years of the conclusion of settlement.

Gujrát settlement.

21 (e). Settlement operations were commenced in Gujránwála at the same time as in Gujrát. During the year measurements were completed for the whole district. The assessment reports of two out of the three tahsís have been submitted, and the orders of Government passed thereon. The new demand takes effect from Kharíf 1892. Speaking of the Gujránwála tahsíl the Settlement Officer remarks that the zamindárs appear to be on the whole well satisfied with the new *jamás*. A detailed account of the progress of settlement operations will be found among the extracts of the district reports. It is expected that the Háfizabad Assessment Report will be submitted by the commencement of next hot weather. The Commissioner estimates that the settlement when completed will have cost about 2½ lakhs of rupees, which will be recovered in about a year and a half or two years from the enhanced assessments.

Gujránwála settlement.

21 (f). In the Kángra district the reassessment of the Dera tahsíl and of the jágírs of Goler, Dáda Siba and Nádaun was completed during the year. The reassessment of the Hamírpur tahsíl, including the Kutlehr jágír is now in an advanced stage. The distribution of the new assessment was completed in Pálapur, Núrpur, Dera (including the jágírs of Goler and Siba) and Kulu (including Plách) tahsís. The new records of rights for the Kángra tahsíl were completed and filed. In the Pálapur and Kulu tahsís the records have been prepared and only remain to be bound up and filed. The settlement had cost Rs. 2,87,812 up to the 30th September 1892. The total enhancement of the Government (*khálsa*) demand will be about Rs. 97,000. The settlement will probably be completed before the close of the year 1893.

Kángra settlement.

21 (g). The last of the assessment reports of the Shahpur district, that of the plains portion of the Khusháb tahsíl, has received the orders of Government since the close of the year, and the new demand will take effect from Rabi 1893. Throughout the remainder of the district the new demand has been introduced. From a financial point of view the resettlement of this district has been most successful,

Shahpur settlement.