
FINAL REPORT OF THE THIRD REGULAR SETTLEMENT OF THE
AGROH VALLEY IN THE HAZARA DISTRICT, 1914-16.

(537)

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FINAL REPORT
OF THE
THIRD REGULAR SETTLEMENT
OF THE
AGROR VALLEY
IN THE
HAZARA DISTRICT

BY
KHAN SAHIB MIRZA GHULAM SAMDANI KHAN,
SETTLEMENT OFFICER.

1914—1916.

PUBLISHED BY AUTHORITY.



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FROM

THE DEPUTY SECRETARY TO THE GOVERNMENT OF INDIA
IN THE FOREIGN AND POLITICAL DEPARTMENT,

TO

THE HON'BLE THE CHIEF COMMISSIONER AND AGENT
TO THE GOVERNOR-GENERAL IN THE NORTH-WEST
FRONTIER PROVINCE.

Dated Delhi, the 22nd December 1916.

SIR,

I AM directed to acknowledge receipt of your letter No. 1431-Ag., dated the 27th October 1916, forwarding the Final Report of the Third Regular Settlement of the Agror Valley, by Khan Sahib Mirza Ghulam Samdani Khan, and the Assessment Report by the late Khan Sahib Fazl Hak Khan.

2. The reports appear to call for no comment. The Government of India have noted with satisfaction your commendation of the work of Khan Sahib Ghulam Samdani.

I have the honour to be,

SIR,

Your most obedient Servant,

DENYS BRAY,

Deputy Secretary to the Government of India.

No. 1431-A. G.

FROM

THE HON'BLE LT.-COL. SIR GEORGE ROOS-KEPPEL, K.C.S.I., K.C.I.E.,
Chief Commissioner, North-West Frontier Province,

TO

THE SECRETARY TO THE GOVERNMENT OF INDIA,
FOREIGN AND POLITICAL DEPARTMENT.

Peshawar, the 27th October 1916.

SIR,

I HAVE the honour to refer to Government of India, Foreign and Political Department, telegram No. 161-F., dated 20th April 1914, sanctioning the proposals for the re-settlement of the Agror Valley and to say that the Settlement operations were taken in hand in July 1914 by Khan Sahib Fazl Hak Khan, Extra Assistant Commissioner. This officer was compelled by illness, which I regret to say ended in his demise, to proceed on leave and was succeeded in February 1916 by Khan Sahib Ghulam Samdani, Extra Assistant Commissioner, who brought the Settlement to a close on 31st May 1916.

2. The work was supervised by Lieutenant-Colonel C. B. Rawlinson, Revenue Commissioner, until the latter proceeded on combined leave in May 1915, and thereafter by his successor Lieutenant-Colonel D. B. Blakeway, who visited the Valley in June 1915 during the progress of the Settlement, and again in June 1916, in order to ascertain the attitude of the people towards the new demand and to inspect the completed records. I have now the honour to forward the Final Settlement Report prepared by Khan Sahib Ghulam Samdani, which has been transmitted under cover of the letter of the Deputy Commissioner, Hazara, dated 10th August 1916. I also enclose the Assessment Report of Khan Sahib Fazl Hak Khan with the Revenue Commissioner's review of the same and my own orders, both of which are embodied in my Revenue Secretary's letter, No. 92-A. G., dated 17th January 1916, and No. 300-A. G., dated 28th February 1916, to the Deputy Commissioner, Hazara.

3. Unlike the second Regular Settlement of Agror of 1898-1900, in

Period of Settlement.

which the disposal of the Khan's forfeited rights under the Agror Valley Regulation (IV of 1891) formed an important part of the work, the present Settlement has solely been concerned with the revision of the assessment and record of rights and incidental revenue questions, if the recasting of the rules relating to the alienation of holdings by tenants of the Agror Estate be excepted. The Settlement, therefore, should normally have been completed in a shorter time. Delay, however, occurred owing to the fact that the preliminary reports regarding the extent of re-measurement necessary, the classification of soils, and the rates of commutation prices were not submitted by the late Settlement Officer until the omission was noticed by the Revenue Commissioner in June 1915. Meanwhile the re-measurement of the entire Valley had been undertaken by the Settlement Officer, though a comparison of the old and new maps on the spot showed that a considerable portion of the old maps were correct and merely required some amendment to bring them up to date. The main reason for the prolongation of the operations, however, was the protracted illness of the late Settlement Officer. While there was hope of his recovery, a transfer of charge was undesirable and this led to the stoppage of work for about three months after preparation of the Assessment Report and also to some further expenditure of time during which his successor had to master the work already completed and to familiarize himself with conditions in Agror.

4. The data on which the assessment proposals were based were discussed in my Revenue Secretary's letter No. 92-A. G., dated 17th January 1916, above referred to and the facts do not

Considerations affecting assessment, date of introduction of Settlement and term.

again require review. It need only be remarked that the differences between the figures in paragraph 14 of that letter and those now given in paragraph 26 (7) of the Settlement Report are due to corrections in the totals of soils after the submission of the Assessment Report and in the all-round rate of Rs. 2-13-5 deduced from cash rents in paragraph 25 of the Assessment Report, which should have been Rs. 2-9-0. Major Stewart, Deputy Commissioner, Hazara, who submitted the Forecast Report, anticipated an assessment of Rs. 17,000 on land and Rs. 400 on mills. The Settlement Officer proposed Rs. 20,000 on land and Rs. 400 on mills. Mr. Fraser, the present Deputy Commissioner, considered that it would be sufficient to raise the revenue demand on land to Rs. 16,000 without any enhancement of the assessment on mills. I was of opinion that if regard were only had to the capacity of the people to pay an enhanced demand, as shown by the facts given in the Assessment Report, Rs. 20,000 would have been a fair and even moderate land revenue demand. But there has been a tradition of lenient assessment in Agror and an advance *per saltum* from the previous assessment of Rs. 13,000 to Rs. 20,000 would have represented a considerable and even oppressive enhancement. The political advantage of having a contented peasantry as our subjects on the Black Mountain border, in view of the stormy history of this tract in the past, at the cost of a small abandonment of revenue is obvious. I fixed accordingly the assessment on land at Rs. 17,333-5-4, being an enhancement by one-third of the previous demand, and the assessment on mills at Rs. 350. These totals were mentioned in my telegram No. 15, dated 17th January 1916, to you, in which I also solicited the orders of the Government of India with regard to the date of introduction of the demand and the term of the new Settlement. Under the sanction of the Government of India, communicated in their Foreign Department telegram No. 663-D., dated 18th February 1916, the new demand will be collected from Kharif 1918 and the Settlement will expire with that of the Mansehra Tahsil after Rabi 1934.

5. In the distribution of the assessment over estates and holdings, Khan

Distribution of assessment.

Sahib Ghulam Samdani has allowed due weight to the wishes of the people, the productive value of the estates and hamlets, and the economic circumstances of their inhabitants. On the visit of the Revenue Commissioner to Agror only six petitions were received by him against the increase of revenue and the classification of the soils of certain holdings, which warrants the conclusion that the troublesome task of distribution was carried out with fairness and good judgment and that the Settlement has been well received.

6. The figures quoted in paragraph 39 of the report show that Ali

Future income of deported Khan.

Gauhar Khan, the deported Khan of Agror, will benefit to some extent from the new assessment. His annual income is expected to rise to Rs. 6,778 as against the average of Rs. 6,258, which he has enjoyed during the last 12 years. Probably, however, the increase will be greater, as there seems no reason why the rent of non-occupancy tenants on the estate should not be reconsidered when that of the occupancy tenants has been revised at the present Settlement. The extra income should be of use in starting in respectable occupations those of Ali Gauhar Khan's relatives who are dependent on him. One of them is now receiving training in the School of Art, Lahore.

7. The cash rents payable by occupancy tenants generally in the Valley

Rents of occupancy tenants.

were rightly reviewed by the Settlement Officer (*vide* paragraph 34 of his report), as was done in the rest of the Hazara District at the last Settlement under the authority of the Hazara Tenancy (Amendment) Regulation (III of 1904). This Regulation enables the Settlement Officer of the district to determine all cash rents of occupancy tenants, whether in gross or expressed as an acreage rate,

after an alteration of land revenue has occurred, and thus saves landlords from the obligation of instituting suits for enhancement of rent in the Revenue Courts. No appeals were preferred to the Revenue Commissioner against the Settlement Officer's rent awards.

8. The revision of the revenue assignments, including Frontier remissions, has resulted in the release of a total of Rs. 1,426 on all accounts in Revenue assignments.

place of Rs. 1,043 at the last Settlement, being an increase proportionate to the new revenue demand. The percentage of the revenue assigned is considerably less than that allowed in the rest of the district, where, however, the assignments depended on special considerations, and the lightness of the assessment in Agror has made it unnecessary to increase the proportion previously fixed. As regards the *inam* grant, this grant in the remainder of the district represented about 2.5 per cent. of the revenue at the last Settlement and it was then decided that the sum thus reserved was to be gradually devoted to the establishment of a graded system of *inams*, which were ordinarily to be awarded to headmen for good service. The same arrangement has now been adopted in Agror and a sum of Rs. 450 has been sanctioned for *Zamindari inams*, which is to be added to the amount already set aside for this purpose in the rest of Hazara.

9. Sets of rules have been attached as appendices to the report relating to the Alienation of tenancies by tenants of the Agror Estate, Dhalluion, Rules forming appendices.

and Mills. The first are designed to prevent the unauthorized alienation by occupancy tenants on the Agror Estate of their rights of occupancy and also to make it clear that tenants-at-will have not been granted easy terms merely that they should be able to sell the right of cultivation to others. The observance of the rules should benefit both the estate and the tenantry, as security of tenure tends to the execution of improvements and ease in recovery of rent. The Dhalluion and Mill rules are those which were framed for the rest of the District at the last Settlement and as they have since then proved their utility their application to Agror has also been desirable. Rules for the future management of the Agror reserved forests, of which the area has decreased from 5,997 to 5,894 acres according to the new measurements, have also come under consideration. They have been referred separately to the Government of India and need not be further discussed here.

10. The new maps were checked by the Revenue Commissioner and the portions tested were found accurate, though owing to damage to some of the Maps and records.

sheets from frequent handling by the patwaris it was necessary to require the preparation of fresh copies. The remarks of the Settlement Officer in paragraphs 5 and 7 of his report regarding the necessity of re-survey owing to the previous adoption of the square system of measurement in a hilly tract cannot be endorsed. At the last Settlement the plain portions of the Valley were measured on the square system and the hills on the triangular system with the plane table, while in several cases considerable portions of the new maps appeared to the Revenue Commissioner to be exact copies of the old. The records of the new Settlement were also inspected by the Revenue Commissioner on completion and found to be satisfactory. Instructions were issued with regard to their future maintenance and the destruction of old files.

11. The total cost of the present Settlement has amounted to Rs. 12,758 as against Rs. 16,784 for the last Settlement and the estimate of Rs. 10,740 in Cost of Settlement.

Mr. J. S. Donald's letter No. 332-G., dated 16th February 1914. The increase over the estimate is due to the extension of the period of the Settlement, but is less than might have been anticipated on this account. The expenditure on the occasion of the last Settlement was met from the estate of the Khan of Agror. Following that precedent the expenditure has now been defrayed from the excluded Local Fund known as the Agror Accumulation Fund, which was formed out of the surplus accumulation while the estate

was under direct management and was to be utilized on local improvements under the orders of the Government of India conveyed in their Foreign Department letter No. 64-F., dated 14th January 1903.

12. The report of Khan Sahib Ghulam Samdani, if somewhat lengthy, having regard to the size of the tract and questions involved, sets out the work of the Settlement with completeness and will prove a useful record. His successful distribution of the assessment has been noticed above and his conduct of the closing operations of the Settlement has been marked by ability and thoroughness.

I have the honour to be,

SIR,

Your most obedient Servant,

D. B. BLAKEWAY,

REVENUE SECRETARY,

for *Chief Commissioner*,

North-West Frontier Province.

No. 3073.

FROM

J. H. B. FRASER, ESQUIRE, I. C. S.,
Deputy Commissioner, Hazara,

TO

THE REVENUE COMMISSIONER,
NORTH-WEST FRONTIER PROVINCE.

Dated Abbottabad, the 10th August 1916.

SIR,

I HAVE the honour to forward, in original, Final Report of the Third Regular Settlement of the Agror Valley, with Appendices, by Khan Sahib Mirza Ghulam Samdani Khan, Settlement Officer.

I have the honour to be,

SIR,

Your most obedient Servant,

MUHAMMAD KHAN,

for Deputy Commissioner, Hazara.

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FINAL REPORT

OF THE

THIRD REGULAR SETTLEMENT OF THE AGROR VALLEY, HAZARA DISTRICT.

CHAPTER I.—GENERAL DESCRIPTION.

1. Agror is an assessment circle of the Manseltra Tahsil in the Hazara District, and being situated in its west at the foot of the far famed Black Mountain is surrounded on the north by Tikri and Paryari (Independent tracts of the Swathis and Sayads respectively); on the east by the Pakhli plains and Konsh; on the south by Feudal Tanawal; and on the west by the Independent territory of Isazais and a part of Feudal Tanawal. Its maximum length from south-east to north-west is about 13 miles, and its extreme width from east to west is 11 miles. * The total area of the valley is 64 square miles, being 1-22nd part of the whole tahsil, with a population of 18,671 souls according to the last census of 1911.

This remote upland valley lies at the extreme border, running like a wedge into the Feudal Tanawal and the Independent territory, and is the head-quarters of the District Frontier Constabulary and the Political Tahsildar.

2. A complete description of the physical features of the valley is given in the Assessment Report of 1899 and the Settlement Report of 1901, and is repeated in Chapter I of the Assessment Report of 1915. It is, therefore, unnecessary to reproduce the same here.

CHAPTER II.—PAST POLITICAL AND FISCAL HISTORY.

3. Chapter III of the Settlement Report of 1901 and Chapter III of the Assessment Report of 1915 exhaustively deal with this subject, and nothing of any real importance has occurred since. The following table will, however, be found of interest to show the progress of revenue assessed on various occasions on this valley :—

Year.	Total revenue.	Assigned.	Recover- able.
	Rs.	Rs.	Rs.
(1) 1841	1,575	875	700
(2) 1853	3,315	2,220	95 Including Rs. 20 Road Fund.
(3) 1870	4,000	400	3,600
(4) 1899	13,300	1,043	12,257
(5) 1916	17,680	1,426	16,254, which will take effect from Kharif 1918.

4. The chief distinctive feature of the valley is that it has always been assessed lightly, its revenue has all along been paid regularly without any difficulty, and suspensions or remissions have never been found necessary since the former Settlement.

CHAPTER III.—REVISION OF THE SETTLEMENT RECORD.

5. Originally it was thought that the remeasurement of only the hilly portion of the valley would be necessary, and that it would be possible to trace the old field map in the case of the plain area of the tract, but owing to the wrong survey in the previous Settlement, due to the adoption of the square system of measurement in a hilly tract, where it was not suitable, the re-survey of the whole valley had to be made on triangular system. This was commenced on 27th July 1914 and completed on 5th February 1915; that is to say, it took about six months.

6. A staff of ten Patwaris under three Field Kanungos was employed on this work. The total area was found to be 40,832 acres with 23,010 field numbers divided into the following classes :—

Government forests	...	...	...	5,894
Other wastes	...	...	...	*14,501
Cultivated	...	...	...	20,437

For further details see Statement A in Appendix A.

7. The remeasurement was done by triangular system, square laying being unsuited to a hilly tract like Agror, mostly intersected by ravines. The system of survey.
In all 1,422 *chandas* (triangulation points) were fixed.

8. The scale of the old maps was 40 *karams*, or 24 inches to a mile, and the same has been adopted in the present Settlement. A *karam* is equal to 5½ feet, and

9 square *karams* or *sarsais* = 1 *marla*.
20 *marlas* ... = 1 *kanal*.
8 *kanals* ... = 1 *ghamao*, which is exactly equal to one English acre.

The calculation of area was made by the diagonal and perpendicular system as described in the Patwaris' Manual of Land Measurement.

9. The original survey was done on *masawis* (mapping sheets) ruled into squares of two hundred *karams*. These *masawis* form a part of the Settlement record, and have been placed in the District Revenue Record room in tin-lined shelves specially made for this purpose. Two copies of these maps have been prepared on tracing cloth: one has been treated as part of the copy of the Settlement record made for the Patwaris' use, and the other is given to the Patwaris for rough use at the time of crop inspection, &c. The liner measurements of fields are given in the former, but in the latter they are omitted, only the field numbers being shown as usual.

Comparison with Revenue Survey maps.

10. Comparison with the professional Revenue Survey maps was not made, as the maps were not available.

11. (1) The standing record of each of the 14 estates into which the valley is divided has been specially revised as directed in Revenue Secretary to the Hon'ble the Chief Commissioner's Notification No. 120-H.,† dated the 3rd June 1914. It consists of the following papers :—

(i) The preliminary proceeding.

(ii) The genealogical tree of owners (*shajra nasb-i-malikan*).

* Including 2,068 acres *banna*.

† See Appendix B.

- (iii) The index *radifwar* (alphabetical index).
- (iv) The index of field numbers.
- (v) The *fard-tashrih-i-amurat-i-saruri*.
- (vi) The *jamabandi*.
- (vii) The abstract of cash rents.
- (viii) The list of Revenue assignments and pensions.
- (ix) The statement of rights in wells.
- (x) The statement of rights in irrigation from other sources.
- (xi) The statement of rights in water-mills.
- (xii) The order determining the assessment of the estate.
- (xiii) The *bachh* order.
- (xiv) The *Wajib-ul-arz*.
- (xv) The list of village cesses.
- (xvi) The mutation sheets.
- (xvii) The *shajra kishwar* (field map).

The above include all the documents required by paragraph 2 of Revenue Circular No. 10.

Documents Nos. (iii), (v), (vi), (vii), (xi), (xv), and (xvi), though not mentioned in the circular, are added to the record in order to secure uniformity with the rest of the Hazara District, of which the Agror Valley forms a part, and with which it will be settled next time. Besides this, some of these documents are also very useful in practice.

(2) A brief description of these documents is given below :—

I. *Preliminary proceeding*.—The preliminary proceeding shows the authority under which the record was prepared and gives a list of the papers contained therein, with the dates of the commencement and completion of the record.

II. *The genealogical tree*.—The genealogical table prepared at the Second Regular Settlement has been brought up to date, but the statements of the proprietors concerning the previous history of the village regarding

(a) the origin of rights and primary division of the land,

(b) the foundation of the village, and how named, and

(c) the method of the collection of the revenue under the former Government and under the British rule

have, however, been omitted. The *Lambardars* have been distinguished with a red square line around their names, and the names of the owners whose fathers are alive have been written in red ink. The owners who have acquired lands without a corresponding share in the *shamilat* have been shown next to the land-owners from whom they have derived their title, and not at the end of the *taraf* or *patti* to which they belong. This is in accord with the procedure followed in the Second Regular Settlement of the rest of the district (along with which the tract now under Settlement will be settled next time), and tallies with the order of the proprietary holdings followed in the preparation of a *jamabandi*.

III. *Alphabetical index*.—The alphabetical index shows on what page or pages of the *jamabandi* each owner, tenant—whether occupancy or non-occupancy—and mortgagee is entered. It is really an index to the *jamabandi*.

IV. *The index of field numbers*.—The index of field numbers shows in what holding and on what mapping sheet each field is to be found. It takes

the place of the index which used to be made on the *masawis* themselves. It is a great convenience to all concerned and supplies a long felt need.

V. *Fard-tashrih-i-amurat-izaruri*.—The *Fard-tashrih-i-amurat-izaruri* is an explanatory note on certain material points connected with the record, such as the system of the survey adopted, treatment of the old field numbers, the latest date of the attestation of mutations incorporated in the *jamabandi* which forms a part of the record, sub-division of field numbers after the completion of the measurement, and the date from which the new assessment will take effect, &c., &c.

VI. *The jamabandi*.—The detailed *jamabandi* for 1914-15 has been made a part of this record. This is a copy of the *khatauni* as finally attested by the Settlement Officer. All the mutations brought to light both at the time of the preliminary and the final verifications of the *khatauni* have been duly attested and incorporated in it. Following the practice which obtains in the rest of the district, the field numbers have been entered in their serial order and not in groups by soils, which was supposed to have been done at the last Settlement, but which really is not at all suited to tracts like Agror, where each number generally contains more than one class.

VII. *Abstract of cash rents*.—The abstract of cash rents shows numbers of the holdings on which cash rents are paid, whether at the owners, rate or in lump sum, the former having been grouped according to the rates of *malikana*. It also gives separately the number of *khata*s in which I have altered the cash rents in exercise of my powers under Section 27-A, Punjab Tenancy Act, 1887, as amended by Regulation No. III of 1904.

VIII. *The list of Revenue assignments and pensions*.—The list of Revenue assignments and pensions shows all the assignments of land revenue (including Frontier remissions) worked out according to the new assessment which will come into force in Kharif 1918. No civil or political pension is at present enjoyed by any resident of this valley, and no *nazarana* is paid by any assignee of the land revenue. Only six persons—four in Shamdhara, one in Oghi and one in Tarawara—are in receipt of military pension amounting in all only to Rs. 729 per annum.

IX. *Statement of rights in wells*.—There are only two *kacha* wells (which lie at Shamdhara) irrigating an insignificant area of 5 *kanals* 13 *marlas*. No rights or customs have been recorded in respect of irrigation from these so-called wells, and the statements of rights in wells are blank for all villages.

X. *Statement of rights in irrigation from other sources*.—The statement of rights in irrigation from other sources contains nothing except a reference to Section 5 of the *Wajib-ul-arz*, wherein the rights have been recorded in irrigation from hill streams and springs, from which all the irrigated lands of the Agror Valley practically receive water. An enquiry has been made from village to village into the rights and customs of irrigation, and the results have been embodied in the *Wajib-ul-arz*, where the name of each *katha* or *kassi* (water-course) is given with the amount of area which it irrigates, and the *bands* (dams) are described with the details of field numbers, (including water-mills) receiving water from each *band*. The customs regarding the system of irrigation, the maintenance of *katha* and *band*, and the construction of new water-courses, &c., have been duly noted.

XI. *Statement of rights in water-mills*.—The statement of rights in water-mills has been prepared on the model of the statement of right in wells and it serves the same purpose for which the latter is meant. As a matter of fact a water-mill is always treated in the records as well as on the spot exactly in the same manner as land, and the tenures are also on the same footing. For instance, the occupancy tenants of mills are classed similarly to the occupancy tenants of land, the proprietors of the mills are almost invariably the proprietors of the land in which they stand, and alienations relating to them are entered in the mutations, registers on the same lines on which the alienations of land are dealt with. But owing to a

ruling of the civil authorities to the fact that water-mills do not fall under the definition of land as given in the Punjab Tenancy Act, No. XVI of 1887, the suits relating to water-mills falling under the said Act are tried in the Civil Courts and not in Revenue Courts, and this legal aspect of the case is the only difference in practice between a water-mill and land as defined in the Punjab Tenancy Act. The sooner this anomaly is removed and the water-mill is brought under the operations of the Tenancy and the Alienation of Land Acts the better, as there seems to be little doubt that water-mills and land should be governed by one and the same law.

•XII. *The order determining the assessment of the estate.*—In the order determining the assessment of the estate, which is passed under Section 51 of the Land Revenue Act, the authority for new assessment, its details and instalments, and the date from which it will take effect are given.

The details of cultivated and uncultivated area under the old and new Settlements are also shown.

XIII. *The bachh order.*—The *bachh* order gives the date of determining the mode of distribution as well as the date of announcement of the revenue of each holding and the village revenue rates of the expiring and the present Settlements respectively.

XIV. *The Wajib-ul-arz.*—(a) The village administration paper contains a statement of customs respecting rights and liabilities in the estate. A detail of its principal provisions is given in paragraph 32 of the last Settlement Report of 1901. All entries of this paper have been attested afresh village by village, a separate file being prepared for each village of which the first column shows the headings, the second column the relevant entries of the old *Wajib-ul-arz*, the third the statement of *Zamindars*, and the fourth the orders as to the entries to be made in the new *Wajib-ul-arz*.

(b) The villages Arbora, Kathai, Oghi and Jaskot have no common land of any description whatever, i.e., neither *shamilat-i-deh* nor *shamilat-i-tarif* or *patti*. The remaining ten villages have not also got village common land, but they contain some *shamilat* belonging to some of their *tarafs* or *pattis*. This *shamilat* has been duly shown in the relevant *jamabandis*, and its proceeds, if any, will be divided according to the amount of revenue paid by each shareholder (i.e. *hasb-i-rasd-i-khewat*). At present only 1.063 *kanals* of it are under cultivation; one *marla* is used as a *jandar* site, and some of it, lying in Chorkalan and Atirs in the village of Ghanian and in *patti* Pir Ali Shah of Bagrian, is used as *charagah*; the rest consists mainly of pathways, graveyards, water-courses, &c.

(c) The customary dues and services rendered by the tenants to the landlords are shown in Section 8. These services are rendered and the dues paid by all the tenants irrespective of their rents being in cash or kind, with the exception, however, of *halchuri* and *ara*, which are only paid by tenants whose rents are fixed in kind. *Halchuri* is a cash supplement to kind rent, which is calculated at a rupee or more per plough, and is a sort of rent on waste land and is sometimes taken by the landlord in lieu of the share of straw. It has been shown in the column of rent against those holdings on which it is levied. *Ara* is a fixed quantity of grain which is recovered by the landlord in addition to the share of the produce entered as rent in the relevant column of the *jamabandi*. Its amount varies in different villages from 2 to 21 *odis* per plough. This due is not shown in the column of rent, and is only mentioned in the *Wajib-ul-arz*. These services and dues are rendered only in portions of the five villages owned by the old proprietors excepting the Khan. They are—

- (1) *Patti* Pir Ali Shah, a sub-division of Bagrian.
- (2) Chhajjar Bala, a hamlet of Kathai.
- (3) Phagbanda, a hamlet of Tarawara.
- (4) Sambalbut, a hamlet of Kulakka.
- (5) Bandi Sadiq, a hamlet of Dharra.

The Khan's rights to these dues and services were cancelled at the last Settlement, and the other people to whom the Khan's lands were given in proprietary rights at that time were not allowed the same dues and services.

(d) One further point worth mentioning about the *Wajib-ul-arz* is that it contains 14 heads instead of 11, as given in paragraph 2 of Part E of Appendix VIII of Douie's Settlement Manual, 1909. The three additional heads are as follows :—

XII.—Conditions of the grant of the proprietary and occupancy rights.

XIII.—Succession to Khanship.

XIV.—Cesses or customary dues of the Khan of Agror.

Section XII lays down that these rights are conditional upon loyalty to Government, willing and ready co-operation with the officers of Government, and on the following further conditions :—

- (1) That the grantees shall be liable to render military service in repelling raiders or in defence of the border.
- (2) That they shall be liable to furnish labour to build forts or posts for not more than one day at a time.
- (3) That the rights are liable to forfeiture for taking part in, or instigating or abetting, raids or disturbances in the Agror Valley by anybody, and for disloyalty and want of assistance to the officers of Government.

Section XIII makes the following provision :—

"On the death, deposition or abdication of any Khan of Agror, the Local Government may appoint to the headmanship of the family from among the sons, grandsons or other relatives of the late Khan any person whom it may consider fittest to succeed notwithstanding any nomination by the said Khan."

Section XIV describes the following three customs :—

- (1) The Khan takes from every Hindu at the time of a marriage a *pagri*, i. e. Rs. 10 to Rs. 25 in cash.
- (2) All artisans and shopkeepers pay to the Khan *kandar* at the rate of Re. 1-8-0 per annum per house and Rs. 2 per annum per shop, the latter being only paid by the shopkeepers (Hindus and Khojas).
- (3) Two goats per flock per annum are paid for the stationary goats, and one per flock of migratory goats at their each passage through the Agror Valley.

The last two sections, however, do not appear in the *Wajib-ul-arz* of the Dilbori Estate, in which the Khan of Agror has no property or interest.

XV. *The list of village cesses.*—No list of village cesses as prescribed in Section 145 of the Land Revenue Act has been prepared. The paper, which, following the practice of the last Settlement of the rest of the district, has been attached to the record-of-rights under the name of "The list of village cesses," merely gives a reference to the village administration paper described above, which contain the cesses in question.

XVI. *Mutations.*—No less than 2,932 mutations have been incorporated in the Settlement records. The sheets of these mutations in the case of four villages, viz.:—

Jaskot,

Dilbori,

Bagrian, and

Chalundrian

have been bound up with the *jamabandis*, and in the remaining 10 villages they have been bound up in one or more separate volumes.

XVII. *Shajra-hishtwar*.—Some of the *masawis* (mapping sheets) had become so much creased and torn on account of the frequent application of the sighting rod, &c., that their field numbers could not be deciphered. They have been replaced by new sheets, on which the maps have been accurately copied. These copies have been carefully compared with the originals, and both copies and the originals have been preserved.

12. The following papers have been filed in the Revenue Record room :—
Filing and binding of the records.

A. *Misl-i-paimaish*.—*Misl paimaish* (measurement file).

- (1) (i) Field book.
(ii) *Mizan safawar* (total by pages).
- (2) (i) Index *radifwar* (alphabetical index).
(ii) *Khatauni* or holding slip.
(iii) List of *khataunis*' totals.
(iv) List of mortgages.
(v) List of sales.
(vi) List of rents.
(vii) Note of final attestation by the Field Kanungo.
(viii) Note of final attestation by the Settlement Officer.
- (3) (i) List of *bari* lands.
(ii) List of fields which have undergone a change in the class.
(iii) List of fields coloured.
- (4) (i) *Khaka*.
(ii) Inspection notes on the Patwaris' work.

Nos. (1) and (2) have been provided with leather covers, and the rest, being ephemeral, are left unbound.

B.—*Misl bachh* (file relating to the distribution of revenue over holdings).

A copy of this file being given to Patwaris, the original, which contains *inter alia* the order of the Settlement Officer determining the mode of distribution and sanctioning the *bachh*, village soil rates, the old and the new revenue of each ownership holding, and the old and new cash rent of each tenancy, has been bound and filed.

C.—*Settlement records*.

Both the Settlement records and their copies prepared for the Patwaris' use have been bound in strong leather bindings.

The Settlement records of Shamdharra and Ghanian have been bound in four volumes each, those of Arbora, Dharra, Ogri, Kulakka, Belian, Tarawara, Khabbal and Kathai in two each, and those of Jaskot, Dilbori, Bagrian and Chalundrian in one each.

The Patwari's copy, which does not contain mutation sheets, has for each village been bound in one volume, excepting Shamdharra, bound in two volumes. These bound volumes of the standing records have been arranged in shelves in front of the corresponding volume of the Second Regular Settlement.

The Settlement records of the First Regular Settlement being placed in the bundles referred to below.

The outer edges of all the sheets of the field maps have been bound with cloth and ringed in the right top corners. The sheets of each village, having been tagged together in alphabetical order, have been kept flat in tin-lined shelves. The papers mentioned under A and B and other miscellaneous files have been placed on racks in bundles along with the other bundles containing files relating to the former Settlement, in which the standing records-of-rights of the First Regular Settlement have also been placed.

D.—Miscellaneous papers.

A large number of files has been consigned to the Record Room under this head, including the records relating to the revision of the village administration paper and to the review of the revenue assignments.

CHAPTER IV.—REVISION OF ASSESSMENT.

13. The last Settlement, which was the Second Regular Settlement of the valley, was sanctioned under the Government of India (Foreign Department) letter No. 64-F., dated the 14th January 1903, for a term of 15 years from the Kharif of 1899, and it was therefore to expire with the Rabi instalment of 1914.

A forecast report was accordingly prepared by Major H. Stewart, C.I.E., the then Deputy Commissioner, Hazara, and submitted with his letter No. 3973, dated the 28th August 1913. He anticipated an assessment of Rs. 17,000 on land and Rs. 400 on water-mills, to which the Hon'ble the Chief Commissioner gave his concurrence, and the sanction of the Governor-General in Council to the re-settlement of the valley was conveyed in Government of India (Foreign and Political Department) telegram No. 161-F., dated the 20th April 1914, which was notified in Revenue Secretary to the Hon'ble the Chief Commissioner's Notification No. 95-H., dated the 28th May 1914.

14. The Agror Valley is surrounded on all sides by mountain ranges varying in height from 5,000 to 9,000 feet, except Kharigalli on the Tanawal border, west of Oghi, which separates the Black Mountain from Gorya, and provides an outlet for the waters of the Unhar and the Sarori streams, the chief sources of irrigation of the valley. It consists of two main divisions—the hills and the plains,—but the difference in the character of soils of the same class situated in either of them is small, and allowance for variation in the productive value of each estate being possible in the determination of its revenue, both the hilly and the plain portion of the valley have been constituted into a single assessment circle, as was done at the time of the last Settlement, and the land has been divided into the following classes :—

A.—Cultivated—

- (1) *Hotar*, irrigated.
- (2) *Bari*, manured land situated near the village sites, cattle-sheds or outlying homesteads.
- (3) *Bela*, land situated in the beds or on banks of hill streams or torrents.
- (4) *Maira*, level or fairly level land, neither situated on the banks of streams nor immediately adjacent to village sites.
- (5) *Kalsi*, terraced fields on the hillsides, are partly dug out in the hill sides and partly built up with rough walls.

B.—Uncultivated—

- (1) *Banjar jadid*, land once cultivated which has not been sown for four successive harvests.
- (2) *Banjar qadim*, land which has not been cultivated for four successive years or more.
- (3) *Banna*, the strips of uncultivated land between cultivated fields, separating them from each other.
- (4) *Dhaka charagah*, uncultivated hill land suitable for grazing.
- (5) *Dhaka rakh*, hill land on which grass is produced and cut for fodder.
- (6) *Dhaka darakhtan*, hill land thickly covered with trees.
- (7) *Ghairmumkin*, barren land and land not available for cultivation, such as land under buildings, roads, &c.

It will appear from the above that the classification of the cultivated area is the same as that at the last Settlement. An improvement on the last Settlement will, however, be found in the fact that the *bannas* have been excluded from the cultivated area and included in the uncultivated lands. Similarly the *dhaka charagah*, *dhaka rakh* and *dhaka darakhtan* have been added to the ordinary classes of *banjar jadid*, *banjar qadim* and *ghairmumkin* of the uncultivated waste which practically constitute half the area of the whole valley. From this large area of the waste the people derive considerable benefits in the way of the supply of timber for building, wood for fuel, and grass for grazing and feeding the cattle.

15. During the 15 years that have passed since the Second Regular Settlement was made, the valley has steadily prospered. No suspension or remission was ever required, and the security of life and property, which has since prevailed in the valley, has afforded favourable opportunities for the expansion of cultivation and for the improvement of the quality of land at large. Notwithstanding the fact that the last Settlement area figures were incorrect and swollen, as is apparent from the decrease of 3 per cent. in the total area, and that about 10 per cent. of the area has been excluded from the cultivated area as *banna* (which was included in the cultivated area at the last Settlement), the increases in the best classes of the cultivated area work out to 14 per cent. in *hotar*, 19 per cent. in *bari*, and, if the allowance is made for *bannas*, to 6 per cent. in total cultivated area. (See Statement A in Appendix A.)

The efficiency of agriculture has considerably improved, the number of ploughs has risen by 23 per cent., numerous cattle-sheds and out-lying *bandis* have been built, and the peace and tranquillity and the security of life and property have taken the place of disturbances and raids by trans-border tribes, which were so common before the Black Mountain expeditions of 1888 and 1891, and which prevented and discouraged the people from paying whole-hearted attention to their lands and from effecting any improvements. The communications have also improved to some extent, the Railway has now been brought 35 miles nearer by road, and about half of the Mansehra road has been fit for wheeled traffic by construction of bridges over the Siran, Ichhar and other streams; and, above all, the prices have risen by about 32 per cent.

16. The population at the last Settlement numbered 16,809 souls, and according to the census of 1911 it has risen to 18,671 souls. The increase works out to 11 per cent. The density of population per square mile of cultivation is still less than the rest of the district. It works out to 583 against 787 for the whole district of Hazara, and 831, 631 and 903 for the tahsils of the Mansehra, Haripur and Abbottabad respectively. The main

Population.

tribes are Swathis, Sayads and Quraishis. The Swathis own 84 per cent., Sayads 9 per cent., and Quraishis 3 per cent. of the cultivated area, the remaining 4 per cent. being owned by miscellaneous tribes, such as Awans, Kaka Khels, Jaduns and Madda Khels. The Khan of Agror, who is Swathi by tribe, owns nearly half of the whole valley. The proprietary body, with the exception of a few Swathis and Sayads, are not good cultivators. They generally get their lands cultivated by tenants, and personally pay but little or no attention to agricultural pursuits.

17. An epidemic disease of horned cattle and of sheep and goats visited the valley in 1907-08, which reduced their number very considerably. The loss is, however, being made good, as would appear from the following figures :—

Serial No.	Year of cattle census.	Horned cattle.	Sheep and goats.	Horses, mules and donkeys.
1	1899 (last Settlement.)	12,532	7,238	167
2	1909	10,903	4,812	211
3	1914	12,168	5,260	269

The number of the horned cattle has nearly reached the figure at which it stood at the time of the last Settlement.

The income from miscellaneous assets as worked out in paragraph 15 of the Assessment Report comes to Rs. 73,027 as per detail below, giving an average of Rs. 3-14-7 per head of population :—

	Rs.
(1) From Government service	19,134
(2) From the sale of <i>ghī</i>	51,893
(3) From the sale of wool, grass, honey, wool, goats' hair, &c. ...	2,000

It may, however, be mentioned that No. (2) was based by my predecessor on the assumption that only one-third of the *ghī* was consumed at home and the rest of it was sold, whereas at the last Settlement the presumption was quite the reverse, which appears to be more accurate; and, following this latter assumption, the income can be reduced to Rs. 47,081, which gives an average of Rs. 2-8-4 per head. The service from which the income under head (1) is derived is chiefly in the Frontier Constabulary and in the Indian Army, and partly in the Railway and Police Departments, and the amount shown under this heads is based on more reliable data. The valley, lying, as it is, at the extreme frontier and far remote from big towns, cantonments and hill stations, little or no domestic service or daily labour is available for the villagers.

18. Owing to the increase of population, the rise in prices, the secured harvests with lenient assessment, and the security of life and property, the value of land has risen very enormously. The mortgage price per acre of cultivated area has risen from Rs. 14 at the first and Rs. 67 at the second Regular Settlement to Rs. 126; and the sale price from Rs. 58 or Rs. 64 at the Second Regular Settlement to Rs. 157. The cultivated area under mortgage at present is 5.2 per cent. as compared with 0.4 at the first and 2.97 or 2.8 at the second Regular Settlement. It may also be noted that the statistics of the past 16 years show that no less than 73.6 per cent. of the mortgaged cultivated area has been redeemed. Thus the figures for redemption are satisfactory.

No sales were found at the time of the first Regular Settlement, whereas at the time of the second, these amounted to 0.49 per cent. of the cultivated area with an average price of Rs. 58, or Rs. 64 per acre. Since then 1.3 per cent. has been sold, fetching an average price of Rs. 157 per acre.

In considering the amount of the mortgaged and sold area, it should, however, be borne in mind that more than half of the cultivated area of the valley (i. e. 54 per cent.) is owned by the Khan of Agror and the sons of his half-brother, Ghulam Haider Khan, whose lands are under the management of the Deputy Commissioner, and who are consequently disabled from making any transfers of their land. Anyhow the figures for the alienations are not excessive, and, thanks to the Alienation of the Land Act, the agriculturists have not fallen into the clutches of the money-lenders.

The general form of the mortgage is that the mortgagee takes over the possession of the land and cultivates it under the mortgagor as his tenant on payment of one-tenth of the produce without straw as rent. The land revenue and cesses are paid by the mortgagor himself.

As the cash unsecured floating debts are the chief cause of the alienation, it may therefore be noted here that the amount of these debts is shown to have risen from Rs. 632 at the last Settlement to Rs. 14,930, which gives an average of about Rs. 14 per proprietor, and on which the interest at the usual rate of Rs. 20 per cent. per annum comes to Rs. 2,986. This debt, the accuracy of which can, however, be not guaranteed, is rather due to litigation and lavish expenditure on ceremonious occasions than to severity of the revenue.

19. One village, namely Arbora, is solely owned by the Khan of Agror

Tenures and holdings.

and its tenure can therefore be described as *zamindari khatis*. The other villages are divided into distinct sub-divisions (*tarafs*), which are again in some cases sub-divided into *pattis*. Within a *taraf* or *patti*, as the case may be, the possession is the measure of right, the value of which is determined by the amount of revenue; and these villages may therefore be classed as *Pattidari*.

There is no village common land in whole of the Agror Valley, but some villages have *shamilat taraf* or *patti*, which is the property of the land-owners of the relevant *taraf* or *patti*, excepting the *malikan-i-qabza*, and is held *hasb-i-rasdi khewat*.

The total number of proprietary or *jāmbandi* holdings is 1,152. A detail of these holdings, with the amount of the cultivated area which they comprise, is given below :—

Detail.	Number of holdings.	Area.
(1) Holdings of the Khan of Agror	19	10,507
(2) Holdings of <i>Sarkar</i> (Government)	15	10
(3) Holdings of the <i>abadi</i>	27	...
(4) Holdings of the mortgagees	434	1,0.2
(5) Holdings of the <i>malikan-i-qabza</i>	91	214
(6) Holdings of the other full owners	566	8,624
Total	1,152	20,437

Of the area under Nos. (4) to (6) 2,302 acres are encumbered with occupancy rights, and the rest is either held by the tenants-at-will or is cultivated by the owners themselves. Regardless of occupancy rights, the average cultivated area per holding of Nos. (4) to (6) comes to 9 acres, and if the area subject to occupancy rights is deducted, the average works out to 7 acres as compared with 14 acres at the first and 13.5 acres at the second Regular Settlement. The total number of the proprietors under heads (5) and (6) is 1,026, and the average cultivated area per owner therefore comes to 10 acres if the area under occupancy rights is not excluded; otherwise it works out to 7 acres.

In all an area of 9,680 acres (including that owned by the Khan of Agror) is held by the occupancy tenants of both classes as per detail below :—

<i>Class of tenant.</i>	<i>Area.</i>
(1) Tenant under Section 5, Punjab Tenancy Act ...	2,469
(2) Tenant under Section 8 of the same Act ...	7,211

This area is spread over 1,793 holdings, and the average per holding therefore comes to 5.4 acres against 9 acres at last Settlement.

20. The following percentages give details of cultivating occupancy :—

Cultivating occupancy.

(1) Cultivated by owners ...	23
(2) Cultivated by tenants free of rent ...	4
(3) Cultivated by occupancy tenants—	
(a) Paying at revenue rates with <i>malikana</i> ...	46
(b) Paying other cash rents ...	0.3
(c) Paying in kind with or without an addition in cash ...	1.3
(4) Cultivated by tenants-at-will—	
(a) Paying lump cash rents ...	14
(b) Paying in kind with or without an addition in cash ...	11.4

The Khan of Agror and his nephews Ghulam Sarwar Khan and Muhammad Umar Khan, who are personally unable to arrange cultivation of their lands owing to their expulsion from Agror, own more than half the cultivated area of the valley (*i.e.* 54 per cent.), and if their lands are excluded from the calculations, the area worked by the proprietors themselves will go up to 50 per cent, instead of 23, and that in the hands of the tenants will come down from 77 per cent. to 50 per cent. only.

The percentage under head (2) represents the area for which neither any rent is actually paid, nor is one recorded in the column of rent in the *jamabandi*. The area for which rent is shown in the said column, but is not actually realized from the tenant owing to its being *muaf* (assigned) to him, is shown under heads (3) or (4) to which it relates.

21. It may be noted at the outset that the rents in this valley cannot

Rents.

be taken as a very reliable guide to the new assessment, as they are not fair competitive rents, and the area in the hands of the tenants-at-will is rather small. Again there is the difficulty that the rents are not paid by classes of soil, but are paid by tenancies comprising different kinds of land. Rs. 7,467 are paid by non-occupancy tenants on 2,916 acres of different classes of soil, which works out to a summary rate of Rs. 2-9-0 per acre, and if a class rate is worked

out, taking the relative productive value of the different classes involved based on the last Settlement revenue rates, the result comes out as under:—

					Rs. A. P.	
<i>Hotar</i>	...	...	...	...	6 6 4	per acre.
<i>Bari</i>	...	...	...	...	5 1 11	
<i>Bela</i>	...	...	...	...	3 13 5	"
<i>Maira</i>	...	...	...	...	1 14 9	"
<i>Kalsi</i>	...	...	...	...	0 10 3	"

As regards the cash rents paid by the occupancy tenants, it would suffice to say that these also do not help in this respect. Out of 9,416 acres of cultivated land on which Rs. 11,815 are paid by the occupancy tenants as cash rents, only 62 acres are under lump cash rents, and for the rest the rent is paid at revenue rates with *malikana* at different rates. If the whole rent is divided on all the area concerned irrespective of the various classes, &c., it gives an all-round rate of Re. 1-4-1 per acre. Under the circumstances there is no option but to deduce some data from the kind rents paid by the tenants-at-will, though the area under this class of rent is also small, i. e. 11.4 per cent., and the varying shares of the produce are paid not by soils, but by tenancies containing different classes of land. According to the calculations made in paragraph 27 of the Assessment Report, the landlord's share out of a hundred, after deducting the menials' dues, which have been fixed at 5 per cent. of the common heap, works out as under:—

<i>Hotar</i>	...	...	...	...	30
<i>Bari</i>	...	...	...	...	20
<i>Bela</i>	...	...	...	...	20
<i>Maira</i>	...	...	...	...	20
<i>Kalsi</i>	...	...	...	...	20

as compared with 24 per cent. fixed at last Settlement for all classes of land. Besides, the landlord gets Rs. 963 from the tenants-at-will as *halchuri* and *ara*, as well as some other dues; for instance, a few seers of *ghi* per house, so many bundles of grass or wood per annum, and so forth. These minor dues have, however, been left out of account as a margin for the landlord in fixing the rate of rent.

22. Of the total cultivated area of 20,437 acres only 6.41 per cent. is irrigated, the rest being unirrigated. It

Rainfall and crops. is not only the unirrigated area which wholly depends on the rainfall, but the success of the irrigated area also depends to a considerable degree on the rain and the winter snow. It was in the year 1901 that the rain-gauge was established at Oghi, since when a proper record of the rainfall is being maintained. The average rainfall for the past 14 years is shown below in a comparative table in order to facilitate a comparison with the rainfall of Mansehra and Abbottabad for the same period:—

Season.	NAME OF RAIN-GAUGE STATION.		
	Mansehra.	Oghi.	Abbottabad.
1st April to 30th September ...	26.19	27.51	32.00
1st October to 31st March ...	14.16	21.10	17.65
Total ...	40.35	48.61	49.65

The Kharif rains at Oghi vary from 19.55 to 33.53 inches and the Rabi ones from 9.82 to 31.32. The amount of the rain is, however, quite sufficient, and on the whole well distributed. Besides, the valley gets heavy snow in

the winter months, hence the crops of the valley seldom fail for want of water. The average of the crop statistics for the last five years show that on 100 acres of the cultivated area 107 acres of crops were sown, of which 96 had come to maturity and 11 had failed, and that out of a hundred acres of crops 66·8 were grown in Kharif and 33·2 in Rabi distributed as under :—

Kharif	Maize	...	...	51·6	
	Rice	...	...	5·4	
	Pulses	...	...	8·4	(Mash, mung, mothi, &c.)
	Other cereals	...	...	0·7	
	Cotton	...	...	0·5	
	Miscellaneous	...	...	0·2	
Rabi	Wheat	...	...	19·8	
	Barley	...	...	8·7	
	Sarshaf	...	...	2·0	
	Pulses	...	...	1·4	(Masur, &c.)
	Miscellaneous	...	...	1·3	(Vegetables, &c.)

Though the maize, which covered 70 per cent. at the first and 58 per cent. at the second Regular Settlement of the cropped area, is gradually giving way to other minor crops, especially pulses, it still heads the Kharif crops, as is the case with the rest of the district, where it represents 40 per cent. of the matured area.

Of the Rabi crops wheat is the most important like rest of the district, where it occupies 24 per cent. of the matured area and stands first in the crops of this season.

23. Crop experiments were made in Kharif 1914 and Rabi 1915,

but the results were vitiated by the excessive and untimely rains and also by high wind that blew during these harvests, and it was therefore thought advisable to adopt the rates of outturn assumed at the time of the last Settlement. These rates are shown in Appendix C, wherein the rates adopted at the First Regular Settlement as well as the results of the experiments made during the currency of the present Settlement have been recorded for purposes of comparison.

24. The prices sanctioned in the present Settlement for assessment

Prices.

Name of crop.	Rupees per Rupree as sanctioned	
	In the present Settlement.	In the last Settlement.
Rice (husked)	18	18
Maize	30	45
Mung	18	18
Mash	15	20
Cotton (uncleaned)	7	10
Kingni	21	20
Wheat	18	27
Barley	31	45
Sarshaf	14	18
Masur	16	23

purposes, and shown in the margin, give an all-round rise of 32 per cent. on those assumed at the last Settlement. This enhancement may at the first sight appear to be large, but, as a matter of fact, it is only moderate, as is evident from the fact that the prices of the chief staple crops sanctioned for the Settlement of the rest of the district as far back as 1901 were nearly 32 per cent. higher than the prices adopted in the last Settlement of Agror; and though this Settlement was made in 1898—1900, the same prices were used in it which were given in the preliminary report prepared in 1892, and no regard was paid to the further rise which had taken place in the interval. In estimating the benefit of this rise accruing to the

landowners due consideration has been given to their increased expenditure on plough cattle, of which the prices have trebled, and on other necessities of life as well as the smallness of their holdings.

25. As the average of the crop statistics for the four years ending 1913-14 did not give details of soil

Produce estimate.

classification beyond drawing a distinction between the irrigated and the unirrigated, it could not be used for framing an estimate of the produce for purposes of working out the half net assets. This estimate has therefore been calculated on the figures for the Rabi and Kharif 1915, which are based on the new measurements. The former harvest was below and the latter above the average; their combination, however, gave normal results. The value of each crop has been found out by applying to its area the average rate of outturn per acre and the sanctioned commutation price. The results have been totalled up, which amount to Rs. 4,15,763. Of this the landlord's share, according to the rates as worked out in paragraph 21 above, comes to Rs. 89,200 and the Government share at half net assets to Rs. 44,600. To this should be added half of Rs. 1,118, which are paid as *halchuri* and *ara* by all classes of tenants who pay their rent in kind. This would bring Government's share to Rs. 45,159 against Rs. 35,072 fixed at the last Settlement. It may be noted that in estimating the landlord's share 5 per cent. of the produce has been deducted on account of the menials' dues; and the income from the waste and the customary dues and services, which form a substantial addition to the rent, have been left out of account as a set off against the possible over calculations, &c. Out of the produce estimate made for each class of soil—

(1) half net asset soil rates,

(2) half net asset crop rates

have also been deduced; the former by dividing the value of the Government share of the crop of the class in question on the amount of the area of that class, and the latter by dividing the same on the crops grown on that class. The rates thus worked out, together with the rates derived from the cash rents (see paragraph 21 above), are shown below for purposes of comparison:—

Class of soil.				Soil rates.	Crop rates.	Soil rates deduced from cash rents.
				Rs. A. P.	Rs. A. P.	Rs. A. P.
<i>Eotar</i>	...	...	...	6 14 10	6 3 7	3 3 2
<i>Bari</i>	...	...	...	4 0 10	2 10 3	2 9 0
<i>Bela</i>	...	...	...	3 11 5	2 9 6	1 14 9
<i>Masira</i>	...	...	...	1 6 11	1 9 3	0 15 5
<i>Kalsi</i>	...	...	...	0 6 7	0 10 6	0 5 2

26. (1) The existing assessment of the valley is Rs. 13,322 (including

Lightness of the existing assessment and reasons for its enhancement.

the mill revenue Rs. 332) against Rs. 13,300 fixed at the last Settlement. The lightness of this assessment is evident from the fact that the Hon'ble the Chief Commissioner himself, when confirming the assessment of the last Settlement in 1902, remarked that a fair assessment on revenue grounds would have been about Rs. 22,000 (*vide* paragraph 12 of his Revenue and Financial Secretary's letter No. 1389-G., dated 18th August 1902, to the Settlement Commissioner, Punjab.)

(2) The cultivation has expanded by at least 6 per cent., and the quality of land has improved a good deal, as is clear from the increase of no less than 14 per cent. in *hotar* and 19 per cent. in *bari*, the two best classes of soil.

(3) The miscellaneous income has enormously increased, being now Rs. 47,081 as against Rs. 23,982 at the time of the last Settlement. Government service alone brings in Rs. 19,134, which is 44 per cent. more than the existing assessment of the valley.

(4) The sale price of land has increased by 171 or 141 per cent., and the land is now sold for 248 times of its revenue as against 149 at the last Settlement. In the same way the mortgage value has increased by 88 per cent., and it now represents 198 years purchase of the land revenue of the area under mortgage.

(5) The price of agricultural produce has risen by 32 per cent.

(6) The value of the surplus produce is estimated to be Rs. 26,666, which is double the existing revenue demand of the valley.

(7) The revenue on land alone according to the half net assets rate and the other usual guides works out as under :—

	Rs.
(a) According to the half net assets based on kind rents plus <i>halchuri</i> and <i>ara</i>	45,159
(b) According to the soil rates deduced from cash rents of the tenant-at-will plus an assessment at 6 pies per acre on <i>banna</i> and <i>dhaka rakh</i>	27,234
(c) According to the revenue rates of the last Settlement applied to the present cultivated area plus 32 per cent. on account of rise in prices on the agricultural produce	17,519
(d) According to the summary rate of Re. 1-4-6 per acre deduced from the cash rents paid by non-occupancy tenants with <i>jama</i> on <i>banna</i> and <i>dhaka rakh</i> as in (b)	26,317
(e) According to the soil rates of the adjoining Konsh-Bhogarmang circle as reduced in 1910 with an assessment of 6 pies per acre on <i>banna</i> and <i>dhaka rakh</i> ...	16,580

27. On the other hand the following considerations had to be kept in view in deciding the amount of enhancement to be taken in the new revenue.

Reasons for leniency in the new assessment.

The existing assessment being admittedly lenient, any sudden rise to a large extent, however justified, will be felt as a hardship. The increase in population has surpassed the increase in cultivated area, the number of cattle and the size of holding have decreased, and the price of plough cattle and other necessities of life has considerably risen. Above all, in a tract lying at the extreme border touching the untaxed lands of the Independent territories, weight must be given to political considerations, which make it necessary or expedient that the revenue demand should not be assessed to a degree which may arouse discontent whether justified or not.

Assessment of water-mills.

28. There are three kinds of water mills in this valley :—

- (1) *Jandars*, the flour-mills.
- (2) *Pekos*, the rice-pounders.
- (3) *Belnas*, the cotton ginning mills.

No. (3) are few in number and work for a short period, hence they are not assessed to revenue. Nos. (1) and (2) are 156 and 22 in number respectively, and pay an assessment of Rs. 332, ranging between Rs. 9- and annas 4. These mills are not on the whole very productive, but as, owing to the favourable character of the country, it is easy to run a mill which is not only a

public convenience, but is also a means of living wages, a mill is erected wherever there is any water-power, even though it be only sufficient to turn the mill for a month or two in the rainy season. Owing to the insufficiency of water, the Agror mills, with a few exceptions, are of poor class, and work for short periods. They are not adequate enough to grind all the grain consumed in the valley, and consequently more than two-thirds of it is taken to Tanawal, Pakhli and Konsh mills.

The grinding fee on the *jandurs* and *pekos* both is one-sixteenth, unlike the rest of the district, where it is generally one-twentieth. Most of these mills (104 in number) belong to the Khan of Agror, which are leased for cash sums. In cases where there are tenants paying rents in kind, the tenant retains one-half of the income for himself against three-fifths, which is generally the case in rest of the district, and gives the other half to the landlord. Sometimes a *rakha* or mill hand is employed and paid one-fifth of the grinding fees.

An estimate of the income of the landlord has been made in paragraph 32 of the Assessment Report, which shows that the present revenue falls much short of the half net assets, though the estimate has been based on a lower rate of the grinding fee than what is actually charged. Besides, there is one more point in favour of the enhancement of the present revenue demand, that is, that notwithstanding the great rise (32 per cent.) in the price of grain, which is taken as grinding fee, the incidence of revenue has fallen from Rs. 2 fixed at last Settlement to Re. 1-13-10 per mill.

29. My predecessor, Khan Sahib Fazal Haq Khan, proposed an assessment of Rs. 20,000 on land and Rs. 400 on mills, but Mr. J. H. R. Fraser,

The new assessment.

I. C. S., Deputy Commissioner, Hazara, recommended that the revenue on lands should be fixed at Rs. 16,000, and that the existing mill revenue be left unaltered.

The Hon'ble the Chief Commissioner, however, sanctioned an assessment of Rs. 17,333-5-4 on lands resulting into an enhancement of 33 per cent. on the last assessment and Rs. 350 on mills and rice-pounders, giving an enhancement of 5 per cent. on the existing revenue.

This change necessitated the revision of revenue rates proposed by my predecessor, and the same were accordingly revised. The revised rates are given in the following table, which also shows the rates of the last Settlement and the rates proposed by my predecessor as well as those of the adjoining Konsh-Bhogarnang circle :—

Class of soil.	Present area in acres.	REVENUE RATES PER ACRE.			
		As sanctioned at last Settlement.	As proposed by Khan Sahib Fazal Haq Khan.	As now revised.	As sanctioned for Konsh-Bhogarnang circle.
		Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.
Hotar ..	1,310	1 8 0	2 4 0	1 15 0	2 0 0
Bari ...	4,511	1 3 0	1 14 0	1 10 0	1 12 0
Bela ...	842	0 15 0	1 6 0	1 3 0	0 8 0
Maira ...	8,249	0 8 0	0 12 0	0 10 0	0 8 0
Kalsi ...	5,525	0 3 0	0 4 0	0 3 6	0 4 0
Banna and Dhaka rakh ..	4,210	...	0 0 6	0 0 6	...

The revised rates bring out an assessment of Rs. 17,376, but in making the actual distribution over estates, the total of the assessment for the whole valley has been kept at Rs. 17,330, giving an average rate of Re. 0-13-7 per acre of cultivation.

30. Before making the distribution of the revenue sanctioned for the whole valley over the estates into which the valley is divided, a detailed inspection of every village and its hamlets was made, in which particular attention was paid to the character, &c., of the various soils, and the question of their productive capacities was discussed with the owners and cultivators. In the course of these inspections several objections to the measurement and classification of soils were raised and disposed of on the spot after personal visit to the lands in question. After completing the inspections, the new demand for each estate was worked out in the following six different methods :—

- (1) By the half net assets rates derived from the kind rents of the non-occupancy tenants, including the dues *halchuri* and *ara*.
- (2) By the half net assets soil rates worked out from the cash rents paid by the tenants-at-will with an assessment of 6 pies per acre on *banna* and *dhaka rakh*.
- (3) By the revenue rates of the last Settlement applied to the present cultivated area plus 32 per cent. on account of rise in the prices of agricultural produce with an assessment of 6 pies per acre on *banna* and *dhaka rakh*.
- (4) By the all-round rate of Re. 1-4-6 per acre of cultivated area based on cash rents of the non-occupancy tenants.
- (5) By enhancing the present revenue by one-third, which is the rate of enhancement sanctioned by the Local Government for the valley as a whole.
- (6) By applying the new circle rates.

The results of all these calculations were carefully considered, and the assessment proper for each estate was determined after due regard being paid to the amount of enhancement of the present revenue, to the suggestions made by my predecessor, to the productive capacities of the soils ascertained during my inspections of the estates and in discussions with the zamindars, and the condition of the people. In no case the existing demand of a village is reduced, nor does in any case the new assessment of an estate differ by more than 20 per cent. from the demand brought out by the circle revenue rates. Six villages have been assessed above and eight villages below the circle rates; the difference in the case of the former does not, however, exceed 6.9 per cent., and in the case of the latter 11.2 per cent.

As to the percentage of enhancement against the existing revenue, it would suffice to say that excepting the four villages Dilbori, Ghanian, Belian, and Bagrian, in no other village it exceeds that sanctioned by the Local Government for the valley as a whole (*i.e.* 33 per cent.). The percentages of enhancement in these four villages are as follows :—

88 in Dilbori.

73 in Ghanian.

66 in Belian.

60 in Bagrian.

At the time of the last Settlement the lands of these four villages were of poor quality, because, owing to constant raids by their trans-frontier neighbours, the zamindars could not properly look after their lands or make *bandis* (cattle-sheds), which form the real means of improvements to lands in this part of the country. Tranquillity and security of life and

property, which the villagers have enjoyed since then, have afforded them the opportunities of improving the quality of their lands by making numerous *bandis*, and by devoting whole-hearted attention to them. Not only the cultivation has expanded, but the area of the better classes of soil has also increased, and in Ghanian the number of cattle has as well improved. It is these improvements which account for the comparatively large enhancements. These villages have, however, been assessed below the circle rates, and they also enjoy a frontier remission of Rs. 15 to Rs. 7-8 per cent.

In the case of those villages in which the soils of their various hamlets and sub-divisions differed in quality from one another to a considerable degree, separate revenue was fixed for each hamlet or sub-division on the same principles on which the assessment of individual estates was determined. In making the internal distribution I had to deviate from the circle rates to such an extent that in three cases the difference came to more than 20 per cent., but this could not be avoided owing to the special circumstance of the hamlets concerned. The largest difference is in Shahtut, a hamlet of Ghanian. Its old revenue was Rs. 157 only, and the new assessment according to the circle rates worked out to Rs. 354, which gave an enhancement of more than 125 per cent. Besides, this hamlet is situated near the top of the Black Mountain so close to the Independent territory that its cattle and crops are always exposed to the raids of the trans-border tribes, and on the whole its lands are also inferior. Under these circumstances the new *jama* of this hamlet was fixed at Rs. 250, and even this assessment resulted in an enhancement of 59 per cent. over the present revenue. It may be noted that in working out the share of revenue of each hamlet or sub-division the wishes of the people of the village in question were also ascertained, and due consideration was given to them in determining the same.

31. The distribution of the mill assessment over the estates was made in a simpler manner, which is briefly described below :—

Distribution of the mill revenue over the estates.

The enhancement of the mill revenue from Rs. 332 to Rs. 350 by the Local Government resulted in an all-round increase of about $10\frac{1}{2}$ pies per rupee of the existing assessment. With the concurrence of the people the existing mill revenue of each estate was enhanced at this rate of increase without making any fresh estimates of the profits of each *jandar* and *peko*, and fractions of a rupee were disregarded in order to keep the total assessment of an estate in whole rupees.

CHAPTER V.—DISTRIBUTION OF REVENUE OVER HOLDINGS.

32. To determine a mode of distribution of the revenue of an estate or its sub-division over the holdings comprised therein, the owners and the tenants concerned were consulted and the question discussed with them at length; and it was accordingly decided to adopt the same classes of soils for the purposes of *bachh* as recorded in the measurement papers, with the exception that the *bari* lands of *taraf* Ghanian in the village Ghanian was divided into two classes, the 1st and the 2nd; the *bari* round the main village site being held under the 1st class and the outlying *bari* under the 2nd. The ratio between the village revenue rates of these two classes was fixed 5 to 4. As regards fixing the village revenue rates for all the classes of soil, it was settled that for the *banna* and *dhaka rakh* the circle revenue rate of 6 pies per acre should be adhered to, and for the classes of the cultivated area, which are the same as those at the last Settlement, the rates should be fixed bearing as nearly as possible the same proportion to one another as the old *bachh* rates. The village revenue rates for each class of soil have been worked out accordingly; the rate for the *banna* and *dhaka rakh*, as pointed out above, is one and the

Mode of distribution of land revenue.

same for all the villages, but the rate for the other classes not only vary from village to village, but in no less than 10 villages it differs from one another within the same estate as is shown below :—

5 rates for each class of soil have been fixed in Ghanian.

4	ditto	ditto	Dharra and Tarawara.
3	ditto	ditto	Shamdharra and Chalundrian.
2	ditto	ditto	Oghi, Kulakka, Belian, Jaskot and Khabbal.

This distinction in the rates is partly due to grouping at the last Settlement of 51 villages or hamlets which were assessed separately at the First Regular Settlement into 14 estates, and partly to the difference in the soil of the same class owing to the variety of their situation. The following statement gives the detail of the grouping referred to above :—

Name of village or hamlet which was separately assessed at First Regular Settlement.	Name of the estate into which the hamlets shown in the preceding column were grouped at last Settlement.	REMARKS.
1. Shamdharra ...	Shamdharra ...	Each hamlet forms a separate <i>taraf</i> .
2. Shadaur ...		
3. Malukra ...		
4. Mir Bandi ...		
5. Arbora ...	Arbora.	
6. Bandi Sadiq ...	Dharra ...	Each hamlet constitutes a separate <i>taraf</i> .
7. Dharra ...		
8. Safaidda ...		
9. Oghi ...	Oghi ...	All have been mixed up. No separate <i>taraf</i> or <i>patti</i> is shown.
10. Bazar ...		
11. Haji Qamar ...		
12. Maloga ...		
13. Chakbat ...	Kulakka ...	Sambalbut constitutes a separate <i>taraf</i> , and the rest are mixed up into one <i>taraf</i> called Kulakka.
14. Sambalbut ...		
15. Shato ...		
16. Deval ...		
17. Kulakka ...		
18. Keval ...		
19. Kotla ...		
20. Manewal ...	Belian ...	Belian forms a separate <i>taraf</i> , and Barchar and Chhejri are amalgamated into one <i>taraf</i> called Barchar Chhejri.
21. Barchar ...		
22. Chhejri ...		
23. Belian ...		

Name of village or hamlet which was separately assessed at First Regular Settlement.	Name of the estate into which the hamlets shown in the preceding column were grouped at last Settlement.	REMARKS.
24. Bholoo	Jaskot	The estate is divided into two <i>tarafs</i> Bholoo Gul Dheri and Jaskot. Didwar has been merged into Jaskot.
25. Gul Dheri		
26. Jaskot		
27. Didwar		
28. Atir	Ghanian	Kango, Tarwai and Ghanian being mixed up, forms a separate <i>taraf</i> under the name of Ghanian; the other three form separate three <i>tarafs</i> bearing their old names.
29. Chorkalan		
30. Shahtut		
31. Kango		
32. Tarwai		
33. Ghanian		
34. Talwari	Dilbori	All being mixed up, two new following <i>tarafs</i> have been made :— (1) Dilbori, the property of the descendants of Allahdad Khan. (2) Talwari, the property of the descendants of Wali Muhammad Khan.
35. Kongalli		
36. Pirpatta		
37. Dilbori	Bagrian.	
38. Bagrian		
39. Tatoli	Chalundrian	Tatoli is still represented by a separate <i>taraf</i> , and the other three are mixed up into one <i>taraf</i> called Chalundrian.
40. Chalundrian		
41. Shahkot		
42. Kundra		
43. Phag Banda	Tarawara	Kot and Rashida mixed up form one <i>taraf</i> , and the other three constitute a separate <i>taraf</i> each.
44. Tarawara		
45. Kot		
46. Rashida	Khabbal	Each hamlet constitutes a separate <i>taraf</i> .
47. Manchura		
48. Khabbal Uti	Kathai	Each hamlet constitutes a separate <i>taraf</i> .
49. " Taria		
50. Chajjar Bala	Kathai	Each hamlet constitutes a separate <i>taraf</i> .
51. Kathai		

Kharij-az-bachh lands.

33. The following assessable lands in the valley are owned by the Government:—

A. K. M.

(1) Bari	...	5	3	0	} Situated at Oghi.
Maira	...	4	1	10	
(2) Bari	...	0	2	2	Situated at Arbora.

No. (1), which is managed by the District Officer, Frontier Constabulary, has been excluded from *bachh*. Its revenue according to the usual rates comes to Rs. 12-10-0.

No. (2) is cultivated with the permission of the Deputy Commissioner by a non-occupancy tenant on payment of cash rent, which is credited to the estate of the Khan of Agror. This land is practically the property of the Khan, and has been assessed to revenue, which amounts to 7 annas 6 pies only.

There are three pieces of land owned by private persons, as per detail below, which were regarded *kharij-az-bachh* at last Settlement, and are still termed *kharij-az-bachh* by the people:—

Serial No.	Name of village.	Number of holdings.	Amount of area.	Land revenue.	Cesses.	REMARKS.
			A. K. M.	Rs. A. P.	Rs. A. P.	
1	Dhara	9 268-279 and 10 271	25 7 19	20 0 0	2 10 5	
2	Khabbal	8 131-137	28 0 6	10 12 6	1 6 9	
3	Dilbori	39 111-118	13 1 1	17 7 3	2 4 6	

These lands have not as a matter of fact been excluded from the *bachh*, and the revenue has been duly put on them; but, under the orders passed at the last Settlement, it is not paid by those who would have ordinarily been held responsible for it. No. (1) is owned and enjoyed by one Shah Husain, but another person named Muhammad Husain has been made responsible to pay its revenue. In the same way the revenue of Nos. (2) and (3) is made payable by the descendants of Allahdad Khan, whereas No. (2) is actually owned and enjoyed by Said Ahmad Shah, &c., descendants of Wali Shah, and No. (3) is held (in occupancy rights) and enjoyed by Abdul Rahman, &c., the descendants of Muhammad Qasim Khan. The legitimacy of this order, in the words of the Hon'ble Mr. J. Wilson, Settlement Commissioner, is found in the fact that "it is in each case a continuance of old practice, and * * the persons who * * have to pay the revenue due on the holdings of the grantees have been granted proprietary rights" by Government.

34. There are two classes of cash paying occupancy tenants, the one pays at revenue rates with *malikana*, and the other lump cash rents. The rent of the former consists of—

Effect of the *bachh* on the rents of the cash paying occupancy tenants.

(1) Land revenue.

(2) Cesses.

(3) *Malikana* at certain fixed rate per rupee of land revenue.

In this case the rate of *malikana* has been left unaltered, but Nos. (1) and (2) have been substituted by the new revenue and cesses, and No. (3) has been calculated on the new revenue.

In the case of *chakotadars*, only those rents have been altered which fell short of the land revenue and cesses chargeable on the tenancies concerned; and in altering these rents, opportunity has been taken of fixing them in terms of revenue with *malikana* at the rates paid by the other similar tenants in the same class.

The various rates of *malikana* and the number of tenancies on which they are paid are shown below:—

Rate of <i>malikana</i> per rupee.	Number of tenancies on which paid.
2 annas	2
4 „	5
5½ „	25
6 „	203
7½ „	11
8 „	198
9½ „	14
10 „	405
11½ „	22
12 „	849
Total	1,734

Besides these, there are now only 19 tenancies of occupancy tenants on which a lump sum rent is paid.

35. The revenue of the mortgaged holdings is paid by the mortgagor and not the mortgagee, who pays to the former one-tenth produce (excepting *bhusa* and *fanda*) in lieu of it.

36. The mill revenue has been distributed over the mills in a simple manner, i.e. the existing *jama* of each mill has been increased by the all-round rate of about 10½ pies per rupee deduced from the enhancement sanctioned by the Local Government in the mill revenue of the valley.

According to their new assessment, the mills now stand as under:—

(1) Paying from annas 4 to Re. 1 each	...	57 mills.
(2) Paying from Re. 1-0-6 to Rs. 4-8-0 each	...	94 „
(3) Paying from Rs. 5-4-0 to Rs. 9-9-0 each	...	21 „
Total	...	172 mills.

It may be noted that 5 *pekos*, one in Shamdharra and two in Ghanjan and Tarawafa each, and one *jandar* in Jaskot have been excluded from the *bachh*, as in practice they are merely an alternative of the other *jandars* which have been duly assessed to revenue.

37. There is no village common land in whole of the Agror Valley.

Revenue of common lands.

There is, however, some *shamilat-i-taraf* or *patti* in several estates. In cases in which the latter includes assessable land, the revenue on it has been calculated and distributed *hasb-i-rasd-i-khewat* on all the full owners of the *taraf* or *patti*, as the *hissadars* in possession of such lands, though enjoying their proceeds exclusively, do not pay their whole revenue and cesses.

38. A separate *bachh* file has been prepared for each estate, which

Bachh files.

contains, among others, the statements of the Zamindars relating to the determination of the mode of the *bachh*, with my orders on them, and their acknowledgment of hearing the *khatawar bachh* and receiving the *parcha-bahis*. A copy of this file has been given to the Patwaris, and the original, having been bound, has been filed in the District Revenue Record room.

CHAPTER VI.—MISCELLANEOUS.

39. (1) Ali Gauhar Khan, the present Khan of Agror, was deported

The management of the estate of the Khan of Agror.

from Agror in 1888 for misconduct. His property was first attached under Section 9 of Regulation No. III of 1818 and placed under the management of the Deputy Commissioner, Hazara. It was afterwards declared forfeited to Government under Regulation No. IV of 1891, and an officer was appointed to deal with these forfeited rights, who also made the Second Regular Settlement of the valley in 1898—1900. In this Settlement the Khan was re-granted proprietary rights in a large portion of his forfeited lands, subject to certain conditions. A detail of these lands, according to the measurements of the present Settlement, together with the revenue and cesses chargeable thereon, and the rents received therefrom, is given in Appendix D.

The Khan at present resides at Lahore, and is debarred from crossing the Ravi river. His estate is managed by the Deputy Commissioner on the lines of a Court of Wards,* and the net income thereof is to be paid to him under the orders of the Government of India contained in their (Foreign Department) letter No. 64-F., dated January 1903. With the approval of the Revenue Commissioner, this income is paid to him by monthly instalments instead of biennial payments at each harvest. On the close of each agricultural year an estimate of income and expenditure is prepared for the ensuing calendar year. After deducting from the total estimated income the usual recurring charges and also a reasonable surplus margin (to be kept in hand for unforeseen charges), the whole of the credit balance so arrived at is made available for payment to the Khan in twelve equal monthly instalments, the amount of which is duly communicated to him beforehand.

This income consists of —

(i) rents of his lands, and

(ii) miscellaneous income from *kandar*, &c. ;

and the chief heads of expenditure are —

(i) revenue and cesses,

(ii) cost of establishment maintained for the management of the estate,

(iii) allowances to the sons of Ghulam Haidar Khan, the Khan's half brother, and

(iv) miscellaneous.

A detail of the income and expenditure for the twelve years ending 30th September 1915 is given in Appendix E. The average net annual income for this period paid to the Khan for his personal and family expenses comes to Rs. 6,255. The establishment expenditure at present amounts to Rs. 724-8-0

* The usual Courts of Wards rate is, however, not charged.

per annum and the allowance paid to the sons of Ghulam Haidar Khan is fixed at Rs. 1,500 per annum. It may be noted here that at the last Settlement some lands * in Shandarra and Ghanian were given to Ghulam Haidar Khan in proprietary rights, which have since descended to his sons, who live at Daryal in the Mansehra Tahsil, but are similarly debarred from entering the Agror Valley. Their lands are also managed by the Deputy Commissioner, Hazara, and the income thereof is credited to the Khan's estate. It amounts to Rs. 798 per annum, which is much less than the allowance (Rs. 1,500 per annum) paid to them from the estate.

Rents of the Khan's lands.

(2) The Khan's cultivated lands are held by tenants as under :—

Acres.

(i) By occupancy tenants under Section 5, Punjab Tenancy Act, No. XVI of 1887	...	...	1,758, i.e. 17 per cent
(ii) By occupancy tenants under Section 8, Punjab Tenancy Act, No. XVI of 1887	...	...	5,620, i.e. 53 "
(iii) By non-occupancy tenants	...	...	3,129, i.e. 30 "

All these tenants pay their rents in cash. Majority of the occupancy tenants pay at revenue rates with *malikana*. In their case action has been taken under Section 27, Punjab Tenancy Act, and the rents have been adjusted according to the new revenue and cesses, the rate of *malikana* being kept unaltered. Other occupancy tenants pay their rents in lump sums, in whose case the rents of those tenancies have been revised in which the rent fell short of the land revenue and cesses of the tenancy in question, and in doing so the future rents have been fixed in the terms of land revenue with a *malikana* at the rate paid by similar tenants. The rents of the non-occupancy tenants have not been interfered with, as it rests with the Deputy Commissioner to revise them on account of the change in the assessment should he deem it to be advisable. It may, however, be noted that no less than 594 acres, i.e. about 6 per cent., are enjoyed by the non-occupancy tenants without paying any rent to the estate. This matter has been brought to the notice of the Deputy Commissioner, who is taking steps to fix a reasonable rent for this large area.

Of the lands of the sons of Ghulam Haidar Khan 137 acres, or 24 per cent., are held by occupancy tenants under Section 5, 284 acres, or 49 per cent., by occupancy tenants under Section 8, and 161 acres, or 27 per cent., by non-occupancy tenants, all paying cash rents.

All these occupancy tenants pay their rents at revenue rates, which have been duly revised under Section 27 of the Punjab Tenancy Act, but the rents of the non-occupancy tenants have been left as they were.

(Comparison of the Khan's income.

(3) The income and expenditure of the Khan under the present Settlement is estimated as follows :—

	Income.	Rs.
(i) Rent of occupancy tenants	...	11,509
(ii) Rent of tenants-at-will	...	5,932
(iii) Kandah, & C.†	...	71,207
(iv) Rent of the lands of the sons of Ghulam Haidar Khan	...	1,514
Total	...	20,162

* See Appendix D.

† This income is of a fluctuating nature, and these figures represent the actual income of 1914-15.

Expenditure.

	Rs.
(i) Revenue and cesses of the Khan's lands	10,228
(ii) Allowance of the sons of Ghulam Haidar Khan	1,500
(iii) Cost of establishment (including contingencies)	840
(iv) Incidental charges	100
(v) Revenue and cesses of the lands of the sons of Ghulam Haidee Khan	716
Total	13,384

Deducting the above permanent expenditure from the income, the net balance left for the consumption of the Khan and his family comes to Rs. 6,778 against Rs. 4,741 estimated at the last Settlement, and Rs. 6,258 the net annual average allowance of the past 12 years paid to the Khan.

(4) In order to preserve the original holders of land in Agror and to have a contented body of tenants, occupancy rights were freely granted in the Khan's lands on very easy terms which are detailed in paragraph 53 of the last Settlement Report; and the tenants who could not be granted occupancy rights were retained as non-occupancy tenants on payment of light cash rents. The tenants thus finding themselves possessed of a readily negotiable security in the shape of a tenancy held at a very low rate, started to bargain away to the highest bidder the right to cultivate their holdings. To exercise, however, some check and control over these unnecessary, illegal and unadvisable alienations, orders were used to be passed from time to time during the currency of the last Settlement, and the whole question has now been reconsidered and a set of consolidated rules has been prepared for the future guidance. These rules provide *inter alia* that no alienation of any occupancy tenancy under Section 8 of the Punjab Tenancy Act will be allowed without the previous sanction of the Revenue Commissioner; that the Revenue officers must refuse all mutations—

- (a) relating to alienation of occupancy rights under Section 8 of the Punjab Tenancy Act, in which the Revenue Commissioner's sanction has not been duly obtained;
- (b) relating to occupancy rights under Section 5, in which the provisions of Section 53 of the same Act have not been fully observed, and that if a tenant-at-will makes an alienation of his tenancy, both the alienor and the alienee should be ejected and a new tenant be selected in their place.

These rules have been approved by the Revenue Commissioner in his letter No. 60-C., dated 5th May 1916, and appear as Appendix F of this Report.

A large number of illegal alienations was discovered in the course of the Settlement operations, and the matter has been brought to the notice of the Deputy Commissioner for necessary action.

40. The surplus accumulations of the forfeited estate of the Khan of Agror and the future income from it was formed into an Excluded Local Fund to be utilized on local improvements under the orders of the Government of India conveyed in its Foreign Department letter No. 64-F., dated 14th January 1903. The income and expenditure of this fund for the twelve years ending 31st March 1915 is shown in Appendix G. The income consists mainly of the interest on Government securities, in which the major portion of this fund is invested. Besides other accidental charges, the following permanent expenditure is met from this fund:—

	Rs.
Contribution to the Oghi Dispensary	1,050
Maintenance of two Primary Schools at Shamdharra and Dharra	460
Allowance to the mali of the Rest House at Oghi	12

The cost of the present Settlement, which amounted to Rs. 12,758-6-3, and a detail of which is given in Appendix H, was also met from this fund.

41. No detailed rules on the subject of dialluvion were framed at the time of the last Settlement. A brief note was, however, made in Section 7 of the *Wajib-ul-arz* to the effect that the revenue was not remitted on account of diluvion, and that the alluvial land belonged to the original owner whether it was alluviated on his or the other side of the stream.

The desirability of extending the dialluvion rules to the Agror Valley, which are already in force in rest of the Hazara District, of which this valley forms a part, and with which it will be settled next time, was considered, and after consulting the people, who unanimously welcomed the proposal, it was decided to adopt these rules on the understanding that the procedure prescribed in the proviso to rule 1 of the supplementary rules will be followed in the case of Agror. These rules will be found printed in Appendix I.

42. Section 7 of the *Wajib-ul-arz* of the last Settlement provided that when a mill was destroyed, its revenue should be remitted and that when a new mill was erected or a disused mill was re-constructed, it should be assessed according to its profits; but owing to the absence of any check on the construction or reconstruction of mills, both the irrigators and the owners of the existing mills suffered a good deal. It has now, therefore, been decided that the mill rules which are in force in the rest of the district should be applied to Agror also. These rules will be found in Appendix J. They provide that no mill can be constructed without the permission of the Collector, and also give precise instructions as to the remission and imposition of mill assessment. Further, they confirm the practice of treating the mills exactly in the same way as land for purposes of entry in the revenue papers.

The two registers prescribed by No. 9 of the supplementary rules have been duly prepared and kept with the Tahsil Office Kanungo.

43. At the time of last Settlement an area of 5,997 acres was constituted as Government forest. But instead of placing it under the management of the Forest Department, it was left in the control of the Deputy Commissioner, Hazara, and certain rules framed under Sections 50 and 50 (b) of the Punjab Laws Act, No. IV of 1872, were extended to it. The area of the forest according to the new measurements amounts to 5,894 acres, and it continues to be under the control of the Deputy Commissioner. The rules referred to above were, however, found defective in practice, and certain executive rules had to be framed to supplement them during the currency of the settlement. In the light of the experience gained since then, a set of draft rules to be issued under Sections 24 to 26 of the Law and Justice Regulation, No. VII of 1901, has now been prepared and submitted for approval to the Revenue Secretary to the Hon'ble the Chief Commissioner with my letter No. 93, dated 4th April 1916.

The income, if any, from this forest is credited to Government as Miscellaneous Land Revenue, and the following establishment is maintained for its management, which is paid out of head "3—Land Revenue—Forest Reserve and Grazing lands."

One Darogha on Rs. 20 per mensem.

Three Forest Guards on Rs. 8 each per mensem.

44. Uncultivated land of the valley, excluding Government forests, graveyards, sacred places, village sites and *banjar jadid*, amounts to about 14,256 acres, which constitutes the village waste in the terms of the Hazara Forest

Regulation No. III of 1911. No part of this waste has, however, been protected under Section 14 of the same Regulation. It includes an area of 4,723 acres *dhaka darakhtan*, in which all the villages of the valley, except those noted below, have got a share. These villages have, however, been given an annual free grant of 70 trees from the Agror Government Forest for building purposes. The number allotted to each village is shown against it, but the Deputy Commissioner can vary this number for special reasons :—

Kulakka estate (with hamlets, excluding Sambalbut)	...	...	37
Manchura	...	...	10
Rashida	...	...	8
Deran	...	...	7
Kot	...	...	4
Tarawara Khas	...	...	4

Besides, 20 *rhin* trees are granted annually to all the residents of Agror from the Government Forest for the manufacture and repair of agricultural implements.

The village waste is governed by the *Guzara* rules which are in force in rest of the district, and are given in the Hazara Forests Manual, 1912.

45. (1) All the assignments granted at last Settlement have been reviewed, a separate file being prepared for each village or assignment of which the value was more than Rs. 50, and orders of the higher authorities have been obtained where necessary. At last Settlement Rs. 683 were granted in *jagir*, *muafis* and *inams*, and Rs. 360 were allowed as Frontier remission. This assignment works out to 7·84 per cent. on the revenue of that Settlement. In the present Settlement Rs. 1,426 have been assigned, as per detail shown in the table below, giving a percentage of 8·06 per cent. on the assessment of the present Settlement. The percentage of the assigned revenue in rest of the Hazara District, however, goes up to about 25·5 per cent.

Class of the assignment.	Detail.	Term.	Amount.	Total of each class.	Grand total.	
			Rs.	Rs.	Rs.	
Cash jagir	Personal	For two generations...	300	300	300	
	Attached to institutions.	During the pleasure of Government.	8	78	105.	
		Till next Settlement...	70			
Muafis	Personal	For two generations..	11	27		
		For life	16			
Zamindari inams	Personal	Till next Settlement...	450	450	450	
Frontier remission	Attached to the lands.	Till next Settlement...	571	571	571	
		Total	...	...	1,426

(2) The *Zamindari inams* of Rs. 450 have been sanctioned in Revenue Commissioner's letter No. 69-C., dated the 9th May 1916, which lays down that "in the disposal of this sum the rules set out in Mr. O'Dwyer's letter No. 50-H., dated 3rd July 1905, should be followed *mutatis mutandis*, that is to say :—

(i) The existing life grants of Rs. 239 should be maintained for the lives of the holders.

(ii) The grants of Rs. 11 for term of Settlement attached to institutions should be maintained as ordered.*

(iii) The balance of Rs. 200 should be added to the *Zamindari inams* of the Manshera Tahsil, which will be further augmented by the existing life grants in Agror as these become available.

(iv) The above arrangements will come into force from Kharif 1918. Pending the introduction of the above arrangements, the two *Zamindari inams* aggregating Rs. 75, which have been granted out of the *Zamindari Inam* Fund of the rest of the Mansehra Tahsil, should continue to be paid as before, but when the new assessment comes into force, Agror should be treated as part of the Mansehra Tahsil for the grant of these *inams*.

If any of the grants mentioned in (i) above lapses before Kharif 1918, it will be treated as *khalsa*, and retransferred to assigned revenue when the new assessment comes into force.

(3) Local rate has been charged on the Frontier remission but the *Lambardari* cess has not been imposed

Imposition of cesses on Frontier remission and on it. It may also be noted that exclusion of mill revenue.

the Frontier remission has only been allowed on the revenue imposed on lands. This concession has not, however, been given on the assessment of mills situated in the estates concerned, which amounts to Rs. 139 only. This is in accord with the practice followed in the last Settlement. It may also be mentioned that *malikana* has not been charged on the Frontier remission in the case of tenancies which pay their rents in the terms of land revenue, that is to say the benefit of the remission has reached the actual occupant of the land.

(4) The Revenue assignments to tenants of the Khan of Agror carry with them the remission of the *malikana* too. Besides, in certain cases the

Remissions of *malikana*.

remission of *malikana* only has been granted.

The remission of these *malikanas* is a mere continuance of the old practice which prevailed in the time of the Khan himself. The *malikana* under both the heads is shown below :—

DETAIL.	Attached to Revenue assignments.	Independent grants.	TOTAL.
	Rs. A. P.	Rs. A. P.	Rs. A. P.
(1) In perpetuity	5 2 3	... .	5 2 3
(2) For two generations	3 14 0	13 12 0	17 10 0
(3) For life	10 4 0	47 3 6	57 7 6
(4) Till next Settlement	45 7 0	5 10 0	51 1 0
Total	64 11 3	66 9 6	131 4 9

* Vide Revenue Commissioner's letter No. 1821-L, dated 22nd November 1915.

It may be explained that the Khan's rent in these cases consists of—

- (i) Land revenue.
- (ii) Cesses, &c.
- (iii) *Malikana*.

Where the remission of the *malikana* is attached to the assignment of the land revenue, the tenant pays cesses only; whereas in the other case he pays the land revenue as well as the cesses. That is to say in no case the rent is remitted *in toto*, but only a portion of it has been released.

(5) Two registers of Revenue assignments, one in Vernacular and the other in English, have been prepared in which all the grants, excepting the Frontier remission, have been shown grouped as under :—

Registers of the Revenue assignments.

- (i) Assignments of land revenue granted in perpetuity.
- (ii) Assignments of land revenue granted for life or lives.
- (iii) Assignments of land revenue and cash *inam* granted for the maintenance of institutions.
- (iv) Other cash *inams*.
- (v) Remissions of *malikana*.
- (vi) *Kharaj-az-bachh* * lands.

A *muafi* or *inam* falling under more than one head has been entered under one head, and only a reference to it has been given under the other.

46. The *panjotra* or *lambardari* fees at 5 per cent. for the whole valley amounts to Rs. 856 as per detail :—

Lambardars.

	Rs.
(1) Due to the Khan of Agror as a Lambardar	466
(2) Due to other Lambardars, who are 40 in number...	390

The average *panjotra* per Lambardar in the case of No. (2) comes to Rs. 10 per annum, which is rather a small emolument. In certain villages the number of Lambardars is excessive, and whenever an opportunity offers the number of Lambardars should be reduced till it comes down to a reasonable limit, because from an administrative point of view it is rather advantageous to have strong and well-to-do Lambardars than to have mere men of straw, who, but in the office of *Lambardari* alone, find their numerous means of earnings.

Shamdhara, Kulakka, Ghanian and Chalundrian seem to provide a good field for this action.

The number of *sarbarahs* (substitute Lambardars) also seem to be redundant. No less than 44 *sarbarahs* have been appointed for the Khan in 13 villages, and the whole *panjotra* is paid to them. The average per *sarbarah* works out to Rs. 11. Nine more *sarbarahs* are appointed for other Lambardars who cannot carry on the duties themselves owing to their minority or physical infirmity or absence from the village.

47. Classification of secure and unsecure area, as prescribed in paragraph 553 of the Settlement Manual, is not required in this valley, as the rainfall here is constant and generally well distributed; the crops seldom fail. Suspensions and remissions have never been felt necessary in the past, nor are they likely to be necessitated in future.

Secure and unsecure areas.

* These lands have been described in paragraph 33 of this Report.

48. The special form sanctioned by the Revenue Commissioner in his letter No. 406, dated 27th January 1916, for the *lal kitabs* (note books) of the Hazara District are in use, and all the books, namely—

Village note books.

- (1) the village note books,
- (2) the circle note book, and
- (3) the abstract village note book

have been brought up to date, the figures of the new measurement having been duly incorporated in them. Statements Nos. VIII and X have been omitted from the village and circle note books, and a new Statement No. IV-A for alluvion and diluvion has been added, which contains a detail of the changes made in the revenue on account of alluvion and diluvion of land and on account of changes in the number of mills.

Detailed instructions for its upkeep are printed on the title page of each statement, which leaves little room for the Patwari's excuse to make wrong entries.

The abstract village note book opens with the instructions for its filling up and proper maintenance, followed by an alphabetical index of the estates comprised therein. This book contains the following documents for each estate:—

- (1) Assessment statement giving particulars of the past and present assessments. It takes the place of Statement No. X of the village note book.
- (2) A small scale map of the present as well as of the past Settlement.
- (3) Chief agricultural statistics of the estate.
- (4) Summary of the leading statistics of the estate prepared at—
 - (a) last Settlement;
 - (b) present Settlement.
- (5) Inspection notes of the past and the present Settlements.

Similar information is supplied for the whole circle as well, which finds its place in the book after the alphabetical index. In the case of the whole circle, besides the small scale map, a larger map, on the scale of one inch to the mile, is placed in the pocket at the end of the volume.

49. (1) The valley was divided into five Patwaris' circles at last Settlement, and the same division has now been maintained.

Revenue Subordinate establishment and revenue business.

The duties of Field Kanungo are entrusted to a specially appointed Kanungo-Darogha, who holds the permanent post of the Forest Darogha, Agror Government Forests, on Rs. 20 per mensem, and gets an allowance of Rs. 10 per mensem for doing the duties of *Girdawar*. This allowance used to be paid till 1907-08 from the funds of the Agror estate under the sanction of the Revenue Commissioner conveyed in his letter No. 1185-G., dated 9th July 1903. Since then the allowance is paid from the Kanungo allotment, but the schedule of the Agror Estate establishment still includes this allowance though not actually paid.

The Kanungo-Darogha is appointed from the qualified candidates for the post of Kanungo, and is regarded as interchangeable with the *Girdawar* Kanungos of the district. For instance, the present Kanungo-Darogha is placed in charge of the Turbela Field Kanungo's circle in the Haripur Tahsil, and Field Kanungo instead is holding the charge of the Kanungo-Darogha of Agror. The Kanungo-Darogha, though virtually *Girdawar* for all practical purposes, is not considered to be entitled to the field allowance.

Instead of a tahsil *chaprassi* he has been given a *chaprassi* out of the Agror Estate funds, for which no sanction of the Revenue Commissioner appears to have been taken.

(2) All revenue business of the valley is done by the Political Tahsildar (who is generally qualified in the revenue duties of a Tahsildar) and not by the Tahsildar of the Mansehra Tahsil. Similarly the executive revenue work of this valley pertaining to the Revenue Extra Assistant Commissioner of the district has been placed in the hands of the Assistant Commissioner, Mansehra. Though his head-quarters have since been transferred from Oghi to Mansehra, but being in the administrative charge of the valley, he is supposed to visit it frequently and to exercise a more personal control than the Revenue Extra Assistant Commissioner.

Officers under training.

- (1) Gul Muhammad Khan
- (2) Muhammad Ramzan
- (3) Khan Sadulla Khan
- (4) Mirza Abdulla Jan

50. In the course of the Settlement five Naib Tahsildar candidates—

} from Dera Ismail Khan,

} from Peshawar,

(5) Khalid Khan | from Malakand,
and one Kanungo candidate—Ghulam Rasul—from Hazara have received a training in Settlement work.

Cesses.

51. At the time of the last Settlement the following cesses were sanctioned :—

				Rs. A. P.
(1) Local rate ...	...	...	...	10 6 8 per cent.
(2) Patwari cess ...	...	...	...	6 4 0 „
(3) Lambardari cess ...	...	...	...	5 0 0 „

Under orders of the Government of India No. (1) was reduced and No. (2) was abolished in 1906. The present cesses, which are continued, are as follows :—

				Rs. A. P.
Local rate ...	...	...	...	8 5 4 per cent.
Lambardari ...	...	...	...	5 0 0 „

These cesses have been imposed on all the land and mill revenue, whether assigned or not, excepting the Frontier remission, on which Local rate alone has been charged.

52. The office of the Settlement Officer was held by Khan Sahib Fazal Haq Khan from 16th July 1914 to 18th November 1915, and by myself from 9th February 1916, to 31st May 1916. On account of his lingering illness the former was compelled to proceed on leave, leaving the work incomplete, and, owing to the absence of any Settlement Officer, the work ceased altogether during the intervening period (*viz.* 19th November 1915 to 8th February 1916), and the Settlement establishment was dispensed with.

On taking over charge of the appointment on 9th February I found that there existed no office or any establishment whatever. Necessary sanction was, however, applied for at once, and it took me a full month to equip myself with the necessary establishment and the other requisites. Consequent on this my first month's work with all efforts was not so fruitful as I should have otherwise expected. However, I tried to find my way and to bring the Settlement to a close as early as it could be possible in the obvious state of affairs.

The detail of the Settlement establishment—both field and office—with the period of their respective appointments is given below :—

			Year.	Month.	Days.
1 Reader	...	...	1	6	24
1 Clerk	...	...	1	2	4
2 Field Kanungos	...	...	1	1	27
5 Patwaris	...	...	1	1	18
2 Do.	...	...	0	1	18
5 Chaprasis	...	...	1	2	1
2 Do.	...	...	0	3	19

The total cost of the Settlement, which has been met from the Agror Excluded Local Fund, has amounted to Rs. 12,758-3-3, a detail of which will be found in Appendix H.

Financial result.

53. The following table explains the financial result of the present Settlement :—

DETAILS.	Land revenue, including mill assessment.	Cesses.
	Rs.	Rs.
(1) Settlement of 1898-1900	13,800	2,804
(2) 1914—15	13,322	1,757
(3) Present Settlement	17,680	2,329

The new assessment consequently gives an enhancement of Rs. 4,380 over No. (1) and of Rs. 4,358 over No. (2) above. The cesses of the present Settlement as compared with 1914-15 result in an enhancement of Rs. 572, in which the Local rate or the District Board's share is Rs. 362.

The cost of the Settlement will be counterbalanced by the increase in the revenue within three years.

54. It was decided at the last Settlement that two-thirds of the revenue should be paid in Kharif by 15th January and one-third in Rabi by 15th July. The people were duly consulted as to whether they wanted any change in the dates or amount of the instalments. Their reply is in the negative, and the local conditions and the crop statistics are also in favour of the continuance of the past practice. No change has therefore been made in the dates or amounts of the instalments.

55. The assessment of the last Settlement was not wholly introduced at one and the same time. Rs. 10,938 were imposed in Kharif 1899 and Rs. 2,362 in Kharif 1902. The term of the Settlement was, however, fixed for 15 years, with effect from the Kharif of 1899, for the whole valley.

In accordance with the usual practice the new assessment would have therefore been introduced from Kharif 1915, but in view of the present frontier situation and the political considerations involved in the taxation of a remote border tract like Agror—considerations which have been allowed considerable weight in the determination of the new demand,—it has been decided with the approval of the Government of India that the Settlement shall be introduced from Kharif 1918, and the term of the Settlement has been fixed for 16 years, so as to expire with Rabi 1934 along with that of the Mansehra Tahsil, of which the Agror is a part, and with which it will be settled next time.

56. In conclusion I desire to express my acknowledgments to the members of my establishment, who—one and all—worked hard and well throughout. In recognition of their good work, those more deserving have been given cash *inam* with the sanction of the Revenue Commissioner. Among them Allahdad Khan, Office Kanungo, who worked as my Reader, deserves prominent notice.

Notice of officers.

GHULAM SAMDANI,
Settlement Officer, Agror Valley.

APPENDICES.

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APPENDICES.

Statement A showing the population, area and revenue of each of the 14 Estates into which the Agror

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
NAME OF ESTATE.	Detail.	Population.	Total area.	UNCULTIVATED AREA.						CULTIVATED AREA.					
				Government forest.	Dhaka Darakhlan.	Banna and Dhaka Rath.	Bachar and Dhaka Charagh.	Chaimumkin.	Total.	Hadar.	Bari.	Dela.	Mawa.	Kali.	Total.
Shamdhara	{ Last Settlement	3,143	6,639	1,483	...	...	76	2,001	3,500	109	545	371	1,740	314	3,079
	{ New "	3,419	6,314	1,251	1,211	236	332	297	3,327	156	703	300	1,586	242	2,987
Arbora	{ Last Settlement	985	4,286	540	...	...	258	1,413	2,211	94	291	21	814	805	2,025
	{ New "	1,220	4,143	505	1,210	501	16	155	2,387	106	300	18	356	976	1,756
Dhara	{ Last Settlement	1,294	3,679	288	...	...	97	1,545	1,930	68	309	47	671	654	1,749
	{ New "	1,323	3,354	239	460	591	117	300	1,707	77	310	43	504	713	1,647
Oghi	{ Last Settlement	1,568	2,269	...	...	...	54	905	959	94	332	178	480	296	1,310
	{ New "	1,706	2,176	...	95	109	482	285	971	90	384	155	444	132	1,205
Kulakka	{ Last Settlement	1,311	2,258	...	...	...	99	533	632	141	300	17	614	554	1,626
	{ New "	1,436	2,179	...	37	302	335	125	799	157	301	15	504	403	1,380
Belian	{ Last Settlement	983	3,725	446	...	...	131	1,725	2,302	101	314	56	617	335	1,423
	{ New "	1,213	3,132	290	418	432	86	358	1,584	102	412	44	55	440	1,548
Jaskot	{ Last Settlement	702	1,261	46	...	...	3	420	469	106	123	...	375	118	792
	{ New "	710	1,262	56	31	97	166	190	540	103	149	1	307	162	722
Ghanian	{ Last Settlement	1,595	3,438	178	...	...	229	774	1,181	158	259	39	1,108	693	2,257
	{ New "	1,854	3,349	220	2	391	347	161	1,121	172	502	33	574	647	2,228
Dilbort	{ Last Settlement	451	1,146	...	...	...	60	175	235	30	211	...	65	305	911
	{ New "	468	1,189	...	80	88	42	46	256	39	239	11	588	66	933
Bagrian	{ Last Settlement	804	1,729	67	...	...	3	696	765	40	135	68	302	415	960
	{ New "	779	1,632	45	153	202	189	88	677	47	134	40	383	351	955
Chalundrian	{ Last Settlement	826	2,400	474	...	...	6	914	1,434	34	156	18	520	208	966
	{ New "	821	2,325	471	152	200	552	72	1,447	42	155	24	461	196	878
Tarawara	{ Last Settlement	1,068	1,896	...	...	...	124	359	483	71	220	13	973	70	1,347
	{ New "	1,311	1,794	...	26	71	257	128	482	86	253	10	944	19	1,312
Khabhal	{ Last Settlement	995	2,671	552	...	...	68	602	1,222	20	351	49	369	660	1,449
	{ New "	1,156	2,598	548	169	232	34	175	1,165	31	359	44	272	734	1,440
Kathai	{ Last Settlement	1,081	4,714	1,924	...	...	429	974	3,327	78	262	118	525	404	1,389
	{ New "	1,255	5,385	2,269	679	758	100	153	3,939	102	320	104	476	444	1,446
GRAND TOTAL	{ Last Settlement	16,800	41,993	5,998	...	...	1,637	13,076	20,711	1,144	3,808	995	9,473	5,861	21,281
	{ New "	18,671	40,832	5,894	4,724	4,210	3,055	2,513	20,395	1,310	4,511	842	8,249	5,525	20,437

(a) Ave age of five harvest, ending 1914.

(b) " " " " " 1915.

DIX A.

6 AND 15.)

Valley is divided which forms an assessment circle of the Mansehra Tahsil in the district of Hazara.

17	18	19	20	21	22	23	24	25	26	27	28	29
CROPS.			REVENUE.			DETAIL OF REVENUE.			CHIEFS.			REMARKS.
Kharif (a).	Rabi (b).	Total.	On land.	On mulla.	Total.	Frontier remission.	Assigned.	Recoverable.	Local rate.	Lamba dari.	Total.	
1,960	1,231	3,191	2,451	15	2,466	...	47	2,419	206	123	339	
			3,050	16	3,066	...	49	3,017	256	153	409	
1,220	426	1,646	916	12	928	...	22	906	78	46	124	
			1,110	18	1,128	...	26	1,097	94	56	150	
1,101	562	1,663	979	4	983	...	4	979	82	49	131	
			1,200	4	1,204	...	7	1,197	100	6	160	
987	585	1,522	1,249	71	1,320	...	13	1,307	110	60	176	
			1,380	75	1,455	...	15	1,440	121	73	194	
906	498	1,403	1,000	21	1,021	59	24	998	85	48	133	
			1,220	22	1,242	61	22	1,159	101	62	163	
986	332	1,318	800	35	835	87	128	620	70	37	107	
			1,330	37	1,367	152	130	1,085	114	61	175	
533	201	734	530	56	586	44	63	478	49	27	76	
			700	59	759	59	63	637	63	35	98	
1,832	576	2,408	1,010	38	1,048	93	7	948	87	45	132	
			1,750	40	1,790	160	12	1,618	149	82	231	
406	343	749	400	1	401	46	...	355	33	20	53	
			750	1	751	89	...	662	63	33	96	
470	319	789	420	2	422	31	300	91	35	20	55	
			670	2	672	50	300	322	58	29	87	
580	312	892	580	...	580	...	...	580	48	29	77	
			700	...	700	...	...	700	58	35	93	
866	506	1,372	910	67	977	...	13	964	81	49	130	
			1,200	71	1,271	...	15	1,256	106	63	169	
816	332	1,148	745	7	752	...	25	727	63	37	100	
			970	7	977	...	15	962	81	49	130	
1,002	532	1,534	1,000	3	1,003	...	1	1,002	84	50	134	
			1,300	3	1,303	...	1	1,302	109	65	174	
13,674	6,797	20,471	12,890	332	13,322	360	647	12,375	1,111	646	1,757	
			17,330	350	17,680	571	655	16,434	1,473	856	2,329	

APPENDIX B.

(SEE PARAGRAPHS 11 AND 13.)

*Notifications relating to the re-Settlement of the Agror Valley.**Nathiaigali, the 28th May 1914.*

No. 95-H.—Under the provisions of Section 49, sub-section (1), of the Punjab Land Revenue Act, 1887, it is hereby notified, with the previous sanction of the Governor-General in Council, that the general re-assessment of the land revenue of the Agror Valley in the Hazara District is about to be undertaken.

Nathiaigali, the 3rd June 1914.

No. 120-H.—Whereas it appears to the Hon'ble the Chief Commissioner, North-Western Frontier Province, that the existing record-of-rights for the estate of Agror in the district of Hazara require special revision, the Chief Commissioner in exercise of the powers conferred upon him by Section 32 of the Punjab Land Revenue Act, 1887, hereby directs that the record-of-rights of the above estate shall be specially revised.

Nathiaigali, the 6th July 1914.

No. 238-H.—In exercise of the powers conferred by sub-sections (1) and (2) of Section 105 of the Punjab Tenancy Act, 1887, the Chief Commissioner is pleased to confer, and hereby confers, upon Khan Sahib Fazal Haq Khan, B.A., Assistant Collector, all the powers of Collector under the said Act: such powers to be exercised within the local limits of the Agror Valley in the Hazara District.

No. 239-H.—In exercise of the powers conferred by sub-sections (1) and (2) of Section 27 of the Punjab Land Revenue Act, 1887, the Chief Commissioner is pleased to confer, and hereby confers, upon Khan Sahib Fazal Haq Khan, B.A., all powers of a Collector under the said Act (with the exception of Chapter VI thereof): such powers to be exercised within the local limits of the Agror Valley in the Hazara District.

Peshawar, the 21st February 1916.

No. 263-H.-Ag.—In exercise of the powers conferred by sub-sections (1) and (2) of Section 27 of the Punjab Land Revenue Act, 1887, the Chief Commissioner is pleased to confer, and hereby confers, upon Khan Sahib Ghulam Samdani Khan, with effect from 9th February 1916, all the powers of a Collector under the said Act (with the exception of Chapter VI thereof): such powers to be exercised within the local limits of the Agror Valley in the Hazara District.

No. 264-Ag.—In exercise of the powers conferred by sub-sections (1) and (2) of Section 105 of the Punjab Tenancy Act, 1887, the Chief Commissioner is pleased to confer, and hereby confers, upon Khan Sahib Ghulam Samdani Khan, Assistant Collector, with effect from 9th February 1916, all the powers of a Collector under the said Act: such powers to be exercised within the local limits of the Agror Valley in the Hazara District.

APPENDIX C.

(SEE PARAGRAPH 23.)

Statement showing the results of crop experiments made in Kharif 1914 and Rabi 1915, and the rates of yield per acre assumed in the first and second Settlements.

1	2	3	4	5
SOILS.	Rates assumed by Colonel Wace in Settlement of 1869-70 for Maidan.	Rates assumed by S. Muhammad Sarafraz Khan in Settlement of 1898-99 and also adopted in the present Settlement.	Average rate of outturn per acre of all the experiments made in the Settlement.	Average rate of outturn per acre of the selected experiments made in the present Settlement.
		<i>Maize.</i>		
Hotar ...	...	...	...	...
Bari ...	670	900	889	1,033
Bela ...	400		406	782
Maira ...	220	500	177	296
Kalsi ...	80	180	138	207
		<i>Rice.</i>		
Hotar ...	900	1,044	1,030	1,196
		<i>Kangni.</i>		
Hotar ...	...	...	...	...
Bari ...	...	...	...	...
Bela ...	110	120	...	...
Maira ...			...	...
Kalsi ...			...	...
		<i>Cotton.</i>		
Hotar ...	...	...	...	...
Bari ...	...	...	24	24
Bela ...	120	120	...	...
Maira ...	90		...	...
Kalsi ...	40	50	...	...
		<i>Pulses.</i>		
Hotar ...	...	...	...	...
Bari ...	210	160	...	...
Bela ...	210		...	...
Maira ...	210		...	...
Kalsi ...	160	80	152	152
		<i>Wheat.</i>		
Hotar ...	...	500	700	700
Bari ...	250	500	391	501
Bela ...	250	480	212	400
Maira ...	200	360	207	310
Kalsi ...	110	160	146	146

1	2	3	4	5
SOILS.	Rates assumed by Colonel Wace in Settlement of 1869-70 for Maidan.	Rates assumed by S. Muhammad Sarafriz Khan in Settlement of 1898-99 and also adopted in the present Settle- ment.	Average rate of out- turn per acre of all the experiments made in the Settlement.	Average rate of outturn per acre of the select- ed experiments made in the present Settlement.
<i>Barley</i>				
Hotar ...	...	450	...	...
Bari ...	480	500	344	516
Bela ...	240	450	298	298
Maira ...	160	350	...	...
Kalsi ...	50	100	...	...
<i>Maize.</i>				
Hotar ...	...	...	...	...
Bari ...	...	250	...	...
Bela ...	...		...	...
Maira ...	150		...	...
Kalsi ...	150		...	...
<i>Oilseed.</i>				
Hotar ...	...	...	...	...
Bari ...	120	300	90	105
Bela ...	70		...	...
Maira ...	50		...	...
Kalsi		50	...

APPENDIX D.

[SEE PAR. GRAPH 39 (1).]

A.—Statement showing the landed property of the Khan of Agror in acres with its revenue and cesses and rents.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Serial No.	Topographical No.	Name of the Estate.	AREA.									DETAIL OF REVENUE.			CESSES.			RENT PAID BY			REMARKS.	
			Hajar.	Bari.	Bela.	Maira.	Kalsi.	Total cultivation.	Banna and Dhaka Bahh.	Other uncultivated area.	Total uncultivated area.	Total area.	Total.	Assigned.	Recoverable.	Local rate.	Lambardari.	Total.	Occupancy tenants.	Non-occupancy tenants.		Total.
1	114	Shamdharra	77	305	114	773	158	1,427	150	1,611	1,761	3,198	1,398	16	1,377	116	69	185	1,932	880	2,812	
2	115	Arbora	106	900	18	356	975	1,755	501	1,869	1,870	3,625	1,123	12	1,111	94	56	150	1,896	215	1,611	
3	116	Dharra	45	151	28	215	251	690	218	317	535	1,235	602	7	595	50	30	80	757	303	1,153	
4	117	Oghi	90	357	140	425	132	1,144	102	812	914	2,058	1,395	15	1,380	116	70	186	1,577	1,562	3,139	
5	118	Kulakka	111	203	15	313	234	876	165	238	403	1,279	842	66	776	70	40	110	1,008	697	1,605	
6	119	Belian	20	331	28	296	424	1,099	387	804	1,191	2,290	890	119	711	69	35	104	776	204	980	
7	120	Jaskot	37	106	1	198	131	473	81	318	399	872	439	34	405	35	20	55	440	338	778	
8	121	Ghasian	6	40	1	87	37	171	23	112	135	305	165	19	146	16	8	23	205	81	286	
9	122	Dilbori	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
10	123	Bagrian	5	4	2	15	1	27	1	7	6	35	28	2	26	2	1	3	48	7	55	
11	124	Chalardrian	26	110	18	330	149	633	119	639	758	1,391	510	...	510	43	25	68	741	186	927	
12	125	Tarawara	29	129	3	514	5	680	13	156	169	849	622	12	610	52	31	83	832	639	1,471	
13	126	Khabhal	7	114	13	78	182	394	57	138	195	589	303	...	303	25	15	40	447	94	541	
14	127	Kathai	84	263	74	414	303	1,138	557	647	1,204	2,342	1,051	1	1,050	88	53	141	1,348	735	2,083	
TOTAL			643	2,413	455	4,014	2,982	10,507	2,374	7,168	9,542	20,049	9,303	303	9,000	775	453	1,228	11,609	5,982	17,441	

[SEE PARAGRAPH 39 (1).]

B.—Statement showing the landed property of Ghulam Sarwar Khan and Muhammad Umar Khan, sons of Ghulam Haider Khan, in acres, with its revenue and cesses.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Serial No.	Topographical No.	Name of the Estate.	ACRES.										DETAIL OF REVENUE.			CESSES.			RENTS PAID BY			REMARKS.
			Hutar.	Bari.	Bkha.	Maira.	Kalsi.	Total cultivation.	Banna and Dhaka Rakh.	Other uncultivated area.	Total uncultivated area.	Total area.	Total.	Assigned.	Recoverable.	Local rate.	Lambardari.	Total.	Occupancy tenants.	on-occupancy tenants.	Total.	
1	114	Shamdharra ...	26	154	60	304	36	580	20	12	32	612	628	...	628	52	31	83	844	646	1,490	
2	121	Ghanian ...	1	1	...	...	...	2	...	...	...	2	4	...	4	1	...	1	...	24	24	
TOTAL ...			27	155	60	304	36	582	20	12	32	614	632	...	632	53	31	84	844	670	1,514	

APPENDIX E.

(SEE PARAGRAPH 39.)

A—Statement showing the Income of the Estate of the Khan of Agror.

1	2	3	4	5	6	7	8
Year ending 6th September.	Opening balance of the year.	Rent.	Miscellaneous income from kandas, &c., &c.	Total.	Expenditure.	Closing balance of the year.	Balance.
	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	
1903-04 ...	3,657 6 7	17,182 9 0	536 5 3	21,376 4 10	17,709 14 0	3,666 6 10	
1904-05 ...	3,666 6 10	17,051 6 6	799 5 1	21,517 2 5	17,773 3 0	3,743 14 8	
1905-06 ...	3,743 14 8	16,919 8 0	988 14 3	21,002 4 11	17,120 0 8	4,482 4 3	
1906-07 ...	4,482 4 3	16,795 13 6	799 10 6	22,077 12 3	17,403 5 0	4,676 7 3	
1907-08 ...	4,675 7 3	16,820 4 9	943 2 0	22,438 14 0	19,275 13 5	3,163 0 7	
1908-09 ...	3,163 0 7	16,809 5 6	778 2 0	20,810 8 1	19,551 11 3	1,258 12 10	
1909-10 ...	1,258 12 10	16,923 9 9	2,359 10 0	20,542 0 7	19,980 6 9	3,561 9 10	
1910-11 ...	3,561 9 10	17,060 10 0	803 0 0	21,424 3 10	17,522 14 6	3,901 5 4	
1911-12 ...	3,901 5 4	16,693 12 3	733 2 0	21,333 3 7	17,498 9 1	3,834 10 6	
1912-13 ...	3,834 10 6	16,987 3 0	828 13 0	21,650 10 6	18,824 9 9	7,826 0 9	
1913-14 ...	7,826 0 9	16,944 11 9	1,004 15 0	26,375 11 6	22,453 8 6	3,920 3 0	
1914-15 ...	3,920 3 0	17,066 11 8	1,207 5 8	22,194 4 4	16,291 11 11	5,902 8 5	
TOTAL ...	3,657 6 7	2,03,315 9 8	12,339 4 9	2,19,309 5 0	2,13,406 12 7	5,902 8 5	

[SEE PARAGRAPH 39 (1).]

B.—Statement showing the expenditure of the Estate of the Khan of Agror.

1	2	3	4	5	6	7	8
Year ending 30th September.	Land Revenue and cesses.	Cost of estab- lish- ment.	Allowance to Khan of Agror.	Allowance of the sons of Ghulam Hafiz Khan.	Miscellaneous.	Total expenditure.	REMARKS.
	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	
1903-04 ...	9,493 8 0	809 4 0	5,430 0 0	1,500 0 0	477 2 0	17,709 14 0	
1904-05 ...	9,455 10 6	835 0 0	5,550 0 0	1,500 0 0	432 9 3	17,773 3 9	
1905-06 ...	9,143 5 3	866 4 11	5,600 0 0	1,500 0 0	10 6 6	17,120 0 8	
1906-07 ...	8,834 12 9	921 0 0	6,080 0 0	1,500 0 0	66 8 3	17,402 5 0	
1907-08 ...	8,833 2 3	840 2 2	6,300 0 0	1,500 0 0	1,802 9 0	19,275 13 5	
1908-09 ...	8,833 2 3	801 2 0	6,300 0 0	1,500 0 0	2,117 7 0	19,551 11 3	
1909-10 ...	8,834 0 6	799 0 9	5,700 0 0	1,500 0 0	147 5 6	16,980 6 9	
1910-11 ...	8,882 0 6	802 8 0	5,385 10 0	1,500 0 0	502 12 0	17,322 14 6	
1911-12 ...	8,302 2 0	802 10 7	6,309 8 0	1,500 0 0	684 4 6	17,498 9 1	
1912-13 ...	5,475 2 9	793 11 6	6,421 8 0	1,125 0 0	8 3 6	13,824 9 9	
1913-14 ...	10,954 0 9	771 15 0	7,700 0 0	1,996 8 0	1,033 0 9	22,455 8 6	
1914-15 ...	5,483 1 6	795 8 6	7,821 8 0	1,500 0 0	691 9 11	16,291 11 11	
Total ...	1,02,375 1 0	9,838 3 5	75,098 2 0	18,121 8 0	7,973 14 2	2,13,406 13 7	

APPENDIX F.

[SEE PARAGRAPH 39 (4).]

Rules relating to the alienation of tenancies by tenants of the Agror Estate.

1. No alienation of any occupancy tenancy under Section 8 of the Punjab Tenancy Act will be allowed without the previous sanction of the Revenue Commissioner.

2. Revenue officers must refuse all mutations in which the provisions of Rule 1 or, in the case of tenancies under Section 5 of the Punjab Tenancy Act, the provisions of Sections 53 of the same Act have not been fully observed.

3. Patwaris in Agror will immediately report through the Field Kanungo to the Political Tahsildar all cases which come to their notice of alienation by sale, gift or mortgage—

(a) by occupancy tenants;

(b) by tenants-at-will.

The Political Tahsildar will forthwith transmit such reports to the Assistant Commissioner, Mansehra. Patwaris will be held strictly responsible for the detection of such alterations.

4. The Field Kanungo will report after the Kharif and Rabi girdawari to the Political Tahsildar, Oghi, whether alienations have been correctly reported by Patwaris. The Political Tahsildar, Oghi, will transmit this report to the Assistant Commissioner, Mansehra.

5. On receiving information of illegal alienations by occupancy tenants, the Assistant Commissioner, Mansehra, will issue notices to both the alienor and the alienee warning them that unless the mortgage is redeemed or the sale or gift cancelled within two months, the alienee will be ejected.

6. If the alienor denies the alienation, the alienee should be summoned. If he also denies the alienation and makes no attempt to take possession, proceedings can be dropped. If he admits it, possession must determine whether the alienation is to be treated as actually effected.

7. If after receipt of the notices under Rule 5 the alienation is cancelled by the parties proceedings need not be taken for the ejectment of the alienor, who will retain possession at his previous rent. If it is not so cancelled, a fresh tenant will be selected in accordance with the principles laid down in Rule 9, and will be put in possession at the beginning of the next harvest if the person in possession does not refuse to quit the land; but if he refuses to give possession, a regular suit for the cancellation of the alienation and for possession will be instituted by the Deputy Commissioner, Hazara.

8. In the case of alienations by tenants-at-will no notice giving two months' grace under Rule (5) need be issued, but the Political Tahsildar, under the orders of the Assistant Commissioner, should proceed at once to select a new tenant.

9. The selection of new tenants, who will, of course, be tenants-at-will, will be regulated by the following principles, and be subject to the approval of the Deputy Commissioner:—

(a) The tenancy will in no case be sold by auction.

(b) The rent paid by the new tenant will be calculated on the basis of the following soil rates per *kanal*:—

	Rs. A. P.		
<i>Hotar</i>	1	15	0
<i>Bari</i>	1	10	0
<i>Bela</i>	1	3	0
<i>Maira</i>	0	10	0
<i>Kalsi</i>	0	3	6
<i>Banna and Dhaka Rakh</i>	0	0	6

with such modifications, if any, as may appear necessary.

(c) The new tenant may be the alienor himself at the rent shown in (b) if his retention be desirable. If the alienor himself be not selected, regard in making the selection should be paid to service rendered to Government, propinquity of present holding, relationship to the alienor or to others of the village, and length of residence in Agror.

The alienee ordinarily should not be selected.

10. Tenants-at-will who have not alienated their holdings should not be evicted merely with the object of obtaining an enhanced rent. A proposal for eviction should, however, be made to the Deputy Commissioner if a tenant has been guilty of any prejudicial act.

APPENDIX G.

(SEE PARAGRAPH 40.)

Statement showing the Income and Expenditure of the Agror Excluded Local Fund.

1	2	3	4	5	6	7	8	9	10	11	12
Year ending 31st March.	INCOME.			EXPENDITURE.							REMARKS.
	Opening balance of the year.	Income of the year.	Total.	Contribution to the hospital at O. U.	Cost of Settlement of 1914-1916.	Mall. Rest-house.	Subscription of schools.	Miscellaneous.	Total.	Closing balance of the year.	
	R. A. P.	R. A. P.	Rs. A. P.	Rs.	Rs. A. P.	Rs. A. P.	Rs.	Rs. A. P.	Rs. A. P.	Rs. A. P.	
1903-04 ...	54,212 9 0	897 4 10	55,109 13 0	1,376	...	...	...	84,615 6 0	2,222 15 6	52,886 13 6	
1904-05 ...	52,396 13 6	2,463 14 3	55,349 11 9	900	...	12 0 0	...	1,012 9 9	1,924 9 9	53,425 2 0	
1905-06 ...	53,425 2 0	1,894 4 0	55,319 6 0	900	...	...	...	154 4 1	1,054 4 1	54,265 1 11	
1906-07 ...	54,265 1 11	1,888 2 0	56,153 3 11	900	...	...	...	182 14 11	1,082 14 11	55,120 5 0	
1907-08 ...	55,120 5 0	1,893 15 0	56,984 4 0	900	...	24 0 0	...	42 0 0	966 0 0	56,018 4 0	
1908-09 ...	56,018 4 0	1,896 5 0	57,904 9 10	900	...	12 0 0	...	107 6 0	1,019 8 0	56,885 1 0	
1909-10 ...	56,885 1 0	4,435 4 11	61,320 5 11	1,080	...	12 0 0	400	5,255 14 0	6,747 14 0	54,572 7 11	
1910-11 ...	54,572 7 11	1,764 14 0	56,337 5 11	1,080	...	...	400	2,028 6 8	3,508 6 8	52,828 15 3	
1911-12 ...	52,828 15 3	1,745 10 0	54,574 9 3	1,080	...	42 4 7	400	560 0 5	2,082 4 7	52,492 4 8	
1912-13 ...	52,492 4 8	1,745 10 0	54,237 14 8	1,080	...	12 0 0	400	2 14 7	1,494 14 7	52,743 0 1	
1913-14 ...	52,743 0 1	1,745 10 0	54,485 10 1	...	...	9 6 0	...	729 12 2	739 2 2	53,749 7 11	
1914-15 ...	53,749 7 11	6,249 5 8	59,998 13 7	2,160	5,608 13 9	12 0 0	800	134 15 11	8,715 13 8	51,282 15 11	
Total ...	54,212 9 0	28,579 2 10	82,791 11 10	12,356	5,608 13 9	135 10 7	2,400	11,008 3 7	31,508 11 11	51,282 15 11	

APPENDIX H.

(SEE PARAGRAPHS 40 AND 52.)

Statement showing expenditure of the Settlement under all heads.

Major heading of service.	Budget headings.				Amount.
					Rs. A. P.
	Salary and allowance of Settlement Officer	...	...	...	5,827 4 1
	A.—OFFICE ESTABLISHMENT.				
	1. Kanungo	...	...	...	1,317 5 4
	2. Menial Establishment	...	...	...	735 9 10
	Total	...	...	...	2,052 15 2
	B.—FIELD ESTABLISHMENT.				
	3. Field Kanungos	...	...	...	834 0 0
	4. Field allowance of Field Kanungos	...	...	...	276 15 0
	Total of Field Establishment	...	...	...	1,110 15 0
	5. Temporary Establishment	...	...	...	1,041 14 0
	Total Pay of Establishment	...	...	...	4,205 12 2
	6. Travelling allowance of Settlement Officer	...	...	...	802 8 6
	7. " " Establishment	...	...	...	146 3 3
	8. Contingent expenditure	...	...	...	1,990 6 3
	Total Expenditure	...	...	...	2,939 2 0
	GRAND TOTAL	...	...	...	12,972 2 3
	Deductions—				
	Sale-proceeds of old furniture refunded	...	...	...	63 12 0
	" " tent and pails refunded	...	...	...	150 0 0
	Total of deductions	...	...	...	213 12 0
	Net cost	...	...	...	12,758 6 3

APPENDIX I.

(SEE PARAGRAPH 41.)

Dialluvia Rules, Hazara District.

1. When the land assessed as cultivated is carried away or rendered unfit for cultivation by the action of a river or hill torrent, the assessment thereon shall, subject to the provisions of these rules, be remitted.

2. When the channel by which land assessed at *abi* rates is supplied with water is destroyed and the land remains culturable as unirrigated land, the assessment shall be reduced by substituting for the *abi* demand a demand calculated at the full village assessment rate for the class of unirrigated land to which it belongs, provided that if the land is of very inferior quality, it may be assessed at half that rate.

3. If land of which the revenue has been remitted under Rule 1 again becomes cultivated, it shall be assessed at the full village rate for the class of land to which it belongs, or, if it is very inferior, half that rate may be imposed.

4. Land assessed at half rates under rules 2 and 3 shall have its assessment raised to that brought out by the application of full rates when it becomes of average quality.

5. When by the action of a river or hill torrent, land has been so injured that, although continuing to be cultivated, it now belongs to a lower class of irrigated or unirrigated land (as the case may be) than that at which it has been hitherto assessed, the demand shall be reduced to that brought out by the application to it of the rate at which land of its present class was assessed in the same estate or in neighbouring estates.

6. If land of which the assessment has been reduced under Rule 5 again becomes of a higher class, it shall be assessed at the village rate applicable to that class.

7. Land which was uncultivated at Settlement, but has since become capable of cultivation owing to the action of a river or hill torrent, shall be assessed at the full village assessment rate imposed on land of the same class, unless, it is of much inferior quality, in which case it may be assessed at half the rate, provided that no rate shall be imposed unless the land is actually cultivated.

8. Land of inferior quality assessed under the above rule at half the full rate may be raised to the full rate in any subsequent year if it has become of average quality.

9. The above rules as to remission or fresh assessment are subject to the provisos, firstly, that the total amount remitted or imposed in any village for any one year shall be in even rupees, and, secondly, that if in either case such amount (with the addition of the sums, if any, that might have been, but were not, remitted or imposed in previous years) will not exceed Rs. 2 where irrigated, and Re. 1 where unirrigated, land is concerned, no action need be taken unless the Collector thinks it desirable to do so.

10. In any circumstances action will only be taken under the foregoing rules where the land affected has been measured in the manner described in the procedure rules which follow.

Supplementary Rules as to Procedure.

1. The changes caused by dialluvia will be noted by the Patwari in the khasra girdawari, and immediately after the Kharif girdawari is finished he will measure the land affected by dialluvia; provided that in estates other than those situated on the Dor below Dhamtaur, on the Siran below Indarasi, and on the Harroh below Dartian, he shall only make such measurements when the quadrennial attestation of the village concerned takes place, unless the Collector in any other year considers the changes that have occurred in the estate or in individual holdings of sufficient importance to render it desirable at once to measure and assess or remit the assessment of the land affected.

2. In his measurements the Patwari should proceed as follows:—

He should first make a tracing from his village map of the area liable to be affected by dialluvia, and should show on this the area—

- (1) lost or materially damaged by dialluvia;
- (2) gained by alluvion and brought under cultivation;
- (3) liable to have its assessment increased owing to improvement in quality.

Besides the fields actually affected, he should also show all fields which adjoin them, or so much of those fields as is sufficient to indicate the position in the village map of the fields in which changes have occurred.

3. The measurements will be made by taking offsets from the lines of the nearest squares or triangulation points, or, if the area is small, from lines joining the corners of the nearest fields. When dialluvia has taken place, the Patwari will mark off the area diluviated by a broken line in red ink, writing along it *burd shudda san fulana*. Where land has been so materially damaged by dialluvia as to necessitate a reduction of its assessment, he

will mark it off in a similar fashion, and write along the broken line *tanazzul haisiyat san fulana*. Where alluvion has occurred, the Patwari will show the alluviated area by a dotted line in red ink, writing along it *baramad shudda san fulana*. Where any land is liable to have its assessment increased owing to an improvement in quality, the Patwari will draw a continuous line in red ink, round it, writing along it *taraggi haisiyat san fulana*.

4. For showing the results of diallution it will not be necessary to prepare a new tracing each year, as the previous year's tracing can be used. Nor need a new tracing be prepared each year to show alluvion of land improved in quality unless the indication of it on the previous year's tracing would produce confusion. Where new fields are formed, separate numbers should be given in accordance with the usual rules.

5. Except in certain villages where diallution is constant and extensive, the Patwari will copy the changes shown in his tracing on to his cloth map. In the villages aforesaid he will retain a second copy of the tracing for his own use.

6. As the measurements proceed the Patwari will prepare a khasra in Form A for all the land affected by diallution. Columns 15 and 16 will not be filled up until the Tahsildar or Naib Tahsildar has inspected the land and has given orders as to the entries to be made.

7. The Kanungo will check the measurements and khasra, and satisfy himself that all the land affected by diallution has been included.

8. The Tahsildar or his Naib will satisfy himself that the map and papers have been correctly prepared by testing them on the spot and will pass orders as to the classes of land, rates and revenue, after inspecting the fields. He will then direct the Patwari to prepare the village abstract in Form B, and also to make the necessary entries in the register of fields assessed below the full rates, Form C. The latter register will remain with the Patwari, who will give the Tahsildar or Naib Tahsildar an abstract from it showing those numbers only of which the assessment has been changed during the current year.

9. The Tahsildar or his Naib will then make up a file containing the Patwari's tracing (or a copy of it in those villages where the changes are not shown on the cloth map), the village abstract, a copy of the khasra and the extract, if any, from the register, Form C, and will add a brief note explaining the changes which have occurred, his assessment proposals and their results. The maps, khasras, village abstract, the register Form C, and the extract therefrom should be signed by him.

10. Final orders on each diallution file can only be passed by an officer exercising the powers of a Collector, but an Assistant Collector of the 1st grade should usually be deputed to test the measurement and the assessment proposed before such orders are issued. If any corrections are ordered by the Assistant Collector, they should be made at once in all the papers. The Patwari will then prepare in duplicate a khewat showing the result of the new assessment in Form D.

Both copies of this form will be forwarded to the Tahsildar through the Kanungo. The Tahsildar will see that the khewat agrees with the orders, and will sign both copies, one of which will be submitted with the file to the Collector through the Assistant Collector for final orders, while the other will on receipt of these orders be returned to the Patwari. The latter will embody the new figures in future *bachh* papers and in the diallution statement in the village note book, and will give a *fard* in the above form free of charge to each Khewatdar concerned.

11. Before the diallution file is sent to the record room, the Sadar and Tahsil Wasil-baqi-navises should note the orders passed and record their having done so on the file itself.

12. By the 31st of December in each year each Patwari in the district shall submit through the Kanungo of his circle a certificate in one or other of the following forms, as the case may be:—

"I hereby certify that in my circle all changes on account of alluvion or diluvion to which the rules on the subject apply have been brought to notice and that the necessary papers have been prepared by me as required by these rules," or,

"I hereby certify that no changes on account of alluvion or diluvion which necessitated action under the rules on the subject have occurred in my circle during the past year."

After checking and attesting all the certificates of the Patwaris in their circles, the Kanungos shall forward them to the Tahsildar, and the latter, after satisfying himself as far as possible of their correctness, shall submit them to the Collector in a single file for the whole tahsil, stating that to the best of his belief the facts are as stated.

APPENDIX J.

(SEE PARAGRAPH 42.)

*Rules regarding the construction and assessment of mills in the Agror Valley,
Hazara District.*

(N. B.—The term "mill" applies to all mills worked by water-power.)

1. Any person who wishes to start a new mill or to reconstruct a mill that has been abandoned must present a stamped application to the Tahsildar. The latter officer,

after consulting the registers prescribed in the supplementary rules and making such other enquiries as may be necessary, shall report on the application to the Collector. This report shall state the number of mills working at Settlement and during the current year in the village where the applicant desires to erect his mill, their rates of assessment, the rates of assessment on mills of neighbouring villages that are on the same river, stream or water-course, the objections, if any, raised by the mill or land-owners having an interest in the water, and such other details as the Collector may require. It shall be accompanied by a copy of the entry in the village *Wajib-ul-ars* regarding mills, and it shall further note the assessment which, in the Tahsildar's opinion, is likely to be realized if the construction of the mill is sanctioned.

2. If the said mill will not increase the number of mills in the village beyond that existing at Settlement, and if there are no other valid objections, such as undue interference with the rights in water or land of other persons, permission to construct it is subject to such conditions as the Collector may impose should be accorded. If, however, it increases, that number, even though there be no other objections, permission should be refused, unless the Collector is satisfied that there is sufficient grain available to justify the starting of a new mill, and that the income of existing mills will not thereby be sensibly diminished.

3. The assessment of a new or reconstructed mill shall be reported on by an Assistant Collector after the mill has started working, and the Collector shall himself pass final orders as to the assessment to be imposed. Such assessment shall be fixed with reference to that imposed at Settlement on other mills with similar advantages in the same neighbourhood, and, if this guide be insufficient, regard shall be had to such matters as the situation of the new mill with reference to communications and markets, the number of months during the year that the water-supply is available, the dimensions of the mill sluice, and the regularity and extent of the supply of grain.

4. The assessment imposed shall have effect from the harvest during which the mill starts working.

5. If a mill is constructed without permission, the Collector may order it to be closed, and may realise from the owner, with effect from the harvest during which the mill started working an amount equal to double the assessment which would have been imposed had permission been applied for. Or, if the closure of the mill is in the Collector's opinion unnecessary, he shall assess it as in rule 2, but may also direct that for the first three years that it is worked it shall pay double rates.

6. If a mill is abandoned, its assessment shall be remitted under the orders of the Collector but only after that officer has satisfied himself that the mill has been dismantled and the gear removed.

7. Such remissions shall have effect from the harvest during which the mill was abandoned, and if the assessment due for that harvest has already been realised, it shall be refunded.

8. Mills shall pay the same cesses as land; and the mill revenue shall be collected in the same manner and by the same instalments as the land revenue.

9. Where the whole or a specified portion of the revenue of a village is assigned, such revenue shall be taken to include the revenue paid on the mills in that village.

Supplementary rules concerning the recording of mills.

1. All mills shall be entered in the revenue records in the same way as land, and each mill shall be given a separate *khasta* number.

2. At "girdawari" the Patwari shall note in the crops column as regards each mill whether it is in working order or not.

3. If it is not in working order, and appears to have been dismantled, he shall report the matter, noting the fact that he has done so in his diary.

4. If the assessment of a mill that has been abandoned is remitted, the Patwari shall write up an entry to that effect in his mutation register, which should be attested by the Tahsildar or Naib Tahsildar in due course.

5. Similarly an entry should be made in the mutation register when a new mill which has received the sanction of the Collector is started.

6. When in any manner it comes to the Patwari's notice that a mill has been started without sanction, he should at once report the matter, noting that he has done so in his diary.

7. Other changes affecting mills should be written up in the mutation register in the same way as changes affecting land.

8. In the years when no *jamabandi* is prepared, the Patwari should file in the tahsil an extract in *jamabandi* form showing any changes affecting mills that have taken place during the year, and referring to the mutation orders attesting them; if no changes have taken place in villages where there are mills, he should send in a report to that effect.

9. Two registers of mills shall be maintained by the Tahsil Office Kanungo in the following form :—

A.—Register of mills in each village.

1	2	3	4	5	6	7	8	9	10	11	12
Assessment circle.	Hatchest No. of village.	Name of village.	Serial No. of mill.	Name of river, stream or water-course from which water power comes	Particulars of owner.	Particulars (including status of tenant).	Khatani No.	Khasra No.	ASSESSMENT.		REMARKS.
									Revenue with details of <i>khata</i> and <i>muft</i> .	Cesses.	

NOTE.—(1) Leave sufficient space at the end of the entries for each village to provide for the entry of mill subsequently started.

(2) As soon as an application for permission to start a new mill is granted, enter the necessary details in the space left for this purpose, and note the date of the Collector's order and the number of the file in the remarks column.

(3) If a mill is abandoned and the assessment remitted, draw a red line through the entries relating to it, and note the reason in the remarks column.

(4) Show changes in the ownership or tenure of a mill by amending the column entries in accordance with the extracts filed by the Patwari, and note the reason for the amendments in the remarks column.

B.—Register of mills on each river, stream or water-course.

1	2	3	4	5	6
Name of river, stream or water-course on which mill is situated.	Serial No. of mill in this register.	Serial No. of mill in Register A.	Name and hatchest No. of village in which mill is situated.	Assessment, excluding cesses.	REMARKS.

NOTE.—(1) First in order should come the mills on a main river, beginning with those highest up; then those on that river's tributary stream; then those on the water-courses taking out of the river or streams.

(2) Sufficient space for the record of new mills should be left at the end of the entries for each river, stream or water-course.

(3) Entries regarding abandoned and new mills should be copied from Register A.

10. By the 31st December in each year each Patwari shall submit through the Kanungo of his circle a certificate in one or other of the following forms as the case may be noting the fact of his having done so with necessary details in his diary.

"I hereby certify that in my circle all mills that have been either newly started or reconstructed or abandoned during the past year have been reported on in accordance with the rules on the subject." or

"I hereby certify that no water-mills have been newly started or re-constructed or abandoned in my circle during the past year."

After checking and attesting all the certificates of the "Patwaris" in their circles the "Kanungos" shall forward them to the "Tahsildar" and the latter after satisfying himself, as far as possible, of their correctness shall submit to the Collector in a single file for the whole Tahsil, stating that to the best of his belief the facts are as stated. The district files of these reports shall be destroyed after three years.

APPENDIX K.

GLOSSARY OF VERNACULAR TERMS.

1	2
Words.	English meanings.
Abadi	Population.
Ara	A fixed quantity of grain which is recovered by the landlord in addition to the share of the produce entered as rent.
Bachh	Internal distribution of the assessment in an estate.
Band	Dam.
Bandi	Cattle-shed or outlying homestead.
Banjar jadid	Land which has grown no crops for four successive harvests.
„ qadim	Land which has grown no crops for four successive years.
Banna	The strip of uncultivated land between cultivated fields separating them from each other.
Bari	Unirrigated manured land in the vicinity of the village site or homestead.
Bela	Soil naturally moist or with facilities for receiving or retaining moisture.
Belna	The cotton ginning mill.
Chandas	Triangulation points.
Chapraasi	A messenger or peon.
Charagah	Village waste land which is used for pasturing of cattle, &c.
Dhaka charagah	Uncultivated hill land suitable for grazing purposes.
„ darakhtan	Hill land thickly covered with trees or brush wood.
„ rakh	Hill land on which the grass is preserved as hay.
Fard-i-tashrih amurat-i-zaruri.	Explanatory note on certain material points.
Galli	A pass.
Gamao	Equivalent of an English acre or 8 kanals.
Ghairmumkin	Barren land and land not available for cultivation, as land under buildings, roads, &c.
Ghi	Clarified butter.
Girdawar	Field Kanungo.
Guzara	Village waste.
Halchuri	A cash fee levied per plough by landlords from their tenants in addition to kind rent.
Hasb-i-rasdi-khewat	Proportionate to the share of revenue.
Hotar	Irrigated land.
Inam	A cash allowance paid to secure the services of a man of influence.
Inamdar	The holder of an inam.
Jama	Total revenue
Jamabandi	Register of holdings of owners and tenants showing land held by each and amounts payable as rent, land revenue and cesses.
Jandar	A water-mill.
Kacha	(Of wells) unlined with masonry or stone.
Kalsi	Inferior cultivated land (terraced or otherwise) on steep hill sides.
Kanal	One-eighth of an acre.
Kandar	House rent.
Kandi	Skirt of mountains.
Kanungo	A Revenue official who supervises the Patwaris.
Karam	A lineal measure equal to 5½ feet.
Kassi	A ravine or torrent.
Katha	A water-course or ravine containing a permanent flow of water.
Khalsa	The pure Government share.
Kharij-az-bachh	Excluded from internal distribution of the assessment in an estate.
Khariif	Autumn harvest.
Khaka	A sketch or outline.
Khata	Holding of a cultivator.
Khatauni	A list of holdings of tenants or the holding slip of each tenant.
Lal kitab	Village note-book.
Lambardar	Village headman.
Maira	An unirrigated soil containing a mixture of clay and sand in varying qualities.

Glossary of Vernacular terms—concluded.

1	2
Words.	English meanings.
Malikana	... Fee paid in recognition of proprietary title.
Malikan-i-qabza	... Proprietors who have no share in the village common land and own only the land in his possession.
Marla	... One-twentieth of a kanal.
Masawi	... Mapping sheet.
Mash	... A pulse.
Masur	... A pulse.
Misl-bachh	... File relating to the distribution of revenue over holdings.
Misl-paimaish	... Measurement file.
Mizan-safawar	... Total by pages.
Mothi	... A pulse.
Muaf	... Assigned.
Mung	... A pulse.
Nazrana	... An abatement from the revenue of an estate, &c., retained by Government in making a land revenue assignment to an individual.
Odhi	... A measure of grain, varying between 4 and 5 seers.
Pagri	... Literally turban, a kind of due paid on the occasion of marriage.
Panjotra	... Remission of land revenue of Rs. 5 on every hundred rupees.
Patti	... Sub-division of an estate.
Pattidari	... A form of tenure where ancestral or customary shares are the measure of right.
Patwari	... Village accountant.
Peko	... Water-mill for pounding rice.
Rabi	... Spring harvest.
Radifwar	... Alphabetical order.
Rakha	... A mill hand.
Rhin	... White oak.
Sarbarah	... Guardian.
Sarkar	... Government.
Sarsai	... Equal to one square karam.
Sarsbaf	... An oil-seed.
Seer	... A measure of weight equal to one-fortieth of a maund.
Shajra kishtwar	... Field map.
S h a j r a - n a s b - i - malikan.	... A genealogical tree of proprietors.
Shamilat-i-deh	... Village common land.
Taraf	... Sub-division of an estate.
Wajb-ul-arz	... Village administration paper.
Zamindar	... Land-owner or cultivator.
Zamindari	... A form of tenure where an estate is held by sole proprietor, or several proprietors in common.

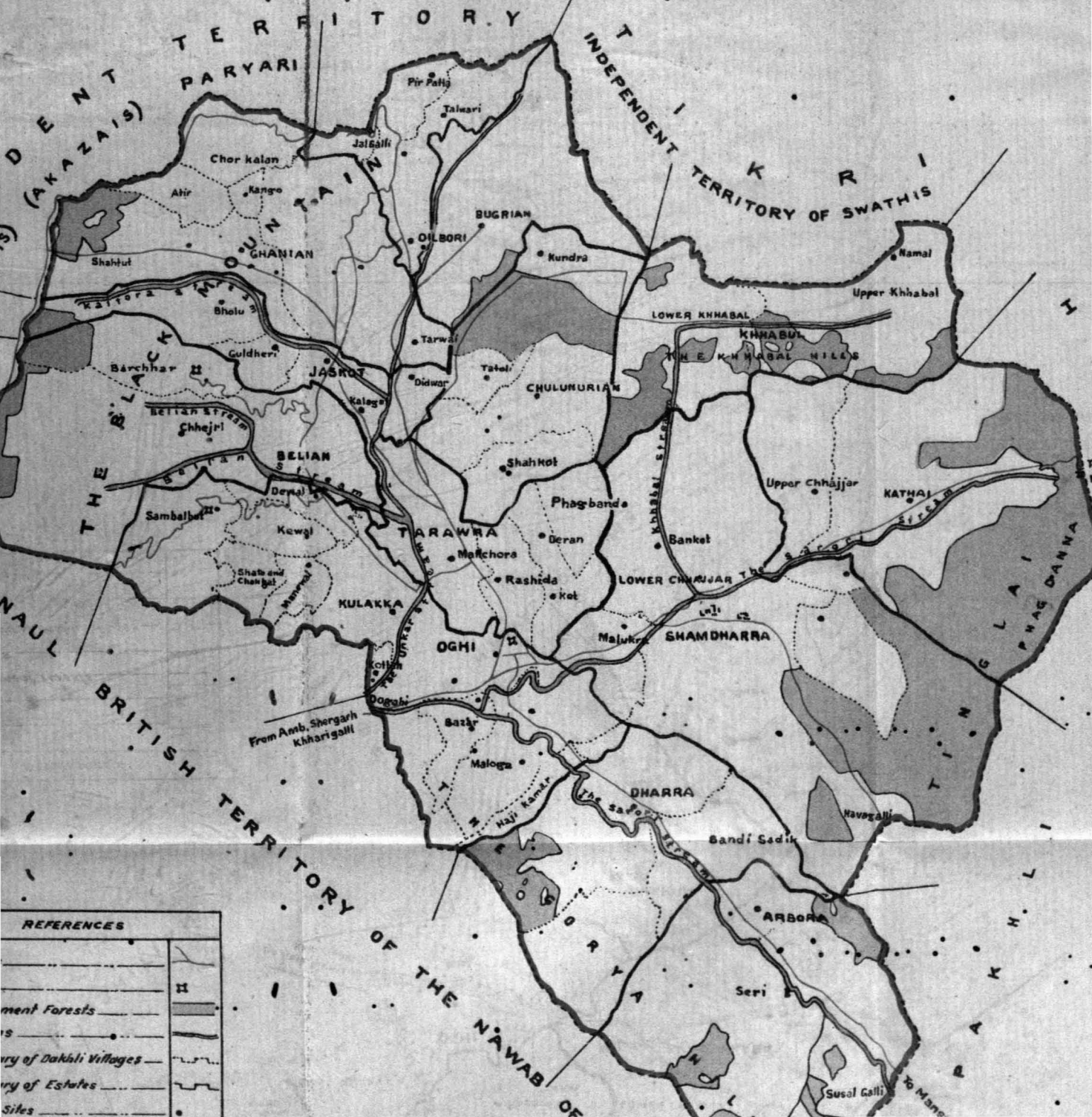


-HAZARA-

-DISTRICT-

Scale 1 inch = 1 Mile

Furlongs 8 6 4 2 0 1 2 3



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