

FINAL REPORT
OF THE
SECOND REGULAR SETTLEMENT
OF THE
HAZARA DISTRICT

BY
H. D. WATSON, M. A., C. S.,
Settlement Officer,
HAZARA.

1900—1907.



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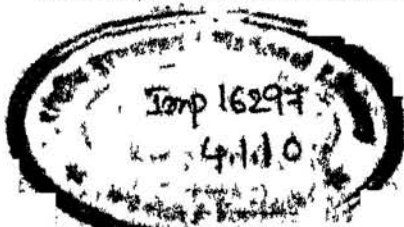
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No. 1096—57-4, dated Simla, 17th August 1908.

From—J. H. KERR, Esquire, I. C. S., Deputy Secretary to the Government of India, Department of Revenue and Agriculture,

To—The Hon'ble the Agent to the Governor-General and Chief Commissioner, North-West Frontier Province.

WITH reference to the correspondence ending with your letter No. 190-H., dated the 9th July 1908, I am directed to convey sanction to the sanctioned term of the new Hazara Settlement being extended from 20 to 30 years.

No. 190-H., dated Nathiagali, 9th July 1908.

From—The Hon'ble Lieutenant-Colonel Sir GEORGE ROOS-KEPPEL, R.C.I.E., Agent to the Governor-General and Chief Commissioner, North-West Frontier Province,

To—The Secretary to the Government of India, Department of Revenue and Agriculture.

I HAVE the honour to acknowledge receipt of your letter No. 725—57-2, dated the 4th June 1908, and with reference to paragraph 4 thereof, in which the Government of India enquire whether I see any serious objection to extending the sanctioned term of the new Hazara Settlement to 30 years, I have the honour to say that I cordially approve of the proposed extension.

No. 725—57-2, dated Simla, 4th June 1908.

From—R. W. CARLYLE, Esquire, C.I.E., I. C. S., Secretary to the Government of India, Department of Revenue and Agriculture,

To—The Hon'ble the Agent to the Governor-General and Chief Commissioner, North-West Frontier Province.

I AM directed to acknowledge the receipt of your letter No. 73, dated the 6th January 1908, with which you forwarded for the approval of the Government of India a draft review of the Final Settlement Report of the Hazara District of the North-West Frontier Province.

2. The effect of the Settlement has been to raise the gross assessment of the district by 67 per cent. from Rs. 2,94,013 to Rs. 4,91,228. The increase is very large, but the great enhancement is mainly due to the fact that, for reasons which to a great extent have ceased to operate, the district was very lightly assessed at the last Settlement. The new assessments were announced some years ago, and are reported on the whole to have been well received by the people themselves.

3. The Government of India have had several Settlement Reports from the North-West Frontier Province recently under their consideration, and are of opinion that the arrangements which have hitherto been accepted with their concurrence for mitigating the effect of heavy enhancements are insufficiently liberal. They will consult you on this subject separately. In the Hazara District the full assessment has already been introduced in the tahsils in which the enhancement was highest; and they do not in these circumstances consider it necessary to suggest any alteration in the arrangements. Should any special cases of hardship come to notice, they can be dealt with by you on their merits in a liberal spirit.

4. With these remarks the Government of India approve of your proposal to confirm the re-settlement and authorize the issue of the draft review. They note that you have decided that the term of the new Settlement should be fixed at 20 years. The Settlement which has just expired ran for 30 years, and having regard to the long duration of the recent operations, the large increase

of revenue, and the fact that the district may now be regarded as paying a fairly full assessment, the Government of India see no reason why the term should now be shortened. They will be glad to know whether you see any serious objection to fixing this term before they pass final orders, but the issue of your review need not be deferred unless you so desire.

5. The question of the legal validity of the new record discussed in paragraph 79 of the report has not been dealt with in the review. If the Settlement Officer's apprehensions as to the attitude of the Court in dealing with the records are correct, the matter is one of importance and should continue to receive attention.

6. The Government of India have read Mr. Watson's report and Mr. O'Dwyer's able and clear review with much interest, and they agree in your commendation of the work of the Settlement Officer and his assistants. I am, however, to notice that the Settlement operations were very protracted and their cost was far in excess of the forecast. The Government of India trust that the thoroughness with which the work was done will enable future Settlement Officers in Hazara to dispense with much of the elaboration that has been found necessary on this occasion.

No. 73.

FROM

THE HON'BLE LIEUT.-COLONEL SIR HAROLD DEANE, K.C.S.I.,
Chief Commissioner and Agent to the Governor-General,
North-West Frontier Province

TO

THE SECRETARY TO THE GOVERNMENT OF INDIA,
DEPARTMENT OF REVENUE AND AGRICULTURE,
CALCUTTA.

Dated Peshawar, the 6th January 1908.

SIR,

WITH reference to your letter No. 1703, dated 31st October 1907, I have the honour to submit, for the approval of the Government of India, a draft review of the Final Settlement Report of the Hazara District by Mr. M. F. O'Dwyer, Revenue and Financial Secretary, North-West Frontier Province, which embodies my own views on the subject.

2. The excellent work performed by the Settlement Officer, Mr. H. D. Watson, C. S., and his Assistants Captain Beadon and Lala Paras Ram will, I trust, meet with the approbation of Government. I would also express my thanks to Mr. O'Dwyer for the great assistance he has given in connection with this Settlement both as Revenue Commissioner and as Revenue Secretary. The energy displayed by Mr. O'Dwyer in visiting every part of the Hazara District while the work was in progress and his ready tact and sympathy in dealing with the people have greatly contributed to their contentment with the Settlement and to the success which has been attained.

I have the honour to be.

SIR,

Your most obedient Servant,

H. A. DEANE, LIEUT.-COL.,

Chief Commissioner.

Review of the Final Settlement Report of the Hazara District.

Natural features. THE Hazara District is the most northerly in British India. It lies between $33^{\circ} 45'$ and $35^{\circ} 2'$, and is further north than Palestine, and roughly in the same latitude as Crête, Malta and the Mediterranean coast of Morocco. The altitude ranges from about 17,000 feet on the north of the Kaghan Valley to 1,700 feet in the Haripur plain, which is a continuation of the plateau of the North Punjab.

The district, which has a maximum length of over 150 miles, a width of 40 miles in the broadest portion, and a total area of 2,780 square miles, presents an extraordinary variety in soil, climate and agricultural conditions as it passes from the hot plains and arid foothills on the southern and western boundary, to the rich valleys watered by the Kunhar, Dor, Siran, Harroh and their affluents; the temperate and fertile plateaus of Pakhli, Rash (Abbottabad) and Agror; the picturesque secluded plains and dense forests of Konsh, Bhogarining and the Galis; and finally ends in the region of perpetual snow, where the bleak Alpine heights divide Kaghan from Kashmir and the rugged ranges of the Indus Kohistan.

The Jhelum and Indus form respectively the eastern and western boundaries for considerable distances, but running in deep rocky channels they cannot be utilized for irrigation. The former drains about one-third of the area, the chief tributary being the Kunhar River, which carries off the drainage of the remote Kaghan Valley—about 800 square miles in area. All the other important streams run west into the Indus.

Rainfall and cultivation. 2. The area under cultivation is 409,000 acres (639 square miles) yielding an average of 415,000 acres of crops. About one-tenth of the cultivation is irrigated from rivers and the numerous streams and springs that rise in the hills and are fed by the winter snow. Much labour is concentrated on the rich irrigated land, and the crops of rice, maize, cane, turmeric and wheat are probably not surpassed in Northern India.

The rest of the area is dependent on the rainfall. The large area under forest, the mountainous character of the country, and its situation on the southern face of the Himalayas close to their junction with the great Central Asian ranges, have placed it in a peculiarly favourable position to catch the monsoon currents from the sea and the winter rains from the south-west. The rainfall varies from about 25 inches in the southern plains to over 60 on the Dungagali Range; but it is fairly certain and usually well distributed. Wholesale failure of the crops is unknown, and even widespread scarcity is very rare. The system of dry cultivation is governed by the rainfall and the nature of the soil, which in a country of such diverse natural features is extremely varied, and has necessitated an unusually large number of assessment circles and a rather complex soil classification. Excluding the small area (about 15,000 acres) of moist lowlying land (*kund* and *dehi*), about one-seventh of the *barani* land is highly manured homestead land (*bari*); nearly one-half is fairly level loam (*maira*), naturally dry, but very productive with a good rainfall; while over one-third consists of stony uneven land at the base or lower slopes of the hills (*rakkar*) or small terraced fields (*kaleji*) cut out of steep hill-sides by persistent labour and kept in their place by retaining banks of stone or earth.

The belt of cultivation ceases at an altitude of about 8,000 feet. From that level down to 4,000 feet autumn crops—chiefly maize and rice—are most commonly grown, and hence the autumn crop is the more important in the two northern tahsils—Abbottabad and Mansehra. In the plains and the lower hills, where the monsoon rains are often deficient while the winter rains

rarely fail, the spring crop—mainly wheat—is the larger and more valuable. Maize (40 per cent.), rice (3 per cent.), wheat (24 per cent.) and barley (12 per cent.) account for four-fifths of the total crop area, the balance being made up chiefly of kharif pulses (jowar, bajra, moth and mung), rabi oilseeds, and the valuable garden crops (sugarcane, turmeric, fruits and vegetables) grown on irrigated lands.

3. More than three-fourths of the district consist of forest and waste

Forest and waste land.

land; and even if the remote Kaghan tract in Mansehra be excluded, the area of waste and forest exceeds the cultivated area in Haripur, is more than double that area in Abbottabad, and in Mansehra more than treble. Subject to certain restrictions on cultivation in an area of 84,000 acres of protected village waste (paragraph 85 of Report), and on the cutting of timber or fuel for sale to outsiders, all of this waste and forest land—excepting the 155,000 acres of Government forest (one-ninth of the whole)—is at the disposal of the people. Even in the Government reserves which were formed some 35 years ago out of the surplus forest areas of the hill villages the people still enjoy considerable rights and privileges in the form of grazing free or at lenient rates at certain seasons, of cutting grass, removing dead wood for fuel, &c., and above all in the right to receive as seigniorage a share not exceeding one-half the net profits of the timber sold by Government. The payments to the people under this head have risen considerably in recent years by the increased exploitation of the reserved forests and the revision of the seigniorage schedule, and in 1906-07 amounted to over Rs. 18,000. The people have received most liberal treatment in the matter of forests and waste lands, and such liberality is especially desirable in a district where the population is in places as much pastoral as agricultural.

The profits of the waste land at the disposal of the people are for the district as a whole very considerable, and in certain tracts exceed the profits from the land. Mr. Watson estimates the profits from live stock alone—after deducting home consumption of milk, butter and ghi—to be at least 11 lakhs of rupees annually, and this estimate does not include sales of grass, firewood and miscellaneous forest produce. It is important to note that those assets, though they arise directly from the land, have in this as in previous Settlements been left out of account in assessing the land revenue, which has been calculated solely on the agricultural assets. A tax on goats—one anna per head on local and two annas on immigrant animals—has lately been revived in certain tracts in the interests of forest conservancy, but the profits from goats have not been included in the above estimate.

4. In spite of the natural advantages which the district possesses in soil,

Conditions prior to British rule.

climate, rainfall, pasture and forest produce, the progress prior to British rule was very slow. For centuries prior to annexation the district, being isolated and remote from the central authority, appears never to have enjoyed a stable or settled Government for any considerable period. The earliest known inhabitants of the district were Gujars, who have retained their hold only on a small tract near Haripur, and elsewhere have sunk into a dependent position. The Ghakkars of the North Punjab and the Turks, who trace their origin to Timur's invasion, were prominent under Moghal rule, as well as the Awans, Dhunds and Karrals. At the close of the seventeenth and the beginning of the eighteenth century Afghan and other tribes allied to them by blood or tradition (Swathis, Utmanzai Pathans, Tarkhelis, Mishwanis, Jaduns, Tanaulis and Tarins) forced their way into the district from the west of the Indus and expelled or reduced to dependence the Gujars, Turks, and other unwarlike tribes. The martial Ghakkars were able to hold their own in the Khanpur tract; the Karrals and Dhunds were gradually pushed back into the higher hills. With the conquest of the Punjab by Ahmad Shah, Hazara and Kashmir also fell under the rule of the Duranis, who regarded Hazara as a recruiting ground and as a route to Kashmir rather than as a source of revenue. The administration was consequently left in the hands of the local chiefs, but as the

Durani rule grew feebler racial feuds and tribal jealousies broke out with redoubled bitterness culminating in anarchy. The situation is well summed up in paragraph 3 of Captain Wace's Final Settlement Report—

"But the main facts that can be gathered up in a general review of the state of the district during the first 20 years of the nineteenth century,—the Chief of Amb despoiling his Indwal fellow-clansmen of their rights in the soil, two chiefs of the Pallal Tanaulis murdered in a contest for the chiefship; Agror at the mercy of raids, both from the Tanaulis and the Pathans; the Swathis and Jaduns at issue about their boundaries; the Dilazaks pushed by the Jaduns out of their 'wirasat' in Bagra; of the two heads of the Turk family, one murdered by his fellow; much the same thing impending between the Karral chiefs, and the Tarkhelis and other Utmanzas held in check only by the prowess of Mokaddam Musharraf;—all these facts bespeak equally the complete absence of any governing control on the part of the Durani rulers, and the unfitness of the Hazara people and chiefs to use aright the liberty which they for the time enjoyed."

In one of these tribal feuds the defeated party called in the aid of the Sikhs in 1818. The latter rapidly made themselves masters of the country, which they held at the point of the sword. Their oppressive rule, of which a primary object was the overthrow and extirpation of all the prominent tribal chiefs and the squeezing of as much revenue as possible from the actual cultivators, was vigorously but vainly resisted till 1846, when the reverses sustained in the First Sikh War was the signal for a general rising of the Hazara clans and the re-establishment of Muhammadan rule under Sayid Akbar of Sithana for a brief period locally known as the "Lundi (short) Musalmani."

By the peace concluded between the Sikh Durbar and the British Government in March 1846 Hazara was ceded to Raja Gulab Singh of Jammu. Early in 1847 he exchanged it with the Sikh Durbar for territory adjoining Jammu, the basis of the exchange being the valuation of the Summary Settlement which Captain Abbott was deputed to carry out. Meantime the Second Sikh War broke out, and on its close the district with the rest of the Sikh possessions was annexed to the Punjab in March 1849. From this brief *résumé* of the events preceding annexation it is evident that the long period of strife and anarchy had paralysed all natural development.

5. The Sikhs realized the revenue by short term leases for cash payments, which in Major Abbott's words "are supposed to be half the gross produce, but varies in reality very greatly in different talukas (according to their accessibility and the amount of control exercised over them), not amounting in some to more than a third; over and above this under the title of *rasum* and *nazzrana* about 15 per cent. was taken previous to my coming, and the two laws—Musalman and Sikh—prevailing in the land left a wide gap for exactions in the name of fines, the Government interfering in all the domestic concerns of the subject."

Captain Abbott's instructions were to reduce the standard of the State demand from one-half to one-third, or lower if necessary. The result of his revision was to lower the Sikh demand from Rs. 2,81,853 to Rs. 2,35,933. A second revision three years later—in 1851—further reduced it to Rs. 2,32,834, although in the interval there had been considerable development under a settled Government. This assessment was retained for over 20 years—during which the district made marvellous progress—till the Regular Settlement of 1872-73, which raised the demand to Rs. 3,08,394.

6. Captain Wace came to the conclusion (page 220 of his Final Report) that the assessment under revision, which in 1852 represented 25 per cent. of the produce, in 1872 no longer represented even 7 per cent.

His standard of assessment was nominally one-sixth, but he explained that the improvement since annexation had been "so great as almost to make the question of the extent to which the revenue should be raised independent of exact revenue calculations. Calculations with any pretence to exactness would indicate an increase in the State's assessment so large as to be embarrassing."

He added that the principal causes of "this prosperity—the rise in prices and the great security in a country formerly a prey to anarchy—were not originated by the industry of the people, but that the district being a mountainous and a frontier one it had always been a cardinal point in our policy to assess it

lightly. The assessment finally imposed represented 13·9 per cent. of the value of the agricultural produce according to the assumed prices, but only 6·5 per cent. of the actual average prices of the preceding four years; and his final conclusion was that his assessment amounted to about one-tenth of the then value of the agricultural produce.

His assessment was therefore even at the start a very lenient one, and the careful investigation into rights which resulted in the restoration of many of the old families who had been expelled by the Sikhs—notably the Ghakkar Chiefs—combined with the very liberal treatment accorded to the local chiefs in the distribution of *jagirs* and *inams*, secured its hearty acceptance by the people.

7. In the 32 years that intervened between the Regular Settlement and the recent revision the district has steadily prospered. Suspensions of revenue for drought have on a few occasions been given in certain tracts, but have been collected without difficulty in subsequent harvests; remissions have in no cases been found necessary except on a small scale for such local calamities as hail; population has expanded by 53 per cent.; the cultivated area by 13 per cent. or—if allowance is made for the over-estimate in the Mansehra Tahsil at last Settlement—by 17 per cent.; the irrigated area has risen in the same proportion; the industry of a dense and rapidly increasing population has brought about a substantial up-grading of soils; the efficiency of agriculture has considerably improved; the number of ploughs has risen by 33 per cent.; while the increase in cattle other than those employed in agriculture has been at least 50 per cent.; the northern valleys, which even at last Settlement were often raided by the trans-border tribes, have since the Black Mountain Expeditions of 1888 and 1891 become as secure as the rest of the district; while the opening up of the district by the extension of the railway close to its south-western boundary and the construction of a metalled road from Hasau Abdal to the Jhelum Valley through the important trade centres—Haripur, Abbottabad and Mansehra—has led to a rise in prices, which at a moderate estimate amounts to 72 per cent. in the case of grain, 40 per cent. for *ghi*, and 100 per cent. for wood and grass.

8. A circumstance which had to be steadily kept in view in fixing the State demand was the pressure of population on the soil. The density for the whole district averages 787 per square mile of cultivation, and in certain circles exceeds 1,000. It equals, if it does not exceed, the figures of the densely populated districts in the Ganges Valley or the delta of Bengal.

The congestion would be serious—especially in view of the fact that the increase is still proceeding—were it not for two mitigating circumstances. The area of waste land—excluding Government forests—is nearly treble that under cultivation, and the income from the waste is certainly one-half—and probably more—of that from agriculture as shown in paragraph 12 of the Review of the Abbottabad Assessment Report. The second fact is that the active and enterprising character of the people impels them to better their fortunes by seeking service abroad, in the Indian Army, the Burma, Hong-Kong and Straits Settlements Police, and in regions even further afield.

The annual income from Government service alone exceeds 8 lakhs of rupees, while that derived from private service abroad—as watchmen in the big cities of the Farther East, firemen and stokers on ocean steamers—and at home in supplying the wants of the local and Rawalpindi garrisons, as carriers to Kashmir, Chilas, &c., may be estimated at another 4 lakhs. In fact the people, though not credited—outside the Ghakkar, Utmanzai and Tarkheli clans—with the martial instincts of the best Pathan tribes, are a hardy, thrifty and adventurous race, little shackled by the fetters of caste or custom, and therefore quick to shift for themselves and to turn their hands to any profitable means of livelihood. Hence, though there is no great accumulation of wealth and many of the leading families are deeply in debt, there is no grinding poverty; and, while population has steadily increased and prices have

for some time been stationary, the wages of labour have in recent years risen considerably. The total population, including Agror and excluding Feudal Tanawal, is 528,666, of which 95 per cent. are Muhammadans. The agriculturist classes are almost exclusively Muhammadan.

9. The expansion of population and the rise in prices combined with secure harvests and a lenient assessment have caused an extraordinary appreciation in the value of land. In the 32 years between the Regular Settlement and the recent revision the sales of land amounted to 11 per cent. of the cultivated area, and the purchase money was nearly 33 lakhs, representing about 100 years' purchase of the area transferred; while in the years immediately preceding Captain Wace's Settlement (page 185 of his Report) the price was only about 40 years' purchase of that assessment.

Within the same period 11·3 per cent. of the cultivated area has come under mortgage, making with the addition of the 2·7 per cent. so recorded in 1872 a total of 14 per cent. now under mortgage. The total mortgage debt amounts to about 38 lakhs of rupees, equivalent to about 80 years' purchase of the land revenue of the area transferred.

The alienations, though serious in extent, cannot be considered excessive in a frontier district where the tradition of individual ownership and freedom of transfer is strong; but the most satisfactory feature about them is that less than one-third of both sales and mortgages have been in favour of the money-lending and other non-agriculturist classes, while more than two-thirds have been taken up by members of the agricultural tribes. The remarks in paragraph 30 of Mr. Watson's report show that the growing tendency of the money-lenders to get more and more land into their clutches has received a set back by the extension of the Land Alienation Act, and it is satisfactory to have his matured opinion after three years' experience of its working that the measure has been both timely and popular. The latest statistics show that neither the enhancement of land revenue in the recent Settlement nor the introduction of the Land Alienation Act has had any effect in depreciating land values, and it is rare to find land selling for less than 100 times the new revenue, while cases in which it fetches 200 times the revenue are not uncommon.

10. In paragraphs 33 to 41 Mr. Watson has given a clear and interesting account of the proprietary tenures and the relations between landlord and tenant. There are a few great landlords, such as the Ghakkar Chiefs, who own the 86 estates of the Khanpur tract with an area of 116,000 acres, and cultivate their lands chiefly through occupancy tenants paying in cash or in kind. But the greater part of the district is in the hands of small peasant proprietors—the descendants of the conquering tribes who overran the district in the seventeenth and eighteenth centuries—and to a lesser extent of the earlier inhabitants who in places were able to hold their own against the invaders. The proprietors themselves work 46 per cent. of the cultivated area. No less than 32 per cent. is in the hands of cash (20 per cent.) or kind paying (12 per cent.) occupancy tenants, who are either of the same tribe as the owners, but frequently—*e.g.* the Gujars in Mansehra—the representatives of the former proprietors. Only 22 per cent. is held by tenants-at-will.

11. There are few districts in which the labour of the actual tiller of the soil has played a greater part in literally building up agriculture than in the mountain tracts of Hazara, and this circumstance received timely recognition in the Special Tenancy Regulation passed in 1873—and re-enacted with some slight changes in 1887—by which continuous occupation since the Summary Settlement of 1847 gives a right to the occupancy status. This provision is the main reason for the prevalence of the occupancy tenure in Hazara. In consequence of the very keen demand for land, the tenancy question has given rise to much acute controversy and prolonged litigation; the landlords aiming at the extinction of the privileged tenants, the enhancement of their rents, and the recognition of what they regard as their customary rights to

exact certain labour and other services in addition to the rent; the tenants suing to establish the occupancy status where not already recognized, or, where it is so recognized, asserting their freedom from those customary dues and services on the ground that they are harassing and oppressive. There is reason to believe that in the recent Settlement most of the causes of dispute have been finally settled by the patience and judgment of the Settlement Officer. The landlords' claims to customary dues—over and above the ordinary rent—were carefully examined in each estate, and while certain oppressive and unreasonable services were not recognized, the usual and customary services—e.g. to supply a certain amount of labour, wood and grass free to the landlord—were recorded and recognized. Those services appear to be partly a relic of the semi-feudal tenure common under the tribal system, and partly an addition to the rent for the tenant's enjoyment of the waste, whether held in common or, as often happens, included in the tenancy.

Adjustment of cash rents payable by occupancy tenants

12. The adjustment of the cash rents payable by occupancy tenants was a matter of considerable delicacy.

At last Settlement those rents were generally fixed by agreement or by summary order in lump sums (*chakota*), or acreage rates. The ordinary Settlement operations provide no executive machinery for revising such cash rents—where not expressed in terms of the land revenue—when a district is re-assessed. The only course open to the landlords if the tenants refused, as they would certainly do, to agree to an enhancement would, therefore, be to bring regular suits for enhancement in the Revenue Courts. This would mean that the Courts would be flooded with some 30,000 to 40,000 suits for enhancement, that the already strained relations between landlord and tenant would be further embittered, and that wrong and conflicting decisions would be passed by various tribunals at different times owing to ignorance of local conditions, leading to further litigation with consequent waste of time and money. To obviate these difficulties a Special Regulation (No. III of 1904) was passed authorizing the Settlement Officer to express all lump rents or acreage rents in terms of the land revenue, and to enhance them up to the limits allowed in the Tenancy Regulation of 1887. The results of the action taken are described in paragraph 81 of the Report and Appendix M. The cash rents of 33,530 occupancy holdings came under adjustment, and were fixed as a rule in terms of the land revenue, the total rental being raised from Rs. 85,133 to Rs. 1,22,272—an enhancement of 44 per cent.

This revision of rents, which involved a very heavy addition to the Settlement Officer's duties, was carried out with admirable judgment and without friction. The decisions were readily accepted by both parties, and there have been practically no appeals. The result is of particular interest, not only because it averted a flood of ruinous litigation among a people particularly prone to resort to the machinery of the law on the most frivolous pretexts, but also as illustrating the readiness and confidence with which the people, if kept away from the contaminating atmosphere of the law courts, will abide by the decisions of officers who have an intimate and firsthand knowledge of their circumstances. Mr. Watson in paragraph 31 of his Report writes: "The average Hazara agriculturist appears at his worst in the Courts. He has an unenviable reputation for the institution of false cases and for perjury, and the somewhat chaotic state of the old record has given him numberless opportunities of exercising his talents in these directions." It is only fair to him that the reverse of the medal should be shown, and it stands out clearly in the circumstances here narrated.

13. The same causes which account for the rise in the value of land—a rapidly growing population, improved markets and higher prices—also explain the steady rise in rents paid by tenants-at-will. Mr. Watson has not referred to this subject in his Final Report, but the calculations in the Assessment Reports show that in the Haripur Tahsil rents of tenants-at-will have risen from one-third to two-fifths of the produce on unirrigated and from 41 to 45 on irrigated land, that in Abbottabad the rise has been from 38 to 41 per cent. of the produce, and in Manselura it has been even greater.

Rise in rents

For the district as a whole it may be assumed that the landlord's net share has risen by about one-sixth since the Regular Settlement. As explained in paragraph 49 of the Report, the area held by cash-paying tenants-at-will is not considerable, and as the rents are often not competitive, it was difficult to base a reliable estimate on them. Competitive rents are most common in Haripur, where the cash-rent estimate, so far as it could be worked out, fell short of the produce estimate by 15 per cent. In Manselra it was 12 per cent below. For Abbottabad no reliable conclusions could be drawn.

14. In estimating the value of the landlord's share liberal deductions—about 7 per cent. of the produce—were allowed for payments to reapers and other agricultural menials; the value of the landlord's share of the straw and fodder was left out of account as well as the customary dues and services, which form a substantial addition to the rent; and, finally, all income from the waste was excluded. Moreover, the estimates of yield and the commutation prices—e.g. 29 annas per maund for wheat, 21 annas for maize, and 18 annas for barley—were framed with great caution, and Mr. Watson—like his predecessor in the Regular Settlement—in cases of doubt left a large margin in favour of the people. But even allowing for all these deductions, and even assuming for the moment that Captain Wace's assessment was a moderately full one at the time, the fact that the landlord now gets a larger share (one-sixth more) of the produce on a larger area (17 per cent. more), and that the value of his share in money has been enhanced by at least 72 per cent., would, apart from all other considerations, justify an increase of over 100 per cent. in the revenue demand.

15. The other considerations that had to be kept in view in deciding on the enhancement to be taken were briefly as follows:—

Reasons for leniency in assessment.

At last Settlement the policy of lenient assessment was, as stated by Captain Wace, deliberately accepted, and however much political and other considerations may have altered since then, any marked or sudden alteration of that policy would now be felt as a hardship; the improvement since last Settlement is in large measure due to the industry of a dense and rapidly increasing population; proprietary and tenancy holdings are generally small, there is little room for expansion of cultivation, and the people are in some tracts driven to eke out a livelihood from sources other than the land; there is little poverty, but there is little wealth, and the burden of debt, though due mainly to litigation and extravagance on marriages and funerals, is heavy.

16. The following table shows for each tahsil (1) the revenue demand prior to revision; (2) the estimated value of the agricultural produce; (3) the value of the landlord's net share by the ascertained rent rates; (4) the half net assets; (5) the new assessment now imposed; (6) the percentage of the total produce and (7) of the half assets represented by it, and (8) the percentage of increase as compared with the former assessment:—

Tahsils.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Rs.	Rs.	Rs.	Rs.	Rs.			
Haripur	1,42,853	17,16,000	7,60,000	3,55,000	2,16,153	13.6	61	+51
Abbottabad	79,742	14,00,000	5,80,000	2,90,000	1,35,230	9.7	47	+70
Manselra	71,417	14,29,000	5,10,000	2,55,000	1,39,845	9.7	55	+95
Total District	2,94,012	45,45,000	18,50,000	9,00,000	4,91,228	10.6	55	+67

The new demand gives an enhancement of about Rs. 1,97,000, or 67 per cent. on the old, but it represents only one-tenth of the value of the agricultural produce and 55 per cent. of the half net assets. It brings out an incidence of Re. 1-3-3 per acre cultivated, of only Re. 1-3-1 per acre of crops harvested on the average of years, and of less than one rupee per head of the total and agricultural population. The Punjab Government, in asking sanction to the Settlement in 1900, anticipated an enhancement of at least 50 per cent. By whatever standard it may be tested the assessment cannot but be regarded as other than a lenient one, and it is certainly not heavier than Captain Wace's assessment was when first introduced—32 years before. It may be of interest to compare the percentage of enhancement and the proportion of the half assets with those of recent Settlements in the Frontier and the Punjab:—

	Year.	PERCENTAGE	
		of enhance- ment.	of half assets.
Peshawar	1895	+ 29	52
Jhelum	1901	+ 26	69
Mooltan	1901	+ 31	87
Kohat	1905	+ 40	74.5
Kurram	1905	+ 180	50
Dera Ismail Khan	1904	+ 24	75
Bannu	1907	+ 65	59
Hazara	1906	+ 67	55

The new assessments have been well received by the people. Though the enhancements are very considerable, out of 900 estates only 90 appealed against the assessment, of which 27 were partially successful, reductions amounting to Rs. 2,160 being allowed.

17. The enhancement for the district as a whole, however well justified, fell so heavily on certain tracts and individual villages that, in accordance with the principles enunciated in the Government of India Resolution of 16th January 1902, it was considered advisable to spread the enhancement over a term of years. In 291 estates the revenue was raised by 50 to 100 per cent.; in 187 the rise exceeded 100 per cent. Hence (paragraph 55) out of the total enhancement of about Rs. 1,90,000 a sum of Rs. 57,596—exclusive of protective leases for wells—was deferred for periods of 3, 5 or 7 years.

18. Subsidiary to the assessment of land revenue is that of water-mills. Owing to the abundance of water-power those are very numerous, and practically all the grain consumed in the district is ground by their means. The grinding fee is one-twentieth, and in some cases one-sixteenth, and the proceeds are divided between the landlord—i. e. the owner of the site and of the water-power—and the miller—generally a carpenter or blacksmith—in the proportions of two-fifths and three-fifths respectively. One-half of the landlord's share represents the limit of the State demand. This came to Rs. 32,800, but the old assessment, which had varied little since annexation, was only Rs. 11,421, and the demand finally imposed was Rs. 20,411—an

average of about Rs. 5-8-0 per mill. Including the mill revenue, which in practice is regarded as part of the land revenue, the total assessment of the district has been raised from Rs. 3,05,662 in the year preceding the new assessments to Rs. 5,11,639.

19. Those figures do not include the Agror Valley. That tract, which has an area of 66 square miles, was separately settled by Captain Wace in 1870, the Khan being recognized as direct owner of 70 per cent. of the area and superior proprietor of the remaining 30 per cent. with many feudal rights over the sub-proprietors. The assessment then imposed—Rs. 4,000—was purely nominal. The rights of the Khan were forfeited to Government with effect from 1st August 1888 for disloyal conduct and disturbing the peace of the border; the Khan was deported from the district, and a Special Regulation (No. IV of 1891) was passed to authorize the disposal of those rights and the re-settlement of the valley. Separate Settlement operations were begun in 1899 and completed in 1901. The results have been separately reported to and confirmed by the Government of India (Foreign Department letter No. 64-F., dated 14th January 1903), and it is only necessary here to add that the assessment was raised to Rs. 13,000 on cultivation (21,279 acres) and Rs. 300 on mills, and that it came into force on the Khan's lands from Kharif 1899 and on the lands of the former sub-proprietors from Kharif 1902, the term being 15 years beginning from 1899. Adding the Agror figures, the total assessment of the district is Rs. 5,21,939, or in round figures $5\frac{1}{4}$ lakhs, against Rs. 3,16,000 in 1872.

20. Owing to the great generosity with which the Hazara Chiefs were rewarded for their loyalty in the Second Sikh War and in the Mutiny, the proportion of assigned revenue—23 per cent.—is very high. The jagirdars have profited considerably by the re-assessment, which has enhanced the value of their grants from Rs. 70,849 to Rs. 1,16,633, of which Rs. 1,12,022 is held in perpetuity, the grantees having in nearly all cases a right to the revenue as assessed from time to time. Owing to the altered political condition on the Hazara border the grants are now in many cases out of proportion to the status and the services required of the holders; but they are an abiding monument of the liberality with which Government rewards those who in person or through their ancestors have served it. Besides these jagir grants a sum of about Rs. 13,000, equal to $2\frac{1}{2}$ per cent. on the revenue, has been allotted to the most influential members of village communities and tribal bodies as Zamindari inam tenable for the term of Settlement on conditions of loyalty and good service. When the scheme is fully given effect to there will be 250 such grantees, and it may safely be said that no useful man of mark or influence has been excluded.

21. These grants and the increase in the value of jagirs have helped considerably towards the completion of the Settlement operations, and the liberality of Government in remitting the Patwar and Famine cesses, which formed an addition of $8\frac{1}{2}$ per cent. to the revenue demand, has further lightened the pressure of the new assessment by over Rs. 40,000. The only cess now levied by Government is the local rate of $8\frac{1}{2}$ per cent. on the land revenue.

22. In Chapter V of the Report Mr. Watson has given a graphic account of the inaccurate and in many cases chaotic nature of the old records, of the difficulties attending their revision, and of the manner in which those difficulties were overcome. At the Regular Settlement all the larger questions of title which were investigated by Captain Wace himself were disposed of with a thoroughness and equity which have won for that officer a permanent place in the hearts of the people. In matters of detail, however, the old maps and records owing to the difficult nature of the country, the want of capable subordinate staff, the legislative changes as regards tenant-right and revenue law which were being carried out during Captain Wace's operations were

undoubtedly very defective at the time, and their defects had become grievously aggravated in the succeeding 30 years. Hence in nearly one-fourth of the estates it was found necessary to discard the old records completely and prepare new ones on the basis of existing possession as if no previous records existed. Hence, too, the enormous number of mutations—over 317,000—required in the remaining estates to connect the old entries and the new. The inaccuracy of the old record is probably the most fruitful source of the litigation for which the Hazara people have such an evil reputation. The fact that of the above orders only 340—or about one in a thousand—were questioned by the parties interested is therefore instructive as showing that litigation is largely a fictitious growth, which is and can be avoided when the revenue officials deal with the people in their homes and apart from the pernicious influence of petition-writers and legal touts.

23. The difficulties of a field-to-field survey in a very mountainous country, and the labour necessary to

Re-organization of Patwari and Kanungo establishment.

frame a new or revised record from the imperfect materials available, were aggravated by the unfitness or unwillingness of men accustomed to plains Settlements for the more arduous task, and account for the operations being so protracted. It was only when local men were trained and set to work that substantial progress began, and a very satisfactory result is that the Patwari and Kanungo agency as re-organized at the close of the Settlement is manned almost entirely by local men recruited to a very large extent from the agriculturist class. The Settlement has now been working for three years in two tahsils and for two years in the third, and it can be asserted with confidence that the new maps and records are of a high standard of accuracy, and that this fact is fully recognized by the people,—whose tendency to frivolous litigation will, it is hoped, now receive a salutary check,—and by the Courts, which in place of the confused and often conflicting entries of the old records are now provided with a reliable and valuable basis for decision.

For the maintenance of the records a full establishment of Patwaris and Kanungos has now been provided, but the earnest and unrelaxed supervision of all Revenue officers from the Collector down will be required to keep them up to date—especially in the matter of mutations and partitions—and maintain the standard of accuracy.

24. The most unfailing test of the accuracy of the records, both as

Distribution of revenue over holdings.

regards the classification of the soil and the rights in it, is to be found in the proceedings for distributing the revenue, which very soon brings to light any serious errors or omissions. It will be seen from paragraph 57 of the Report that the distribution over holdings was carried out with smoothness and despatch; that the people as a rule (in 785 estates out of 900) discarded the old distribution by ancestral or customary shares in favour of a *bachh* by possession as now recorded; that they usually accepted the Settlement classification of soils and the relative values as estimated by the Settlement Officer, and that when the results were worked out objections and appeals were extremely few. Furthermore, the new revenue has now been realized for two or three years throughout the district, during which not a single estate or holding has fallen into arrears, and no serious case of error or miscalculation has come to light.

25. In Chapter VI of his Report Mr. Watson discusses the various subsidiary matters disposed of during

Subsidiary matters dealt with in the Settlement.

the Settlement. Those were numerous and in some cases unusually intricate in Hazara. The revision of the cash-rents of occupancy tenants has already been alluded to. Of other matters the demarcation of a permanent boundary on the Indus between Hazara and Peshawar gave little trouble. The abolition of the old rule, by which no account was taken of di-alluvion changes unless and until the revenue of the estate was affected to the extent of 10 per cent., has been a great boon to the people.

The rules framed for (1) the working of the di-alluvion assessments, (2) the regulation and assessment of water-mills, (3) the reduction of revenue on wells and other irrigation works when they fall out of use, (4) the exemption of revenue on fruit gardens, are in accordance with the general principles governing those subjects, but have been modified to meet local circumstances. All of these rules, together with the Special Regulations applicable to the Hazara Settlement, and certain other useful statements, form a very valuable set of appendices to the report.

26. The village note-books and other statistical forms (paragraph 93)

Village note-books.

as adapted by Mr. Watson for use in Hazara deserve a special word of praise as embodying all necessary information in the simplest and briefest form. The abstract village note-books give a complete revenue history of each estate, supplemented by a useful small scale map, and will be of special value for reference in questions of suspension or remission, acquisition of land, rent-rates, suits between landlord and tenant, &c., &c. The Collector should not fail to bring these books to the notice of all Courts and officers dealing with such matters.

27. The heaviest addition to the ordinary Settlement work was in

State and village forests.

connection with the State and village forests. The re-adjustment of boundaries, the enquiry into the rights in reserved forests of adjoining villages, the revision of the seigniorage dues payable by Government to the people on trees felled within State forests and by the people to Government on trees sold from village forests, the drafting of new rules to arrest the rapidly proceeding denudation of the village forests were all completed during the Settlement, and threw a very heavy burden on Mr. Watson and his Assistant, Captain Beadon. The local knowledge of both officers and their comprehension of the views and wants of the people were of great help in the settlement of those intricate and delicate questions. The re-demarcation of the protected waste—in which cultivation is prohibited—in village lands was also carried through by Mr. Watson with much tact and skill, and resulted in a reduction of the area subject to restriction from 147,000 to 84,000 acres. The progress of these investigations into forest questions revealed the necessity for recasting the Hazara Forest Regulation of 1893 and the rules and orders thereunder. A draft was prepared by the Settlement Officer which for the last 18 months has been under discussion. The draft as finally revised is about to be submitted to the Government of India, and it is believed that the amended Regulation and rules will place the Forest Administration on a sounder and clearer basis.

Meantime the scheme for the protection and improvement of the village forests is being carried out; the progress made in the first three years has been so encouraging, especially in the direction of securing the co-operation of the people, that a staff of two Naib Tahsillars has been appointed to supervise the working and advise and assist the people to prevent damage and promote the reproduction of bare or denuded areas.

The prosperity and contentment of the Hazara peasantry are so intimately bound up with forest questions that a judicious and sympathetic forest policy is almost as essential as an accurate record-of-rights and a just assessment of the land revenue.

28. The above review of the Settlement operations will help to explain

Duration and cost of Settlement operations.

why they took $6\frac{1}{2}$ years to complete instead of the $4\frac{1}{2}$ years originally estimated. The task was much heavier than any one could forecast at the start; but the extra time involved and the heavy expenditure incurred,— $7\frac{1}{2}$ lakhs,—which will be recouped by the enhanced revenue of four years, are well justified by the results.

29. The Chief Commissioner, with the previous approval of the Govern-

Term of Settlement.

ment of India, is pleased to confirm the assessment for a period of 20 years, from Kharif 1904 in the Haripur and Mansehra tahsils and from Kharif

1905 in Abbottabad. The Railway to Abbottabad and beyond as far as the Kashmir border, which it is hoped will be undertaken at an early date, will probably have an important influence on economic conditions; and before the close of the term the expediency of revising the assessment on its close or carrying it on for a further period can be decided.

30. The Hazara Settlement was begun before the formation of the North-West Frontier Province, and the operations therefore remained under the control of the Settlement Commissioner, Punjab. The success achieved is in great measure due to the two officers who held charge of that office.—Mr. J. Wilson, C.S.I., who organized the system of working in the earlier stage, and Mr. J. M. Douie, C.S.I., who controlled the operations till their close.

Mr. Watson's work throughout was marked by thorough local knowledge,—which was absolutely essential to success in a difficult hill country with such diverse features,—sound judgment, and a real sympathy with the people, who are much indebted to him not only for an excellent record and a lenient assessment, but also for the tactful settlement of the vexed questions between landlord and tenant and considerate treatment in matters relating to forest and waste lands.

Captain Beadon worked as Assistant Settlement Officer for four years, during which he was in charge of the difficult Mansehra Tahsil and the enquiry into forest rights and boundaries. His excellent work has been separately recognized.

Lala Paras Ram was appointed Extra Assistant Settlement Officer in June 1903. His experience of Settlement work and his intimate local knowledge made him a capable Assistant to the Settlement Officer, and his supervision of the new records was careful and thorough.

M. F. O'DWYER,

Rev. and Finl. Secy. to the Hon'ble the Chief Commr.

and Agent to the Govr.-Genl., N.-W. F. Province.

LIST OF ERRATA.

- Para. 8, line 5. For 'outlaying' *read* 'outlying.'
- Para. 15. For 'unculturable waste (11,61,937 acres), *read* 'unculturable waste (1,86,790 . acres).'
- Para. 16, B, (2) second line. For 'laying' *read* 'lying.'
- Para. 19, line 8. For 'made' *read* 'much.'
- Para. 20, line 9 of page 12. For 'submountane.' *read* 'submontane.'
- Para. 31, line 1. For 'owned' *read* 'owed.'
- Para. 36, line 30. For 'assimilitated' *read* 'assimilated.'
- Para. 37, line 2. For 'entitled' *read* 'omitted.'
- Para. 57, last line but one of page 27. For 'portion' *read* 'fashion.'
- Para. 72, line 14 of page 36. For 'proceeding' *read* 'preceding.'
- Para. 80, line 1 of page 40. For 'rent is unless it is *chakota*' *read* 'rent, unless it is *chakota*, is.'
- Para. 99, line 1 of page 49. 'mountanous' *read* 'mountainous.'
- Appendix P, first para., last line but two. For 'provide' *read* 'provided.'

TABLE OF CONTENTS.

Para.	SUBJECT.	Page.
CHAPTER I.—DESCRIPTION.		
1.	The Hazara district. Its area and boundaries. ...	1
2.	Physical features ...	ib
3.	Plain tracts ...	ib
4.	Rivers ...	2
5.	Assessment circles ...	3
6.	Rainfall ...	4
7.	Climate ...	5
CHAPTER II.—REVENUE HISTORY.		
8.	Sikh revenue system ...	5
9.	First Summary Settlement ...	6
10.	Second Summary Settlement ...	ib
11.	Abortive assessments of Majors Adams and Coxo ...	ib
12.	First Regular Settlement ...	ib
13.	Working of first Regular Settlement ...	7
14.	Remissions and suspensions ...	ib
CHAPTER III.—GENERAL STATISTICS.		
15.	Cultivated and waste areas ...	8
16.	Cultivated area. Description of soils ...	9
17.	Checking of soil classification ...	10
18.	Classification of <i>bari</i> ...	ib
19.	Extension of cultivated area since last Settlement ...	11
20.	System of agriculture ...	ib
21.	Crops ...	12
22.	Yields ...	13
23.	Population ...	ib
24.	Character of agriculturists ...	ib
25.	Communications ...	14
26.	Markets and trade ...	ib
27.	Agricultural stock ...	ib
28.	Profits from livestock ...	15
29.	Other miscellaneous sources of income ...	ib
30.	Alienations and debt ...	ib
31.	Unsecured debt ...	16
32.	Rise in prices ...	ib
33.	Cultivating occupancy ...	17
34.	Proprietary tenures ...	ib
35.	<i>Malik qabzas</i> ...	ib
36.	Occupancy tenants ...	18
37.	Occupancy sub-tenants ...	ib
38.	Tenants-at-will ...	19
39.	Rents ...	ib
40.	Dues and services ...	ib
41.	Relations between landlords and tenants ...	ib
CHAPTER IV.—THE NEW ASSESSMENT.		
42.	Forecast Report ...	20
43.	Framing of assessment estimates ...	ib
44.	Unreliability of the half assets estimate ...	ib
45.	Proprietor's share ...	21
46.	Deduction for <i>kamiana</i> , etc. ...	ib
47.	Landlord's share of straw, etc. ...	ib

Para.	SUBJECT.	Page.
48.	Total half net assets ...	21
49.	Cash rent estimate ...	<i>ib.</i>
50.	Lines followed in actual assessment ...	<i>ib.</i>
51.	Circle and total assessments, Haripur tahsil ...	22
52.	Ditto Do. , Abbottabad tahsil...	23
53.	Ditto Do. , Mansehra tahsil ...	24
54.	Total assessment of district ...	25
55.	Deferred assessments ...	<i>ib.</i>
56.	Distribution of the revenue over villages ...	26
57.	Distribution of the revenue over holdings ...	<i>ib.</i>
58.	Assessment of wells, protective leases ...	28
59.	Assessment of gardens ...	<i>ib.</i>
60.	Mills ...	29
61.	Tax on goats ...	30

CHAPTER V.—REVISION OF THE RECORDS.

62.	Untrustworthiness of the old records ...	30
63.	Finality of the old record ...	31
64.	Treatment of the old record at revision ...	<i>ib.</i>
65.	The new maps ...	32
66.	Comparison with Revenue Survey map ...	<i>ib.</i>
67.	<i>Patwari's</i> copies of the new maps ...	33
68.	Accuracy of the new maps ...	<i>ib.</i>
69.	Attestation of measurement papers...	<i>ib.</i>
70.	Mutations ...	<i>ib.</i>
71.	<i>Wajib-ul-arz</i> ...	34
72.	The standing record ...	<i>ib.</i>
73.	List of village cesses ...	35
74.	Record of rights in irrigation ...	<i>ib.</i>
75.	Partitions ...	<i>ib.</i>
76.	Boundary cases ...	37
77.	Miscellaneous revenue cases ...	<i>ib.</i>
78.	Filing and binding of the record ...	<i>ib.</i>
79.	Question of the validity of the new record ...	<i>ib.</i>

CHAPTER VI.—MISCELLANEOUS.

80.	Enhancement of the cash rents of occupancy tenants ...	38
81.	Demarcation of permanent boundary on the Indus ...	42
82.	Dialluvion rules ...	<i>ib.</i>
83.	Rules for watermills ...	<i>ib.</i>
84.	Government forests ...	<i>ib.</i>
85.	Village forests ...	43
86.	Revision of Forest Regulation and Rules ...	<i>ib.</i>
87.	<i>Jagirs</i> and <i>mafis</i> ...	44
88.	<i>Inams</i> ...	<i>ib.</i>
89.	<i>Inams</i> to village institutions ...	<i>ib.</i>
90.	Files and registers of assignments ...	45
91.	<i>Lambardars</i> ...	<i>ib.</i>
92.	Secure and insecure tracts ...	<i>ib.</i>
93.	Village notebooks ...	<i>ib.</i>
94.	Cesses ...	46
95.	<i>Patwaris</i> and <i>kanungos</i> ...	<i>ib.</i>
96.	Officers under training ...	47
97.	Duration and cost of Settlement ...	<i>ib.</i>
98.	Instalments of revenue and term of Settlement ...	<i>ib.</i>
99.	Notice of officers ...	48

APPENDICES.

TABLE OF CONTENTS.

No.	SUBJECT.	PAGE.
A.	Notifications relating to the Settlement	1
B.	Powers conferred during the Settlement	2
C.	Tenancy Regulation, No. XIII of 1887	4
D.	Revenue rates	6
E.	Rules for the reduction of revenue on wells and other private irrigation works, when they fall out of use	8
F.	Periods of exemption granted to wells	9
G.	Garden <i>mafis</i> granted at the present Settlement	10
H.	Rules for the grant of <i>mafis</i> to fruit gardens in the Hazara district ...	11
I.	Rules regarding the construction and assessment of mills in the Hazara district	12
J.	Rules as to the payment of goat <i>tirni</i>	15
K.	Regulation No. VI of 1901 (Repeal of Settlement Rules) ...	18
L.	Regulation No. III of 1904 (further to amend the law relating to the tenancy of land in the Hazara district)	19
M.	Showing result of action taken under Regulation recorded in Appendix L.	20
N.	Dialluvion Rules	23
O.	Rules regarding <i>jagirs</i> , political pensions and <i>mafis</i>	28
P.	Summary of orders passed at the present Settlement, regarding the <i>inams</i> of the district	30
Q.	List of <i>jagirs</i> and pensions	32
R.	Showing expenditure of the Hazara Settlement up to 31st March 1907	68
S.	Glossary of vernacular terms	69
T.	Map of the district showing assessment circles	72

CHAPTER I.—DESCRIPTION.

1. The Hazara district lies at the base of the Himalayas in the northernmost part of British India, its apex running up as a wedge between Kashmir and the mountainous regions that drain into the Upper Indus. Its extreme width from east to west is about 50, and its extreme length from the north-east to the south-west corner about 120 miles. It comprises three tahsils, Mansehra, Abbottabad and Haripur, which occupy its northern, central and southern portions respectively. For certain purposes the feudal territories of the Khans of Amb and Phulra, which lie to the west of the Mansehra tahsil, are also considered as portions of the district but as they are entirely outside the control of the revenue administration they have been disregarded in the present Report and the remarks which follow relate only to what may be called the district proper. The total area of the three tahsils is 2,780 square miles and in this respect Hazara ranks after Dera Ismail Khan among the 5 districts of the North-West Frontier Province. It is bounded on the east by the Kashmir and Poonch States, being separated from the latter by the Jhelum river, and from the former by the Jhelum and its tributary the Kunhar and, to the north, by a high mountain range. On the west it marches with the independent territories of Kohistan, Allai, Nandihar and the Black Mountain, and further south with the States of Fendal Tanawal, the territory of the Utmanzais and other transborder tribes and finally with a portion of the Swabi tahsil of the Peshawar district, being divided from the latter two tracts by the Indus. On the northern boundary of the district lie Chilas and part of Kohistan, and the southern is the administrative line that separates it from the Attock and Rawalpindi districts of the Punjab.

2. The leading physical features of Hazara are its mountain ranges. These run down either side of the district with a trend generally from north-east to south-west. On the east the main chain is a long ridge that flanks the right bank of the Kunhar and the Jhelum and terminates in the hills of Murree and Khanpur. At the northern end its peaks attain a height of over 15,000 feet, nearer the centre, where it is known as the Dunga-Gali range, it varies between 7,000 and 10,000 feet, and at the Khanpur end Sribang, the highest summit, is about 5,650 feet. From this backbone, as it were, many ribs in the shape of spurs project on either side specially in the southern half. Those to the west are the longer and enclose the network of valleys that are included in what are known as the Lora, Nara, and Khanpur tracts.

Separating from the above range on the extreme north another chain flanks the left bank of the Kunhar and forms, as above noted, the boundary between Hazara and Kashmir. It contains a peak (Mali-ka-Parbat) of over 17,000 feet, the highest in the district, but shortly before the junction of the Kunhar and the Jhelum it passes wholly into Kashmir territory. The western range diverges from the eastern one at the Musa-ka-Musalla peak (13,378 feet) on the borders of Allai and rapidly diminishing in altitude and breaking up into numerous spurs and off-shoots becomes the maze of hills that constitutes the Tanawal tract and through which the Siran river forces its way to join the Indus. The highest peak here is Biliana (6,192 ft). The end of the range is formed by the Gandgar hills which lie along the Indus to the south-west of the Siran and attain a height of little more than 4,000 feet.

3. The space between the mountain systems to east and west, as above described, is filled by a series of level tracts of varying size and character. The northernmost of these is the Pakhli plain of the Mansehra tahsil, 3,000 feet above sea level, 11 miles from north to south and 10 from east to west. It is a fertile tract, especially in the western portion which is irrigated by the Siran river. Leaving the town of Mansehra on the southern edge of this plain and crossing a low barrier of hills

one enters the Mangal tract, another plain less open and more broken than that of Pakhli and with a fertile soil of deep loam but no irrigation to speak of. At the southern end of this tract, which is some 5 miles in length and 3 in width, a leveller and wider plain is reached known as Orash or Rash. It is some 4 miles in extent either way, and looks as if it had once been a great lake. The centre is still very marshy in parts but drainage has done wonders, and there are few portions which are not now dry enough to grow the maize for which the plain is famous. The Abbottabad cantonment is situated at its southern end. The Mangal and Rash tracts are both about 4,000 feet above sea level. South of Rash there is a considerable drop, and we come to the Dor valley which combines with the Haripur plain to form the third and the biggest of the plain tracts. Starting at a point where the Dor debouches from the hills it runs between the Nara and Khanpur hills on the one side and those of Tanawal and Gandgar on the other to the southern boundary of the district. Narrow at first it gradually widens till in its centre at Haripur it is some 12 miles broad. Its length from north-east to south-west is 32 miles and its altitude gradually descends from 3,000 to 1,600 feet. Through the upper and northern portion the Dor flows, irrigating land of great fertility on either bank; the lower end is a very level stretch of unirrigated soil seamed here and there by deep ravines.

The above are the three chief plain tracts of the district, but a few smaller tracts of similar character deserve mention. One of them is what is known as the Khanpur Panjkatha, a well watered plain lying in the south-eastern corner of the Haripur tahsil where the Harroh emerges from the Khanpur hills. Another is the Khari tract, a narrow level strip of land between the Gandgar range and the Indus. North of this is the small, fertile plain of Tarbela where the Siran joins the Indus. Then in the Nara hills lies an elevated basin called the Dhan with a moist, almost marshy soil, and on what is known as the Dhund branch of the Upper Harroh lies the Lora tract, an open valley somewhat broken by low hills. Last comes the small but level Chattrar plain up at the head of the Konsh valley in the north-west portion of the Mansehra tahsil with a height of perhaps 5,500 feet.

4. The important rivers of the district are the Siran, the Dor, the Harroh and the Kunhar. The Indus and the Jhelum skirt it only, the former on the west for 30 and the latter on the east for 25 miles. The Siran takes its rise in the north of the Bhogarmang valley, flows through the western portion of the Pakhli plain, then dives into the Tanawal hills, where part of its course is through the feudatory States of Phulra and Amb, and finally emerges at the north-western corner of the Haripur plain and turning north-west joins the Indus at Tarbela. Its total course is between 70 and 80 miles and it irrigates 6,273 acres, 4,671 of which are in Mansehra tahsil, 143 in Abbottabad and 1,459 in Haripur. It contains a very considerable volume of water though except in time of flood or melting snows it is fordable at many places.

The Dor contains much less water and has a shorter and more rapid course than the Siran, but commands more than double the area. It rises at the northern end of the Dunga-Gali range, flows through the plain above described and joins the Siran near the north-eastern end of the Gandgar range 5 miles above Tarbela. Its length to the junction is about 40 miles and on its way it irrigates 1,133 and 13,713 acres, in the Abbottabad and Haripur tahsils, respectively. In ordinary years the volume of water, which is increased by numerous springs in the river bed is ample for the irrigation purposes of many villages and adequate for the rest, but occasionally the supply is insufficient and is altogether exhausted before the Siran is reached. Still in any year there is a large stretch of irrigated land that is perfectly secure, and regularly produces rich crops of sugarcane and turmeric which mark the tract as one of exceptional fertility.

The Harroh rises at the southern end of the Dunga-Gali range where it has two main branches, the eastern known as the Dhund and the western known as the Karal Harroh from the names of the tribes through whose country they flow. The two streams unite at the head of the Khanpur tract and the river after flowing for

some distance through a deep gorge in that range debouches on the Khanpur Panjkatha above described. The length of its course within the district is between 40 and 50 miles and it irrigates about 3,200 acres most of which lie in the Panjkatha. The water supply is usually adequate for the area irrigated within the district though often insufficient for the villages of the Attock district immediately below.

The Kunhar issues from the Lulusar lake at the head of the Kagan valley and after a generally turbulent course of about 110 miles joins the Jhelum at Pattan. It has an ample volume of water but there is little level land upon its banks and the stream itself has either too rapid a flow or too deep a channel to be utilised much for irrigation purposes.

The rivers above mentioned have innumerable tributaries, some with a permanent flow, others with a scanty trickle from a spring in their bed that is all used up for irrigation purposes at a short distance from its source. The irrigated area on these minor streams amounts to some 21,400 acres. They are known as *kathas* as distinct from *kassis* which are dry *nallas* or ravines, converted into torrents only by heavy rainfall. In a hilly district like Hazara these latter are naturally very numerous and while in time of flood they do considerable damage by erosion, they are in most cases either on too great a slope or too deep to admit of the construction of embankments to draw off the water to irrigate the lands of the submontane villages.

5. To divide a district of this character into assessment circles of suitable size and of sufficient uniformity has been a task of no small difficulty. At last Settlement as many as 59 circles were created; at the present Settlement this number has been cut down to 22, *viz.*, 8 in Haripur and 7 each in the other two tahsils. At first it was hoped to make a still larger reduction but experience has shown that the number fixed is the smallest that is consistent with assessment data of any real value. Accordingly the proposals put forward and sanctioned in the Preliminary Report were considerably modified both before and after the Assessment Reports were submitted. In its final shape the grouping follows certain fairly well marked physical divisions. Thus firstly and secondly we have the irrigated and unirrigated plain tracts respectively; thirdly the country at the base of the hills and on the edge of the plains; fourthly the lower hills and the valleys in between; fifthly the higher hills and valleys. The first group comprises three circles in Haripur,—Abi I, Abi II, and Khari and one in Mansehra, Maidan, Pakhli. Abi I is the upper portion of the Haripur plain which is one of the richest irrigated tracts in the Province; Abi II has three parts, one being the north-western portion of the Haripur plain which receives the tail end of the Dor irrigation, another the country between this and the Indus which is watered by the Siran, and the third the Khanpur Panjkatha. The soil is not so rich as in Abi I and some villages suffer occasionally from a deficiency of water, but for all that the circle is a very fertile one. The Khari circle is the strip of land along the Indus facing the Swabi tahsil of the Peshawar district. It has some excellent well irrigation. Maidan Pakhli is the levellest portion of the Pakhli plain, the main feature of which consists in the splendid rice fields watered by the Siran.

The second group comprises the Maira circle of Haripur, which is the level expanse of *maira* soil at the lower end of the Haripur plain between the Gandgar and the Khanpur hills, the Rash circle of Abbottabad, which is the plain of that name and its continuation the Mangal tract, and the Dhangar circle of the same tahsil, which is the north-eastern end of the Dor plain and derives its name from the bad stony soil known as **dhangar* which is its chief characteristic. The third group consists of the Kandi circle in Haripur and the Pakhli Kandi circle in Mansehra, (*kandi* meaning land lying at the base of hills) each a straggling, disjointed collection of villages surrounding the Haripur and Pakhli plains respectively, and formed mostly of strips of *maira* land scored by ravines and sloping gently towards the plains. The fourth group comprises the Gandgar, Badhak and Khanpur circles in Haripur, the Tanawal and Nara-Lora circles in Abbottabad and the

Pakhli Garhian and Kunhar circles in Mansehra. The Gandgar and Khanpur circles are the tracts formed by the Gandgar and Khanpur hills. Badhnak is the name of that portion of the Tanawal hills which lies within the Haripur tahsil between the Indus and the Siran, and the circle includes a narrow strip of level land along the former river north of Tarbela known as Kulai. The Tanawal circle is so much of the Tanawal hills as lie within the Abbottabad tahsil and Nara-Lora is the country traversed by the Dhund and Karral Harrohs for about 8 miles above their junction and by the Nilan stream which is one of their most important tributaries. It comprises the Nilan valley, and the Lora and Dhan tracts, Nara being a village which lies on the edge of the last and gives its name to the surrounding country. The Pakhli Garhian circle is in the main the northern portion of the Tanawal hills which lies within the Mansehra tahsil and is known as the Garhian *ilaga*. The Kunhar circle is the valley of the Kunhar river between where it emerges from the Kagan glen at Balakot and where it enters the limits of the Abbottabad tahsil just below Garhi Habibullah Khan, and it includes the villages situated on the hills on either flank. In the fifth and last group may be classed the Dhaka, Boi, and Bakot circles of Abbottabad and the Konsh-Bhogarmang, Kagan, and Agror circles of Mansehra. Dhaka (the Hazara vernacular term for hill-land) is the name that has been given to the tract immediately to the west of the Dunga-Gali range in which the Dor and Harroh rivers take their rise; Boi is the tract between the northern portion of that range and the Kunhar, and Bakot that between the southern portion and the Jhelum. The Konsh-Bhogarmang circle comprises the two valleys of Konsh and Bhogarmang to the north of the Pakhli plain. Through the latter the Siran, and through the former its tributary the Batkas flow, and the villages are in most cases situated on either bank of these streams with lands running up into the hills behind. The Kagan circle is the valley of that name, which stretches for 90 miles or so up to the border of Chilas. In area it is nearly one-third of the district but the cultivated portion is, relatively, very small, the rest being forest or grazing land. Last comes the Agror circle which is formed by the Agror valley to the west of Pakhli. But the last named falls outside the scope of this Report as it has had a separate Settlement and Report of its own.

A few general remarks on the above grouping may be made. Even with a number of circles greatly exceeding the average of most districts it is impossible to achieve the uniformity that the grouping in those districts exhibits. Many of the circles in Hazara possess characteristics of other groups besides their own. Khanpur has high hills as well as low, Dhargar has some first class irrigation from the Dor, some of the Rash villages reach back into the hills of Tanawal or Dhaka, the villages at the base of the Konsh and Bhogarmang valleys approximate in character to those of Maidan Pakhli, the upper part of Kunhar is like the lower part of Kagan and so on. Again within the circles themselves and specially the hillier ones there are great variations. Thus Boi and Bakot vary in altitude between 3,000 and 9,000 feet and in Tanawal, Badhnak and Nara-Lora the lands of one village may lie in a hot valley and those of another on a cool ridge above with a corresponding variety of agricultural conditions. The result is that deductions from the assessment data have to be framed and used with much caution and in the distribution of the revenue ample allowance has to be made for the great differences between village and village in one and the same circle.

6. In a district of such varied characteristics, with its many alternations of hill and plain, vegetation and barrenness, dry soil and moist, a corresponding variety was bound to be exhibited in the rainfall. A continuous record of the fall has been kept at the headquarters of the three tahsils, Haripur, Abbottabad and Mansehra, and the annual average of the last 22 years is 30, 47 and 36 inches, respectively. But within the limits of each tahsil there must be equally great variety. The Maira circle of Haripur for instance gets, as a rule, much less rain than Haripur itself, and the upper portion of the Khanpur circle gets much more.

Similarly in Abbottabad the Dhangar circle and the lower portion of Tanawal get less and the higher portions of the Boi, Bakot and Dhaka circles more than Rash. In fact from the returns of a rain gauge recently established at Dunga-Gali it may be estimated that the average fall on that range (including snow) is between 60 and 70 inches. In Mansehra the rainfall at the tahsil headquarters is less than at the northern end of the Pakhli plain, and than in the Agror, Konsh and Bhogarmang valleys, as a rain gauge recently erected at Oghi in Agror indicates. On the other hand in Kagan the monsoon seems to spend its force before it gets far up the valley and the northern portion is generally almost rainless in the summer though the snowfall in winter is very heavy.

About two-thirds of the rain falls in the hot weather months, April to September, and one-third in the cold weather months, October to March. July and August are the wettest months in the former season, January, February and March in the latter. The advent of the monsoon rains is often delayed till the middle of July but in the more elevated parts of the district including Abbottabad itself they are preceded by frequent thunderstorms in May and June induced by the rising temperature in the plain and taking the place of the dust storms which afflict those less fortunate tracts.

7. The climate naturally is very varied too. Round Haripur it resembles that of the northern Punjab though the hot weather sets in a little later and ends a little earlier, May and September being both fairly tolerable. The heat of the lower hills can also be very fierce. In the Rash and Pakhli plains the climate is more temperate and the hot weather is seldom very trying, though July and August can be unpleasantly muggy. The winter in these tracts is much more severe than down at Haripur; snow not seldom falls and with this and frequent rain January and February are usually somewhat disagreeable months. But the delightfulness of the climate in the months that precede and follow them is ample compensation. The most elevated tracts of the district are uninhabitable in winter owing to snow and cold but in the summer their coolness affords a grateful change from the sultriness of the plains below and the bracing air of the hill stations of Thandiani and the Galis in the Abbottabad tahsil enhances the charms of their scenery.

CHAPTER II.—REVENUE HISTORY.

8. The Revenue History of Hazara begins with the Sikh occupation in 1818, for the Duranis who preceded the Sikhs had no organised system and merely seem to have collected what they could on their way through the district to and from Kashmir, and to have conciliated the leading men in the more outlying parts by large *jagir* grants. The Sikh method of assessment is thus described by Captain Abbott:—
 "The whole of the Hazara (one or two small *taluqahs* excepted) is assessed in a fixed rent which is supposed to be half the gross produce, but varies in reality very greatly in different *taluqahs* (*i.e.* according to their accessibility and the amount of control exercised over them) not amounting in some to more than a third; over and above this, under the title of *rasum* and *nazrana* about 15 per cent. was taken previous to my coming; and the two laws, Musalman and Sikh, prevailing in the land, left a wide gap for exactions in the name of fines, the Government interfering in all the domestic concerns of the subject.....
 The system here has been to over assess the country and to bribe the *maliks* into submission by petty grants of ploughs, mills, arable land, etc."

Statistics of the Sikh assessment are supplied by the leases given out by Diwan Mulraj, who was Governor of Hazara from 1843 to 1846, and who seems to have made considerable improvements in the organisation of the revenue system. Captain Wace states that his assessments were more judicious and moderate than those of his predecessors, but Captain Abbott's diaries, which have recently been unearthed from the archives of the Punjab Secretariat,

throw some doubt on this point as he speaks of villagers who had fled from the wholesale cruelty of Diwan Mulraj, and of tracts that he had burned and plundered. And he also notes that on comparing statements of actual collection in the Diwan's time with older leases in the possession of *zamindars* he finds that an already heavy assessment was raised throughout Hazara from 8 to 25 per cent. by an order from the Darbar in 1842 and 1844, so as to meet the increased expenses of the army.

9 Whether Mulraj's assessment was heavier or lighter than what preceded it, there is no doubt that it pressed very hardly on the people and Captain Abbott, who on the rendition of Hazara by the Maharajah of Kashmir to the Sikh Darbar in 1847 in exchange for other territory was deputed to make the First Summary Settlement, was hailed by them as their deliverer. He was directed to reduce the standard of the State's demand from one-half to one-third, and he was allowed to go below the latter if the circumstances of the case warranted a more lenient assessment.

The actual method followed seems to have been to ascertain the sums levied by the Sikh Government in the preceding years and after enquiry into the circumstances of each village to assess on the average 15 per cent. lower than the previous payments. The result was that, exclusive of the cesses above referred to which were abolished altogether, the Sikh demand was lowered from Rs. 2,81,853 to Rs. 2,35,933 and the relief given to the people was considerable.

10. The leases of the First Summary Settlement were granted for a period of 3 years and towards the close of 1851, Hazara along with the rest of the Punjab having been annexed by the British Government in the interim as a result of the 2nd Sikh War, Major Abbott (as he had now become) obtained the permission of the Board of Administration to revise his assessments. This course was rendered the more necessary by the great fall in the price of grain which had taken place since 1847 rendering further reductions advisable in the plain tracts of lower Hazara, while on the other hand a large increase in the cultivation of Pakhli and some of the hill tracts justified an enhancement of the revenue in those quarters. The net result of Major Abbott's proceedings was to raise the revenue in 343 estates, to reduce it in 176 and to maintain it unaltered in 364, and the total assessment was reduced from Rs. 2,35,933 to Rs. 2,32,834, or by 1 per cent.

11. The Second Summary Settlement lasted for 20 years during which period the revenue was collected with great ease. An abortive attempt was made to revise it in 1862-63 by Majors Adams and Coxe but their assessments were never sanctioned. It is worth noting, however that though they assumed the State's share as representing one-sixth of the gross produce, whereas Major Abbott took one-third or perhaps more nearly one-fourth, and though they did not take into account any rise in prices, the assessments which they proposed enhanced the total of the first Summary Settlement by $5\frac{1}{2}$ per cent. With all due allowance for the untrustworthiness of the data this is striking evidence of the extent to which the cultivated area must have increased as a result of settled rule and a lenient revenue.

12. The first Regular Settlement was started by Captain Wace in 1868 and completed in 1874, the new assessments being introduced with effect from the *kharrif* of 1872. The whole district was divided into assessment circles and measured by *patwaris* and an elaborate record of rights was prepared. So far as I can ascertain the measurements were not as a rule on the plane table system. The usual course appears to have been to obtain an outline of the village boundary from the Survey Department, who between the years 1865 and 1869 were engaged on the Revenue Survey of the district, and then to plot in the fields with the help of a chain. A *khazra*, *khewat* and other papers were prepared in the form

then prescribed. The nominal assessment guides were three *viz.* an estimate of one-sixth of the value of the gross produce, soil rates, and plough rates. But none of these were reliable; inaccurate areas and crop returns and very rough calculations of yield vitiated the produce estimate; the soil rates were more or less guess work and, in most instances, not based on any direct deduction from cash rents, and plough rates are at best an unsatisfactory guide. Moreover in a district of such varied features as Hazara, even with the most accurate returns it would be dangerous to aim at any very marked uniformity of rates. In his actual assessments Captain Wace accordingly discarded his standards in many instances and went more by what a village had been paying under previous Settlements or by his own or his subordinates' impression of its revenue paying capacity than by the figures with which his produce, soil rate, and plough rate estimates supplied him. The result was a total assessment of Rs. 2,99,661 for land and Rs. 8,733 for mills (which in the Summary Settlements had been included in the land assessment), or a total of Rs. 3,08,394 altogether, representing an increase of 32 per cent. on that of the second Summary Settlement.

13. No apology was needed for this enhancement. The peace and security ensured by British rule had brought prosperity in their train. There had been a wide extension of the cultivated area, communications had been improved and prices of grain and other produce had risen very considerably. And little difficulty has since been experienced in the realization of the demand then imposed. It is true that owing to defective statistics, misleading information, or incorrect deductions from the figures of previous Settlements there was much inequality in the distribution of the demand, an inequality which has been aggravated by the changes in soil, cultivated area, population and miscellaneous income that have taken place in the last 30 years, but in most cases the assessment was a moderate one and where it was for the circumstances of the time perhaps unduly severe, the severity has been greatly mitigated by continued extension of cultivation and by the rise in prices, and there are very few instances where it can be said that the prosperity of a village has been adversely affected thereby.

14. Since the terrible drought of the year 1783 A. D., when grain sold at from $3\frac{1}{2}$ to $4\frac{1}{2}$ *seers* per rupee and popular accounts describe the district as almost depopulated, Hazara has been almost untouched by famine and enjoying as it does so ample and constant a rainfall it may be considered as practically secure from such a calamity. Neither the famines of 1860-61 nor the scarcity of 1869-70 extended to the district, though the *rabi* instalments of 1861 in Lower Hazara were suspended for a brief period. In the *kharif* of 1878, however, there was a very severe drought in the hilly tracts which caused much distress; over Rs. 20,000 of revenue had to be suspended, and famine conditions appear almost to have been established. In 1896-97 and 1899-00 the failure of crops so general throughout the Punjab extended to the unirrigated plain tracts of the Haripur tahsil and suspensions of Rs. 3,000 or so in either year were sanctioned. Again in 1902 owing to an unprecedented drought in the cold weather that withered the *rabi* crops of the Kandi, Badhnak and Maira circles in Haripur and the Tanawal and Dhangar circles in Abbottabad and owing to the additional failure of the *kharif* in the latter two circles over Rs. 5,600 were suspended. But in all cases the recovery has been rapid and the suspended revenue has been collected in succeeding harvests without any difficulty. Remissions on account of drought have never been given. But they have occasionally been necessitated by damage resulting from locust or hail, a submontane district of this kind with its constant thunderstorms being peculiarly subject to the latter visitation. The largest remission that has been granted on this account was for Rs. 3,500 in the *rabi* of 1906 when a disastrous storm ruined the crops in portions of 28 villages, mostly in the Dhangar circle.

CHAPTER III.—GENERAL STATISTICS.

15. The main statistics of area in acres are summarised below, it being remembered that the Agror valley is excluded:—
Cultivated and waste areas.

	Haripur.	Abbottabad.	Mansehra.	Total District.
Government Forests ...	32,590	47,588	75,464	155,642
Other waste ...	243,869	262,196	674,740	1,180,805
Total uncultivated ...	276,459	309,784	750,204	1,336,447
Irrigated ...	21,550	6,259	12,559	40,368
Unirrigated ...	128,346	125,290	114,845	368,481
Total cultivated ...	149,896	131,549	127,404	408,849
Increase per cent. in cultivated area since last Settlement.	14	21	3	13

In Haripur tahsil the cultivated area is 46 per cent. of the total, in Abbottabad 30 per cent., and in Mansehra 14 per cent. The smallness of the percentage in Mansehra is due largely to the enormous areas of waste at the head of the Kagan valley attaching to the Kagan village, which are too high for profitable cultivation and are under snow for a great part of the year. If the waste area of this village be excluded the percentage in Mansehra rises to 24.

The Government Forests are a very important feature. In the lower Khanpur hills they mostly consist of *Sunatha* (*Dodonaea Burmanniana*) and other scrub valuable as firewood; elsewhere they are composed of *Chir* (*pinus longifolia*), *Biar* (blue pine) *paludar* (silver fir) *kaehal* (spruce) and deodar, with an intermixture of oak, walnut, maple, and other broad leaved trees. The villagers have grazing and grass cutting rights in certain portions of them and are entitled to seignorage fees on the timber felled for sale therein.

The other waste lands of this district are also a very valuable asset. They supply grass and wood in abundance, either for sale or home consumption, and they enable the *zamindars* to maintain a great number of livestock from which they can supplement their other income and also obtain manure for the benefit of their fields. For measurement purposes they have been classified as follows:—

Panna, (41,483 acres).—The banks of fields or the strips of waste that separate one cultivated terrace from another. These usually grow a valuable crop of grass.

Dhaka Rakh, (162,914 acres).—Hill land on which the grass is preserved during the rainy season and cut as fodder. The cattle being then turned on to graze.

Dhaka Charagah, (about 650,000 acres). Hill waste used for grazing purposes, on which no attempt is made to preserve the grass.

Dhaka Darakhlan, (about 20,750 acres). Hill land thickly covered with trees or brushwood.

Unculturable waste (11,61,937 acres).

Banjar jadid and *Banjar qadim* (18,868 acres).

It should be remarked that in the statements appended to the Assessment Reports the first four of the above classes have been placed under the heading 'not available for cultivation' But in the annual returns they will in future be shown as 'available for cultivation,' which appears to be more in accordance with the orders on the subject. It must not be understood, however, that all land of this kind is actually culturable. In some cases the altitude is too great, in others the soil is too rocky or the slope too steep to admit of cultivation and it is in fact impossible to estimate even approximately how much room there is for expansion of this kind. All that can be said is that in the hilly portions of the district there is still a very considerable area of waste that can be brought under the plough and the close of Settlement operations will no doubt stimulate action in this direction. Whether such extension is desirable is altogether another question. In fact as a rule it may be said that it is not. The new cultivation is usually on the steep hill side, for there are few level bits of ground available, and therefore is of an inferior nature and the resulting restriction of the grazing area or of the reserves of grass and wood is often a serious matter for a village. Efforts are being made to minimise this danger by amendment of the Hazara Forest Regulation.

16. In the case of the cultivated area the classification of the first Cultivated area Description of soils Regular Settlement has been followed fairly closely, the chief modification being the substitution of one term for a number that meant all pretty much the same thing. The soils recorded at measurements are as follows :—

A. Irrigated :—

- (1.) *Chahz* (972 acres). Land irrigated by wells.
- (2.) *Bagh* (8,440 acres). Plentifully manured land in the vicinity of the village site or homestead, which grows sugarcane, turmeric, or vegetables, or heavy crops of *kharif* and *rabi* cereals.
- (3.) *Bari abi* (358 acres) Irrigated *bari* i.e. manured land similarly situated to *bagh* but getting less water and growing only the ordinary *kharif* and *rabi* crops.
- (4.) *Bahardi abi* (13,919 acres). Land further removed from the village site or homestead than *bari abi* and receiving less manure but otherwise resembling it.
- (5.) *Hotar* (11,595 acres). Rice growing land, which would otherwise be shown as *bahardi abi*. It is usually in carefully constructed terraces on the edges of streams.
- (6.) *Barangar abi*. } Inferior stony soil generally with a scanty water supply.
(4884 acres).
- (7.) *Gharera abi*. } The stony land lying in the beds of streams and exposed to their action.

The term *bari abi* it should be noted has been employed only in the Abbottabad tahsil. There is soil of the same character both in Haripur and Mansehra but it has there been recorded as *bagh*. The latter term is rather a misnomer in such cases and when a revision of classification is undertaken it might be as well as to alter it. The matter, however, is not one of much importance for in the rare instances where the two kinds of soil are found in one and the same village, the distinction can be shown in the village papers (thus in Mansehra true *bagh* is entered as *bagh malliari*) and in other cases the real character of the soil has been noted and taken into consideration in assessment. And the fact that *bari* can so easily be altered into *bari abi* in the records is a certain drawback to the use of the latter term.

B. Unirrigated.—

- (1). *Bari* (50,880 acres). Manured land in the vicinity of the village site or homestead. In parts of Haripur this soil is termed *chari*.
- (2). *Kund* (12,064 acres) Land (in the Abbottabad and Haripur tahsils) laying in a hollow or on the edge of a stream or *nullah* with special facilities for receiving and retaining moisture.
- (3). *Bela*. This term is applied to three kinds of soil, one in each tahsil. In Haripur it denotes the sandy land, a few acres only, lying along the edge of the Indus and Siran; in Abbottabad it is applied to the moist soil (2,258 acres) that characterises the centre of the Rash plain and the Dhan basin; and in Mansehra, where its area is 1,902 acres, it means the same as *kund* in the other two tahsils.
- (4). *Maira* (164,648 acres). The ordinary loam of the Punjab plains, a mixture of clay and sand, varying much in their relative proportions. Soil of this character on the level tops or ridges or mounds is in some villages recorded as *mohri*.
- (5). *Rakkar* (73,676 acres). Bad stony land, often somewhat uneven and generally found at the base of hills or on the edges of ravines.
- (6). *Kalsi* (63,053 acres). Sloping cultivation on hill sides, terraced where practicable, with the help of retaining walls of stone, into a certain degree of flatness, but often with a steepness too great to allow of this being done.

17. An accurate soil classification in a District of this kind is a matter of great importance and at the same time of considerable difficulty. It is often no easy thing to say where *bagh* begins and *bahardi abi* ends, where to draw the line between *bari* and *maira*, or *bari* and *kalsi*, or *kund* and *maira*, or *maira* and *rakkar*, and opinions are very apt to vary on such points. Nor were the soil returns of last Settlement at all to be relied on for besides being very inaccurate to start with they represented a state of things which had since been materially altered in many villages by extensions of cultivation and by the spread of population. Accordingly special care was taken to check the soil entries. Not only was the usual "list of changes in soil classification" prepared whereby modifications of the previous classification were attested by the *kanungos* and *naib tahsildars*, but a statement of all the fields which contained any *bagh* or *bari*, the most valuable soils in the irrigated and unirrigated classes respectively, had to be checked in similar fashion.

18. The classification of *bari* was the most difficult matter of all, particularly in the hill tracts. Instructions were given that in estimating the area under this soil account should be

taken of the extent of double cropping, of the number of cattle possessed by the cultivator (2 *kanals* of *bari* per head being about the maximum allowable), and of local opinion. But these guides were not always reliable, for in the upper hills much of the *bari* is *ekfasli* only and in the lower hills where cultivation is most intensive a larger area is sown with two crops than can properly come under this head; cattle also are a rather variable quantity and in some villages are away during the summer months, and *zamindars* are naturally disposed to minimise the area of a soil that is assessed at a high rate. And the extra manuring given to land immediately in the vicinity of the village site is another disturbing factor. As a rule the cattle test is perhaps the most useful one, and it has this advantage that if it leads in individual cases to an exaggeration of the true *bari* area, not much harm is done, since the profits from the cattle compensate for a slight over assessment of the land. If I were to begin again, I think I should have a very careful enumeration made of the cattle in each hill village before I started measurements there and I should order a statement to be drawn up showing the *bari* area that should be allotted to each cultivator by a cattle standard, the area actually measured as such, and the reasons for any material departure from the standard. And in this connection it is worth noting that in the Abbottabad tahsil, reckoning each full grown cow or bullock as 1, each buffalo as 2, each head of young stock as $\frac{1}{2}$, and every five sheep or goats as 1, I find that the average manured area per head works out to 1.1 *kanals*, which indicates that the classification has not been unduly severe. Inequalities no doubt there are but such are usually more in favour of the cultivator than of Government; for on the one hand a hearing was given to all who objected that their lands had been overclassified and all reasonable complaints were investigated, and on the other hand no doubt there were cases of undue favouritism which escaped detection. Further the fact that in nearly every village the proprietors agreed (in a manner to be detailed in a later chapter) to distribute the revenue by differential soil rates which usually involved a much higher rate on *bari* than on other unirrigated soils is, I think, a testimony to the approximate accuracy of the classification.

19 The figures given in paragraph 15 to show the percentage of increase Extension of cultivated area in cultivated area are not altogether reliable owing to since last Settlement. the inaccuracy of the returns of last Settlement. There can be no doubt that the area in those returns was exaggerated partly owing to the rough system of calculation and partly to the fact that too little allowance was made for the strips of intervening waste and that the measurements were often of a very sketchy character. In fact it is certain that the expansion of cultivation has been made larger than the statistics indicate, especially in Mansehra where the old maps are exceptionally untrustworthy. It has naturally been greater in the hill circles with their ample areas of waste and it is in these tracts as noted above that further extensions are most to be anticipated.

20. As might be expected in a district varying so much in altitude, rainfall and climate the system of agriculture is by no

CORRECTION SLIP.

* In paragraph 20 substitute the following table for that in the text :—

		Haripur.	Abbottabad.	Mansehra.	Total district.
Kharif	... ..	44	68	62	56
Rabi	... ..	56	32	38	44

In Haripur except on the irrigated lands of Abi I and II and in the upper Khanpur hills the *rabi* is the more important crop. In Abbottabad except in parts of the Dhangar circle and in the lower hills of Tanawal the *kharif* takes first place, over 80 per cent of the total matured area being under this crop in Dhaka, Boi and Bakot. In the Pakhli plain of Mansehra the proportions are fairly equally divided but elsewhere in the tahsil the *kharif* predominates, and in Kagan the *rabi* percentage is only 6 per cent. Double cropping is almost universal on the superior irrigated lands throughout the district and on the *bari* in the plain and submountain tracts. In the tracts of moderate elevation *bari* sometimes grows a double crop only every other year; on the highest lands it is usually sown in the *kharif* alone.* Other unirrigated soils generally grow one crop a year but in parts where cultivation is most intensive, as in Badhnak and Tanawal, or where the land is of exceptional quality, like the *kund* lands of lower Tanawal locally known as *negar* or some of the Pakhli *maira*, two crops are often sown. On the other hand the worst kind of *kalsi* may be sown with a crop only every second or third year. Occasionally too, as in the Khari circle of Haripur, the system followed is *dofusti dosala*, i. e. in the first year the land is double cropped and in the second year it is fallow.

21. The percentages of the total matured area under the more important or prevalent crops are as follows :—

			Haripur.	Abbottabad.	Mansehra.	Total district.
Maize	...	...	19	50	49	40
Rice	...	...	...	2	6	3
Kharif pulses	...	...	9	15	3	9
Wheat	...	...	34	18	23	24
Barley	...	...	16	11	8	12
Oilseeds	...	...	4	2	4	3

Maize is the most important crop in the district and is very common everywhere except in the Maira circle of the Haripur tahsil where its place is largely taken by *baria*. In the most elevated tracts it is the sole crop of any real value. Among the numerous varieties the only one worth noticing here is the American which was introduced in 1892 and becoming rapidly very popular now covers about 42 per cent. of the area under this grain. Rice comes next to maize in importance among the *kharif* crops. It is rare in Haripur but when sufficient water is available is grown almost everywhere in the other two tahsils below a height of 5,500 feet, the most noted and valuable rice fields in the district being on the Siran in the Pakhli plain. Pulses of various sorts such as *mung*, *mash*, *moth*, *kulath* and *rawan* are most popular in the Abbottabad tahsil where they are grown largely on soil that is not good enough for maize. Other *kharif* crops that deserve a mention are cotton, sugarcane and turmeric. They are confined mainly to the plain tracts of the Haripur tahsil, where cotton occupies some 4,000 acres, sugarcane 700, and turmeric 600. Cotton is commonest in the Maira circle, and sugarcane and turmeric flourish most on the rich irrigated land of Abi I.

In the *rabi* wheat is the staple crop except in the low hills of Badhnak and Tanawal where it yields in popularity to barley. *Sarshaf* or rape is the most common of the oilseeds, being a favourite crop for following maize on *bari* lands, but in Haripur *taramira*, which is found chiefly in the Gandgar and Khari circles, runs it close. These two are also the only circles where gram is found to any extent.

Fruit gardens are a conspicuous feature of the Haripur tahsil. The best are round Haripur and on the Harroh at Khanpur. They grow plums, apricots, peaches, grapes, *loquats*, oranges and mangoes and are very valuable. In the hills pears are cultivated to a large extent but the fruit is disappointing and tasteless. There is in fact much room for improvement in the cultivation of all kinds of fruit.

22. For the estimated out-turn of the different crops reference may be made to the Assessment Reports. In a district of this kind where even within the limits of the assessment circle the soils vary so greatly from village to village and the best land of each class differs so widely from the worst, such estimates, however numerous and careful the crop experiments, must be very largely guess work. But it may be said with fair confidence that if errors have been made they have been on the safe side. Maize was at once the most important and the most difficult crop to estimate; on some of the *chahi* and *bagh* lands in Haripur and the *bela* lands in Rash its yield is extraordinarily heavy, rising to 40 or even 50 maunds an acre. The estimates adopted ranged from 22 maunds on *chahi* in Khari, 20 maunds on *bagh* in Abi I and *bela* in Rash to 4 or 5 maunds on *kalsi*. On *bari* they varied between 19 maunds in Kagan and 11 maunds in Boi. For rice the highest yield was 20 maunds in Maidan Pakhl and the lowest 8 maunds in Dhaka. Wheat varied from 10 maunds to 3, the commonest rate for *bari* being 8 or 9 maunds and for *maira* 6. Barley was usually a maund higher than wheat.

23. The population of the district (including Agror) at the various censuses was as follows :—

	Population.	Increase per cent on previous census.
Enumeration made at last Settlement (1872)	343,929	...
Census of 1881	383,031	11
„ „ 1891	483,903	26
„ „ 1901	528,666	9

In so hilly a country with its scattered homesteads and difficult communications an accurate census is almost an impossibility but that of 1901 was supervised with special care owing to the presence of the Settlement Staff and the figures may be accepted as fairly correct. And the returns of the previous censuses are probably rather below than above the mark, so that the increase in population is at least as large as the statistics show. The district as a whole is a very healthy one and contains many remarkable instances of longevity; scarcity and plague have hardly touched it and the poverty of even the least prosperous tracts is not sufficient to affect the birth rate. On the contrary it is Boi, the poorest tract of all, that is perhaps the most prolific. The density of the population works out for the district to 787 persons per square mile of cultivation. This is a high average and in some circles such as Tanawal (936) and Dhaka (1,064) the pressure on the soil is in certain villages very severe, but the large area of waste and the very considerable profits realised therefrom do much to relieve the strain.

24. Except for some Brahmins in the Nara-Lora, Dhaka and Bakot tracts the agriculturists of district are practically all Muhammadans. The best cultivators are the Brahmins aforesaid in the hills and the gardening tribe of Malliars on the irrigated lands in the plains. But their numbers are comparatively small. The most

important tribes are the Swathis, Tanaolis, Awans, Gujars, Jaduns, Utmanzais, Tarkhelis, Tarins, Dhunds, Karrals, Gakhars, Mishwanis and Sayads. Of these the Tanaolis, Awans, Gujars and Mishwanis are the best agriculturists. The others are average or indifferent and prefer to employ tenants where they can. But where the struggle for existence is severe and the most has to be made of every inch of grounds even Sayads will become thrifty and industrious.

25. The main line of the North Western Railway runs not far from the southern boundary of the district, the nearest stations being Serai Kala, some two miles from the edge of the Khanpur Panjkatha tract, and Hassan Abdal, which is 8 miles from the boundary of the Maira circle. The chief artery of communication in the district itself is the metalled tonga road that runs from Hassan Abdal through Haripur, Abbottabad and Mansehra, crosses the Kunhar at Garhi Habibullah and joins the road from Rawalpindi to Srinagar at Domel. Except for some roads in the Abbottabad cantonment and a 3 mile road from Abbottabad to the subsidiary cantonment of Kakul other metalled roads there are none. The plain tracts are fairly well served by unmetalled roads but in the hills communications are still in a distinctly backward state. The best roads in the hill tracts such as that through Tanawal from Abbottabad to Darband and those up the Kagan and Konsh valleys or to Thandiani and the Galis are in charge of the Military Works Department; they are suitable for pack animals and rideable throughout; there are also some roads in charge of the District Board which laden mules can traverse without very much difficulty; but often the path from one village to another is only the roughest of tracks and many villages are quite inaccessible except on foot.

26. The principal market towns are Nawanshahr and Dhamtaur on the edge of the Rash plain, Baffa in Maidan Pakhli, Haripur, and Mansehra. And as might be expected in a district where distances are so great and communications so difficult there are numerous small centres of trade in the hilly tracts, where the products of the surrounding country are received for transport to larger markets. The total volume of trade, however, is comparatively small. As regards grain the district is hardly, save in an exceptional year, self-supporting and surplus produce, when available, goes mostly to feed the troops in Abbottabad and the hill cantonments. A little wheat is exported from Haripur and rice from Pakhli and the Bakot circle; of articles other than food grains, *gur*, turmeric, and fruit are exported from Haripur, wool and hides chiefly from Mansehra, potatoes from the villages on the Dunga Gali range, and *ghi* from all three tahsils. The last is far the most important export of all but it is impossible to make any accurate estimate of its annual value. Probably 5 lakhs of rupees is well under the mark. The imports are chiefly tobacco, salt and cloth; grain also, when the harvests are below the average.

If the Kashmir railway, which is to traverse the district from the south-eastern course to Garhi Habibullah Khan, ever becomes a reality, it will of course revolutionise communications and greatly increase the facilities of trade. But so dense is the population and so inaccessible is much of the country that a great expansion in exports is not to be anticipated.

27. The livestock figures of last Settlement are so unreliable that little purpose is served by comparing them with those of the present. There is no doubt, however, that the members have gone up very largely, a fact which, welcome in other respects, is to be deplored where goats are concerned owing to the damage which these pests do to the vegetation. Excluding that recorded as unculturable or as Government Forest, the average area of waste per head of cattle, (each head being calculated as explained in paragraph 18) is in Haripur 2.0 acres, in Abbottabad 1.4, and in Mansehra 5.1. And in certain portions of the Government Forests also, it must be remembered, grazing is allowed. Most villages have in fact sufficient waste, or at any rate sufficient fodder for their purposes, but in a few the cattle have to migrate to outside grazing grounds for part of the

year, and occasionally a grass famine in one or other portion of the district (it is seldom universal) renders a more extensive migration necessary. In the autumn a continuous stream of goats passes from their summer quarters in Kagan, Bhogarmang or Kashmir to their winter quarters in less elevated tracts partly in the district and partly outside it and in the spring they return in similar fashion.

The plough figures of last Settlement are probably more reliable than those of the cattle. The present number is 49,575 as against 37,241 then, an increase of 33 per cent. and the average cultivated area per plough works out to 8.2 acres as against 10. This points to a more careful system of cultivation induced by severer pressure on the soil, though allowance must be made for the exaggerated cultivated area of last Settlement.

28. The profits from livestock in Abbottabad have been estimated at 5 lakhs and in Mansehra at about 4 lakhs. For Haripur perhaps 2 lakhs may be added and we get a total for the district of 11 lakhs. The estimate is an exceedingly rough one but is more likely to be under the mark than over it. The importance of cattle in the economy of the district is very great. Most of the grain being required for home consumption, it is chiefly to milk, butter and *ghu* that the ordinary *zamindar* in the hills looks for the payment of his revenue or for the means whereby he may borrow money from his *bania*. And in considering his often very exiguous resources in the shape of cultivated land the great value of the waste to him on these accounts has always to be borne in mind.

29. Not inconsiderable profits are made in some parts of the district by the sale of honey, walnuts, pears and other fruit, by the hiring out of transport in the shape of camels, mules or bullock-carts, and by the sale of grass and firewood. The seignorage fees to which land owners are entitled on trees felled in Government forests amount to Rs. 8,000 or so a year and are likely to increase in future. But the largest item coming under the head of miscellaneous assets is that of pay and pensions. With a few exceptions like the Utmanzais, Mishwanis, and Gakhars the Hazarawal has a poor reputation as a soldier but still a great many of them are to be found scattered about in various departments of the Indian Army; and the civil branches of the administration contain a number more. Straited circumstances at home or an adventurous spirit drive many far afield in search of a livelihood and they are to be heard of in Burma, in the Straits and in Borneo, in Hongkong and other parts of China, in Africa, and Australia and even in the Salvation army at San Francisco. From Government service alone the total annual income is over 8 lakhs of rupees.

30. The figures below show the percentages of the total cultivated area that are now under mortgage or have been sold since last Settlement. The figures for sales, in Haripur tahsil especially, are approximate only:—

TAHSILS.	AREA UNDER MORTGAGE.			AREA SOLD SINCE LAST SETTLEMENT.		
	To Agriculturists.	To Non-agriculturists.	Total.	To Agriculturists.	To Non-agriculturists.	Total.
Haripur	14	2	16	11	4	15
Abbottabad	8	4	12	9	2	11
Mansehra	9	4	13	5	2	7
Total District	10	4	14	8	3	11

It will be seen that non-agriculturists have obtained little hold on the land and indeed it is only in a few villages that the extent of their acquisitions is at all serious. The Hindu *sahukar*, in particular, is not much in evidence as a landed proprietor. As he is not a large cattle owner the remoter hill tracts have little to tempt him and in more accessible and fertile regions the villagers are in sufficiently easy circumstances to hold their own. But he was exhibiting an undoubted tendency to get more and more land into his clutches and the introduction of the Alienation Act, which has stopped this process, has been both timely and popular. Alienations between agriculturists themselves are frequent, especially in the case of mortgages. In some villages land changes hands almost with the rapidity of moveable property. But this need not cause misgiving. It means that the thrifty are benefiting at the expense of the extravagant and it shows that the agricultural tribes have a quantity of money available for investment. It should be added also that mortgages are largely counter balanced by redemptions.

31. The figures for the unsecured debt owned by proprietors are, on the other hand, somewhat disquieting, amounting as they do to about 19 lakhs or Rs. 28 per head. They are perhaps exaggerated but there is no doubt that the floating indebtedness is somewhat abnormally high. For this there are several reasons. As elsewhere litigation and extravagance are the chief. As an illustration of this the following instance may be given—There is a small village in Tanawal which has some of the worst land in the circle and in which the holdings are as small as elsewhere. Yet the floating debt is nominal and the villagers have thriven so well that they have acquired a considerable area in an adjacent village on mortgage. When asked to explain why they are so much better off than their neighbours they say it is because they avoid the Courts and curb their expenditure on luxuries. The average Hazara agriculturist appears in fact at his worst in the Courts. He has an unenviable reputation for the institution of false cases and for perjury, and the somewhat chaotic state of the old record has given him numberless opportunities of exercising his talents in these directions. His extravagance shows itself most conspicuously in his expenditure on funerals. A man cannot die in peace unless he knows that he will be given not only a decent but a sumptuous burial and that his relatives, friends and neighbours will be feasted royally on that occasion; the expenditure of a certain sum on this object is often in fact his dying behest, with which his heirs must strictly comply, if they do not wish to be shamed for ever in the eyes of the tribe. Even the poorest *zamindar* will spend from 50 to 100 rupees on his father's funeral and in the case of bigger men the sums run up to thousands of rupees. Apart from such occasions of extraordinary expenditure there is little idea of economy. To take interest is regarded as a sin (one reason, it may be noted in passing, why the starting of a co-operative credit society in this district has little prospect of success) and to put by for the rainy day is a thing almost unheard of. If a balance be over after squaring the running account with the *bania*, though the thrifter may invest it in the purchase or mortgage of land, in the case of the majority it goes towards purchasing jewelry for their womenfolk or finer clothes for themselves. And the running account will then probably be re-opened for there is a continual temptation to spend more than is actually in hand. In fact in a district of this kind there is truth in the paradox that increased indebtedness may indicate increased prosperity. Were the indebtedness mainly a result of poverty there would be more land in the hands of money lenders. As it is, in most tracts, with secure harvests and an unfailing income from the waste, credit is so good and loans on personal security alone so easily procurable, provided a high rate of interest is paid, that the more a man has to pledge, the more is he tempted to borrow and to spend. There do not, therefore, seem sufficient grounds for assessing leniently merely on the ground of over indebtedness; and in fact such a course might do harm by tending to encourage extravagance.

32. In no respect is the improvement of the circumstances of the district since last Settlement so marked as in the general rise of prices. In grain the rise is about 77 per cent. in

Rise in prices.

actual prices and 72 per cent. in those assumed for purposes of assessment. Cattle have gone up perhaps 20 per cent. on the average, wood and grass 100 per cent. and *ghi* 40 per cent. The price of land has been doubled, trebled or even quadrupled. Thus the best irrigated land round Haripur or Tarbela is worth from Rs. 100 to 200 per *kanal* as against Rs. 50 at last Settlement, and the average sale price of cultivated land in the Abbottabad tahsil during the last 19 years is Rs. 85 an acre as against Captain Wace's estimate of Rs. 22.

33. The following percentages give details of the cultivating occupancy.

Cultivated by owners and by tenants free of rent	...	46
Cultivated by occupancy tenants } Cash rents	...	20
paying— } Kind "	...	12
Cultivated by tenants at will } Cash "	...	6
paying— } Kind "	...	16

The *khudkasht* area is highest in the Abbottabad tahsil where it is 57 per cent. of the whole. In tracts like Tanawal, Badhnak, and Boi nearly all the land is in the hands of the proprietors themselves. In such cases the cultivated holdings are remarkably small, averaging perhaps 3 acres, and were it not for the waste the outlook would be parlous indeed.

34. The proprietary tenures of the district are in their origin mostly *zamindari* or *pattidari*; that is to say, the villages were held either by a single owner or a single family of owners in undivided shares or they belonged to one or more sections of a tribe who divided the lands among themselves on the basis of ancestral or customary shares and paid their revenue in the same fashion. At last Settlement this system was in great measure maintained and the revenue was distributed accordingly. But there were a few villages where possession was already the measure of right and in a number of others the proprietors elected to pay on the basis of possession and not of shares. These were entitled *bhatachara*. At the present Settlement nearly every village has agreed to distribute the revenue on the lines of actual possession and for convenience sake I have disregarded the historical origin of the tenures in such villages and have termed all of them *bhatachara*. The term *pattidari* I have kept for villages which still pay the revenue on shares, and *zamindari* has the same meaning as heretofore. I have also discarded the additions *mukammil* or *ghair mukammil* as they only tend to confuse and few people really understand what they mean. But I may remark here that the majority of villages have decided that in future they will hold their common land *hasab rasad khawat* i. e. on the basis of the revenue which they pay on their private property, and not on ancestral or customary shares. Thus they have become *bhatachara* throughout. On the above lines the total number of *bhatachara* villages is now 785, of *pattidari* 43 and of *zamindari* 72.

35. Intermediate between the full proprietor and the tenant comes the *malik qabza*. He is a proprietor with restricted rights for though he has full control over his own holding and is liable for the revenue assessed thereon, he is not entitled to any proprietary share in the common land of the village. He is often of a different tribe from that of the full proprietor, sometimes a *kamin* or a Hindu, and has acquired his footing in the village by purchase, or by favour. The rights in the *shamilat*, especially in hill villages with abundant waste, being valuable and jealously guarded, it is seldom than an outsider can obtain a complete proprietary title. Even a full proprietor purchasing from another may not be able to acquire the share in the *shamilat* attaching to the land transferred to him and will be recorded only as a *malik qabza* so far as that land is concerned. There is thus a continual tendency for the *malik qabza* tenures to increase in number and there are now nearly 6,000 such in Abbottabad tahsil alone as against 900 at last Settlement. It may be added that in a few villages there are persons akin to *malik qabzas* who are called *guzarakhwars*. These are usually 'poor relations'

of the owner or owners of the village who have been given a small plot of land for their *gusara* or maintenance. They have no rights in the *shamilat* except in the Khanpur tract where the Gakhar *gusarakhwars* have a share proportionate to the amount of land in their possession.

36. The position of the tenants of the district was the subject of much discussion at last Settlement. The Punjab Tenancy Act of 1868 had just been passed and it was felt that if the definitions of occupancy right contained in section 5 of that Act were applied as they stood to Hazara, a large body of cultivators who were fairly entitled to such rights would be excluded. The Hazara tenants were a deserving class; their task of breaking up the waste in the villages where they settled had been, in the hills at any rate, a very difficult and laborious one; they had stuck to their lands through all vicissitudes and under all changes of rulers and masters; their status in many cases was in practice little different from that of proprietor, and they were as a rule inoffensive and well disposed. Accordingly a special Regulation (3 of 1873) was passed in which a broader interpretation of the term 'right of occupancy' was given than in the Punjab Act, the most important modification being a clause awarding the right to every tenant who either through himself or through his predecessors had continuously occupied his holding from a period anterior to the Summary Settlement of 1847. Further a distinction was made between tenants of this class whose occupation had continued undisturbed from a time previous to the famine of 1783 A. D. and those whose period of occupation commenced after that date, and it was laid down that in enhancement suits, while the rents of the former should not be raised beyond a limit that was 30 per cent. less than what was payable by tenants at will, the limit in the case of the latter should be 15 per cent. As a matter of fact the date which Captain Wace intended to propose was 1818 A. D., when the Sikh rule commenced, and 1783 was fixed under a misapprehension, but the mistake was not material as any tenure that began in the time preceding Sikh rule was recorded as dating from before the famine.

When the Act of 1868 came under revision the Regulation of 1873 was subjected to a similar process and with the new Punjab Tenancy Act was issued the Hazara Tenancy Regulation 13 of 1887. The definitions of occupancy right were assimilated fairly closely to those of the Act but the important clause which referred to the Summary Settlement of 1847, and under which the large majority of occupancy tenants in the district have acquired their rights was maintained in all essential particulars. And in the section providing for enhancement of rents a maximum *malikana* of 6 annas in the rupee was fixed for 'before the famine' tenants as against 12 annas for those that were 'after the famine'. The most important clauses of the Regulation will be found printed in Appendix C.

37. There is a certain class of occupancy tenants in Hazara whom the Regulation has entitled to notice. These are the sub-tenants with occupancy rights of whom there are a good number in certain villages of the Khanpur tract and elsewhere. They pay their rent to a person called a *chakotadar* or *hundidar* who is himself a tenant with full occupancy rights holding directly under the landlord and liable to him for the rent both of his own and of the sub-tenants' holdings. In their origin the sub-tenants were probably in most cases relatives or dependents of the *chakotadar* who gave them a share of his own holding and made himself responsible to the landlord for their rent. They commonly come under the same clause of the Regulation as the *chakotadar* or under one that gives them a lower status than he but there are instances where they are recorded as having a higher status *e. g.* as coming under clause (c) whereas he comes under clause (e). In the present Settlement they have been treated in the same manner as ordinary occupancy tenants though the legality of their position under the Punjab Tenancy Act is not very clear, an occupancy tenant's power of subletting being limited by Section 58.

38. The tenants-at-will are drawn in the main from the same classes as the occupancy tenants. Many in fact owe their less privileged position to mistakes in the records of last Settlement, mistakes which have ever since been a fruitful source of litigation; others, though they may not be able to claim occupancy rights have been in possession of their holdings so long and have bestowed so much labour on their land that the heavy compensation which would have to be paid for improvements effectually deters their landlords from evicting them. Many tenants-at-will again are simply occupancy tenants who have broken up land outside their original holdings. Others are proprietors who add to their resources by renting other proprietors' lands. In fact the tenant-at-will pure and simple, who is here one year and there the next, is not very common.

39. The cash rented area, it will be seen, covers 26 per cent. of the total cultivation and 48 per cent. of the total area under rents. Cash rents are most frequent in the hills owing to the value of the grass on the waste of the holdings, which a kind rent could not take into account, and accordingly we find kind rents much more common in Haripur than in the other two tahsils. At last Settlement, except in the Khanpur tract, cash rents were almost universally lump sums fixed on the holding and known as *chakota*; now those of occupancy tenants have mostly been expressed in terms of the revenue, as will be explained in detail later on. Kind rents are usually one-half on the best soils like *bagh*, *hotar*, *bahardi abi* and *bari*, on medium soils like *maira* two-fifths, and on the worst soils like *rakkar* and *kalsi* one-third or one-fourth. Occupancy tenants often, but by no means always, pay a slightly lower rate than tenants-at-will.

40. The dues and services rendered by the tenants to the landlords are a very important item in the numerous villages where there is a marked gap between the social status of the two classes and their relations in the past were of a feudal nature. The tenant may have to spend a day or two of each year in ploughing his landlord's land, planting out his rice and cutting his crop of corn or of grass. He may have to bring him wood or grass from time to time, to pay him a rupee or so when his daughter is married, and to give him an annual present of butter or *ghi*. And when he pays *batai* there are generally a few *seers* of grain to be added to the landlord's share as the equivalent of dues of various sorts. Sometimes also the kind rent is augmented by a fixed sum in cash which is calculated at a rupee or more per plough and is really on account of the waste included in the holding. This is commonly known as *halchurz*, and in Konsh and Bhogarman the sums paid in this form were at last Settlement entered as part of the rent and have been similarly shown in the new records. In other parts of the district this due has been entered in the village administration paper only.

41. Relations between landlords and tenants cannot be called altogether satisfactory. Complaints of oppression on the part of the former and of insubordination on the part of the latter are rife and not without foundation. The feelings inevitably engendered by the proceedings at last Settlement, when conflicting claims which had long been in suspense were settled in favour of one party or the other, have not yet altogether subsided and there has been much litigation during the last 30 years. There is a growing tendency on the part of the tenants to assert their independence and the discussion on dues and services which the attestation of the *Wajib-ul-arz* has re-opened has shown them struggling to throw off the yoke. But it is probable that things will calm down with the close of Settlement operations and though the hold of the landlords may weaken a little it is hoped in the interests of the district administration that it will not seriously be impaired.

CHAPTER IV—THE NEW ASSESSMENT

42. The First Regular Settlement expiring with the *rabi* of 1902, a forecast Report was in 1899 submitted by Mr. Merk, the Deputy Commissioner, who anticipated that a revision of the Settlement would result in an enhancement of Rs. 140,000 or 45 per cent. The Punjab Government, under whose administration Hazara then was, considered that an enhancement of at least 50 per cent might be expected, and, on their recommendation, the Government of India, in a letter No. 1101 dated 31st May 1900, sanctioned the reassessment of the District.

43. There was at first some idea of doing away with assessment circles altogether, as in Kangra, and of leaving the Settlement Officer in fixing the assessment of each village to be guided mainly by the knowledge of its circumstances which a careful inspection would have given him, but this was abandoned on further consideration, and it was ordered that the system of assessment should be on the lines usually followed. The district was accordingly divided into circles; for each circle as accurate an estimate as possible was framed of the average net profits accruing to the proprietors thereof after deduction of the expenses of cultivation and certain customary charges, and a moiety of these profits was fixed as the standard of the Government demand.

44. In the ordinary districts of the Punjab plains a half assets estimate however carefully drawn up can at best be only a rough approximation to the truth and a considerable margin of error must always be allowed. In a hilly district like Hazara, even though the assessment circles be doubly or trebly as numerous, that margin becomes very wide indeed. To frame the estimate the value of the average gross produce on each soil in each circle has to be calculated, and when the varieties of agricultural conditions within each circle or of value within each class of soil and the very conjectural nature of the yields assumed are borne in mind, it is obvious that the results deduced must be accepted with considerable reserve.

A further difficulty arose from the character of the crop returns on which the estimate had to be based. Though the harvests of the years immediately preceding the Settlement might be taken as on the average fairly representative or if anything below the normal the statistics of the crops that ripened or failed on the various soils were by no means so accurate as could be desired, for the areas and soil classification of the old records were in many cases hopelessly unreliable, and, owing partly to this and partly to the very hilly nature of most of the district, the *girdawari* work had been very perfunctorily done. Various expedients therefore were employed in compiling and checking the produce estimates. In Haripur, where the Assessment Report had, under orders, to be prepared long before re-measurement was complete, an estimate of the average of the six years 1897-98 to 1902-03 for the whole of each circle was compared with estimates based on returns for re-measured villages only for the same period and also for 1903 alone, during which year an accurate *girdawari* was made. In Abbottabad, where the work of actual re-measurement had been completed some time before the Assessment Report was written, the produce estimate was based on the crop returns for the year 1904-05, but was subjected to various deductions in the circles where the figures showed that the cropped area was above the average of the preceding four years. In Mansehra, where measurements were finished a short time before the assessment statements were made up, a somewhat similar course was taken, the fairly accurate crop figures for the year 1903-04 being adopted as the basis of the estimate but being modified in the light of the returns for 1897-8 to 1902-03 where circumstances rendered such procedure necessary.

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45. The value of the gross produce being calculated in this somewhat speculative fashion, it remained to determine the proprietor's share therein, half of which would, theoretically, constitute the Government demand. Such a share is represented by what an average landlord would take from an average tenant-at-will and accordingly it was assumed as being the *batai* rate which statistics indicated as the most appropriate to each soil in each circle.

46. Before, however, the division of produce between landlord and tenant can be effected certain payments to village menials and others have to be made from the common heap and a corresponding percentage has to be deducted from the value of the gross produce as an antecedent to the calculation of the proprietor's share. In the Hazara district, the payments to such persons as render services extra-neous to agriculture being disregarded, there remain in most cases only the dues received by the carpenter and blacksmith. These dues or *kamiana* vary in amount but are on the average 3 or 4 *odis* of grain (an *odi* is equal to 4 or 5 seers) in either harvest per plough or 1 *odi* per *chhat* of 60 *odis*. In addition to this they get one or two sheaves of corn. The only other due taken into consideration was the *letri* of reapers employed sometimes on the larger holdings who get one sheaf in 20. Altogether, somewhat rough calculations indicated that in Haripur 5 per cent., in Abbottabad 7 per cent. and in Mansehra 8 per cent. should be deducted on these accounts.

47. In some districts additions are made to the half net asset estimates to represent the landlord's share of straw and of fodder. But in Hazara the cases where any appreciable share is taken are comparatively rare, save in the Haripur tahsil where *moth bhusa* or *chari* are concerned; and except in these two instances no allowances for straw and fodder have been made. The dues and services rendered by tenants have similarly been left out of consideration, partly because their value is difficult to estimate and partly as a set off against possible over calculations of the landlord's share owing to the wastage that usually occurs in the division of the produce.

48. The total net assets calculated on the above lines amounted to over 17 lakhs of rupees and Government was therefore theoretically entitled to a revenue 8½ lakhs. To take as much as this, however, was out of the question. Not only was the accuracy of the calculations very doubtful but an increase of 180 per cent. on the existing assessment was in any case an altogether impossible enhancement. The result was that the half asset estimates were used less as guides in fixing the standard of assessment than as danger signals to warn against any near approach to their totals. They were of service also to indicate the relative values of soils, when worked out on each soil in the form of acreage rates.

49. It is usual to compare and check an estimate based on rents in kind with one based on rents in cash. But in Hazara the materials for an estimate of the latter character are rather meagre for, as the figures in paragraph 39 show, only 6 per cent. of the cultivated area is held by cash paying tenants-at-will. And these rents being in most cases lump sums paid on several soils, the framing of an average rent for each soil is more or less guesswork. Nor in most cases are such rents competitive in character. But so far as they went the cash rent estimates indicated a need for caution in accepting the figures based on the produce estimates. Thus in Abbottabad they were 53 per cent. and in Mansehra 12 per cent. below the latter. In Haripur, for 4 circles in which they were worked out, they were 15 per cent. below.

50. In practice it was impossible, as a rule, to approach even the standard of the cash rent estimates and other considerations to a large extent governed the actual assessments. It was in fact mainly a question of what

caused not so much by the high pitch of the assessment as by the sudden rise from what after a lapse of 30 years had come to be a very light revenue. And as one circle differed much from another not only in fertility and prosperity but also in the measure of leniency with which it had previously been assessed the enhancements now adopted varied much in extent. This will be illustrated by the remarks in the following paragraphs on the circle assessments.

51. The boundaries of the assessment circles in the Haripur tahsil ^{Circle and total assessments, Haripur tahsil.} have been much altered since the orders passed on the Assessment Report, and the number has been increased by one. In that report the whole of the upper portion of the Haripur plain both irrigated and unirrigated, except the villages at the base of the hills to the south, was formed into one circle called Maidan Hazara Ulla. Similarly the lower portion including the stretch of *masra* between the Gandgar and Khanpur hills was the circle of Maidan Hazara Tarla. The villages along the edge of the Indus from the Attock to the boundary of feudal Tanawal and those on either bank of the Siran were combined into a circle called Kinara Darya. Gandgar was the present Gandgar circle minus a few villages at the base of either side of the range; Dhaka Badhnak was the present Badhnak circle without the Kulai tract. Kandi Kahl was composed of the villages lying to the south of the Maidan Hazara circles at the base of the Khanpur hills; and Khanpur circle comprised the whole of the Khanpur tract including the Panjkatha.

The assessments as sanctioned for these circles and as finally fixed after distribution over villages and after decision of appeals were the following :—

Assessment circle.	Sanctioned.	Finally fixed.	Percentage of increase in assessment as finally fixed over previous revenue.
	Rs.	Rs.	
Kinara Darya ...	30,000	30,040	53
Gandgar ...	10,000	9,715	84
Dhaka Badhnak ...	6,000	5,955	51
Maidan Hazara Tarla ..	53,000	52,568	39
Maidan Hazara Ulla ...	65,000	64,135	71
Kandi Kahl ...	{ 14,000 to 15,000 }	14,290	17
Khanpur ...	40,000	39,450	61
Total Tahsil ...	2,18,000 to 2,19,000	2,16,153	51

In the Government orders the totals fixed for the two Maidan Hazara circles and the Khanpur were to be regarded as a minimum, whereas in the other circles the ordinary 3 per cent. variation was allowed. But permission was obtained to go slightly below the minimum in the case of Khanpur and Maidan Hazara Tarla and the reductions ordered on appeal brought down the figures considerably in all three circles. The total for the tahsil as announced by me was Rs. 2,17,243.

The enhancements are highest in the circles which contain most irrigation—Captain Wace's irrigated rates having been more lenient than his unirrigated—or where the area of hill waste has allowed most room for extension

of cultivation. The lowest enhancement is in Kandi Kahl which has bad soil and somewhat precarious harvests. The poorest circle of all in the tahsil is Dhaka Badhnak with its minute holdings of struggling *khudkasht* proprietors and the largeness of the enhancement there is due to the great expansion of cultivation and the extreme lightness of the previous revenue. The total assessment of the tahsil is 62 per cent. of the estimated half net assets and represents an incidence of Rs. 1-6-10 on the cultivated and Rs. 1-10-7 on the average matured area. As adapted to the re-constituted circles the assessment works out as follows :—

Assessment Circle.				Assessment finally fixed.	Increase per cent over previous revenue.
				Rs.	
Khari	...	...	...	12,100	52
Gandgar	...	...	...	11,875	43
Badhnak	...	...	...	8,910	42
Maira	...	...	...	27,535	33
Abi II	...	...	...	60,548	54
Abi I	...	...	...	52,655	77
Kandi	...	...	...	23,840	18
Dhaka Khanpur	...	...	...	18,680	69

In Appendix D will be found a list of the revenue rates in each of the original circles which, if applied to the areas of the various soils, bring out approximately the required totals. And along with them are shown similar rates that may be considered appropriate to the re-constituted circles. No comment on these rates is here required except in regard to the *bagh* rate in Maidan Hazara Utlā or Abi I. Rs. 12 an acre may seem very high for even the best irrigated land but both the half assets and cash rent figures amply justify it. Rs. 5 a *kanal* or Rs. 40 an acre is a normal rent on such lands and the extremely high rent of Rs. 10 or 12 a *kanal* is not uncommon. And in some villages the proprietors have agreed to put a rate of Rs. 18 or so on *bagh* in the *bach*.

Circle and total assessments,
Abbottabad tahsil.

52. In the Abbottabad tahsil the assessments sanctioned and finally fixed are as follows :—

Assessment Circle.		Sanctioned.	Finally fixed.	Percentage increase of assessment as finally fixed on previous revenue.
		Rs.	Rs.	
Dhangar	...	21,000	20,515	43
Rash	...	80,000	80,095	134
Tatawal	...	25,000	25,210	21
Nara-Lora	...	19,000	18,950	39
Dhakr	...	23,500	23,050	130
Bot	...	6,000	5,850	81
Bahot	...	11,500	11,560	144
Total Tahsil		1,86,000	1,85,230	70

The enhancements, it will be seen, are very variable in extent. The previous assessment was more unequal in this tahsil than in either of the others, and moreover there has been a very marked advance in the circumstances of Rash and Bakot, the two circles which show the greatest rise. In the former this is due to the enlargement of the Abbottabad cantonment and the improved drainage of the plain and in the latter to the establishment of hill stations in the Galis and the construction of the Kashmir tonga road. On the other hand the previous assessment of Tanawal was, for the time when it was made, somewhat severe in character and, the circle being a congested one, the enhancement taken has been comparatively small. The same remarks apply to the Nilan sub-division of the Nara-Lora circle where the rise is only 17 per cent. The poorest of all the circles in the tahsil and indeed, the poorest in the district is Boi, an isolated and inaccessible tract, mostly in the hands of indigent *khudkasht* proprietors with large families. But as in Badhnak the great increase in cultivation and the excessive leniency of the previous demand made a large rise there inevitable. In distributing the assessments I found it hardest to work up to the total in Dhaka (where the amount fixed by Government was Rs. 2,500 more than I had proposed) and I here took fairly full advantage of the 3 per cent. rule. In Tanawal on the other hand I had little hesitation in exceeding the total fixed, as many villages were already assessed well above the proposed rate. The total announced for the whole tahsil was Rs. 1,35,625, Rs. 395 being subsequently deducted as the result of appeals.

The new revenue is 47 per cent. of the half assets estimate and represents an incidence of about Rs. 1-0-5 on both the cultivated and average matured areas. Details of the revenue rates, altered where necessary from those proposed in the Assessment Report in order to bring out approximately the totals sanctioned by Government, are given in the Appendix D. It will be seen that they include a rate varying between 6 pies to one anna an acre on waste in the form of *banna* and *dhaka rakh*, that is on land where grass is preserved as hay. Though not proposed in the Mansehra and Haripur Reports similar rates have been imposed in the *bach* in a large number of villages in the former and in one or two in the latter tahsil. There is, in fact, in some villages not much difference in value between such land and *kalsi*.

Circle and total assessments,
Mansehra tahsil.

53. In the Mansehra tahsil the figures for the assessments sanctioned and finally fixed are as below:—

Assessment Circle.	Sanctioned.	Finally fixed.	Percentage increase in revenue finally fixed on previous demand.
	Rs.	Rs.	Rs.
Pakhli Garhian		10,175	65
„ Kandi	85,000	28,045	72
„ Maidan		46,730	106
Koush Bhogarmang	23,000	23,045	109
Kanhar	19,000	18,850	77
Kagan	13,000	13,000	174
Total Tahsil (excluding Agror)	1,40,000	1,39,845	95

The total amount actually announced by Captain Beeson, the Assistant Settlement Officer, was Rs. 1,40,000 and Rs. 655 were subsequently deducted as the result of appeals.

It will be seen that the total enhancement in this tahsil is the highest of the three. The political reasons which actuated Captain Wace in assessing the border tracts very lightly had no longer any force and the greatly increased profits from the waste were a factor that here especially could be taken into account, notably so in the Kagau valley. And in Maidan Pakhli the very valuable *hotar* lands were much underassessed at last Settlement.

The total land revenue of the tahsil (exclusive of Agror) as now fixed represents incidences of Rs. 1-1-7 on the cultivated and Re. 0-15-2 on the average matured area respectively and it is 55 per cent. of the estimated half net assets. With regard to the list of revenue rates which will be found in Appendix D, it should be observed that the rates of Garhian and Maidan Pakhli are those proposed by Captain Beadon for the first and fourth of the groups of villages into which he divided the Pakhli circle of the Preliminary Report, and the rates of Kandi are a combination of those of the second and third of the said groups.

54. For the whole of the district (excluding Agror) the new land revenue amounts to Rs. 4,91,228 as against Rs. 2,94,241 before, an increase of 67 per cent. This sum represents 55 per cent. of the half net assets and incidences of Rs. 1-3-3 and Rs. 1-3-1 on the cultivated and matured areas respectively. And it is one-tenth of the estimated value of the gross produce. The total actually announced was Rs. 4,93,388 and the reduction of Rs. 2,160 was the result of appeals. Of these 90 in all were instituted *viz.* 35 from Haripur, 13 from Abbottabad and 40 from Mansehra, and 27 were successful.

55. The large all round enhancement taken in a number of circles and the still bigger rise rendered necessary in many villages owing to the unequal distribution of the previous revenue pointed clearly to the desirability of mitigating the suddenness of the increase by a system of deferred or progressive assessments. Accordingly in the Haripur and Mansehra tahsils the Settlement Officer was authorised to defer a portion of the enhancement up to Rs. 20,000 for 3 years, and in the Abbottabad tahsil, the Assessment Report of which was the last to be submitted, estates in which the enhancement exceeded 66 but fell short of 100 per cent. might have up to one-third of it deferred for 3 or 5 years as might seem expedient and those in which the enhancement was 100 per cent. or more might have up to one-half of it deferred for 3 years and up to one-third for the following four years.

The following table shows how these orders were carried out (deferred assessments in the case of protective leases being left out of account) :—

		Deferred till Kharif 1907.	Deferred till Kharif 1908.	Deferred till Kharif 1909.	Deferred till Kharif 1910.	Deferred till Kharif 1912.	Deferred till Kharif 1914.	Total deferred Revenues.
Haripur	...	18,242	...	300	...	...	300	18,842
Abbottabad	...	...	6,115	...	1,873	11,424	...	19,412
Mansehra	...	19,342	...	...	...	...	...	19,342
Total district	...	37,584	6,115	300	1,873	11,424	300	57,596

The full revenue of Haripur and Mansehra will thus be realisable in the *kharif* of 1907 (except in 2 villages in the former tahsil which, with the sanction of Government, were treated as exceptional cases); but Abbottabad will have a partial respite till the *kharif* of 1912. The latter tahsil has also

been fortunate in the fact that the new assessment was introduced a year later than in the other two. The above concessions have given great satisfaction and have done much to reconcile the people to the enhancements.

56. The revenue of Mansehra was distributed by Captain Beadon, that of Haripur and Abbottabad by myself after a detailed inspection of every village, in which particular attention was paid to the character of the soils. The actual method pursued was, taking the revenue rates as our guide, to frame what seemed to be suitable rates for each soil in each separate village and to apply these to the soil areas. Then, where necessary, such modifications of the totals thus brought out were made as a consideration of the previous assessment or of the existing circumstances of the village might suggest. In a district like Hazara, where the soils are the all important consideration and differ so much from village to village, this plan of working up from the bottom to the top and from the particular to the general is clearly the best course to pursue and indeed is the only way by which a correct estimate of what a village can afford to pay can be obtained. In practice we found it necessary to diverge greatly from circle rates in many instances, not only because of marked divergencies of soil and other conditions within one and the same circle but also because of the very unequal incidence of the old revenue, which if unduly light made us hesitate to take all the enhancement that an assessment upto circle rates involved, and if high yet not too burdensome, warranted us in assessing above rates. But at the same time we were careful, I think, not to pay too much regard to a fear of the consequences of a sudden enhancement, mitigated as it was by the orders as to deferred assessments. If in such cases the strain on the resources of the proprietors is for a year or two somewhat severe, they recover themselves in time and it is better to put all villages, so far as may be, on the same level as regards the relative incidence of the revenue than to perpetuate inequalities. It simplifies matters for the next Settlement Officer and the people themselves admit the justice of a levelling up process of this kind.

The following table summarises the results of the detailed village assessments:—

Number of villages whose revenue remained the same as before	...	37
" " " was reduced	...	66
" " " was enhanced 50 per cent or less	...	319
" " " " more than 50 per cent and not more than 100 per cent	...	291
" " " " more than 100 per cent and not more than 150 per cent	...	115
" " " " more than 150 per cent and not more than 200 per cent	...	54
" " " " 200 per cent or more	...	18

Considering the big all round enhancement the number of reductions which it was found necessary to make is striking. They were most of them in the Tanawal circle where the previous revenue was not only unequal but in many cases unusually high. In fact I reduced the revenue in some 25 per cent of the villages in this circle. The people were very grateful for the relief thus given but it is worth noting that the villages so highly assessed were not as a rule appreciably in worse circumstances than those which had been let off much more lightly, a testimony to the fact that to an industrious population like the Tanaolis even a relatively severe land revenue is not really much of a burden and that their poverty is due to other causes such as sub-division of the holdings, pressure on the soil, and the indebtedness resulting from litigation and extravagance.

57. The *bach* or internal distribution of the revenue was settled simultaneously with the announcement of the assessment of each village. At last Settlement, as explained in paragraph 34, the *bach* was in most instances made on ancestral or customary shares. Whatever they may have done once, these shares now often corresponded little with the relative amount of land in each proprietor's possession and

there was an almost unanimous desire at the present Settlement to distribute the revenue on soils, so that each man's share thereof might be commensurate with the benefit he derived from his land. No less than 785 villages out of a total of 900 adopted this mode of distribution, the number in fact now recorded as *bhinchara*. As to the fixing of the soil rates to be employed in a *bach* of this kind I found that the simplest plan was to inform the proprietors at the time of announcing the revenue what I considered would be suitable rates, these being, as a rule, those by which I had calculated the new assessment. The rates I proposed were usually accepted straight off, not so much because the proprietors considered them the best that could be devised but because they had not the intelligence to suggest any others or were not able to agree as to how to amend them. Where they were unanimous or practically unanimous in wanting another set of rates and their objections to those proposed by me seemed reasonable, I accepted their suggestions. But I always endeavoured to arrange that each rate should be in even rupees or annas or in convenient fractions of an anna per acre, except on one soil where, in order to make up the required total, the rate had necessarily to be a *sarsari* one worked out by dividing the area of the soil into the revenue remaining to be distributed over it. In Mansehra, where the first announcements of the new revenue were made, Captain Beadon proceeded on slightly different lines, the proprietors being first asked to state in what proportions they wished the revenue distributed on the various soils and soil rates being worked out accordingly. This plan has the apparent advantage of distributing the revenue more exactly as the people desire it. As a matter of fact, however, the people were generally too unintelligent or too factious to make a rational distribution and it was left for the assessing officer or the *Tahsildar* to suggest to them what they should accept. The small fractions of annas down to which each rate has to be calculated is somewhat of a drawback to this method for it complicates the paper work of the *bach*. By either plan, however, an equitable distribution has, I believe, been made with which the great majority of the villagers are satisfied.

It should be added that in a certain number of villages it was found advisable to frame soil rates for minuter sub-divisions of the soils than the circle rates showed. Thus where there was a marked distinction between the *bari* round the village site and that round outlying homesteads, the one was classed as *bari I* the other as *bari II*, and there was a considerable difference in their respective rates. Similarly in the Rash circle no less than 3 kinds of *bela* or *jab* land were distinguished in Dhamtaur village. On the other hand in Tanawal the separate classification of *maira I* and *maira II* adopted in the Assessment Report was not adhered to in the *bach*.

In a few villages, mostly in the Haripur tahsil, an allowance was made for damage done by roadside trees, the land affected being assessed in the *bach* at half rates. But only in 4 villages was the remission on this account large enough to justify a deduction from the total revenue.

In a number of villages in the Abbottabad and Mansehra tahsils, persons, usually occupancy tenants who had extended their holdings, were found cultivating *shamilat* land free of rent in the capacity of tenants-at-will. It being desirable to make these tenants pay not only the revenue assessed on such cultivation but also something over and above as token of their inferior status to the proprietors, it was generally agreed at the *bach* to impose a rent on them consisting of the new revenue and cesses plus a *malikana* of 8 annas in the rupee of the revenue. Such rents are collected by the *lambardar* as part of the income from the *shamilat* and are credited in the *bach* papers to the proprietors in the proportion of their shares. The fixing of rents in this way was perhaps a little arbitrary, but it was obviously equitable and the tenants have acquiesced in the arrangement. It should also be noted that in many villages in Mansehra it was agreed that proprietors cultivating *shamilat* land should in similar portion pay a *malikana* of one or two annas in the rupee on the revenue assessed on that land.

Another point in connection with the *bach* is worth noticing. Under the previous Settlement it was the common rule for a mortgagee of proprietary rights in land to pay the revenue on that land to the mortgagor and not to the *lambardar*. And being as a rule ignorant of what the correct Government demand on the alienated land amounted to (for to arrive at that would usually involve an elaborate and difficult calculation) they would agree among themselves as to what sum should be taken as equivalent to the revenue, a process known as *mushakhsa bahani*. Often enough this was very wide of the mark but even if it was much more than the true revenue, it would be a mistake to regard it as rent or the relations between the mortgagor and mortgagee as those of landlord and tenant. At the present Settlement we have in the majority of cases abolished this system and in the *bach* the mortgagee has been shown as liable to the *lambardar* for the revenue due on the land in his possession, whatever he may hitherto have been paying to the mortgagor as its equivalent. This is a fairer and simpler arrangement for all parties and has been readily accepted by the people. It applies also to cases of sales or mortgages of a portion of a joint holding, where heretofore the vendee has been paying the supposed equivalent of the revenue to the vendor.

58. Wells used for irrigation purposes are confined (except for one in Mansehra) to the Haripur tahsil and are found mainly in the Khari, Abi II, and Maira circles. A few are masonry in the full sense of the word, that is to say built of brick or cut stone and cemented and plastered with lime. A few others have only masonry cylinders at the base and otherwise are altogether *kacha*. But the great majority are built of stone that may either be cut or uncut and are cemented and plastered with mud alone. They cost anything from Rs. 100 to Rs. 500 according to their depth and the facilities for procuring stone and are cheaper than masonry wells proper, but, as a rule, nearly as durable. The area irrigated is small, averaging between 3 and 4 acres, but it is generally *dofasli* and the crops grown are excellent, the most profitable being tobacco and vegetables. In the Haripur Assessment Report the rate per acre fixed for wells along the Indus was Rs. 6, and for wells in the lower Haripur plain was Rs. 5. In practice it was necessary to fix a separate rate for each well and accordingly they were classified under my instructions by the *Naib tahsildar*, and after the classification had been checked by the *Tahsildar*, Extra Assistant Settlement Officer, and myself, orders were passed on each separately. The rates imposed varied from Rs. 8-8-0 to Rs. 3-8-0, the highest being paid on some very valuable wells near the Attock border. Considering that tenants of a number of the Khari wells have constructed them themselves and are responsible for keeping them in repair, yet nevertheless pay rents thereon of between Rs. 17 and 14 an acre, it cannot be said that the rates fixed are too severe.

The wells now number 320 in all, an increase of 100 per cent. since last Settlement. There is still plenty of room for new ones especially in the Khari tract, but the difficulty here is that few of the Tarkhelis, who are the proprietors, have the energy or enterprise to construct wells themselves and tenants are loth to construct them unless the proprietors will agree to take a cash rent in place of the *batai* which is paid on unirrigated land. And to this the Tarkhelis, who like all landlords are very tenacious of their *batai* rights, usually demur.

One hundred and thirteen protective leases have been granted altogether and the effect on the assessment has been shown in Appendix F. The periods fixed for masonry wells proper and for *jhallars* are the prescribed ones of 20 and 5 years respectively. Unlined wells of cut or uncut stone are granted leases for 15 years and wells with *kucha* sides 10 years. But where the wells have been constructed by tenants and the latter pay full or nearly full rents, no lease at all has been granted; and in similar cases where the rent is lighter than ordinary half the usual period has been fixed.

59. A number of fruit gardens, nearly all of them in the Haripur tahsil, were at last Settlement assessed at half rates and where the gardens are still in existence the concessions have

CORRECTION SLIP.

In table in paragraph 60 insert the following :—

				Previous assessment.
(Haripur)	...	...	• ...	4,411
(Abbottabad)	...	...	...	3,529
(Mansehra)	...	...	...	3,181
(Total District)			..	11,121

been maintained, Government having ruled that they were intended to last as long as the gardens themselves. In addition to these and as an encouragement to the cultivation of fruit it was decided at the present Settlement to grant a remission of half the assessment to all new gardens up to a period of 10 years from the date of planting. Appendix G. shows the result. 152 new gardens were awarded this concession, cases where its value would be less than Rs 5 in all being disregarded. Further it was settled that any gardens planted in future might claim similar remissions and rules on the subject were drawn up, which will be found in Appendix II.

60. The watermills of Hazara are very numerous and are an important feature in the economy of the district. There are very few handmills in use and nearly all the grain consumed is ground in the ordinary watermill or *jan'ar*, or, if it be rice, is pounded by the rice mill or *pekoh*. The latter grain is also pounded before export. Wherever there is any water power, even though it be only sufficient to turn a mill for a month or two in the rainy season, there a *jandar* is erected, but *pekohs* are naturally found in the rice tracts alone. The number of mills varies somewhat from year to year but when the assessments were distributed there were 1,012 *jandars* in Haripur, 1,413 *jandars* and 2 *pekohs* in Abbottabad, and 1,137 *jandars* and 184 *pekohs* in Mansehra, a total for the district of 3,562 *jandars* and 186 *pekohs*. A rough estimate of the net profits from these mills was made as follows. The total value of the produce annually taken to the mills was calculated with the help of the produce estimate, deductions being made on account of grain required for seed, for feeding cattle or for export; one-twentieth of this (the usual rate) represented the total value of the grinding fees and two-fifths of this again (the prevailing rent rate where landlord and tenant divided in kind) the share of the proprietors. Half of the latter sum was therefore the theoretical Government demand. It was considered advisable however to go well below this, partly because of the rough character of the estimate and partly in view of the lightness of the previous assessment. The following figures compare the actual assessments with the half net assets and the sanctioned totals :—

Tahsil.	Half net assets.	Assessment sanctioned.	Assessment announced.	Percentage of half net assets.
Haripur	Rs 11,300	Rs. Between 7,000 and 8,000	Rs. 7,462	66
Abbottabad	11,000	6,000	5,890	54
Mansehra	10,500	7,000	7,059	67
Total district	32,800	From 20,000 to 21,000	20,411	62

For the work of actual assessment the mills were divided into classes ranging from Re. 1 to Rs 12 or over, and the *Naib-tahsildars* submitted a statement for each village showing in what classes they proposed to place its mills. Their recommendations were checked by the *Tahsildars* and, in the case of Haripur and Abbottabad by the Extra Assistant Settlement Officer, and orders were then passed by myself or Captain Beadon as the case might be. In doing this we were assisted by our own notes about a number of the mills. As a rule the *Naib-tahsildars* did their work very well and I think the people are very fairly satisfied with the distribution. Where subsequent investigation pointed to cases of over assessment the necessary reductions were made.

The assessments actually imposed ranged from Rs. 35 to 1. The former sum is paid by three very profitable grain mills in Dhamtaur village close to the Abbottabad cantonment. 3 others in the same place pay Rs 30. Next in

value are some mills of similar character round Haripur, and a number of mills in Serai Saleh, 3 miles east of Haripur, which grind snuff almost exclusively in place of grain, the tobacco being brought from the Chach plain of Attock tahsil and from the Swabi tahsil of Peshawar district. These pay, as a rule, Rs. 25 each. The mills paying Re. 1 are those on small streams in out-of-the-way villages which work for a month or so only in the year. A proposal to exempt these altogether from assessment was negatived.

61. Prior to last Settlement a tax on sheep and goats called *rana shumari* was levied on flocks of not less than 50 head in the Abbottabad and Mansehra tahsils. It was at the rate of Rs. 1-12-0 per hundred on flocks owned by British subjects, and of Rs. 3-8-0 on flocks coming from independent territory or from Kashmir, and it was farmed out to contractors. The system led to great abuses and was finally abolished by Government in 1873. At the present Settlement the extensive damage done by goats to the vegetation in village wastes led to the conviction that something must be done to try and check the evil and it was eventually decided to impose a tax or *tirni* of an anna per head on all goats belonging to villages that had any hill waste to speak of and an extra anna on all migratory flocks that come from across the border into the district or that spend the summer in one portion of the district and the winter in another. The tax on the latter is collected as they are on their way down to their winter quarters, and the enumeration and assessment of non-migratory goats are carried out in the cold weather. The rules that have been Sanctioned on the subject will be found in Appendix J. The enumeration of the flocks and the collection of the tax must always be a difficult and rather unsatisfactory business for not only is it almost impossible to make a correct count or to prevent evasions but the subordinate officials are given undesirable opportunities of harassing the people and considerable discontent is aroused. Still it may be admitted that if the enumeration is properly supervised the destruction which the goats commit is really the more serious evil of the two and that a reduction in their number is essential if the village forests are to be saved. In the year 1906-07, the first year in which the tax was in full operation, the total realisations amounted to Rs. 16,196, of which migratory goats were responsible for Rs. 7921 and non-migratory for Rs. 8275. The total number goats enumerated was 1,95,753.

CHAPTER V—REVISION OF THE RECORDS.

62. In most Settlements the revision of the record is at least as important as the revision of the assessment; in Hazara ^{Untrustworthiness of the old records.} it was perhaps more so, for, as I have before indicated, the old record was unusually defective. This indeed was only to be expected. With its maze of hills and valleys, its villages perched on seemingly inaccessible heights or hidden in secluded glens, its cultivation climbing up slopes that are almost precipices or lying invisible amid surrounding forests the district is one that is difficult to map in detail with any approach to accuracy and the comparatively untrained *patwaris* of 30 years ago, who had not even the method of triangulation to help them but measured in the manner described in paragraph 12, could not be expected to execute their task very efficiently. The native supervising staff was also less capable and less trustworthy than it is now-a-days and the Settlement Officer was himself so occupied with deciding many intricate questions of title and with other judicial cases that he can have had little time to check the work in the field. As a result we find that in the hill tracts the maps of a large number of villages are utterly unreliable, and it is a worse than useless task to try and identify the actual field boundaries with those shown therein. Records based on these maps were bound to be incorrect too; for the areas and the soil classification of the fields were all wrong and their allotment to the various proprietors and tenants was largely guesswork. And even where the maps were fairly correct numberless mistakes as to ownership and occupancy right which the supervising staff overlooked were either wilfully or carelessly made. Thus while all the larger questions

of title were settled once and for all beyond dispute to the immense relief and benefit of the people, it has to be admitted that in the matter of details, despite the labour bestowed on it, the old record contains a mass of inaccuracies.

63. A surprising, almost amazing, fact about this record is that up to the date of the present Settlement it legally carried with it not a mere presumption but a conviction of truth. When the first Regular Settlement was started, certain rules, known as the Hazara Settlement Rules, were enacted laying down the procedure which Captain Wace was to follow and the character that was to attach to the record; and the sixtieth of these provided that all records of rights, customs, liabilities and rules drawn up by the Settlement Officer should when confirmed by the Commissioner and Financial Commissioner be considered a final settlement of all matters therein treated of, admitting of no rebuttal by subsequent suit except where any given field was entered under a holding contrary to the Settlement award in respect of it. Thus all the inaccuracies described above were placed beyond challenge and, however wrong a map or a record might be, it could not be disputed but was a final and conclusive proof of the facts to which it related. Captain Wace himself at the end of Settlement operations wished to repeal this rule except so far as concerned awards made in the course of the Settlement regarding proprietary or occupancy rights, and the Financial Commissioner proposed to repeal it altogether, but they were overruled by the Lieutenant-Governor who did not think a sufficient case had been made out to justify an application to the Government of India for a repealing enactment. So for 30 years this unique character continued to attach to the Hazara records and every claim to contest the accuracy of a Settlement entry was met by the plea that whether the entry was correct or not it was final. The Courts tried to evade this objection wherever they could and fortunately the old records themselves were so conflicting, the *Surat Deh* or history of the village, for instance, saying one thing and the *Tankh Haquq Muzarean* or enquiry into tenants' rights another, that between them it was often possible to arrive at some equitable conclusion. And the doctrine of adverse possession was another great stand by. But occasionally serious injustices were perpetrated and in most cases the fictitious accuracy assigned to the record was the cause of much embarrassment.

The new Settlement was thus confronted with a formidable obstacle at the start, for in the revision of a record to which such finality attached the Settlement Officer's hands would be very much tied. Accordingly no time was lost in getting a regulation passed by the Government of India, which repealed so much of the old Settlement rules as still remained in force and gave thenceforth to entries in the record of rights of the first Regular Settlement only the presumption of truth attaching to such entries in other districts under Section 44 of the Punjab Land Revenue Act. The Regulation itself is printed in Appendix K.

64. The ground was thus cleared for a radical revision of the record, which had not improved in character with lapse of time. The most conscientious *patwari* could hardly be expected to keep up to date a map of which he could make neither head nor tail and revenue papers that were almost as bad. And though many villages were in a much better state than this, yet owing to the insufficiency and inefficiency of the *patwari* staff, the lack of supervision in the more remote and inaccessible tracts and the ignorance or indifference of the people themselves, the condition of the records almost everywhere left much to be desired. It was a little time, however before the Settlement staff realised the state of things. Coming from other Settlements with preconceived ideas or having no previous Settlement experience at all, they started to work on the usual lines and at first treated the old records with the respect commonly due to such. It was only gradually that we

*Note.—An instance of this is a dispute about 271 acres of hill waste in Tarbala which is really the common grazing ground of the village but through the freak of some official was recorded at last Settlement as belonging to a single proprietor. The lower Courts held that the land was *shomilat*, but the acting Judicial Commissioner set it aside on the ground of Settlement Rule 40 and reluctantly upheld the Settlement entry.

realised that they did not merit very great consideration at best and that in some cases it would be better to throw them almost entirely overboard. The state of things was worst in Manselira and here in no less than 126 out of the 230 villages we made no real attempt to check the new maps by the old and we based our measurements on the existing facts of possession. In Abbottabad 60 villages were wholly or partially treated in the same manner and in Haripur 26, a total for the district of 212 out of 900, or 24 per cent. To ensure that the people understood and assented to what been done a proceeding was in each case drawn up in which was recorded the acceptance of the new map by representatives of the village. In the remaining villages, where the old maps were not too hopelessly inaccurate, the old field numbers were compared with the new and, while no regard was paid to comparatively slight differences of area and shape, important changes were attested by mutation orders.

65. Most of the mapping was done by triangulation, squares being laid only in the levellest portion of the plain tracts.

The new maps.

It is, I think, a mistake to attempt square laying in ground that it is at all hilly or much intersected by ravines. It takes much longer than triangulation and the latter can be done quite as accurately. We found that the instructions on the subject of triangulation in the Measurement Manual wanted amplifying and additional instructions were issued which have since been incorporated as an Appendix in a revised edition of the Manual. The system there laid down worked very well in practice and it is wonderful what accurate maps some *patwaris* with their cheap sighting rods and plane-tables of local manufacture have turned out. The main drawback was the poor quality of many of the mapping sheets supplied from the office of the Director of Land Records, which were too flimsy to withstand frequent applications of the sighting rod and became very much creased and torn. This defect has been remedied as far as possible by binding the outer edges of the sheets with cloth, by pasting down the paper where it had become detached from the cloth at the back and by making careful copies of these portions of the maps that had become almost undecipherable. Most of the maps were on the scale of 40 *karams* to the inch. A few in Kagan, where the size of the fields allowed it, were on the scale of 60 *karams*. And where the fields were very small, and clear and accurate measurements were of great importance, as in the irrigated villages on the Dor, the scale was 20 *karams*.

Altogether 9,882 squares were laid down, 85,168 triangulation points fixed and 729,422 fields plotted.

The whole of the district was surveyed except the Government Forests and some large areas of waste in the Kagan and Bhogamang valleys where the Revenue Survey map was copied. This latter map was in the hilly portion of the district on the scale of 2 inches to the mile or 480 *karams* to the inch, and this was quite large enough for the purpose, as the wastes in question are at too high an elevation to be culturable and are all village common.

For the square laying in the plain tracts no elaborate base lines were made but small base lines were constructed along the Indus and in a part of the Khanpur Panjkatha. An attempt to fit in the squares of the Swabi tahsil with the squares laid down on this side of the Indus was a failure, as it was found that at such a distance from their base line the Peshawar squares were not altogether accurate.

66. We had no traverses supplied by the Survey Department to help us

Comparison with Revenue Survey map.

to check our measurements but we had, in the Settlement notebooks prepared by Captain Wace, copies of the Revenue Survey maps of each village made in the years 1865 to 1869. As above noted these were on the scale of 2 inches to the mile for the hill villages. For plain villages the scale was 4 inches to the mile or 240 *karams* to the inch. As the square laying or triangulation of each village was completed a rough index map was prepared in which the distances between the trijunctions were shown. These were compared with the corresponding distances on the Revenue Survey maps as calculated by scale and, where the discrepancy was over 2 per cent., an enquiry was made into its cause. Similarly, when measurements were completed, a copy of the index map of each village, which was on the scale of 240 *karams* to the inch, was compared with

the Revenue Survey map and an explanation of any striking differences was called for. In both cases discrepancies were very numerous but as often as not the reason was that trijunctions in the Revenue Survey maps had been wrongly placed or the boundaries incorrectly drawn. These maps, it must be remembered, were constructed in most instances before the *patwaris'* maps of last Settlement and in fact were largely used to supply the outlines for these maps and it is therefore not surprising that they should have failed to delineate correctly boundaries that were still in some cases matters of dispute or which the villagers did not know themselves. So where the same traverse in two adjoining villages is approximately the same and the boundaries tally, a want of correspondence with the Revenue Survey map has not been considered of any consequence.

67. *Patwaris'* copies of the village maps were made accurately and rapidly with the help of the black carbonic paper, which was invented by a *kanungo* in the Attock Settlement. Cloth copies were also made and, contrary to the usual practice, were coloured like the other maps and had the *karams* marked on them. In a district where cultivation is so mixed up with the waste the colouring of the cloth map is of great assistance to the *patwari* and the lengths of the sides of the fields being given also, he will seldom have need to refer to the mapping sheets. The latter will be kept in tin cylinders and will, I hope, suffer little from wear and tear.

68. I do not claim for the majority of the maps of this Settlement the accuracy attaching to maps made on the dead level of the Punjab plains; they contain no doubt many mistakes and there has probably been some fudging in out-of-the-way corners. But I believe that for all practical purposes they are reliable enough and as a proof of this I may note that the forest boundaries shown in them have been found with few exceptions to tally closely with those on the maps subsequently prepared by the Forest Survey Department. I am in fact hopeful that when this Settlement comes under revision it will be found possible to avoid re-measurement of a large portion of the district and to be content with bringing the existing maps up to date. That such a course will be feasible is devoutly to be wished, for our experience has shown that the measurement of a district of this nature is a difficult, laborious and lengthy task.

69. An endeavour was made to carry on the revision of the rest of the record *pari passu* with the map but it has to be admitted that this was only a partial success. The Settlement official has an inveterate tendency to postpone correction of the papers to the end and to hurry on the mapping portion of the business, and in Hazara the hopeless confusion in which the old records of many villages stood provided an additional incentive. It is easier to clear up a muddle all at one time than piecemeal. Thus it was that the work of *takmil* or completion of the papers and of final attestation took a very long time. But it was done with especial care and in his final attestations the *Tahsildar* as well as the *Natb-tahsildar* in nearly every instance checked the entries regarding every holding and was not content with a percentage only. About 2,50,000 *khatauni* holdings in all were attested and I think that this record as well as the maps may be accepted with some confidence.

70. Evidence of the state of the old records and also of the labour involved in their revision is supplied by the mutation figures. The following are the number of mutations attested each year during Settlement operations up to the end of March 1907.

1900 to 1901	...	...	30,037
1901 to 1902	...	...	41,013
1902 to 1903	...	...	47,854
1903 to 1904	...	...	59,702
1904 to 1905	...	...	71,906
1905 to 1906	...	...	58,322
October 1906 to March 31st 1907			8,304
Total	...		317,138

I believe that in no recent Settlement has this number been exceeded and it is to be remembered that several thousand more mutations would have been written up had we not discarded the old maps in many villages and measured by possession simply, without any attempt to support apparent deviations by mutation orders. Some of the figures in the largest villages are worth noting. Thus in Baffa 3,784 mutations altogether were attested during Settlement, in Tarbela 6,779, in Nawanshahr 3,953 and in Dhamtaur 3,081. The incorporation of all these mutations in the new *jamabandis* was a task demanding much care and trouble. The mutation work in itself was, I think, well done on the whole. Endeavours were made to arrive at the facts and to pass orders accordingly, and if this was done in doubtful cases more often than the practice prescribed of recent years in the Punjab warrants, the justification lies in the exceptional circumstances of the district. There can be no doubt that the decision of mutations on these lines has prevented much litigation, the people showing a surprising readiness to accept such awards as a final, and only 340 appeals, or one appeal for every 924 cases, being instituted. The opportunity was also taken to revise a number of unjust orders passed in previous years by careless or dishonest officials.

71. The attestation of the village administration paper or *Wajib-ul-arz* was also a task of considerable labour, the chief bones of contention being customary dues and services and rights in the waste. The old *Wajib-ul-arz* was often incomplete and inaccurate and as regards dues and services it was sometimes in conflict with the *Surat Deh* which generally had a note on this subject. There was also great variety in the customs of one village and another, corresponding more or less to the degrees of control which the landlords exercised over their tenants, and it could never be assumed that what held good here would necessarily hold good there. For attesting this document the procedure followed was to prepare a separate file for each village, in which the relevant entries of the old *Wajib-ul-arz* were copied, re-arranged according to the order of subjects now prescribed. A preliminary enquiry was made by the *Tahsildars* or *Naiib-Tahsildars*, the results being recorded in a column opposite the said entries and Pandit Pars Ram, the Extra Assistant Settlement Officer, then completed the investigation and in a third column passed orders as to the entries to be made in the new *Wajib-ul-arz*, which was framed accordingly. This work was done with care but its contentious nature is shewn by the fact that there were about 80 appeals from or applications for review of his orders. Endeavour was made, as with mutations, to record what appeared to be the facts and not simply to reproduce the entries of the old *Wajib-ul-arz* and refer the parties in disputed cases to the Courts. But questions of dues and services, unless one or other of the parties makes admissions, are exceedingly difficult to prove and thus in many instances we were obliged to fall back on the old *Wajib-ul-arz* though its accuracy might be very doubtful.

72. With maps completed and checked and with *khataunis*, mutations and the *Wajib-ul-arz* duly attested the way was prepared for the compilation of the Standing Record of Rights. This consists of the following documents:—

- (1). Preliminary proceeding, showing the authority under which the record was prepared and giving a list of the papers included therein.
- (2). 'Genealogical tree of owners' (*shajra nasb*).
- (3). 'Alphabetical index' (*index radifwar*) showing on what page or pages of the record each owner, tenant and mortgagee are entered. This is prepared on the same plan as the index affixed to the *khatauni*.
- (4). 'Index of *khassra* numbers'—an index showing in what holding and on what mapping sheet each field is to be found. This takes the place of the index that used to be attached to the mapping sheets themselves.

- (5) A note on certain material points connected with the records (*fard tashrih amurat zaruri*) such as the treatment of the old map, the date of the latest mutations incorporated in the *jamabandi* or of the entries regarding tenants-at-will, the fixing of the cash rents of occupancy tenants, etc.
- (6) The *jamabandi*
- (7) Abstract of cash rents of occupancy tenants where enhanced by the Settlement Officer's orders
- (8) List of revenue assignments and pensions.
- (9) Statement of rights in wells if any.
- (10) Statement of rights in watermills, if any.
- (11) Order of Settlement Collector fixing the new assessment of the estate with details of the cultivated and uncultivated area under the old and new Settlements respectively.
- (12) Order of the Settlement Collector as to the *bach*.
- (13) *Wajib-ul-arz*.
- (14) The field map.

The above include all the documents detailed in paragraph 286 of the Settlement Manual, the 'statement of rights in irrigation from sources other than wells' being embodied in the *Wajib-ul-arz*. Nos (3), (4), (5), (7) and (10) are not mentioned in the Settlement Manual. Of these Nos (3), (4) and (5) explain themselves, and No (7) will be explained in the next chapter.

The 'statement of rights in water mills' (No. 10) has the same object and is on the same model as the statement of rights in wells. It should be remarked, however, that it has not at present the legal presumption of truth attaching to a revenue record for it has been ruled by the Chief Court of the Punjab that mills do not come within the definition of land as given in the Punjab Land Revenue Act, and a suggestion that the definition should be amended for this district so as to include mills was negatived. But as a matter of fact in Hazara mills have always been treated in the records in the same manner as land and the tenures are on the same footing. We find for instance that occupancy tenants of mills are classed similarly to other occupancy tenants and that the proprietors of a mill are almost invariably the proprietors of the land on which it stands. So that in practice the only difference at present is that no suits about mills are cognizable by the Revenue Courts. It is hoped that eventually a way will be found of getting over this anomaly, for in Hazara at any rate there can be little doubt that mills and land should be under one and the same law.

In accordance with the orders of the Settlement Commissioner only material modifications in the circumstances of the tenure of the village since last Settlement are noted on the first page of the genealogical tree and for details of the village origin a reference is made to the old Settlement record. Another alteration in the usual form is that owners without a share in the *shamilat* (*malikan qabza*) have (as in the Jhelum Settlement) been shown next owners from whom they acquired their land—if this is known—and not at the end of the *patti* or *taraf* to which they belong, as prescribed in the rules. This facilitates the calculation of shares when the *shamilat* is partitioned and it tallies with the order followed in the *jamabandi*.

It would have been an advantage if a genealogical tree of occupancy tenants as well as owners could have been prepared, but this would have been a laborious task and our hands being full enough as it was, I abandoned the idea. Cases of disputed pedigree can usually be decided without much difficulty by a reference to the *Surat Deh* file of last Settlement, where details of the tenants' families are given.

The *jamabandi* (No. 6) is a copy of the measurement *khataunis* as finally corrected after the final attestation of the *Tahsildar*.
Jamabandi It represents the state of things in existence at the date of that attestation except as regards tenants-at will. As a rule the latter are those who were in occupation at the completion of measurements, for it was not worth while to add to the mass of corrections already filling the *khataunis* by noting subsequent changes. The standing record of each village has thus really a different date; nor does this signify, for what is of importance is that the state of things at a certain time in each village's history should be represented as accurately and completely as possible, and form a starting point which can be referred back to with confidence until the next systematic revision takes place, rather than that the records of all villages should date from the same period. Where the *jamabandi* belongs to a year proceeding the introduction of the new assessment, the old revenue has been shown in black and the new in red ink, and where important changes in proprietorship have occurred before the close of Settlement operations a note has been made in the *jamabandi* against the holdings affected. A further point worth mentioning about the *jamabandi* is that the instruction in the Land Revenue Rules that fields should be entered in groups by soils has, with the approval of the Settlement Commissioner, been disregarded (for in a district of this kind it is worse than useless) and the fields have been written in serial order as in the *khataunis*.

73. No list of village cesses as prescribed in Section 145 of the Land Revenue Act has been included in the Standing Record but where necessary a reference has been made to the entries in the *Wajib-ul-arz*. As a matter of fact in very few villages of the district are such cesses levied. The principal of them is the 'puch bakri' a fee of a rupee or two which is paid by certain classes on the marriage of a daughter. Another, viz., that of *kandar* or ground rent seems to be confined to the village site and therefore to fall outside the scope of the Land Revenue Act. For this reason and because its attestation would give rise to many disputes it was thought best to omit it altogether.

74. As above noted a statement of the rights in irrigation from sources other than wells was included in the *Wajib-ul-arz* of each village. But at last Settlement general statements of irrigation rights on the Dor, the Siran and Harroh were prepared and these were now revised and practically re-written with far greater elaboration by Pandit Pars Ram. A complete account of the watercourses taking out of each river has been given together with statistics of the area that they irrigate and of the mills that they work. A map of each irrigation system has also been constructed. Contested cases have been adjudicated either by Pandit Pars Ram or myself and their results embodied in the record. Combined with the detailed entries in each *Wajib-ul-arz*, thus new *riwajnama abpashi* gives a very exhaustive description of irrigation in Hazara and will, I hope, in future greatly simplify the settlement of disputes, especially now that the Minor Canals Regulation gives it a legal sanction.

75. The revising of the record of rights led to a great increase of work in other directions. In particular partition cases were exceptionally numerous and difficult. The usual tendency on the part of subordinate officials to shirk this branch of revenue administration had been aggravated in the present instance by the state of the old records which rendered it often almost a hopeless task to carry out a big partition satisfactorily. Accordingly at the opening of Settlement operations we found an unconscionable number of cases pending, several of them more than ten years old. And, later, other cases were brought to our notice in which the orders on the partition files had never been embodied in the records or, if they were embodied, were hopelessly at variance with the actual state of things.

As the people came to realise that the work was being taken up in earnest fresh applications for partition poured in; but many could not be dealt with till re-measurement had provided an accurate map, so that progress at first was

somewhat retarded. Other applications were received too late to be carried out before the record of rights was prepared, and in fact many could not be considered at all till this was completed. Still a great amount of work was done, 1,849 cases altogether being decided during Settlement operations including all those of old standing. I regret that there are a large number of cases still pending, but they had to be postponed if we were to get the record of rights filled at all, and now that the papers are clear and in good order they ought not to take long to work off. But I would venture to express a hope that no effort will be spared to keep the subordinate revenue establishment up to the mark in this respect. Owing to the extent and value of the *shamilat* partition work in Hazara is of great importance as well as of great complexity and equitable and prompt awards contribute much to the content and happiness of the people:

76. Boundary cases chiefly concerned intervillage boundaries and as little attempt seems to have been made at last Settlement to compare the maps of adjoining villages they were fairly numerous, amounting to 294 in all. There were not many disputed cases, however, as the Settlement officials were usually able to get the parties to agree to a compromise based on possession.

77. Most of the miscellaneous revenue case work was also connected with the revision of the record, petitions relating to mutation orders or *khatauni* entries being very numerous. For this, of course the state of the old record is partly responsible and another reason is the character of the people, who are fond of petitioning on the most trivial and baseless grounds. Altogether 2,269 cases of this kind (exclusive of *inams* and *mafi* files) were decided in the course of Settlement operations and it is to be hoped that much litigation was thereby prevented.

78. The new records were filed at the end of the year 1906 and in the early part of 1907. A new revenue record room had been built during Settlement operations which contained a series of tin lined shelves in which the mapping sheets were placed. The bound volumes of the standing record have been arranged in shelves in front of the corresponding volumes of the first Regular Settlement and the *khataunis*, field books, *bach* files and other miscellaneous papers have been placed on racks in bundles along side of other bundles containing files relating to that Settlement. From the latter all useless records have been weeded out and destroyed. The *khataunis* and field books have been given leather covers and the *bach* files have been bound. The binding of the standing record took a long time and was not altogether satisfactorily done. The price of Re. 0-13-6 per volume, at which the local book-binder who bound the Agror records accepted the contract, proved too low owing to the great rise in the price of leather and was subsequently raised to Re 0-15-0 or 1 rupee. And the book-binder first engaged being unable to fulfil his contract in time, other men had to be called in to finish off the work. I regret now that I did not fix a better price to start with and insist on a higher standard.

79. The manner in which the revision described in the present chapter was carried out gave rise to an interesting discussion as to the legal validity of the new record. For the Punjab Land Revenue Act and its rules appear to prescribe that no entry of rights in an old record can be altered except in pursuance of a mutation order, and here we had discarded the old maps in a large number of villages and in such cases had made no attempt to attest divergencies between the old and the new by the ordinary procedure. Was it not possible therefore that the Courts might refuse to admit that any legal presumption of truth attached to new maps and records of this character and might throw the onus of proof on the person who contended that they were correct instead of on the person who wished to abide by the old record? The consequences of such an attitude on the part of the Courts would clearly be disastrous. For every man who stood to benefit by the inaccuracies of the old record would be tempted to sue to establish his claim; with a people of so quarrelsome and litigious character as the Hazarewals a flood of cases would undoubtedly be the result; and in

many villages the confirmation by the Courts of incorrect and inequitable entries, that were only made known to the parties concerned through the operations of the new Settlement, would render the revision that has been so laboriously accomplished a curse rather than a blessing.

In discussing this question the Settlement Commissioner expressed the opinion that it would be advisable to pass a special regulation making it clear that the records of the new Settlement conveyed the presumption of truth that all records of right elsewhere possess under Section 44 of the Punjab Land Revenue Act. But the revenue and judicial authorities of the North-West Frontier Province held that it might be assumed that such a presumption already attached to the new record and that in any case it would be advisable to see what attitude the Courts adopted before taking further action in the line suggested. Accordingly all that has been done for the present is to draw up a memorandum explaining how the new record has been prepared, what value in general attaches to it as compared with the old, and in what circumstances only, as a rule, should the latter be given the preference. Copies of this memorandum have been supplied to the courts of the district and to the Judicial Commissioner, the Revenue Commissioner and the Divisional Judge of Peshawar, and it is to be hoped that in all future cases where the two records are in conflict the considerations therein set forth will be duly borne in mind. The matter is a very important one and materially affects the peace and contentment of the district. A tendency already observed in some subordinate Courts to hark back unnecessarily to the old record, thereby starting a series of lawsuits, has made me somewhat apprehensive of the future and, if, in spite of the memorandum above referred to, this tendency continues and the Courts, as one or two have lately done, refuse to recognise the validity of a settlement entry because it has not been attested by a mutation order, I trust that there will be no time lost in taking the necessary measures to put the new records, which, whatever their defects, are incontestably very much more reliable than the old, on a satisfactory legal basis.

CHAPTER VI.—MISCELLANEOUS.

80. A very important question to which the enhancement of the revenue gave rise was the effect which that enhancement would have on the cash-rents of occupancy tenants. Enhancement of the cash-rents of occupancy tenants. As explained in a previous chapter most of these rents were lump sums fixed on the holding and known as *chakota*; they could not therefore be automatically raised with the revenue nor under the law as it stood could they be altered except by agreement or by order of Court. The generally inharmonious relations of landlord and tenant did not offer much prospect of amicable settlements and it was to be feared that many hundreds of law suits might therefore be the result of the introduction of the new assessments. To obviate this the Government of India were asked to amend the Hazara Tenancy Regulation by empowering the Settlement Officer to express all lump rents or acreage rents in terms of the revenue where he thought it advisable and to enhance them up to the limits prescribed in that Regulation. Appendix L contains the Regulation passed in accordance with this recommendation. It will be seen that it gave me full power to fix an enhanced rent for the term of Settlement within the limits allowed by law and also to reduce existing rents where necessary.

Most fortunately, in nearly all cases, the record of last Settlement showed to what particular section and clause of the Regulation each tenant belonged and where there was any doubt it could usually be resolved by a reference to the *Misl Tankih Haqq* or to the files of suits between the parties. Had it been necessary to settle in each instance the exact status of the tenant as well as his rent, the work could not have been done without special assistance. As it was, it was sufficiently laborious. I started with the idea that a standard *malikana* might be laid down for each class of tenants, such as 2 annas for 'after the famine' tenants of the fifth clause of section 5, 6 annas for

tenants of the third clause of that section and 12 annas for tenants of section 8, and that it would only be necessary to depart from this in rare instances. But the startling divergencies in the pitch of the enhancements brought out in the rents of tenants of the same class by applying a uniform *malikana* convinced me that I must give up this idea, for they showed that when the rents were fixed in the first instance, the tenants had not all been really on the same footing but had stood in varying relations to their landlords, and in the matter of rents had been let off lightly or not according to circumstances. I came, therefore, to the conclusion that the rent of each holding or group of holdings should be considered separately and be calculated at such a *malikana* as would bring out what appeared to be a reasonable enhancement, provided that the maximum rate allowable by law was not exceeded. And I assumed the enhancement to be a reasonable one when, other things being equal, the old rent was raised in the same proportion as the old revenue. But as it either was impossible or would have been too tedious and complicated a business to calculate what the old revenue on each tenancy holding was, I was usually content to take for my guide the enhancement in the total revenue of the village to which the holding belonged.

The procedure for fixing the rents was as follows:—A statement was prepared showing the new revenue due on each tenancy holding according to the soil rates laid down in the *bach*. A separate column showed the cesses and a third the *malikana*. The last was calculated at the maximum legal rate except in the case of 'after the famine' tenants in most of the villages in the Haripur and Mansehra tahsils where, by what further experience proved to be an error, a rate of 8 annas instead of 12 annas was taken. The total of these three columns represented, save in the exception noted, the maximum rent that could be imposed under the new conditions. I then compared this with the old rent and if the enhancement was not relatively greater than the enhancement in the revenue of the village, I fixed it usually as the new rent. If the enhancement was relatively too high, I reduced it to a reasonable pitch by lowering the *malikana* rate. If, however, the new maximum rent was less than the old, I maintained the latter unless there were exceptional grounds such as diluvion, for reduction. But on the other hand I rarely lowered the *malikana* beyond 2 annas unless even then the enhancement was very disproportionate or there were special reasons for a nominal rent. Where, for instance, the holding was part of the village common land, I sometimes fixed the new rent as the revenue and cesses only. In villages where the revenue had been reduced I either maintained the old rent or, if such a course seemed the more convenient, fixed new rents with a *malikana* rate which would approximately bring out the same sums. But in some cases where the old rents were so low that they amounted to less or very slightly more than the new revenue and cesses I adopted the latter as the rent plus a small *malikana*, thus allowing an enhancement.

To help the calculations a statement comparing the old and new areas and soils of the holdings (except in villages where the old areas were hopelessly unreliable) was attached to the file and if I found that there had been any great changes, I took them into consideration in fixing the new rents. This statement also showed how the new holdings corresponded to the holdings recorded at last Settlement and if the original holding had been split up into several, as of course was very often the case, I would fix the same *malikana* for each of the present holdings, so as to bring out a reasonable enhancement in the total of their rents over that of the original holding, despite the fact that owing to the previous inequalities in the sub-division of the rent, the relative enhancements in each holding might vary greatly. I tried in fact to ensure that all the persons now representing a tenant who was in occupation at last Settlement should pay the same rate of *malikana*.

As each *bach* file came before me I wrote an order in English fixing the *malikana* to be paid on each holding or the *chakota* rent, as the case might be. The rent entries were then corrected where necessary and copied into the record of rights, which shows both the total rent of each holding and how

that rent is unless it is *chakota* composed of revenue, cesses and *malikana* respectively, along with the rate of *malikana* fixed. And in cases of deferred assessment the rent that will be due when that assessment falls in is shown in the last column. Further, to facilitate reference an abstract of the rents (referred to in paragraph 39) is given at the end of the *jamabandi*, from which the numbers and classes of the holdings paying *chakota* or the various rates of *malikana* can be seen at a glance.

In Appendix M is given an abstract of the results of the action taken.

Results.

It will be seen that about 33,500 holdings in all were dealt with, of which some 25,900 or 77 per cent. had their rents expressed in terms of the revenue—which in nearly all cases implies an enhancement—and 7,600 or 23 per cent. remained *chakota* or lump rents, that is to say, were not altered at all or, if altered—and such cases were very few—were reduced to an amount which was still in excess of that brought out by the new revenue and cesses plus the maximum *malikana*. Of the total number of holdings 69 per cent. were those of 'after the famine' tenants of clause (5), 18 per cent of tenants falling under clause (3) and 7 per cent. of tenants belonging to section 8, and the numbers of the tenants of other classes were insignificant. In the two first named classes three-fourths of the rents have been expressed in terms of the revenue and one-fourth remains *chakota*. But in the case of section 8 tenants more than half remain *chakota*, which is evidence of the higher pitch of the rent in more recently created tenancies. The enhancements in the totals of the rents in each tahsil and the whole district compare as follows with the enhancements in the land revenue :—

Tahsils.			Increase per cent. in total of rents.	Increase per cent. in land revenue.	Percentage of increase in rents on increase in land revenue.
Haripur	...	...	27	52	52
Abbottabad	...	...	38	64	59
Mansehra	...	...	62	96	65
Total district	...	...	44	66	67

It will be seen that the total rent enhancement of the district is only two-thirds of the enhancement in the land revenue, this being due of course to the large number of holdings in which either the old rents exceeded the new, and were therefore retained or the new rents, though the highest allowable by law, did not bring out an increase proportionate to that of the revenue. From this it is fair to conclude that, judged by the cash rent standard, the new assessments are not at all excessive and in fact I was struck by the way in which, when worked out in detail, the high figures of the existing rents in some of the villages where I had taken the biggest enhancements of revenue seemed to more than justify my action. It must be admitted that there were other villages where the old rents were extremely low and calculation of the new rents at a *malikana* of no more than 2 annas was sufficient to bring out a disproportionate enhancement, but here I believe the causes were to be found in the original conditions under which the tenants came into possession of their holdings or in the weakness of the proprietary body and not in any undue severity of the old or new assessment.

Besides the above there were some 6,000 holdings, practically all in the Haripur tahsil and mostly in the Khanpur tract, in which the rents were already expressed in terms of the revenue, the *malikana* being generally 20 or 30 per cent. At last Settlement, in Captain Wace's words, these had been

Rents already expressed in terms of the revenue.

'backed by *chakota*,' that is to say, while the total of the rents in each village had been calculated in terms of the revenue and cesses with so much per cent. as *malikana* the actual distribution had been in lump sums agreed on between the tenant and landlord, which did not necessarily all bear a uniform proportion to the revenue of the separate holdings. In fact, as that revenue was not calculated out in detail, no other method of distributing the rents was possible. The rent of each holding has now been fixed in terms of the revenue of that holding, the *malikana* percentage being of course that laid down at last Settlement, and the result has been a great variation in the actual enhancements. But this was inevitable, if the same rate of *malikana* was to be applied to all and, considering that the tenants in each village were all originally intended to stand on the same footing in relation to their landlords, the course adopted seemed the most equitable in the circumstances, as it was the most convenient. It may be added that the rents here referred to confirm the impression produced by the *chakota* rents of the rest of the district, that the recorded status of the tenant had not really much to do with the scale of his rent and that the latter was determined by other causes. For we find tenants of all classes, though mainly, as elsewhere, belonging to clause (3) or to clause (5) 'after the famine,' recorded as liable to pay the same percentage as *malikana*, whereas under the Regulation the maximum payable by one class may be double or six times as much as that payable by another. In truth the distinctions drawn in the Regulation between the classes of tenant and the maximum rates of *malikana* due from them, though convenient, are essentially arbitrary in character.

The rents of sub-tenants with occupancy rights have been treated in the same way as those of the full tenants, save that, where practicable, a higher rate of *malikana* than that paid by the tenants under whom they hold has almost invariably been imposed despite any disproportion in the enhancement that may result. It may be also noted that the rents of mortgaged holdings have usually been calculated separately and will be paid direct to the landlord by the mortgagees, instead of being paid to the mortgagor by *mushakhsa bahami* as has hitherto been the practice. The same remarks apply here as in the case of mortgaged proprietary holdings which are discussed in paragraph 57.

A difficulty arose as to the enhancement of the rents paid by occupancy tenants of mills. Like the Land Revenue Act, the Tenancy Act or Regulation does not strictly apply to such cases and I could not legally enhance these rents. A solution was found in the issue of executive orders fixing a rent amounting to the new revenue and cesses, plus a *malikana* calculated at the same rate as a resolution of the old rent into revenue, cesses and *malikana* showed to have been paid hitherto. Where, however, the rate was excessive and the consequent enhancement of the rent too high I reduced the rate to a reasonable figure.

The enhancements described above have been taken by the people very quietly on the whole and though there have been some grumblings at the different rates of *malikana* fixed for tenants of one and the same class there have been surprisingly few appeals and there has undoubtedly been much less discontent than would have been the case if a greater uniformity in the standard of the *malikana* rate with a consequent greater diversity in the relative enhancements had been insisted on. And there is a general feeling of gratitude for the prevention of the litigation which must inevitably have occurred if no action had been taken. The results, in short, have been well worth the time and labour spent on the task and if the method pursued has been of a somewhat rough and ready character and no attempt has been made to go into nice questions of improvements or deterioration (as indeed was out of the question if the work was to be got through at all), still I do not think that any material injustice has been done.

81. Another of the tasks accomplished at the present Settlement was the laying down of a permanent boundary on the Indus between the Hazara and Peshawar districts under section 101 A of the Punjab Land Revenue Act. This was a very simple matter as the line demarcated at the Peshawar Settlement could be accepted almost in its entirety. No cultivated land and little waste land of any value were affected and the only real dispute was as to an island of *shisham* trees below Tarbela which was awarded to Hazara. It should be added that between the district and independent territory the main stream of the river is and will remain the boundary.

82. Watered as the district is by numerous streams and scored by *nullahs* that heavy rain makes the channels of destructive torrents, there is naturally a considerable amount of alluvion and diluvion every year. But except on parts of the Siran, Dor and Harroh rivers the area affected is generally of small extent and value. Under the previous Settlement the assessment of alluviated and the remission of the revenue on diluviated lands were governed by what was called the 10 per cent. rule. This is to say, no fresh revenue was imposed or existing revenue released in any village unless the assessment of that village was thereby increased or reduced, as the case might be, by at least 10 per cent. This rule was apt to work very unfairly—Tarbela for instance lost by dialluvion land assessed to some Rs. 490 but was not allowed a reduction because this fell short by Rs. 10 of the required 10 per cent.—and it was decided to abolish so arbitrary a limit. New rules accordingly were sanctioned and will be found printed in Appendix N. Their purport is to provide for the annual measurement of alluviated and diluviated land in those villages on the Siran, Dor and Harroh, where changes are most frequent, for the imposition or remission of the revenue on such land, and also for quadrennial measures of the same kind in all other villages of the district where diluvion or alluvion is likely to take place. The greater equity of these rules is manifest and they should not be difficult to work.

83. It was also necessary to frame rules on the subject of water-mills. At last Settlement it was merely provided that when a mill was destroyed by river action its revenue should be remitted and that new mills should be assessed at the rates paid by similar mills in the same village or in the vicinity. But there was no check on the construction of new mills, and during the currency of the Settlement considerable damage to the interests both of irrigators and of owners of existing mills has been caused in consequence. Accordingly the new rules (which will be found in Appendix I) provide that no new mill can be constructed without the permission of the Collector. They also give more precise instructions as to the remission and imposition of mill assessments. Further they confirm the practice of treating mills in the same way as land for purposes of entry in the revenue papers and they make it clear that the *jagir* of a village or part of a village includes the revenue on the mills situated therein.

84. The Government forests of the district have been referred to in paragraph 15. They consist of four ranges, Kagan, Siran, Dungagali and Khanpur and aggregate about 150,000 acres in area. The boundaries were demarcated at last Settlement by Mr. Reynolds under the supervision of Captain Wace, and as certain modifications now seemed advisable Captain Beadon, Assistant Settlement Officer, was deputed to go over them and report what alterations in the line were necessary and whether any further concessions to the villagers beyond those allowed at last Settlement seemed desirable. In Kagan, in particular, it was hoped to improve the demarcation by a system of exchanges with the proprietors. The results of Captain Beadon's enquiries are embodied in four reports, which have been separately printed along with the orders passed on them by Government. It was not found possible to effect any exchanges in Kagan, and generally it was considered advisable to maintain the line as demarcated by existing pillars whether they were exactly in accordance with the maps or not, since they marked the limits of

actual possession. Here and there, however, slight alterations were made, usually in the interests of the villagers. Few additional concessions of any other kind were found necessary save the allowance of conditional rights in a number of paths and springs. Meanwhile the forests were re-surveyed by the Forest Survey Department on the scale of 4 inches to the mile; and we were supplied with copies of their maps which we compared with the village maps. Discrepancies were noted and where practicable corrected,—as I have before remarked the serious errors in our maps were not very numerous—and a file was then prepared for each village which contained a tracing of the forest attaching to it, a record of the rights enjoyed by the proprietors in the forest and miscellaneous papers. A separate tracing of each block of forest divided between two or more villages was also made, showing the intervillage boundaries. Duplicates of these files have been supplied to the Deputy Conservator of Forests, and, in future, there should be no difficulty in deciding any dispute as to boundaries or rights that may arise.

85. The village forests of the district, in spite of denudations, are still of great extent and value. They are usually on the fringe of the Government forests and resemble them in character though they are not of course so well preserved. But several villages which have no Government forest on their border have good forests of their own, whether of brushwood or timber, notably so in Badhnak and Tanawal where there are no Government forests at all. And throughout the hills the village waste lands, even if they are not wooded, are of much importance on account of the grass that they produce. In 1882 it was decided to make an attempt to protect such lands from the inroads of cultivation, which not only diminished the supply of wood or grass but also endangered the stability of the hill sides, and Mr. Forrest of the Forest Department was deputed to demarcate in each village, where such a measure seemed advisable, an area within which no cultivation was to be permitted. Such areas were termed 'protected waste' or in the vernacular *mahduda*. The result of Mr. Forrest's operations was to enclose nearly 1,50,000 acres in this manner but unfortunately the demarcation included numberless plots of cultivation, and no provision was made nor indeed could have been made for separating these off from the waste around them and preventing their extension. And apart from this, a fatal defect in the demarcation was that it was made on the existing village maps which were much too inaccurate to serve as a basis for such work. The result was a very unsatisfactory state of things; sometimes the intended boundary of the waste could not be identified on the ground; in numerous cases cultivation, which it would be impolitic and inequitable to close was included; and altogether the people, with whom the protection of these areas was exceedingly unpopular, had a very genuine grievance. A thorough revision of the demarcation was essential and accordingly this task was also entrusted to Captain Beadon under my supervision. A separate report on the subject has been submitted and it will suffice here to say that despite the fact that large areas in Konsh and Bhogarmang valleys were now brought under protection for the first time, the net result was a reduction of the original area of 146,733 acres of *mahduda* including several thousand acres of cultivation, to 83,782 acres, all uncultivated. Though this system of protection will always be very distasteful to the uninstructed villager, all real grievances have been removed and as it has been made plain both on the maps and on the ground what the new boundaries are, there will in future be no excuse for encroachments.

86. Apart from questions of demarcation the whole subject of the forest policy to be pursued in Hazara came under revision during the Settlement. The administration of the forests, both Government and village, is governed by a special Regulation and by rules framed thereunder, and both seemed to require some amendment. The rules were taken in hand first and thoroughly revised, and the appointment of a special *Naib-tahsildar* for the supervision of village forests was sanctioned. The result was not only to arrest the process of deterioration in many of these forests but also to effect a marked

Revision of Forest Regulation and Rules.

improvement in several. Experience, however, suggested further amendments in the rules and towards the close of the Settlement fresh proposals on the subject were sent up together with a draft of an amended Regulation in which an endeavour was made to clear up ambiguities and also to give the district authorities more power in preventing damage to forests and waste lands without unduly harassing the people. Orders on these proposals are awaited and when they are passed it is to be hoped that the most important problem of the district administration will be placed on a really satisfactory basis.

87. The inaccessibility of many parts of the district and the turbulent nature of its people led naturally in Durani and Sikh times to the granting of large *jagirs* to the chiefs of the remoter tracts or of the more intractable tribes as an inducement to keep quiet and not molest the Government. And on annexation these grants were to great extent confirmed while others were added for services rendered to Major Abbott. Consequently the assigned revenue of the district is very considerable, amounting in fact to 23 per cent. of the whole. Most of the bigger *jagirs* are in the form of the revenue of whole or parts of villages and not of fixed cash grants and their holders have, therefore, benefitted greatly by the enhancements of the assessment. The total increase in the value of these assignments is 65 per cent. A summary of the general orders relating to them will be found in Appendix O and for convenience of reference, though at the risk of unduly swelling the bulk of this Report, a list of the *jagirdars* with particulars of their grants has been given in Appendix Q. Apart from these *jagirs* there are a few small *mafs* which have all been duly revised.

88. Another form that the assignment of revenue takes in this district is the bestowal of *inams* on *lambardars* and others in the shape of cash grants deducted from the revenue of a village before it is paid into the Treasury. At last Settlement the number of these *inams* as fixed by the Settlement officer was 908, of which 294 were for life only and 614 for the term of the Settlement. They aggregated nearly Rs. 14,000 or 4.5 per cent of the total revenue. Few of them were for over Rs. 50 and a number were for small amounts of Rs. 5 and less.

As the *inams* fixed for the term of Settlement now came under revision it was decided to abolish this policy of petty grants, a survival of Sikh times, which was of material benefit neither to the holder nor to Government, and to substitute a system of graded *inams* to be called '*zamindari*' *inams* which should be made fewer in number but greater in value. But to obviate hardship and heartburning a certain number of existing *inams* were maintained as life *inams* and it was ordered that on the death of their holders, but not till then, they should be added to the fund available for *zamindari* *inams*. The total *inam* grant, including both life and *zamindari* *inams* was fixed at Rs. 13,000 or slightly over 2½ per cent of the new revenue; Rs. 4,736 were in the first instant allotted for the life *inams* and the rest was devoted to 143 *zamindari* *inams*; but when all the *inams* have fallen in there will be 250 *zamindari* *inams* altogether, divided into four grades of 25, 50, 75 and 100 rupees or over respectively. These *inams* will be subject to revision on the expiration of the present Settlement. It should be observed also that all the bigger *jagirdars*, exclusive of those enjoying fixed cash grants only, contribute 1½ per cent. of their assigned revenue to the *inam* grant, either in the form of payments to *inamdars* residing on their estates or of *naxrana* credited into the Treasury. Appendix P will be found to contain a summary of the orders passed at the present Settlement on the whole subject.

89. The district is full of *ziarats* and at last Settlement some of the better known of these were given *inams* for the term of that Settlement. These *inams* have now been continued for the term of the present Settlement conditionally on the maintenance of the institutions, and new *inams* have been sanctioned for certain shrines whose claims had before been overlooked. A tank on the road to Khanpur has similarly had its *inam* continued, whereas that of a neglected well near Haripur has been resumed. The total *inam* grant on these accounts amounts to Rs. 340 as against Rs. 290 at last Settlement.

90. The task of revising the assignments, numerous though they were, was rendered easy by the very thorough and clear way with which as a rule, they had been dealt at last Settlement, and there were comparatively few questions connected with the *jagirs* or *mafis* which had to be referred for orders to higher authority. Separate vernacular files of the assignments in each village have been prepared and the necessary orders passed on them. And all the grants have been shown in one or other of the following registers, which have been drawn up both in English and Vernacular:—

No. 1.—Assignments granted in perpetuity.

No. 2.—Assignments granted in perpetuity subject to conditions, *viz.* (a) *mafis* granted during the pleasure of Government, (b) garden *mafis* granted at last Settlement.

No. 3.—Assignments granted for the term of Settlement (exclusive of *zamindari inams*.)

No. 4.—Assignments granted for life, *viz.* (a) *mafis*, (b) *inams*.

No. 5.—*Zamindari inams*.

No. 6.—Garden *mafis* granted at or subsequently to the Second Regular Settlement for a period of 10 years from the date of the planting of the garden.

91. Though the number of *lambardars* is redundant in many villages, it was not thought advisable to prepare any systematic scheme of reduction. In a district where there is so little crime a superfluity of *lambardars* does not cause very much inconvenience to the administration and the advantages accruing from such a scheme are not worth the heartburning and dissension to which it would give rise. But reductions have been effected wherever a fitting opportunity presented itself and a note has been left of the villages where a similar course might be taken in future, should a vacancy occur and no suitable claimant be forthcoming.

92. Protected, as most of the district is, by an ample rainfall, the experience of recent years has shown that almost total failures of the crops may happen occasionally in certain of the plain and submontane tracts and the severe distress of 1878 is a warning that even the higher hills may not be altogether immune from such a calamity. Accordingly proposals dividing the district into secure and insecure tracts have been submitted, the latter comprising the whole or greater part of the Pakhli Garhian circle in Manshira, the Boi, Dhaka, Dhangar and Tanawal circles in Abbottabad, the Badhnak, Kandi and Maira circles in Haripur, a few villages in the lower portion of Dhaka Khanpur and one or two non-*jagir* villages in Gandgar. In these tracts it has been suggested that the question of suspending the revenue should be taken into consideration when the failure of crops has been so serious that the matured area of the *kharif* harvest in the cooler zone or of either or both harvests elsewhere is less than a certain fraction of the average matured area as calculated at the present Settlement. This fraction will vary from one-sixth to one-third according to the circumstances of each village or as one or both harvests are to be taken into account.

93. A new form of village note book or *lalkitab* suitable to the circumstances of the district has been adopted. It preserves the essential features of the old form but has been simplified where possible. Instructions have been printed on the front page of each statement, so that the *patwaris* will have little excuse for going wrong in writing it up. A special form for the chief agricultural statistics to be recorded in the abstract village note-books has also been sanctioned. These note-books have been bound up by circles in one or more volumes per circle, and contain for each village the following documents:

1. An assessment note form giving particulars of the past and present assessments and of the cash-rents fixed for occupancy tenants.

2. A village statement summarising the leading statistics of the village and used for inspection purposes prior to the announcement of the new assessment.
3. A small map of the village, usually on the scale of 4 inches to the mile.
4. The form for chief agricultural statistics above mentioned.
5. The inspection notes of the past and present Settlement.

The last in the case of Mansehra tahsil, were written by Captain Beadon (with a few additions of my own), and in the case of Haripur and Abbottabad by myself.

On the first pages of each volume that begins a circle similar statements for the whole circle are given together with a small scale map, and a larger map on the 4 inches to the mile scale is inserted in a pocket at the end or is separately attached. So in future the abstract village note books will, I hope, provide all the data required by an officer inspecting a village and will be of material use when the Settlement next comes under revision. They will be kept at headquarters in charge of the district *kanungo* and not in the tahsils as heretofore.

Cesses.

94. The cesses now in force are the following :—

Local rate	...	...	...	Rs. 8-5-4 per cent.
<i>Lambardari</i>	...	...	...	" 5-0-0 "

At the commencement of the Settlement the local rate cess was Rs. 10-6-8 per cent and in the orders on the Haripur Assessment Report the existing *patwari* cess of Rs 6-4-0 per cent. was raised to Rs. 6-7-4 But Rs. 2-1-4 out of the former and the whole of the latter were subsequently abolished under the orders of the Government of India.

Unfortunately these orders came in the middle of the *bach* work and necessitated much revision and correction both of the demand due from each proprietor and of the cash rents of the occupancy tenants. The enhancements of the latter came into force in Haripur and Mansehra tahsils from the *kharif* of 1904, and as the *patwari* cess was not abolished till the *rabi* of 1906 the new rents have been shown as including the cess; but in the last column of the *jamabandi* a note has been added stating what the rent payable in the year 1906-07 will be after deduction of the cess. It has not been thought worth while to make a deduction for the *rabi* of 1906 as this would introduce an extra complication and the benefit accruing to the tenants would be small. In the Abbottabad tahsil, where the enhancements took effect from *kharif* 1905, the *patwari* cess has not been included in the new rents at all. The tenants thus got the benefit of its abolition a harvest before it actually took place but this was not very material and, as in the other tahsils, the course taken avoided complications.

95 Both the *kanungo* and *patwari* establishments of the district have been revised and their numbers raised. The previous *Patwaris* and *kanungos*. inadequacy of the staff was one of the reasons why the records had not been kept up to date, and the introduction of the diallusion rules and the amendment of the rules under the Forest Regulation have increased their responsibilities. There are now 12 field *kanungos* (exclusive of one in Agror) as against 8 before, and 187 *patwaris* against 138. The increase in the number of *patwaris* also necessitated a thorough revision of their circles which are now of reasonable size, the average number of fields per circle being 3,879.

The *patwaris* now on the establishment have all had a training in Settlement work and though their educational qualifications are low and in intelligence they do not come up to the average of the districts in the Punjab plains, they are undoubtedly as a body much more efficient than the staff with which the Settlement commenced. Of the latter 15 have been dismissed, 6 have died,

14 have resigned or been compulsorily retired in the course of the operations, and only the fittest survive. Most of the present staff are local men of the *patwari* from down country, with a few exceptions, showed a marked aversion to the climate and the steepness of the Hazara hills, and it was found that the resident of the district, if less keenwitted and quick at his work, was as a rule more honest and more acceptable to the people and was less disposed to shirk. Considering all things, I think it may be said that the *patwaris* as a whole worked wonderfully well, and I gladly take this opportunity of acknowledging the services of these humble members of the Revenue establishment, who, often in very trying conditions, have borne so much of the burden and heat of the day.

96 In the course of the Settlement 25 Assistant Commissioners, 4 Extra Assistant Commissioners or candidates for that post, 24 *Naib-tahsildar* candidates, 31 *kanungo* candidates and 20 other candidates (from Kashmir, Patiala and elsewhere) have received a training in Settlement work, though several of the above for various reasons were unable to complete their course.

97. The Settlement has lasted about 6½ years in all, viz. from October 1900 to May 1907. At the start we were hampered by the preparations for the census of 1901 which took up much of our time. There was also the need of training the *patwaris* who were almost entirely ignorant of survey work and it was not till May 1901 that Settlement operations proper commenced in earnest. It was gradually realised that the requirements in the way of a special establishment had been greatly under estimated in the Forecast Report and sanction was obtained to large increases in the staff, so that in 1904, 237 Settlement *patwaris*, 69 Settlement *kanungos* and 16 Settlement *Naib-tahsildars* were being employed whereas the original estimate had only allowed for 67, 48 and 8 respectively. But even so the work took much longer than was anticipated and this will, I trust, be considered as sufficiently explained by what has been said above as to the difficulties of the survey, the laborious character of the revision of the record, the complications of the *bach*, and the tedious process of adjusting the cash-rents of occupancy tenants to the new revenue.

Details of the cost of the Settlement are given in Appendix R and total up to something over 7½ lakhs of rupees. The actual increase in the land revenue and mill assessment combined has been Rs. 2,06,000. Allowing, on the one hand, for the share of the cost to be recovered from assignees and, on the other, for deferred assessments, we may anticipate that Government will recoup this expenditure within 4 years time. The length of the operations and the size of the staff required have made the Settlement an unusually expensive one and the estimate of the Forecast Report has been exceeded by no less than 153 per cent. But I venture to hope that in view not only of the large increase in the revenue but also of the great benefits resulting to the people from a more accurate record of rights the time and money that have been spent will not be grudged.

98. In fixing the instalments of the revenue to be paid after the *kharif* and *rabi* harvests respectively, the wishes of the people were consulted as far as possible. In the tracts where the two harvests are fairly equal in value the instalments are equal also; where the *kharif* predominates the usual proportion is two-thirds in the *kharif* and one-third in the *rabi*, but in Kagan and in some villages of the Kunhar and Konsh Bhogarmang circles the whole of the revenue is paid in the *kharif*. The dates for payment of the instalments will remain as before, viz. January 15th for the *kharif* and July 15th for the *rabi*.

The term of the Settlement has been sanctioned provisionally for 20 years and this presumably will now be confirmed. A considerable expansion of cultivation in the hill waste may be anticipated and, a proposal to assess such increases every four years having been negatived, it seems undesirable to extend their exemption from revenue to any longer period. Otherwise it might be well if the district could have rest for at least 30 years.

99. In conclusion I desire to express my acknowledgments to the officers who have assisted me in the task described in the foregoing chapters. First of them comes Captain H. C. Beadon, Assistant Settlement Officer, whose appointment lasted for four years, from May 1901 to May 1905. Sent primarily for the demarcation of Government and village forests, he also undertook the supervision of the survey, records and assessments in the Mansehra tahsil, inspecting the villages, writing the Assessment Report, and announcing and distributing the revenue. His excellent work in connection both with the forests and the assessment has received the cordial acknowledgments of Government and I am under deep obligations to him for his co-operation, which lightened so materially the burden on my own shoulders.

To Mr. W. S. Hamilton, C. S., who acted as Assistant Settlement Officer for 3 months in 1903 and was engaged chiefly in supervising the survey in Abbottabad tahsil, I am also much indebted.

The Extra Assistant Settlement Officer at the commencement of operations was S. Mohammad Sarfraz Khan, who had just completed a successful Settlement of the Agror valley. But in June 1903 he was relieved by Lala Pars Ram who continued to hold the appointment to the end. The latter's extensive Settlement experience was a great advantage and he did much good work in connection with the supervision of measurements, the decision of a very large number of partition cases, the attestation of the *Wajib-ul-arz*, and the compilation of the *Riwaynama abpashi* and the *Riway-i-am*. The latter two records, in particular, are monuments of his painstaking industry and knowledge of his subject. He also gave useful assistance in detailed village inspections and assessments.

The Settlement *Tahsildars* in charge of operations in the Haripur and Mansehra *tahsils* were Lala Diwan Chand and Munshi Gulab Shah, respectively. Both are officers well above the average in capacity and both did admirable work. Lala Diwan Chand showed himself possessed of a clear head and sound judgment, and Munshi Gulab Shah distinguished himself particularly in effecting amicable settlements of a multitude of complicated questions to which the very confused state of the Mansehra records gave rise.

Abbottabad was less fortunate than the other two *tahsils* in that it had a succession of Settlement *Tahsildars*, four altogether in number. Of these the only one that I need mention here is Lala Mangat Rai, who took over charge in April 1905 and held the appointment till the end of the Settlement. Previous to this he was Head Clerk in the English Office. In both capacities he did very well indeed, and I have a high opinion of his integrity and impartiality, his industry and common sense, his faculty of organisation and of getting the best work out of his subordinates. The work in Abbottabad for various causes was far behind that of the other two *tahsils* when he became *tahsildar*, and his feat of completing the record by the end of March 1907 was a particularly creditable one.

Two extra *tahsildars* were employed for a time to assist in clearing off arrears of final attestations. They were Lala Kanshi Ram and Mathra Dass, and both were very useful. Prior to his promotion Lala Mathra Dass, had done well as a Settlement *Naib-tahsildar* in Haripur.

Several *Tahsildars* and *Naib-tahsildars* on the district staff rendered assistance in the Settlement, notably Babu Fazl Hakk of Haripur, but I venture to think it is a mistake to give such officials charge of circles, however small. They cannot be expected to take very much interest in duties out of their regular line and it is better that the whole of the Settlement staff in a tahsil should be under one head than under divided authority.

Of the Settlement *Naib-tahsildars* none did better than Lala Ganda Mal whose work throughout was very sound and thorough. M. Bir Singh in Haripur and M. Himayat Ali in Mansehra had entrusted to them the responsible task of completing the record in their respective *tahsils* after the Settlement *Tahsildars* had left and discharged it efficiently, as the character of their