

REPORT
ON
THE SETTLEMENT OPERATIONS
IN THE
THONGWA DISTRICT.
SEASON 1889-90.

—
Accompanied by Maps.
—



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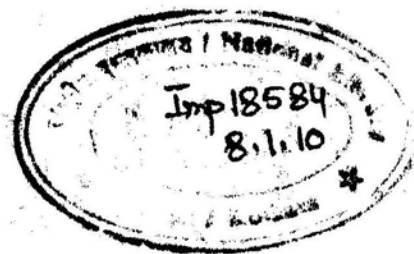


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RESOLUTION
ON
THE REPORT ON SETTLEMENT OPERATIONS
IN THE
THÔNGWA DISTRICT
SEASON 1889-90.

Extract from the Proceedings of the Chief Commissioner, Burma, in the Revenue Department,—No. 118,
dated the 22nd June 1891.

READ—

Report by Mr. H. M. S. Mathews, Settlement Officer, on the settlement work of the year 1889-90 in the Thôngwa district.

Letter No. 188-1S.T., dated the 28th January 1891, from the Commissioner of Irrawaddy to the Financial Commissioner, reviewing the same.

Letter No. 520-381., dated the 20th May 1891, from the Financial Commissioner, enclosing Notes by him and by the Director of the Department of Land Records and Agriculture on the same.

RESOLUTION.—The Settlement Officer's report deals with five circles in the Danubyu, five in the Yandoon, and five in the Pantanaw townships, comprising a gross area of 1,024 square miles and a cultivated area of 236 square miles. The Settlement Officer has divided the area under paddy cultivation into three soil tracts and has subdivided these into eight assessment tracts in accordance with the varying costs of carriage in each.

The Financial Commissioner considers that the Settlement Officer's classification might be simplified and that the rates proposed by Mr. Mathews might reasonably be pitched higher.

In regard to rates the Financial Commissioner is undoubtedly right. In arriving at the figures for half net profits every possible issue is given in favour of the cultivator, and after all that, when revenue rates come to be proposed, large deductions are made from the deduced and theoretically correct rates of assessment. This has been the practice in all land settlements in Lower Burma and the consequence is that the cultivators throughout the province hold on remarkably easy terms. This is seen when the revenue rates proposed are compared in any district with tenants' rates. In the tract now under settlement tenants pay from Rs. 7-4-0 to Rs. 2-11-0 per acre, or an average of Rs. 4-14-5 per acre, while the rates proposed by the Settlement Officer range only from Rs. 2-8-0 to Rs. 1-6-0. The Chief Commissioner agrees with the Financial Commissioner that more regard may be had to the deduced rates in view of the fact that the price of paddy has for years past remained high and shows no tendency to fall. But regard must also be had to the amount of enhancement. The actual existence of low rates always forces a Settlement Officer to forego the full assessments which he would otherwise feel at liberty to take. It is as

a general rule only when fresh land is being brought under assessment for the first time that the increased demand on a cultivator's holding can properly exceed 50 per cent. on his present payments.

2. The Chief Commissioner has personally conferred with the Financial Commissioner and the Settlement Officer, and has examined the results of the Settlement Officer's proposed rates and of the Financial Commissioner's revised rates, circle by circle, and compared them with the respective current revenue demands. The Financial Commissioner's amended classification of the circles for purposes of assessment appears to be justified except in the case of the Settlement Officer's Tract III, in which the high cost of carriage and therefore the lower net local value of produce would warrant rates of assessment somewhat below those suggested by the Financial Commissioner. The Chief Commissioner has therefore decided to grade the paddy area for purposes of assessment in the way suggested by the Financial Commissioner with this exception, that the Settlement Officer's Tract III shall be grouped with Tracts IV and V instead of with Tracts I and II.

3. The final classification and rating of the paddy cultivated area will therefore be as follows :

Paddy-land.

Group.						Settlement Officer's tract.	RATES PER ACRE SANCTIONED.					
							Class of soil.		Rate.			
										Rs.	A.	P.
I	...	...	...	...	{	I	.	1st	...	8	0	0
						II	.	2nd	...	2	4	0
II	...	..	...	...	{	III	..	1st	...	2	8	0
						IV	..	2nd	...	2	0	0
						V	...					
III	...	...	...	..	{	VI	...	1st	..	2	0	0
						VII	...	2nd	...	1	8	0
						VIII	...					

ease this off the Chief Commissioner has decided to assess these villages at a lower scale of rates for five years, i.e., up the 30th June 1896, after which they will have to pay the rates sanctioned in paragraph 2. These villages and the rates thus to be temporarily applied to them are as follow :

Circle.	Village.	Description of land.	Rate per acre.
Pyingatha	Hlèzeik	Paddy-land.	1st class soil Rs. 2-8-0. 2nd class soil Rs. 2.
	Akyaw ashe		
	Sinlangale		
	Sinlangyi		
	Negyaw		
	Kyòntani		
	Inyat		
Tagè	Sankin		
	Thongwa		
	Yebank		
	Nyaungôn		
	Yebyingyaung		
	Pyinmagôn		
	Pettan		
	Kazun		
	Thabyigyaung myank		
	Pankôn		
Kattiya	Myathilagyaung		
	Letpangyaung		
	Kyidawchaung		
	Momaka	Garden-land.	Rs. 2.
	Samalauk		
	Zibyungyun		
	Nyaungwaing		
	Nyaungzauk		
	Pawhla		
	Mòzali auk		
	Mòzali atet		
	Amyaung		
	Ashwè		
	Thambayachaung		
	Nyaungywa		
	Kyunu		
	Kattiya		
	Hnetpyawgyun myeinma		
	Hnetpyawgyun kayin		
Kanhwékabo	Kyeungdawyatôngyun		
	Thambayachaung		
	Kathawin auk		
	Kathawin ywama...		
	Kathawin atet		
	Daunggyi kayin		
	Daunggyi myeinma		
	Paukchaung		
	Yelè		
	Daunggyi		
	Yônngu		
	Hlèzwè		
	Letpanzin		

6. The financial result of the rates of assessment now sanctioned on the entire area under settlement will be as follows :

	Rs.
Actual current gross revenue (with 10 per cent. cess)	2,69,449
Gross revenue demand at the rates now sanctioned (with 10 per cent. cess)	8,74,856

This yields an increase of Rs. 1,05,407, or 39 per cent. on the current revenue which, in view of the fertility of the tract and of the present market value of its produce, cannot but be regarded as a very moderate increment.

7. The Chief Commissioner presumes that the Deputy Commissioner has taken steps for the demarcation and reservation of the grazing-grounds recommended by the Settlement Officer.

8. Extract paragraph 17 of the Settlement Officer's report on embankments will be forwarded to the Public Works Department for consideration.

9. Referring to paragraphs 16 and 21 of the report the Chief Commissioner desires that the Conservators of Forests will consider, in communication with local Civil Officers, whether it would be possible throughout Burma to lay down a rule under the Forest Act and Forest Regulation forbidding the cutting of timber for firewood or any other purpose within 2 chains of the banks of streams. It is important to preserve such timber for the greater security of the bank and to afford shade to fish, which do not spawn in shadeless streams.

10. As regards the closing of the smaller streams noticed in paragraph 23 of the report the Chief Commissioner thinks something might be done by Township Officers and thugyis to induce the villagers themselves to clear the beds. He would wish to have the plan tried at any rate. It is presumed that the wants of the tract in the matter of roads have been noted for the district road scheme now under preparation.

11. The attention of the Commissioner is invited to paragraph 55 and the excessive under-measurement of gardens by the thugyis. Some allowance has to be made for mistakes in thugyi measurements, but such differences as are here shown can only be due to fraud, and the Chief Commissioner thinks that it would be useful occasionally to make an example of a thugyi found returning such extremely false areas. A general warning that this will be done in future might have a good effect.

12. The report is very creditable to Mr. Mathews, the Settlement Officer, and the Chief Commissioner thanks him for his good work.

By order of the Chief Commissioner,

C. G. BAYNE,
Secretary.

REVENUE DEPARTMENT.

NOTIFICATIONS.

Dated Rangoon, the 22nd June 1891.

No. 130.—Under the provisions of section 24 of the Burma Land and Revenue Act, 1876, the Chief Commissioner sanctions the following rates, which shall be, for the term of 15 years, the maximum rates of assessment upon the classes of land within the kwins and circles of the Thongwa district hereinafter mentioned, and such rates shall take effect from the 1st July 1891.—

Tract.	Name of circle.	Serial No.	Kwin No.	Name of kwin	PADDY-LAND		Remarks
					1st class soil	2nd class soil.	
					Rate per acre Rs A	Rate per acre Rs A	
I	Danubyu myoma	1	340	Hmawya	..	..
		2	341	Nandawgon	..	..
		3	342	Ioksa	..	..
		4	344	Onbin	..	..
		5	345	Thabaung	..	..
		6	346	Mayangyaung	..	..
		7	338	Kamadok	..	..
		8	343	Yedwingon	..	..
	Hnegyo	9	390	Tamya	..	..
		10	391	Kanyingauk	..	..
		11	392	Alamy	..	..
		12	393	Kanngu	..	..
		13	403	Aleywa	..	..
		14	404	Kannugyi	..	..
		15	387	Seikthangu	..	..
		16	388	Binnya ashe	..	..
		17	394	Kyonton	..	..
		18	395	Thaclaung	..	..
		19	396	Zibyugon	..	..
		20	402	Kannugale	..	..
	Pyingatha	21	349	Hlezeik	..	..
		22	351	Akyaw ashe	..	..
		23	364	Sinlangale	..	..
		24	365	Sinlangyi	..	..
		25	366	Negyaw	..	..
		26	367	Kyontani	..	..
		27	369	Inyat	..	..
	Thabyu	28	321	Ngathangyaung	..	..
		29	322	Kveingyaung	..	..
		30	324	Wayongyaung	..	..
		31	326	Kyazu	..	..
		32	327	Welawè	..	..
		33	328	Kyundawmyo	..	..
		34	331	Nyaungvaung	..	..
		35	332	Talaingzu	..	..
		36	333	Pauktaw	..	..
		37	334	Myinzu	..	..
		38	312	Yondawemyok	..	..
		39	318	Danongyaung	..	..
		40	319	Inma	..	..
		41	323	Tawgalo	..	..
		42	330	Kondan	..	..
		43	335	Letpan	..	..
		44	336	Kamadut	..	..
	Thayaing	45	414	Santabaw	..	..
		46	417	Shwekanyinbin	..	..
		47	418	Kungyan	..	..
		48	419	Zedaw	..	..
		49	422	Zalokgyi	..	..
		50	411	Seya	..	..
		51	412	Kyaungon	..	..
		52	420	Pettan	..	..

Tract.	Name of circle.	Serial No.	Kwin No.	Name of kwin.	PADDY-LAND.		Remarks.
					1st class soil.	2nd class soil.	
					Rate per acre.	Rate per acre.	
					Rs. A.	Rs. A.	
I	Thayaing—con- cluded.	53	421	Zwekadein ...	3 0	2 4	
		54	423	Sitkwin ...			
		55	424	Chaungzauk ...			
		56	425	Poyauk ...			
		57	426	Mayingôn ...			
		58	427	Ngapyingyaung ...			
		59	428	Thèbyu ...			
		60	429	Natsin ...			
		61	436	Sankin ...			
		62	437	Thôngwa ...			
		63	438	Yebauk ...			
		64	440	Nyaungôn ...			
		65	441	Yebingyaung ...			
		66	434	Pyinmagôn ...			
	Tagè ...	67	435	Pettan ...			
		68	439	Kazun ...			
		69	442	Thabyègyaungmyauk ...			
		70	446	Paukôn ...			
		71	447	Myathlagyaung ...			
		72	448	Letpangyaung ...			
		73	449	Kyidawchaung ...			
	Bawdi ...	74	291	Danaw ...			
		75	293	Vinyo ...			
		76	294	Sutamu ...			
		77	295	Zibin ...			
	Danubyu ...	78	387	Kawkabaw ...			
		79	339	Yegyi ...			
	Hnegyo ...	80	347	Alègaing ...			
		81	373	Thabyeyo ...			
		82	374	Sakangyi ...			
		83	385	Byinnya anauk ...			
		84	386	Talawaw ...			
		85	389	Mègayè ...			
		86	397	Ngabataing ...			
		87	398	Thabyubin ...			
		88	399	Chaungwa ...			
		89	400	Pyinmagôn ...			
	Pyingatha ...	90	401	Thabawthabyiu ...			
		91	355	Akyaw anauk ...			
		92	356	Aingyi ...			
		93	357	Pyingatha ...			
		94	358	Laman ...			
		95	359	Chaungale ...			
		96	360	Kyôntanaw anauk...			
		97	361	Kyôntanaw ashè ...			
		98	362	Pônzogyi ...			
		99	348	Tigwe anauk ...			
	Thabyu ...	100	350	Tigwe ashè ...			
101		352	Kyônthamyin ...				
102		353	Kyônbaing ashè ...				
103		363	Thanlwingu ...				
104		370	Ingala taung ...				
105		313	Eikkalat ...				
106		314	Sindôn ...				
Thayaing ...	107	315	Kyiganthaik ...				
	108	317	Sekkawchaung ...				
	109	329	Kyagayet ...				
	110	420	Tawgyi ...				
	111	408	Sagaywama ...				
	112	409	Tônbon ...				
		113	410	Kakko ...			
		114	413	Inta ...			

Tract.	Name of circle.	Serial No.	Kwin No.	Name of kwir.	PADDY-LAND		Remarks.
					1st class soil	2nd class soil	
					Rate per acre Rs A	Rate per acre Rs A	
II	Thayaing—concluded.	115	415	Yelè			
		116	416	Letswegyaung			
		117	430	Ngani ...			
		118	431	Jawlaung			
		119	475	Yandoon myoma			
		120	487	Wèdaungatwin	...		
		121	488	Kungyanzu			
		122	489	Wèdaungapyin			
		123	490	Gônmin			
		124	476	Letpangyaung			
		125	477	Natpe			
	Yandoon myoma	126	479	Thègôn			
		127	480	Wadaw	...		
		128	481	Yôndaw			
		129	482	Mohók			
		130	483	Gayetya	...		
		131	484	Kwingale	...		
		132	485	Tugyaung			
		133	486	Hnettôn			
	Tagè	134	432	Pakun myauk	...		
		135	433	Pakun taung			
		136	450	Wègyi			
		137	451	Wèngè			
		138	462	Mèzali			
		139	463	Suntani			
	Ingabu	140	464	Samalauk			
		141	466	Padawdaung			
		142	467	Palè auk			
		143	468	Pale atet			
		144	470	Kyettuywe	...		
		145	471	Alègyaung	...	2 8	
		146	473	Kungyangôn	...		
	Kattiya	147	492	Momaka	...		
		148	493	Samalauk	...		
		149	494	Zibyukyun	...		
		150	495	Nyaungwaing	...		
		151	496	Nyaungzauk	...		
		152	497	Pawhla	...		
		153	498	Mèzali auk			
		154	499	Mèzali alet			
		155	500	Amyaung	...		
		156	501	Ashwe	...		
	Inzaya	157	502	Lètkya	...		
		158	504	Thambayachaung	...		
		159	505	Nyaungwa	...		
		160	506	Kyun U			
		161	507	Kattiya			
		162	508	Hnetpyawgyun myèinma			
		163	509	Hnetpyawgyun kayin			
		164	522	Kyônnyit	...		
		165	524	Chaungyi	...		
		166	526	Gangyaung	...		
	Pantanaw myoma.	167	512	Udo			
		168	513	Wagôn	...		
		169	514	Lamaing	...		
		170	515	Kyôntama	...		
		171	521	Kanyingauk	...		
		172	527	Kattan	...		
		173	202	Gônmin ashe	...		
		174	208	Kyundeik	...		
		175		209	Payabyo	...	
		176		210	Ôkpo		
	Pantanaw myoma.	177	211	Pantanaw myoma	...		
		178	212	Shwekyaundaik myauk	...		
		179	213	Shwekyaundaik taung	...		

Tract.	Name of circle.	Serial No.	Kwin No.	Name of kwin.	PADDY LAND.		Remarks.
					1st class soil.	2nd class soil.	
					Rate per acre. Rs. A.	Rate per acre. Rs. A.	
II	Pantanaw myoma —concluded.	180	214	Gônmin anauk ...	2 8	2 0	
		181	215	Sitkaing ...			
		182	216	Tunpa ashè ...			
	Bawdi ...	183	217	Tunpa anauk ...			
		184	290	Singyaung ...			
		185	304	Bawaingapyin ywa ...			
		186	305	Bawaing ...			
		187	292	Sinlangyi ...			
		188	276	Thingyaingôn ...			
		189	218	Kywebyuthaung ...			
		190	219	Yôndaw nêlathet ...			
		191	223	Wêdaung ...			
		192	225	Kattiya atet ...			
		193	226	Kattiya auk ...			
		194	230	Pebin myauk ...			
		195	231	Pebin taung ...			
		196	220	Mayan ...			
		197	221	Kyônthanaung ...			
	Pathwè ...	198	227	Payagôn ...			
		199	266	Tawgalauk ...			
		200	267	Payaikgyi ...			
		201	268	Payagyi taung ...			
		202	269	Satthè ...			
		203	270	Talaingzu ...			
		204	271	Banitmyauk ...			
		205	272	Kyôntôngale ...			
		206	273	Inma ashè ...			
		207	280	Banittaung ...			
		208	281	Mwèbin ...			
		209	188	Meinmabye ...			
		210	189	Myitwa ...			
	Kanhwèkabo ...	211	197	Pyalin ...			
		212	198	Yegyaw ...			
		213	199	Hlezwè ...			
		214	200	Chaungyi ...			
		215	201	Letpanzin ...			
	Hnegyo ...	216	375	Kywetalin ...			
		217	376	Kazun ...			
		218	377	Mayangôn ...			
		219	378	Panga ...			
		220	379	Yônsagadaw yemyôk ...			
		221	380	Kyôneik ...			
		222	381	Hnègyo ...			
		223	382	Tawkwè ...			
		224	383	Sabegôn ...			
		225	384	Kyaungzu ...			
	Pyingatha ...	226	405	Letpanzin ...			
		227	406	Kywèzagyun ...			
		228	407	Pobawgyun ...			
		229	354	Kyônbaing anauk ...			
		230	371	Ingala myauk ...			
		231	372	Tawkwè ...			
		232	368	Kanusayè ...			
		233	316	Sekkawgyun ...			
		234	325	Yelègyun ...			
	Yandoon myoma ...	235	478	Yemyôktaw taung ...			
		236	491	Yemyôkdaw myauk ...			
		237	443	Kadôkama ...			
		238	444	Gyobyu ...			
		239	454	Wegyibôkchaung ...			
	Tagè ...	240	445	Thabyegyaung taung ...			
		241	452	Lahakunpadôk ...			
		242	453	Wadaw ...			
	Ingabu ...	243	456	Buthanut ...			
		244	459	Kôkkowa ...			

Tract.	Name of circle.	Serial No.	Kwin No.	Name of kwin.	PADDY-LAND.		Remarks.
					1st class soil.	2nd class soil.	
					Rate per acre. Rs. A.	Rate per acre. Rs. A.	
III	Ingabu--concl'd.	245	460	Pandaing ...	2 0	1 8	
		246	461	Ingabu ...			
		247	472	Wèdaung ...			
		248	474	Yanginsanya ...			
		249	455	Inma ...			
		250	457	Tabèkula myauk ...			
	Kattiya ...	251	458	Tabèkula taung ...			
		252	465	Apaung ...			
		253	469	Pandawgale ...			
		254	503	Yemyòklaha ...			
		255	510	Yemyòktaw ...			
		256	516	Teikwagyikyun ...			
	Inzaya ...	257	517	Pyathakyun ...			
		258	518	Pesitkyun ...			
		259	519	Kanyingaukkyun ...			
		260	520	Pyathakwin ...			
		261	523	Kyoyitkyun ...			
		262	525	Chaungyikyun ...			
	Pantanaw myoma.	263	528	Gangyaungkyun ...			
		264	511	Kaingdaw ...			
		265	203	Pyintóngyi ...			
		266	204	Pyintóngale ...			
		267	205	Yebaw ...			
		268	206	Nangat ...			
		269	207	Tawgyaung ...			
		270	283	Kyungyi ...			
		271	284	Kalaung ...			
		272	285	Minzè ...			
	Bawdi ...	273	286	Dawwa ...			
		274	296	Mingayu ...			
		275	297	Hlègaw ...			
		276	298	Yelè ...			
		277	299	Sègyi myauk ...			
		278	300	Sègyi taung ...			
		279	301	Ywathit ...			
		280	302	Thamaing ...			
		281	303	Kazinngu ...			
		282	308	Akwi ...			
	Pathwè ...	283	309	Shwelè ...			
		284	287	Tawtamin ashe ...			
		285	288	Tawtamin anauk ...			
		286	289	Gayethamyeyemyòk ...			
		287	306	Ayòn ...			
		288	307	Natsè ...			
		289	310	Sankabin ...			
		290	311	Kanyingòn ...			
		291	263	Kabaing ...			
		292	264	Yinpa ...			
	Kanhwèkabo ...	293	265	Kadauksat ...			
		294	274	Inma anauk ...			
		295	275	Kayinzeiktapat ...			
		296	277	Gayetgyaw anauk ...			
		297	278	Gayetgyaw ashe ...			
		298	279	Intagaw ...			
		299	232	Thayetngu ...			
		300	233	Kinwagyi ...			
		301	282	Ngapègayet ...			
		302	222	Kanuset ...			
		303	224	Kawè ...			
		304	228	Kyòndaingalè ...			
		305		229	Yemyòk ...		
		306		173	Kyaungdawayatònkun ...		
		307		174	Thambayachaung ...		
		308		175	Konit-eindan ...		
		309		176	Kathawinauk ...		

Tract	Name of circle.	Serial No	Kwm No.	Name of kwm	PADDY-LAND.		Remarks.
					1st class soil	2nd class soil.	
					Rate per acre.	Rate per acre.	
					Rs. A.	Rs. A	
III	Kanhwèkabo— <i>concluded</i>	310	177	Kathawinywama	}	2 0	1 8
		311	178	Kathawinatèt			
		312	179	Daunggyi kayin			
		313	180	Daunggyi myeinma			
		314	181	Pyinmagon myauk			
		315	182	Pyinmagôn taung ...			
		316	183	Magyigôn ..			
		317	184	Paukchaung			
		318	185	Yelè			
		319	186	Daungyi			
		320	187	Yônngu			
		321	190	Aunghlaing ..			
		322	191	Theingyun			
		323	192	Pyamalaw ..			
		324	193	Lugvaung ...			
		325	194	Pauktaw			
		326	195	Tônkalaw			
	Zayathla ..	327	196	Kanhwèkabo			
		328	262	Obomyauk			
		329	147	Mweyodaw			

No. 131.—Under the provisions of section 24 of the Burma Land and Revenue Act the Chief Commissioner sanctions the following rates which shall be for the term of 15 years, the maximum rates of assessment upon the classes of land within the kwins and circles of the Thongwa district hereinafter mentioned, and such rates shall take effect from the 1st July 1891:—

Tract.	Name of circle.	No. of kwin.	Name of kwin.	Garden land.	Miscellaneous land.	fruit trees.	Remarks.
1	2	3	4	5	6	7	8
				Rate per acre.	Rate per acre.	Rate per tree.	
				Rs. A.	Rs. A.	Rs. A.	
I	Yandoon	475	Yandoon myoma ...	3 0	2 0	0 4	
		476	Letpangyaung ...				
		477	Natpe ...				
		487	Wedaung atwin ...				
		488	Kungyanzu ...				
		489	Wedaung apyin ...				
		490	Gonmin ...				
	Inzaya	515	Kyontama ...				
		521	Kanyingauk ...				
		522	Kyonyit ...				
		524	Chaungyi ...				
		526	Gangyaung ...				
		527	Kattan ...				
	K a n h w e . kabo.	173	Kyaungdawayatongyun ...				
		174	Thambayachaung ...				
		176	Kathawin auk... ..				
		177	Kathawin ywama ...				
		178	Kathawin atet ...				
		179	Daunggyi kayin ...				
		180	Daunggyi myeinma ...				
		184	Paukchaung ...				
		185	Yelè ...				
		186	Daunggyi ...				
		187	Yongu ...				
		199	Hlezwè ...				
		201	Letpanzin ...				
	Ingabu	461	Ingabu ...				
		462	Mèzali ...				
		463	Suntani ...				
		464	Samalauk ...				
		466	Padawdaung ...				
		467	Palè auk ...				
		468	Palè atet ...				
		472	Wedaung ...				
		473	Kungyangôn ...				
		474	Yanginsanya ...				
	Kattiya	492	Momaka ...				
		493	Samalauk ...				
		494	Zibyukyun ...				
		495	Nyaungwaing... ..				
		496	Nyaungzauk ...				
		497	Pawhla ...				
		498	Mèzali auk ...				
		499	Mèzali atet ...				
		500	Amyaung ...				
		501	Ashwe ...				
		504	Thambayachaung ...				
		505	Nyaungywa ...				
		506	Kyun-u ...				
		507	Kattiya ...				
		508	Hnetpyawgyun myeinma ...				
		509	Hnetpyawgyun kayin ...				

Tract.	Name of circle.	No. of kwin.	Name of kwin.	Garden land.	Miscellaneous land.	Solitary fruit trees.	Remarks.
1	2	3	4	5	6	7	8
				Rate per acre	Rate per acre	Rate per tree.	
				Rs. A.	Rs. A.	Rs. A.	
II	Danubyu	340	Hmawya ...				
		341	Nandawgôn ...				
		342	Löksa ...				
		343	Yedwingôn ...				
		344	Ônbin ...				
		345	Thabaung ...				
		346	Mayangyaung ...				
		338	Kamadôk ...				
		339	Yegyi ...				
		347	Alegaing ...				
		337	Kawkabaw ...				
	Hnegyo	390	Tamya ...	2 0	2 0	0 4	
		391	Kanyingauk ...				
		392	Alamyô ...				
		373	Thabyeyo ...				
		374	Sakkangyi ...				
		375	Kywetalin ...				
		376	Kazun ...				
		377	Mayangôn ...				
		378	Panga ...				
		381	Hnègyo ...				
		383	Sabegôn ...				
		384	Kyaungzu ...				
		385	Byinnya anauk ...				
		386	Talawaw ...				
		387	Seikthangu ...				
		388	Byinnya ashe ...				
		393	Kanngu ...				
		394	Kyontôn ...				
		395	Thaedaung ...				
		396	Zibyugôn ...				
		397	Ngabataing ...				
		398	Thabyubin ...				
		399	Chaungwa ...				
		400	Pyinmagôn ...				
		401	Thabawthabyu ...				
		402	Kanngugale ...				
		403	Alèywa ...				
		404	Kanngugyi ...				
		405	Letpanzin ...				
		406	Kywezagyun ...				
		407	Pobawgyun ...				
		379	Yônsagadaw yemyôk ...				
		380	Kyôneik ...				
		382	Tawkwè ...				
		389	Mègayè ...				
	Thabyu	314	Sindôn ...				
		315	Kyiganthaik ...				
		317	Sekkawchaung ...				
		321	Ngathangyaung ...				
		322	Kyeingyaung ...				
		323	Tawgalo ...				
		313	Eikkalat ...				
		316	Sekkawgyun ...				
		318	Danôngyaung ...				
		319	Inma ...				
		324	Yayôngyaung ...				
		325	Yelègyun ...				
		326	Kyazu ...				
		327	Welawe ...				
		328		Kyundawmyo ...			
		330		Kôndan ...			
		331		Nyaungyaung ...			
		332		Talaingzu ...			
		333		Pauktaw ...			

Tract.	Name of circle.	No. of kwin.	Name of kwin.	Garden land.	Miscellaneous land.	Solitary fruit trees.	Remarks.
1	2	3	4	5	6	7	8
				Rate per acre	Rate per acre.	Rate per tree	
				Rs. A.	Rs. A.	Rs. A.	
II	Thabyu— concluded.	334	Myinzu ...	}	}	}	
		335	Letpan ..				
		336	Kamadut ..				
		312	Yōndaw yemyōk ..				
		320	Tawgyi ..				
		329	Kyagayet ..				
	Pyingatha.	348	Tigwe anauk ..				
		349	Hlezeik ...				
		350	Tigwe ashe ..				
		351	Akyaw ashe ...				
		352	Kyōnthamym ..				
		353	Kyōnbaing ashe ...				
		354	Kyōnbaing anauk ...				
		355	Akyaw anauk ..				
		356	Aingyi ...				
		357	Pyingatha ...				
		358	Laman ..				
		359	Chaungale anauk ...				
		360	Kyōntanaw ...				
		361	Kyōntanaw ashe ..				
		362	Pōnzogyi ...				
		363	Thanlwingu ..				
		364	Sinlangale ..				
		365	Sinlangyi ...				
		366	Negyaw ..				
		367	Kyōntani ...				
		368	Kanusaye ...				
		369	Inyat ..				
		370	Ingala taung ...				
		371	Ingala myauk ...				
		372	Tawkwè ..				
	Thayaing...	408	Saga ywama ...				
		409	Iōnlōn ..				
		410	Kakko ..				
		411	Sēya ..				
		412	Kyaungōn ...				
		413	Inta ...				
		414	Santabaw ..				
		415	Yelè ..				
		416	Ictswegyaung ...				
		417	Shwekanyinbin ...				
		418	Kungyan ...				
		419	Zwedaw ...				
		420	Pettan ..				
		421	Zwèkadem ...				
		422	Zalōkgyi ..				
		423	Sitkwin ...				
		424	Chaungzauk ...				
		425	Poyauk ...				
		426	Mayingōn ...				
		427	Ngapyingyaung ...				
	Tagè ...	428	Thèbyu ..				
		429	Natsin ...				
		430	Ngani ..				
		431	Tawlaung ...				
		435	Pettan ...				
		436	Sangin ..				
		437	Ihōngwa ...				
		438	Yebauk ...				
		439	Kazun ...				
		440		Nyaungōn ..			
		441		Yebyingyaung ...			
		442		Ihabyegyaung ...			
		446		Paukkōn ...			
				2 0	2 0	0 4	

Tract.	Name of circle.	No. of kwin.	Name of kwin.	Garden land.	Miscellaneous land.	Solitary fruit trees.	Remarks.
1	2	3	4	5	6	7	8
				Rate per acre.	Rate per acre.	Rate per tree.	
				Rs. A.	Rs. A.	Rs. A.	
II	Iago—conclid	447	Mvathlagaung				
		448	Letpangyaung				
		449	Kyidawchaung				
		450	Wègyi				
		451	Wèngè				
		432	Pakun myauk				
		433	Pakun taung				
		434	Pymmagôn				
		443	Kadókama				
		444	Gyobyu				
		445	Thabyegyaung taung				
		452	Lahakunpadók				
		453	Wadaw				
		454	Wègyibókchaung				
	Ingabu	470	Kyettuywe				
		471	Alègyaung				
		455	Inma				
		456	Buthanut				
		457	Tabekula myauk				
		458	Tabekula taung				
		459	Kókkowa				
		460	Pandaing				
		405	Apaung				
		469	Pandawgale				
	Kattiya	502	Letkya				
		503	Yèmyóklaha				
		510	Yèmyóktaw				
	Yandoon	479	Thègôn				
		480	Wadaw				
		481	Yòndaw				
		482	Mohók	2 0	2 0	0 4	
		483	Gayetya				
		484	Kwingale				
		485	Tugyaung				
		480	Hn ttôn				
		478	Yemyókdaw taung				
		491	Yemyókdaw myauk				
	Inzaya	512	Udo				
		513	Wagôn				
		514	Lamaing				
		516	Feikwagyí kyun				
		517	Pyatha kyun				
		518	Pesit kyun				
		519	Kanyingauk kyun				
		520	Pyatha kwin				
		523	Kyônyit kyun				
		525	Chaungyí kyun				
		528	Gangyaung kyun				
		511	Kaungdaw				
	Bawdi	283	Kyungyí				
		284	Kalaung				
		285	Minzè				
		286	Dawwa				
		287	Tawtamin ashe				
		288	Tawtamin anauk				
		290	Singyaung				
		291	Danaw				
		292	Sinlangyi				
		293	Yinyo				
		294	Sutamu				
		295		Zibin			
		296		Mingayu			

Tract.	Name of circle.	No. of kwin.	Name of kwin.	Garden land.	Miscellaneous land.	Solitary fruit trees.	Remarks.
1	2	3	4	5	6	7	8
				Rate per acre.	Rate per acre	Rate per tree	
				Rs. A.	Rs. A.	Rs. A	
II	Bawdi—concluded.	297	Hlègaw				
		298	Yelè				
		302	Thamaing				
		303	Kazimngu				
		304	Bawaing apyin ywa				
		305	Bawaing				
		289	Gayathamyein yemyòk				
		299	Sègyi myauk				
		300	Sègyi taung				
		301	Ywathit				
		306	Ayòh				
		307	Natsè				
		308	Akwi				
		309	Shwehlè				
		310	Sankabin				
		311	Kanyingòn				
	Pathwè	218	Kywebyuthaung	2 0	2 0	0 4	
		219	Yòndaw nèlathet				
		220	Mayan				
		221	Kyònthanaung				
		222	Kanuset				
		223	Wèdaung				
		224	Kawè				
		225	Kattiya atet				
		226	Kattiya auk				
		227	Payagòn				
		230	Pèbin myauk				
		231	Pèbin taung				
		232	Thayetngu				
		233	Kinwagyi				
		263	Kabaing				
		264	Yinpa				
		265	Kadauksat				
		266	Tawgalauk				
		267	Payaukgyi				
		268	Payagyi taung				
		269	Satthe				
		270	Talaingzu				
		271	Banit myauk				
		272	Kyòntóngale				
		273	Inma ashe				
		274	Inma anauk				
		275	Kayinzeikapat				
		276	Thingyainggòn				
		277	Gayetgyaw ashe				
		278	Gayetgyaw anauk				
		279	Intagaw				
		280	Banit taung				
		281	Mwebin				
		282	Ngapègayet				
		228	Kyòndaingale				
		229	Yemyòk				
	Kanhwèkabo	175	Koniteindan				
		181	Pyinmagòn myauk				
		182	Pyinmagòn taung				
		183	Magyigòn				
		188	Meimnabyè				
		189	Myitwa				
		190	Aunghlaing				
		191	Theingyun				
		192		Pyamalaw			
		193		Tugyaung			
		194		Pauktaw			
		195		Tònkaw			
		196		Kanhwèkabo			

Tract.	Name of circle	No. of kwin.	Name of kwin.	Garden land.	Miscellaneous land.	fruit trees.	Remarks.
I	2	3	4	5	6	7	8
				Rate per acre.	Rate per acre.	Rate per tree.	
				Rs. A.	Rs. A.	Rs. A.	
II	Kanhwèkabo —concl'd.	197	Pyalin ...	2 0	2 0	0 4	
		198	Yegyaw ...				
		200	Chaungyi ...				
		202	Gônmin ashe ...				
		203	Pyintôngyi ...				
		204	Pyintôngale ...				
		205	Yebaw ...				
		206	Nangat ...				
		207	Tawgyaung ...				
		208	Kyundeik ...				
	Pantanaw	209	Payabyo ...				
		210	Ôkpo ...				
		211	Pantanaw myoma ...				
		212	Shwekyauṅdaik myauk ...				
		213	Shwekyauṅdaik taung ...				
		214	Gônmin anauk ...				
		215	Sitkaing ...				
		216	Tunpa ashe ...				
		217	Tunpa anauk ...				
		262	Obo myauk ...				
	Zayathla	247	Mweyodaw ...				

No. 132.—The Chief Commissioner directs that for a period of five years commencing from the 1st July 1891 and ending on the 30th June 1896 the maximum rates of assessment on paddy-lands fixed by Revenue Department Notification No. 130, dated the 22nd June 1891 shall not be applied to the kwins of the Thônṅwa district hereinafter mentioned; that during the said five years the following rates shall be the rates of assessment for paddy-land in the said kwins; and that from and after the 1st July 1896 the maximum rates fixed by Revenue Department Notification No. 130, dated the 22nd June 1891, shall be the rates of assessment in the said kwins:—

Tract.	Circle.	Serial number of kwin.	Survey number of kwin.	Name of kwin.	PADDY-LAND.		Remarks.
					First class soil.	Second class soil.	
					Rate per acre. Rs. A.	Rate per acre. Rs. A.	
I	Tagè	61	436	Sankin ...	2 8	2 0	
		62	437	Thônṅwa ...			
		63	438	Yebauk ...			
		64	440	Nyaungôn ...			
		65	441	Yebyingyaung ...			
		66	434	Pyinmagôn ...			
		67	435	Pettan ...			
		68	439	Kazun ...			
		69	442	Thabyègyaungmyauk ...			
		70	446	Paukôn ...			
	Pyingatha	71	447	Myathlagyaung ...			
		72	448	Letpangyaung ...			
		73	449	Kyidawchaung ...			
		21	349	Hlezeik ...			
		22	351	Akyaw ashe ...			
		23	364	Sinlangale ...			
		24	365	Sinlangyi ...			
		25	366	Negyaw ...			
		26	367	Kyôntani ...			
		27	369	Inyat ...			

No. 133.—The Chief Commissioner directs that for a period of five years, commencing from the 1st July 1891 and ending on the 30th June 1896, the maximum rates of assessment on garden-lands fixed by the Revenue Department Notification No. 131, dated the 22nd June 1891, shall not be applied to the kwins of the Thongwa district hereinafter mentioned; that during the said five years the following rates shall be the rates of assessment for garden-lands in the said kwins; and that from and after the 1st July 1896 the maximum rates fixed by Revenue Department Notification No. 131, dated the 22nd June 1891, shall be the rates of assessment in these kwins :—

Tract.	Name of circle.	Serial No of kwin.	Survey No. of kwin.	Name of kwin.	Garden-land.	Remarks.
					Rate per acre.	
					Rs. A.	
1	Kattiya ...	{	492	Momaka	{ 2 0
			493	Samalauk ...	...
			494	Zibyukyun ...	...
			495	Nyaungwaing ...	...
			496	Nyaungzauk ...	...
			497	Pawhla ...	...
			498	Mèzali auk ...	...
			499	Mèzali atet ...	...
			500	Amyaung ...	...
			501	Ashwe ...	...
			504	Thambayachaung ...	...
			505	Nyaungywa ...	...
			506	Kyunu ...	...
			507	Kattiya ...	...
			508	Hnetpyawgyun myeinma ...	...
			509	Hnetpyawgyun kayin ...	...
			173	Kyaungdawayatóngyun ...	...
		{	174	Thambayachaung ...	...
			176	Kathawin auk ...	...
			177	Kathawin ywama ...	...
			178	Kathawin atet ...	...
			179	Daunggyi kayin ...	...
			180	Daunggyi myeinma ...	...
			184	Paukchaung ...	...
			185	Velè ...	...
			186	Daunggyi ...	...
			187	Yónngu ...	...
			199	Hlezwe ...	...
			201	Letpanzin ...	...
	Kanhwèkabo ...					

By order,

C. G. BAYNE,
Secretary.

NOTE BY THE FINANCIAL COMMISSIONER, BURMA.

THE total area of the tract under settlement is 1,024 square miles. The cultivated area is 150,831 acres, or 236 square miles.

2. The population is estimated by the Settlement Officer to be about 170,000, showing a density of 166 per square mile of total area, 720 per square mile of cultivated area, which is a greater density than was found in the adjoining tracts* in 1888-89.

3. Judging by the figures contained in paragraph 6 of the report nearly half of the people are agriculturists. The other half are engaged in a great variety of occupations. This somewhat minute division of labour among the non-agricultural class, viewed in connection with the statistics of production and consumption by the agriculturists (Chapter II of report), appears to point to a considerable local demand by the landed classes for articles of convenience and even luxury, and to indicate a general condition of comfort. The three towns of Yandoon, Danubyu, and Pantanaw (with an aggregate population of 24,000) are the local centres of trade; and there are a considerable number of substantial distributary villages along the main lines of traffic.

4. The calamity which most often overtakes the agriculturist and cripples him most seriously is cattle-disease. During the four years preceding 1889-90 the herds were annually decimated by disease, and this mortality among their plough-beasts materially added to the farming expenses of the cultivators. But, in paragraph 12 of his report, the Settlement Officer shows that this calamity is avoidable by a little care. Some of the cultivators have the common sense to provide comfortable accommodation for their cattle and to stall-feed them during the rains. But the majority, apparently, leave their animals to shift for themselves, with the natural consequence that they catch any disease that is prevalent among the neighbouring herds. There is ample pasturage. All that is wanted is watchfulness and careful tending. But the ordinary Burman peasant will give neither and, when an epidemic occurs, the cattle die in hundreds, sometimes in thousands. I have more than once advocated legislative measures for preventing spread of contagious cattle-disease. A separate Act would not be necessary; one or two sections in the Village Act (and Upper Burma Village Regulation) would suffice. The people would willingly submit to the restrictions imposed.

5. The most important parts of the report are those which relate to the production of the land, the market value of the produce, the cost of raising this produce, the condition of the people, past and present. These matters are all inter-pendent and have a vital bearing on the question of assessment.

Mr. Mathews has carefully divided the country into tracts on grounds of—

- (a) common average outturn of paddy as tested by crop-cutting;
- (b) common market value of paddy;
- (c) common cost of carriage by land and water.

He has combined these economic characteristics in a final table of classification, in which he grades the villages in eight assessment tracts.

The first three tracts lie solidly in the north. The fourth is confined almost entirely to the central south. The fifth is split up into small isolated areas lying in all directions. The sixth is in two blocks on the north and west. The seventh and eighth include the extensive country in the extreme south, east, and centre, which is liable to annual inundations from the two main rivers.

* Myaungmya township (Bassein district).

* Shwelaung and (part of) Pantanaw townships (Thongwa district).

In each of these tracts the natural soil is found to be of two qualities,—first or best and second or inferior. The best land in the first tract is found to yield 50 baskets of paddy, the worst land in the eighth tract is found to yield 25 baskets of paddy per acre. Crops were cut in a large number of kwins embracing all varieties of soil, and I believe that these rates of outturn are fair approximations to actual productiveness; if anything, perhaps a little low.

6. In getting at the gross value of the average outturn of paddy Mr. Mathews has adopted as his primary standard of valuation the rate of Rs. 70 per 100 baskets (paragraph 74), which he calls the Rangoon export rate. From this assumed rate, which he admits to be a low one, Mr. Mathews deducts the cost of carriage and arrives at the series of local market rates (page 32) which he adopts for valuing the produce for assessment. I think Mr. Mathews has assumed much too low an export rate and, therefore, his deduced local rates are also much too low. This appears too, from his own record of local selling prices ascertained to have been current during the last four years. In column 5 of the table given at the top of page 32 the Settlement Officer shows that these local prices have varied from Rs. 73 (highest) to Rs. 62 (lowest), whereas the three rates adopted (see column 6 of the same table) are Rs. 63 (highest), Rs. 58, and Rs. 53 (lowest), per 100 baskets. These are roundly about 14 per cent. below what they should be and certainly are unduly low for purposes of assessment. It would be much nearer the truth to take Rs. 70, Rs. 65, and Rs. 60 as representing the permanent average local values of paddy.

7. To come now to the cost of living and the cost of cultivation. Mr. Mathews has gone into considerable detail, and the figures of Statement VIII in the Appendix are interesting. I have no fault to find with them except that the item of "hire of labourers," which forms more than one-half of the entire cost of cultivation, appears to be excessive when it is considered that the average size of a holding is only 13½ acres and that paddy is the sole crop grown. However, I accept the figures as liberal estimates of the outlay necessary in order that the farmer may live comfortably and farm his holding with the least personal toil. Each landholder has to pay annually from the produce of his holding (i) Rs. 193, cost of the food and clothing, and miscellaneous expenses of his family; (ii) Rs. 83, cost of his somewhat extravagant farming; and after he has paid these he has a net profit of Rs. 104, or about Rs. 6-11-0 per acre. The tenants (who cultivate more than one-fourth of the whole area) do better. They raise on the average 50 per cent. more paddy on the acre than their landlords, and their net profit per acre is Rs. 8-5-0 against Rs. 6-11-0 earned by their landlords. This shows what can be made out of the land with a little thrift and management by peasants of moderate industry.

8. The indebtedness of the farmers, both landlords and tenants, is purely nominal. Such as it is, it is for the most part cleared off at each harvest, and differs very little from that of the Deputy Commissioner of the district who runs up an account with a Rangoon shopkeeper and pays his bill at the beginning of each month when he gets his pay. But there is some confusion in the Settlement Officer's figures of this so-called indebtedness. The larger portion of it is due to items in the cost of living, in the cost of cultivation (see statement on page 12), and to outlay in purchase of land, which of course yields a return. These items, which the Settlement Officer calls "ordinary expenses of cultivation" and "ordinary expenses of household," have already been discounted in computing the net profits (Statement VIII) of the cultivators. So that practically these expenses are twice counted. Either, therefore, the cost of living and cultivation must be reduced and the Rs. 40 per head amount of indebtedness (page 12 of report) retained or, if the cost of living and of cultivation be held to be correct, the amount of the so-called indebtedness must be reduced or wiped off altogether.

I point this out as indicating the rather one-sided view taken of the farmer's circumstances and the inclination on the part of the Settlement Officer to find reasons for a low estimate of resources and therefore for low rates of assessment.

9. Now to come to the assessment rates proposed by the Settlement Officer. Mr. Mathews advises adoption of the following scale of rates per acre :—

							Rs.
Tract I	1st class soil	...	...	...	...	...	2.50
	2nd class soil	...	...	...	...	...	2.00
Tract II	1st class soil	...	...	...	...	...	2.88
	2nd class soil	...	...	...	...	...	1.88
Tract III	1st class soil	...	...	...	...	...	2.25
	2nd class soil	...	...	...	...	...	1.75
Tract IV	1st class soil	...	...	...	...	...	2.38
	2nd class soil	...	...	...	...	...	2.00
Tract V	1st class soil	...	...	...	...	...	2.25
	2nd class soil	...	...	...	...	...	1.68
Tract VI	1st class soil	...	...	...	...	...	2.00
	2nd class soil	...	...	...	...	...	1.68
Tract VII	1st class soil	...	...	...	...	...	2.13
	2nd class soil	...	...	...	...	...	1.50
Tract VIII	1st class soil	...	...	...	...	...	2.00
	2nd class soil	...	...	...	...	...	1.88

It is laid down in Article 139 of the Settlement Code (Directions to Settlement Officers) that "the proportion of the net profits to be taken by the State is one-half and the rates are to be framed accordingly." Now I find that, at one-half of the net profits, the average rates of assessment would be as follows on these eight tracts :

							Rs.
Tract I	...	...	...	...	...	...	5.80
Tract II	...	...	...	...	...	...	5.09
Tract III	...	...	...	...	...	...	4.07
Tract IV	...	...	...	...	...	...	4.86
Tract V	...	...	...	...	...	...	2.89
Tract VI	...	...	...	...	...	...	3.04
Tract VII	...	...	...	...	...	...	1.57
Tract VIII	...	...	...	...	...	...	2.34

These rates would in Tracts I, II, III, IV, V be fully double the average of the proposed rates. In Tracts VI and VIII they would be 65 per cent. and 30 per cent. respectively higher than the average of the proposed rates. In Tract VII the two rates are about equal.

10. I think we must insist on at least an approach to the standard of half net profits in assessment. This standard was laid down eleven years ago after very careful consideration, but it has been ignored in almost every settlement made since. Mr. Mathews has, on the one hand, been liberal in his estimate of the cultivator's outlay and, on the other hand, he has somewhat understated his resources. So that, even were the half net-profit rates strictly applied, the resulting assessment would be no more than the cultivators might fairly be called upon to pay.

11. Compare the rent-rate paid by the large body of tenants with the rates proposed for assessment and with the half net-profit rates. There are 2,831 tenants holding 31,714 acres, or 28 per cent. of the entire paddy-cultivated area. They pay rents (see page 17 of report) ranging from Rs. 7-4-0 to Rs. 2-11-0 per acre, and the average rent paid over the entire tenant-held area of 31,714 acres is Rs. 4-14-5 per acre. This is higher than the combined incidence of the half net-profit rates applied to the respective tracts would be, and it is more than double the incidence of the Settlement Officer's proposed rates on the entire cultivated area. The tenant class at present, taken as a whole, differs but little in its standard of comfort from the landholder class, simply because the tenants pay very moderately for their land, make a good profit, and can afford therefore to live and enjoy themselves quite as well as their landlords. Their rents are a fair criterion of what the land can pay without difficulty.

12. I think therefore that the proposed assessment rates on paddy-lands are too low. I would revise the Settlement Officer's proposals in the following particulars :—

(a) Combine Tracts I, II, and III in a single tract and assess the lands at—

						Rs.
1st class soil	...	...	...	...	...	3.00
2nd class soil	...	...	...	...	...	2.25

} per acre.

(b) Combine Tracts IV and V in a single tract and assess the lands at—

					Rs.
1st class soil	...	...	...	...	2-50
2nd class soil	...	...	...	...	2-00

(c) Combine Tracts VI, VII, and VIII in a single tract and assess the lands at—

					Rs.
1st class soil	...	...	...	...	2-00
2nd class soil	...	...	...	...	1-50

Physically and from an assessment point of view this abridged classification is just as satisfactory as the more elaborate classification of the Settlement Officer. The first three and the last three original tracts merit separate treatment. The two middle tracts (IV and V) could bear combination with the first three original tracts. But they differ in the lighter quality of the high lands and the more fluctuating productiveness of the low lands, and therefore may be dealt with as a separate single tract.

13. As to the garden and miscellaneous cultivation I think that, on the Settlement Officer's own showing, the assessment rates which he proposes are too low. The gardens and orchards are highly productive here as elsewhere.

Mr. Mathews proposes—

						Rs.
Garden-lands	{	Tract I	...	...	...	2-00
		Tract II	...	...	...	3-75
Miscellaneous		...	...	...	...	1-50

He also proposes a graduated assessment on the gardens in the Kattiya and Kanhwékabo circles rising from Rs. 1-50 by small annual increments to the full rates.

I would raise these rates as follows :

						Rs.
Garden-lands	{	Tract I	...	...	...	8-00
		Tract II	...	...	...	2-00
Miscellaneous		...	...	...	...	2-00

and I would have no graduated assessments or make any exception whatever in the gardens of the two circles named. Improving assessments are not appreciated by the people, who would far rather pay down once for all the full rate, provided it was (as it certainly is) a fair one, than have a changing assessment every year and never know exactly whether they were paying more or less than they should.

14. The total demand proposed by the Settlement Officer, which includes an assessment of fallows at 2 annas per acre [see columns 10—15 of Statement XII(C)] is Rs. 2,84,887 against a current demand of Rs. 2,44,953, or an enhancement (without the 10 per cent. cess) of Rs. 39,934. The financial result of the revised rates which, as stated above, I think should be applied is a gross assessment (without the 10 per cent. cess) of Rs. 3,44,001. This is Rs. 59,114 higher than the Settlement Officer's proposed demand and Rs. 99,048 higher than the current demand, and its incidence on the entire cultivated area is Rs. 2-4-0 per acre, which appears to me to be moderate.

The 14th May 1891.

DONALD SMEATON,
Financial Commissioner.

NOTE ON RATES PROPOSED BY THE SETTLEMENT OFFICER, THONGWA.

AN analysis of the results of the crop-cutting experiments shown in appendix gives the following result :—

Average outturn in standard baskets per acre.

Tract					Soil I.	Soil II.
{	I	...	...	...	78	55
	II	...	...	...	78	53
	III	...	...	...	78	54
	IV	...	...	...	64	45
	V	...	...	...	55	45
	VI	...	...	...	57	41
	VII	...	...	...	50	30 (very few experiments)
	VIII	(only one experiment).				

From the above analysis it appears that the relative productive values of the 1st and 2nd class soils are practically as 4 : 3.

The average outturns per acre adopted in the statement given in paragraph 77 of the report are much below these, and the proportions between the assumed outturns of 1st and 2nd class soil vary in the different tracts. No reason has been assigned for these differences.

The report contains no statement of the principles on which the classification of soils into 1st and 2nd class has been made, i.e., as to whether the classification of rice-land has been made by position or according to the character of the soil, or from a consideration of both these factors in productiveness. There are in the area to which the Settlement Officer's report relates a considerable number of tenants holding under the landowners, and from the statement given in section 79 it appears that the rents paid by them approach sufficiently near to competition rents to afford a fair basis for the determination of the relative values of 1st and 2nd class soil, and the Settlement Officer might, I think, advantageously support his assumed outturns for 1st and 2nd class soil in each tract by an analysis of rents paid by tenants for homogeneous holdings in the tract.

The following statement shows the local value of paddy per 100 Government baskets in each of the tracts as ascertained by the Settlement Officer. As pointed out by the Commissioner the Settlement Officer appears to have assumed an unduly low rate for the Rangoon rate, on which his calculations are based, but the actual rates proposed are so far below the rates theoretically justifiable on the basis of a Government demand of half the net produce even with the low rates assumed that nothing is to be gained by raising these values :—

Total value of 100 Government baskets.

Tract	{	I	68
		II	58
		III	58
		IV	68
		V	58
		VI	58
		VII	68
		VIII	58

Tract I.—The rate theoretically justifiable is 5.80, the present rate is 1.79. The Settlement Officer proposes rates of 2.50 and 2.00 on the ground that for Tracts I and II of last year rates of Rs. 2-10-0 and Rs. 2-4-0 were sanctioned, and that this tract is of very similar quality to them, slightly lower rates being proposed on the ground that the full rates sanctioned last year would press too hardly on the people considering the present low incidence. The rates proposed by the Settlement Officer, though giving a considerable increase, appear to be decidedly moderate and might be accepted.

Tracts II and IV.—The rates proposed by the Settlement Officer are 2.38 and 1.88 and 2.38 and 2.00 respectively. Assuming rates of Rs. 2-8-0 and Rs. 2 for Tract I, the rates theoretically justifiable for these tracts are 2.25 and 1.75 for each tract. As these theoretical rates give a considerable enhancement I would propose to amalgamate these two tracts and to adopt rates of 2.25 and 1.75 for both.

If these rates were adopted, the Settlement Officer's proposed demand would be reduced by Rs. 8,891.40 in Tract II and by Rs. 3,841.45 in Tract IV

In the latter tract there is an unusually large fallow area and this being valued at 2 annas an acre makes the increase in revenue obtained appear small at present, but this will probably be remedied in a short time.

Tract III.—The rates theoretically justifiable on the basis of a maximum rate of Rs. 2-8-0 and Rs. 2 for Tract I are Rs. 2-2-0 and Rs. 1-10-0. These rates give an enhancement of 16 per cent. on the present assessment and, considering the comparatively low rate, Rs. 3-71, at which tenants in this tract pay, they will, I think, be high enough. If adopted, the Settlement Officer's demand will be reduced by Rs. 1,042-33.

Tract V.—In this tract the Settlement Officer practically proposes to retain present rates and his rates may, I think, be accepted as theoretical rates on the basis of a maximum of Rs. 2-8-0 for Tract I are only Rs. 1-12-0 and Rs. 1-6-0. There is, however, no need for reducing the assessment as it is paid with ease (paragraph 50).

Tracts VI and VII.—The rates proposed by the Settlement Officer give very moderate enhancements in revenue and might be accepted.

Tract VIII.—This is a small tract and the area has been largely understated by the thugyis. The enhancement proposed, however, is rather large, and I would propose rates of Rs. 1-12-0 and Rs. 1-6-0. If adopted, the Settlement Officer's proposed demand would be reduced by Rs. 158-22.

If the rates now proposed were adopted, the Settlement Officer's proposed demand for the whole of the paddy-land would be reduced by Rs. 8,933-40.

The data given in the report relating to garden-land and miscellaneous cultivation are insufficient for a person like myself, with no local knowledge, to be able to criticise the proposals.

T. C. WILSON,

*Offg. Director of the Department of Land Records
and Agriculture, Burma.*

The 9th February 1891.

From Colonel H. R. SPEARMAN, Commissioner of the Irrawaddy Division, to the Director of the Department of Land Records and Agriculture, Burma,—No 188-18.T., dated Thayetmyo, the 28th January 1891.

I HAVE the honour to invite attention to the correspondence regarding the report of the Settlement Officer, Bassein and Thongwa, ending with your letter No. 687-73R., dated the 29th October last.

2. On my arrival here I found a "proof" printed copy of his report with statements. These I now forward as I received them.

3. The area reserved and to be reserved for grazing-grounds is larger comparatively than that set apart in the tract under settlement last year, but it is not excessive, namely, 23,000 acres for 38,000 head of cattle. The selection of sites near villages is a wise measure, as is that of care in securing approaches.

4. The question indirectly raised in the 17th paragraph was considered when the embankment gave way last rains at Kyigantak. I do not think that any sufficient advantage would be gained by any extension of the embankment or any exclusion of such water as may find its way up the Bawdi.

5. I am very doubtful as to the advantage of any such protective scheme as that shadowed in the first and second clauses of paragraph 19, and I am certainly not prepared to support it unless and until the officers of the Public Works Department report favourably on its probable result, and under no circumstances would I allow cultivators to endeavour to retain large areas by interfering in any way with the flow of water. If the work is worth doing and is to cause good instead of harm, it should be carried out by scientific officers and not by the peasants, and not by private subscriptions either wholly or partly.

6. I think that it would be highly advisable for the Government to reserve forests along the banks of streams in order to prevent the gradual lessening of the fish-supply. I recommended it some ten years ago, but nothing was done.

7. The undermeasurements brought to notice in the 55th paragraph are serious and indicate considerable laxity on the part of the thugyis and supervising local Revenue authorities, but it is, I think, what has been found everywhere on a Settlement Officer visiting the tract.

8. I am extremely doubtful as to the falling off in immigration since the annexation of Upper Burma, alluded to in the 56th paragraph. From such facts as have come to my notice I think that the immigration from Upper Burma to the southern tracts has increased since emigration has not been interfered with as it was by the Government of the King of Burma.

9. I do not understand why the Settlement Officer has (in paragraph 74) taken the Rangoon rate for unhusked rice at Rs. 70. It has not been as low as this for many years and Rs. 80 would be a much fairer rate, and yet not, I think, high enough. I would take Rs. 85, and the local values "adopted" as shown in column 6 are far too low, and accepting and proposing for sanction the rates recommended in paragraph 77 as I do, I am satisfied that if I err, it is in favour of the cultivators.

10. As regards the rates proposed for gardens I am not prepared to agree with the Settlement Officer. I sympathize fully with his desire to avoid any hardship to the cultivators, but I think that he goes the wrong way. My experience of the Burman character, extending over 28 years, has taught me that fixity is what a Burman most prefers and that he would sooner pay Rs. 2 a year per acre, having hitherto paid 8 annas, than have the rates continually altered. I am not solitary in this view. It was expressed by officers who knew the Burman far better than I ever have or shall, Colonels Browne, Brown, and Duff. I regret that I am not now in a position to refer to the papers, but I would invite attention to the reports on settlement made many years ago (in 1868, I think, or in 1869) by Colonel Duff, then Deputy Commissioner of the Amherst district. I am prepared to admit that if a Burman had the same education and the same temperament as an Englishman, he would like the

rates being gradually raised ; but he is a Burman. I would at once impose the full rates and on the proper measurements, and I am satisfied that, if this is done, there will be much soreness which will wear off shortly, instead of the immediate establishment of a raw and the blistering of the wound yearly.

11. I am not able to accept the reasons of the Settlement Officer for an all round rate of 4 annas for "solitary" fruit trees. The demand is not liked by the people. It is preferred, no doubt, to a demand of 8 annas, but it is not liked. No one likes to pay revenue or taxes. It is not any more "*prima facie* proof" of ownership than a payment of Rs. 20 a tree would be. It is, however, a fair rate and for this reason I would continue it.

12. I recommend, therefore, that for paddy-land and for "solitary" fruit trees the Settlement Officer's proposal be accepted ; that for garden-land his proposals be accepted, except that in the Kanhwekabo and Kattiya circles the rates be at once raised to the full amount.

REPORT

ON

THE SETTLEMENT OPERATIONS

IN THE

THÔNGWA DISTRICT.

SEASON 1889-90.

CHAPTER I.

GENERAL DESCRIPTION OF THE COUNTRY.

DURING the year under report settlement operations were carried out in the Pantanaw, Danubyu, and Yandoon townships. These townships comprise the whole of the northern portion of the Thôngwa district and adjoin the neighbouring districts of Bassein, Hanthawaddy, and Henzada. The names of the circles brought under settlement, with their gross and cultivated areas, are given in the statement below.

District.	Township.	Name of circle.	Serial No.	Cultivated area.	Gross area.	Square miles.	Percentage of cultivated to gross area (columns 5 and 6).	Remarks.
1	2	3	4	5	6	7	8	9
Thôngwa.	Danubyu.	Danubyu	1	Acres. 4,250·85	Acres. 14,917·49	28·81	28·50	
		Hnègyo	2	22,641·87	51,004·80	79·69	44·39	
		Pyingatha	3	11,078·00	46,071·78	72·00	24·08	
		Thabyu	4	15,514·86	48,867·54	76·85	81·75	
		Thayaing	5	20,402·98	88,760·29	62·75	60·48	
		Total	...	78,888·66	194,621·85	804·10	87·96	
	Yandoon.	Yandoon	6	10,972·58	22,180·21	84·66	49·47	
		Tagè	7	12,107·48	51,664·98	80·78	28·48	
		Ingabu	8	6,011·28	54,471·61	85·11	11·04	
		Kattiya	9	7,529·90	40,564·27	68·38	18·66	
		Inzaya	10	7,870·99	48,850·10	68·51	16·82	
		Total	...	48,998·28	212,781·82	382·89	20·68	
	Pantanaw.	Pantanaw	11	8,964·16	18,278·76	28·55	21·69	
		Bawdi	12	6,064·26	84,184·08	181·46	7·28	
		Pathwè	13	18,728·05	78,184·70	114·85	18·75	
		Kanlwakabo	14	9,070·18	65,208·15	101·89	18·91	
		Zayathla	15	107·84	6,965·29	10·88	1·55	Only two kwins.
		Total	...	82,949·44	247,765·98	387·13	18·29	
		GRAND TOTAL	...	150,881·28	655,118·65	1,028·62	28·02	

2. The area thus described lies within the valley of the main Irrawaddy, being situated in what may be called the middle delta, which extends from the bifurcation of the Ngawun river above Henzada to that of the Ma-ubin river below Pantanaw. The surface of the country is generally low, the greater portion of the area being subject to inundation when the river is in flood, except where protected by the bunds. The main Irrawaddy, averaging in the dry season about three-fourths of a mile in width, runs through the centre of this tract from

north to south, while from it, on the east and west banks respectively, diverge the Panhlaing or Yandoon creek and the Pantanaw river. The Bawle river, a branch of the Hlaing, forms the eastern boundary of the tract and joins the Panhlaing creek in the south-east corner. On the western boundary the Baydi river drains a large area lying between the Irrawaddy and the Taga, and finally discharges itself into the Pantanaw river. Except in the Panhlaing, where the salt water in the dry season finds its way from the Rangoon river, the water met with is invariably sweet and drinkable. During the rains the level of the Irrawaddy is about 25 feet higher than in the dry season and, except where confined by the bunds, spreads itself over the adjoining country and forms vast lakes, above which the higher lands rise like islands. As is the case with all silt-depositing rivers, the surface of the country close to the banks is higher than inland, so that, instead of there being a watershed between the Irrawaddy and Bawle rivers, there is a considerable depression. These low-lying plains are covered with long grass interspersed with trees and, though very fertile, are generally too deeply flooded to be cultivable. Lying within the main banks of the river are numerous and extensive sandbanks and islands, which are usually entirely flooded during the rains, but in the dry season furnish excellent localities for vegetable gardens. They also provide valuable grazing areas for the numerous cattle employed on the adjacent paddy cultivation. Statement No. XI of the Appendices gives some idea of the average rise and fall of the river, and the rainfall in different parts of the settlement area.

3. On the high land immediately adjoining the main banks of the river is situated the greater portion of the permanent cultivation, and here are found large and flourishing villages almost invariably shaded by groves of well-grown fruit trees. Further inland, where the flooded depressions are reached, the cultivated plains are replaced by extensive stretches of level country, covered in places with kaing grass and trees, and in others with low swamp grasses. Trees are fairly numerous, but are not as a rule valuable for their timber-producing qualities; those which do flourish are such as are able to bear standing in 6 to 10 feet of water for half of the year, while during the other half they are scorched with the jungle fires, which are so prevalent in the hot weather.

4. Burmans and Karens form the great majority of the population, the number of persons of other races being very small.

Races of the people.

Serial No.	Township.	Name of circle.	Total population.	RACES.					Remarks
				Burmese.	Karens.	Shans	Talaings	Natives of India.	
1	2	3	4	5	6	7	8	9	10
1	Dauhyu	Dauhyu	8,098	6,873	1,018	56	33	118	
2		Hnéggyo	8,626	4,947	8,560	22	91	6	
3		Pyngatha	6,605	4,937	2,487	24	46	11	
4		Thahbyu	11,578	6,273	5,056	78	44	182	
5		Thayuing ...	8,804	5,320	8,394	0	12	72	
		Total	48,711	27,450	15,515	181	226	359	
6	Yandoon.	Yandoon ...	18,771	14,274	3,487	150	108	757	
7		Tagè	9,360	5,508	3,684	30	112	31	
8		Ingabu ...	7,823	5,777	1,887	22	127	10	
9		Kattaya	9,189	6,487	2,185	27	418	22	
10		Inzaya	8,426	5,308	2,955	71	92	...	
		Total ..	58,519	37,849	14,198	300	852	820	
11	Pantanaw.	Pantanaw	3,970	6,591	2,156	54	18	156	
12		Bawdi	7,898	5,623	1,790	27	881	17	
13		Pathwè	9,968	4,086	5,848	5	51	26	
14		Kanhwekabo	7,615	2,979	3,818	4	189	680	
15		Zayathila			...	...	
		Total	34,889	19,229	13,607	90	584	879	No resident population in two kwins under settlement.
		GRAND TOTAL .	181,619	84,028	43,320	571	1,662	2,088	

This statement is taken from the Census Report of 1881, since which time the population has very considerably increased. It will be seen that, in proportion to the Burmans, the Karens are relatively not nearly as numerous as in the tract settled last year. This is due to the existence of the large towns of Pantanaw, Danubyu, and Yandoon, of which the majority of the inhabitants are non-agriculturists, while the Karen almost invariably obtains his living from the soil. A reference to Statement No. VIII of the Appendices shows that the Karens form about 69 per cent. of the population engaged in paddy-cultivation, while they hold even a larger proportion of the orchard gardens. Vegetable cultivation on the chur lands is, on the other hand, almost exclusively carried on by Burmans.

5. As remarked last year, the Talaings are rapidly disappearing as a distinct race, the majority calling themselves Burmans. It is only in isolated fishing villages, where families have been living together for generations, that Talaing communities, preserving any of the distinctions of the race, are met with.

6. The three towns of Yandoon, Danubyu, and Pantanaw have a population of some 24,000 persons, who are mostly traders and shopkeepers. Of the rural population the greater number are either agriculturists or fishery workers.

The annexed statement gives the occupations of all persons assessed to capitation-tax as classified by the thugyis.

Serial No	Occupation.	Total number assessed	Remark
1	Paddy cultivators	10 473	
2	Orchard gardeners	2,776	
3	Vegetable gardeners	2 537	
4	Traders	2,119	
5	Stall-keepers	1 308	
6	Coolies	7 909	
7	Inland fishery workers	2,824	
8	Damm fishery workers	366	
9	Gold and silver smiths	206	
10	Blacksmiths	193	
11	Glaziers and tinsmiths	25	
12	Masons	8	
13	Artists	91	
14	Sculptors	8	
15	Gold vendors	12	
16	Doctors	191	
17	Carpenters	246	
18	Potters	35	
19	Brickmakers	20	
20	Tailors	53	
21	Shoemakers	34	
22	Brokers	211	
23	Advocates	7	
24	Non-Government writers and clerks	21	
25	Matmakers	28	
26	Bakers	38	
27	Excise license-holders	13	
28	Butchers	21	
29	Milkmen and fowl vendors	21	
30	Bamboo vendors	95	
31	Barbers and dhobies	15	
32	Brothel-housekeepers	4	
33	Saw-shed owners	83	
34	Paddy-grinders	60	
35	Oilmakers	24	
36	Cartmakers	70	
37	Lac-workers	6	
38	Boatmen	7	
39	Net makers	11	
40	Actors and musicians	20	
	Total	32,159	

7. The return does not show such townspeople as are assessed to income-tax, nor persons who are exempted from capitation-tax for other causes; these, however, form a small proportion of the total population. The damin-workers, like those met with in last year's tract, form a migratory population, which works during the dry season in the estuaries of the Irrawaddy.

8. Although there are extensive areas under orchard and vegetable garden cultivation, paddy forms the staple crop and covers 75·06 per cent. of the total cultivated area. Unlike

Modes of agriculture.

last season's area, the plough or tè (ထဲ) is generally used for breaking up the ground, being followed in the usual way with the harrow or tundôn (တုန်). Most of the paddy is grown in nurseries and afterwards planted out. In the flooded tracts the surface in many places is not high enough for nurseries, and the plants have to be purchased from more fortunately situated places at considerable expense.

9. The gardens usually lie in long narrow strips on the banks of the rivers and streams, the most valuable being those which are annually fertilized by silt introduced through small artificial channels similar to those described last year.

The vegetable gardens are generally found on the sandbanks and islands lying in the bed of the main river. For these the kaing grass is cleared away during the rains and the soil prepared for the crops after the flood goes down, either by light harrowing or hand tilling. Paddy-land is very rarely manured, while in gardens the betel-vine is the only crop for which fertilizers are regularly used, and it is only for this crop that there is any attempt at dry-weather irrigation.

10. As noted in paragraph 2 the country, except where protected by the bunds, is liable to floods. Towards the east the combined flood-waters of the Bawlè and Irra-

Liability of floods.

waddy render large areas unfit for cultivation, while most of the cultivated area is more or less injuriously affected. These floods, when higher than usual, drown out areas which ordinarily escape, while the lower cultivated lands are annually inundated until so late in the rains that only short-lived classes of paddy, which ripen rapidly, but bear light crops, can be planted.

Floods, caused by the bursting of the reclamation bunds, are fortunately of such very rare occurrence that they need not be considered as disasters to which cultivation is liable.

11. Cattle-disease breaks out periodically at intervals of a few years.

The statistics of the last four years (Appendices Statement No. I) show that, although there has been no widely distributed epidemic, the mortality of buffaloes during the past four years has been very heavy. The district statistics regarding cattle mortality are practically only available for two years, and the percentage of deaths to the number of cattle living, as shown in these returns, has been calculated for that period. Prior to 1888-89 the cattle statistics of several circles could not be traced either in the district office or from the thugyis' returns.

The percentage of average annual mortality for the whole tract is as follows:

	Settlement statistics.
Buffaloes	17·8
Bullocks	7·8
Total	11·1

12. An enemy against which the cattle have to contend, and which is probably more troublesome in Thongwa than in any other district of Burma, is the mosquito. In the Da-

Grazing-grounds.

nubyu township this insect is perhaps bearable, but in Pantanaw and Yandoon it becomes an intolerable nuisance, many places being infested by it even in the dry season. The name Pantanaw is derived from two Talaing words meaning mosquito-town, and there is no doubt that it fully deserves its name. In these two

townships buffaloes, in the rains, are at night placed in open sheds and protected by the smoke of fires. Bullocks and cows are kept in closed sheds, walled in with mats and plastered with mud, within which fires are lighted to keep out the insects. The more careful cattle-owners place their bullocks and cows under large bamboo frames covered with muslin, in which the animals are fairly free from annoyance. Another trouble from which the cattle suffer is caused by the floods in the unprotected low-lying kwins. Here, when the river is at its highest, the cattle have to take refuge on ant heaps and hummocks in order to get above the floods, while in places where these are not available they have sometimes to stand in water for days together.

With the extension of the reclamation bunds and the consequent spread of cultivation the mosquitos will doubtless become less troublesome, while the cattle will have better wet-weather pasturages. Burmans who have valuable cart animals as well as plough-cattle sometimes house them in well-built stables. In the Tagè circle substantial buildings with raised plank floors were noticed, and in most places straw is stacked for consumption during the rains.

13. Ample areas are as a rule available for pasturage. Some of these have already been reserved, and very extensive areas, which are in regular use as grazing-grounds, have now been marked on the map and recommended for reservation. The following statement gives in tabular form some idea of the distribution of these pasturages. The areas in this return have been roughly worked out as marked on the map in order to arrive at fairly correct totals, but in the settlement registers, from which the statement given under paragraph 41 is taken, these areas, not having been separately surveyed, have not even this approximation to correctness.

Statement of Grazing-grounds.

Serial No	Township	Circle	Area proposed for reservation	Area already reserved	Total area used for grazing	Total number of cattle	Total area cultivated	Percentage of grazing to total area	Number of grazing grounds	Remarks
1	2	3	4	5	6	7	8	9	10	11
			Acres	Acres	Acres		Acres	Acres		
1	Danubyu.	Danubyu	1,295 50		1,295 50	1,148	4,250 85	30 47	4	
2		Huègyo	4,737 85	122 50	4,860 35	5,602	22,041 87	21 46	42	
3		Pyngatha	2,185 00		2,185 00	3,603	11,073 00	10 71	19	
		Thabyu	726 50	72 50	799 00	3,660	15,514 86	5 15	4	
5		Thaysing	1,303 00		1,303 00	4,031	20,402 98	6 38	6	
6	Yandoon	Yandoon	1,478 50	250 00	1,728 50	2,110	10,072 78	15 75	8	
7		Tagè	1,978 00	172 50	2,150 50	3,807	12,107 48	17 76	12	
8		Ingabu	241 50		241 50	1,142	6,011 28	4 01	2	
9		Kattiya	41 50		41 50	769	7,529 90	55	2	
10	Pantanaw	Insaaya	1,029 00		1,029 00	1,063	7,376 99	13 94	4	
11		Pantanaw	484 50		484 50	842	3,964 16	12 22	3	
12		Bawdi	2,076 25		2,076 25	2,317	6,064 20	34 13	13	
13		Pathwé	2,238 50	1,200 50	3,439 00	5,609	13,723 05	25 00	10	
14		Kanhweloambo	1,418 50		1,418 50	1,546	9,070 43	15 63	3	
15		Zayathla					107 84			Only two kwins
		Total	21,234 10	1,618 00	23,053 10	37,762	1,50,531 23	15 28	132	

14. Endeavours have been made to secure small isolated grazing-grounds for each agricultural village of any size. Small areas are often available near the village, and their proximity insures the cattle being better looked after than in more distant places. The segregation of the herds in these areas may also check the spread of cattle-disease, but as this often breaks out at the end of the dry season, before the cattle are confined to the regular grazing-grounds, this result, though important, is not always obtained. The area for grazing buffaloes, in the low-lying country under report, is more easily obtained than that for grazing bullocks. Lands suitable for the latter are only found on the banks of streams, where the surface is fairly high. Cattle-paths leading to the grazing-grounds have been carefully noted where existent or obtainable, while others have, where necessary, been recommended for demarcation and reservation.

15. Proceedings have been prepared, giving for each proposed reservation the number of animals using it, the village for which it is required, the class of ground showing whether cultivable or otherwise, the watering places available, and the more important paths leading to it. In the Thabyegyaung myauk kwin of the Tagè circle one of these cattle-paths goes by the name of the Minlan (မင်းလမ်း) or official road, having been cleared under the orders of Bandula, the Burmese General, for the use of his forces when marching to the defence of Rangoon at the time of the first Burmese war. In spite of the encroachment of cultivation this path has been preserved, being now, however, used for more peaceful objects than those for which it was originally constructed. Some of these proposed reservations are used in the rains after ploughing is over, others can only be used when the floods subside, while others again are utilized in the hot weather, when the surrounding country is parched and arid, and the only succulent pasturage to be found is that near the pools included in the reservation.

16. As a rule there is no scarcity of wood in the neighbourhood of the villages, most of the large waste areas including extensive patches of tree and bush jungle. In the Ingabu and Tagè circles these forests are being considerably denuded by wood-cutters from Rangoon and other places, who come there in search of fuel. The timber met with is of little value for building purposes, that used in the more substantial buildings being generally imported. The denudation of the forests of the abovementioned circles is, in the neighbourhood of the fisheries, partly caused by the local fishery workers consuming large quantities of firewood in the preparation of dried fish.

17. There are two main systems of embankment in the tract under report; one a continuation of the main Henzada embankment on the west bank of the Irrawaddy, extending from the borders of the Henzada district to Pantanaw, and the other on the east bank in the Thayaing circle. The western system protects a large extent of country extending right up to the Bassein district boundary. Towards the southern extremity of this bund, however, the land is very low, and the flood-water, entering from the Irrawaddy through the Bawdi river, meets and backs up the drainage water flowing down from the higher lands of the Henzada district and the Danubyu township. The result of this is that a very large area, for the whole of the rains, is deeply flooded and therefore uncultivable (see Map No. IX). At first sight it is a somewhat curious fact that the surface of this low land is gradually but steadily rising. The rise is said to have been going on since Burmese times, the cultivators having a saying which runs as follows: "Ta hnit atwin mye chet ma ta wut to det de" (တစ်နှစ်အတွင်း မြေထွက်မထင်ထိုး ထက်သင့်), meaning to say that in the course of a year the surface rises the height of a sitting hen. This elevation of the surface does not appear to be due to inward upheaval or to a fall in the water-level, but to the deposit on the surface of silt washed down from the higher lands. The area protected and damaged by the two systems of bunds is shown separately in the adjoined statement,

Effect of Government Embankments.

Name of circle.	Area of cultivated land cultivable before construction of bund	Area of cultivated land rendered cultivable by construction of bund	Land thrown out of cultivation in consequence of construction of bund.	Total area	Remarks.
1	2	3	4	5	6
<i>Henzada to Pantanaw Embankment.</i>	Acres	Acres	Acres	Acres	
Danubyu .	2 919 31	660 17		3,579 48	
Hnègyo .	7,629 22	12 998 85		20 528 07	
Pyingutha ..	2, 50 01	7,943 34		10 293 35	
Thabyu .	9,262 14	1,869 84		11,131 98	
Bawdi	302 03	4,075 89	31 34	4 409 26	
Total	22 362 71	27 548 09	31 34	49 942 14	
<i>Thayang Embankment</i>					
Thayang	13 489 79	5,234 81		18,674 60	
Tage	9,207 66	2,155 83		11 36. 49	
Total	22,647 45	7,390 64	.	30,038 09	
<i>Ma-ubin Embankment</i>					
Kanhwekabo	544 26		1,449 54	1,993 80	
GRAND TOTAL	45,554 42	34,938 73	1 480 88	81 974 03	

18. The eastern bund system protects a large area from inundations caused by the spill water of the Irrawaddy, but leaves the country still exposed to the floods from the Bawlè river. The relief to the area thus partly protected is, however, very great, as the floods of the Bawlè river, when unassociated with those of the Irrawaddy, subside rapidly and do much less damage than formerly. The closing of the Kakko stream, in the northern part of the Thayang circle, was effected in 1888-89 and proved a work most beneficial to the neighbouring country. Prior to its closure, when the Irrawaddy was in flood, the water used to sweep through this opening into the Bawlè river and flood cultivation even as far down as the Ingabu and Kattiya circles.

19 To complete the protection of the Tagè and Thayang circles the cultivators are of opinion that the present bund should be extended northwards for a couple of miles in the Apyauk circle (Henzada) and southwards to Yankinsanya opposite Yandoon. There is little doubt that the cultivators are right, and it is more than probable that the extensions would result in the reclamation of large areas in the adjoining district of Hanthawaddy.

The large kwins of Apatng (No. 165), Inma (No. 155), and others in the vicinity are at present covered with three or four cubits of water in the rains, and as the closing of the Kakkoebaung has already lowered the flood-level in some of the kwins by two or three cubits, there is little doubt that the extensions now recommended would render these large areas cultivable.

Although the above extensions are of importance for the completion of the existing scheme of embankments, there is little doubt that a more important and valuable project is that for reclamation of the large tract of waste which forms the greater portion of the area, stretching from a short distance below Yandoon to Maletto below Ma-ubin.

This could probably be effected by embanking the Irrawaddy from the mouth of the Maletto river to Yandoon and extending the bund along the south bank of the Yandoon creek. It is confidently predicted that such a bund would be more beneficial than that of the Ma-ubin island, although that is an undoubted success. As, however, settlement operations on the greater portion of this area will not be effected till next season, further remarks and recom-

mendations will more conveniently be offered in the report of the following year.

In the Pantanaw circle the Karen garden cultivators are anxious to reclaim the flooded area, measuring some 5,600 acres in the centre of the circle, by throwing round it a small bund at their own expense. Contributions, amounting to Rs 7,500, have been promised, the contributors, 240 in number, stipulating that grants for paddy cultivation should be made to them with five years' exemption within the protected area. In the rains the area to be protected is at present covered with about three cubits of water, and although there is no doubt that a small circular bund would keep the flood-water out, the rain water collecting inside would still have to be dealt with. In spite of these difficulties it might be well to carry out the scheme, but it should be done by Government agency with the funds subscribed, arrangements being entered into with the interested garden-owners for acquisition of the necessary land without payment. Recommendations to this effect have been forwarded to the Deputy Commissioner.

20. The fisheries dealt with are of great value and importance. Statement No. XIV of the Appendices gives the rental and other particulars of each fishery. The most valuable fisheries belong to the Bawdi and Maletto systems. Those of the Bawdi river and its tributaries are rented for over a lakh of rupees. The Maletto river fisheries are also very important, but as the Maletto river falls partly within the circles which will be settled in 1890-91 the statistics connected with its fisheries have not yet been completed.

21. The fisheries of the Bawdi river do not appear to be deteriorating, while the rental is steadily rising consequent on increased competition at the periodical auctions, the higher prices for which the fish are sold, and the larger outturn obtained by the more systematic way in which the fisheries are now worked. The fisheries of Tagè and Ingabu circles appear, on the other hand, to be deteriorating.

This deterioration is caused by the decreased volume of water finding its way into the fisheries in consequence of the bunding of the Kakkochaung, and also from the increased flow of tidal water which effects an entrance from the south and east. The extensions of the bund recommended in paragraph 19 will probably have a prejudicial effect on these fisheries, but the benefit to cultivation will more than balance this. The extensions of cultivation in the neighbourhood of the fisheries, and the denudation of the forest lands caused by this and the wood-cutting operations described in paragraph 16, also, without doubt, damage the fisheries and cause the fish to forsake them. It would not, however, appear possible or advisable to restrict these operations.

22. The rivers described in paragraph 2, in connection with which there are other smaller streams, form the principal communications of the tract. Besides the roads in the towns there is only one metalled road in the tract, namely, that from Danubyu to Pyingatha, about 7 miles in length, which was made some seven years ago. At the 5th mile the road stops short at the Akyaw stream, over which there is a sort of floating bridge by which foot-passengers can only cross singly and with care. Recommendations for the permanent bridging of this stream, which forms a serious barrier to the transport of paddy to Danubyu, have been sent to the Deputy Commissioner.

In the Hnègyo circle a raised bridle path with a cart-track has been partly made between the main bund and the village of Hnègyo. Recommendations for its extension to Hnègyo and on to meet the Shakègyi road have already been made.

23. In the matter of communications the tract, since the construction of the bund, is probably worse situated than it was before. The bund having closed the outlets into the river, the streams are silting up, and vast quantities of duck-weed or "hmaw" (ငှေ့), which used to be washed out into the main river, are now collecting, at certain seasons, even in the large streams, completely blocking the waterway and rendering navigation impossible.

24. The Panhlaing or Yandoon creek is, in the dry weather, very shallow in several places and, except at spring-tides, large boats have to lighten themselves of a portion of their cargoes in order to get along. Boats are consequently much delayed and some of them are therefore taken to Rangoon by the longer route *via* Ma-ubin and the Thakutpin or Bassein creek.

A good deal of the paddy of the Thayaing circle could more conveniently find its way into the market by the Bawlé river, thus avoiding the shallows of the Yandoon creek, and reducing the journey to Rangoon from five tides to three. Recommendations for opening up one or two cart-tracks connecting the cultivated areas with the river bank have been forwarded to the Deputy Commissioner and are shown on Map No. IX.

25. The settlement area includes the important towns of Danubyu, Yandoon, and Pantanaw, which contain respectively some 5,000, 14,000, and 6,000 inhabitants.

Besides these there are 19 villages each containing over 100 houses. Danubyu, Yandoon, and Pantanaw are the headquarters of the townships of the same names.

Of these Yandoon is now by far the most important, having risen, since the British occupation of the country, from an insignificant little village to an important trading centre.

In Burmese times its position as a centre of trade was occupied by the large villages of Nyaungwaing and Nyaungehedauk, which were situated some 10 miles higher up the river, and formed the market where the boats, from up country, exchanged their merchandize for that of the seaboard districts. These large villages were at times the residence of the Hlaing and Ingabu Myothugyi, who then governed this part of the country, but after the British occupation the inhabitants moved down to Yandoon, which was more conveniently situated for the purposes of trade. The principal trade of Yandoon is in ngapi, which is stored in large quantities and exported to Upper Burma either by steamer or boat. Since the opening of the Mandalay railway a certain proportion of this trade has been diverted to Rangoon and, although business has not yet depreciated to any great extent, the local traders seem to be of opinion that Yandoon is declining.

26. Pantanaw, which is supported by the ngapi trade, contains some 900 houses. It is a decaying town, large numbers of the inhabitants having emigrated to Wakamé and Yandoon since the Pantanaw river became so shallow as to be barely navigable for steam-launches of the lightest draught in the dry season.

Pantanaw used, in Burmese times, to be the headquarters of a Myothugyi, who was nominally subject to Bassein. Just opposite, at Kalaung resided a Penin, who had jurisdiction as far as Shwelaung.

27. Danubyu contains some 900 houses. It was the headquarters of a Myothugyi and contains a celebrated pagoda which, like that at Pantanaw, is said to have been founded by the Talaing Princess Ónmadandi. The pagoda is a large one, known as the Kyaikalunbun or pagoda encircled by a hundred bilus. This year a tiny pagoda, some 10 feet in circumference, was discovered buried under the pagoda platform, and by some is supposed to be Ónmadandi's pagoda. Some ingenuity is, however, required to connect this diminutive erection with the pretentious name given to the pagoda of that Princess.

28. Danubyu, as is pointed out in the *Gazetteer*, is of interest as the place where the famous Burmese General Bandula fell, and where in the second Burmese war there was some trouble with Maung Myat Tun, formerly Penin or petty Governor of Thabyu.

It is now celebrated for its mat-weaving industry, which is carried on very extensively. Looms are rarely seen, cloth-weaving being almost universally displaced by the more lucrative business of mat-making. These mats are known as thinbyus (ထင်ပျံ) and are used all over the country for sleeping purposes. The *thin* (ထင်) from which they are woven grows in great abundance in the circles of the lower delta, whence it is brought to Danubyu by boat. The mat-weavers are mostly women, smart workers being able without difficulty to turn out in

one day a mat measuring some 6 feet by 2 feet 6 inches. The *thin* (ထင်) after being steeped in water is split, the rind being peeled off in two layers, which are woven up separately. The outer rind is smooth and is woven into a mat which forms the upper layer of the finished *thinbyu* (ထင်ပွဲ). The inner rind is rougher and is woven into a second mat, which is finally tacked to the under side of the smoother one, the two mats together forming a bed considerably softer than hard boards.

The unprepared *thin* used for one mat costs about 4 annas, while the finished *thinbyu* fetches about 10 annas, so that the profits of one person are from 4 to 6 annas per day.

Besides this the pith of the *thin*, which remains over after the mat-weaving, is utilized for rope-making and has some value. Mats in considerable quantities are also woven at Sagagyi in the Thayaing circle and at Pantanaw. More expensive mats than those described above are also occasionally woven in the same way, but with more carefully prepared material. These fetch fancy prices, but are not in the same demand as those of the common description.

29. Amongst the more important villages stands Sagagyi, already mentioned, which contains some 400 houses, and where there is a considerable trade. The greater portion of the village-site has been washed away and recommendations for the acquisition inside the bund of a fresh site have been sent to the Deputy Commissioner.

At Sekkaw, a large village close to Yandoon, there is a considerable industry in the weaving of fishing-nets, while at Nyaungyaung some pottery is turned out.

30. Under section 98 of the Directions for Settlement Officers short accounts of the prevailing customs and general history of each kwin have been recorded and entered in the settlement registers.

Record and history of customs of the kwins.

Statement No. XIII of the Appendices is a translation of the notes recorded for the Nandawgôn kwin. Many of the kwins are named after villages, streams, or trees which are found within their boundaries, but others again record in their names matters which have now become history.

Thus the Nandawgôn (နန္ဒာဝဂုံ) kwin, close to Danubyu, is said to have received its name from the erection of a temporary palace or Nandaw (နန္ဒာဝေသ), put up for the Kônbaung Min while he was on his way up the river. The kwins of Lōksa (လော့ဆ) and Kyundawmyo (ကျွန္တဝမျှ) were so called because the original cultivators held their lands on condition of special services which they rendered to the Burmese Government.

31. The paddy grown in the settlement area is almost all exported to Rangoon; small quantities from the north-west corner of the Inéggyo circle are carted down to the Taga, and are sent to Bassein, but this is an inappreciable quantity.

Ngapi is collected and stored at Yandoon, and thence goes to Upper Burma or to other parts of the country.

Danubyu, Pantanaw, Sagagyi, and other places contain numerous traders who buy produce for sale and export.

32. The principal products of the tract are paddy and fish; but chillies, mangoes, plantains, and other classes of fruit and vegetables are also grown in very large quantities.

Principal products.

CHAPTER II.

GENERAL CONDITION OF THE PEOPLE.

33. In the statement given under paragraph 4 the total population of the area under settlement has been given as 131,619 in 1881. If, however, we take the number of persons

Total population.

shown in the statement under paragraph 6 as assessed to capitulation, and multiply this number by the strength of the average family 5.5, we find that the present population is considerably over 170,000, which is probably not far from the mark. Although the figures thus obtained can only be considered a rough estimate, they agree pretty closely with those obtained by adding the normal

increase of 31·4 per cent. to the census population of 1881. This gives an average of rather more than one person per acre of cultivation.

34. Adopting the original census figures, the density of the population per square mile is found to be 128·6, that of Danubyu being 143·7, Yandoon 161·0, and Pantanaw 88·8. It is not possible to distinguish accurately between non-agriculturists and agriculturists; but, from the statement given under paragraph 6 and quoted above, the proportion of agriculturists to the total population is, in the three townships of Danubyu, Yandoon, and Pantanaw, 50, 40, and 60 per cent. respectively.

35. The average number of the cultivating family has been found to be 5·8, Karen families averaging slightly more than Burmans.

36. Statement No. VIII of the Appendices shows the cost of living of the ordinary paddy-cultivating family to be about Rs. 193 per annum, the figure for the richest circle of last year's settlement area being Rs. 154. The same statement shows the average net income per family to be Rs. 104, out of which the land revenue, amounting to about Rs. 30, has to be met, as well as the average amount of indebtedness, Rs. 40, mentioned in the next paragraph. The balance available for contingencies, amusements, &c., after meeting these charges, is therefore Rs. 34 per family. The net income in the Kattiya, Pantanaw, and Kanhwekabo circles is returned as very small because the value of the outturn of the gardens, which are worked together with the paddy-holdings, has not been included in the gross receipts obtained from cultivation.

37. The statistics regarding the condition of the garden-cultivators are not trustworthy, but from Statement No. IX of the Appendices above mentioned the average net income per family is shown to be for orchard gardeners Rs. 62. It is probably, however, really much greater than this, for the majority of the orchard gardeners of Kattiya, Kanhwekabo, and some other circles live entirely on the fruit of their gardens, and are at least as well to do as the paddy-cultivators.

38. The miscellaneous vegetable cultivators are not in such good circumstances, the majority have other means of subsistence, either plying with carts for hire, or working as boat coolies. The statements of outturn obtained from these cultivators are very difficult to check and the outturn is almost invariably much understated. The figures for net income also cannot be accepted as only a portion of the cost of living should be debited to the soil, the gardeners having other occupations.

39. The following statement shows the result of enquiries made into the indebtedness of the cultivators. Like last year it was found that, though a large number of agriculturists are in the habit of borrowing money on various pretexts, they generally manage to meet their liabilities as soon as the harvest is got in.

The average amount of indebtedness per family is found to be Rs. 40·1, being Rs. 46·5 for the circles examined in January and February, while it was only Rs. 15·7 for those examined in March and April after the season's crop was in the market.

As the greater portion of the debts are incurred and paid off annually, the rate of annual indebtedness, Rs. 40, as accepted above, though somewhat in excess of the actual amount, is approximately correct. The heaviness of the indebtedness in Kattiya and Inzaya is the result of floods in 1888-89, which damaged a considerable area. An attempt has been made, but without much success, to classify the causes of indebtedness. In the Bawdi circle, however, where large areas of new land have been taken up in the last few years, the indebtedness, which is shown as somewhat heavy, is correctly returned as having been incurred for cultivation expenses. In none of these circles is there any reason to apprehend that the burden of indebtedness is permanent.

Returns of Indebtedness.

12

REPORT ON THE SETTLEMENT OPERATIONS IN THE THONGWA DISTRICT, SEASON 1899-00.

Township.	Circle.	Month in which examined.	TOTAL NUMBER OF CULTIVATORS.		PERCENTAGE OF CULTIVATORS.		PERCENTAGE OF INDEBTEDNESS CLASSIFIED.			AMOUNT OF DEBTS.			INCIDENCE OF INDEBTEDNESS.		PERCENTAGE OF REASONS FOR INCURRING DEBT.					Remarks.
			Examined.	Indebted.	Not indebted.	Indebted.	Able to pay in one year.	Not able to pay in one year, but able to pay eventually.	Hopelessly involved.	Percentage of debts classified.		Total amount of debts.	Average amount of debt per person examined.	Average net income per person examined.	For ordinary expenses of cultivation.	For ordinary expenses of household.	Purchase of land.	Purchase of cattle.		
										At 36 per cent. and under.	Over 36 per cent.									
										Rs.	Rs.									
DANUBYU.	Danubyu myoma	January	231	133	42.4	57.6	44.4	52.6	3.0	63.3	36.7	17,832	77.2	84.3	3.7	70.0	10.5	15.8		
	Hnègyo	do.	1,083	383	64.4	35.6	55.1	43.6	1.3	49.9	50.1	45,964	42.4	77.4	14.5	63.9	3.6	18.0		
	Pyingatha	do.	528	248	53.0	47.0	39.5	58.8	1.7	25.2	74.8	33,657	74.0	114.8	7.4	77.9	3.0	11.7		
	Thabyu	February	644	109	83.1	16.9	53.2	45.9	.9	41.9	58.1	13,261	19.9	97.4	8.3	77.1	4.6	10.0		
	Thayaing	do.	468	190	59.4	40.6	43.2	52.6	4.2	67.9	32.1	34,647	74.0	150.5	21.6	48.9	5.2	24.3		
YANDON.	Yandon myoma	March	137	22	83.9	16.1	86.4	63.6	..	68.2	31.8	2,960	21.6	87.3	9.0	31.9	13.6	45.5		
	Tagè	February	284	31	89.1	10.9	12.9	71.0	16.1	65.0	35.0	6,335	18.7	82.6	12.9	48.4	3.2	35.5		
	Ingabu	March	115	3	97.4	2.6	..	100.0	..	52.1	47.9	884	8.3	43.2	..	100.0	..	..
	Kattiya	do.	163	13	92.1	7.9	7.7	69.2	23.1	5.6	94.4	2,140	13.1	21.7	7.7	53.8	23.1	15.4		
	Inzaya	do.	80	17	78.7	21.3	..	82.4	17.6	50.9	49.1	3,215	40.1	54.5	23.5	76.5	..	..
PANTANA	Pantanaw	April	9	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
	Bawdi	do.	111	21	81.0	19.0	42.9	57.1	..	54.4	5.6	2,953	26.6	121.6	61.9	38.1	..	..
	Pathwè	do.	19	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
	Kanhwekabo	do.	227	20	91.2	8.8	20.0	80.0	..	34.0	66.0	1,940	8.5	54.9	..	85.0	5.0	10.0		
	Zayathila	do.	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Total			4,099	1,190	70.9	29.1	44.9	52.3	2.8	49.6	50.4	1,64,288	40.1	104.2	12.8	68.5	4.8	16.9		

Vocation and condition of non-agriculturists

40. Of non-agriculturists the most wealthy classes are the fishery lessees, boat-owners, brokers, and pleaders.

The first-mentioned make very large profits, but they are somewhat reckless and improvident

The boat-owners and brokers of Yandoon, who are principally engaged in the ngapi trade, are notoriously wealthy. while a limited number of pleaders here, as in other places, are very well-to do. Of other trades, persons engaged in cart-building, an industry largely carried on in Danubyu, make a comfortable living

41. The following statement gives the classification, circle by circle, of the cultivated and waste area. As shown in the statement given under paragraph 1, the total cultivated area amounts to 150,831.23 acres, or about 23 per cent. of the gross area. The area thrown out of cultivation in Yandoon and Pantanaw has been abandoned in consequence of floods, and, though not uncultivable, it does not appear to produce remunerative crops. Under miscellaneous and garden cultivation the majority of the abandoned land falls under the former head abandonment being necessitated by changes in the river-bed, which cause the destruction of the islands and sandbanks on which most of this cultivation is carried out

The area shown under road and canal consists almost entirely of land occupied by the embankments. The greater portion of this land was acquired under the Act, but in the Thabyu, Bawdi, and Thayaing circles it was found that the Act had not been put into force, the land actually occupied by the bund and its borrow-pits having been bought through the thugyi without notification.

Recommendations for the formal acquisition of a strip broad enough to meet all requirements were sent to the Executive Engineer, Henzade.

Under the heads of grass and tree jungle very large areas are shown as uncultivable, being heavily flooded during the rainy season. The total area available for cultivation amounts to 80,501.58 acres, which at the present rate of extensions would be taken up in the next 18 years. In addition to this area, however, the gradual elevation of the surface of the land in the basin of the Bawdi river will render cultivable an extensive area, while the greater portion of the uncultivable land in the Yandoon township would be brought under cultivation if protected as suggested in paragraph 19.

The area under tree and bush jungle amounts to over 200,000 acres and, although much of this is not heavily wooded, the supply of fuel should be ample for years to come.

Township.	Circle.	Under paddy-cultivation.	Fallow.	Miscellaneous or vegetable garden-cultivation.	Orchard garden.	GRAZING-GROUND.		Village-site.	LAND THROWN OUT OF PADDY-CULTIVATION.		LAND THROWN OUT OF GARDEN AND MISCELLANEOUS CULTIVATION.		Monastic and pagoda land.	Road or canal.	TREE OR BUSH JUNGLE.		GRASS JUNGLE.		Under water.	Total area.
						Culturable.	Unculturable.		Culturable.	Unculturable.	Culturable.	Unculturable.			Culturable.	Unculturable.	Culturable.	Unculturable.		
DANUBYU.	Danubyu	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
	Danubyu	3,411-02	169-46	39-91	631-46	626-63	669-67	219-78	18-41	...	17-90	...	28-55	86-90	1,060-72	4,404-18	165-79	220-97	2,947-17	14,917-49
	Huegyo	19,716-49	811-56	697-43	1,416-37	2,454-46	1,423-18	313-84	200-28	...	122-90	...	43-52	106-43	5,404-10	9,351-42	1,923-35	3,071-62	2,942-43	51,604-30
	Pyingatha	9,734-47	558-88	2-53	777-15	367-00	690-00	161-20	38-70	83	85-57	...	17-71	73-88	15,356-53	14,824-95	1,537-01	44-39	1,780-36	46,071-73
	Thabyu	10,745-55	360-43	2,556-30	1,826-58	...	557-45	260-33	192-97	...	443-99	...	39-22	140-43	621-63	10,439-03	2,418-47	10,132-81	8,106-35	46,867-54
	Thayaing	17,594-60	1,080-00	714-50	1,013-88	281-12	1,404-92	280-07	110-42	...	92-66	...	54-31	100-15	2,157-80	2,698-19	2,961-34	761-00	2,450-03	33,760-29
YANDOOK.	Total	61,202-18	3,005-35	4,010-64	5,665-44	3,729-21	4,950-12	1,255-22	566-78	83	762-92	...	183-31	507-79	24,600-85	41,717-77	9,005-96	14,230-79	19,226-34	194,621-25
	Yandook	8,063-57	334-15	98-13	2,476-73	112-82	2,225-58	175-81	93-29	...	134-03	117-39	81-99	63-77	143-39	1,068-70	851-90	4,897-76	1,221-30	22,180-21
	Taga	10,961-49	502-00	24-53	719-46	359-42	1,998-32	955-59	173-11	...	96	...	33-72	55-17	2,753-64	27,474-74	1,531-95	1,733-51	3,180-32	51,664-98
	Ingabu	3,403-49	183-45	355-63	2,066-71	...	171-42	122-34	13-68	...	394-09	...	24-20	64-18	1,892-76	12,370-06	7,155-43	18,270-45	7,982-92	54,471-81
	Kattiya	2,427-81	206-97	408-85	4,396-27	36-69	22-79	95-55	583-42	...	69-52	...	30-58	102-36	1,262-50	766-02	1,618-58	26,254-92	2,561-55	40,564-27
	Inmya	3,063-66	132-79	2,142-92	2,037-62	35-01	1,213-33	110-52	744-87	...	567-13	...	19-66	51-54	35-16	11,048-97	2,483-95	14,128-35	5,734-62	43,850-10
PANTANAW.	Total	27,822-02	1,259-36	3,190-06	11,696-79	543-94	5,631-44	759-51	1,408-37	...	1,465-73	117-39	190-15	357-02	6,079-54	52,737-49	12,571-71	65,360-99	20,480-51	212,731-33
	Pantanaw	1,619-07	334-24	274-14	1,736-71	30-06	557-31	163-16	298-27	...	963-34	...	64-21	56-74	129-22	4,121-47	365-16	5,556-76	1,822-90	18,273-76
	Bawdi	4,026-25	383-01	339-00	1,336-00	213-85	1,716-46	206-78	188-60	...	504-02	...	41-56	104-07	389-62	83,333-55	3,283-09	31,632-44	6,454-88	84,134-08
	Pathwa	10,527-97	842-48	410-16	1,942-44	271-07	8,390-21	277-60	891-61	17	303-09	...	48-58	21-85	5,656-71	22,420-59	3,419-46	17,547-66	5,178-76	73,284-70
	Kanhwekabo	1,460-69	533-11	2,895-87	4,179-46	309-63	1,269-84	121-32	638-79	...	2,691-48	...	20-16	12-65	1,804-47	10,325-64	1,315-04	24,953-27	12,265-33	55,208-15
	Zarathia	78-39	28-45	...	100	...	...	...	65	...	...	...	...	...	...	3,887-20	...	2,400-04	561-07	6,965-29
GRAND TOTAL	Total	17,712-37	2,121-20	3,920-17	9,195-61	824-81	6,933-62	768-93	2,607-32	17	4,072-63	...	174-51	195-51	7,969-62	74,592-11	8,503-65	82,101-17	26,282-64	247,765-98
	GRAND TOTAL	106,786-53	6,486-00	11,050-87	26,557-54	5,097-96	17,515-38	2,783-93	3,982-47	100	6,351-38	117-39	547-97	1,060-32	36,030-41	169,047-40	31,581-32	161,621-96	65,989-49	655,118-63

42. The following statement gives, circle by circle, the average area of the different classes of holdings. The average paddy holding is largest in Pyingatha, Hnègyo, and Thabyang, where the cultivators are very well-to-do, and where new land has been taken up freely.

The smallest paddy holdings are in Ingabu and Kanhwekabo, where the area planted with paddy is usually attached to a large garden, which forms the principal means of subsistence of the cultivator, paddy being only grown for home consumption. The apparent discrepancies between columns 2 and 3 of the statement are caused by the fact that the figures in column 3 were collected from the statements of cultivators in 144 kwins only, statistics of small holdings under 3 acres being omitted.

It will be noticed that in the Dannbyu township, where the area under paddy cultivation is large, the average area of the garden is much less than in the other two townships.

This is primarily caused by interference of the embankments with the free access of the flood-water which used to make the gardens so productive, the result being that paddy has been extensively substituted for garden cultivation in the protected areas.

Circle	PADDY		Garden	Miscellaneous
	Average area from registers	Average area from statements of cultivators		
1	2	3	4	5
Dannbyu myoma	11 10	13 0	1 91	4 48
Hnègyo	19 02	17 0	2 75	6 17
Pyingatha	17 83	16 1	3 37	88
Thabyu	12 11	13 9	2 99	5 33
Thuyang	17 37	18 5	2 77	4 67
Yandoon myoma	11 32	13 5	3 74	2 65
Tago	13 18	14 6	2 48	74
Ingabu	9 29	12 3	4 60	3 90
Katya	10 49	12 3	6 62	5 70
Inzay	10 18	15 0	4 18	3 85
Pantanaw myoma	12 35	6 5	4 15	1 19
Bawdi	13 14	14 3	3 57	2 38
Pathwè	11 65	14 1	3 70	2 80
Kanhwekabo	6 29	10 7	5 10	4 42
Zayathla	12 31	...	50	
General average	13 57	15 4	3 94	4 19

43. No statistics regarding the past condition of the tenant classes are available, but from Statement No. VIII of the Appendices it will be seen that the annual cost of living per family is Rs. 169, while for cultivation it is Rs. 86. The average amount of

indebtedness is Rs. 47, while that of the ordinary cultivator, taken from statistics in which 81 per cent. of the persons examined were landowners, amounted to Rs. 40 per person.

On comparing these figures with those given in paragraph 36 it will be seen that while the tenant cultivator lives at rather a lower rate than the ordinary cultivator, he works nearly as large a holding and has a larger net income, a portion of which is, however, absorbed in the payment of rent and debts. There is, however, no clearly defined line between the tenant and land-owning classes, many of the former having land of their own, but renting holdings in addition for various reasons.

Of the tenants met with it was found that 88 per cent. had been renting their holdings for less than four years, and that Karens were rather more numerous than Burmans. The following statement shows in tabular form the reasons given for renting and letting land. It will be seen that the principal reason for letting land is the occurrence of some calamity in the cultivator's family. The large landowners, who let a considerable proportion of the rented land, are most of them cultivators, who have cleared new land, and are unable to work both it and their original holdings as well.

Of persons renting land a large proportion are young people just starting in life, while persons whose large families render their own land insufficient for their requirements are also largely represented amongst the tenants.

Serial No.	REASONS FOR LETTING	Total number of persons	Serial No.	REASONS FOR RENTING	Total number of persons
	Reasons.			Reasons.	
1	Sickness or old age of cultivator	574	1	Own land flooded	28
2	Death of member of family	219	2	Own land barren	23
3	Not being a cultivator	182	3	Wishing to cultivate independently, being previously field labourer	310
4	Holding too small to work profitably	111	4	Wishing to cultivate independently, being previously petty trader or of other occupation	184
5	Land mortgaged with possession and leased by mortgagee	16	5	Own land sold because of debts	64
6	Owner wishing to trade	213	6	Own land mortgaged with possession	31
7	Death of cattle	63	7	Separating from parents and setting up house	721
8	Cattle sold on account of poverty	7	8	Own land let because far from house or because its position is considered unlucky	41
9	Inherited land	5	9	Just immigrated	468
10	Large landowner	413	10	To plant nurseries	115
11	Wants to clear new land	49	11	Annually rents, land not being able to purchase it	618
12	Heirs inheriting land too young to work	37	12	Own land not sufficient	238
13	Land distant from home	315	13	Other reasons	...
14	Other reasons not falling under the above.	177	14		
	Total	2,381		Total	2,381

44. The following statement shows that 31,714.06 acres, or 28 per cent. of the total area under paddy cultivation, is held by tenants. This is large, 18 being the percentage in the circles of the Thongwa district settled last year.

Area worked by tenants.

With increased prosperity there appears to be some tendency for the formation of a land-letting class, the majority of landlords being, however, well-to-do agriculturists. From the statement given under the preceding paragraph it appears evident that the tenant state is incidental to the starting in life of most young agriculturists, and new arrivals who after a few years emerge from this and either buy or clear new land of their own. Land devoted to orchard and vegetable garden cultivation is very rarely rented, and the statistics now given refer only to paddy-land.

Township.	Circle.	Number of landholders.	Number of tenants.	Area rented.	Amount of rent not including revenue.	Amount of revenue paid by tenant.	Total amount of rent and revenue paid by tenant.	Total outturn of land rented.	Average price of paddy per 100 G S baskets.	Value of outturn.	Outturn per acre.	Total rent per acre paid by tenant, columns 5 and 8.	Incidence of present demand including cess per acre in the same circle.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
				Acres	Rs.	Rs	Rs.	G S Basket.	Rs.	Rs.	G. S Basket.	Rs.	Rs.
DANUBYU	Danubyu	137	177	1,515 22	5,939 24	3,240 83	9,180 07	96,314 45	72 82	70,136 18	68 56	6 05	2 25
	Hnègvo	429	544	7,490 49	24,184 29	11,491 68	35,675 97	434,616 84	68 36	2 97,104 07	58 02	4 76	1 87
	Pyngatha	220	279	3,979 60	8,292 83	6,371 94	14,664 77	243,176 90	62 05	1,50,891 26	61 10	3 68	1 65
	Thabyu	821	396	3,699 57	13,455 75	7,782 58	21,238 63	161,399 45	72 89	1,17,644 06	43 62	5 74	2 11
	Thayaing	364	436	5,460 54	18 385 95	9,270 05	27,655 90	333,931 68	63 77	2,12,948 23	61 15	5 06	1 95
	Total	1,471	1,832	22,145 42	70,257 96	38,157 38	1,08,415 34	1,269,439 32		8,48,723 80	57 03	4 89	1 92
YANDOON	Yandoon	198	236	2,310 10	14,399 40	2,355 77	16,745 17	98,719 68	67 29	59,699 47	38 40	7 24	2 19
	Tagè	214	241	2,393 11	9,157 67	3,122 23	12,279 90	106,594 44	68 73	73,262 86	44 54	5 13	1 60
	Ingabo	46	50	383 07	1,923 21	466 03	1,489 24	21,241 71	70 99	15,079 49	55 45	3 88	1 90
	Kattiya	26	28	277 71	912 28	517 25	1,429 53	15,266 25	68 45	10,449 75	54 97	5 14	1 93
	Inzaya	53	68	560 73	2,268 09	821 65	3,089 74	23,518 96	70 64	20,145 79	50 86	5 52	2 25
	Total	537	623	5,924 72	27,750 65	7,282 93	35,033 58	260,341 04		178,636 86	43 94	5 91	1 92
PANTANAW	Pantanaw	42	50	327 95	549 64	465 79	1,015 43	9 866 27	74 20	7,320 77	30 08	3 09	1 75
	Bawdi	74	83	1,065 72	3,173 70	1,662 62	4,836 32	42,851 80	65 42	28,033 64	40 20	4 53	2 00
	Pathwè	191	222	2,154 47	1,814 65	3,965 26	5 779 91	82,013 11	72 46	59,426 69	58 06	2 68	1 83
	Kanhwekabo	15	19	74 02	141 37	128 75	270 12	1,145 08	53 13	951 90	15 46	3 64	1 27
	Zayathla	1	2	21 76	66 79	20 40	87 19	877 80	71 24	625 34	40 34	4 00	2 17
	Total	323	376	3,643 92	5,746 15	6,242 82	11,988 97	136,754 06		96,358 34	37 52	3 29	1 79
	GRAND TOTAL	2,331	2,831	31,714 06	1,08,754 76	51,683 13	1,55,437 89	1,666,534 42		11,23 710 00	52 54	4 90	1 90

45. The rents paid by the tenants vary from Rs. 2.68 in Pathwè to Rs. 7.24 in Yandoon. As might be expected the highest rents are paid in the neighbourhood of the large towns of Danuhyu and Yandoon, where there is considerable competition for the land. Even there, however, the rents are not high.

Statement No. X of the Appendices is similar to that submitted for inclusion in the Revenue Administration Report. It shows that about half of the tenants pay rent in addition to the Government revenue, the charges paid amounting to Rs. 3.48 and Rs. 2.04 per acre respectively. About one-fourth pay the Government revenue without any additional charge, while the remainder either pay a lump-sum as rent in satisfaction of all demands or are occupying partially cleared land, which they work without charge, on the strength of the advantage resulting to the landowner from the clearing and cultivating operations.

Rent is usually paid in kind, being measured out on the threshing-floor. When, however, the tenant pays revenue, he of course does so in money.

46. No grants made under the old rules were met with in the settlement area.

Grants made under the Act are taken up freely and, in consequence of the carelessness of the thugyis, who very rarely survey them, are a frequent source of dispute.

CHAPTER III.

47. Statement No. IV of the Appendices shows the land revenue, including cess, obtained during the last 20 years from the area now under settlement. The increase in 1876-77 was partly due to additions to the assessed area, resulting from the expiration of a period of settlement in eight circles, and the consequent measurement of extensions effected during settlement. The decrease in 1878-79 was due to heavy floods in the previous year, which caused large areas to be thrown out of cultivation. In 1879-80 the large increase was due to a summary enhancement of rates in all circles except Yandoon, Tagè, and Ingabu, the enhancement varying from 5.9 per cent. in Inzaya to 25 per cent. in the Pantanaw circle. In the following year the rate of cess, previously 5 per cent., was increased in all circles to 10 per cent., accounting for the greater portion of the increase in revenue. In 1886-87, in consequence of the disturbances and the feeling of insecurity which prevailed after the annexation of Upper Burma, there was a considerable check to cultivation, producing a slight decrease of revenue, a result which was also aggravated by floods in the Yandoon township. Recovery, however, was rapid, the increased rate of progress during the next two years covering the temporary depression.

48. The method of assessment under the Burmese régime varied in different parts of the country, but the recognized demand was based on the number of yoke of plough-cattle used by the cultivator. For one yoke the demand was sometimes Rs. 25, the outturn varying, but being perhaps 500 baskets. At Rs. 10 per 100 baskets the value of the outturn would be Rs. 50, so that the demand was about half the gross outturn.

After the annexation this system was replaced by fixed rates of assessment per acre. These were at first adopted after a rough local enquiry being afterwards revised by regular settlements.

In 1869-70 portions of eight circles were settled. The rates of assessment then imposed varied from Rs. 1-4-0 to Rs. 2-4-0 per acre, and were fixed after consideration of the nearness or otherwise of the Rangoon market and the fertility of the soil. The settlements were entered into with parties of cultivators, the period being five years in some and ten years in other cases.

The rates imposed under this settlement were in 1879-80 subjected to a summary enhancement noticed in paragraph 47. Unfortunately the records of former settlements do not appear to have been printed and cannot be traced.

The interesting and useful deductions obtainable by comparison of the condition formerly and at present of the cultivators and kwins are therefore not possible.

49. The expiring assessment including cess amounts to Rs. 2,69,448-74.

Amount of expiring assessment. * The rates excluding cess are shown on Map No. I and vary from Rs. 1-8-0 to Rs. 2-8-0. The incidence of this assessment, including fallow and fruit-tree rates, is 1-83 per acre.

50. Statement No. V of the Appendices shows the percentage of revenue collected during the last four years under coercive processes. Even in 1886-87, when, as noticed in paragraph 47, there was considerable agricultural depression, the percentage of revenue, which had to be collected under coercive processes, did not amount to 1-0 per cent. Statement No. VI shows the amount of remission which for various causes has been sanctioned during the last four years, the remission for 1886-87, for the reasons given in paragraph 47, being, it will be noticed, considerable. The reasons leading to remission in this case were, however, abnormal, and under ordinary circumstances it has very seldom been found necessary to make remissions of land revenue to any extent.

51. No statistics regarding the former market value of land are available, but from the statements of the cultivators, noted during the recording of tenures, the price of good land appears to have increased from 100 to 200 fold in the last 30 years.

The figures in the following statement are taken from statistics of all land sales for the past four years. It will be seen that land is not changing hands very rapidly and that the selling price of paddy-land is about half that of orchard gardens and twice that of the vegetable gardens which are found on the sand-banks and islands of the main river. The highest prices for paddy-land are obtained near Yandoon, and for garden-land in the circles of Kattiya and Inga-bu on the banks of the Panhlaing creek :—

Annual Sales of Land (average of four years).

20

Circle.	PADDY-LAND					GARDEN-LAND.					MISCELLANEOUS LAND					Remarks.
	Number of sales.	Area sold.	Price paid.	Rate per acre.	Percentage of total area.	Number of sales.	Area sold.	Price paid.	Rate per acre.	Percentage of total area.	Number of sales.	Area sold.	Price paid.	Rate per acre.	Percentage of total area.	
		Acres.	Rs.				Acres.	Rs.				Acres.	Rs.			
Danabyu	14	155.82	2,967.75	19.04	4.35	1	80	19.75	23.43	12	...	...	...	...	...
Hnégyo	52	808.05	8,459.25	10.53	3.91	4	16.53	326.50	19.75	1.16	9	38.54	250.62	6.50	5.52	
Eyingatha	25	411.12	3,744.62	9.10	3.99	3	9.62	53.00	5.50	1.23	...	...	...	...	...
Thabyu	18	185.72	3,958.50	21.31	1.66	4	8.94	97.50	10.90	.48	7	36.19	201.00	5.55	1.41	
Thayaing	41	661.92	11,298.48	17.05	3.54	1	1.06	26.25	24.76	.10	2	15.88	39.50	2.48	2.22	
Total	150	2,217.63	30,428.60	13.72	3.45	13	36.95	522.00	14.12	.55	18	90.61	491.12	5.42	2.00	
Yandoon	16	150.32	3,783.75	25.16	1.79	3	14.36	416.75	29.16	.57	1	1.13	38.75	27.09	1.45	
Tagé	26	309.75	5,415.38	17.48	2.72	1	2.64	43.75	16.57	.36	...	...	...	...	...
Ingabu	9	85.00	761.50	8.95	2.36	3	18.17	648.75	35.70	.87	...	...	...	...	...
Kattiya	7	63.42	685.00	10.80	2.40	13	70.80	3,339.50	47.16	1.83	...	...	...	...	...
Inzaya	6	46.25	877.50	18.97	1.44	6	28.23	600.50	21.27	1.38	3	9.90	84.75	8.56	.46	
Total	64	654.74	11,523.13	17.59	2.24	26	134.20	5,051.25	37.64	1.14	4	11.33	123.50	10.90	.86	
Pantanaw	6	54.76	346.25	6.32	2.80	1	3.91	50.00	12.78	.22	...	...	...	...	...
Bawdi	14	204.18	2,234.62	10.94	4.63	8	16.97	342.00	20.15	1.27	1	80	13.75	17.18	.23	
Pathwé	23	246.47	2,569.50	10.42	2.16	4	15.75	417.25	26.49	.81	3	11.35	174.25	15.35	2.76	
Kanhwekabo	3	14.46	173.00	11.96	.72	10	48.57	902.13	18.57	1.16	2	10.59	185.00	17.46	.36	
Zayathla ... ..	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Total	46	519.87	5,323.37	10.23	2.62	23	85.20	1,711.38	20.08	.92	6	22.74	373.00	16.40	.56	
GRAND TOTAL	260	3,392.24	47,275.10	13.98	2.99	62	256.35	7,284.63	28.41	.96	28	124.63	987.62	*7.92	1.13	

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52. The total area held under mortgage as security for debt is rather larger than that annually alienated by sales and, as will be seen from the following statement, the average amount advanced per acre on a mortgage is greater than the selling price in the case of paddy and vegetable garden land, but less in the case of orchard gardens. Buffaloes and other property, moveable or immoveable, being often included in the security given for advances, makes the mortgage money larger than it would otherwise be, while the mortgage is also encumbered in many cases with heavy accumulations of interest. The high average rate of mortgages is also partly due to the fact that the owners, where they would sell poor and newly cleared land, almost invariably prefer to mortgage old established estates of greater value. Mortgages as a rule are usufructuary, in which cases they bear no interest, the mortgagee either working the land himself or renting it back to the mortgagor.

Land mortgage statistics.