REPORT

ON THE

SETTLEMENT OPERATIONS

IN THE

MYAUNGMYA AND THONGWA DISTRICTS,

Season 1902-1903.



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RESOLUTION

ON THE

REPORT ON THE SETTLEMENT OPERATIONS

IN THE

MYAUNGMYA AND THÔNGWA DISTRICTS. SEASON 1902-03.

Extract from the Proceedings of the Government of Burma in the Revenue Department,-No. 2S.*28, dated the 22nd June 1904.

READ-

Report on the Settlement Operations in the Myaungmya and Thongwa districts, season 1902-03, and notes by the Settlement Gommissioner and Financial Commissioner's letter No. 1506—2S.-18, dated the 25th March 1904.

RESOLUTION.—The area dealt with in the report under review lies in the heart of the Irrawaddy delta, and comprises a rich tract of alluvial soil, which twenty years ago was almost entirely covered with grass and tree jungle. In the year 1883-84 the area under paddy cultivation amounted to 15,290 acres only, in 1892-93 the area was 46,906 acres and in 1902-03, the year of settlement, this cultivation was being carried on over no less an area than 232,309 acres. small and comparatively unimportant areas under miscellaneous and garden crops have grown in a like proportion. Practically the whole of the cultivated area consists therefore of virgin soil on which abundant crops are obtained with a minimum of labour in the tilling of the ground. The land revenue rates hitherto assessed have varied from Rs. 1-9-0 to Rs. 2-4-0 per acre, they had been fixed on no proper basis before the cultivation here had assumed its present importance, and a regular settlement was needed both in order to ensure that the assessment bore its due relation to the profits of cultivation and that a full share of such profits was obtained by Government from the richer soils.

2. The inrush of Upper Burman and other immigrants, who were willing to clear and cultivate land as tenants of capitalists, but who had neither the desire nor the ability nor the capital to clear land for themselves has led among other causes to a large proportion of the occupied land falling into the hands of non-cultivating land-owners. The presence of the monied land-lord has probably led to a more rapid development of the tract than would otherwise have occurred, but the establishment of a land-lord class who hold the land as a speculation and merely with a view to obtaining as high rents as possible, must be eventually injurious to the interests of the actual cultivator, and the Lieutenant-Governor will be glad to consider the Settlement Officer's special report on this subject with the Financial Commissioner's further views upon it in connection with the proposed measures.

for restricting the alienation of agricultural land in the Province.
3. Throughout a great part of the tract the reserved grazing area is likely to be insufficient when the soil has grown to need more careful cultivation and the employment of more cattle. His Honour agrees therefore with the Financial Commissioner that reserves should be formed of any cultivated areas which lapse to Government.

4. The tract and soil classifications proposed by the Settlement Officer for the purposes of paddy land assessment are supported by the Seettlement Commissioner. The prices and outturns assumed for each tract and soil class are moderate when compared with actual statistics recorded, and the Settlement Officer's proposed assessment tracts and figures for value of gross produce on the soils in each tract are accepted by the Lieutenant-Governor as generally suitable. His Honour agrees however with the Financial Commissioner that the nine kwins

On Kyunnyogyi island may properly be transferred from assessment Tract IV to Tract III. From paragraph 49 of the Report and Statement No. XI appended these kwins, if strictly classified, would fall in soil Tract II and Price Tract III, and if they had been formed into a special assessment tract the value of the gross outturn would have been slightly above that of assessment Tract III. The island is within easy reach of Bogale Town, the local ring which is keeping down the price of paddy may be expected to collapse as cultivation extends and the market expands, and as this area should with normal prices be grouped in assessment Tract II and is with present prices giving a gross outturn of higher value than that assumed for Tract III, the Lieutenant-Governor considers that it wil be treated with sufficient liberality if placed in the latter tract, more particularly as the small area at present under cultivation is now being assessed at the rate of Rs. 2'25, the maximum rate in the area under settlement.

5. The Settlement Officer proposes rates of assessment for paddy land which amount approximately to one-sixth of the net produce in assessment Tract I, which are slightly below one-fourth of the net produce in Tracts II and III, and are about one-seventh of the net produce in Tract IV. The rates were framed in consultation with the Settlement Commissioner and are agreed to by him. The Financial Commissioner recommends that in Tract I a one-fifth share of the net produce, as determined by the Settlement Officer, should be taken as the basis of assessment and that the rates of Rs. 5'00 and Rs. 3'50 proposed by the Settlement Officer for first and second class soils should be raised to Rs. 6'00 and Rs. 4'00 respectively. The Lieutenant-Governor agrees with the Financial Commissioner that the estimates of outturn and price assumed by the Settlement Officer for this tract are very moderate, and that the actual net produce is somewhat understated. It is also no doubt specially desirable that the revenue rates should be enhanced to a high standard of assessment in areas where the land is shown to be falling into the hands of land speculators. At the same time His Honour hesitates to accept rates which would give such large enhancements on the present assessment as would fesult from the rates proposed by the Financial Commissioner. Throughout a considerable part of the tract the present rate of assessment is Rs. 1'75 only on all lands, in a further portion the rate is Rs. 2'00, and at the Financial Commissioner's rates the assessment on first class lands would be trebled or more than trebled within these areas. Even if intermediate rates restricting the increase to 100 per cent were imposed for five years, it would mean that the revenue on these lands would be doubled at once and that an equally large or still larger increase per acre would be made five years hence. At the rates proposed by the Settlement Officer the enhancement in the paddy land assessment of the tract amounts to 136 per cent, and from the Financial Commissioner's letter of the 25th March 1904 it appears that the Commissioner is doubtful if these rates are not too high. In other recent original and revision settlements in Lower Burma, the rates of assessment have not ordinarily been based on a higher fraction than one-sixth or one-seventh of the net produce, the actual rates proposed by the Settlement Officer are above any rates which have hitherto been levied on paddy land in Lower Burma, and His, Honour considers that, whils these rates are in no way excessive, they are as high as can safely be imposed at the present settlement of this area.

For Tracts II, III and IV the rates proposed by the Settlement Officer aet accepted as suitable. In Tracts II and III the rates approach more closely to the provisional standard of one-fourth net produce than has been ordinarily found to be possible in other settlements, but this is due in part to an extravagant use of hired labour and consequent high cost of cultivation in these tracts (paragraph 56 of the Report). In neither tract will the enhancement in revenue exceed 100 per cent. on any land, and, whilst in Tract II the rates will result in a total increase of 55 per cent. in the revenue, in Tract III the assessment on correct survey will be slightly less than at present.

The circumstances of Tract IV are special and a more moderate assessment is justified there.

out change the rates of assessment for paddy land proposed by the Settlement Officer.

- 6. The rates proposed for garden, miscellaneous and other special crops in paragraph 62 of the Report are approved and sanctioned except that the assessment on gardens is reduced from Rs. 3:00 to Rs. 2:50 an acre, the rate for miscellaneous cultivation. As some of the garden land is at present being assessed at Rs. 2:25 per acre His Honour thinks it hardly necessary to reduce the rate to Rs. 2:00 as proposed by the Financial Commissioner.
- 7. A comparison of the expiring and proposed assessments is given for each tract and kind of cultivation in the statement at page 29 of the Report. The figures will be only slightly affected by the small changes made in the Settlement Officer's proposals, and the result may be taken to be a total increase from Rs. 4,65,321 to Rs. 9,30,429 or Rs. 99.95 per cent. in the land revenue assessment of the area settled. This is a large enhancement to impose, but the Lieutenant-Governor does not consider that it is larger than is justified when it is considered that the tract settled is certainly one of the richest in Lower Burma, and that the existing rates have been fixed on no definite system and are altogether inadequate for the better soils in the tract. The revised rates will be introduced with effect from the 1st July 1904 and will be fixed for a period of 15 years. Intermediate rates will be imposed for five years where the enhancement on any soil class of paddy-land exceeds Rs. 100 per cent.
- 8. This is the last of several original and revision settlements undertaken by Mr. Mackenna. The Lieutenant-Governor desires again to express his thanks for the efficient manner in which the operations have been carried out and for the very useful and instructive Report which Mr. Mackenna has written.

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Commission of the contract

By order of the Lieutenant-Governor of Burma.

H. THOMPSON,
Officiating Revenue Secretary.

G. B. C. P. O.—No. 685, R. S., 26-7-1994—184.

Note by the Financial Commissioner on the Report on the Settlement Operations in the Myaungmya and Thôngwa districts, 1902-03.

This report, dated the 29th October 1903 on the Settlement Operations in the Myaungmya and Thôngwa (now Myaungmya, Pyapôn and Ma-ubin) districts during the year 1902-03, with the Settlement Commissioner's Note of the 15th December 1903 was not received in my office till the 1st February 1904, when I was absent on tour in Upper Burma. The delay appears to have been due to the difficulty of getting the maps attached to the report lithographed earlier. The further delay of the report in my hands is due to the pressure of other urgent work.

2. In paragraph 29 of his Report for 1901-02, Mr. MacKenna urged that "the correct methods of obtaining land should be insisted on and the fulfilment of the conditions of grant should be rigorously complied with." This recommendation was not approved of either by the members of the Conference which met to

Paragraphs 23 and 39. consider the Report, by myself, or by the Local Government. In the present Report the Settlement Officer returns to the charge and seeks to justify his contention by painting in lurid colours the shiftlessness, thriftlessness and altogether unworthiness of the squatter from every point of view. No doubt the grantees who have survived the "strenuous administration" of the past few years are as a class much superior to the squatters, but they possess only 5:32 per cent. of the occupied area (4:33 per cent.

of the revenue paying area) whereas the squatters † Paragraph 43 of Report. possess† 42.86 per cent. and have been subject to no such purifying process. Moreover, more than half (51'57 per cent.) of the occupied area is held by persons who have now landholder's rights and were formerly squatters or have acquired the land from the original squatters. The persons, originally squatters, who are now in possession as landholders must have been very different from the squatters described by the Settlement Officer, else they would never have attained this status. Maung Kyaw Din, "practically the founder of Maulmeingyun (Maulamyainggyun)," whose career is sketched on page 118 of the Report, was a squatter and in the circles of Amat, Kyagan and Pegôn, included in Assessment Tract IV, "the only section of the settlement tract in which "a bond fide peasantry is found" (see paragraph 61, page 28 of Report), over half of the occupied area is held by squatters and only 3½ per cent. is held on grant. I am afraid that Mr. MacKenna is hopelessly prejudiced in favour of the grantees, few and far between, who have kept the conditions of their grants and is inclined to overlook the fact that the phenomenal progress of the tract under settlement must be attributed almost entirely to the abused squatter. Past experience has proved that the grant system will not prevent rich land from falling into the hands of money-lenders and non-agriculturists and the real reason why the area in the hands of non-agriculturists is so large and the proportion (43.24 per cent.) of the total occupied area which is rented so great in the tract now dealt with is the phenomenal richness of the soil combined with the low revenue rates hitherto assessed. It is well to keep this in mind when considering the rates of assessment. It may be mentioned that Mr. Morgan Webb, Deputy Commissioner, Myaungmya, and for a time, Mr. MacKenna's Assistant Settlement Officer, and Mr. Birrell, Subdivisional Officer, Wakèma, whose work in connection with the resumption of grants is referred to in paragraph 29 of the Report, are both in favour of discontinuing their issue.

3. The area of reserved grazing-grounds is obviously atterly inadequate to Grazing-grounds:—

Paragraph 16 of Report and 6 of Settlement Commissioner's Note.

Bettlement Commissioner's Note.

Deputy Commissioners concerned should keep steadily in view the policy of reserving for the purpose of grazing all land resumed by Government from whatever cause.

4. There appears to be nothing in the material condition of tenants to demand immediate legislative interference on the part of Government and the fact that many of the tenants are Upper Burmans who come down for a year or two to

make money and do not desire to settle, no doubt swells the proportion of the total

area which is rented above what it normally would be and helps to beep up the nots. The land is admirably suited to the needs of the penniless Upper burman sojourner, for he himself provides the labour which is the chief item in the expense of cultivation in an area where ploughing is in many parts unnecessary. Steps seem, however, to be required to prevent the accumulation of large estates in the hands of non-agriculturists and I have now before me a special report on this subject, which I asked the Settlement Officer to prepare and which I shall submit to Government in continuation of the correspondence regarding the draft Burma Alienation of Land Bill.

Assessment proposals:—
Chapter V of Report.

Ment proposals as accepted by the Settlement Commissioner. In the first place I would raise the rate on first class soil in Tract I to Rs. 6 per acre, and on second class soil to Rs. 4-4-0 in place of Rs. 5 and Rs. 3 50 respectively proposed by the Settlement Officer. My rates represent roughly a fifth of the nett produce assumed by the Settlement Officer, but it must be borne in mind that his assumptions are based on a very—perhaps excessively—moderate estimate of the average outturn and price. The crop reaping statistics summarised in paragraph 50 of the report would justify assumed outturns of 60 and 45 baskets per acre in place of 50 and 40, and the price assumed (Rs. 80 per 100 baskets) is probably about Rs. 5 lower than the true average of the tract. The Settlement Officer appears to have made his estimates as low as he dared with a view to keep the total enhancement of revenue within the maximum of 100 per cent. over the whole tract.

The next change which I propose is to move the kwins in the Kyunnyogyi island of Bogale from Assessment Tract IV to Assessment Tract III. The Settlement Officer placed them in Soil Tract III for the "economic and particular reasons" specified in paragraph 49 of his report, from which it appears that the soil in the Kyunnyogyi island and the south part of Pyindayè circle is not really poor and if the settlement had been carried out a few years later these kwins would have been placed in Soil Tract II. The Kyunnyogyi kwins also fall into the lowest price tract on account of the local prices of paddy recorded in statement No. XI and the combination of lowest soil and lowest price tract is the lowest assessment tract. I cannot help thinking that there must be some mistake in the prices. The geographical position of the island which at its north end touches on Price Tract I with an assumed price of Rs. 80 and on the south-east on Price Tract II with an assumed price of Rs. 75 would indicate a price intermediate between the two and not lower than either. Despite the statistics recorded in statement No. XI, I would place these kwins in Price Fract II and thus raise them to Assessment Tract III. It is true that the cultivated area is very small (only 229'14 acres) but it will doubtless expand as rapidly as in the neighbouring kwins once it gets a fair start, and it is undesirable to attract land grabbers to this fertile island by fixing the land revenue rates so low as proposed by the Settlement Officer. It may perhaps be urged that these Kyunnyogyi kwins with the south part of Pyindayè circle, the soil of which is up to the standard of Soil Tract II, should not have the advantage of Soil Tract III rates for 15 years. It is, true that the conditions owing to which it is desirable to place them in Soil Tract III will not continue throughout the term of settlement, but any change of rates after five years or at any other period within the term of settlement should so far as possible be avoided and I agree with the Settlement Officer that these kwins should be in Soil Tract III for the term of settlement.

of. Intermediate rates for five years will be required under standing orders in all soil classes where the proposed enhancement exceeds 100 per cent., this being an original settlement.

7. I would adopt the rates proposed for crops other than paddy except that other rates:

for gardens which it is desirable to encourage I would recommend a rate of Rs. 2 per acre only instead of Rs. 3. Even this low rate will probably do little to encourage garden cultivation so long as paddy growing is so easy and so profitable.

Term of Settlement:— Paragraph 65 of Report. 8. I concur in the Settlement Officer's recommendation that the rates now proposed be fixed for 15 years.

9. This report which is Mr. MacKenna's last Settlement Report is no whit inferior to its predecessor for 1902-03. I cannot praise it more highly. Work was carried on under considerable disadvantages and Mr. MacKenna deserves great credit for having accomplished his task practically singlehanded.

RANGOON: The 21st March 1904. W. T. HALL, Financial Commissioner, Burma.

G. B. C. P. O.-No.-490, F. C., 31-3-1904-164.

Note by the Settlement Commissioner.

THERE is nothing to add to the description of the tract given in the Report; • it is typically deltaic, the land is new, and over the . greater portion of the area phenomenally fertile.

Rainfall. 2. The rainfall is ample for successful paddy cultivation in ordinary years.

- 3. The population, which has increased enormously since the census of 1891, consists to the extent of 83 per cent. of Burmans, a large proportion of whom are of Upper Burma origin, and of the rest Karens form 14 per cent. of the total. The population is almost entirely agricultural, those who are not agriculturists themselves being engaged in allied occupations.
 - 4. The land is so rich over the great portion of the area that thorough ploughing is not really necessary, and in many circles broadcasting produces bumper crops.
- 5. Under existing circumstances the stock of cattle is perhaps sufficient, but as the land loses its original luxuriant fertility more efficient ploughing will be necessary and the stock of cattle will have to be largely increased. The rates for sale and hire of cattle are very high, and this is probably due to the short supply.
- 6. Under present circumstances I do not consider that any extensive additions to grazing grounds are necessary, as the owners should easily be able to supplement existing facilities by stall-feeding, the number of cattle being small. The suggestions for increasing the area made in paragraph 16 of the Report deserve consideration.
 - 7. Communications are excellent. The Irrawaddy Flotilla Company convey enormous quantities of paddy to Rangoon in flats towed by steamers in the busy season.
- To summarize: the tract is an extremely rich and fertile one; the land owners and permanent cultivators are extremely well off; the squatting class, who were originally used as catspaws by the land-speculators, usually get hopelessly into debt and either disappear altogether or become agricultural labourers. The large amount of money outstanding on mortgage bonds is an evidence of the richness of the tract, and of the desire of the moneyed class to acquire possession of the land. In Lower Burma, in fertile tracts like the one one under consideration, it is almost an axiom to say "The richer the tract the greater the debt." It is quite certain that the great majority of debts which do exist have not been incurred through necessity, and they need not be considered from the point of view of assessing new rates.
- of cultivation over the whole tract, namely, Rs. 11-19, is high, but not higher than in some other districts, e.g., Tharrawaddy and parts of Akyab; but the cost of cultivation in Assessment Tracts II and III is very high, and if the circumstances of the tract necessitated thorough ploughing and general transplanting the figures would be very high indeed. As a matter of fact even at present it may be said that everything is done by means of hired labour.

- The total cultivated area under paddy is 233470 acres, of which 22,004 acres, or rather more than 10 per cent., are fallow.

 This is not an excessive proportion when the large size of the holdings is considered. There is still room for extension in most circles, more particularly in the Myaungmya district. The average area of holdings is very large, even allowing for the large number of very large estates. This tract is the happy hunting-ground of the non-agriculturist landowner as is shown by, the very large number of estates over 100 acres in area.
- Tenant statistics.

 Tenant statistics.

 Tenant statistics.

 When not privileged, pay an average rent of Rs. 8.71, the average revenue rate over the whole tract (including cess) being Rs. 2.30. The tenants are able to live comfortably, employ a large amount of hired labour, and, if thrifty, to save money and eventually become land-owners themselves; that this is possible proves, if any proof is needed, that the revenue rates in the tract generally are equitably susceptible of large enhancement.
- 12. The figures for sale and mortgage rates in no way represent the real value of the land. The figures given for selling value frequently only represent the difference between the real value of the land and the amount owed by the seller to the buyer on account of previous transactions.

Assessment Proposals.

13. Three soil tracts have been formed with assumed outturns as follows:—

Tract.		Soil class.			F	laskets.
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The soil tracts are shown in Map II of the Appendices. The assumed outturns are moderate and thoroughly justified by the crop cuttings, and I satisfied myself, while inspecting, that the selected fields had been fixed with judgment and that the soil classification was well done.

14. Three price tracts have been formed, based almost entirely on the recorded local prices of paddy. I consider that, if properly recorded, the local prices furnish a far more satisfactory guide to price tracts than prices arrived at theoretically. The prices originally decided on for Price Tracts I, II, and III, namely, Rs. 82, 80, and 75, were reduced to Rs. 80, 75 and 70 at my suggestion, vide my Inspection Note on the Bassein Settlement Office, dated 4th September 1903.

Cost of cultivation.

15. The costs of cultivation assumed for the various tracts correspond very closely with the actual figures arrived at by calculation.

- Assessment Tracts.

 Assessment Tracts.
- 17. The proposed rates for all classes of cultivation were framed by the

 Settlement Officer in consultation with me, and I recommend that they be accepted as they stand. The
 varying proportions of the net produce of paddy land proposed to be taken in the
 different assessment tracts are justified by the different circumstances of the
 tracts, the varying amounts spent on cost of cultivation, the different tenant rates
 and the amount of enhancement to be obtained.

With regard to the highest rate proposed, namely, Rs. 5 00 per acre, I invite a reference to my Inspection Note referred to above, in which I expressed the opinion that this sum might reasonably be taken as the highest rate. The enhancement obtained in Paddy Tract I is large and in Tract II considerable, but the new rates can be paid without difficulty. In Tracts III and IV, which are small and comparatively unimportant, a necessary redistribution of present rates has been effected.

cellent Report. For the greater portion of the year he was without an European Assistant Settlement Officer, and the satisfactory results obtained are all the more creditable to him. Mr. C. M. Webb, C.S., during the short time he was with the party, displayed great interest and energy. Maung Kyaw Zan U_•(2), Assistant Settlement Officer, and the staff, generally, did very good work.

RANGOON:
The 15th December 1903.

T. C. WILSON,

Settlement Commissioner

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tw n	betel-vine (th			7	···	•••	•••	81
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	rea of fallow-la		ns rolls)	***		• • •	•••	82
	ocal prices of p		***	•••	•••	•••	•••	84
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	unual sales of l		•••	•••	•••	•••	***	93
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			WALLS.					

Map No. I—Showing distribution of cultivated and waste-land, etc.

"II—Showing Soil Tracts.

"III—Showing Price Tracts.

"Showing present rates of assessment (Paddy).

"V—Assessment Tracts and proposed rates.

REPORT

ON THE

SETTLEMENT OPERATIONS

IN THE

MYAUNGMYA AND THONGWA DISTRICTS

SEASON 1902-1903.

CHAPTER I.

GENERAL DESCRIPTION OF THE COUNTRY.

During the field season of 1902-03 settlement operations were carried on in 8 circles in the south of the Wakema township and 2 circles in the Myaungmya township of the Myaungmya district, and in 6 circles of the Pyindayè township and 4 circles, or parts of circles, in the Pyapôn township of the Thôngwa district. These circles were omitted at the time of the original settlement of the districts as not sufficiently developed to justify the expense and labour, but during recent years such strides in cultivation have been made that the tract is now most extensively cultivated, while its fertility and richness are almost a by-word. Along the whole southern length of the settlement area runs a huge tract of forest reserve which separates it from the Gulf of Martaban: on the north and east sides the tract follows the line of areas previously settled (1888—1891) by Mr. H. M. S. Mathews: on the west it links on to the area in the Myaungmya district settled by this party last season.

- the Myaungmya side Kyunpyatthat, Kyunmange, Kathahmyin, Maulmeingyun and the north of Pegon circle were surveyed by Mr. Clancey's Lower Burma Field to Field party during 1891-92, and the survey was revised and brought up to date in 1900-01. Nyaungywa, Myingagon, and Tagundaing circles were surveyed by the Superintendent of Land Records during seasons 1899-1900-1901, and Amat circle in 1901-02. The area in the Thongwa district was surveyed by holdings in 1894-95 and cadastrally, by local agency, during the seasons 1900-01 and 1901-02. The settlement party has thus been working with practically newly surveyed maps.
- 3. The tract may be described in general terms as typically deltaic: a flat level stretch of country intersected by innumerable tivers and tidal creeks; where cultivation is of some standing, scarce a tree is to be seen, not even the usual fringe on creek or

^{*}Norn—Since writing the Report the district boundaries have been altosed. Mezali, Kywegyan, Dundabe and Wedaung circles have been transferred to Myanngmya district, while the remaining circles shown as falling in Thongwa now fall in the new Pyapen district. A new township has also been formed in Myangsanya district—the Maulmeingyun township—comprising the Wedaung, Dundabe, Kywegyan, Mozali, Kathabunyin, Maulmeingyun, Nyaungywa, Tagundaing and Myingagon circles. It has not been found possible to incorporate these redistributions without completely distriganising the Report: but the sanctioned rates will be collect according to the new districts and townships.

river bank is left: the last inch is cultivated to the very river's edge. Thus in place of the heavy mangrove fringe of last year's tract with its unattractive and uninviting welcome, we had waving rice crops stretching in their luxuriance from the river's bank as far as the eye could reach. In the southern and less developed circles the sound of the pioneer's axe is daily heard as the giants of the forest fall to make way for the great food crop. A year or two cleansing with fire and the land thus brought subject falls into line with its rich neighbour. This virgin soil is practically rank in its luxuriance and degrees in excellence simply depend on the completeness or otherwise of the clearing and on the amount of attention devoted to the cultivation. To this natural luxuriance is added the important economic advantage of an admirable system of water-ways. Except in the south-east circles of the Thôngwa district, where a certain amount of paddy has to be worked out by sea and so round to the Pyapôn river, there is direct communication all over the tract by easily navigable streams. In fact, it would be difficult to conceive a tract with better natural advantages.

4. The gross area of the present tract is 496,463:39 acres or 775.72 square miles, of which 235,994.50 acres or 47.53 per cent. is under one form of cultivation or another. The topography of the tract is depicted on Map No. I, and the following statement shows the distribution of gross and cultivated area by circles:—

Myaungmya 1	District.	Township.	Serial Number.	Circle.		Number of circle as in index map.	Cultivated area.	G гояв		Percentage of cuitivated to gross area.	Bemarks.
Myangmya 2	1	2	8	. 4		5	6	7	8	Ø	10
Pyapôn 11 Byaingkasi XVIII 6,771.47 9,654.36 15.08 70.13 12 Kyonkadun XX 10,330.08 24,425.05 38.16 42.29 13 Kyihnitpih XVIII 15,174.31 18,513.12 28.93 81.96 14 Bitagat XVI 18,42.86 25,093.67 30.21 55.16 15 Pyindayè XIX 16,602.57 65,598.35 102.50 23.78 16 Bogalò XV 7,781.10 22,182.22 34.66 35.07 17 Mezali XIV 16,617.95 34,752.33 54.30 47.81 18 Kywègyan XIII 17,001.25 19,880.03 31.08 85.48 19 Dundabe XII 16,611.51 20,824.61 32.54 74.96 20 Wedaung XI 10,506.61 17,378.99 27.15 60.45	MTAUNGNIA.	Wakèma	2 3 4 5 6 7 8 9	Kayagan Regon Kyunpyatthat Kyonmange Kathahmyin Maulmeingyun Myingagèn Tagundaing Nyaungywa	::: ::: :::	X 111 11 11 111 111 1V V	7,879·52 969·45 17,344·16 13,303·62 10,300·68 18,354·42 18,703·14 6,943·76 12,487·43 5,468·52	41,370·90 8,920·82 61,044·98 22,755·13 13,157·01 20,362·52 22,218·37 10,766·95 23,846·69 13,750·29	64·64 13·95 95·38 35·55 20·56 31·82 34·71 16·73 37·26 21·50	19:04 10:35 28:41 58:46 78:29 65:58 84:17 64:85 52:36 39:74	
20001 111	Thonewa.	LN1	11 12 13 14 15 16 17 18 19	Byningkasi Kyonkadun Kyihnitpih Bitagat Pyindayè Bogalò Mezali Kywègyan Dundabo		XX XVII XVI XIX XV XIV XIII XII	6,771·47 10,330·08 15,174·31 18,842·86 15,602·57 7,781·10 16,617·95 17,001·85 16,611·51	9,654·36 24,425·05 18,513·12 25,093·67 65,598·35 22,182·22 34,752·33 19,880·03 20,824·61	15·08 88·16 28·93 30·21 102·50 34·66 54·30 31·08 32·54	70·13 42·29 81·96 55·16 23·78 35·07 47·81 85·48 74·96	

5. The rainfall is not recorded at any station falling actually within the settlement area, but the statistics for Wakema and Pyapôn, which are given in Statement No. I of the Appendices may be taken as approximately the rainfall of the tract. The rainfall, though not excessive, is ample and generally timely and well adapted to the agricultural requirements of the tract.

6. Where the clearing of the jungle has been completely effected, the general health of the people is good; but in the less developed circles such as Pyindayè, Mèzali, Tagundaing Nyaungywa and Pegon, fever of a very virulent type is common. This trequently

retards cultivation and renders the procuring of hired labour difficult. In the portion of the tract east and south of the town of Bogale, where the rivers are affected by salt tidal influences, the water supply is collected in tanks: in the remainder of the tract generally the drinking supply is taken from the rivers. This is on the whole good, but from time to time places like Kyunpyatthat and Maulmeingyun pay no small toll in deaths from cholera. The disgraceful dirtiness of the latter town probably helps to swell its death roll. The usual sporadic cases of cholera, common to the delta, break out from time to time, Kyaikpi especially having an unenviable notoriety. On the whole, however, while the tract cannot be called salubrious, it is far from unhealthy, and is probably just about on a par in the matter of health with the average delta district.

7. The total population of the settlement tract Population : Races of the people. by the census of 1901 is 77,557 persons distributed racially as follows:

Burmans		·		•••		64,339
Karens		•••	***	•••	•••	10,850
Natives of Ir	dia	•••	R.	•••	***	534
Others fineluc		number of	Chinese)	***		1,834
				Total	•••	77,557

Burmans thus form practically 83 per cent. of the total population, or more than four-fifths: Natives of India are for the most part traders, though a fair number also are cultivators, while "others" mainly consist of the ubiquitous Ghinaman who, to judge from external appearances, flourishes exceedingly in this tract.

8. The capitation tax rolls record 21,506 persons, of whom 12,544 or 58:32 per cent. are agriculturists, 1,141 or 5:30 per cent. Occupations of the people. non-agriculturists, 267 persons or 1.24 per cent. fishermen, and 7,554 or 35 per cent. coolies. Of the latter the greater part earn their livelihood by agricultural employment, so that the proportion of the total population actually dependent on agriculture may be taken as between 85 and 90 per cent.

				Agricu	URIS	ets.	Ŷ		No	N-AGRIC	ULTUR	STS.				,				PERCI	ENTAGE.	, , , , , , , , , , , , , , , , , , ,
Seriad No.	Distriot.	Township.	Paddy cultivators.	Orchard and garden cultiva- tors.	Vegetable and taungya cultivators.	Total,	Doctors.	Stall keepers.	Blacksmiths. ?	Sculptors.	Traders.	Petty traders.	Gold and silver smiths.	Total.	Coolies and others.	Fishermen.	Grand Total.	Total capitation tax.	Agriculturists.	Non-agriculturists.	Coolies and others.	Fishermen.
-	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17 =	18	2 19	20	21	22	23
1	Myaungmya.	Myaungmya Wakama Total	565 3,949 4,514	18 300 318	42 62 104	625 4,311 4,936	5 53 58	 75 75	22	 8	12 203 215	25 33 363	22	42 721 763	308 4,029 4,337	5 178 183	880 9,239 10,219		63·77 46·66 48·30		31·43 43·61 42·44	1.79
	Thongwa.	Pyapôn Pyindayè	1,338 6,180	 50	 40	1,838 6,270	5 2	48	1		9 109		2 2	65 313	1,791 1,426	24 60	3,218 8,069	12,797·50 35,999·50	41.58	2·02 3·88	5 5 65 17-67	-75 -74
		Total	7,518	50	40	7,608	7	241	1	6	118	1	4	378	3,217	84	21,506	48,797-00 94,862-50	67·40 	3-35	28-50	• 9·74

- 9. The bulk of the paddy grown in the tract is of the ngakyauk variety. In the lower-lying lands of the Pyapon and Pyindayè Varieties of paddy. townships, a considerable amount of kaukhyi is found, while there is the usual proportion of kaukhnyin for home consumption.
- The method of agriculture varies with the stage of development reached. On the south-east of the Thôngwa side, where the Mode of agriculture. original covering of the land is grass jungle, cultivation begins simply with the firing of the jungle, the cutting down of what grass survives, and the casual throwing down of the seed paddy. The repetition of this process for a year or two brings the land into regular line. In tree jungle, in addition to the destruction of the grass, the more stubborn trees with their roots have also to be removed, and this employs fire and dah for some seasons. crop or two of sugar-cane is frequently taken off the land to bring it into trim. When the surface obstacles have been removed, grubbing with the ton-don (\operatorname{\pi} \pi_1) is in most cases all that is ever necessary. So rich and new in general is the surface soil that 3, 4 or 5 times is the most that the ton-don need be drawn across the field. As a result in the better lands one pair of bullocks or buffaloes can easily account for an outturn of 800 to 1,000 baskets; and the general average outturn per yoke over the tract amounts to 795 baskets. Farm-yard manure is employed to an extent by the more industrious, though most of the land is so rankly luxuriant as hardly to call for any artificial aids to production. In the more flooded parts of the Bitagat, Kyihnitpin, Kyunkadun and Byaingkasi circles, bunds or kazins of larger size are erected, at some expense, to keep out spring tides, while the north kwins of Wedaung are protected from the inroads of the river by a small marginal bund constructed by the cultivators themselves. The broad-cast sowing of paddy is practically general in the Bitagat, Kyihnitpin, Byaingkasi, Kyunkadus and Pyindayè circles. In the remainder of the tract the more expensive method of transplanting is resorted to, the seedlings being either raised in nurseries on the higher fields of the holding or purchased from neighbours with a surplus. It must not for a moment be supposed that these laborious operations are performed by the landowner. Except amongst new settlers the owner's care is only that of supervision. Labourers are hired by the gang with their foreman, and in many cases with a special cook, and everything is on the most lavish scale. Yet there is an ample margin of profit as is shown by the fact that many of the large owners who have been originally cultivators prefer to work their large holdings by hired labour rather than let them out to tenants.
- The labourers of the tract are drawn partly from the indigenous cooly population of the districts concerned and Hanthawaddy, but principally from the Upper Burma immigrants who annually come down in crowds for the Lower Burma agricultural season. Natives of India from Rangoon also find ready employment as contract reapers. As in other things the tract is somewhat lavish in its scale of wages. Ploughmen command from 60 to 120 baskets, the average being about 100 baskets, except in the south east circles of Thongwa, where the average is 110 baskets for the season. In addition they receive their food, generally on the scale of a basket of rice and Rs. 3-8 per month in cash. Payment for reaping by the season or by contract rates is much more common than has been found to be the case in tracts formerly operated on. The general rate is from 50 to 60 baskets, except in the circles above noted, where it runs as high as 9 baskets, the average being about 75 baskets. The unit for contract labour is the second compos (1'32 acres), and the average rate paid is 10 baskets or (to Natives of India) Rs. 6, though in some circles it runs as high as Rs. 8. In both cases food or an allowance of rice in bulk is made. The daily rate is not common owing to the scarcity of casual labourers, but where employed I basket or 8 annas a day is the general rate. In the south-east circles of Thongwa a rupee a day is given. The system of payment by coescook is not general; but in Thongwa district where it is met with, the rate is exceptionally high, amounting to as much as one sheaf for every four or one sheaf for every five reaped. The general rate for transplanting is Rs. 6 or 10 baskets of paddy per soco 90 cococogo or Re. 1 per day. This class

of labour is generally paid for in cash. Where labour, separate from that hired on the reaping contract, is employed for threshing, 20 to 25 baskets per head is the normal rate.

- 12. The lower lying kwins in the Bitagat and Kyihnitpin circles suffer occasionally from flooding by spring tides, while in, Liability to floods, drought and these circles also, the of too, a small crab, frequently makes invasions, spreading in myriads over the land and destroying the young paddy just germinating or sprouting. The Kyunkadun and Pyindayè circles of Thôngwa district, and the south portions of the Pegôn and Amat circles of Myaungmya, suffer somewhat from salt-water floods. In the wilder and less developed portions of Pyindayè and Mezali circles and, to a less extent, in the southern circles of the Myaungmya district, wild pigs and deer do a certain amount of damage, and though the ferae naturae are gradually retreating before the advance of the pioneer, it adds a spice of interest when a whole village fails to turn up for examination because on the way one of their number had disappeared and it was surmised that he had been bagged by a tiger. The impudent sparrow does his usual amount of damage to the ripe crop, and occasionally parts of the Myaungmya district suffer from a blight which does a good deal of mischief to the ripening paddy.
- the total number of cattle in the settlement tract is 19,169, of which 13,981 are in actual use. Bullocks are considerably in the majority, numbering 12,011 as against 7,158 buffaloes. The area of work demanded from each yoke of cattle is exceptionally high, amounting to no less than 29.20 acres. But though the superficial area is great, the amount of labour actually required is small, and even with the huge area demanded the cattle of this tract, ploughing only 3, 4 or 5 sats, are no harder worked than those in other districts ploughing 11 or 12 acres 12 or 13 sats. In addition, in many cases also no ploughing at all is done, so that the area actually ploughed per yoke is probably considerably below the figure theoretically deduced. In fact, averaged over some 1,800 cultivators, it is found from the General Agricultural Statistics to be 21 acres per yoke: and the cattle certainly do not look overworked.
- 14. The average mortality over the past 4 years has been: buffaloes 6.54 per cent., bullocks 2.50 per cent., or a general average mortality of 4.01 per cent. Byaingkasi seems to be the most unfortunate circle in this respect.
- The hire of a pair of plough buffaloes ranges in the Myaungmya portion of the tract from 80 to 100 baskets, except in the Hire and price of cattle. Kyagan circle, where the rate is 120 baskets the Thôngwa side the rate is from 100 to 120 baskets in the Dundabe, Mezali, Kywegyan, Wedaung* and Bogale circles, but in the Bitagat, Kyihnitpin, Kyunkadun, Byaingkasi and Pyindayè circles the rate is very much higher, ranging from 150 to 200 baskets per yoke. The rates for his of plough bullocks vary similarly, being in Myaungmya from 60 to 100 baskets, in the Mezali island and Bogalè circle of Thongwa 80 to 100 baskets, and in the above cited circles from 100 to 180 baskets -150 baskets per yoke being about the average figure. The exceptionally high ran's of hire in these circles considerably increase the cost of cultivation in the tracts in which they fall, as will be seen fater. In comparison with these rates the purchase prices are low, ranging in the Myaungmya district from Rs. 120 to 240 per yoke of buffaloes, the average being about Rs. 180 per pair, and in the Thôngwa district from Rs. 150 to Rs. 250, the average being about Rs. 200. Bullocks range from Rs. 200 to Rs. 200 per yoke, the average price being about Rs. 160. The risk of cattle disease deters the cultivator from staking capital in purchase of cattle, the supply of which is not great, and another reason for the high rate of hire compared with that of purchase is that large non-cultivating land-owners are also frequently large owners of flocks who practically force their cattle on the smaller cultivator at their own rates.

16. The area of reserved grazing-grounds in the tract prior to settlement was 20,396'35 acres. To this it has been found possible to add only 1,070'93 acres, making a total of 21,467 28 acres. This gives a percentage of grazing area to total area cultivated of 10 46 and an average area per head of 1 12 acres. In the newer circles of Thôngwa anticipatory action was taken as a safe-guard by Major Maxwell, and large tracts of grazing-ground were marked off in time. As many of these reserves are heavy tree jungle, judicious clearing as permitted by Rule 69 of Rules under the (Lower) Burma Land and Revenue Act, might increase their utility. In the older circles of Thôngwa and in Myaungmya such preventive action was not taken, with the result that suitable areas cannot now be obtained. In these circumstances the only feasible line of action seems to be that adopted by the present Deputy Commissioner, Mr. Webb, namely, to promptly reserve all lands resumed by Govern-The desirability of a continuance of this policy should be insisted upon. The only other alternative is compulsory acquisition. While the area of actual reserve is small, the question of grazing cannot be considered acute. The land being for the most part new still bears crops of very luxuriant grass which gives ample pasturage in the dry weather, while in the rains an equally good supply can be cut from the kazins. I am not at all certain that this compulsory stall-feeding does not account for the excellent quality of the cattle in the tract.

Communication in the tract is practically entirely by water, and the main water-ways are naturally perfectly open and most ex-Communication by land and water. cellent high-ways. There is hardly a part of the tract to which cargo boats of average size cannot penetrate, though of course in some of the interior creeks in the south-east of the tract progress is slow and propulsion Even in the Bitagat, Kyihnitpin and Kyunkadun circles, which are somewhat landlocked, the crop can without any great difficulty be worked out to the Once there progress is absolutely simple. In matters of communication it is one of the most favoured tracts conceivable. The Irrawaddy Flotilla Company has a regular weekly service between Rangoon and Maulmeingyun, and Rangoon to Pyindaye and these steamers are taxed to their utmost in towing the loaded cargo boats and flats of the Company. There are also regular services between Rangoon and Pyapôn and Yandoon and Maulmeingyun, while the native launches ply all over the tract and do a large trade both in passengers and towing. Tug-boats of the Irrawaddy Flotilla Company or privately owned are constantly met with: there is a regular flotilla of Chinese cargo boats, and the means of communication for travellers and of conveyance for paddy are as complete almost as they could possibly be.

The principal town in the tract is Bogale, the trimeand tidy head-quarters of the Pyindayè Township Officer. Kyaikpi and Pyapôn Principal towns and villages. just fall outside the tract. In fully developed circles on the Thôngwa side, the villages are numerous and large, and many of the houses well-built and expensive. In the less developed circles the villages are, as is usual, poor and miserable to look at and not an accurate index to the condition of the people. The enlargement of their lands and flocks is the first concern of a new agricultural community. A good house is a luxury. The idea to build comes suddenly and is promptly acted on: but it often takes a long time to come. On the Myaungymya side the leading town or village is Maulmeingyun. Its present condition is debateable ground. Suffice it to say here that it is beautifully designed and laid out: that the houses that there are are a very superior quality and that it seems bound to grow, despite everything. Kyunpyatthat, Kyunmange and Thayettaw are also large and prosperous villages, and the distribution of things is much as in Thongwa: good and substantial villages in the older-areas; and typically agricultural or labourers' hamlets in the newer and less developed parts of the tract.

19. The market to which the produce of the tract eventually finds its way is Rangoon, except for the very small export surplus from the Amat and Kyagan circles, which goes to Bassein.

Few cultivators, however, ship direct, and the bulk of the crop finds a temporary esting place, till such time as the market suits the middleman, at Pyapon, Bogale, Kyaikpi Maulmeingyun, Kyunpyatthat or Kyunmange.

CHAPTER II.

GENERAL CONDITION OF THE PEOPLE.

The population by the census of 1901 is 77,557, or an increase of 148.81 per cent. The greatest percentage of increase has been in the Pyindayè Township (258.35) and the greatest increase in any one circle 365.82 per cent. in Wèdaung. The figures, however, are so interesting and striking that I think the statement of population is worthy of inclusion in the body of the report and it is accordingly annexed. It will be noticed that while the Burman population has increased during the decade by 180.42 per cent., the increase in Karen population is only 64.04. The reason is that the bulk of the new population are Upper Burma immigrants.

		an e				POPULAT	TION BY	CENSUS	of 1891	li.	24.16			POPULATI	ION BY C	ENSUS	of 1901	•		1 10		•
							1	By races							By ra	ces.				ase in		
District.	Serial No.	Township.	Circle.	Occupied houses.	Boat population.	Burmese.	Karens.	Talaings.	Natives of India.	Others.	Total of columns 6 to 11.	Occupied houses.	Boat population.	Burmese.	Karens.	Talaings.	Natives of India.	Others.	Total of columns 14 to 19.	Percentage of incre years.	I	lemarks.
1	2	3	4	4	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		22
MYAUNOMYA.	1 2 3 4 5 6 7 8 9	Wakèma, mya,	Kyagan Pegèn Kyunpyatthat Kyunmangé Katha-hmyin Maulmeingyûn Myingagon Tagûndaing Naungywa	 20 364 633 359 411 370 141 111 100	863 	231 36 2,263 3,818 1,298 1,938 1,879 842 708 666	14 283 856 946 1,020 579	112	 81 266 15 8 	 5 6 5 	343 150 2,632 5,809 2,264 2,958 2,466 842 708 666	105 59 1,184 1,477 991 948 1,340 635 758 498		520 304 4,672 6,956 3,825 5,626 3,015 3,023 2,179	119 1,529 954 1,365 1,392 1,041 177 70 748		18 33 17 10 83 5 4	1 100 176 145 180 219 10 17 39	658 304 6,301 8,119 5,352 5,207 6,969 3,202 3,115 2,970	91·83 102·66 139·39 39·76 136·39 76·03 182·60 280·28 339·97 345·94		
Тиомета.	11 12 13 14 15 16 17 18 19 20	Pyindayè. Pyapbe.	Total Byaingkasi Kyonkadun Kyihintpin Bitagat Pyindayè Bogale Mezali Kywègyan Dundabè Wedaung Total	 2,564 209 290 200 118 236 259 267 169 303 197 2,248	863 51	13,679 1,365 1,048 803 702 933 960 793 832 1,281 546	3,698 110 600 672 M8 518 528 370 2,916	212 	20 12 10 19 4 1 15 	16	18,838 4,495 1,648 1,487 715 933 1,114 1,315 884 1,826 916	7,995 318 420 372 445 580 745 808 642 842 353		2,703 2,461 1,818 2,339 3,157 4,018 4,346 2,943 3,946 2,863	7,395 7 368 152 222 111 541 219 517 1,318 3,455		36 52 68 60 27 88 13 3	43 58 75 78 128 363 49 71 13 69	42,197 2,789 2,571 2,329 2,629 3,534 4,580 4,949 3,236 4,476 4,267 35,360	86:55 56:00 56:62 267:69 278:77 311:13 276:34 266:06 145:12 365:82		
			GRAND TOTAL	4,812	91/4	22,942	6,614	212	451	38	31,171	14,020		64,339	10,850		534	1,834	77,557	148-81		

Density of the population.

21. The density of population per square mile of gross area is thus 100, and per square mile of cuttivation 210 persons.

The average size of the agricultural family is 5'15 (or generally 5 persons) of whom 2'16 (or generally 2) are workers, and 2'99 (or generally 3 persons) non-workers.

- The recurring difficulty of describing the standard of comfort of the people in such a way as to convey any impression of Standard of living. their actual condition to one who has not mingled with them, is, if anything, more acute than usual this year. So far as their dwellingplaces go, the general standard is much above the average: though, as has been hinted above, one cannot always gauge a man's wealth by his house or clothes. In fact in many cases, the dilapidated state of a man's house and the attenuated condition of his scant raiment would appear to be indices of wealth, the correct thing in fact, rather than otherwise. Kyaungtagas would appear to be the principal leaders in the badly dressed set." But there is no doubt but that in the settled parts of the tract the standard of comfort is very high. European furniture and ornaments are so common as hardly to excite remark: tea of a cheap and popular quality seems to be gaining favour as a beverage, while the young "blood" solaces himself with the "Railway" cigarette. Peripatetic boatmen hawk cloth and ærated waters (there are several manufactories of these in Bogalè and Maulmeingyun), while every village of any size has its Chinaman who does a large, trade, principally in biscuits, condensed milk, tinned fish and fruits, cigarettes, ærated waters and kerosine oil (of good quality). Communication with Rangoon is easy and a good deal of business is done with the shops there. The remotest villages are within easy reach of launch transport, and the native craft are largely patronised, while in places Chittagonian sampan-wallahs drive a good trade in conveying villagers from one village to another. Copies of judgment on appeal in the Chief Court or the Irrawaddy Commissioner's Court are much valued as evidence of a man's substantiality, and, so far as the land-holder is concerned, the general impression is one of sleek prosperity. The condition of the new settler, on the other hand, is more or less a hand-to-mouth existence. His standard of comfort is determined solely by the state of his credit. Still, he is as well, or probably better, off than in his old village.
- The Settlement Tract, however, really contains a collection of "all sorts and conditions of men." First we have the bondfide trader and man of business, residents of the larger towns, comfortably housed, well dressed and with a keen regard to their creature-comforts. A little judicious money-lending represents their interest in land. Then there is the capitalist and non-agricultural land speculator, who by systematic money-lending and foreclosure of mortgage has laid up for his heirs a goodly heritage and makes a comfortable income out of his rents and paddy speculations. Then there are the landed gentry-men originally poor cultivators, who by a thrifty and judicious care of the goods which the gods have given them have enlarged their boundaries and now own very substantial farms. In some cases they still continue to work their lands or parts of them: in others, as old age has crept on them, they let their holdings out to tenants or have distributed them amongst their children. These men are the backbone of the country: they show what can be done from small beginnings, by independence and thrift, by avoiding extravagance in their arlier days and the ever-pressing emptation to borrow. Interesting biographical sketches of two such men are attached in Appendix A and B. I wish we had more of their class. Then there is the tenant class, some good, some bad, but on the average, I think, better than the squatter landowner of the tract. It was very gratifying to find many cases of Upper Burman tenants who had returned to their homes in Upper Burma with the savings of two or three seasons, enough to give them a substantial start in the impoverished tracts from which they come. In some cases they have even attained the dignity of landowners and come down only once a year to collect their rents. And last, but most important of all from the administrative point of view, there is the great squatter class, with

only a few struggling exceptions, shiftless, thriftless and without conscience, many of them escaping the provisions of the preventive sections only by a sham pretence of labour. This class place no value of any kind on their land except that of being something on which money can be borrowed. There is but little aching of heart when the inevitable happens and the land passes to the mortgagee. They have had the money and the gamble: the rich virgin soil has demanded little toil: they have got the maximum of return for the minimum expenditure of labour, and when they have reached the end of their rope they simply move on to play the game again in some other place. The land passes to the money-lender whose tenants soon bring it under systematic cultivation.

24. One thousand eight hundred and seven families, representing 9,307 persons, were examined as to the cost of living with the following results:—

Paddy-provision:—111.62 baskets per family of a value of Rs. 91.65, or 22.74

• baskets per person valued at Rs. 17.72. The paddy-provision per acre of cultivation is 4.32 baskets of a value of Rs. 3.38.

Household and general miscellaneous expenses (including Capitation Tax):—Rs. 105.52 per family, Rs. 20.48 per person and Rs. 3.89 per acre of cultivation. The cost of living is thus Rs. 197.16 per family and Rs. 7.27 per acre.

25. The cost of cultivation in the tract amounts to Rs. 11'19 per acre or to Rs. 303'70 per family. The various heads of expenditure per acre are as follows:—

							Rs.
Depreciation of in	mplements	***	***		***	***	_18
Loss by death or			cattle		***	***	18
Allowance for lat	ourer's foo	d	***		***	***	2.11
Seed-paddy	***	***	***		***	***	.51
Hire of labourers	***	***	***	120	***	***	6.81
Hire of cattle	***	***	***		***	***	.60
Grazing-hire	***	***	***		***	***	.29
•				To	tal .		11.19

The very large sum per acre spent on hire of labour is due to the large average size of holdings, and also to the fact that the more substantial cultivator does as little work himself as possible beyond the laborious duties of supervision. That the supply of cattle, though small, is ample, is indicated by the low expenditure on their hire.

26. Of 1,807 families examined, 481 or 26.62 per cent. are in debt to the total extent of Rs. 2,96,321.24. The average amount of debt per person examined is Rs. 616.05. The principal reasons given for this indebtedness are purchase of land and general household expenses. A further side light, however, is thrown on the condition of the tract as regards indebtedness when we refer to the mortgage return. The sum out on mortgage on landed security in the settlement area is no less than Rs. 15,48,857.50, little of which is ever likely to be repaid, and many of the mortgagors may without injustice be said to be hopelessly involved.

27. The following statement shows the distribution of land in the settlement tract. The proportion of available culturable waste remaining in the Myaungmya* part of the tract is 29 92 per cent. of the total area and only 13 96 per cent. on the Thôngwa side. In Maulmeingyun and Kywegyan circles the limit of cultivation has been practically reached, while in four other circles less than 10 per cent. of the whole area is left. In the remainder of the tract there is still fair room for extension.

			PADDY	-LAND						GRAZING	-GROUND.		LAND THRO PADDY CU	WN OUT C
District	Township.	Circle.	Cultivated.	Uncultivated.	Garden.	Miscellaneous.	Dhani.	Betel-vine.	Sugar-cane.	Culturable.	Unculturable.	Village-site.	Gulturable.	Unculturable.
1	2	3	4	5	- 6	7	8	9	10	11	12	13	14	15
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres,
MYAUNGMYA.	Myaungmya { Wakèma {	Amat Kyagan Pegôn Kyunpyatthat Kyonmange Kathahmyin	718-11 14,851-23 12,476-88 9,582-21 11,993-54	2,628·98 229·79 2,277·29 700·84 533·05 1,279·81	5·12 9·86 25·99 51·00 63·22 81·07	 .52	287-78 11-69 181-03 58-48	·27 	36·30 8·62 15·90 122·20	2,591·24 123·67 1,424·97	36·17 2,021·46 	29·32 160·13 115·42 148·13 51·68	221·20 ·87 ·85·02 36 5·72 ·3·53 ·30·02	 49
		Maulmeingyun Myingagon Tagundaing Nyaungywa	6,468 21 11,622-98	300·11 459·01 721·24 1,031·12	63·47 11·33 12·16 1·78		72.82	 1.02 	4·18 131·05 11·68	2·63 64·50 2,212·28 798·60	5·68	237·67 40·21 49·03 40·79	5 24 567·34 2·12	
		Total	95,323-97	10,161-24	325.00	-52	611.80	2.19	329-93	7,217.89	2,064.84	872-38	1,281.06	-49
THONG WA.	Pyapôn	Byaingkasi Kyonkadûn Kyihnitpin Bitagat Pyindayè Bogalè	6,120·17 9,434·53 14,129·26 11,672·01 12,982·50 6,367·51	651·30 831·67 1,045·05 2,152·98 2,546·91	 3-66 1-19		63·88 14·21 71·97		 	243·79 945·70 3,042·00 3,704·53	14·33 12·25 179·12 55·05	4·20 43·38 49·10 15·73 103·26	48·02 36·69 5·20 176·75 155·10	23·25 59·33
	Pyindayè	Mezali	15,052·16 16,372·76 14,890·44 8,821·33	1,201·87 1,198·33 499·25 557·66 1,158·16	7·19 86·84 89·65 156·55 405·87	4 05 6·38 118·99	204-53 158-57 35-29 	 .48 2·26	118·00 4·40 	511·45 2,832·41 85·11 216·53	3·60 ·13 ·21 338·34	130·20 70·55 160·41 130·26 81·29	10·28 27·92 ·86 1·58 4·11	16.53
		Total	115,842.67	11,843-18	*750-25	129-42	548.45	2.74	122:40	11,581-52	603.03	788-38	466-51	. 99-11
		GRAND TOTAL	211,166.64	22,004.42	1,075 95	129-94	1,160-25	4.93	452.33	18,799-41	2,667:87	1,660-76	1,747-57	99 60

					ROWN OUT DEN CUL- TION.	Pagoda-land.		GRASS J	UNGLE.	TREE OR BUS	H JUNGLE.			•
	Township.		Circle.	Culturable.	Unculturable.	Monastery or Pag	Boads.	Culturable.	Unculturable.	Culturable.	Unculturable.	Under water.	GRAND TOTAL.	Remarks,
	2		3	16	17	18	19	20	21	22	23	24	25	26
			* 1.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres,	Acres,	
	Myaungmya	{	Kyagan Pegèn Kyunpyatthat Kyonmange	10·84 2·67 1·67	24-26 16-68 6-13 10-78	3·67 13·60 12·80 11·99 6·10	22·84 ·97 13·16 3·91 6·45 4·43	709·11 257·89 1,338·64 783·49 611·71 1,788·04	55 93 728 72 170 63 239 93 5 62 414 89	23,408 28 3,167-91 24,771-44 2,157 38 392-02 693 08	1,645-97 2,879-79 1,676-16 116-04	7,359 96 904 87 12,838 50 3,634 87 1,5 11 84 2,551 34	41,370-90 8,929 82 61,044-98 22,755-13 13,157-01 20,362-52	
	Wakèma		Maulmeingyun Myingagôn Tagundaing			30.92 24.62 4.29 7.19	35 46 10 65 10 29 1:31	323·10 277·75 791·06 264·63	35·05 1·40 24·34 9·33	85·40 717·41 4,850·87 3,862·81	56.47 34.41 134.00	2,703 29 2,593 25 2,709·24 3,303·97	22,218:37 10,706:95 23,846:69 13,759:29	
			Total .	16-61	57.87	115-18	109 47.	7,145-42	1,715-84	64,111-60	6,517:19	40,141.13	238,151.66	
	Pyapôn	{	vonkadûn Kylhnitpin Bitagat Pyindayê Bogalê	19.88	 2.45 1.86	2·36 17·10 6·23 4·86 8·72 10·33 9·78	614-49 35-22 30-56 219-41 67-31 46-62 20-86	1,826·42 2,501·59 1,628·99 3,518·28 16,717·31 796·80 1,191·11	590·81 2,121·01 20·48 54·61 1,684·64 32·94 51·58	143-27 7,439-27 104-73 2,781-84 25,610-61 9,856-52 9,934-10	27·13 568·36 4·03 914·88 57·79 155·78	226-19 1,074-23 535-57 1,230-93 2,892-71 2,942-73 3,823-76	9,654·36 24,425·05 18,513·12 25,093·67 65,598·35 22,182·22 34,752·33	
1	Pyindayè	"	Kywegyan Dendabè		1.95	8·44 13·56 17·23	8·22 7·14 24·10	346-82 948-20 1,016-78	62-80 69-36 1,323-08	200 23 485 67 1,199 38	15·12 12·76 351·15	1,999·54 3,325·88 2,516·92	19,889·03 20,824·61 17,378·99	•
1			Total	19-88	6.26	98.61	473-93	30,492:30	6,011:31	55,755-62	2,107:00	20,568-46	258,311•73	
		,	GRAND TOTAL .	36.49	64:13	213-79	583-40	37,637-72	7,727-15	119,867-22	8,654.19	60,709-59	496-463-39	

28. The average size of paddy holdings is 23.79 acres. This calculation, however, does not admit of any great degree of accuracy, as it is next to impossible to bring together the various holdings in different kwins held by one person. The average holding of persons examined as to cost of cultivation, in which examination all the holdings worked by one man are lumped together, is 27.66 acres, and from a consideration of these data we can infer what we really want to know—the size of the average farm cultivated by the cultivator. Twenty-five acres would appear to be about the average area—a very substantial holding in view of the extreme richness of the tract.

In this connection it is interesting to note the very large number of estates over 100 acres in area owned by one person. Of these there are no fewer than 162 which I classify as follows: one of 2,358 acres owned by Hon Tein Company of Rangoon, all worked by tenants: one of 1,948 acres owned by Manackjee of Wakèma—also all rented out; two over 750 acres owned by Wakèma traders: nine between 500 and 750 acres; 17 between 300 and 500 acres; 23 between 200 and 300 acres; and 109 holdings between 100 and 200 acres in area. The size of the average garden holding in the tract is 1.56 acres; of miscellaneous plots 4.19 acres, and of dhani gardens 2.48 acres.

The area of grant land for which the period of exemption has not yet expired amounts to 2,349'48 acres, but this, of course, by no means represents the area held on grant title. Before the imposition of prohibitions on transfers, grants were extremely popular, and in point of fact the present tract has been the scene of some of the greatest abuses of the grant system on record: the Thôngwa operations under the aegis of a Superintendent of Land Records, since dismissed from Government service : the Myaungmya side controlled by Wakèma capitalists. Pages might be written on the abuses which existed, but all these points have been threshed out by the respective District Officers in their Revenue Administration Reports. Under the recent strenuous administration of these districts great improvement has been made; wholesale resumption of grants bought or obtained by foreclosure by capitalists has frightened the land-grabber off; new grants are issued with care, and things certainly look, on the whole, much better. The money-lender has got a scare, and leaves grant land any way severely alone. He has still the squatter to play with. Grantees also, it is satisfactory to find, are observing the conditions of their grants, and I do not think that many abuses will recur. Excellent work in this connection has been done by Mr. Birrell, Subdivisional Officer of Wakèma, and by U Aung Zan, K.S.M., Subdivisional Officer of Pyapôn, and to their strenuous administration the present satisfactory absence of abuses is largely due.

There are in the Settlement tract 5,226 tenants holding under 3,152 land-lords, the area let out at rent being 99,893'42 acres or no less than 43'24 per cent. of the total occupied area. The average rent paid per acre by bondfide tenants is Rs 8'71. In addition to this, 16,309'90 acres are worked by 435 privileged tenants who only pay revenue and not rent. With this inclusion the percentage of the total occupied area held by tenants of all classes is 46'51, and the average rent—all over—Rs. 8'25. The rent rates have, as in former reports, been worked out by soil classes where possible from statistics of holdings containing one class of soil only, and are shown for purposes of comparison in Statement No. XIV.

31. For the very large amount of land rented out the principal reasons of course are (1) the very large number of non-agricultural landowners, and (2) the very large holdings held by one owner (agriculturist or otherwise). More than 80 per cent. of those renting their lands gave these as their reasons, and they most naturally present themselves as the principal causes.

32. Rents are purely arbitrary and are regulated in most cases simply by the consideration of demand and of the maximum rate (e) Customs concerning methods which can be obtained. In the best parts of the tract they are really competition rents and run very high. In most cases the revenue is paid by the landowner. Tan Tun Company—already noted as one of the largest landowners—lets his land out by the applying (100 fathoms) at a rate of 15 baskets—he paying the revenue. The area is actually surveyed and measured up accurately. On the Myaungmya side the unit for letting is the 300 (a plot) of 300\$ 90 (40 fathoms) also a carefully surveyed plot and rents are strictly worked out on the actual measurements. In fact the larger letters-out of land employ their own surveyors (generally failed survey-school-youths) who act as land measurers, clerks, etc. The ∞ δβδωβδ (ten per cent.) rate of rent is hardly ever met with, even in the poorest land, and the method of fixing rates is in general purely arbitrary. It is not uncommon for one tenant to take a large holding and then sublet it at a higher rate than that at which he himself has hired it. Money rents are not very common and are payable in advance, but when met with, they are generally optionally commutable into paddy-rents at the end of the season at a rate of 2 baskets of paddy per rupee.

33. As regards the condition of tenants, it may be said that they are intermediate between the new squatter on the one hand and (d) Condition of tenants. the large cultivator on the other. They are in a better condition than the squatter in that having not even the semblance of a title to any valuable asset—even the slim one of a squatting occupancy—they have no credit and therefore are free from all the risks incident to borrowing. They are in fact in character of a better class: the man who will voluntarily take up the subordinate position of a tenant rather than the temporary glamour of a penniless squatter displays the more grit and determination to succeed. That this is so is shown by the numerous instances in which, from an original tenancy, men have risen to the status of substantial landownership; while in 99 per cent. of cases the modern squatter disappears into practical bankruptcy and serfdom. Again it is to be noted that it is only in the best lands that tenants really are numerous. They are for the most part Upper Burmans who have no particular desire to permanently settle in the Lower province, and, although rents are high, careful working for a year or two generally enables them to settle all their temporary obligations and return to their native villages in much better circumstances than they left them. They come as cooly-labourers, they remain as tenants, and return as small capitalists. When it is noted that the average tenant holding is slightly over 20 acres, it will be seen that, with the fertility of the tract, the accumulation of the necessary surplus need not take long. As regards the standard of comfort in the landowner's and tenant family, there would appear to be but a slight variation. The size of the average family is practically the same: and while the cost of living per landowner's family amounts to Rs. 204.54, in the tenant family it is Rs. 188, or only Rs. 16-8 less. Allowing for the extra care which must be exercised by tenants in view of the insecure nature of their position, we may fairly assume that, in essentials, the standard of comfort of both classes is practically the same. As regards the cost of cultivation, the rate per family is, as might be expected, much higher in the case of landlords, amounting to Rs. 333'06, while in the tenant family it is only Rs. 262'97. The rate per acre, however, on account of the difference in size of the average holdings, is not so marked, being in the tenant family Rs. 10'79 as against Rs. 11'49 in the landowner's family. Naturally there is a little more actual work and a little less lazy supervision by the members of a tenant family, and the item which bulks most largely in their expenses is, as might be expected, hire of cattle. For this the tenant family pays Rs. 24.77 on the average, while the landlord family pays only Rs. 10.81. The expenditure under this head is thus roughly three-fifths more in the tenant than in the landowner's family. On the other hand, while the landlord's family expends Rs. 207'01 on hire of labour, the tenant family pays only Rs. 157'76. Worked out by the acre, the landowner pays Rs. 711 per acre for hire of labour and Rs. 37 for hire of cattle, while the tenant pays Rs. 639 per acre for hired labour and Rs. 1'01 for hire of cattle. .

34. The comparative newness of the country is indicated by the fact that only 1917 of landowners letting teir land have rent-(e) Duration of the lease. * ed it out for more than 5 years, while the impermanence of the tenant class is shown by the fact that only 4.56 per cent. of them have rented the same land continuously for more than 5 years. The reasons for this are partly competitive rents; but principally the fact that the new immigrant, after a year or two of tenancy has in many cases moved on to new lands in the south which .he can work as his own. The substantial profits which can be made on a short thrifty tenancy, are also, it has been noted, sufficient for the moderate requirements of the Upper Burman, who either goes back to his village for good, or at least returns annually after the reaping season, coming south again to look for a new farm before the rains break. Thus there is a constant change of tenants. The immigrant annually hires whatever land he first meets that takes his fancy, and there is little renting in advance. One piece of land will suit the tenant's purpose as well as another. He is limited by no sentimental considerations of locality and does not care where he labours in the agricultural season so long as he can clear enough to take him back annually to his Upper Burma home.

CHAPTER III.

PAST ASSESSMENT AND FISCAL HISTORY.

- 35. Search for any records of previous settlements in the tract under report has again proved fruitless; and in the printed lists of rates in force in districts concerned, no authority is quoted for the assessments at present imposed. It is improbable that there was any cultivation at all in the parts under report at the time of the settlements in 1861, 1868 and 1871, as the southern part of the Thôngwa district was only considered worthy of survey—and that only a holding survey—so recently as 1894-95. It appears probable, therefore, in the absence of definite information that the present rates were simply extended to newly developed land and were based on the rates in force on neighbouring and more fully cultivated kwins. The rates now in force are shown on Map IV.
- 36. In 1883-84 the revenue (excluding cess) assessed on paddy land amounted to Rs. 30,941'12. In 1891-92 it had reached Rs. 81,121'97. A very small increase accrued from the cadastral survey of that season, but in 1895-96 there was a large increase in revenue demand consequent on the holding surveys of 1894-95. The figure for 1902-03 is Rs. 4,88,231'55, or an increase during 20 years of 1,477'93 per cent. Though the total area involved is small—some 6,000 acres in all—the increases of assessment on other kinds of cultivation are also on a large scale, namely, on garden and miscellaneous cultivation 1,458'80 per cent., on dhani cultivation 3,456'21 per cent and on sugar-cane 123'60 per cent. The total percentage of increase in revenue demand (excluding cess) has been in 20 years no less than 1,472'64 (vide Statement No. V).
- Total incidence of present as cessment per acre.

 37. The incidence of the total present revenue (including cess) on the settlement area is Rs. 2'30.
- 38. Except in the remoter parts of Pyindayè and Pegôn circles, the revenue is collected without difficulty, and in these circles the main defaulters are the shiftless and unprincipled squatters who are but a little time in any one place, and easily get away before assessment time from their remote and little visited temporary abiding place. "Selling up" has little terror for them. In general the richness of the tract is such and the incidence of revenue demand so light that any difficulty in collection faight well cause astonishment,

Value of land as indicated by sale hands by sale at an average rate per acre of Rs. 26.05. In Kyunpyathat, Maulmeingyun and Tagundaing the rate is Rs. 40 per acre (approximate), in the Thôngwa* portion of the tract the highest rate is in Kywegyan circle—Rs. 33.46 per acre. The average price of garden land is Rs. 39.77 per acre; of dhani land Rs. 31.45, and of land under other miscellaneous cultivation Rs. 11.37.

The area of paddy land mortgaged during the past four years and which is still under mortgage amounts to no less than 72,866 53 acres or 31'25 per cent. of the whole. In Byaingkasi circle 51 per cent. of the total area is mortgaged, in Wedaung 45 per cent., and in Kywegyan 42 per cent. In 13 circles, more than a quarter of the total occupied area is mortgaged, and only in four circles is the amount of land under mortgage less than 20 per cent. of the whole. It is matter for regret that in the new circles of Myingagôn and Tagundaing almost one-third of the land should already be mortgaged. A comparatively effective check can be kept on grant lands, and their transfer to a mortgagee can be prevented by taking prompt action when a mortgage on a grant is detected. Knowing this money-lenders and land grabbers are studiously avoiding grant lands and are concentrating their attention on the squatter, an equally profitable and much safer line of speculation. While occasional instances are met in which mortgages are redeemed, the more general thing is for principal and interest to go on accumulating till a redemption is quite out of the question. It is not policy for the money-lender to insist on payment of his exorbitant interest, but he steps in when the principal and interest have come within reach of the value he places on the land. Thus the land is steadily passing from the clearer to the non-agricultural land grabber. Capital must be obtained to start cultivation, but, unless the borrower is independent and thrifty, he is not likely to get out of the toils of the money-lender. In reality, from the beginning he is the tenant of the mortgagee, who takes good care that he cannot extricate himself, and in due season the covert relation is openly avowed. The money-lender of this tract is really a land grabber and lends his money only to increase his acres. He has no intention to permit redemption of the mortgage; what he wants is the land. In point of fact the much despised Chetty, who wants his money and his interest back and has no use for land, is the safest man to borrow from. The average mortgage rate per acre is Rs. 21'25. • In view of the admitted richness of the tract, neither the sale nor mortgage rates can be considered high, and there is no doubt that in the numerous cases where mortgages are foreclosed the moneylender gets his land at a very easy rate.

CHAPTER IV.

PROGRESS OF THE COUNTRY SINCE THE LAST REVISION OF RATES.

40. The increase in paddy cultivation during the past 20 years has been, in some circles, so great as almost to stagger belief, as will be seen from a reference to Statement No. IX. In two circles — Amat and Myingagôn—the percentage of increase is over 13,000 per cent., in Tagundaing it is 8,590 per cent., while out of the whole tract there are only 7 circles in which the percentage of increase is below a thousand. Not less remarkable are the enormous increases in certain circles within quite recent years—notably in the Myingyagôn and Tagundaing circles of Myaungmya. The statement is a most interesting and instructive one and can tell its own story without any further comment. Enough to add that during 20 years the area under paddy cultivation has increased from 15,289 50 acres to 232,308 66 acres or 1,419 40 per cent., and that the annual rate of increase since 1894-95 has been from fifteen to twenty thousand acres per annum.

Though the area recorded by thugyis is small, the percentages of increase in lands under other kinds of cultivation is on a similarly large scale, being for •

garden and miscellaneous cultivation 2,475.76 per cent., for dhani 3,507.93 per cent., and for land under sugarcane 131.22 per cent. (Statement No. IX-A).

- Gallow land. A which shows the area of the tract assessed at fallow rates during the past 20 years is also of interest. It reveals the fact that only thrice during that period has this area exceeded 1,000 acres, while in the Thôngwa district this has only occurred four times. The higher figures in 1894—1897 were due, in part, probably to the too liberal grant of tallow rates to non-agricultural landlords who failed to obtain tenants; in part, especially on the Thôngwa side, to exceptional floods and cattle-disease. There is evidence now that fallows are judiciously and carefully attended to. It is significant of the extreme richness of the tract that in so many circles the entries for fallow assessments are so few and small; in quite a number of circles there have been no fallow assessments for the past 6 years. This year practically all the fallow recorded is in Amat circle, where the principle of systematic fallowing, common in the west of the district, is gaining favour as the older lands become exhausted.
- 42. The following statement compares the total area as recorded in the Settlement Registers and in the Current Registers of the Land Records Department. It will be noted that there is a decrease on the present assessed area of 2,256 17 acres or '95 per cent. This difference, however, as was pointed out last year, is purely technical, and is due to the fact that the area of holdings with unsurveyed extensions is not totalled in Register No. I, but is marked for correct survey both in Register No. I and in the errata statements, which have already been sent to the Superintendent of Land Records concerned for necessary corrections.

							PADDY.				GARDEN.		MISCELLA	ANEOUS AND	BETEL VIÑE
District.	Township.	Serial No.	Na	ame of ci	role.	Former area.	Settlement area.	Difference (new		Former area.	Settlement area.	Difference (per-	Former area.	Settlement area.	Difference (per- centage).
1	2	3		4		5	6		7	8	9	10	11	12	13
				••		Acres.	Acres.			Acres.	Acres.		Acres.	Acres.	
MYAUNGMYA	Wakema, mya	1 2 3 4 5 6 7 8 9	Kyagan Pegón Kyunpyatthat Kyonmange Kathahnyin Maulmeingyun Myingagôn Tagundaing Nyaungywa			8,989·52 1,295·71 16,542·52 13,277·84 10,156·88 13,000·38 18,411·04 6,867·97 12,035·97 3,667·63	7,550·01 947·90 16,879·46 12,923·18 10,115·26 13,241·85 18,638·77 6,858·69 12,226·97 4,836·37	- + - + + + +	26·84 2·03 2·67 ·41 1·86 1·24 ·13 1·58 31·87	19·78 47·54 63·11 58·90 65·15 7·11	5·12 9·86 25·99 51·00 63·22 81·07 63·47 11·33 12·16 1·78	+ 31·39 + 7·28 + 17 + 37·64 - 2·58 + 59·35	7·75 4·22 3·33 1·71	-27 -52 -90 1-02	- 96·5:
					Total	 104,245.46	104,218-46	-	-03	328-31	325-00	- 1.01	17:01	2.71	- 84.0
THONGWA.	Pyindayè. Pyapèn.	•11 12 13 14 15 16 17 18 19 20	Byahgkasi Kyonkadan Kyihinitpin Bitagat Pyindayè Bogalè Mezali Kywègyan Dundabè Wèdaung			6,946-26 10.348-40 15,486-34 14,317-29 16,840-34 8.389-64 15 059-94 17,118-30 15.320-90 9,329-16	6,771·47 10,063·16 15,164·42 13.824·99 15,529·41 7,569·38 15,701·40 16,872·01 15.434·10 9,862·25	1 + + +	2·52 2·76 2·08 3·43 7·78 9·78 4·26 1·44 ·74 5·71	1-22 11-98 45-37 309-67 576-14	3-66 1-19 7-19 86-84 89-65 156-55 405-87	+ 200·00 	 	 6-86 121-25	.+1,8154
					Total	 129,156.57	126,792-59		1.83	944.38	750.95	- 20:48	6.33	132.16	+1,987-8
				GRANI	TOTAL	 233,402-03	231,011-05		1.02	1,272-69	1,075-95	- 15:46	23 34	134.87	+ 477.8

						DHANI.		1	SUGAR-CAL	NE.		TOTAL AREA.		
District. Township.	Serial No.	° No	ame of cir	cle•	9 Former area.	Settlement area.	Difference (per- centage).	Former area.	Settlement area.	Difference (percentage).	Former area.	Settlement area.	Difference (per- centage).	Remarks.
1 2	3		4		14	15	16	17	18	19	20	21	22	23
MYAUNGMYA. Myaung- Wakèma. mya.	{ 1 2 3 4 5 6 7 7 8 9 10	Amat Kyagan Pegôn Kyunpyatthat Kyonmangè Kathahmyin Maulmeingyun Myingagôn Tagundaing Nyaungywa		 	Acres. 272-86 24-34 182-61 64-01 543-82	Acres. 287-82 11-69 181-03 58-48 72-82	+ 5·48 - 51·97 - 86 - 8·64	Acres. 4:40 29:62 9:28 227:99 18:07	8·62 15·90 122·20 4·18 131·05 11·68	+ 725·00 - 70·89 54·96 - 42·52 - 35·36	Acres. 9,274:53 1,324:27 16,774:53 13,389:39 10,219:99 13,062:61 18,477:90 6,884:36 12,263:96 3,752:42	Acres. 7,879·52 969·45 17,095·10 13,049·08 10,300·68 13,322·92 18,703·14 6.875·22 12,370·18 4,922·65	- 2·54 + ·78 + 1·99 + 1·22 - ·13 + ·86 + 31·19	
THONGWA. Pyindayè. Pyapôn.	[15	Byaingkasi Kyonkadan Kyihir itpin Bitagat Pyindayè Bogalè Mezali Kywègyan Dundabè Wèdaung		Total Total	54'80 13'20 25'91 216'57 187'77 31'29 529'54	60·84 60·84 14·21 71·97 204·53 158·57 35·29 	+ 12·51	289·36 26·84 	329·93 118·00 4·40 	+ 14·02 + 339·64 + 356·03	105,423.96 6,946.26 10,403.20 15,486.34 14,331.71 15,866.25 8,606.21 15,286.53 17,194.96 15,630.57 9,911.63 130,663.66	105,487.94 6,771.47 -10,124.00 15,164.42 13,842.86 15,602.57 -7,781.10 16,068.86 17,001.35 15,597.51 10,389.37 128,343.51	+ 06 - 2·52 - 2·68 - 2·08 - 3·41 - 7·49 - 9·59 + 5·12 - 1·12 - ·21 + 4·82 - 1·77	

District.	Township.		Name of circle.		Number of circle as in Index map.	Area held for more than 12 years.	OWNERSHIP. Grant under section 18, Act XI of 1876.		In temporary occupation under section 19, Act XI of 1876.	and under 12 not paying re-		Tenure Holders.			
		1					2	3			5	6	7	8	9
THONGWA. MTAUNGHTA.						Acres.	Acres.	Acres.	Acres.	Acres.	Acres.				
	Myaung- mya.	1	Amat	***	IX	3,234.34	118-51		4,525.68	-99	7,879-52	95	413	6	51
	Lyau.	2	Kyagan		x	214-61			754-02	-82	969-45	12	68	2	
	7	3	Pegón		VIII	8,544.10	440.46	365-56	7,985.78	8:26	17,344.16	334	374	8	7
	1 .1	4	Kyunpyatthat	***	VII	9,207.33	310-91	254.54	3,530-84	1.10	13,303.62	395	148		5
	1 8	6	Kyunmangè Kathatimyin	***	1	7,304:30	42.34	***	2,877-72	76-32	10,300 68	309	152	20	4
	Wakèma	7	Manharitan	•••	III	8,469·22 12,730·24	939-27	31.50	3,905.14	9-29	13,354-42	380	265	16	6
	N/a	8	Myingagôn	***	IV	935-81	527·12 632·47	68-53	5,440-72 5,299-95	5·06 6·99	18,703:14	396	210 220	7	6.
		9	Tagundaing		v	2,186.00	1,069-72	117-25	9,053-88	60.58	6,943·75 12,487·43	20 71	378	9	2
	1 4 (10	Nyaungywa		VI	452 67	1,503-36	556-37	2,955.45	67	5,468 52	12	195	1	2
			Total			53,278-62	5,584-16	1,393-76	46,329 18	168-98	106,754-69	2,024	2,423	75	4,5
		•11	Byaingkasi	***	xviii	3,515-86	203.45	•	3,052-16		6,771:47	36	69	T	10
	Pyapôn.	12	Kyonkadun	***	XX	5,044.14	813-52	229.83	4,240.93	1.66	10,330 68	76	165	3	2
	15/	14	Kyihintepin Bitagat	***	XVI	8,305.15	824:57	9.89	6,034-70		15,174:31	173	250	244	4
	1 7	15	Pyindayè		XIX	5,823·76 4,629·69	666-06 354-22	***	7,336·39 10,604·92	16.65	13,842-86	111	224	11	3
	100	16	Bogalè	***	XV	4,577.27	278-29	***	2,882-95	13.74 42.59	15,602·57 7,781·10	118 169	446 95	6	5 2
	da l	17	Mezali		XIV	8,067-84	1,101.75	584-77	6,688-06	175.53	16,617-95	276	358	140	7
	Pyindayè.	18	Kywegyan		XIII	11,585.89	51.42		5,265.80	98-24	17,001.35	452	270	96	8
	P	19 20	Dundabè	***	XII	11,052-12	214.87	14.00	4,330-52	***	15,611.51	472	334	2.0	8
	1	20	Wèdaung	***	X1	5,814.78	133-38	117:24	4,372-79	68-42	10,506-61	277	381	27	6
			Total			68,416•50	4,641.53	955-73	54,809-22	416-83	129,239-81	2,160	2,592	297	5,0
			GRAND TOTAL			121,695-12	10,225-69	2,349-48	101,138-40	585-81	235,994.50	4,184	5,015	372	9,5
' .		Percentage		•••		51.57	4:33	-99	42.86	25	100-00	43.71	52.40	3.89	100

area. 43.71 per cent. of the landowners have obtained lands for more than 12 years, and the percentage of land held on this title is 51.57. 52.30 per cent. of the agricultural community are temporary occupants or squatters, and they occupy 42.86 per cent. of the total land held. 5.32 per cent. of the land is held on grant, of which '99 per cent. still enjoys exemption from revenue.'

report on the settlement operations in the myaungmya and thong wa districts, season 1902-03.

The following statement shows the varieties of tenures in the settlement

43.

Former and present rates of productiveness of the tract.

The bulk of the land is, however, so new that the settlement may be regarded as the first systematic experiment to discover the fertility of the soil. The more developed circles are now, I take it, producing at their very best, and the conditions are such that this standard will probably be maintained for years. As cultivation is comparatively

now, I take it, producing at their very best, and the conditions are such that this standard will probably be maintained for years. As cultivation is comparatively new, we may assume that the present fertility has been reached by a general process of improvement as the land has been better tilled and cleared, and that therefore the present rate of productiveness is all over somewhat higher now than it was, say, ten years ago. The process of gradual improvement referred to may be seen going on in the tract in the less developed parts of Pyindayè, Mezali, and Pegôn circles.

45. Equally conjectural must be any comparison of the former and present prices of produce in the tract, and we can only assume that the local price has varied with the prices obtained in Rangoon. An interesting table of these from 1872 onwards is given by Mr. Mathews in para-

graph 57 of his Settlement Report for 1890-91; and the Rangoon rates for the past 14 years are shown in Statement No. XI-A appended to this Report. It may be assumed, however, with a measure of safety that the size of the average holding has increased as the original pioneer has extended his holding and the land grabber foreclosed his mortgage; similarly too there has doubtless been, within recent years, an improvement in the condition of the cultivator as the tract has opened up, the fertility of the land increased, and commerce and trade followed the increased prosperity of the people.

CHAPTER V.

ASSESSMENT PROPOSALS.

- 46. The settlement area naturally divides into three soil tracts with well defined limits. Of these the first two vary but little from each other save in the general average, the third is markedly inferior and requires to be treated separately.
- 47. The principal soil tract, falling in the centre of the settlement area, consists of a large homogeneous block of great fertility. This land was formerly covered with heavy tree jungle, but, except in the south of the tract, it is now completely cleared and bears crops of luxuriant paddy. Leaf-mould, silt and loam combine to produce a surface soil of considerable depth with an apparent tendency to an increase rather than a decrease of productive power; and this belt of land is probably one of the richest in the delta of the Irrawaddy. As will be seen from the Index map it comprises the whole of the Kyunmange (I), Kathahmyin (II), Maulmyainggyun (III), Tagundaing (V), Myingagon (IV), and Nyaungywa (VI) circles, and practically the whole of the Kyunpyatthat (VII) circle with four kwins of Pegon (VIII) circle of the Myaungmya district, and the Wèdaung (XI), Dundabe (XII), Kywegyan (XIII) and Mezali (XIV) circles, and the northern part of the Bogalè (XV) circle of Thôngwa district. In the Nyaungywa (VI), Kyunpyatthat (VII), Tagundaing (V) and Mezali (XIV) circles there is still much room for development, but if cultivation advances with as rapid strides during the next few years as it has in the past, every inch of available land will be brought under the plough. For this tract on the basis of the figures given below, I have assumed a fertility of 50 baskets per acre of 1st class land and 40 baskets per acre of 2nd class land.
- 48. Soil Tract II, comprising the Bitagat (XVI), Kyihnitpin (XVII), Byaingkasi (XVIII) and parts of Kyonkadun (XX) and Pyindayè (XIX) circles of the Thongwa district, and part of the Kyonpyatthat (VII) and Pegôn (VIII) circles of Myaungmya, varies in natural fertility but little from Soil Tract I. But

there is not the aggressive richness of the higher tract. The Thôngwa portion of the tract was originally covered with kyubin or grass jungle, which Burman belief holds less fertile than land cleared of tree jungle, has been, and still is, liable to floods and inundations, and is affected by such other calamities asothe "crab invasion." Provision for these recurring calamities, which tend to lower the actual productiveness, can best be made, I think, by a separate and lower fertility classification. The Pegon (VIII) and Kyunpyatthat (VII) kwins are included, partly because their development is somewhat backward, but mainly because the soil is gradually becoming thinner as we approach the laterite stratum running west into the Bassein district. The assumptions per acre for this tract are 40 baskets for 1st class land and 30 baskets for 2nd class.

49. Soil Tract III, on the extreme west and south of the settlement area, has affinities with Soil Tract II of last year. The surface soil is thin and impoverished, with a stony and gritty subsoil. It has little body about it and soon becomes exhausted and worked out. In addition, some of the kwins suffer from salt water flooding, and the natural fertility of the soil as well as the economic condition of the people is poor. The tract comprises the Amat (IX) and Kyagan (X) circles, the south part of the Pegôn (VIII) circle and parts of the Bogalè (XV), Pyindayè (XIX), and Kyonkadun (XX) circles of Thôngwa. The Kyonkadun kwins and the Garankyun kwins of Pyindayè (XIX) are so included on their merits, but it must be clearly understood that the south part of Pyindayè (XIX) circle and the Kyunnyogyi island of Bogalè (XV) are thus treated solely for economic and particular reasons. I have not the least doubt that when cultivation has advanced these kwins will fall into line with their neighbours in Tract II. At present, however, their condition is extremely poor; their cultivators new comers, not always of the most reputable character, who come simply with their dahs, cut down a clearing, throw in the seed and take what nature gives them. For the present this part of the country wants generous handling, which can best, I think, be given by treating them gently at present in the matter of assessment. By the time of a revision of settlement it may safely be assumed that the necessity for the special treatment will have disappeared. The assumption for this tract is 35 baskets per acre for 1st class land and 25 baskets per acre for 2nd class.

Fertility as evidenced by crop cut-

50. The following statement shows the data upon which the assumed fertility factors of the various soil classes are based :-

Soil tract.	Soil class.	Number of fields reaped.	Area of fields reaped.	Outturn assumed by Settle- ment Officer from crop statistics.	Outturn by actual reapings.	Average outturn per acre according to statement of cultivators from crop statistics.	Average outturn per acre on Settlement Officer's assumptions on holdings in which reapings were made.	Average outturn per acre according to cultivators (G e ne r a l Agricultural statistics).	
1	2 3		•4:	5	6	7	8	9	
			Acres.	Baskets.	Baskets.	Baskets.	Baskets.	Baskets.	
1 {	II	269 106 106	169·33 51·56	50·00 40 00	59·22 45·46	44.25	48-07	42-85	
п {	I	35	74·15 26·74	40-00 30-00	46.88 33.48	36-13	38-27	32.10	
п{	I	30 8	22·20 5·63	35 00 25 00	42·19 31·42	31.38	32-26	26 82	

Except for the Amat (IX), Kyagan (X) and south part of Pegon (VIII) circles, the export paddy from which generally goes Local prices of paddy. to Bassein, the market for the settlement tract is Rangoon. The prices which have ruled in this market for the last 14 years are

shown in Statement No. XI-A of the Appendices. The average price for the first 6 months of the year over a period of 14 years has been Rs. 94.53 per 100 baskets. For settlement purposes, however, we are concerned more with the full market prices or the prices for February and March. The average price for these months for 14 years is Rs. 91'07. Omitting the exceptional and abnormal years 1892-1894 and 1897, the average price is Rs. 90.65, while the average price for February and March for the past 5 years is Rs. 90.78. On the basis of these figures, Rs. 90 would appear a fair and convenient figure to assume as the price of 100 baskets of paddy at Rangoon. It must be borne in mind, however, that the Rangoon price refers to 100 baskets weiging 46 lbs. each or to 4,600 lbs. of paddy. For every pound above this weight an allowance of 21 per cent. is made. Extensive experiments were made by me this season in the weighing of paddy, not at the time of reaping when damp and dirt increase the weight appreciably, but after the paddy had been cleaned and winnowed and was ready for the market. The result of these experiments was to show that the average weight of the paddy in the tract is 50 lbs. Local paddy will thus obtain 10 per cent. more than the figure above quoted, so that the price at Rangoon for 100 local baskets is Rs. 99.

52. When, however, we come to consider price tracts, it is obvious that the theoretical method of deduction will not apply. The Price Tracts. which may safely be taken as the basis of calculation as reliable and in favour of the seller as being slightly above the freight rates of Chinese or Burmese boats, is Rs. 7 per 100 baskets from Bogalè, Rs. 10 from Pegôn and Kunthichaung (Kyunpyatthat circle), Rs. 11 from Kyunpyatthat, Thayettaw and Tagundaing, and Rs. 9 from Maulmeingyun. Allowing for the extra freight on 5,000 lbs. (for the Irrawaddy Flotilla Company rates are based on the 46 lb. baskets) and for a small extra expense in working out the paddy from interior kuins, we would naturally expect price tracts (local) on our Rs. 99 per 100 baskets rate of, say, Rs. 89, Rs. 86, Rs. 85 and Rs. 87. When we come to local recorded prices we find, however, a remarkable variation from theoretical deductions. The local prices, in point of fact, bear a much closer agreement to the Rangoon price (46 lb. baskets) minus the assumed cost of carriage than they do to the 5,000 lbs. price less the equated cost of carriage. This would clearly seem to indicate that no account is made of the difference of baskets or of weight when dealing with cultivators and, in point of fact, this is so, as the paddy is first generally sold to a local middleman, who subsequently disposes of it to the Rangoon buyer. The price obtained by the cultivator therefore is really the Rangoon price of 4,600 lbs. less the cost of carriage to Rangoon, and the broker stands to make his profit on the difference of baskets. In a tight market the local price may be slightly more than the price thus theoretically deduced, but before this happens the paddy has passed from the cultivator to the local middleman, who thus makes his profit from the Rangoon broker. Another very remarkable feature is that in Bogalè and Maulmeingyun circles and those adjoining them, from which the cost of carriage is the lowest, the local prices are much less than in more distant circles. This is not, as I was at first inclined to think, explained by the eccentricities of the recording taiksayes. The variations between kwins are exactly reflected in the local prices recorded by my staff, and this gives a measure of confirmation to the accuracy of the recorded prices. The explanation is, I think, to be found in the peculiar economic condition of the tract. The control of these circles is practically in the hands of the capitalists of Bogalè, Kyaikpi and Maulmeingyun. They can absolutely control the market and buy at their own price, and so few cultivators are there, who are not in their hands, either as mortgagors or borrowers, that the insignificant number who manage their own affairs hardly affect the aggregate at all. The small cultivators in the smaller or less developed kwins again are practically in the same condition. They are too small to hold out for themselves and are glad to get any price at all. In this tract in fact agriculture is completely overridden by capital. In the southwest portion of the tract-the Amat, Kyagan and south of Pegon circles, the surplus output is so small as hardly to attract attention from buyers, and what is taken is at a low rate. Cargoes made up from a combination of separated villages are not much in demand.

53. After careful consideration I have come to the conclusion that the fairest and best way to make allowance for these varying and variable factors is to follow, as closely as possible, the scale of recorded local prices, and to make a broad generalisation of these. The result of this method is to indicate three ranges of prices only: the first at Rs. 80 per 100 local baskets, the second at Rs. 75, and the third at Rs. 70. These assumptions allow a very substantial rebate from the rates actually averaged from the recorded local prices as will be seen by a reference to Statement No. XI, but in view of possible fluctuations of rate it seems but fair to deal leniently in assumptions.

The first price tract at Rs. 80 covers Soil Tract I. The second price tract, Rs. 75, appears in Soil Tracts II and III. A number of kwins in soil tract III really fall in the Rs. 80 tract, but in pursuance of our policy of clemency to this undeveloped part of the country we may lower the price, I think, to Rs. 75. The third price tract covers the remainder of Soil Tract III.

Assessment Tracts.

54. We thus at once get our assessment tracts as follows:

		Soil tract.		Fertility per acre.	Price tract.	Price per 100 baskets.	Assessment Tract,	
	1			2	3	4	5	
I	•••	{		Baskets. 50 40	} 1	Rs. 80	1	
11			{	40 30	} 11	75	• 11	
п			{ 3		III	75 70	III	

Average area of holding in each tract.

55. The general average area of holdings in the settlement tract has already been noted, and the following gives the average size of holdings by assessment tracts.

Average area of holdings by Assessment tracts—(PADDY-LAND).

	AND THE PROPERTY OF THE PROPER	Assessmen	t tract.		From Register No. I.	From General Agri- cultural statistics.
					Acres.	Acres.
I ·			•••	 	22·31 32·96	21·84 41·91
iv				 ===	17·99 18·07	22·75 19·89

56. The cost of living and cultivation per acre have already been noted for the whole area dealt with. By assessment tracts the figures are as follows:—

		Assessme	nt tract.			Cost of li	ving per acre.	Cost of cultivation per acre.		
							Rs.	Rs.	•	
1							8.88	10.02		
Ш	•••	***		***	***		5.16	13.26		
II II V	***	•••	•••		***		7.99	13.20		
V	***		4.088 SYS	***	***		7.25	4.94		

The low cost of living per acre in Tract II is due not to any lower standard of comfort, but to the enormous size of the average holding examined, namely, 41 91 acres. In point of fact the rate per family is higher than in any other tract. The cost of cultivation is exceptionally high in Tracts II and III, and is due to the extravagant extent to which hired labour is employed. On the other hand, in Tract IV, where annual fallowing of parts of the holding is common, the portion worked is generally within the capacity of the family, and the expenditure on hire of labour is therefore small.

57. We are now in a position to discuss the rates which should be imposed on the various assessment tracts, and in deciding on General consideration in framing what proportion of the net produce is to be taken various considerations must be taken into account. In the first place the fertilities assumed are well within the actuals: the local prices have been pitched exceedingly low; cost of cultivation is most liberally allowed for. In the estimate in fact of every factor which influences assessment, the greatest liberality has been shown. To these considerations has to be added the further economic one that a heavy rate of assessment may prove a safeguard to the tract. It is quite opposed to sound policy that a direct incentive to land grabbing should be fostered by a ridiculously low revenue rate which is only onefourth of the amount that can easily be obtained by the land owner from his tenant. There must be a closer equation between the rent paid by the land owner to Government, and that paid by the tenant to the land owner. Land, in fact, must be made a more expensive and a less remunerative speculation for the non-cultivator. The ideal situation would be one with so high a land revenue rate that the moneylender would not touch it. The attainment of such an ideal is, however, for the present precluded by the traditions of past assessment and by considerations of equity, but eve can at least make a step in the right direction. We may now proceed to a detailed consideration of each assessment tract.

58. Assessment Tract I, as has been noted, corresponds to Soil Tract I, and is the main tract of the settlement area. It has already been described in paragraph 47. The following table shows the data which bear upon assessment.

Soil class.	Fertility.	Price per 100 baskets.	Cost of living per acre.	Cost of cultivation per acre-	Half net profits.	One-fourth net produce.	One fifth gross produce.	Tenant rates.	Present rates.	One-sixth net produce.	Proposed rates.
1 11	Bkts. 50 40	Rs.	Rs. 8-88	Rs.	Rs. 10-55 6-55	Rs. 7.49 5.49	Rs. 8.00	Rs. 9·23 { 6·33	Rs. 2-25 2-00 1-75	Rs. } 4.98 3.66	Rs. 5.00

The average size of holding is 22'31 acres. The present rates are Rs. 2'25 per acre on the Thôngwa* portion of the tract and on the Pegôn and Kyunmange circles of Myaungmya: Rs. 2'00 on Kyunpyatthat and Nyaungywa circles, and Rs. 1'75 per acre on the remainder of the tract.

The quarter net produce or theoretical rates amount, it will be seen, to Rs. 749 for 1st class land, and to Rs. 549 for 2nd class land. The cost of cultivation, Rs. 1002 per acre, might be called a normal figure. There is absolutely no reason, therefore, why the theoretical rate should not be imposed, except a general consideration of the rates sanctioned on other similar lands in Lower Burma. So far the highest rate sanctioned has been Rs. 4-8 per acre on lands in the Hantha-

waddy District in close proximity to Rangoon. We may perhaps, in view of our generous assumptions, go one better and propose Rs. 5 per acre as the rate on 1st class and. This rate is practically one-sixth of the net produce; the proportionate rate for 2nd class land may be taken as Rs. 3.50 (the actual being Rs. 3.66). Temporary rates limited to an immediate enhancement of 100 per cent. will be necessary for the first 5 years of the new settlement on all the 1st class land in the tract.

59. Assessment Tract II, corresponds to Soil Tract II, and its construction is detailed in para 48. The salient statistics of the tract are as follows:—

Soil class.	Fertility.	Price per 100 baskets.	Cost of living per acre.	Cost of cultiva- tion per acre.	Half net polits.	One-fourth net produce.	One-fifth gross produce.	Tenant rates.	Present rates.	Proposed rates.
<u>i</u> :::	Bkts. 40 30	Rs. 75	Rs. 5·16	Rs. 13·26 {	Rs. 5·79 2·04	Rs. 4·18 2·31	its. 6.00 4.50	Rs. 6·60 	Rs. 2·25 2·00	Rs. 4·00 2·25

The average holding is 32.96 acres. The present rates are Rs. 2.25 per acre on the Thôngwa side and in Pegôn circle, and Rs. 2.00 in Myaungmya. The whole assumptions for this tract are on such a liberal scale that I see no reason for departing from the theoretical standard of assessment. The rates proposed, therefore, are Rs. 4.00 per acre for 1st class land and Rs. 2.25 per acre for 2nd class. No temporary rates will be necessary in this tract as the percentage of increase does not exceed 100 per cent.

Assessment Tract III. Rates proposed.

60. Assessment Tract III consists of the Thôngwa portion of Soil Tract III and the statistics are as follows:—

Soil class.	Fertility.	Price per 100 baskets.	Cost of living per acre.	Cost of cultiva- tion per acre.	Malf net profits.	One-fourth net produce.	One-fifth gross produce.	Tenant rates.	Present rates.	Proposed rates.
: :::	Bkts. 35 25	Rs. 75	Rs. 7.99	Rs. 13·20 {	Rs. 2·53 — 2·44	Rs. 3·26 1·39	Rs. 5:25 3:75	Rs. 4·97	Rs. 2·25 {	Rs. 3·25 1·37

The size of the average holding is 17'99 acres, and the present rate Rs. 2'25. The cost of cultivation is in this tract also most liberally allowed for: the assumptions of fertility have, it has been noted, been taken very low, and in these circumstances there seems to be no justification for a departure from the theoretical basis of assessment. I therefore propose rates of Rs. 3'25 per acre on 1st class land, and Rs. 1'37 per acre on 2nd class land. No intermediate rates are necessary.

Assessment Tract IV. Rates proposed mainder of Solows:

61. Assessment Tract IV consists of the remainder of Soil Tract III. The statistics are as follows:

						ewalling along	Figure 4				
Soil class.	Fertility.	Price per 100 baskets.	Cost of living per acre.	Cost of cuffiva- tion per acre.	Half net profits.	One-fourth net produce.	One-fifth gross produce.	Tenant rates.	Present rates.	One-seventh net produce.	Proposed rate.
1	Bkts. 35	Rs.	Rs.	Rs.	Rs. 615	Rs. 4.89	Rs. 4.90	Rs. 4-25	Rs. 2·25 2·18	Rs. 2.79	Rs. 2 56
11	25	70.	7.25	4.94	2.65	3.14	3.50	1.49	1.87 1.57	1.79	1.75

The average holding is 18'07 acres. Present rates are Rs. 2'25 on Pegon and Bogalè circles, Rs. 2'18 and Rs. 1'87 on Kyagan circle, and Rs. 1'87 and Rs. \$57 on Amat circle. Theoretical rates, it will be seen, work out high, but this is largely due to the very low cost of cultivation. The tract also is really one to which strict theory should hardly be applied. It has very marked affinities with Assessment Tract VI of last year and the rates sanctioned for that tract might perhaps be suitable. The soil is thin with a tendency to deterioration of efertility; recurring fallowing is necessary in order that the land may recover: all the work is practically done by the cultivators themselves, and this is the only section of the settlement tract in which a bonafide peasantry is found. On these grounds, lenient treatment may be deemed good policy, although theory would justify much higher assessment. I would therefore propose that the standard of assessment for this tract be slightly lower than in the other tracts, namely, about one-seventh of the net produce, the 1st class rate, however, being kept down to that sanctioned for Tract VI last year. This will yield rates of Rs. 2.50 for 1st class land, and Rs. 1.75 for 2nd class. The facility with which fallow concessions can be obtained renders these rates sufficiently lenient in view of theoretical deductions.

62. The settlement tract is again one in which it is impossible to arrive at an assessment of garden lands by abstract theoreti-Garden and Miscellaneous cultical deduction. The areas are so small and the mevation. Rates proposed. thods of cultivation so desultory that little can be deduced. The only crops which are at all seriously dealt with are sugar-cane and dhani. As, however, sugar-cane is generally only planted for a year or two by new settlers as a means of clearing new ground, and is never a staple crop, it too need hardly be separately considered. The dhani crop (1,157:25 acres) is of come importance, and the profits on this class of cultivation are, if anything, slightly better than they were found to be last year. For this reason, I would propose a rate of Rs. 5 per acre, which is the rate which has been sanctioned generally on this class of cultivation in other Lower Burma districts. Betelvine (5 10 acres only), where found, should also pay the accepted standard rate of Rs. 10 per acre, but on mixed gardens (1,075'95 acres), which are poor, and deserve encouragement. I would propose a protective rate of only Rs. 3 per acre: while general miscellaneous cultivation (582'10 acres) may be let off at Rs. 2-8. Where garden and miscellaneous cultivation figure so small in comparison with paddy-land, assessment must be low to encourage this form of cultivation: otherwise the land will very soon be converted to paddy, and a desirable branch of culture be abandoned. Solitary fruit trees (13 in number), may remain at 4 annas. Summarised the proposals thus are:-

63. The following statement shows at a glance the results of the proposed assessment for each class of cultivation, tract by tract.

Cemparison of present and proposed demand.

If the rates proposed are accepted, the assessment on paddy-land, including cess and with an all round fallow rate of two annas per acre, will be increased from Rs. 5,05,21881 to Rs. 10,11,895 79, or 100 28 per cent. The increase on garden cultivation will be 9.42 per cent., on miscellaneous cultivation 115.85 per cent., and on dhani 143 06 per cent. The net ultimate result of the new settlement will be an increase in demand (including cess) from Rs. 5,11,853 24 to Rs. 10,23,471 75 or 99 95 per cent. For the first five years of the new settlement, however, the demand will be reduced by Rs. 1,93,441 18 (including cess), on account of the imposition of modified rates. The percentage of immediate increase will thus be 62 16.

Comparison of present and proposed demand for all kinds of cultivation. (By Assessment tracts).

Kind of cultivation,		Tract.			ESSMENT, THU- AND MEASURE-	Assessment GYIS' RATE MEASUREME	AND REVISED	ASSESSMENT RATE AND R SUREMENT.	AT PROPOSED EVISED MEA-	Percentage of in- crease or decrease (cols. 4 and 6).	ercentage of increase or decrease (cols. 4 and 8).	per acre	per acre	Remarks.
				Without 10 per cent. cess.	With 10 per cent. cess.	Without 10 per cent. ess.	With 10 per cent, cess.	Without 10 per cent. cess.	With 10 per cent. cess.	Percenta crease (cols. 4	Percentage crease or (cols. 4 an	Incidence (column	Incidence per (column 8).	
1 .		2		3	4	5	6	7	8	9	10	11	12	13
	*			Rs.	Rs.	Rs.	Rs.	Rs.	* Rs.		* - 5			
addy :{	I III IV	*		2,79,095·75 1,47,568·12 15,835·34 16,790·62	3,07,005:33 1,62,324:93 17,418:87 18,469:68	2,79, 3 40·41 1, 3 5,486·31 12,172·12 13,611·04	3,07.274·45 1,49,034·94 13,389·33 14,972·15	6,58,193-92 2.29,128-32 15,656-35 16,926-68	7,24,013·31 2,52,041·15 17,221·98 18,619·35	+ ·08 — 8·18 — 23·13 — 18·93	+ 135·84 + 55·27 - 1·13 + ·81	2·09 2·22 2·06 1·40	4-93 3-76 2-64 1-74	
		Total	***	4,59,289 83	5,05,218-81	4,40,609-88	4,84,670-87	9,19,905-27	10,11,895-79	- 4.07	+ 100-28	2 09	4:38	
darden {	II III IV	 	 	2,905-95 1-74 1-50 43-75	3,196·55 1·91 1·6 3 48·13	2,291·04 31·05 1·50 39·07	2,520·14 34·16 1·65 42·98	3,127·75 41·40 1·50 60·45	3,440·53 45·54 1·65 66 49	- 21·16 +1,688·48 - 10·70	+ 7·63 +2,284·29 + 38·15	2·42 2·47 2·13	3·30 3·30 3·30	
		Total	•••	2,952-94	3,248-24	2,362-66	2,598-93	3,231.10	3,554-21	19-99	+ 9-42	2-41	3.30	
Miscellaneous, sugar-cane and betel-vine.	I III			595·39 102·44	654·93 112·68	1,178-21 18-27 • 65-12	• 1,296-03 20-10 71-63	1,3 9 97 21·58 94·70	1 528-97 23-74 104-17	+ 97·89 - 36·42	+ 133·46 - 8·21	2·87 2·47 1·93	2-82 2-92 2-81	
		Total	•••	697-83	• 767-61	1,261-60	1,387:76	1,506-25	1,656-88	+ 80-79	+ 115-85	2:36	2.82	
Dhani	I III III IV	•:	***	923·16 256·32 60·00 1,141·05	1,015·48 281·95 66·00 1,255·15	972-70 466-01 160-42 886-77	1,069-97 512-61 176-46 975-45	2,209-60 1,060-50 356-50 2,159-65	2,430·56 1,166·55 392·15 2,375·61	+ 5·36 + 81·81 + 167·36 - 22·28	+ 139·35 + 313·74 + 494·17 + 89·27	2·42 2·42 2·48 2·26	5·50 5·50 5·50 5·50	•
		Total		2,380.53	2,618-58	2,485.90	2,731.49	5,786-25	6,364-87	+ 4.43	+ 143 06	2:36	5.59	
	GRAI	ND TOTAL		4,65,321.13	5,11,853-24	4,46,720-04	4,91,392.05	9,30,428-87	10,23,471.75	- 3.99	+ 99-95	2.10	4.33	

report on the settlement operations in the myaungmya and thongwa districts, season 1902-08 29

Proposed rates (paddy-land) contrasted with sale rates, rent and incidence of present rates.

Proposed rates (paddy-land) contrasted with sale rates, rent and incidence of present rates.

1	Paddy as	sessment trac	t.	Tenant rate.	Sale rate.	Incidence per acre of present reveilue on thugu's area.	Incidence per acre of present demand on Settlement area.	Irridence per acre of proposed rates on Settlement area.	Remarks.
		1		2	3	4	5	6 ′	7
				Rs.	Rs.	Rs.	Rs.	Rs.	
* I				9.55	31.45	1.92	1.90	4.48	
11	No.	• • • • • • • • • • • • • • • • • • • •		6.36	17.12	2.14	2.20	3.41	
III	10.000	****	***	5.26	9:40 7:53	2·21 1·50	2.43	2.40	
IV	***	***		3.74	753	1.50	1:57	1.28	
		Total		8.71	26.05	1.97	1.98	3.98	

It will be seen that the average incidence is raised from Rs. 1'98 (on settlement area at present rates) to Rs. 3'98, or practically double. The incidence of proposed demand is only four-ninths (approximate) of the average tenant rate and one-sixth (approximate) of the average sale rate.

- 65. I would propose that the period of the settlement be 15 years. It is the first regular settlement of the tract which has been made, and fixity appears desirable.
 - 66. The total cost of establishment, etc., from 1st November 1902 to 31st October 1903 has been Rs. 53,062, or Rs. 68:40 per square mile operated on, and Re. 10 per acre.
- 67. Owing to the illness of Captain Ormiston, who was to have succeeded me as Settlement Officer, I was at the last moment retained in charge of the party. The bulk of the work I had to do single-handed. Mr. Gavin Scott, I.C.S., who joined as Assistant Settlement Officer on November 20th 1902, left me on January 23rd 1903 and was invalided home before he had had much training in soil classification. Mr. C. Morgan Webb, I.C.S., who succeeded him, did not join till April 7th, when the greater part of the work was finished. He, too, was transferred early in May. In these circumstances an exceptional amount of work devolved upon myself and my Junior Assistant Settlement Officer, Maung Kyaw Zan U (2). I desire to place on record my appreciation of the excellent work done by him during the year. I desire also to acknowledge the good work generally done by Inspectors and Holding Markers, sometimes under very unhealthy conditions. Two old members of the Establishment succumbed to fever: while three others have had their health seriously impaired.

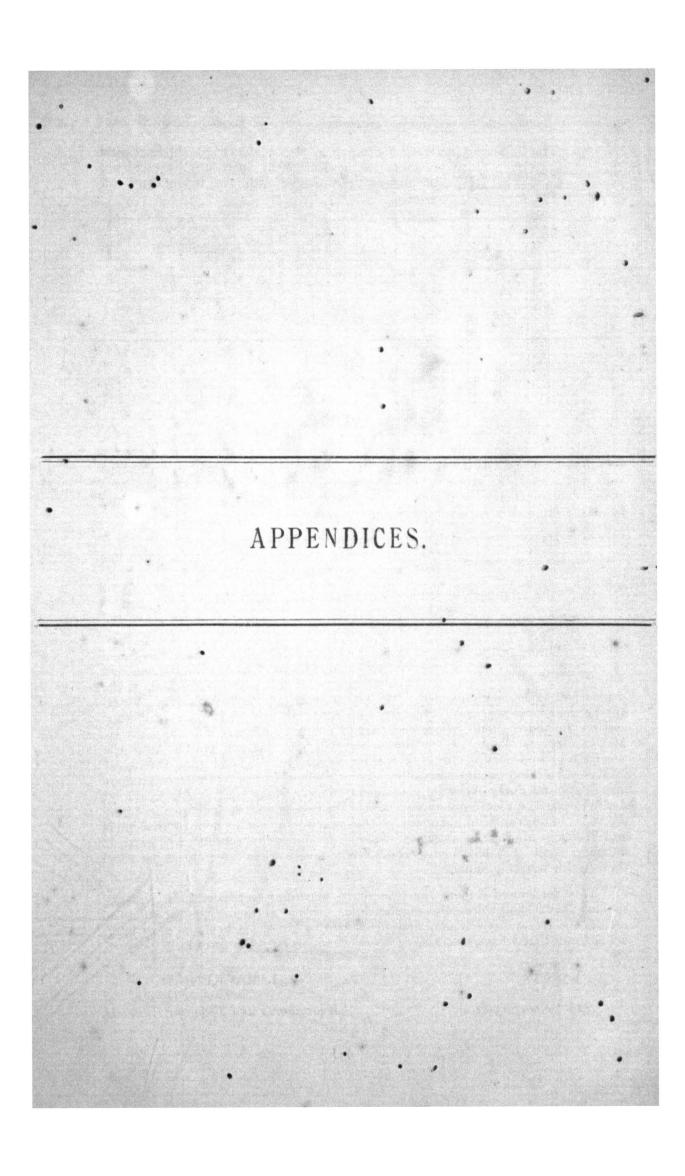
This Settlement Report, the seventh, is, according to present arrangements, the last that I shall write. It completes the original settlement of the surveyed area of the Irrawaddy Division, and deals with by far the richest and most interesting tract that I have net with in my $6\frac{1}{2}$ years' work in the division.

BASSEIN:
The 29th October 1903.

J. MACKENNA,

Settlement Officer,

Myaungmya and Thöngwa Districts.



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		- 1			PE	RIOD.		•	
0	Begistering station.	Year.	January to March.	April to June.	July to September.	October to December.	Total of each year.	Average for four years.	Remarks
	1 .	2	3	. 4	0.5	6	7	8	gr
			Inches.	Inches.	Inches.	Inches.	Inches.	Inches.	
Pyapôn		1899 1900 1901 1902	Nil 0 Nil 1.80 .73	36·23 26·15 30·84 29·47	45·36 61·69 47·92 42·26	5·97 6·11 17·66 7·28	87.65 93.95 98.22 79.74	89-87	•
Vakèma	· · · · · · · · · · · · · · · · · · ·	1899 1900 1901 1902	Nil Nil 3:02 -82	54·47 27·24 23·91 30·70	45·60 58·85 49·48 53·40	3·35 4·51 19·07 11·36	103·42 90·60 95·48 96·28	96.45	

STATEMENT No. II.—General Agricultural Statistics, (BY TRACTS).

1		ERSON			A	CTUAL EXPE	NSES OF CU	LTIVATION						Outr	TURN.		NET P	ROFIT.	16.
Fract.	milies.		**	-payments.	payments.	oddy-pay-	ue of la-	wance for of imple-	allowance for ation of stock.	ost of cul-	Area a wor		cultivators		Settlement sumption.		cultivators us col. 11).	Settlement . 17 minus	ation per ac
0	Number of fa	Workers.	Non-workers.	Actual gooney.	Actual paddy-	Value of pa- ments.	Assumed value bourers' food.	Assumed allov depreciation ments.	Assumed allo depreciation	Total money-c	I.	II.	According to statement.	Value.	According to 6 Officer's ass	Value.	According to (col. 15 minu	According to S Officer (col.	Cost of cultiva
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
				Rs.	Baskets.	Rs.	Rs.	Rs.	Rs.	Rs.	Acres.	Acres.	Baskets.	Rs.	Baskets.	Rs.	Rs.	Rs.	Rs.
1	1,201	2,717	3,447	17,515.00	212,042.60	1,69,634.08	58,840.00	5,223.75	11,920-89	2,63,133-72	22,572.96	3,665.20	1,124,400.13	8,99,520.10	1,275,256.00	10,20,204.80	6,36,386.38	7,57,071.08	10-02
11	483	866	1,599	47,011.00	208,118-68	1,56,089-01	41,191.00	3,101.94	21,112-06	2,68,505.01	18,262-60	1,982-21	650,013.33	4,87,510.00	789,970:30	5,92,477.72	2,19,004.99	3,23,972-71	13:26
111	25	52	66	590.00	6,507.07	4,880.30	1,243.00	120.00	676.28	7,509-58	447.95	120.80	18,923.42	14,192.56	18,698-25	14,023.68	6,682-98	6,514.10	13.20
IV	98	259	301	36.00	10,283.10	7,198-17	1,812-00	417:25	181.50	9,644-92	1,435.52	514.38	48,642.35	34,049:64	- 63,102-70	44,171.89	24,404.72	34,526.97	4.94
Total	1,807	3,894	5,413	65,152.00	436,951-45	3,37,801.56	1,03,086.00	8,862.94	33,890.73	5,48,793-23	42,719:03	6,282-59	1,841,979-23	14,35,272.30	2,147,027:25	16,70,878.09	8,86,479.07	11.22.084.86	11.18

Tract.		Soil classes.	Number of cultivators examined.	Area for which studistics were record.	Average cost of cultivation per acre throughout tract.	Average value of outturn per acre- throughout tract.	Average profit per acre throughout tract.	Cost of cultivation per family examined.	Average area of holding.	Average value per acre by soil classes.	Profit: difference between column 5 and column 10.	Quarter net produce by soil classes.	Remarks.
1		2	.3	4	5	6	7	8	9	10	11	12	13
, I	{	11 1	} 1,201	Acres. 26,238·16	Rs.	Rs. 38-88	Rs. 28-86	Rs. 219·09	Acres. 21.84	Rs.	Rs. 29-98 21-98	Rs. 7·49 5·49	
IL .	{	II I	483	» 20,244·81	13-26	29-26	16:00	555-91	41-91	{ I 30.00 II 22.50	16·74 9·24	4·18 2·31	
ш	•{	II I	} 25	568.75	13-20	24:65	11.45	300-38	22-75	I 26-25 II 18-75	13·05 5·55	3·26 1·39	
17	·{	11 •	} 98	1,949-90	4-94	22.65	17-71	98-41	19-89	{ I 24·50 II 17·50	19-56 1 2 -56	4·89 3·14	
Total	• "	<u></u>	1,807	49,001-62	11-19	34-09	22-89	303-70	27:11	30·18 22·68	18·99 11·49	4·75 2·87	i

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	PERSONS EXAMINED. ACTUAL EXPENSES OF CUL									TIVATION.	•					
of tract.		Owners an	o d Ten			Number of families.	Workers.	Non-workers.		Actual money payments.	Actual paddy payments.	Value of paddy payments.	Assumed value of labourers' food,	Assumed allowance for depreciation of implements.	Assumed allowance for depreciation of stock.	Total money cost of cultivation.
No. of			-			* 3	4	5		6	7	8	9	10	11	
										Rs.	Bkts,	Rs.	Rs,	Rs.	Rs.	Rs.
							A Balletine									
1{	Owners Tenants			•••		631 570	1,426 1,291	1,8	894 553	10,726·50 6,788·50	116,510·90 95,531·70	93,208·72 76,425·36	34,067·00 24,773·00	• 2,841·00 2,382·75	7,399:21 4,521:68	1,48,242·43 1,14,891·29
			T	otal		1,201	2,717	3,4	147	17,515-00	212,042-60	169,634.08	58,840 00	5,223.75	11,920.89	2,63,133-72
п	Owners Tenants			 	6	310 173	559 307		028 571	37,099-00 9,912-00	137,618·13 70,50C·55	103,213-60 52,875-41	29,003·00 12,188·00	1,999·44 1,102·50	14,773·31 6,338·75	1,86,088·35 82,416·66
			T	otal	0 5 ***	483	866	1,0	599	47,011.00	208,118-68	156,089-01	41,191.00	3,101.94	21,112.06	2,68,505℃
11 {	Owners Tenants			°	ä.,	22 3	45 7		66	590.00	6,192·57 314·50	4,644·43 235·87	1,230·00 13·00	109·25 10·75	676-28	7,249-96 259-62
			o T	otâl		25	52		66	590.00	6,507.07	4,880-30	1,243.00	120.00	676-28	7,509:58
1 v {	Owners Tenants	 			***	87 11	229 30		274 27	26·00 10·00	8,489·41 1,793·69	5,942·59 1,255·58	1,626·00 186·00	365·75 51·50	175·25 6·25	8,135·59 1,509·3
			T	otal		98	259		301	36.00	10,283-10	7,198 17	1,812.00	417.25	181.50	9,644-9
		Tot	al Ow	ners		1,050	2,259	3,	262	48,441.50	268,811:01	207,009-34	65,926.00	5,315.44	23,024.05	3,49,716.3
		Tota	d Ten	ants		757	1,635	2,	151	16,710.50	168,140-44	130,792-22	37,160.00	3,547-50	10,866.68	1,99,076.9
		GE	IND TO	TAL		1,807	3,894	5,	413	65,152.00	436,951.45	337,801-56	103,086.00	8,862-94	33,890-73	5,48,793 2

Tract.			Number of families examined.	Paddy provision,	Value.	General household expenses.	Capitation Tax.	Total money cost of living.	Rate per acre.	Rate per family.	Remarks.	
		10	•	2	3	4	0 5	6	7	8	9	10
		0					a					
					Baskets.	Rs.	Ps.	Rs.	Rs.	Rs.	Rs.	
•	I			1,201	132,067-46	1,05,653-97	1,20,785.64	6,602-50	2,33,042·11	8.88	194.04	
•												
	11		•••	医原性性 医神经性 医皮肤 社	67,201-61	50,401.20	51,490-12	2,674-75	1,04,566.07	5.16	216-49	
		•						*		a make		
	ш		00	25	2,887.48	2,165-61	2,235.00	147.50	4,548·11	7-99	181-92	
	IV		•••	98	10,555-57	7,388-90	6,187-66	564-75	14,141.31	7-25	144-29	*
		٠										•
		Total		1,807	212,712-12	1,65,609-68	1,80,698-42	9,989.50	3,56,297-60	7-27	197-17	

			10	ORDI	INARY T	ENANTS PAY	ING RENT	Ε.		PRIVIL								
Tract.	act.	Area in tract.	Area let out at rent.	Number of land-lords.	Number of tenants.	Rent.	Revenue.	Total.	Rent per acre.	Percentage of area rented to total. area.	Area.	Number of land-lords.	Number of tenants.	Revenue paid by tenants.	Revenue per acre.	Rate per acre.	Percentage of area rented to total area.	Demarks,
1	1	2	3 -	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		Acres.	Acres.			Rs.	Rs.	W Rs.	Rs.		Acres.			Rs.	Rs. ●	Rs.		
•		146,774-11	74,750-74	2,639	4,319	7,13,199-61	1,254-99	7,14,454-60	9.55	50.92	3,600-93	208	247	8,129-50	2.25	2.00	2.45	
ı `	•	67,059-50	23,113-66	454	818	1,44,466-99	2,750-51	1,47,217.50	6 ·36	34-46	2,557.07	86	116	5,401-62	2-11	2·12	3-81	
II		6,501.80	814.72	18	24	4,095-54	191.71	4 287-25	5-26	12.53	348-65	18	20	848-21	2-43	2-25	5.36	
v		10,675-64	1,214-30	41	65	4,414-17	128-63	4,542-80	3.74	11:37	1,056-39	52	52	1,930-57	1.82	1.97	9-89	
Total	•	231,011.05	99,893-42	3,152	5,226	8,66,176:31	4,325-84	8,70,502-15	8.71	43-24	7,563.04	364	435	16,309-90	2.15	2.08	3-27	