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THE FINAL REPORT
ON THE COMPLETION OF THE
REVISION OF RECORDS
OF THAT PORTION
OF THE MIRZAPUR DISTRICT
COMMONLY DESCRIBED AS THE
Gangetic Valley.

By G. DALE,
COLLECTOR AND SETTLEMENT OFFICER, MIRZAPUR.



ALLAHABAD :
NORTH-WESTERN PROVINCES AND OUDH GOVERNMENT PRESS.

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No. $\frac{484}{1-49}$ OF 1888.

FROM

THE SECRETARY, BOARD OF REVENUE,

NORTH-WESTERN PROVINCES,

TO

THE SECRETARY TO GOVERNMENT,

N.-W. PROVINCES AND OUDH,

REVENUE DEPARTMENT.

Dated Allahabad, the 22nd November, 1888.

SIR,

DEPARTMENT I.
SETTLEMENT OF LAND
REVENUE.

Present:
C. A. DANIELL, ESQ.,
Senior Member.

IN continuation of my No. $\frac{213}{1-116}$ dated 18th April, 1888, submitting the Jaunpur settlement report, I am now to submit the final report by Mr. Dale, Collector and Settlement Officer, on the revision of records in the Mirzapur district, together with a note recorded thereon by Mr. Lumsden, Commissioner of the Benares Division.

2. The Revisional operations were applied in entirety only to the portion of the district known as the Gangetic valley lying to north of the Vindhya hills; for the upland tract between the Vindhyas and the Kaimor range a cadastral survey only was sanctioned, while the rest of the district, composed of mountainous jungle and thinly populated tracts, was untouched.

3. The survey work was begun in 1879, and the Settlement operations were brought to a close at the end of March, 1885. The Survey was carried out by Colonel F. C. Anderson of the Revenue Survey Department. During the Survey and Settlement operations Mr. Cadell was Collector from 29th March, 1881, to 10th March, 1883, and Mr. Dale from November, 1878, to 21st March, 1881, and again from 14th March, 1883, to 1st April, 1885. Mr. Dale's report did not reach the Commissioner in a complete form until March, 1887. Mr. Lumsden forwarded it to the Board with his own review in May, 1887, and the Board subsequently called for certain explanations and further statistics from the Collector, the last of which were not received in this office till 25th October, 1888.

4. The district of Mirzapur is under the permanent settlement effected by Mr. Jonathan Duncan, which was accompanied by no record of rights or survey of land. As in other permanently-settled districts of the North-Western Provinces, the circumstances of which have been described in detail in the settlement reports of Gházipur, Ballia and Jaunpur, which have already been submitted to Government, a survey and record of rights were made in 1841-47. But both operations were carried out in an imperfect or rather an incomplete manner and neither maps nor records were subsequently corrected or kept up to date. They became in time practically useless and it was found necessary to undertake the preparation of an entirely new record on the basis

of a scientific survey. During the operations which form the subject of Mr. Dale's report nine parganas (Majhwa, Kone, Chianave, Chaurasi, Haveli, Kariat Sikhar, Bhuili, Ahraura, and Bhagwat) underwent survey and revision of records, while three parganas (Barhar, Uprauth and Saktisgarh) underwent survey only.

This work was not undertaken without full enquiry and consideration. In a reference from Government contained in G. O. No. 2551A of 7th November, 1877, the Board were asked to report on the advisability of a cadastral survey and revision of records in the Gangetic valley and upland tracts of Mirzapur. Enquiries made from the local officers went to show that the existing records were practically worthless, and in fact in a worse condition than those of any other permanently settled district. The khewats had ceased to be records of existing facts, and along with the jamabandis, khasras and shajras, were entirely unreliable. Not only were they incomplete and inaccurate when originally prepared in 1841—47, but no attempts had been made to record the changes which took place from time to time. This state of affairs which is described in Mr. Dale's first chapter, was reported to Government in due course, with the result that the Revisional operations and Survey were decided upon.

5. The Collector was instructed by the Board to furnish the proportionate cost of (1) Demarcation of boundaries, (2) Record of Rights, (3) Disposal of cases; but he has distributed the expenditure over, (4) Khanapuri, and (5) Fairing and filing of records, in addition to the specified heads. This classification makes it difficult to compare the cost of the operations in Mirzapur with those of other permanently settled districts; but presuming the cost of disposal of suits to have been correctly given, the remainder may be set down to the "Preparation of Records," and the following table of comparison is obtained, which has been already given in the Board's review of the Revisional operations in Jaunpur submitted to Government on 18th April, 1888 :—

| District. | Preparation of records. | | Disposal of cases. | | Survey. | | Total. | |
|-------------------|-------------------------|--------------------------|-----------------------|--------------------------|-----------------------|--------------------------|-----------------------|--------------------------|
| | Cost per square mile. | Cost for the whole area. | Cost per square mile. | Cost for the whole area. | Cost per square mile. | Cost for the whole area. | Cost per square mile. | Cost for the whole area. |
| | Rs. | Rs. | Rs. | Rs. | Rs. | Rs. | Rs. | Rs. |
| Ghazipur | 171 | 2,54,840 | 52 | 77,210 | 169 | 2,53,349 | 392 | 5,85,399 |
| Ballia | 178 | 1,28,394 | 67 | 48,505 | 157 | 1,13,597 | 402 | 2,90,496 |
| Mirzapur | 236 | 1,86,688 | 82 | 64,816 | 215 | 1,70,382 | 533 | * 4,21,886 |
| (Gangetic valley) | | | | | | | | |
| Jaunpur | 195 | 3,02,717 | 95 | 1,47,719 | 210 | 3,24,917 | 500 | 7,75,353 |
| Benares | 187 | 1,66,474 | 51 | 45,337 | 173 | 1,54,287 | 411 | 3,66,098 |

6. The survey was most costly in the upland parganas of Uprauth, Barhar and Saktisgarh, where the survey charges amounted to Rs. 2,09,421-8-0. For the nine parganas of the Gangetic valley, in which also the Revisional operations took place, the survey cost Rs. 1,70,382-1-6. Adding to this sum the cost of the settlement operations, Rs. 2,51,503-14-4, a total charge is obtained for the Gangetic

* The figures now given for Mirzapur are for the area in which both revision of records and survey were undertaken.

valley of Rs. 4,21,885-15-10. The number of fields in this area being 762,286, the total cost of settlement and survey per field is approximately 8 annas 10 pies, composed of 3 annas 7 pies for survey and 5 annas 3 pies for settlement charges. These rates are exceedingly high as the following comparative table shows :—

| | Cost of survey per field. | Cost of settlement per field. | Total. |
|--------------|---------------------------|-------------------------------|-----------------|
| Jaunpur ... | 1 anna 9½ pies. | 2 annas 5½ pies. | 4 annas 3 pies. |
| Ghazipur ... | 2 „ 0½ „ | 2 „ 8½ „ | 4 „ 9 „ |
| Mirzapur ... | 3 „ 7 „ | 5 „ 3 „ | 8 „ 10 „ |

Taking 2 annas per field as a fair average cost for survey, the Mirzapur figures are 79 per cent. in excess, and taking 2 annas 8 pies as a normal charge for settlement work, the Mirzapur figures are 97 per cent. in excess. The chief cause of the increased cost in both departments was the extreme difficulty experienced in ascertaining the true field boundaries, as described in Mr. Dale's report ; this difficulty was partly due to the incomplete nature of the former revision which left numerous boundaries undecided and unmarked, and partly to erosion on the banks of the Ganges. Other causes which increased the cost of the settlement operations were the difficulty of classifying cultivating tenures and the necessity of employing amíns and girdawars to aid the inefficient patwári staff. The cost however although excessive was fully calculated upon beforehand and the actual settlement charges were less than had been anticipated.

The first estimate prepared by the Collector and submitted on 22nd April, 1880, inclusive of Rs. 1,59,512 for preparation of records in the tract between the Vindhya and Kaimor ranges, amounted to Rs. 3,17,247. This the Board considered excessive, and after correspondence with the local officers an estimate of Rs. 2,65,000 was arrived at. On this being reported to Government for orders, the Government disapproved of any expenditure beyond Rs. 2,06,000, which was the amount of an intermediate estimate framed (erroneously as it was subsequently discovered) by the Board. In issuing the order restricting the expenditure, the Government suggested the possibility of reducing the special establishment and restricting the scope of the Survey and Revisional operations, but this proved to be impossible, and finally the Government decided (G. O. 1715 of 29th October 1881) (1) that the survey in so far as it was formerly sanctioned should be completed ; (2) that the preparation of records should be completed for the Gangetic valley ; and (3) that the preparation of records for the upland tracts should be postponed. A revised estimate of expenditure under these orders was called for from the Collector who, in submitting an estimate amounting to Rs. 1,60,096 for the completion of the operations, remarked :—

“The expenditure amounts to Rs. 225 per square mile, and this added to the cost of survey gives a total cost of the new record amounting to about Rs. 370 per square mile. This is very heavy, but it has to be considered that the tract estimated for is very closely and highly cultivated ; that it is inhabited by a litigious population ; that rights are numerous and varied, and that persistent neglect of village papers has left

these in a condition unparalleled in the most backward of the temporarily-settled districts.

"As far as I can make out the estimated cost is higher than in Jaunpur, to some extent owing to the larger expenditure incurred in this district on attestation; but independently of this it is only fitting that the records of a district which were subjected to a revision some fifteen years ago, should give less trouble than those of a district like Mirzapur, which has in respect of its village records been generally neglected."

On this point the Senior Member observes that Mr. Dale has over-estimated the value of Mr. Smith's revision in the Jaunpur district.

7. Subsequently, after some further correspondence, the Government sanctioned the amount of the estimate previously framed by the Board, *viz.*, Rs. 2,65,000; and the total estimates which were finally sanctioned by the Local Government under the different heads for Mirzapur were as follows :—

| | Rs. |
|---|-----------------|
| (1) Preparation of records | 2,65,000 |
| the whole to be met from the Provincial revenues. | |
| (2) Maps | 69,324 |
| the whole to be met from the Provincial revenues. | |
| (3) Survey | 2,43,929 |
| one-half to be met from the Imperial revenues and the other half from the Provincial revenues. | |
| | <u>5,78,253</u> |

The actual expenditure has been as follows :—

| | |
|-----------------------------------|-----------------|
| (1) Preparation of records | 2,51,504 |
| (2) Maps ... } | |
| (3) Survey ... } | 3,79,804 |
| | <u>6,31,308</u> |

Thus, although the total outlay was very high, the operations of the Settlement Department cost Rs. 13,496 less than the estimate; for the excess charges under survey the Revenue authorities are not responsible. On the whole the Senior Member considers that the work of the Settlement Department was carried out as economically as the circumstances of the district would permit. In one particular, *viz.*, the disposal of cases, the cost was considerably less than in Jaunpur, and in the proportion of cost of salary of superior officers, the figures, as compiled from the records in this office, are still more favorable to Mirzapur :—

| District. | Area for which records have been revised. Square miles. | Total cost of superior officers. | Cost of superior officer per square mile. |
|-----------------|--|----------------------------------|---|
| | | Rs. | Rs. |
| Ghazipur | 1,493 | 67,323 | 45 |
| Ballia | 723 | 23,571 | 33 |
| Mirzapur | 790 | 18,069 | 23 |
| Jaunpur | 1,551 | 1,31,348 | 85 |
| Benares | 891 | 20,368 | 23 |

8. In the matter of preparation and attestation of the records, the Settlement Officer received the same general instructions as in Gházipur and Ballia, *viz*, those contained in the note prepared by Mr. C. H. T. Crosthwaite when Secretary to the Board. These instructions provided for the khasra being prepared partly by the Survey and partly by the Settlement Department. The information given in the report as to the exact nature of the work performed by the two Departments respectively is not very clear; but it has since been ascertained by enquiry from the Collector that "the following columns of the khasra were filled up by the Survey Department, *viz*.: Nos. 1, 5, 7, 8, 9, 10, 11, 12, 13, 14, 19 and 21. The Survey Department was, however, only responsible for the correctness of the entries in columns 1, 5, 19 and 21. The Settlement Department was responsible for filling up the remaining columns and for the correctness of all entries other than those in 1, 5, 19 and 21. The jamabandi and khatiauni were prepared by the Settlement Department without any assistance from the Survey officials. Towards the close of the survey in Mirzapur and when settlement work was being begun in Benares, it was settled at a conference that all the columns of the khasra should be prepared by the Survey Department, and that they should also prepare the jamabandi slips (khatiaunis) forming the ground-work of the new rent-rolls which were to be subsequently attested by the Settlement officials.

"Accordingly," as Mr. Dale explains, "Mr. Cadell, the then Officiating Collector, in order to experiment on the proposed system, entrusted the Survey Department with the preparation of the khasra, khatiauni and jamabandi of all the villages of pargana Bhuili and of about 50 villages of tappa Chaurási. The Survey Department filled up all the columns of the khasra of all the mauzas of pargana Bhuili and of 50 villages in Chaurási, and they also prepared the khatiauni and jamabandi of the afore-said villages. The Settlement officials only attested them and rectified the mistakes."

This information may be taken to supersede that conveyed in Commissioner's paragraph 7, while as regards his criticism in the same paragraph that the system of attesting the entries in the slips and jamabandis was cumbrous and tedious as compared with other districts, I am to say that the Board have found that the system followed in Mirzapur differed but little from that followed in Gházipur, in which district similar operations were going on at the same time. In Mirzapur the slips were examined and tested with even greater care than in Gházipur, but it is not known that the operations were so tedious as to be harassing to the people. The Senior Member would observe that the system of preparation of records has been improved district by district and year by year, and that although in the light of recent experience and practice it is perhaps easy to discover faults in the earlier systems, in reviewing the work done in Mirzapur it is necessary to judge of things as they were known at the time. It appears sufficient to remark that the operations in Mirzapur were conducted with the approval of the Commissioner and the Board of the time. It must not be overlooked that, as explained in Mr. Dale's 36th paragraph, the pre-

paration of the jamabandis was rendered unusually difficult from the absence of any previous classification of tenants. All tenants who had been recorded as *mourusi* in the old rent-rolls claimed to have their names entered as tenants at fixed rates.

9. As regards the other records, the khewats were prepared in the same way as in other permanently settled districts, but the Settlement Officer reports that the imperfect condition of the village papers rendered the work very laborious, and that a large number of mutations were effected which should have taken place long before the settlement operations were begun. The wajibularzes were compiled in the authorized form which has since undergone revision. The maps are pronounced by Mr. Dale to be exceedingly accurate and good.

10 The number of original cases decided was 18,763 and of appeals 739. In the Commissioner's opinion, with which the Senior Member concurs, the litigation was not larger than might have been expected. No less than 1,290 disputed boundary cases had to be decided by the tahsildars before the demarcation of boundaries in the Gangetic valley could be completed. The classes of cases decided are specified by Mr. Dale in paras. 32 *et seq.*; and he specially notes that, owing to the incorrectness and untrustworthiness of the old village records, cases had frequently to be decided contrary to the entries of former jamabandis.

The table on page 8 shows that 172 appeals were preferred to the Commissioner, in 137 of which the orders of the lower Court were undisturbed. There were 13 appeals presented to Board, of which the lower Court's order was reversed in one case only and the remaining appeals were dismissed.

11. The proprietary tenures in the district are of the usual kinds ; but, as will be seen from para. 30 of the report, it was found that certain sub-proprietary rights existed, chiefly on the Kantit estate, and these have now been duly ascertained and for the first time properly registered. The cultivating tenures were classified with much care and labour in conformity with the definitions laid down in North-Western Provinces Rent Act.

12. Out of a total area for the Gangetic valley of 505,672 acres, 280,774 acres are under cultivation, 87,097 acres culturable, and 137,801 acres barren. Fixed rate and occupancy tenures cover the large area of 175,498 acres as compared with 53,698 acres of *sír* and *khúdkásht* land and 54,882 acres held by tenants-at-will. It would appear, therefore, that out of the total tenant cultivation 23·8 per cent. is held by tenants without rights. Mr. Dale, however, gives no figures as to sub-tenants. The Commissioner notices a slight discrepancy in the areas as given in various parts of the report.

The distribution of jamas would appear to have been carried out generally without friction. With reference to Mr. Dale's para. 47, it may be noted that Babu Narsingh Das has since agreed to the distribution, and the khewats of his two maháls have been filled up ; the Mahárája of

* Benares, however, has not given his consent, and it is presumed that in the 18 maháls referred to the previous lump assessment has been continued in the record. Little or nothing is said in the report about the lambardári difficulty, of which so frequent mention has been made in other reports ; but from recent correspondence in connection with the proposed amendment of the rules in Circular 3-III, it would appear that the lambardári system has become as obsolete in Mirzapur as it has in the other permanently settled districts.

13. No statistical tables beyond those contained in the body of the report were furnished by the Settlement Officer. Mr. Dale explains in his final para. the reasons for this omission, but these do not appear to the Senior Member to be satisfactory. When the revision of the record of rights in the permanently settled districts was first undertaken, the Board under the orders of Government caused a memo. of instructions to be drawn up by their then Secretary, Mr. C. H. T. Crosthwaite, and these instructions having received the approval of Government were communicated to the local officers in December, 1877. They required the preparation of the following statistics :—

- (1) Comparison of past and present areas.
- (2) Soil statement including details of irrigation.
- (3) Occupancy statement showing caste and class of tenants, area held and rent paid by each caste and class.
- (4) Statement showing the caste of proprietors ; tenures and areas held by, according to each.
- (5) Statement showing the transfers of proprietary rights, so far as ascertainable.
- (6) Statistics of ploughs and cattle.
- (7) Crop statement.
- (8) Grove statement.
- (9) Well statement.

Subsequently under the orders of Government (G. O. No. 2533A, dated 24th August, 1878,) it was decided not to attempt a classification of soils in the permanently settled districts, but no other exemption from the obligation to furnish statistical information appears to have been made. In October, 1885, the Board called on the Settlement Officer for the usual tabular statements ; but by that time the records had been completed and the special establishment broken up, and it was found impossible, except at a prohibitive cost, to compile the statements required.

The Senior Member considers that without attempting comparison with former records, the Settlement Officer should certainly have given statistics of crops and irrigation, and without these the report must be regarded as defective. As regards rents and rent rates it appears to Mr. Daniell that since the old records are so largely fictitious that comparison of present rates with those previously existing would be misleading, it is unnecessary to pursue the subject further, but it is to be regretted that the orders of Government on the subject were not more

fully complied with. The absence of such statistical information as has been given in the reports for other districts (*e. g.*, Jaunpur and Gházipur) renders it difficult to take a comprehensive view of the circumstances of the district, and it is now too late to do anything towards obtaining further information. The tables appended to the report have recently been furnished by the Collector. From the figures given in the abstract statement it appears that of a total cultivated area in the Gangetic valley of 280,774 acres, only 44,737 acres, or 15·9 per cent., are irrigated. In Jaunpur the corresponding figures are 628,586 and 504,144 acres respectively, the percentage of irrigation being 80·2 per cent.; in Gházipur the percentage is 49·9 per cent., the cultivated area being 658,101 acres and the irrigated area 328,495 acres. Even the best parts of the Mirzapur district seem, therefore, badly situated as regards facilities for irrigation.

The report contains no information regarding the prices of grains and the wages of labor, and had the Settlement Officer devoted a small space to this subject his remarks would have been of interest. As, however, this has not been done, the Senior Member has refrained from calling for any particulars.

14. The usual revision of patwáris' circles was undertaken as described in Mr. Dale's Chapter IV., and as observed by him "it only now remains to train the patwáris in such manner as to ensure the efficient maintenance of the records which have been prepared at so considerable an expenditure of labor as well as money." The present staff consists of 517 patwáris and assistant patwáris as compared with a former staff of 494.

15. The methods and results of the revision of the acreage cess are given in Chapter V., and from the table at page 19 it is seen that the total amount now payable is Rs. 44,292·14-6, being an increase of Rs. 5,150·4-3 over that previously collected. These assessments have received the sanction of Government and need no further consideration here.

16. As regards para. 10 of Commissioner's review, the Collector has lately reported that "for all villages (maháls) the khasra, jamabandi, khewat and wajibularz have been bound in one volume. To reduce the volume of a large village into a convenient size the settlement papers have been divided into two separate volumes, *viz.*, one volume has been bound for khasra and the other for the jamabandi, khewat and wajibularz. The khewat and wajibularz of a village (mahál) have invariably been bound in one volume. The parganawar volumes of khewats and wajibularzes (one set for khewat and another for wajibularz) have been bound for tahsils only. The cadastral survey map of each village has been kept in a pouch of the settlement volume of the village to which it belongs."

17. The discrepancy in area noticed in Commissioner's para. 17 is explained by the Collector to be due to the fact that the 280,774 acres shown in the comparative statement on page 21 of the report represent the actual area under cultivation as taken from the milan khasras, while the 295,259 acres exhibited in the statement of tenures on page 14 include fallow land.

18. The Government demand of that portion of the district of which the records came under revision (referred to in Commissioner's para. 19) is now reported to be as follows :—

| | | | | | Rs. | a. | p. |
|-------|--|-----|-----|-----|----------|----|----|
| 1. | Chianave | ... | ... | ... | 78,880 | 0 | 6 |
| 2. | Chaurési (the portion below the hills) | ... | ... | ... | 12,450 | 4 | 0 |
| 3. | Majhwa | ... | ... | ... | 48,971 | 1 | 6 |
| 4. | Kone | ... | ... | ... | 38,775 | 4 | 0 |
| 5. | Chunar | ... | ... | ... | 54,219 | 1 | 6 |
| 6. | Kariat Sikhar | ... | ... | ... | 57,484 | 9 | 4 |
| 7. | Bhuili | ... | ... | ... | 1,05,553 | 8 | 0 |
| 8. | Ahraura | ... | ... | ... | 16,949 | 6 | 6 |
| 9. | Bhagwat | ... | ... | ... | 38,282 | 2 | 9 |
| Total | | | | | 4,51,565 | 6 | 1 |

The gross rent-roll is returned at Rs. 10,15,595 ; but if the tenant-at-will rate is applied to the sir and privileged tenancies the real rental is raised to Rs. 10,54,381, of which the Government demand will come to 42·8 per cent.

19. The difference of Rs. 27,000 noticed by Mr. Lumsden in para. 23 is due to a clerical mistake in the figures showing cost of preparation of record-of-rights at head of page 21, Rs. 25,962-12-0 being given instead of Rs. 52,962-12-6, which is the correct amount.

20. The Collector and Settlement Officer speaks strongly in favour of the new records ; the Commissioner's opinion is more reserved ; but the Senior Member has no reason whatever to suppose that the same accuracy has not been obtained in this district as has been reached by similar operations in the other permanently-settled districts. The cost of the operations should be judged by the value to be obtained in the future administration, and in the saving of cost in litigation to the agricultural population of the parganas concerned.

I have the honor to be

SIR,

Your most obedient servant,

C. J. CONNELL,

Secretary.

Note by J. J. F. Lumsden, Esq., C.S.; Commissioner, Benares Division, on the completion of the revision of Settlement Records of the Mirzapur district.

MR. DALE's final report on the completion of the revision of settlement records refers to that portion of the Mirzapur district that lies north of the first range of the Vindhya hills. The report is confined to a notice of the present revision proceedings, a full statistical, descriptive and historical account of the district having but recently been compiled by Mr. W. G. Jackson, and published as part of the Provincial Gazetteer.

2. *Fiscal History*.—From the year of its cession the district formed part of the Benares Province and was administered by the Raja of Benares. In 1795 Mr. Jonathan Duncan took over the revenue administration from the Raja (who had hitherto paid a fixed annual tribute to Government) and farmed the revenue for a term of ten years with the persons found in immediate possession of the maháls. Mr. Duncan's assessment here as in the other permanently settled districts was based on the kánungos' ten years' estimate of produce and was subsequently declared permanent by law.

3. *Previous revision of records*.—No survey was made at Mr. Duncan's settlement, nor was a record of rights prepared. The first boundary revenue survey was made in 1839-41 and the record of rights was completed between 1841-47.

4. The imperfections of that survey and the incompleteness of the records then prepared are now matters of history and are noticed at some length by Mr. Dale. The inherent defects of the former records and the utter untrustworthiness of the village papers copied year by year from those records by the patwáris, without the slightest attempt at correction, led to the present revision.

5. *Present revision of records*.—The settlement records of that portion of the district situated to the north of the Vindhya range were brought under revision by Government Notifications Nos 2830A. and 3058A., dated respectively the 20th September and 10th October, 1878. The preparation of a revised *record of rights* for the whole district was abandoned as too costly an undertaking considering the interests involved; but at the same time it was decided to extend the benefits of a cadastral survey to the tract lying between the Vindhya and Kaimur range of hills.

6. *Demarcation of boundaries and survey*.—The demarcation of village boundaries was carried out by the tahsildárs assisted by an experienced girdawár, who prepared maps of disputed boundaries. Disputed boundaries were permanently marked by stone pillars (3' × 6" × 3") and trijunction points by stone pillars of larger dimensions (3' × 1' × 1' in Chianave and 3' × 9" × 9" in Bhuili and Chaurasi). Owing to the imperfection of the former maps, boundary disputes were numerous, no less than 1,290 such disputes having cropped up in the portion of the district north of the Vindhya range, where, owing to the generally high state of cultivation, there should have been the least ground for questioning the actually recognized boundary line. The work of demarcation was commenced in 1878, and by the end of 1879 Colonel Anderson's party was enabled to start the actual work of survey which occupied three years and was closed in 1882. Village maps, however, were late in coming in and all were not received in the settlement office until two years later. The maps were prepared on the scale of 16 inches to the mile on tracing cloth, and Mr. Dale writes in very high terms of their accuracy. Accuracy might indeed have been expected considering the measures taken in this district to correct errors arising from the clubbing together of fields held by different owners or mauzas—(vide paras. 20 and 21 of Mr. Dale's report).

7. *The revised records of rights.*—An Urdu khasra was prepared by the survey amins, although the latter were made responsible only for the accuracy of the columns showing the number and area of the fields and the crop entries. A Hindi khasra was afterwards compiled by the patwáris under the supervision of the girdawárs and munsarims, and in connection with this work opportunity was taken to correct errors and omissions which had occurred when the field maps were prepared by the surveyors. The khatiaunis were drawn up by amins at the same time as the khasras were written up in Hindi by the patwáris and formed the basis of the jamabandi. They are reported to have been thoroughly tested in the field by the supervising staff, and to have been subsequently re-tested in office by munsarims under the supervision of a sadar munsarim prior to their attestation by the Settlement Deputy Collector. The system, which is described in fuller detail in the Settlement Officer's report, appears to me to have been a cumbrous, tedious and costly one, and after all I very much doubt if any greater accuracy was secured in the final jamabandi than was obtained in other districts where a simpler system of khanapuri and attestation was adopted; while the system adopted here, besides being more costly to the State, must have certainly proved more harassing to the people from the protracted nature of the proceedings and the numerous officials through whose hands the papers passed.

8. The method adopted for the preparation of the khewat as detailed in paragraph 26 was the same as that adopted in other permanently settled districts, the records of which have recently been brought under revision. The Furd-bissa-kashi was attested simultaneously with the khatiaunis and formed the basis thereof. In this district also the distribution of jama over component villages of complete maháls and according to shares was effected in the manner described in paragraphs 46 and 47 of Mr. Dale's report. Little difficulty was experienced in obtaining the zemíndárs' consent to the distribution of jamas. Two zemíndárs alone stood out against such distribution in maháls in which they were sole proprietors. In 20 maháls owned by these zemíndárs the distribution of jama could not be made, as the Board's orders rendered it indispensable to obtain the zemíndárs' consent. As far as I am aware the Settlement Officer is in error in supposing that an appeal by Nar Singh Das is pending before the Board. He appealed to the Commissioner and his appeal was rejected on default. As far as I am aware he never appealed to the Board.

9. The remaining paper of the record of rights, *viz.*, the wajíb-ul-arz, was drawn up and attested with the particulars usually recorded as the more recent orders dispensing with many details hitherto embodied in this paper had not been issued when the wajíb-ul-arz for this district was prepared.

10. Fair copies of the records have been deposited in the Collector's office.

Another fair copy in Urdu has been sent for record in the tahsils, and each patwári has been furnished with Hindi copies of the records.

It is not very clear from what is stated in paragraph 56 of the report whether the khewats and wajíb-ul-arzes deposited in the Collector's office have been bound in separate volumes with the other records for each village. The orders regarding the binding of khewats and wajíb-ul-arzes in volumes of convenient size, one set for khewats and another for wajíb-ul-arzes for each pargana, only referred to the tahsíl copies of these records (Board's No. $\frac{25N}{1-74}$, dated 11th May, 1883). If all the papers comprised in the settlement misl deposited in the Collector's office have not been bound in village volumes, considerable inconvenience will, I fear, be experienced in referring to these records. The Collector will be asked to report further on this point as to how matters really stand. The cadastral survey map of each village, also, should most certainly in my opinion be kept in a pouch in the settlement volume of the village to which it belongs instead of being kept in parganawar packages. In many cases when reference is required to the settlement misl both map and khasra are required, and it is much more convenient that they should be

kept together. It was, I think, unnecessary to bind for permanent preservation the rough copies of the records alluded to in the concluding sentence of paragraph 56, and if Collector had referred this matter for instructions some saving in money and space in the record-room might have been effected.

11. *Litigation*.—Considering the very incorrect state of the previously existing records, the litigation arising out of their revision is not perhaps larger than might have been expected. The abstract appended to paragraph 39 shows that 18,763 cases were instituted and decided under the various classes of litigation by the officers named in paragraph 58. A little over 3 per cent. of the decisions given were appealed to Collector, with the result that in 70 per cent. of the original order was upheld. The proportion of cases decided by the lower courts appealed to the Settlement Officer is certainly very small, and the result of these appeals is also satisfactory.

12. From the statement appended to this note it will be seen that the proportion of cases in which a second appeal was lodged in the Commissioner's Court against the Lower Appellate Court's decision was considerably larger. Of 739 cases which might have been appealed to the Commissioner, appeals were instituted in 172 cases, and of *these* in 137 appeals the decision of the Lower Appellate Court was upheld. The result of second appeals was therefore also satisfactory and creditable to the judgment of the Lower Appellate Court. As regards appeals to the Board, statistics will be more readily obtained from the records in the Board's office; but I may mention that the number of such appeals has been very limited, and I cannot recollect a case since I have been in charge of the division in which the order appealed against has been reversed.

13. The litigation under various classes and the difficulties met with in the decision of disputes regarding proprietary and cultivating tenures and entries in the *wajib-ul-arz* are fully commented on in Mr. Dale's report. Except the claims to sub-proprietary tenures in taluka Bijaipur, they do not appear to have been of an unusually intricate description.

14. *Proprietary tenures*.—From the details given in paragraphs 40 and 41 of the report, it would appear that by far the larger portion of the villages in that portion of the district the records of which have come under revision are held in *zemindari* tenure as distinguished from *pattidari* and imperfect *pattidari*. Of 1,861 villages, no fewer than 1,269 are classed as held in *zemindari* tenure, and of the latter 671 are held by *single* proprietors. There can be no possibility of mistake about the latter figure, but I am somewhat doubtful about the 598 villages said to be held in *zemindari* tenure but by more than one proprietor. I am inclined to think that some imperfect *pattidari* villages may have got mixed up and included with the latter. I make this remark simply from my general recollection of the tenures of the district. If the number of *zemindari* villages is really 1,269, so large a preponderance of such estates should have greatly simplified the work connected with the revision of the settlement records: for in all such cases the preparation of the *hissa-kashi* and *khatauni* must have been extremely simple, and it is only in the matter of the nature of tenant holdings that any serious difficulties can have occurred.

15. Of the *zemindari* villages 50 in talukas Bijaipur and Sarwa are held by inferior proprietors, and the above remarks would not of course apply to these in which a *hissa-kashi* and *khatauni* showing in detail the extent of the sub-proprietors had to be prepared. From the remarks offered in paragraphs 30 and 44 of the report it would appear that at the last settlement no proper record was made of the sub-proprietors' rights in the Bijaipur (Kuntit) taluka. In the villages referred to, however, the inferior proprietors were found in possession paying a fixed sum to the Raja as superior proprietor. Their position as sub-proprietors has accordingly now been definitely recognized and recorded in the new record. The fact that the Kun-

tif Estate was for a long series of years under Court of Wards' management, and that the records in the Collector's office pertaining to that period showed distinctly the villages in which the possession of under-proprietors had been recognized, must have prevented any serious difficulty in deciding as to the villages in which the claims of the inferior proprietors to record as such were admissible, but no doubt in the matter of the hissa-kashi and khewat the absence of any record whatever at last settlement must in these cases have given rise to claims by the sub-proprietors *inter se* which were somewhat difficult to dispose of when evidence as to possession was not very clear or reliable.

16. From the description of the proprietary tenures given by the Settlement Officer, it is clear that the same minute sub-division of property does not prevail as in the more eastern permanently settled districts.

17. *Cultivating tenures.*—There is nothing specially noticeable in connection with the cultivating tenures in this district. They are the same as those met with in the other permanently settled districts, and here, as in the other districts, a large bulk of the litigation has been connected with these holdings. At page 14 of the printed report a tabular statement is given showing the area and rent of the land according to the nature of the tenancy. I find the total cultivated area according to the details given in this statement comes to 295,259 acres, but at page 21 of the printed report another tabular statement is given comparing the total cultivated, culturable and barren area at the permanent settlement with that according to the recent cadastral survey in the portion of the district for which a new record has been prepared, and in the latter statement the total cultivated area is shown as 230,774 acres, or a difference of 14,485 acres. I cannot reconcile these figures, but, accepting the statement at page 14 as correct, the following percentages show the distribution of land held by the different classes of tenants:—

| | | | | | |
|---------------------------|-----|-----|-----|-----|-------|
| Sir | ... | ... | ... | ... | 15.81 |
| Khudkhasht | ... | ... | ... | ... | 2.30 |
| Fixed rate | ... | ... | ... | ... | 33.65 |
| Ex-proprietary | ... | ... | ... | ... | 13 |
| Occupancy | ... | ... | ... | ... | 22.36 |
| Tenants-at-will | ... | ... | ... | ... | 16.92 |
| Khidmat rent-free tenures | ... | ... | ... | ... | 45 |
| Charitable ditto | ... | ... | ... | ... | 55 |
| Revenue-free tenures | ... | ... | ... | ... | 2.16 |
| Other tenures | ... | ... | ... | ... | 50 |

Rents are generally paid in cash, except in the case of under-tenants in proprietor's sir and tenants-at-will in a limited number of villages, where the soil is poor and the out-turn precarious.

18. From the rental given for the different descriptions of holdings in the statement at page 14 I deduce the following average rent rates:—

| | Rs. | a. | p. |
|-----------------|-----|-----|-----|
| Sir | ... | ... | ... |
| Khudkasht | ... | ... | ... |
| Fixed rate | ... | ... | ... |
| Ex-proprietary | ... | ... | ... |
| Occupancy | ... | ... | ... |
| Tenants-at-will | ... | ... | ... |
| Other tenures | ... | ... | ... |

No figures are said to be available to admit of a comparison of the extent and rent of holdings as now recorded with similar data at the revision of records in 1841.

19. The gross rental according to the figures in the statement at page 14 is Rs. 10,15,595-6-9. The Government demand of the portion of the district, the records of which has come under revision, is nowhere stated in the Settlement Officer's

report, and I cannot therefore note what proportion of the present assets the permanent jama represents.

20. *Present area compared with area at last settlement.*—The total area of that portion of the district for which a new record has been prepared according to the cadastral survey is 505,672 acres (statement page 21 of printed report), or 790·12 square miles, showing an increase of 18,765 acres over that recorded at last settlement. According to the figures in the statement the increase in cultivation has only been 9,009 acres, but if the cultivated area given in the statement in page 14 of the printed report is correct, the increase in cultivation is close on 23,500 acres. The barren area is shown as 137,801 acres against 157,149 at last settlement, giving a decrease of nearly 20,000 acres, while culturable waste is shown to have increased by 30,000 acres. These figures are no doubt partly explained by the increase in the total area according to the recent survey and a considerable extent of land having now been classed as “culturable” which was set down as “barren” at last settlement. If the present figures are reliable a very considerable margin still exists for extended cultivation in the Gangetic valley of the Mirzapur district.

21. *Revision of patwáris' circles.*—The result of the recent revision of patwáris' circles in the district generally is noticed in Chapter IV of Mr. Dale's report. The number of patwáris and gomashtras or assistants was raised from 494 to 517 at an additional cost of about Rs. 4,000, the rate of pay having been revised as contemplated in the Board's orders. Any considerable addition to the existing staff was not required; what was most needed in this district was a re-casting of the circles so as to reduce their extent in the southern and increase it in the northern portion of the district. This was effected, as will appear from the statement given at page 17 of the report. An adequate staff of supervisor and registrar kánungos has been appointed, and provided due supervision is exercised by the Collector and his subordinates, it should now be possible to keep the new record up to date. There is, however, of course a large portion of the district for which we have no correct record or even field map to start with.

22. *Revision of acreage cess.*—The more accurate statistics of cultivation obtained from the recent survey and revision of records furnished the necessary data for a more correct assessment of the acreage cess. The principles on which the revision has been carried out have been separately reported to the Board and are explained in paragraphs 53 to 56 of Mr. Dale's report. The present assessable area consists of cultivated, culturable and grove land. The result of the revision in the portion of the district for which a new settlement record has been prepared is an increase of Rs. 5,150-4-3 per annum.

23. *Cost of revision of records.*—The total cost, exclusive of cadastral survey, is stated in Mr. Dale's report to have been Rs. 2,51,503-14-4. In the figured statement at page 21 details are given under:—

- (1) Demarcation.
- (2) Khanapuri.
- (3) Preparation of records of right.
- (4) Disposal of cases.
- (5) Fairing and filing of records.

The detailed expenditure under these heads should aggregate Rs. 2,51,503-14-4 if the total expenditure has been correctly stated. By totalling the cost under the several heads detailed above however, I get only Rs. 2,24,503-14-4, which leaves Rs. 27,000 unaccounted for. There may be a clerical error in some of the detailed items, but Mr. Dale must be called on to explain the discrepancy.

24. He states his inability to give the cost of cadastral survey which is said to have been “sanctioned altogether separately from those of the revision of record

of rights." Even supposing this to be correct, the Settlement Officer could surely have ascertained the cost of the survey from the Survey Department. This has been given in the final reports for all the other permanently settled districts the records of which have lately come under revision, and as the Board called for it, the Settlement Officer should at least have endeavoured to obtain it so as to make his report complete.

25. The manner in which the expenditure has been divided under the several heads detailed above is not explained: that under khanapuri seems very small, while the cost of "fairing and filing the record" appears very high. Accepting Rs. 2,51,503-14-4 as the total cost, exclusive of expenditure on account of survey, the area being 790.12 square miles, we get an average cost of Rs. 318 per square mile. This is *very* high indeed. For facility of comparison, I give the figures for the 3 districts of Gházipur, Ballia and Mirzapur, excluding cost of cadastral survey.

| District. | | | | | Area in square miles. | Total cost exclusive of survey. | Cost per square mile. |
|-----------|-----|-----|-----|-----|-----------------------|---------------------------------|-----------------------|
| | | | | | | Rs. a. p. | Rs. a. p. |
| Gházipur | ... | ... | ... | ... | 1,492.66 | 3,32,050 0 0 | 222 0 0 |
| Ballia | ... | ... | ... | ... | 723.48 | 1,76,899 9 6 | 244 8 2 |
| Mirzapur | ... | ... | ... | ... | 790.12 | 2,51,503 14 4 | 318 0 0 |

In connection with these figures what I have noted above must be borne in mind however, *viz.*, that while the total cost in Mirzapur is shown as Rs. 2,51,503-14-4, details have been given only for Rs. 2,24,503-14-4,

26. *Omission of statistical information.*—The Board will find the Mirzapur report defective as regards statistical information in many matters regarding which they requested details should be given. (Secretary to Board's No. ^{1917N.}_{I-53}, dated 2nd October, 1885.) In the concluding paragraph of Mr. Dale's report will be found that officer's explanation on this point. The compilation of statistics regarding irrigation and crops according to the present survey, if carried out simultaneously with the preparation of the rest of the records, could have added little to the expenditure, and unreliable doubtless as the old records were, making allowance for the nominal rating of proprietors' land, an approximately correct idea of the rental for purposes of comparison with that now attested might have been obtained from the old records. To start the compilation of such statistics now would cost money, and the expenditure in this district has already been heavy. It is for the Board to decide whether any further statistics shall be required.

27. *Value of the new record.*—Mr. Dale writes very confidently as to the correctness of the new record—"that the present revised records are thoroughly reliable I am firmly persuaded." That they *should* be even more reliable than in Gházipur and Ballia, from the number of hands they passed through, and the number of testings they were subjected to, there can be no doubt; the comparatively small number of appeals also affords some ground for endorsing the Settlement Officer's opinion. Time alone will show the value of the new record, and in the meantime it is satisfactory to find the Collector and Settlement Officer feels himself in a position to write with such confidence of its general accuracy.

28. The settlement operations in this district were protracted over a comparatively longer period than in Gházipur, Ballia or Benares, and it is, I know, a common opinion among the people that as the revision of records has cost Government more in Mirzapur than in those districts, so also has it involved the people in greater expenditure.

29. *Notice of Officers.*—The connection of Deputy Collectors Munshi Durga Pershad and Munshi Ram Sahai with the Settlement Department had ceased before I took charge of this division, and I have seen nothing of their work. Babu Jai Gopal Banerji, Deputy Collector, was employed on settlement work from April, 1882, to the close of the settlement operations, and his name will, I am sure, be more associated with the present revision of records in the minds of the people than that of any other officer who has taken part in the work. The burden of the work devolved on him, and if the record stands the test of time, he will no doubt be entitled to most of the credit. There is no doubt as to Babu Jai Gopal Banerji's ability. Mr. Dale does not express any opinion as to his qualifications and character as a judicial officer, but in expressing so decided an opinion as to the accuracy of the new record, he must be understood to commend the services of the Deputy Collector on whom the burden of the work in connection with the preparation of the record fell.

30. The printed copy of Mr. Dale's report only reached me on the 19th March last from the Government Press (*vide* Board's No. $\frac{133}{1-15}$, dated 14th March). I have had a good deal of heavy work in the English Department—connected with Settlement, Family Domains and Dudhi Estate—which I was anxious to complete before proceeding on leave. Had I received the Mirzapur report earlier, or been able to look into it sooner, I should have felt inclined to postpone recording a note on it until explanations on certain points were obtained from the Collector; but as I am now about to proceed on leave, I have considered it better to write such a note as I could on the report, leaving it to the Board to call for such explanations or further statistics as may to them seem necessary.

BENARES,
The 7th May, 1887.

JOHN J. F. LUMSDEN,
Commissioner.

[Statement showing the number of appeals from the order of the Settlement Officer, Mirzapur, instituted and decided in the Court of Commissioner, Benares Division, from 1st October, 1880, to 31st March, 1887.

| District. | Year. | Number of appeals instituted. | HOW DISPOSED OF— | | | | | Total number of cases disposed of. | Pending. |
|-----------|--|-------------------------------|---------------------|------------|-----------|-----------|-----------|------------------------------------|----------|
| | | | Summarily rejected. | Confirmed. | Reversed. | Modified. | Remanded. | | |
| Mirzapur | From 1st October, 1880, to 31st March, 1887. | 172 | 69 | 68 | 22 | 9 | 4 | 172 | Nil. |

BENARES COMMISSIONERSHIP :

The 7th May, 1887.

J. J. F. LUMSDEN,

Commissioner.

Final Settlement Report of that portion of the Mirzapur District in which settlement operations have been recently concluded, commonly described as the Gangetic valley.

CHAPTER I.

PRELIMINARY.

1. THE district of Mirzapur with the exception of a few villages recently transferred from Allahabad is entirely situated within the tract of country once known as the Province of Benares.

2. From 1775, the year of cession of the Province of Benares to the Company, up to 1795, the Government left the internal administration entirely to the Rāja of Benares and contented itself with the regular realization of the stipulated tribute from him. The system of administration adopted by the Rāja was by no means satisfactory, the collection of the land revenue was farmed out to a host of amils, who were simply rapacious publicans, and practically there was no other limit to the demand upon the land than the power of those officials to enforce payment and the ability of the people to pay.

3. Mr. Duncan on obtaining the charge of the Residency of Benares found the country literally a waste, and the cultivators much impoverished : therefore after an experience of some months, he was soon convinced that for the happiness of the people, improvement of the soil, extension of cultivation, and prosperity of the province, its decayed and decaying state urgently calling for interference, it was highly necessary to introduce some changes in the fiscal administration of the country. He therefore sought and obtained the sanction of the Governor-General in Council to his making the settlement of the revenue for the fasli year 1196 under his own immediate control. He forthwith ascertained the extent of cultivation, capability of the soil, and the rate of rents hitherto realized from the cultivators, and thereby formed a complete and satisfactory settlement founded on the real ability of the country ; but unfortunately, for various reasons, the Resident found that the scheme of a general mensuration previous to the settlement would be impracticable : he therefore was induced to give up the original design of a previous measurement ; and determined on making the settlement by the next surest criterion, viz., "the kanúngos' reports and estimates of the state of the actual produce compared with their former accounts and corroborated by the Resident's own judgment, aided by that of the most experienced native officers, and tried in some instances by the examination on oath of the kanúngos in those parganas where the apparent defalcation of the funds was the most alarming."

4. The settlement thus made by Mr. Duncan was at first declared to be decennial and eventually to be permanent in the Province of Benares, with the consent of the landholders and approval of Government. The settlement was made entirely on the time honored-native model. There was no regular survey of lands, no scientific adjustments of the land revenue demand ; the jama was fixed in perpetuity only on the basis of estimates and approximate informations. Thus the fiscal part of the settlement was perfunctorily made, while the judicial part of the operation was entirely omitted.

5. For half a century afterwards there had been no survey, no attempt to frame a record-of-rights. This neglect in the formation of the record-of-rights fostered litigations and imposed at the same time great difficulties in the disposal of judicial cases as the courts were left to determine the issues from intrinsic evidence only. In order to make up this deficiency a survey of the whole province was ordered by the Government of North-Western Provinces in 1839 ; and the Board of Revenue, taking advantage of the opportunity, ordered a simultaneous preparation of village papers in

accordance with the provisions of Regulation IX of 1833. The maps and records then prepared were, for the time being, to a certain extent moderately complete and accurate, but unfortunately they were not properly kept up. The changes in the area and divisions of cultivated lands were never entered in the maps and khasras. The alienations and transfers of proprietary and cultivating tenures which have taken place since the formation of record-of-rights in 1247 fasli were never properly registered and thus the record-of-rights prepared in 1247 gradually became less and less a true exponent of actual facts.

1. *Causes which led to the revision of the Record-of-right.*

6. The evil result of such a state of things naturally assumed formidable proportions after a series of years. The incomplete and inaccurate records handed down through a succession of incompetent patwáris became more and more untrustworthy and unreliable.

The incompetence of the patwáris year by year increased rather than diminished : the system of hereditary patwáriship indeed stifled improvement.

Their papers were accepted and filed just as they were prepared.

The result was that the inaccuracies and omissions of the records were so many, that the courts hesitated to receive them as sufficient proof of anything either entered or omitted.

7. Now under the permanent settlement all such tenures have assumed a fixity and value unknown elsewhere. A vast area was held by tenants at fixed rates or occupancy rates who had freely transferred their holdings under every form of conveyance.

Such tenures, which really approximate closely to sub-proprietorship, possessed a high and recognized value, and it would have been natural to expect a very exact and discriminating record of all such holdings and of the status of such cultivators ; but nothing of the kind was to be found in the jamabandis, and the courts were unable in the decision of disputes between landlord and tenant to obtain any assistance from a perusal of the so-called village records.

8. The more valuable the sub-tenures became by lapse of time, the greater the friction which arose between landlord and tenant ; the former regarding with jealousy and envy the condition of their tenantry, who were in enjoyment of many new rights and privileges given to them under Act X of 1859, and were now in some cases in a better position than their own landlords.

Litigation increased and the difficulty in deciding such cases attracted the attention of the higher authorities. Every district officer in the permanently-settled districts constantly reported the difficulty and inconvenience experienced in the disposal of revenue cases for want of a properly prepared record-of-rights, as well as his inability to prepare anything like any accurate statistics regarding the agricultural condition of his district.

Such constant repetition of this unsatisfactory condition of things led at length to the order directing a revision of the record-of-rights for that portion of the Mirzapur district known as the Gangetic valley.

2. *The scope of the present so-called settlement proceedings.*

9. The Government Notification No. 2830 A, dated 20th September, 1878, declared that under section 36, clause 2, Act XIX of 1873, a record-of-rights was to be prepared in the following sub-divisions of Mirzapur :—

1. Kone.
2. Taluka Majwah.
3. Kariat Sikhar.
4. Haveli Chunar.
5. Phuili.

Subsequently Government Notification No. 3058 A, dated 10th October, 1878, added to the above—

Tappa Chianave,
,, Chaurasi.

In other words, it was determined to demarcate and prepare a record-of-rights for that portion of Mirzapur district lying north of the first range of hills (known as the Vindhya range) commonly described as the Gangetic valley, comprising by far the richest and most highly cultivated portion of the district.

Later on it was proposed to demarcate and prepare a record-of-rights for the upland portion of the district lying between the Vindhya hills, and the Kaimore range including the parganas of Upraudh, Saktigarh, Barhar, Bijaigarh, and portion of Bhagwat and Ahraura.

When, however, the cost of the undertaking was estimated, it was found that the expenditure that would be involved would be so large as hardly to be justified, seeing that the interests at stake were not of such vital importance.

It was finally decided, however, that the cadastral survey of the Mirzapur district should be completed for the whole district as far as the Kaimore range of hills, but that the revision of the record-of-rights should be confined to the Gangetic valley.

This final decision is embodied in paragraph 4 of Government Order No. 1715, dated 29th October, 1881, which runs as follows :—

“ His Honor considers that the preparation of the records in the uplands of Mirzapur should be postponed. It was pointed out in paragraph 3 of Government Order No. 1057, dated 6th July last, that the estimated cost (Rs. 1,14,000) of this operation in the large, poor, and thinly-populated tract is enormous when compared with the value of the interests involved and the revenue demand concerned.”

The present report, therefore, it must be borne in mind, has reference (so far as settlement proceedings proper are concerned) only to the portion of the district known as the Gangetic valley.

10. Mirzapur, being a permanently-settled district, the Government demand is fixed in perpetuity by Regulation I of 1795, and therefore revision of settlement here means nothing more than a revision and renewal of the record-of-rights.

The object, therefore, of our settlement proceedings was (1) to demarcate the boundaries of every village; (2) to survey scientifically and prepare elaborate maps for every village; (3) to give the exact size and position of every cultivated field in each map; and (4) on the basis of these maps to prepare such a record-of-rights that all existing rights in the land may be therein clearly defined and all suits, claims, demands and disputes may henceforward be adjudged and determined according to the facts therein recorded; until the record is altered by competent authority or is proved to be incomplete.

3. *Former records, what they were like.*

11. During the years 1841-47 the district of Mirzapur was for the first time scientifically surveyed, and along with the survey operations the formation of a record-of-rights was taken in hand and completed.

But neither was the survey nor the record so framed very accurate or complete. The surveyors were evidently alarmed at the wild state of the country they had to demarcate: the jungles in those days abounded with wild beasts and the native employés would not venture into them.

The result was that the maps were in many instances very defective, no proper attempt to fix and maintain the boundary marks was made. The village maps too were on a very small scale and often on no scale. As also might have been expected,

the absence of records properly constructed and kept up for the fifty years and more, during which the permanent settlement had been running, rendered the task of framing a record-of-rights one of enormous difficulty.

The result was much uncertainty and inexactness.

In some instances the pattidári tenures were so intricate and conflicting, that the determination of them was deliberately shirked.

Khasras or registers of fields prepared at the time were full of omissions and inaccuracies.

The jamabandis or registers of cultivating rights did not give any proper specification or classification of tenants.

In like manner, the khewats or registers of proprietary rights did not contain the names of all persons possessing different kinds of proprietary interests in the land.

The rights and interests of sub-proprietors, rent-free holders, &c., were not ascertained and recognized.

These inaccuracies and omissions were again much exaggerated by neglect during a long series of years.

The changes in the shape, position and areas of fields were never entered in the khasras or shown in the maps. The result was that the field maps we possessed no longer served as any guide to the actual features of the land. Fields had been broken up and allowed to become waste and new lands brought under the plough, and consequently for purposes of "partál" the patwáris' maps were so much waste paper.

In like manner, changes and alterations in the holdings of cultivators or of proprietors were never duly enquired into or properly recorded in the jamabandis and khewats prepared in the years subsequent to 1247 fasli.

The papers filed year after year were merely copies of the jamabandis and khewats prepared in 1247 fasli.

The jamabandis failed to define or specify the sár lands of zamíndárs, and in contested cases of ejectment or determination of class of tenure the court was left to determine the issues as to the land being sár or otherwise on oral evidence, or infer it from the names recorded against the holding. Again, an entirely fictitious rent or rent-rate was recorded; that actually paid by the tenants being something quite different.

The registration of alienation and transfers of cultivating tenants were habitually neglected.

The jamabandis swarmed with the names of men long dead or dispossessed.

12. The condition of khewats was almost worse; they had become entirely untrustworthy. They contained the names of men who had died or lost their proprietary rights in the mahál, while they omitted to show the names of sub-proprietors or rent-free holders, &c.

Again, they failed to show the amount of revenue demandable from each co-sharer, a defect which was an endless source of litigation amongst the co-sharers, and greatly impeded the collection of the Government revenue.

I may instance the case of the Bijaipur mahál, tappa Chianave.

This is a huge mahál containing 112 "dakñili" villages. It has a long history, of which it is sufficient to say that it was once the muáfi holding as malikana of the Rája of Kantit and was assessed to a revenue of Rs. 10,000.

For this there was practically no khewat. The Rája is the sole zamíndár. But many of the mauzas have been alienated chiefly by informal gift as means of support to the younger members and connexions of the Kantit family.

The present incumbents, however, now occupy the position of sub-proprietors technically known as "kabizdárs." The right of the rája over such villages extends only to the collection of the fixed jama.

Rents are collected and all proprietary rights exercised by the kabizdárs, and yet no khewat "mauzawar" or record of any sort of the sub-proprietors, their shares and revenue, was ever kept up.

13. Lastly, the wajib-ul-arz, or as it is technically called the administration paper, prepared during the last revision of settlement, was nothing more than a rubkar drawn out by the Assistant Settlement Officer and signed by the village patwári and zamíndár, giving merely the name, area and Government demand of the village.

It rarely contained any statement of the constitution of the mahál, or record of the arrangements agreed to by the co-sharers regarding the management of the mahál, or of all or any of the customs prevailing therein.

Such being the condition of things in the Mirzapur district, it was not to be wondered at that there was a general consensus of opinion that the village records of the Mirzapur district were thoroughly bad, and that their utter untrustworthiness was not only in itself a cause of litigation, but greatly added to the time and trouble which the decision of rent and revenue cases involved and generally impeded the sound administration of the district.

4. *Former survey, what it was like.*

14. The survey which was undertaken by Captain Wroughton in 1839 and completed in 1841, may be described as a boundary survey for revenue purposes of the country north of the Kaimore range of hills.

The resulting maps were first village maps generally in the scale of 4 inches to the mile; and secondly, pargana maps on a scale of two inches to the mile.

In the preparation of the village maps, care was not taken to give accurately the position, size or boundaries of the existing fields nor were the village boundaries in all cases properly demarcated, or any care taken to maintain such boundary marks as were laid down. In the upland portion of the district the original maps were far less accurate than those in the Gangetic valley, and as might have been anticipated where the cultivated area was small and fluctuating, the waste lands and jungles of great extent, and where fields are abandoned after one or two croppings the inaccuracies of the early maps were enormously exaggerated by the subsequent changes in the shape and dimensions of the fields, and became useless as a guide to the real condition of the cultivation of a village or as an aid to the courts in the decision of cases of boundary disputes.

As above mentioned, where the jungle area of a village was large, the boundaries were often mere guess work, as the surveying amins dared not enter the forests, and although doubtless in those days, when communications were few and imperfect, this forest tract had little or no value, yet in the course of time, as roads and railways were perfected, the owners of the villages in which these jungles were included, became aware of their increased value and jealously resented any supposed encroachment thereon.

As boundary disputes increased in number, so did the courts find themselves powerless to decide such cases on the basis of the then existing maps, which often proved misleading and incorrect.

The wilder the country became and the further south we go, the worse and more imperfect were the maps; in fact in some villages no attempt to survey was made.

Nor were the pargana maps on the scale of two inches to the mile any better.

In the most southern part of the district, including parganas Agori and Singrauli, no survey was made, and the maps of this part of South Mirzapur consisted of mere

hand-drawn sheets on no scale whatever and having no pretensions to accuracy of detail.

15. For this state of things there would be only one remedy, viz., a regular professional survey with its concomitant advantages to the district in the shape of accurate definition of private titles, assistance to judicial and fiscal officers and statistical accuracy.

CHAPTER II.

1. DEMARCATION.

16. The demarcation of the villages preparatory to the revenue survey was commenced in 1878. It is a generally acknowledged fact that the tahsildár's influence is most useful in the settlement of boundary disputes; this work therefore was almost entirely entrusted to tahsildárs. But in order to enable them to carry out the demarcation promptly and accurately, under each tahsildár was placed an experienced girdawar, whose duty it was to survey all disputed localities and to prepare maps thereof, showing in them both the boundary lines as claimed and the line finally decided on and determined to be correct. Thus the work progressed more rapidly than could otherwise have been expected.

The demarcation of boundaries was found to be by no means so easy a task in the Mirzapur district as in temporarily-settled districts. During the last revision of settlement in this district, the boundary disputes in many cases were left undecided; while in others where the boundaries were settled and determined, they were never properly indicated by pillars or stones or other marks of a permanent character; consequently long before the present settlement operations commenced, the greater number of such marks had been either removed altogether or else entirely obliterated, so that everything had to be done *de novo*, and there were few villages in which boundary disputes of some kind or another did not crop up. Tahsildárs therefore had no sinecure in dealing with this question, and no less than 1,290 disputed boundary cases had to be determined by them before the demarcation of the boundaries of maháls situated in the Gangetic valley only could be completed.

17. The principles on which the boundaries were laid down were the maintenance of possession where it was found clear and undoubted, the determination of it where it was questioned, and the conferment of it where it was unascertainable. In the highly-cultivated portion of the Gangetic valley there was little or no difficulty in ascertaining the fact of possession, but in the more jungly tracts bordering on the first range of hills evidence of possession was often unobtainable, or when obtained of the most unsatisfactory kind, as the disputed tracts were generally rocky or barren or uncultivated waste lands. Here the boundaries were settled mostly after a personal visit to the spot by reference to the old scientific maps where found to be correct and reliable, or by enquiries from chaukidars, patwáris, neighbouring zamíndárs and other old and respectable inhabitants.

18. Stone pillars of substantial make about 3 feet in height and 6" \times 3" inches in diameter at the base were fixed at every angle in the boundary and at intervals of 50 paces along the straight lines. At every point where three or more boundary lines converged a substantial pillar of stone was erected.

The size of the tri-junction stones in Chianave was 3' \times 1' \times 1", but a less expensive mark was found just as useful, and therefore in Chaurasi and Bhuli the size was reduced to 3' \times 9" \times 9".

The tri-junctions and other pillars were fixed by contractors appointed by the settlement officer, and their cost recovered from the proprietors of each mahál.

2. COMMENCEMENT OF SURVEY.

19. The survey of the Mirzapur district was entrusted to the 5th party of revenue survey and was supervised throughout by Colonel F. C. Anderson. Survey

operations began towards the end of 1879 and were completed in 1882. The village maps for the different tappas and parganas were received between the years 1880 and 1884.

Of the general excellence of these maps and of their accuracy of detail there can be no question. Village maps on a scale of 16 inches to a mile and of a very superior style showing the limits of every field have been compiled and these again are reproduced by photozincography, so that copies are available in any number ; section 6 of the Government Notification of the 28th September, 1875, lays down that a field register or khasra, of the sanctioned form shall be prepared by the surveyor, who is held responsible for the correct filling in of the columns showing only the number and area, the cultivation and crop of each field ; but in practice only the first two columns are really required, for the entries of the cultivation and crop columns are certain to be largely altered when the settlement khasras are subsequently compiled. This khasra however with its 23 columns was sent to the patwāris in the Persian character, which they do not understand, and the necessary entries had accordingly to be transferred to a Hindi khasra, and when this had been effected the large piles of khasra forms became an inconvenient encumbrance. It would certainly have been better if the Survey Department had been permitted to furnish the required information in a special form containing no more columns than were absolutely necessary. Thereby a large saving in labour, paper, printing and space might have been secured.

20. One of the chief difficulties experienced by the Surveyors was found to be that of ascertaining the true field boundaries. Large areas situated on the banks of the Ganges are subject to erosion, and the borders of fields situated therein were with difficulty distinguished ; moreover in the highly cultivated villages it is always a difficult matter to secure the attendance of the villagers and even when a considerable number have been brought together it is as likely as not that they will be found to know very little regarding the particular field or part of the village whither they have been assembled. At the wish of Colonel Anderson therefore it was arranged, that when the maps were finished a settlement girdawar and a survey muharrir working under the requisite supervision should go over the villages and make lists of any corrections that might be required and specially with reference to clubbed fields ; that is, areas entered as one plot which should have been divided into two or more plots. But it was found that even this testing, though it brought many errors to light, failed to detect all. In fact the interest of the cultivators themselves was not yet sufficiently awakened ; and the compilation of the lists of needed corrections was therefore postponed until the khasra work began. For such errors the native surveyors could not be blamed, nor would any amount of supervision have availed to prevent them arising ; on the contrary, in the face of great difficulties the accuracy with which the field borders were recorded was most creditable.

21. When the time came for compiling the khasras, every effort was made to secure the correction of all such errors and omissions on the part of the surveyors. All mistakes detected in the survey khasra were duly noted, and a list of them sent to Colonel Anderson for utilization, in the case of such alterations as were considered necessary or desirable. Added fields were numbered on a uniform system ; thus the number in which the area had been included was retained as numerator, while the number following that last hitherto entered in the khasra was used as denominator. In this way if in the map and khasra, as originally compiled, there had been 550 fields, and it was subsequently discovered that fields 10 and 15 each comprised two fields, the number of the added fields would be $\frac{10}{551}$ and $\frac{15}{552}$, respectively. The old number indicated the position of the field on the map and the new one the serial number in the khasra under which it was to be found. In this way the maps and khasras formed the subject of frequent references between the two Departments ; and in some instances errors were not discovered until the maps had been printed. The mistakes in area however were very few, and when not owing to inaccuracies in the decimal

notation, were ordinarily caused by confounding areas belonging to different numbers in the khasras and did not arise from any error either in survey or in calculation.

3. PROGRESS OF SURVEY.

22. The work of survey proceeded uninterruptedly as the village boundaries had all been previously settled and substantially marked off and timely measures taken to ensure the attendance of persons to point out the boundaries to the Surveyor. The work was commenced in 1879 and finished in 1882 as detailed below :—

| | | | | |
|---------|------------|----------|------|----------------|
| Tappa | Chianave | surveyed | in | 1880 and 1881. |
| " | Kone | do. | in | 1880 |
| " | Chaurasi | do. | from | 1880 to 1882. |
| Taluka | Majhwa | do. | in | 1880 |
| Haveli | Chunar | do. | in | 1880 and 1881. |
| Kariat | Sikhar | do. | in | 1880 |
| Taluka | Saktisgarh | do. | from | 1880 to 1882. |
| Pargana | Bhuili | do. | in | 1880 and 1881. |
| " | Ahraura | do. | from | 1880 to 1882. |
| " | Bhagwat | do. | do. | do. |
| Tappa | Upraudh | do. | do. | do. |

The only difficulty experienced by the surveyor arose from a remarkable disposition of the lands of certain villages. It often happened that the lands of two mauzas were curiously intermixed the one with the other. The admixture in some cases being so great that there was no distinguishing the two mauzas. In the survey of the Gangetic valley, the old system was followed throughout whereby the surveyor is responsible that the number and area of the field and the crop on the ground at time of survey are alone accurately stated, while the remaining columns of the khasra are filled up under the supervision of the settlement officer.

4. METHOD OF SURVEY.

23. A cadastral professional survey based upon scientific projection under the superintendence of Colonel Anderson has now been made. By it the village boundaries and geographical features of the country have been laid down with the utmost accuracy and on a fixed scale of 16 inches to the mile. The scientific survey was of course made on the system of circuit surveys, under which the areas of each village were at first ascertained with accuracy by some responsible officer of the Survey Department and then one or two carefully trained amins, surveyors by profession, were sent to each village to find out and record the areas of each separate field. To each batch of 6 or 8 measuring parties a girdawar or supervisor was appointed, and over every six girdawars a munsarim or inspector, and over every two or three munsarims a sadr munsarim or superintendent. Thus the agency and checks employed proved undoubtedly sufficient to secure scientific accuracy in every detail.

5. VILLAGE MAPS.

24. The village maps now compiled are on the scale of 16 inches to the mile and altogether of a very superior style showing the boundaries and dimensions of each field. Unfortunately the tracing cloth supplied for the Tappas Kantit, &c., was either so bad originally or had become so injured by overlong or possibly careless storage, that it was almost as flimsy as ordinary paper and many maps were thus reduced to shreds before the settlement work in the villages was half over. It was certainly a waste of money using such worthless material for tracings which were proved useless almost before the printed copies were received. With this exception, however, I think it may be safely said that the village maps of the Mirzapur district are now as accurate and clearly defined as any in the North-Western Provinces. It is a pleasure to take them out for testing purposes. Indeed, so accurate are they that I have often when riding alone through a village noted certain obvious landmarks and the surrounding cultivation, and on reaching my camp and calling for the patwari and his map, been able sitting at my office table to test the accuracy of his khasra crop entries by a reference to the map aided by the morning's observations on the spot.

CHAPTER III.

RECORD-OF-RIGHTS.

1. *Mode of preparation of khewat, wajib-ul-arz, jamabandi.*

2. *Disposal of cases connected with the preparation of the record-of-rights.*

25. The record-of-rights, now framed consists of three statements :—(1) record of proprietary rights or khewats ; (2) record of cultivating rights or jamabandis ; (3) record of village custom or wajib-ul-arz.

KHEWAT.

Simultaneously with the maps and khasras the khatiaunis were prepared in the field by the amíns with the assistance of patwáris under the eye of the supervising staff. The first duty of the patwári and amín was to draw up an index of cultivators' names arranged according to thoks and pattis to serve as a groundwork for his khatiauni slips. Each cultivator had a separate slip to himself, paged and numbered so as to correspond with this index. As soon as the amín completed his day's work the patwári and he together proceeded to extract from the khasras all the fields tested that day, and to arrange them in order under their proper owner and cultivator in their respective slips.

This rough khatiauni was again examined by girdawars, munsarims, sadr munsarim and thoroughly tested by them. On its completion it was compared again with the khasra and all discrepancies removed ; it was then subjected to a final "partál" by the sadr munsarim in the presence of the parties concerned.

On the conclusion of the field season and after the rough misls had been lodged in the settlement office, a staff consisting of men picked from the outdoor establishment was organized, and to them during the recess was entrusted the duty of comparing the maps and khasras plot by plot ; of checking the calculations of field areas ; of again comparing the khataunis and khasras, and of finally completing the rough misl.

26. At the time of drawing up the khatiauni a rough paper called the "fard-hissa-kashi" was prepared in the field. This was based on the patwári's current khewat, showed the shares of the proprietors, and was used as a guide in preparing the khatiauni slips which were arranged by "pattis." This rough paper was the foundation of the final settlement khewat.

At the commencement of attestations of khatiaunis the deputy collector or assistant settlement officer had the rough *fard-hissa-kashis* read out before the co-sharers, heard and disposed of all objections and finally drew up a fresh statement with entries up to date. This statement only showed fractional shares. Then as the khatiauni slips were attested and all disputes concerning fields within them settled, the deputy collector or assistant settlement officer recorded each slip by its serial number under the share to which it belonged, so that by the end of the attestations he had a proprietary statement showing (1) the fractional shares ; (2) the serial numbers of khatiauni slips by pattis ; (3) the total area of land appertaining to each share : thus leaving only the revenue column blank until under subsequent orders received from the Board (*vide* letter No. $\frac{229}{1.33}$, dated 5th November, 1883,) the distribution of jama was afterwards made. This was the attested khewat and was deposited in the office until the year for which the record-of-rights was to be finally closed came to an end. In the interval which elapsed it was of course necessary to keep the khewats up to date and dispose of all applications concerning their entries.

The work was rendered more laborious than it should have been, owing to the previous imperfect condition of the village papers and in the large coparcenary villages the Settlement Department had to effect hundreds of mutations which should have taken place long before the revision of the record-of-rights commenced.

27. The disputes which arose at attestation and during the subsequent stages, ranged themselves under the following heads :—

1. Cases where oneparty alleged that he was a mortgagee of a certain share in the mahál had been all along in possession of proprietary rights, unrecorded it is true but acknowledged by the recognition of his privilege to a share in the yearly audit of accounts, and now claimed entry in the records.

2. Cases in which unrecorded proprietors in possession of certain proprietary rights claimed entry in the records.

3. Suits by inferior proprietors claiming to be recorded as such in the khewats of the mahál.

28. In most of the cases under class 1st, claimants were admitted to the record on its being proved that they held a proprietary share in the mahál under a deed of mortgage which had been duly executed and registered, or that they had long been in enjoyment of the proprietary share though the formal deed of mortgage was not forthcoming.

29. Cases under class 2nd were very numerous. The usual allegation was that the claimants had been left out of the records at last settlement owing to the practice then current of registering only the names of the principal málguzars or headmen of the several pattis. These cases were often very perplexing. It was very difficult to obtain documentary proof sufficient for a court to go upon. We therefore found it most advisable to ascertain their possession by local enquiries from respectable men of the neighbourhood and to dispose of such cases according to possession.

30. Disputes under head 3rd were limited, but occupied a very important place in the litigation. The majority of these cases concerned villages in taluka Bijaipur, a reference to which has been made already.

At the permanent settlement Mr. Duncan made an indiscriminate settlement of the whole taluka Bijaipur with the Rája of Kantit. The inferior or village proprietors who had been recognized by Mr. Duncan in a few of the villages of the taluka were protected by a sub-settlement, but unfortunately no record was in existence defining the rights and interests of such sub-proprietors, and therefore although possessing all the rights of proprietors to all appearance they simply occupied the position of mere cultivators divested of all proprietary rights. Closer enquiry, however, proved the existence of such inferior properties. In most cases the village community was found in its integrity divided into its usual component parts of toks and pattis cultivating, paying and adjusting profits according to some recognized rule; but at the same time always paying to the talukdar a fixed sum which though nominally called rent had not been changed from the time of the permanent settlement up to date. Besides the above, traces of their rights are also evident in gardens they had planted, wells they had dug, or other public works they had constructed. They still enjoyed the sayar and divided it amongst themselves according to the village rule. After ascertaining these points we decided such cases in favor of the inferior proprietors, and thereby admitted their claim for the first time to be recorded as sub-proprietors.

Wajib-ul-arz.—The wajib-ul-arz like the khewat was drawn up under the headings prescribed by the Board's Extant Circular Department I, No. 15, dated 28th September 1875, clause 51, in the village and in the presence of all concerned. Disputed matters were noted, then the paper was handed over to the deputy collector who caused attestation to be made; and decided after regular enquiry all matters on which parties were at issue :—

32. The principal classes of disputes which arose in framing this record were—

1. As between the co-sharers.

(a) Regarding rights in the village site and in the common land.

(b) Regarding the collection and division of sayar profits.

(c) Regarding the distribution of irrigation from tanks.

II. As between the landlords and tenants.

- (a) Regarding cesses.
- (b) Regarding the rights to trees in the waste land.
- (c) Regarding the trees in the boundaries of fields.
- (d) Regarding trees within the fields.

33. In class I the most troublesome cases were those under (a) and (c). Those under (a) were generally fiercely contested and created the keenest feelings of hostility between the proprietors. Those under (b) were neither numerous nor troublesome.

34. In class II disputes regarding cesses were frequent, but care was taken that no such cesses were written down as prevailing unless the custom was admitted without objection by all the tenants, or when disputed, proved against each class of tenants separately, the burden of proof lying on the zamíndár.

We required the fixed rate and occupancy cultivators to be treated as parties to the clauses which contained their relations towards the zamíndárs. This made the business of attestation a long one and did undoubtedly delay the completion of the record. But no other course would have been fair or right.

JAMABANDIS.

35. The jamabandis are little more than compilations from the khatiaunis. The real burden therefore consisted in the preparation and attestation of the khatiaunis. These were prepared as already remarked simultaneously with the survey records in the field mainly by the amíns and patwáris supervised by the girdawars and munsarims. The classes of cases which arose in the preparation of jamabandis were as follows :—

- 1st.—Disputes regarding the class of the tenant's tenure.
- 2nd.—Disputes regarding the rent of the tenant.
- 3rd.—Disputes regarding the size of the tenants holdings.

36. The disputes under class 1st were most numerous and very difficult to determine. As I have already remarked the classification of tenants required by Act X of 1859 was a thing quite unknown before that Act was passed. In the old records the tenants were simply grouped under the two vague denominations "maurusi" and "ghair-maurúsi"; all tenants, therefore, who were recorded as "maurúsi", claimed to be recorded in our revised jamabandis as tenants at fixed rates. On the other hand with the exception of a few cases, the zamíndárs contested this claim on the part of their tenants to be recorded as holding at fixed rates, hence in determining the status of a tenant we had to examine the jamabandis of all the years from 1842 up to date, and thereby ascertain, if possible, whether the tenant had held the land continuously from the time of the last revision of the record-of-rights up to date at a uniform rate of rent, and in cases in which we found the possession continuous and the rate of rent uniform, (these being the two most important and necessary ingredients in the constitution of a fixed rate tenure), we recorded the claimant as a fixed rate tenant. While in cases where only the continued possession for 12 or more years was certain, but proof of a uniform rate of rent was wanting, we classed the tenant as an "occupancy tenant."

37. The suits to be recorded as expropriatory tenants were comparatively few, and they were easily disposed of by ascertaining, first, the date on which the claimant was deprived of his proprietary right; secondly, whether the land now held by him had been actually his *str* land before the transfer of his share; and lastly, whether the claim was instituted within the time allowed by the law.

Here I must not omit to mention that owing to the incorrectness and untrustworthiness of the old village records, we had on frequent occasions to decide cases contrary to the entries of former jamabandis. In many instances cultivators proved their continuous possession at an uniform rate of rent by receipts and other documents, although entry of their names had been entirely omitted from the rent-rolls of some or all the years subsequent to the last revision of settlement.

38. The cases under class 2nd were also numerous and very perplexing. In many talukas the rents entered in the jamabandis were found to be fictitious, and had

never been paid by the tenants or realized by the zamíndárs. The zamíndárs as a matter of course claimed to have the rent hitherto entered in the village papers, recorded in the revised record-of-rights, urging on their behalf that the claim to rent is an annually recurring right, and that the non-payment of a portion thereof for a number of years, is no bar to a claim for the entire amount recorded in the rent-roll. On the other hand the tenants desired to have the rent which they asserted had all along been paid by them entered in the jamabandis. In some cases, however, where it was ascertained that the rents were fixed by the order of the settlement officer subsequent to the year 1842 and duly promulgated and attested, the former rates were retained in the revised records.

39. The disputes under class 3rd were not very numerous owing to the difference of the standard of measurements adopted at the former settlement and at the present revised settlement. This was explained to the parties concerned and the cases were easily disposed of.

The following statement shows the cases of all sorts instituted and decided in our settlement courts:—

| Total cases instituted. | Cases decided. | | | |
|----------------------------|-----------------------|---|---|--------------|
| | Boundary disputes. | Cases connected with proprietary rights. | Cases respecting culti- vating rights. | Other cases. |
| 18,763 | 1,290 | 2,685 | 5,574 | 9,214 |

3. Description of proprietary tenures.

4. The tenures on which landed property in Mirzapur is held are the following:—

1. Single zamíndári, i.e., zamíndári estates owned by single or individual proprietors.
2. Joint zamíndári.
3. Pattidári.
4. Imperfect pattidári.
5. Bhaiyachara.
6. Talukadári.

There are altogether 1,861 villages in the Gangetic valley. Of these 671 villages are held under zamíndári tenure by single proprietors. Most of these villages came into the possession of the present owners by purchase, &c. In such villages the málguzar is the sole possessor of the heritable and transferable right in the mahál, but its lands are often cultivated by the descendants of the old proprietors who are in most cases tenants with occupancy rights.

41. There are 598 villages held under joint zamíndári tenure. The proprietors of these estates are either the members of the same family with which the original settlement was made or are descendants or representatives of the first purchasers, and although with the increase of the family, the number of co-sharers has also largely increased, the lands of the village are still held and managed in common and the profits are divided amongst the several sharers or coparceners, according to their shares by a fixed rule.

The zamíndári is the most common tenure and more than one-third of the estates in the district are owned by a single family or individual.

The Rája of Kantit, Mahárája of Benares, Rája of Vizianagram, Mahantha Jayramgir of Mirzapur, Debídyal and Chandraman Chaudhri of Adhwar, the Pandés of Kathwai, Sadhoram of Jairamji Maharathas, and Sital Prasada and Gangeshar Prasada, Agarwalas of Chunar are the large landed proprietors of Mirzapur in the Gangetic valley more than one-third of the total number of estates is in their possession under a zamíndári tenure and the addition of those owned by a body of co-sharers brings up the number of zamíndári villages to considerably more than half of the whole.

42. The number of perfect pattidāri estates is small, being only 98 in the whole of the Gangetic valley, and the number is gradually diminishing as the road to partition is now made so easy that there is strong temptation to demand it and in this way to get rid of the serious disadvantages of joint responsibility.

43. The number of imperfect pattidāri and bhaiyachara villages is still more than one-fourth of the whole: 494 villages are held under these tenures. In most of these imperfect pattidāri villages the distribution of profits as well as the apportionment of the village responsibilities is regulated by the number of biswas and parts of biswas representing the interest of each co-sharer. But in imperfect pattidāri villages of the bhaiyachara form there is no recognition whatever of any such unit. The amount of land actually held by the sharer is the measure of his interest of his liability. In Mirzapur the Bhaiyachara villages are least numerous. There are only 29 villages of this class in the Gangetic valley.

44. There are besides 50 villages in the large talukas of Bijaipur in Kantit and Sarwa in pargana Bhinli where separate heritable and transferable properties of different kinds are still in existence, the one being superior and the other inferior. In the large taluka of Bijaipur it was found that there were some villages in which the existence of inferior properties was still clear and unquestionable, but unfortunately during the permanent settlement, the settlement of the whole taluka was made with the Rāja of Kantit. In some few cases the inferior proprietors were protected by a sub-settlement, but there was no record defining the rights and interests of these inferior proprietors and thereby they were entirely left at the mercy of the superior proprietors. In the revised record-of-rights these inferior proprietors have been duly registered and their rights and interests definitely determined and described in the village administration papers.

4. *Description of cultivating tenures.*

45. In the old existing record-of-rights no attempt was made to classify the different kinds of cultivating tenures, and therefore it cannot be ascertained with any pretence at accuracy how much land was respectively held at the time of last revision of the record-of-rights by fixed rate tenants, occupancy tenants and tenants-at-will; hence it is not possible to prepare any comparative statement showing the increase and decrease in the areas of holdings then and now held under different tenures.

Much care and trouble has now been taken to classify all tenants according to their status in our revised record-of-rights. They are now arranged under the following classes:—

1. Fixed rate tenants.
2. Ex-proprietary tenants.
3. Proprietary tenants.
4. Occupancy tenants.
5. Tenant without rights of occupancy.

More than 58 per cent. of the cultivated area is found to be held by fixed rate and occupancy tenants; and nearly twelve-and-a-half per cent. is held by the cultivating proprietors. Thus about three-fourths of the whole cultivated area is in the occupation of proprietary cultivators and privileged tenants. It is undoubtedly of no small importance to the future prosperity of agriculture in the district that so large a proportion of the area is in the hands of cultivating proprietors and tenants who are protected against the unrestrained exactions of their landlords.

Only 18 per cent. of the cultivated area is in the occupation of tenants-at-will. The fixed rate and occupancy tenants in the Gangetic valley generally pay their rent in cash while tenants-at-will in some villages and sub-tenants of proprietary cultivators in most villages pay their rents in kind. Where the soil is poor, slight and the produce precarious the payment of rent in kind is more popular and in greater favour than cash payments.

The following statement shows the areas in acres held under different tenures according to the revised record-of-rights.

| Pargana or Taluka. | Str. | | Land other than str held by proprietors (khudkasht). | | Fixed rate tenure. | | Ex-proprietary tenure sakital milkiyat. | | Occupancy tenure. | | Tenants-at-will. | | Muafi or Rent-free tenure. | | Other tenures. | | Remarks. | |
|--------------------|----------------|--------------|--|-------------|--------------------|--------------|---|-----------|-------------------|---------------|------------------|---------------|----------------------------|-----------------------|----------------------|----------------|-----------|-----------|
| | Area in acres. | Rent. | Area in acres. | Rent. | Area in acres. | Rent. | Area in acres. | Rent. | Area in acres. | Rent. | Area in acres. | Rent. | Given for services. | Religious endowments. | Revenue-free grants. | Area in acres. | | Rent. |
| | | | | | | | | | | | | | | | | | | |
| | | Rs. a. p. | | Rs. a. p. | | Rs. a. p. | | Rs. a. p. | | Rs. a. p. | | Rs. a. p. | | Rs. a. p. | Area. | Area. | | Rs. a. p. |
| Chianave ... | 8,119 | 18,959 4 3 | 1,977 | 4,823 2 6 | 22,738 | 89,634 4 0 | 44 | 317 6 3 | 13,055 | 55,544 11 0 | 8,332 | 41,154 1 3 | 147 | 485 | 940 | 40 | ... | |
| Majhwa ... | 2,249 | 5,951 15 3 | 75 | 186 0 0 | 14,333 | 55,202 0 9 | 123 | 714 2 9 | 1,901 | 6,566 9 6 | 447 | 1,265 10 3 | 254 | 94 | 1,277 | ... | ... | |
| Kone ... | 6,410 | 23,194 15 3 | 213 | 932 14 9 | 6,338 | 26,367 6 6 | 20 | 24 6 3 | 4,322 | 17,549 8 3 | 1,350 | 7,290 9 0 | 10 | 68 | 186 | 85 | ... | |
| Chaurasi ... | 9,920 | 25,631 3 3 | 2,455 | 4,855 15 9 | 18,606 | 63,539 5 6 | 116 | 457 14 0 | 15,563 | 65,980 12 6 | 13,351 | 36,709 6 9 | 319 | 527 | 1,264 | 807 | ... | |
| Haveli Chunar ... | 2,938 | 8,567 6 9 | 580 | 2,662 12 9 | 8,370 | 38,814 14 3 | 4 | 29 3 0 | 6,406 | 27,400 5 9 | 3,504 | 12,770 6 6 | 48 | 51 | 312 | 232 | 397 0 0 | |
| Bhuli ... | 8,458 | 32,815 5 3 | 717 | 2,837 0 3 | 11,575 | 51,215 2 6 | 52 | 346 10 9 | 15,649 | 76,822 11 6 | 8,129 | 46,881 0 3 | 331 | 216 | 1,292 | 38 | ... | |
| Kariyat Sikhar... | 2,869 | 9,368 2 6 | 189 | 623 7 0 | 10,171 | 32,926 9 9 | 30 | 104 13 9 | 4,549 | 17,252 12 0 | 1,428 | 2,783 15 0 | 105 | 95 | 490 | 235 | 605 3 3 | |
| Ahaura ... | 1,198 | 2,342 5 6 | 257 | 752 13 0 | 1,445 | 5,949 10 0 | ... | ... | 4,979 | 13,413 11 9 | 6,751 | 12,213 4 6 | 55 | 78 | 98 | 15 | ... | |
| Bhagwat ... | 4,633 | 5,466 15 9 | 441 | 772 8 6 | 5,895 | 16,919 10 0 | .. | ... | 9,603 | 20,235 9 5 | 11,590 | 19,397 7 6 | 77 | 26 | 346 | 48 | 52 14 0 | |
| Total ... | 46,794 | 1,32,297 9 9 | 6,904 | 18,446 10 6 | 99,471 | 3,80,569 0 0 | 389 | 1,994 8 9 | 76,027 | 3,00,766 11 6 | 54,882 | 1,80,465 13 0 | 1,346 | 1,640 | 6,306 | 1,500 | 1,055 1 3 | |

5. *Distribution of Jama.*

46. The work of the distribution of jama was taken in hand somewhat late in this district, and at a time when the fairing of the record-of-rights had considerably advanced. After a prolonged correspondence with the Commissioner and Board as to the mode in which the distribution was to be effected and on obtaining the final instructions from the Board in their No. $\frac{1229N}{I-33}$, dated 18th September, 1883, to the Secretary to Government, North-Western Provinces and Oudh, copy received under endorsement No. $\frac{229}{I-33}$, dated 5th November, 1883, on the subject we commenced work and this was above everything else the chief cause of the delay in the completion of the khewats.

The distribution of jama was in almost every instance made with the consent of the zamindars and the different modes adopted in effecting the distribution were as follows:—

1st.—By simple record of existing payments which had hitherto remained unrecorded.

2nd.—In large estates composed of many mauzas held by single individuals the mauzawar distribution of the mahálwar jama was made with the consent of the zamindar either by apportioning the demand according to the area of each village or according to its present assets.

3rd.—In large talukas held by a body of proprietors in which the shares in each component part of the mahál were the same, the mauzawar jamas were ascertained by summation of the jamas on each holding in the marza.

4th.—In maháls held by a body of proprietors in which the shares in the component villages or parts of villages were not uniform but varied the mauzawar jama was obtained by ascertaining the amount hitherto paid by each shareholder or group of shareholders and then distributing the amount over the holdings of each shareholder or group of shareholders when they pertained to different villages with reference to the assets of those holdings. Our aim and object was not it must be remembered simply to make a fair and equitable apportionment of the jama on the several mauzas or holdings which formed the component parts of the entire mahál for the distribution thus made is only a record of the existing permanent jama intended to show the manner in accordance with which the Government demand on each village will be made and ordinarily enforced. The mahálwar jama will remain intact and the joint responsibility of the shareholders undisturbed. The distribution will not in any way affect the interests of the state nor will it render the shareholders liable to pay a higher or smaller amount of revenue than that hitherto paid from the time of permanent settlement up to date.

47. There was little or no difficulty experienced in carrying out the work of distribution. Some slight trouble was at first met with in obtaining the consent of the zamindars. The Maharája of Benares, Rae Narsingh Das and other proprietors, residents of Benares, objected altogether to the mauzawar distribution of jama; but when it was explained to them that the mahálwar jama and the mahálwar joint responsibilities will remain the same after the distribution as before they were easily persuaded and all of them except Rae Narsingh Das and the Maharája of Benares filed agreements expressing their consent to the mauzawar distribution of jama and stating further the mode in which they wished it to be carried out in their estates. Rae Narsingh Das alone persistently refused and his appeal is as far as is known still pending before the Board. The Maharája of Benares gave his consent to the distribution of jama of those maháls only in which he was a mere co-parcener, but refused it

in those cases where he himself was the proprietor of the entire mahál. His apprehension being that the mauzawar distribution of the jama would necessitate the issuing of mauzawar processes for the collection of revenue notwithstanding that it was distinctly explained to him that the distribution of the jama was made merely for the sake of the completion of the mauzawar records and that the mahálwar jama would remain intact and the joint responsibility undisturbed as heretofore. The result of these objections has been that in two maháls belonging to Rae Narsingh Das and in 18 maháls owned by the Mahárája of Benares the mauzáwar distribution of the mahálwar jama has not been effected and the column of revenue in the khewats of those maháls has consequently been left blank.

48. Taluqa Birshahpur is a huge mahál consisting of several villages held by a large community of proprietors who had hitherto paid their revenue according to their ancestral shares. The system of distribution by ancestral shares resulted in burdening one patti with an amount of revenue which it could never afford to pay while others got off with an unduly light assessment. We therefore thought ourselves bound to disregard the old distribution and apportioned the demand according to the actual ascertained assets of each patti. This appointment however was made with the fullest consent of all the co-sharers who were persuaded to file a written agreement signifying their consent to the new distribution according to the present ascertained assets of each share.

The distribution thus made seems to be fair and equitable and has been accepted by the cosharers without the least objection. It will undoubtedly remove the difficulties which had long been experienced by the tahsildar in the collection of the Government Revenue from the co-sharers of this taluka and at the same time probably save the share of many a co-sharer from sale or transfer.

CHAPTER. IV.

REVISION OF PATWÁRIS CIRCLES.

49. The rearrangement of patwáris circles, and the distribution of their salaries has occupied much time and has been the subject of protracted discussion.

The re-allotment of the different circles was a work of time. In some cases the old arrangements were found to be both faulty and inconvenient. Villages situated at opposite extremes of parganas were grouped together under one patwári simply because they happened to belong to the same proprietary body. Some circles were unmanageably large whilst others on the contrary were too small to give full employment to a patwári. In redistributing the circles we were guided by the following principles :—

1. To interfere as little as possible with the former arrangement.
2. Not to break up villages unless such should be found absolutely necessary.
3. To make the circles as compact as possible so that the patwáris should in all cases be within easy distance of their charges.
4. To keep the average circle area as close as might be to an assumed standard which was fixed roundly at 15,000 cultivated acres.

50. On completion of this distribution, the reappointment of the patwáris to the different circles was commenced. The old patwáris were retained unless there were very strong grounds against their retention ; and only the most incorrigible and incompetent were brought under reduction. Changes however were effected in cases where from personal knowledge it was considered advisable in the interests of the proprietary bodies. These transfers were generally made with the consent of the zamin-dárs.

51. After the circles were rearranged and the patwaris appointed, the next step was to grade them, which was done on a consideration of their known merits and qualifications; as well as the amount of work to be done and the former rate of pay received.

As far as possible the appointment of gumashtas or assistants was avoided as tending to divide responsibility and weaken the hands of the district authorities in controlling the patwáris. Only in 8 instances did special circumstances necessitate such appointments.

The total number of patwáris including the eight gumashtas is 517 against a former total staff of 494 (patwaris 446 and gumashtas 48). The aggregate salary is now Rs. 43,176 against Rs. 39,062-12-0 per annum.

52. The following table shows the result of the re-distribution of patwáris :—

| Name of pargana or taluqa. | Former area in acres. | Present area in acres where survey has been completed. | Number of patwā- ris formerly em- ployed. | | | Number of patwāris now employed. | | | Number of assistant pat- wāris formerly employed. | | Number of assistant pat- wāris now employed. | | Remarks. | | | | | | |
|-------------------------------|-----------------------------|--|---|-------|----|--|--------------|-------|--|-----|---|------|----------|--|--------------|------|-----|--|--|
| | | | Num- ber. | Pay. | | | Num- ber. | Pay. | | | Num- ber. | Pay. | | | Num- ber. | Pay. | | | |
| | | | | Rs. | a. | p. | | Rs. | | | | Rs. | | | | | Rs. | | |
| Chainave ... | 96,767 | 98,236 | 55 | 396 | 10 | 0 | 47 | 320 | 7 | 56 | 8 | 16 | | | | | | | |
| Majhwa ... | 27,483 | 27,978 | 22 | 142 | 8 | 0 | 18 | 126 | ... | ... | ... | ... | | | | | | | |
| Kone ... | 21,607 | 26,398 | 24 | 169 | 10 | 8 | 17 | 120 | 1 | 6 | 1 | 6 | | | | | | | |
| Chaurasi ... | 208,826 | 211,744 | 77 | 514 | 7 | 9 | 73 | 506 | 7 | 42 | 1 | 5 | | | | | | | |
| Upraudh ... | 389,694 | 385,512 | 44 | 277 | 9 | 2½ | 92 | 644 | 5 | 22 | ... | ... | | | | | | | |
| Haveli Chunar... | 26,887 | 30,337 | 28 | 187 | 2 | 11 | 21 | 147 | 3 | 16 | ... | ... | | | | | | | |
| Kariat Sikhar ... | 27,404 | 27,968 | 22 | 172 | 13 | 9 | 19 | 135 | 6 | 34 | 1 | 5 | | | | | | | |
| Saktigarh ... | 110,707 | 93,559 | 11 | 67 | 5 | 4 | 18 | 126 | ... | ... | ... | ... | | | | | | | |
| Bhuili ... | 55,753 | 57,134 | 63 | 409 | 5 | 4 | 40 | 280 | 10 | 44 | 1 | 7 | | | | | | | |
| Bhagwat ... | 85,270 | 87,084 | 26 | 163 | 2 | 8 | 22 | 154 | ... | ... | ... | ... | | | | | | | |
| Ahraura ... | 47,612 | 48,114 | 9 | 67 | 5 | 4 | 10 | 72 | 2 | 10 | 1 | 5 | | | | | | | |
| Burhar ... | 297,408 | 251,775 | 40 | 248 | 1 | 0 | 70 | 490 | 1 | 8 | ... | ... | | | | | | | |
| Bijaygarh ... | 120,166 | In these the survey has not been completed. | 15 | 104 | 9 | 0 | 27 | 190 | 2 | 10 | ... | ... | | | | | | | |
| Agori ... | 63,762 | | 4 | 31 | 1 | 9 | 21 | 146 | 4 | 21 | ... | ... | | | | | | | |
| Singrauli ... | 243,246 | | 6 | 34 | 7 | 0 | 14 | 98 | ... | ... | ... | ... | | | | | | | |
| Total | 1,622,592 | ... | 446 | 2,986 | 3 | 8½ | 509 | 3,554 | 48 | 269 | 8 | 44 | | | | | | | |

In addition to the 517 patwáris and assistants, 15 girdawar kanúngos have been appointed to supervise the work of the patwáris, each kanúngo has thus been put in charge of about 35 circles while 2 registrar kanúngos in tahsíl Mirzapur, one in Chunar, and one in Robertsganj, with one assistant each have been appointed to compile and keep up the different registers and statements now required to be kept in the tahsils by order of the Government.

Thus after many years we have succeeded in obtaining for this hitherto backward district, an adequate staff of patwáris and kanúngos and it only now remains to train the patwáris in such a manner as to ensure the efficient maintenance of the records which have been prepared at so considerable an expenditure of labour as well as money.

CHAPTER V.

REVISION OF ACREAGE CESS.

53. The area returned as cultivated in the revised settlement jamabandis and in the recent professional survey papers was found to be much in excess of the area on which the acreage cess assessment and the further rate assessment under Acts XVIII. of 1871 and III. of 1878 was originally made; revision and recalculation of the assessment according to the result obtained by the new measurement was therefore found most necessary.

In the year 1872 the assessment of the acreage cess was made in the Gangetic valley on an area of 270,904 acres, whereas according to our revised records, the assessable area in the Gangetic valley was ascertained to be 291,989 acres. The former assessment was made on the basis of the antiquated and incorrect village papers. The area then returned by those papers as assessable was by no means accurate or reliable, and therefore the difference in the area on which the assessment was then made, and the area now ascertained as assessable, does not represent the actual state of the increase in cultivation.

The area now returned as assessable is not, in every case, land actually under cultivation. It consists of cultivated, culturable, and grove lands. For those grove

lands, and lands lately thrown out of cultivation which form portions of a fixed rate or occupancy holding, and for which the proprietors obtain a lump sum as the rent thereof have been deemed liable to assessment.

The following classes of lands are exempted from the operation of the assessment :—

1st.—All revenue-free holdings which if assessed at 50 per cent. would yield a revenue of less than Rs. 10 or cesses of less than one rupee.

2nd.—All religious endowments the assessable area of which does not exceed 80 acres, and where the proceeds of the endowments are devoted to the objects for which originally they were assigned.

3rd.—Resumed chaukidari jaghirs.

4th.—Villages the rent-rate of which falls below 12 annas per acre under the terms of Government order No. 224A., dated 4th March, 1872.

54. At the time of the original assessment Mr. Pollock, the then Collector of the district, proposed that some villages situated in the hilly part of the district should be exempted from the liability of the tax, but the Government after a long correspondence decided that where the rent is low on account of the poverty of the soil, the incidence of the tax should be reduced and when it falls below a certain point, *i. e.*, 12 annas per acre, the tax should be remitted altogether.

Under the sanction thus accorded by the Government, many villages at the time of the original assessment were either entirely exempted from the tax or were assessed at proportionate rates according to the average rent-rate of each village. Since the original assessment many changes have taken place in these villages. In some of them there has been a marked increase in the extent of cultivation as well as general improvement in productiveness and enhanced rental, and it was found but just and equitable to bring under assessment some villages which had previously been entirely exempted, and to increase the incidence of the tax in others.

55. The proposal for the revised acreage cess and further rate assessment was submitted in this office No. $\frac{60}{I}$, dated 8th June, 1885, for the approval of the Board of Revenue and sanction of the Local Government through the Commissioner of the division together with the accompanying nine parganawar assessment register. Each register contained lists showing :—

1st—Maháls formerly assessed at full rates and now assessed at full rates.

2nd—Maháls formerly assessed at low rates and now proposed to be assessed at full rates.

3rd—Maháls formerly assessed at low rates and now proposed to be assessed at the same or at an enhanced rate but not at full rates.

4th—Maháls formerly altogether exempted but now proposed to be assessed either at low or full rates.

5th—Maháls formerly exempted and still proposed for exemption.

The result of the proposed assessment in the Gangetic valley was an annual increase of revenue to the amount of Rs. 5,137-14-3, but owing to a mistake in the parganawar registers noticed in the Board's No. $\frac{6}{IVB}$, dated 14th January, 1886, received under cover of Commissioner's No. $\frac{581}{IV-16}$, dated 21st January, 1886, the assessment as finally sanctioned showed an increase of Rs. 5,150-4-3.

The following statement shows the result of the revised acreage cess and further rate of assessment in the Gangetic valley.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|-------------|----------------------|----------------------------|--|-------------------------|---------------------|---------------|--|---|---------|-----------------------------------|----------|-------------------------|-----------|----------|
| Tahsil. | Pargana. | Old area and acreage cess. | | | Total present area. | Barren waste. | Area exempted under terms of Board's Circular No. 37. of 18th May 1872 and Government Order No. 224A, dated 4th March, 1872. | Present area on which assessment has been made. | | | | | Increase. | Remarks. |
| | | Total area. | Area on which acreage cess was assessed. | Amount of acreage cess. | | | | Cultivated. | Groves. | Lately thrown out of cultivation. | Total. | Amount of acreage cess. | | |
| | | | | Rs. a. p. | | | | | | | | Rs. a. p. | Rs. a. p. | |
| MIRZAPUR... | Tappa Chaina4c ... | 96,967 | 54,187 | 7,981 15 3 | 98,236 | 39,380 | 689 | 53,059 | 647 | 4,461 | 58,167 | 8,964 14 7½ | 982 15 4½ | |
| | " Majhwa ... | 27,483 | 20,251 | 3,165 4 6 | 27,978 | 7,005 | 202 | 20,249 | 88 | 434 | 20,771 | 3,245 7 6 | 80 3 0 | |
| | " Kone ... | 21,407 | 17,812 | 2,872 6 9 | 26,598 | 7,290 | 176 | 18,286 | 112 | 534 | 18,932 | 2,949 13 6 | 77 6 9 | |
| | " Chaurasi ... | 98,124 | 56,336 | 7,270 12 2 | 1,02,543 | 37,537 | 1,613 | 59,677 | 449 | 3,267 | 63,393 | 9,732 14 3 | 2,462 2 1 | |
| CHUNAR... | Pargana Ahraura ... | 47,612 | 10,967 | 1,355 8 4 | 48,114 | 31,232 | 2,595 | 12,060 | 15 | 2,212 | 14,287 | 1,834 6 0 | 478 13 8 | |
| | " Bhagwat ... | 85,270 | 24,848 | 3,007 0 11 | 78,320 | 36,918 | 12,088 | 26,477 | 22 | 2,815 | 29,314 | 3,952 2 1½ | 945 1 2½ | |
| | " Haveli Chunar, ... | 26,887 | 22,623 | 3,509 8 8 | 30,337 | 7,225 | 295 | 22,161 | 54 | 602 | 22,817 | 3,565 2 6 | 55 9 10 | |
| | " Bhuli ... | 55,753 | 43,679 | 6,824 10 4 | 57,134 | 12,102 | 481 | 45,134 | 212 | 1,205 | 44,551 | 6,961 1 6 | 136 7 2 | |
| | " Kariat Sikhar, ... | 27,404 | 20,201 | 3,155 7 4 | 27,968 | 6,766 | 1,445 | 19,440 | 32 | 285 | 19,757 | 3,087 0 6 | -68 6 10 | |
| | Total ... | 4,86,907 | 2,70,904 | 39,142 10 3 | 4,97,028 | 1,85,455 | 19,584 | 2,7,4543 | 1,631 | 15,815 | 2,91,989 | 44,292 14 6 | 5,150 4 3 | |

CHAPTER VI.

GENERAL REMARKS.

56. The completion of the settlement could not be considered final until all the records were faired and filed in the Collector's office.

The work of fairing and copying the records was of necessity a costly and onerous task.

Constant testing and minute supervision were required to see that the work was accurately done and at the same time not unnecessarily prolonged.

There is however nothing in connection with this kind of work which calls for any special notice.

The first or the original fair copies aggregating 2,538 volumes were lodged in the Collector's record office bound up in cloth and boards.

The second copies of the records sanctioned in Board's order No. $\frac{25N}{174}$, dated 11th May, 1883, i. e., khewats wajib-ul-arzes and maps were made in Urdu and filed in the tahsils.

The third set of copies of khasras, maps, jamabandis, khewats and wajib-ul-arzes were made in Hindi and handed over to the patwáris.

Tahsíl records were not bound village by village.

As regards the khewats and wajib-ul-arzes it was under Board's order considered unnecessary to have a separate volume for each village, and therefore khewats and wajib-ul-arzes were bound up in volumes of convenient size (one set for khewats and another for wajib-ul-arzes) for each pargana.

Copies of the village maps were supplied on indestructible cloth but were not bound parganawar, so as to form an atlas, but were kept together loose under a substantial board cover for each pargana.

Of the original rough records the attested khewats, the attested administration papers, and the receipts for the distributed "párchas" duly signed together with any powers of attorney filed were bound in volumes mauzawar, and made over to the record-room for permanent preservation.

57. The total sum sanctioned for the revision of the record-of-rights in the Gangetic valley was Rs. 2,65,000. Of this a sum of Rs. 2,51,503-14-4 was expended.

This sum includes the expenditure incurred in survey khanapuri demarcation of boundaries, preparation of the record-of-rights, disposal of cases and the cost of fairing and filing the records.

It gives an expenditure of Re. 0-7-11 per acre, the total area of the tract being 505,672 acres, and of Re. 0-14-3 per acre of cultivated area; the total cultivated area being 280,774 acres.

The following are some of the causes which helped to increase, the total cost of revision.

In the first place the work of demarcation in the district was one of great difficulty, in fact, demarcation had almost to be done *de novo*: most of the old land marks had been removed or wholly obliterated, and disputes arose in nearly every village.

Then again the classification of the different cultivating tenures had to be made for the first time, involving much labour and expense.

Finally the maintenance of the village records for some time after the new survey through the agency of amín and girdawars whose appointment was necessita-

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ted owing to the general inefficiency of the patwāris who had to be trained to the work, added another heavy item to the account :—

| Total cost of settlement from November, 1878, to August, 1885. | Cost of demarcation. | Cost of survey khanapuri. | Cost of preparation of the record-of-right. | Cost of disposal of suits. | Cost of fairing and filing of the record-of-rights. |
|--|-------------------------|---------------------------|---|----------------------------|---|
| Rs. a. p. 2,51,603 14 4 | Rs. a. p. 11,892 4 0 | Rs. a. p. 15,775 12 0 | Rs. a. p. 25,962 12 6 | Rs. a. p. 64,816 5 4 | Rs. a. p. 1,06,056 12 6 |

I have no data available from which I can give the cost of survey of the Gangetic valley. The cost of the survey were sanctioned altogether separately from those of the revision of the record-of-rights.

The following comparative statement shows the areas in acres under cultivation, culturable waste and barren at the permanent settlement, and now of that portion of the district of which the record-of-rights is revised :—

| Pargana. | At the permanent settlement. | | | | At the revision of records. | | | | Remarks. |
|--------------|------------------------------|-------------------------|-------------------|----------|-----------------------------|-------------------------|-------------------|----------|----------|
| | Total area. | Area under cultivation. | Culturable waste. | Barren. | Total area. | Area under cultivation. | Culturable waste. | Barren. | |
| Majhwa ... | 27,483 | 19,927 | 1,537 | 6,019 | 27,978 | 20,459 | 3,282 | 4,237 | |
| Kone ... | 21,607 | 16,697 | 3,298 | 1,612 | 26,398 | 18,462 | 1,059 | 6,877 | |
| Chainave ... | 96,767 | 64,621 | 17,283 | 24,863 | 98,236 | 53,416 | 21,957 | 22,863 | |
| Chaurasi ... | 98,124 | 56,254 | 19,587 | 22,293 | 1,02,543 | 57,123 | 21,707 | 23,713 | |
| Haveli ... | 26,887 | 20,853 | 2,107 | 3,927 | 30,337 | 22,383 | 3,380 | 4,574 | |
| Kariat ... | 27,414 | 20,002 | 1,075 | 6,327 | 27,068 | 20,632 | 1,534 | 5,502 | |
| Bhuili ... | 55,753 | 43,792 | 2,787 | 9,174 | 57,014 | 43,816 | 4,896 | 8,303 | |
| Ahaura ... | 47,612 | 10,743 | 4,178 | 32,691 | 48,114 | 12,875 | 5,209 | 30,030 | |
| Bhagwat ... | 85,279 | 28,876 | 6,141 | 50,253 | 87,084 | 31,609 | 24,073 | 31,402 | |
| Total ... | 4,86,907 | 2,71,765 | 57,993 | 1,57,149 | 5,05,872 | 2,80,774 | 87,097 | 1,37,801 | |

58. The following statement shows the original and appeal cases decided by different officers :—

| Name and designation of officer. | Number of original cases decided. | Number of appeals from subordinate officers decided by G. Dale, Esq., Settlement Officer. | | | | Number of appeals from subordinate officers decided by A. Cadell, Esq., Settlement Officer. | | | |
|---|-----------------------------------|---|-----------|-----------|--------|---|-----------|-----------|--------|
| | | Confirmed. | Reversed. | Remanded. | Total. | Confirmed. | Reversed. | Remanded. | Total. |
| G. Dale, Esq., Settlement Officer ... | 1,059 | ... | ... | ... | ... | ... | ... | ... | ... |
| A. Cadell, Esq., ditto ... | 214 | ... | ... | ... | ... | ... | ... | ... | ... |
| W. G. Jackson, Esq., Assistant Settlement Officer. | 2 | ... | ... | ... | ... | ... | ... | ... | ... |
| G. A. Tweedy, Esq., ditto ditto | 65 | ... | ... | ... | ... | ... | ... | ... | ... |
| Munshi Durga Parsada, Settlement Deputy Collector. | 2,897 | 1 | ... | ... | 1 | 3 | 1 | ... | 4 |
| Munshi Ram Sahai, ditto ditto | 2,107 | ... | ... | ... | ... | 29 | 21 | 2 | 52 |
| Munshi Chet Ram, ditto ditto | 35 | ... | ... | ... | ... | ... | ... | ... | ... |
| Babu Jaigopal Banerji, ditto ditto | 11,894 | 385 | 128 | 14 | 527 | 74 | 27 | 32 | 133 |
| Munshi Karim Bakhsh, ditto ditto | 4 | 1 | ... | ... | 1 | ... | ... | ... | ... |
| Munshi Lachhmi-Narayan, Assistant Settlement Officer. | 39 | 3 | ... | ... | 3 | 2 | ... | ... | 2 |
| Munshi Nur Muhammad, ditto ditto | 46 | 1 | ... | ... | 1 | ... | ... | ... | ... |
| Manvi Wajahat Ali, ditto ditto | 401 | 12 | 3 | ... | 15 | ... | ... | ... | ... |
| Total ... | 18,763 | 403 | 131 | 14 | 548 | 108 | 49 | 34 | 191 |

The following memo. shows the period during which the officers worked :—

| Name of officer. | From | To | Time at which worked. | | |
|---|-----------------------------------|---|-----------------------|----|------|
| | | | Y. | M. | D. |
| G. Dale, Esq., Settlement Officer ... | November, 1878 ... | 21st March, 1881 ... | 2 | 4 | 20 |
| A. Cadell, Esq., ditto ... | 29th March, 1881 ... | 10th March, 1883 ... | 1 | 11 | 13 |
| Babu Jaigopal Banerji, in charge, Settlement Officer. | 2nd May, 1882, 1st July, 1882. | 31st May, 1882, and 23rd July, 1882. | } | 0 | 1 21 |
| G. Dale, Esq., Settlement Officer ... | 14th March, 1883 ... | 1st April, 1885 ... | | | |
| Munshi Durga Parsada, Settlement Deputy Collector. | March, 1880 ... | September, 1881 ... | 1 | 7 | 0 |
| Munshi Ram Sahai, ditto ditto | November, 1880 ... | March, 1882 ... | 1 | 5 | 0 |
| Babu Jaigopal Banerji, ditto ditto | April, 1882 ... | 1st April, 1883 ... | 3 | 1 | 0 |

I, as Collector of the district, was placed in charge of the settlement operations in November, 1879, and previous to my departure on furlough in 1881, it fell to my lot to organize a staff for the demarcation of boundaries in readiness for the survey parties which arrived in the district in the cold weather of 1879-80.

On my return to the district in March, 1883, I found that the bulk of the work of Khanapuri and of attestation was completed. As Collector of the district placed in charge of settlement operations the work devolving upon me in addition to my ordinary duties consisted for the most part in hearing appeals from the decisions of the Settlement Deputy Collector, and the disposal of other miscellaneous original cases the general supervision of the settlement office, the completion of the patwáris hal-kabandi, the carrying out of the Board's order in regard to the distribution of jama and the revision of the acreage cess.

59. The bulk of the settlement work proper however fell to the share of Babu Jaigopal Banerji an experienced settlement officer who worked single handed for about three years.

Munshi Durga Prasada, Settlement Deputy Collector, was employed in March, 1880, for about a year and a half, during which time he supervised the demarcation of parganas Ahraura and Bhagwat and the Khanapuri of some villages in Haveli Chunar and Bhuli.

Munshi Ramsahai, Deputy Collector, joined in November, 1880, he completed the Khanapuri of Chainave, Kone and Majhwa and attested some fifty-three villages in Kone.

Babu Jaigopal worked continuously from April, 1882 and completed the attestation of the entire Mirzapur tahsil excepting the fifty-three villages above mentioned : the Khanapuri of the Chunar tahsil was made under his supervision. The rough records of the Chunar tahsil and their final attestation were completed by him as also the fairing of the record-of-rights of the whole of the Gangetic valley and the filing of them in the Collector's office.

He also assisted me in the rearrangement of patwáris' circles, the revision of acreage cess and the distribution of the jama: and whereas in other districts there were two or more Settlement Deputy Collectors at work, in Mirzapur, Jaigopal had to carry out and complete the work unaided. That the present revised records are thoroughly reliable, I am firmly persuaded, and from experience in deciding cases in this district prior to settlement, and recognizing the assistance to be obtained now from consulting our revised records, I believe that the labour of Judicial Officers will be henceforth immensely lightened in the disposal of all revenue and rent cases arising in this portion of the district; and I am hopeful that the knowledge (which already seem gaining ground) that the rights of the different persons interested in the soil are now accurately classified and recorded, will greatly tend to diminish the amount of litigation which the former incorrect papers undoubtedly provoked.

60. Of the subordinate staff Sital Prasada Sadr Munsarim, did good work, both as a Munsarim and Sadr Munsarim in charge of the fairing department. Gokul Prasada succeeded Sital Prasada, as a Sadr Munsarim, and was placed in charge of the fairing department in which he gave every satisfaction. Both these men have obtained appointments in the Gorakhpur and Basti settlement staff.

Purna Chandar Chatarji was Head-clerk from June, 1883, to 18th April, 1884, and proved a diligent and able workman.

Lakshmi Narayana was appointed Head clerk on 19th April, 1884. All the important statements in connection with the revision of the acreage cess assessment and patwari's halkabundi were prepared by him. I always found his work accurately and promptly done.

61. In conclusion I regret that it has been found impossible to supply much of the information which the Board in its No. $\frac{1917N}{1-53}$, dated 2nd October, 1885, was desirous of obtaining.

It must be borne in mind that the work undertaken here was merely that of a preparation of a record-of-rights for a permanently-settled district, no attempt was made to revise the Government demand, and consequently there was no occasion to enquire into the rise and fall of prices of grain or wages of labor, &c., or to prepare elaborate statements of crops and irrigation, such as are usually collected in temporarily settled districts, and submitted as appendices to the rent-rate reports.

The information from which such statements could be prepared has never been collected, again the old records as above remarked, made no classification of tenures, and consequently no useful comparison of the areas held under different tenures at the time of the previous settlement, and now according to the revised records could be drawn.

In the same way it was impossible to obtain any reliable statement of recorded rental from the old jamabandis which were notoriously untrustworthy, often containing purely fictitious rent-rates, and nominal rents for sir and muafi land, while in many villages the system of batai or payment of rent in kinds is prevalent.

So again the maintenance of the old village records had so long been neglected that no proper register of mutations was kept up from which any reliable data could be found enabling us to ascertain the number of transfers of landed property, or to prepare the statistics which the Board asked for in their 7th paragraph.

I can only repeat that the preparation of a record-of-rights in a permanently-settled district is a task essentially judicial in its character, and the Collector who is placed in charge of such a so-called settlement is virtually an appellate court whose chief duty consists in hearing appeals, nor in this instance at any rate had he either the time or the opportunity or the staff, nor was he supposed to prepare the accurate statistics regarding soils, rent-rates, irrigation, peculiarities of tenure, local customs and the thousand and one minutiae which occupy the chief attention of an officer solely engaged in revising the settlement of a temporarily-settled district, and which would have rendered it possible to draw up an elaborate report, a report which after all would have been of small practical value, as in a permanently settled district little is to be gained in a settlement point of view from a comparison of the present with the past, a comparison which could only have been based on the most unreliable of data.

The object of the present revision will have been gained if we are able (as indeed we now are) to prepare accurate statistics of the present and are placed in a position to see that our records shall never so degenerate as to preclude the possibility of preparing similar accurate statistics for the future.

W. G. JACKSON,

Offg. Collector, for G. DALE, Collector and Settlement Officer.

MIRZAPUR COLLECTORATE : }
The 8th May, 1886. }

DISTRICT MIRZAPUR.

ABSTRACT.

Statement showing in acres the irrigated and unirrigated area of the Gangetic portion of the Mirzapur District.

| Pargana. | Crops. | Area irrigated from | | | | Unirrigated. | Total cultivated area. | Remarks. |
|------------------------|--------|---------------------|-------------------------|----------------|-----------------------|--------------|------------------------|----------|
| | | Wells. | Tanks and Em-bankments. | Other sources. | Total irrigated area. | | | |
| Pargana Haveli Chunar. | ... | 875 | ... | 221 | 1,096 | 21,287 | 22,383 | |
| Taluka Majhwa ... | ... | 9,896 | ... | 2,269 | 12,165 | 8,291 | 20,459 | |
| Tappa Ohaurasi ... | ... | 12,486 | ... | 1,828 | 14,314 | 42,809 | 57,123 | |
| Pargana Bhagwat, | ... | 1,211 | ... | 1,716 | 2,927 | 28,682 | 31,609 | |
| Ditto Karyat Sikhar. | ... | 156 | ... | 158 | 314 | 20,318 | 20,632 | |
| Pargana Abhaura, | ... | 1,738 | ... | 1,079 | 2,817 | 10,058 | 12,875 | |
| Ditto Bhuili ... | ... | 3,730 | ... | 3,815 | 7,545 | 36,270 | 43,815 | |
| Tappa K... .. | ... | 679 | ... | 68 | 747 | 17,715 | 18,462 | |
| Ditto Chhianve, | ... | 2,145 | ... | 667 | 2,812 | 50,604 | 53,416 | |
| GRAND TOTAL ... | ... | 32,916 | ... | 11,821 | 44,737 | 2,36,037 | 2,80,774 | |

MIRZAPUR COLLECTORATE:

The 2nd March, 1888.

BALBHADDAR SINGH,

Deputy Collector, for Collector.

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Pargana
Haveli, Chunar.

| Pargana. | Crops. | Area irrigated from | | | | Unirri- gated area. | Total culti- vated area. | Remarks. |
|----------------|-----------------------------------|---------------------|-------------------------------|-------------------|-----------------------------|---------------------------|-----------------------------------|----------|
| | | Wells. | Tanks or embank- ments. | Other sources. | Total irrigated area. | | | |
| Haveli Chunar. | Juar ... | ... | ... | ... | ... | 90 | 90 | |
| | Bajra ... | ... | ... | ... | ... | 170 | 170 | |
| | Arhar ... | ... | ... | ... | ... | 45 | 45 | |
| | Juar and arhar ... | ... | ... | ... | ... | 1,400 | 1,400 | |
| | Bajra and arhar ... | ... | ... | ... | ... | 2,500 | 2,500 | |
| | Rice ... | ... | ... | 20 | 20 | ... | 20 | |
| | Maize ... | ... | ... | ... | ... | 50 | 50 | |
| | Urd and mung ... | ... | ... | ... | ... | 90 | 90 | |
| | Moth ... | ... | ... | ... | ... | 70 | 70 | |
| | Garden crops ... | 20 | ... | ... | 20 | 10 | 30 | |
| | Mandua and kodon, | ... | ... | ... | ... | 150 | 150 | |
| | Juar fodder ... | ... | ... | ... | ... | 50 | 50 | |
| | Indigo ... | ... | ... | ... | ... | 30 | 30 | |
| | Sugarcane ... | 160 | ... | ... | 160 | 700 | 860 | |
| | Wheat ... | 100 | ... | ... | 100 | 200 | 300 | |
| | Wheat and gram, | 120 | ... | ... | 120 | 1,500 | 1,620 | |
| | Wheat and barley, | 25 | ... | ... | 25 | 125 | 150 | |
| | Barley ... | 220 | ... | ... | 220 | 600 | 820 | |
| | Barley and gram, | ... | ... | 91 | 91 | 10,007 | 10,098 | |
| | Gram ... | ... | ... | 10 | 10 | 1,800 | 1,810 | |
| | Peas ... | ... | ... | 100 | 100 | 500 | 600 | |
| | Masur ... | ... | ... | ... | ... | 200 | 200 | |
| | Potatoes ... | 80 | ... | ... | 80 | ... | 80 | |
| | Turnips, carrots and radishes. | 20 | ... | ... | 20 | ... | 20 | |
| | Opium ... | 130 | ... | ... | 130 | ... | 130 | |
| | Alsi or sarson ... | ... | ... | ... | ... | 1,000 | 1,000 | |
| | Total ... | 875 | ... | 221 | 1,096 | 21,287 | 22,383 | |

MIRZAPUR COLLECTORATE :

The 2nd March, 1888.

BALBHADDAR SINGH,

Deputy Collector, for Collector.

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Taluqa Majhwa.

| Pargana. | Crops. | Area irrigated from | | | | Unirrigated area. | Total cultivated area. | Remarks. |
|----------------|--------------------------------|---------------------|------------------------|----------------|-----------------------|-------------------|------------------------|----------|
| | | Wells. | Tanks and embankments. | Other sources. | Total irrigated area. | | | |
| TALUKA MAJHWA. | Juar | ... | ... | ... | ... | 90 | 90 | |
| | Bajra | ... | ... | ... | ... | 80 | 80 | |
| | Arhar | ... | ... | ... | ... | 50 | 50 | |
| | Juar and arhar | ... | ... | ... | ... | 1,400 | 1,400 | |
| | Bajra and arhar | ... | ... | ... | ... | 400 | 400 | |
| | Rice | ... | ... | 68 | 68 | 1,100 | 1,168 | |
| | Maize | ... | ... | ... | ... | 130 | 130 | |
| | Urd and mung | ... | ... | ... | ... | 130 | 130 | |
| | Moth | ... | ... | ... | ... | 60 | 60 | |
| | Garden crops | 4 | ... | ... | 4 | 40 | 44 | |
| | Mandua and kodon, | ... | ... | ... | ... | 50 | 50 | |
| | Juar fodder | ... | ... | ... | ... | 150 | 150 | |
| | Indigo | 20 | ... | ... | 20 | 330 | 350 | |
| | Sugarcane | 1,220 | ... | ... | 1,220 | 115 | 1,335 | |
| | Sanai or til | ... | ... | ... | ... | 3 | 3 | |
| | Wheat | 3,500 | ... | 1,200 | 4,700 | 1,200 | 5,900 | |
| | Wheat and gram... | ... | ... | ... | ... | 200 | 200 | |
| | Wheat and barley, | 1,300 | ... | 1,001 | 2,301 | ... | 2,301 | |
| | Barley | 3,500 | ... | ... | 3,500 | ... | 3,500 | |
| | Barley and gram... | 352 | ... | ... | 352 | 1,600 | 1,952 | |
| | Gram | ... | ... | ... | ... | 732 | 732 | |
| | Peas | ... | ... | ... | ... | 355 | 355 | |
| | Masur | ... | ... | ... | ... | 55 | 55 | |
| | Potatoes | ... | ... | ... | ... | 8 | 8 | |
| | Turnips, carrots and radishes. | ... | ... | ... | ... | 3 | 3 | |
| | Opium | ... | ... | ... | ... | 5 | 5 | |
| | Tobacco | ... | ... | ... | ... | 8 | 8 | |
| | Total | 9,896 | ... | 2,269 | 12,165 | 8,294 | 20,459 | |

MIRZAPUR COLLECTORATE :

The 2nd March, 1888.

BALBHADDAR SINGH,

Deputy Collector, for Collector.

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Tappa Chaurasi.

| Fargana. | Crops. | Area irrigated from | | | | Unirrigated area. | Total cultivated area. | Remarks. |
|-----------------|--------------------------------|---------------------|-------------------------|----------------|-----------------------|-------------------|------------------------|----------|
| | | Wells. | Tanks and Em-bankments. | Other sources. | Total irrigated area. | | | |
| TAPPA CHAURASI. | Jaur ... | ... | ... | ... | ... | 140 | 140 | |
| | Bajra ... | ... | ... | ... | ... | 90 | 90 | |
| | Arhar ... | ... | ... | ... | ... | 230 | 230 | |
| | Juar and arhar ... | ... | ... | ... | ... | 8,150 | 8,150 | |
| | Bajra and arhar... | ... | ... | ... | ... | 3,320 | 3,320 | |
| | Rice ... | ... | ... | ... | ... | 9,940 | 9,940 | |
| | Maize ... | ... | ... | ... | ... | 1,400 | 1,400 | |
| | Urd and mung ... | ... | ... | ... | ... | 1,500 | 1,500 | |
| | Moth ... | ... | ... | ... | ... | 1,500 | 1,500 | |
| | Garden crops ... | 64 | ... | ... | 64 | 100 | 164 | |
| | Mandua and kodon, | ... | ... | ... | ... | 4,300 | 4,300 | |
| | Juar fodder ... | ... | ... | ... | ... | 300 | 300 | |
| | Indigo ... | ... | ... | ... | ... | 100 | 100 | |
| | Sugarcane ... | 1,520 | ... | ... | 1,520 | ... | 1,520 | |
| | Sanai or til ... | ... | ... | ... | ... | 1,200 | 1,200 | |
| | Wheat ... | 6,200 | ... | ... | 6,200 | ... | 6,200 | |
| | Wheat and gram... | 400 | ... | ... | 400 | 4,300 | 4,700 | |
| | Wheat and barley, | 2,200 | ... | ... | 2,200 | ... | 2,200 | |
| | Barley ... | 245 | ... | ... | 245 | 339 | 584 | |
| | Barley and gram... | 1,500 | ... | ... | 1,500 | 3,200 | 4,700 | |
| | Gram ... | 70 | ... | 1,100 | 1,170 | 2,000 | 3,170 | |
| | Peas ... | 200 | ... | 728 | 928 | ... | 928 | |
| | Masur ... | ... | ... | ... | ... | 400 | 400 | |
| | Potatoes ... | 20 | ... | ... | 20 | ... | 20 | |
| | Turnips, carrots and radishes. | 12 | ... | ... | 12 | ... | 12 | |
| | Opium ... | 30 | ... | ... | 30 | ... | 30 | |
| | Tobacco ... | 25 | ... | ... | 25 | ... | 25 | |
| | Alsi or sarson ... | ... | ... | ... | ... | 300 | 300 | |
| | Total ... | 12,486 | ... | 1,828 | 14,314 | 42,809 | 57,123 | |

MIRZAPUR COLLECTORATE :

The 2nd March, 1888.

BALBHADDAR SINGH,

Deputy Collector, for Collector.

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Pargana Bhagwat.

| Pargana. | Crops. | Area irrigated from | | | | Unirrigated area. | Total cultivated area. | Remarks. |
|----------|------------------------------------|---------------------|-------------------------|----------------|-----------------------|-------------------|------------------------|----------|
| | | Wells. | Tanks and Em-bankments. | Other sources. | Total irrigated area. | | | |
| BHAGWAT. | Juar ... | ... | ... | ... | ... | 3 | 3 | |
| | Arhar ... | ... | ... | ... | ... | 10 | 10 | |
| | Juar and arhar ... | ... | ... | ... | ... | 580 | 580 | |
| | Bajra and arhar ... | ... | ... | ... | ... | 2,500 | 2,500 | |
| | Rice ... | ... | ... | 700 | 700 | 6,800 | 7,500 | |
| | Maize ... | ... | ... | ... | ... | 100 | 100 | |
| | Urd and mung ... | ... | ... | ... | ... | 100 | 100 | |
| | Moth ... | ... | ... | ... | ... | 25 | 25 | |
| | Garden crops ... | 10 | ... | ... | 10 | 15 | 25 | |
| | Mandur and kodon, | ... | ... | ... | ... | 1,500 | 1,500 | |
| | Juar fodder ... | ... | ... | ... | ... | 6 | 6 | |
| | Indigo ... | ... | ... | ... | ... | 4 | 4 | |
| | Sugarcane ... | 879 | ... | ... | 879 | ... | 879 | |
| | Sanai or til ... | ... | ... | ... | ... | 14 | 14 | |
| | Wheat ... | 140 | ... | ... | 140 | 900 | 1,040 | |
| | Wheat and gram... | ... | ... | 500 | 500 | 4,327 | 4,827 | |
| | Barley and wheat, | ... | ... | 100 | 100 | 170 | 270 | |
| | Barley ... | ... | ... | 116 | 116 | 600 | 716 | |
| | Barley and gram ... | ... | ... | ... | ... | 4,528 | 4,528 | |
| | Gram ... | ... | ... | ... | ... | 2,000 | 2,000 | |
| | Peas ... | ... | ... | 300 | 300 | 1,400 | 1,700 | |
| | Masur ... | ... | ... | ... | ... | 1,300 | 1,300 | |
| | Potatoes ... | 4 | ... | ... | 4 | ... | 4 | |
| | Turnips, carrots, and radishes. | 8 | ... | ... | 8 | ... | 8 | |
| | Opium ... | 170 | ... | ... | 170 | ... | 170 | |
| | Alsi or sarson ... | ... | ... | ... | ... | 1,800 | 1,800 | |
| | Total ... | 1,211 | ... | 1,716 | 2,927 | 28,682 | 31,609 | |

MIRZAPUR COLLECTORATE :

The 2nd March, 1888.

BALBHADDAR SINGH,

Deputy Collector, for Collector.

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Pargana:
Kariat Sikhar.

| Pargana. | Crops. | Area irrigated from | | | | Unirrigated area. | Total cultivated area. | Remarks. |
|----------------|--------------------|---------------------|-----------------------------|----------------|--------------------------|-------------------|------------------------|----------|
| | | Wells. | Tanks and Em- bankments. | Other sources. | Total irrigated area. | | | |
| KARIAT SIKHAR. | Juar ... | ... | ... | ... | ... | 10 | 10 | |
| | Bajra ... | ... | ... | ... | ... | 70 | 70 | |
| | Arhar ... | ... | ... | ... | ... | 40 | 40 | |
| | Juar and arhar ... | ... | ... | ... | ... | 1,250 | 1,250 | |
| | Bajra and arhar .. | .. | ... | ... | ... | 3,050 | 3,050 | |
| | Rice ... | ... | ... | 10 | 10 | 10 | 20 | |
| | Maize ... | ... | ... | ... | ... | 70 | 70 | |
| | Urd and mung ... | ... | ... | ... | ... | 2 | 2 | |
| | Garden crops ... | 4 | ... | ... | 4 | 2 | 6 | |
| | Mandua and kodon, | ... | ... | ... | ... | 250 | 250 | |
| | Cotton ... | ... | ... | ... | ... | 1 | 1 | |
| | Juar fodder ... | ... | ... | ... | ... | 50 | 50 | |
| | Indigo ... | ... | ... | ... | ... | 120 | 120 | |
| | Sugarcane ... | ... | ... | 20 | 20 | 420 | 440 | |
| | Wheat ... | 50 | ... | ... | 50 | 1,050 | 1,100 | |
| | Wheat and gram, | ... | ... | ... | ... | 3,020 | 3,020 | |
| | Wheat and barley, | 3 | ... | ... | 3 | 120 | 123 | |
| | Barley ... | 84 | ... | ... | 84 | 2,000 | 2,084 | |
| | Barley and gram, | ... | ... | 128 | 128 | 4,483 | 4,611 | |
| | Gram ... | ... | ... | ... | ... | 3,000 | 3,000 | |
| | Peas ... | ... | ... | ... | ... | 300 | 300 | |
| | Masur ... | ... | ... | ... | ... | 800 | 800 | |
| | Opium ... | 15 | ... | ... | 15 | ... | 15 | |
| | Alsi or sarson ... | ... | ... | ... | ... | 200 | 200 | |
| Total ... | | 156 | ... | 158 | 314 | 20,318 | 20,632 | |

MIRZAPUR COLLECTORATE: }

The 2nd March, 1888. }

BALBHADDAR SINGH,

Deputy Collector, for Collector,

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Pargana
Ahraura.

| Pargana. | Crops. | Area irrigated from | | | | Unirrigated area. | Total cultivated area. | Remarks. |
|----------|-----------------------------------|---------------------|-----------------------------|----------------|--------------------------|-------------------|------------------------|----------|
| | | Wells. | Tanks and Em- bankments. | Other sources. | Total irrigated area. | | | |
| AHRAURA. | Juar ... | ... | ... | ... | ... | 15 | 15 | |
| | Bajra ... | ... | ... | ... | ... | 3 | 3 | |
| | Arhar ... | ... | ... | ... | ... | 338 | 338 | |
| | Juar and arhar ... | ... | ... | ... | ... | 373 | 373 | |
| | Bajra and arhar ... | ... | ... | ... | ... | 388 | 388 | |
| | Rice ... | ... | ... | 430 | 430 | 2,600 | 3,030 | |
| | Maize ... | ... | ... | ... | ... | 236 | 236 | |
| | Urd and mung ... | ... | ... | ... | ... | 173 | 176 | |
| | Garden crops ... | ... | ... | ... | ... | 45 | 45 | |
| | Mandua and kodon, | ... | ... | ... | ... | 492 | 492 | |
| | Juar fodder ... | ... | ... | ... | ... | 18 | 18 | |
| | Sugarcane ... | 590 | ... | ... | 590 | ... | 590 | |
| | Sanai or til ... | ... | ... | ... | ... | 22 | 22 | |
| | Wheat ... | 250 | ... | ... | 250 | 800 | 1,050 | |
| | Wheat and gram ... | 60 | ... | ... | 60 | 250 | 310 | |
| | Wheat and barley, | 116 | ... | ... | 116 | 230 | 346 | |
| | Barley ... | 270 | ... | ... | 270 | 980 | 1,250 | |
| | Barley and gram ... | ... | ... | ... | ... | 1,274 | 1,274 | |
| | Gram ... | ... | ... | ... | ... | 150 | 150 | |
| | Peas ... | 32 | ... | 649 | 681 | 370 | 1,051 | |
| | Masur ... | ... | ... | ... | ... | 238 | 238 | |
| | Potatoes ... | 30 | ... | ... | 30 | ... | 30 | |
| | Turnips, carrots and radishes. | 30 | ... | ... | 30 | ... | 30 | |
| | Opium ... | 360 | ... | ... | 360 | ... | 360 | |
| | Alsi or sarson ... | ... | ... | ... | ... | 1,060 | 1,060 | |
| | Total ... | 1,738 | ... | 1,079 | 2,817 | 10,058 | 12,875 | |

MIRZAPUR COLLECTORATE: }

The 2nd March, 1888. }

BALBHADDAR SINGH,

Deputy Collector, for Collector.

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Pargana Bhuli.

| Pargana. | Crops. | Area irrigated from | | | | Unirrigated area. | Total cultivated area. | Remarks. |
|----------|--------------------------------|---------------------|-------------------------|----------------|-----------------------|-------------------|------------------------|----------|
| | | Wells. | Tanks and Em-bankments. | Other sources. | Total irrigated area. | | | |
| BHULI. | Juar | ... | ... | ... | ... | 40 | 40 | |
| | Bajra | ... | ... | ... | ... | 20 | 20 | |
| | Arhar | ... | ... | ... | ... | 400 | 400 | |
| | Juar and arhar | ... | ... | ... | ... | 600 | 600 | |
| | Bajra and arhar | ... | ... | ... | ... | 700 | 700 | |
| | Rice | ... | ... | 600 | 600 | 14,000 | 14,600 | |
| | Maize | ... | ... | ... | ... | 5 | 5 | |
| | Urd and mung | ... | ... | ... | ... | 35 | 35 | |
| | Moth | ... | ... | ... | ... | 5 | 5 | |
| | Garden crops | 12 | ... | ... | 12 | 70 | 82 | |
| | Mandua and kodon, | ... | ... | ... | ... | 62 | 62 | |
| | Cotton and arhar, | ... | ... | ... | ... | 26 | 26 | |
| | Juar fodder | ... | ... | ... | ... | 55 | 55 | |
| | Indigo | ... | ... | ... | ... | 57 | 57 | |
| | Sugarcane | 1,300 | ... | ... | 1,300 | 300 | 1,600 | |
| | Sanai or til | ... | ... | ... | ... | 67 | 67 | |
| | Wheat | 1,100 | ... | ... | 1,100 | 4,100 | 5,200 | |
| | Wheat and gram, | ... | ... | 140 | 140 | 2,420 | 2,560 | |
| | Wheat and barley, | 160 | ... | ... | 160 | 300 | 460 | |
| | Barley | ... | ... | 1,775 | 1,775 | 4,400 | 6,175 | |
| | Barley and gram, | 419 | ... | ... | 419 | ... | 419 | |
| | Gram | ... | ... | ... | ... | 2,108 | 2,108 | |
| | Peas | ... | ... | 1,300 | 1,300 | 4,000 | 5,300 | |
| | Masur | ... | ... | ... | ... | 1,500 | 1,500 | |
| | Potatoes | 14 | ... | ... | 14 | ... | 14 | |
| | Turnips, carrots and radishes. | 25 | ... | ... | 25 | ... | 25 | |
| | Opium | 700 | ... | ... | 700 | ... | 700 | |
| | Alsi or sarson | ... | ... | ... | ... | 1,000 | 1,000 | |
| | Total | 3,730 | ... | 3,815 | 7,545 | 36,270 | 43,815 | |

MIRZAPUR COLLECTORATE :

The 2nd March, 1888.

BALBHADDAR SINGH,

Deputy Collector, for Collector.

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Tappa Kon.

| Pargana. | Crops. | Area irrigated from | | | | Unirrigated area. | Total cultivated area. | Remarks. |
|------------|--------------------------------|---------------------|-------------------------|----------------|-----------------------|-------------------|------------------------|----------|
| | | Wells. | Tanks and Em-bankments. | Other sources. | Total irrigated area. | | | |
| TAPPA KON. | Juar | ... | ... | ... | ... | 35 | 35 | |
| | Bajra | ... | ... | ... | ... | 70 | 70 | |
| | Arhar | ... | ... | ... | ... | 2 | 2 | |
| | Juar and arhar | ... | ... | ... | ... | 2,070 | 2,070 | |
| | Bajra and arhar | ... | ... | ... | ... | 2,545 | 2,545 | |
| | Rice | ... | ... | 68 | 68 | ... | 68 | |
| | Maize | ... | ... | ... | ... | 135 | 135 | |
| | Urd and mung | ... | ... | ... | ... | 130 | 130 | |
| | Moth | ... | ... | ... | ... | 60 | 60 | |
| | Garden crops | ... | ... | ... | ... | 10 | 10 | |
| | Mandua and kodon, | ... | ... | ... | ... | 10 | 10 | |
| | Cotton and arhar... | ... | ... | ... | ... | 1 | 1 | |
| | Juar fodder | ... | ... | ... | ... | 43 | 43 | |
| | Indigo | 6 | ... | ... | 6 | 80 | 86 | |
| | Sugarcane | 50 | ... | ... | 50 | 300 | 350 | |
| | Wheat | 444 | ... | ... | 444 | ... | 444 | |
| | Wheat and gram... | ... | ... | ... | ... | 4,000 | 4,000 | |
| | Wheat and barley... | 179 | ... | ... | 179 | ... | 179 | |
| | Barley | ... | ... | ... | ... | 3,100 | 3,100 | |
| | Barley and gram... | ... | ... | ... | ... | 4,200 | 4,200 | |
| | Gram? | ... | ... | ... | ... | 500 | 500 | |
| | Peas | ... | ... | ... | ... | 300 | 300 | |
| | Masur | ... | ... | ... | ... | 100 | 100 | |
| | Potatoes | ... | ... | ... | ... | 10 | 10 | |
| | Turnips, carrots and radishes. | ... | ... | ... | ... | 5 | 5 | |
| | Opium | ... | ... | ... | ... | 7 | 7 | |
| | Tobacco | ... | ... | ... | ... | 2 | 2 | |
| | Total | 672 | ... | 68 | 747 | 17,715 | 18,462 | |

MIRZAPUR COLLECTORATE :

The 2nd March, 1888.

BALBHADDAR SINGH.

Deputy Collector, for Collector.

DISTRICT MIRZAPUR.

Statement showing in acres the irrigated and unirrigated area and crops of Tappa Chhianve.

| Pargana. | Crops. | Area irrigated from | | | | Unirrigated area. | Total cultivated area. | Remarks. |
|-----------|--------------------------------|---------------------|-------------------------|----------------|-----------------------|-------------------|------------------------|----------|
| | | Wells. | Tanks and Em-bankments. | Other sources. | Total irrigated area. | | | |
| CHHIANVE. | Juar | ... | ... | ... | ... | 56 | 56 | |
| | Bajra | ... | ... | ... | ... | 137 | 137 | |
| | Arhar | ... | ... | ... | ... | 47 | 47 | |
| | Juar and arhar | ... | ... | ... | ... | 4,200 | 4,200 | |
| | Bajra and arhar | ... | ... | ... | ... | 12,300 | 12,300 | |
| | Rice | ... | ... | ... | ... | 900 | 900 | |
| | Maize | ... | ... | ... | ... | 90 | 90 | |
| | Urd and mung | ... | ... | ... | ... | 142 | 142 | |
| | Moth | ... | ... | ... | ... | 112 | 112 | |
| | Garden crops | 10 | ... | ... | 10 | 50 | 60 | |
| | Mandua and kodon, | ... | ... | ... | ... | 2,300 | 2,300 | |
| | Cotton and arhar... | ... | ... | ... | ... | 3 | 3 | |
| | Juar fodder | ... | ... | ... | ... | 366 | 366 | |
| | Indigo | ... | ... | ... | ... | 50 | 50 | |
| | Sugarcane | 305 | ... | ... | 305 | 1,300 | 1,605 | |
| | Sanai or til | ... | ... | ... | ... | 4 | 4 | |
| | Wheat | 1,500 | ... | 167 | 1,667 | 700 | 2,367 | |
| | Wheat and gram... | ... | ... | ... | ... | 11,100 | 11,100 | |
| | Wheat and barley, | ... | ... | 500 | 500 | 1,500 | 2,000 | |
| | Barley | 330 | ... | ... | 330 | ... | 330 | |
| | Barley and gram.. | ... | ... | ... | ... | 4,000 | 4,000 | |
| | Gram | ... | ... | ... | ... | 8,000 | 8,000 | |
| | Peas | ... | ... | ... | ... | 2,000 | 2,000 | |
| | Masur | ... | ... | ... | ... | 1,200 | 1,200 | |
| | Potatoes | ... | ... | ... | ... | 10 | 10 | |
| | Turnips, carrots and radishes. | ... | ... | ... | ... | 8 | 8 | |
| | Opium | ... | ... | ... | ... | 20 | 20 | |
| | Tobacco | ... | ... | ... | ... | 9 | 9 | |
| | Total | 2,145 | ... | 667 | 2,812 | 50,604 | 53,416 | |

MIRZAPUR COLLECTORATE :

The 2nd March, 1888.

BALBHADDAR SINGH,

Deputy Collector, for Collector.

ORDERS OF GOVERNMENT.

No. $\frac{898A}{1-710\frac{1}{2}}$ OF 1889.

RESOLUTION.

REVENUE DEPARTMENT.

Dated Naini Tal, the 15th June, 1889.

READ the following reports:—

- (1) On the revision of records and settlement operations in the Gházipur district, submitted with letter from the Board of Revenue, No. $\frac{1384N}{1-78}$, dated 25th August, 1887.
- (2) On the revision of records of part of the Ballia district, submitted with letter from the Board of Revenue, No. $\frac{127}{1-100}$, dated 29th February, 1888.
- (3) On the revision of records and settlement operations in the Jaunpur district, submitted with letter from the Board of Revenue, No. $\frac{213}{1-116}$, dated 18th April, 1888.
- (4) On the revision of records of that portion of the Mirzapur district commonly described as the Gangetic valley, submitted with letter from the Board of Revenue, No. $\frac{22}{1-31}$, dated 10th January, 1889.
- (5) On the survey and revision of records in the Benares district, submitted with letter from the Board of Revenue, No. $\frac{118}{1-57}$, dated 9th February, 1889.

OBSERVATIONS.—The last of the reports above cited was received on February 11th, 1889. The Board of Revenue have dealt successively with the chief features by which the survey and preparation of records in the several districts were distinguished. It is not necessary to travel over the same ground; but it is desirable to review generally the operations for the revision of the village records as a whole, describing briefly the causes which led to their being undertaken; their scope, cost, and results; and the more prominent among the economic facts which they have disclosed.

2. For nearly half a century after they had been acquired by the British Government, these districts were not provided with a record-of-rights, and their exemption from periodical revisions of the land revenue demand might have deferred its preparation for an indefinite time, had not similar operations in the neighbouring districts under a temporary settlement demonstrated its advantages in the interests of the people and of the ordinary civil administration. In 1839 a professional survey was commenced, and the work was completed within a few years by settlement parties, following the system ordinarily in use in other parts of the Provinces. The record thus compiled consisted for each village of a professional survey map of great accuracy, showing the village boundaries and the principal natural features on the scale of four inches to the mile; two rough settlement maps, on no strict scale but approaching 16 inches to the mile, showing, one the village boundaries, and the other all the fields; and the following records—a field-book, a list of holdings, a share list, and memorandum of village customs. Of these, the first continued to be of the greatest value, as affording a ready means for the decision of boundary disputes, which up to the time of

its preparation had been extremely frequent. But in some parts of the Division nearly the whole of the records had been destroyed in the mutiny; and of those that remained, the settlement papers—owing partly to their original inaccuracy, and partly to the numerous changes in field boundaries, the breaking up of new cultivation, the sub-division of proprietary shares, and the accrual of new cultivating rights—had become quite useless. No attempt had been made to correct them from year to year in such a manner as might have maintained their accuracy and their value for the purposes of administration; and Sir John Strachey, in writing to the Government of India in 1876, expressed his opinion that “no satisfactory revision of the village papers is now possible that does not rest upon a professional cadastral survey; and until such revision is undertaken, it cannot be doubted that the peasantry will remain the victims of chicanery and oppression, and our courts be systematically made use of for the perpetration of injustice. The political consequences of the mis-government of so many millions of people are so grave that, were the cost of survey ten times what it will be, Sir John Strachey thinks it would be incumbent on the Government to undertake it, if funds could be obtained.”

3. In 1876, Mr. (now Sir Charles) Crosthwaite, who, under the orders of Government, was especially deputed on that behalf by the Board of Revenue, drew up a code of instructions, which has generally been followed by the officers in charge of the revision. In its main outlines it was based on the practice of the settlement in the Muttra and Moradabad districts. The operations began with a determination of the village boundaries by a Deputy Collector. The professional survey followed, and prepared cadastral maps on the 16 inches scale, and area-books showing in acres the area of each field. These were handed over to the settlement party, who then made out and subjected to careful and repeated attestation the papers which constitute the record-of-rights for each village. Towards the end of the operations, this system was slightly modified by associating the survey party in the preparation of the village papers, on a plan which has since been adopted with some degree of success in the re-settlement of Basti and Gorakhpur. Operations were commenced in the cold weather of 1877-78, and were brought to an end in March, 1886, after a duration of about nine years, or one year longer than the great settlement by which Mr. Duncan fixed the revenue demand which has been in force during a century for the whole of the province of Benares. They were carried on independently in each district, two or more distinct settlements going on simultaneously, and the average duration for each district was about four and-a-half years.

4. Of the total permanently-settled area, one tahsíl in the Benares district, which forms a part of the Family Domains of the Mahárája, and for which separate arrangements were made; those portions of Ballia for which a new record had recently been prepared in the Azamgarh settlement; and all the upland tracts of Mirzapur, were excluded from settlement. The area remaining, to which the above reports

refer, was 5,448 square miles. The total cost and the cost per square mile of survey and settlement separately were as follows:—

| District. | Area in square miles. | Total cost. | Per square mile. | Cost of survey. | Per square mile. | Cost of settlement. | Per square mile. |
|--------------|-----------------------|-------------|------------------|-----------------|------------------|---------------------|------------------|
| | | Rs. | Rs. | Rs. | Rs. | Rs. | Rs. |
| Benares ... | 891 | 3,66,098 | 411 | 1,54,287 | 173 | 2,11,811 | 238 |
| Mirzapur ... | 790 | 4,21,866 | 533 | 1,70,382 | 215 | 2,51,504 | 318 |
| Ghāzipur ... | 1,493 | 5,85,399 | 392 | 2,53,349 | 169 | 3,32,050 | 223 |
| Jaunpur ... | 1,551 | 7,75,353 | 500 | 3,24,917 | 210 | 4,50,436 | 290 |
| Ballia ... | 723 | 2,90,496 | 402 | 1,13,597 | 157 | 1,76,899 | 245 |
| Total ... | 5,448 | 24,39,212 | 448 | 10,16,532 | 187 | 14,22,700 | 261 |

The expense was enhanced by causes which will be more fully dealt with in later portions of this Resolution: that is to say, by the minute sub-division of the cultivation; the complexity of the proprietary holdings and the number of proprietary shares; and the great number of suits which were brought to establish proprietary or cultivating rights.

5. The litigation in all the districts was extremely heavy. The number of original and appellate cases instituted in the settlement courts of each is given in the following table:—

| | | | | Original suits. | Appeals. | Total. |
|--------------|-----|-----|-----|-----------------|----------|---------|
| Benares ... | ... | ... | ... | 53,466 | 639 | 54,105 |
| Mirzapur ... | ... | ... | ... | 18,763 | 739 | 19,502 |
| Ghāzipur ... | ... | ... | ... | 44,160 | 1,722 | 45,882 |
| Jaunpur ... | ... | ... | ... | 82,476 | 3,303 | 85,779 |
| Ballia ... | ... | ... | ... | 32,727 | 1,610 | 34,337 |
| Total ... | | | | 231,592 | 8,013 | 239,605 |

Besides the settlement litigation, there was a very large increase in the number of cases instituted in the ordinary district courts. The total increase in the number of applications in the Benares Division and Jaunpur in the year 1885-86 amounted to 5,825, and in the year before, it had been 11,749 in excess of the number filed in 1883-84. The rise within these two years, therefore, was from 29,738 to 47,312, or by 60 per cent. This very great and continuous rise was without a parallel in any other part of the Provinces, and can hardly be explained by any cause other than the cotemporaneous proceedings for the revision of the records. By far the most numerous class of the cases which came before the settlement courts were suits for the determination of cultivating rights, which amounted to as many as 123,736. There were 52,361 suits for proprietary rights, and 11,995 for the determination of village boundaries.

6. The record thus prepared varied in some of its minor details in the different districts; but it agreed everywhere in providing a cadastral map on the scale of 16 inches to the mile; a field-book or index to the map, in which all the fields were entered in serial number with their areas and detailed information regarding their cultivation and the nature of the tenure on which they were held; a rent-roll in

which all the fields belonging to each cultivator and each proprietor were collected under separate heads, with an account of the rights and liabilities of the occupant; a detailed share list showing the exact distribution of the proprietary right among all the members of the proprietary community; and a memorandum of village customs. The originals were filed in the Collector's office, and copies, generally in Hindi, were given for his use to the village accountant: other copies of the map, the proprietary share list, and the memorandum of village customs were made for the tahsil office. Both the maps and the records-of-rights have been put to the test of constant production before the courts in disputed cases, and are proved to have attained a very high degree of accuracy. An attempt has been made by the Board to substitute for the varying, and generally inconvenient, units of local measurement, the bigha of 3,025 square yards, which has already been adopted in all the districts of Oudh and many in the North-Western Provinces, as well as in all canal measurements. Its side of 55 yards represents exactly half an inch on the new maps, and it is convertible by a very easy calculation into acres. It differs very slightly from the bigha introduced by Mr. Jonathan Duncan, which does not, however, possess the same advantages, and its general adoption would be in the interest of the revenue administration.

7. Out of the total area of nearly $3\frac{1}{2}$ million acres, 2,337,045 acres, or 69 per cent., have already been brought under the plough; and 605,426 acres are barren waste, leaving only 529,081 acres, or 13 per cent., for the further expansion of cultivation. If all the soil were of equal quality—and it is probable that much of the inferiority in the land not yet taken up might be gradually effaced by the patient labour of the cultivator—this would, at the same density of population as is found there at present, admit of an increase of about 20 per cent. in their numbers. This estimate is perhaps excessive: in Ballia, where the culturable waste is returned as 11 per cent. of the total area, the Settlement Officer is of the opinion that none is likely to be reclaimed, and that the limit of cultivation has practically been touched already. There is, however, no apparent reason why the same density which has been already reached in the most populous portions of that district should not eventually be attained throughout the whole tract. After Ballia, the greatest extension of cultivation is found in Benares where only 13 out of every hundred acres remain to be broken up, 75 per cent. having already been brought under the plough, and the rest being barren waste; the least, in Mirzapur and Jaunpur, where the proportions of the cultivated to the total area are 56 and 63 per cent. and of the culturable waste 17 and 18 per cent. The agriculture throughout is of the highest and most productive class; and in the four districts of Gházipur, Jaunpur, Ballia, and Benares, for which statistics are given, no less than ₹,135,687 acres, or 55 per cent. of the cultivated area, are under irrigation from wells, tanks, and streams. In Jaunpur alone, there are 55,224 wells, which the Settlement Officer estimates it must have cost at least 47 lakhs of rupees to construct. These figures may be compared with those for the temporarily-settled districts,

where nine million acres, or about one-fourth of the total area, are fit for reclamation; $22\frac{1}{2}$ millions, or 60 per cent., have been brought under the plough; and six millions are barren waste, while 3,700,000 acres, or between 16 and 17 per cent. of the cultivated area, are irrigated from wells and other sources, excluding canals. Even if canals, of which there are none in the permanently-settled districts, are added, the total irrigated area in the temporarily-settled districts is very slightly over five million acres, or 22 per cent. of the whole cultivated area.

8. The agricultural population throughout the whole tract is of extreme density. Omitting Mirzapur, where the thinly-peopled uplands cannot be distinguished in the census returns from the Gangetic valley, it averages in the remaining four districts 646 souls to the square mile; while the average density of the total population, including other classes as well as the agricultural, is as high as 970. It is interesting to enquire what light is thrown by the facts ascertained in the course of the proceedings now reported on the problems connected with economic conditions which can rarely be found elsewhere in a similar stage of advanced development. Do they lend any support to the conclusion that the pressure of numbers must induce an unhealthy competition for land, leading to insecurity of tenure and rack-rents? If not, are fixity of tenure and large cultivating profits followed by an improvement in the mode of living common among the agricultural classes, and a rise in their standard of comfort; or are the benefits dissipated by an excessive sub-division of tenures, and the introduction of sub-tenants; and, finally, can any direct influence on the welfare of either the proprietary or the cultivating classes be traced to the permanence of the revenue demand, or any special incidents in the law relating to cultivating rights?

9. For some time after annexation, the only distinction made among ordinary tenants was between those who were resident, and those who were not resident in the villages in which their land was situated. The rents of the former were exempt from enhancement, while those of the latter were not. The rent legislation of 1859 did away with the distinction between resident and non-resident cultivators, and created two principal classes of tenants whose holdings are specially protected by law—tenants at fixed rates, and tenants with a right of occupancy. The first were those whose rent had not been changed from the time of the permanent settlement; and those, who had held at the same rent for the last 20 years before the commencement of a suit challenging their right, were presumed to have held in the same way from that time. The second class consisted of tenants who had cultivated the same land otherwise than as a sub-tenant on proprietors' privileged cultivation, or on lease, for a period of 12 years. The first of these rights is transferable by sale, while the second is not; and the Collector of Ballia, who has given the subject special attention, estimates the difference of value resulting from the right of alienation to be not less than Rs. 50 per acre. There are other classes of protected tenure; but they apply to relatively small areas, and need not be described.

10. The actual distribution of the occupied area is shown in the following table :—

| | | Total occupied area. | Occupied by proprietors. | Percentage to total. | Tenant area. | | | | |
|----------|-----|----------------------|--------------------------|----------------------|--------------------|----------------------------------|---|----------------------------|------------------|
| | | | | | Occupancy tenants. | Percentage to total tenant area. | Fixed rates, ex-proprietary, muáfí, &c. | Percentage to tenant area. | Tenants-at-will. |
| | | | | | | | Rs. | | |
| Benares | ... | 437,512 | 89,317 | 20 | 188,815 | 54 | 1,22,158 | 35 | 37,222 |
| Mirzapur | ... | 288,953 | 53,698 | 18 | 76,027 | 32 | 1,04,346 | 45 | 54,882 |
| Gházípur | ... | 658,100 | 209,841 | 31 | 272,763 | 61 | 77,043 | 17 | 98,452 |
| Jaunpur | ... | 623,454 | 112,660 | 18 | 153,751 | 30 | 3,01,658 | 59 | 55,385 |
| Ballia | ... | 349,250 | 79,227 | 31 | 126,613 | 47 | 1,07,221 | 40 | 36,189 |
| Total | ... | 2,357,269 | 544,743 | 23 | 817,969 | 45 | 7,12,426 | 39 | 282,130 |

Of the whole tenant cultivation, therefore, 84 per cent. is held under some kind of legal protection, only 16 per cent. being in the possession of tenants-at-will. In the whole of the temporarily-settled districts the proportions are 53 per cent. held by occupancy tenants and 47 per cent. by tenants-at-will. It would not be safe to assume that this exceptional fixity of tenure is in any material degree attributable to the permanent settlement; as among all the temporarily-settled districts, it is in Azamgarh, which adjoins this tract, and which most closely resembles it in the density and racial characteristics of the population, the style of culture, and the constitution of the proprietary classes, where the occupancy area is highest, amounting to 74 per cent. of the whole tenant area. Considering the absence of the fixed rates tenure, which is peculiar to the permanently-settled districts, the approximation in the extent of the protected area is remarkable. It corresponds almost exactly with the protected area of all kinds in Gházípur and in the Gangetic valley in Mirzapur. It was observed in the letter from which the figures for Azamgarh were taken (Board of Revenue's No. 1564N. of September 10th, 1885, to Chief Secretary to Government, North-Western Provinces) that not only was the occupancy area in Azamgarh absolutely high, but that it was increasing at an exceptionally rapid rate, the rise since the last revision of settlement having been 40 per cent. Nearly the whole of the present occupancy rights in the permanently-settled districts must have accrued subsequently to the 1859 legislation by which they were created, and it is at least probable that the growth of cultivating right is proceeding with the same rapidity in the Benares districts as it is in Azamgarh. The true explanation seems to be that the proprietors share equally with the tenants in the increasing numbers of the population, and lose in relative strength with the minute sub-division of their properties. The growing strength of the tenants is evinced by the fact that at the recent settlement the majority of disputes concerned tenant right; whereas the majority of cases at the 1841 settlement were between proprietors. It is not unlikely that the same process may occur elsewhere, and that where there are numerous proprietary bodies with

no right of primogeniture, great density of population may foster, instead of destroying, fixity of tenure, and strengthen the tenant classes in relation to the proprietors. In the Meerut Division, where the agricultural population is more sparse than in any other part of the Province, the proportion of the protected to the total tenant cultivation is only 43 per cent.

11. Nor does it appear that there is any reason to suspect the existence of rack-renting. In fact where the tenants are sufficiently strong to protect themselves from eviction, the machinery for effecting excessive enhancements of rent is wanting. The mean rent-rates per acre throughout the whole tract, except Mirzapur where the report gives no data, are—

| | | | | Rs. | a. | p. |
|------------------------|-----|-----|-----|-----|----|------|
| Tenants at fixed rates | ... | ... | ... | ... | 3 | 13 2 |
| Occupancy tenants | ... | ... | ... | ... | 4 | 4 0 |
| Tenants-at-will | ... | ... | ... | ... | 5 | 0 6 |

On this point, unfortunately, the Azamgarh returns do not afford a safe basis for comparison, as the rent-rolls in that district have not been corrected since the last revision of the settlement; but though the Benares rent-rate is rather higher than the average rent-rate throughout the Province, the average style of cultivation and rate of agricultural profit are probably still more in advance, and there is not much land in the Division which would not rank in the first class in other districts. The rent-rate for tenants-at-will corresponds very closely with the rent-rate for the same class of tenants in the Meerut Division, where it is Rs. 5-0-9, and is much below what it is in the Meerut and Aligarh districts, where it is as high as Rs. 5-14-10 and Rs. 5-10-10 respectively. The rent-rates for the three classes of tenants are in the ratio of 75, 85, and 100. That is to say, occupancy tenants pay 13 per cent. and tenants-at-will 33 per cent. more than tenants at fixed rates. If, as is probable, the latter represent very closely the rates which were paid at the commencement of this century, the difference between them and the rates paid by tenants-at-will is considerably less than might have been expected from the rise in the value of produce which has taken place since that time. It is noted by Mr. Roberts that the rates paid by sub-tenants (and these may be taken to represent rack-rents) run up occasionally to Rs. 15 or Rs. 20 per bigha, when the occupancy tenants only pay Rs. 3 or Rs. 4. In any case the rise in rents cannot nearly have kept pace with the rise in the value of land, which in Gházipur (as is shown in the table printed on page 157 of Mr. Irvine's report) has more than trebled between 1843 and 1882. A table printed on page 54 of Mr. Roberts' report shows that the present value of tenant-right in Ballia ranges from Rs. 66 to Rs. 130 per acre, and it is noticeable that 40 per cent. of the land transferred on mortgage was under occupancy right, in respect of which the law does not recognise any power of alienation. The prices realised by tenant right far exceed those realised by proprietary right.

12. It seems, therefore, quite safe to conclude that a very great majority, that is to say, the cultivators of at least 84 per cent. of the

tenant land, absorb a substantially larger share of the profits of agriculture than they did formerly, and pay away a considerably smaller proportion as rent to the landlords. Their general wealth should, therefore, have increased in the same degree, unless they had by sub-division of their holdings reduced the area from which their profits were drawn, or sacrificed some portion of those profits to sub-tenants. On neither of these points do the papers before Government furnish materials for conclusive demonstration. It is impossible to say what the average size of each tenant's holding was at the commencement of the century, nor, owing to the method of calculation, which reckons as two cultivators the same tenant holding land on two distinct properties, is it possible to ascertain with exact accuracy what the average area cultivated by each separate family is at the present day. There is, however, no doubt that the farms are extremely small and minutely sub-divided. In Gházipur, the total number of tenants is returned as 216,797, and the area cultivated by them is 448,259 acres, giving an average of 2.1 acres to each tenant. But these figures have to be corrected for all non-resident cultivators, who also cultivate land within their own village.

13. In regard to sub-tenants, the returns are still more defective. The only report which gives definite information on the subject is that from Gházipur, where Mr. Irvine has collected statistics showing that sub-tenants form 8.87 per cent. of the population and cultivate 10.15 per cent. of the land; but he is of the opinion that a large number of such holdings have escaped record, and that his figures are considerably below the facts.

14. The sub-division of the fields is extremely minute. Petite culture could hardly be pushed further. The last administration report of the Board of Revenue shows that in the districts of Gházipur and Jaunpur a total area of 1,922,714 acres is divided into 5,253,249 plots, giving more than $2\frac{1}{2}$ plots to each acre; and, as this includes the comparatively large plots of barren waste, the area of each cultivated field is much smaller. In the Mirzapur valley there are three fields to the acre; and in the Lakhnesar pargana of Ballia, where the process has gone furthest, nearly five. In the whole of Ballia, there is an average of 10 fields to every three acres of cultivation.

15. The proprietary classes are still, in the main, the same as they were when the country was first annexed. Their distribution over the whole tract, excluding Mirzapur, where, as on many other points, the information given in the report is defective, is shown below :—

| District. | Total area. | Chhattris. | Brahmins and Bhuishhars. | Muham- madans. | Banias. | Others. |
|-----------------|-------------|------------|--------------------------------|-------------------|---------|---------|
| Benares ... | 566,941 | 206,129 | 190,549 | 46,838 | 71,543 | 51,882 |
| Gházipur ... | 935,952 | 245,914 | 353,082 | 191,563 | 28,105 | 117,287 |
| Jaunpur ... | 970,054 | 403,406 | 145,345 | 273,994 | 38,672 | 98,637 |
| Ballia ... | 460,644 | 339,814 | 69,098 | 8,492 | 11,998 | 32,242 |
| Total ... | 2,933,591 | 1,195,263 | 758,074 | 520,887 | 150,318 | 300,049 |
| Percentages ... | 100 | 41 | 26 | 18 | 5 | 10 |

The Muhammadans are still fairly numerous in the neighbourhood of their old seat of empire in Jaunpur and Gházipur; but further west, in Ballia, they almost disappear, and by far the largest landholders throughout are Hindus of the highest, and especially the Chhatti, castes. The small extent to which the purely trading classes and money-lenders have intruded is remarkable, and the more so, when the severity of the original assessment is considered. Most of the reports remark on the tenacity with which the old proprietors retain their hold on the soil; and, though sales are not at all uncommon, the purchasers are usually of the same class, and the land is not lost to the family; the only change being that the shrewder and more capable members replace the weak and the improvident.

16. Their prudence has not, however, evinced itself in any check on the increase of their numbers, and if a few large estates are eliminated, the remaining area is sub-divided into minute individual properties in a manner which is analogous to the sub-division of the cultivating tenures; and it is to be remembered that on each such property, on an average, 64 per cent. (that is 84 per cent. out of 77 per cent.) of the area is held by tenants in the possession of a right which absorbs the greater part of the profits. In Jaunpur, if the large properties which comprise about 307,000 acres of the total occupied area are omitted, there remain 663,000 acres in the possession of 87,800 recorded sharers. But this statement is vitiated by the fact that the same sharer is recorded twice if he holds land in two different villages, and the Settlement Officer is of the opinion that the real number of separate proprietors is not more than 42,000. This would give an average area to each property of a little less than 16 acres. Of this, at a rough calculation about five acres would be uncultivated. In Gházipur in the same way, if 72 estates with an aggregate area of 270,055 acres are deducted, the remaining 668,170 acres are divided into properties with an average area of 13.46 acres each. Not only are these properties very minute, but they are complex in a manner which reduces still further their already small value to their owners, and is a source of constant difficulty to the revenue administration. Wherever the parent stock owned two or more villages, it has been the custom of each branch of descendants to take a share in each of the villages of which the original property was composed. If, for instance, the original property comprised 10 villages and the proprietary stock had divided into 10 branches of descendants, each such branch, instead of succeeding to a compact inheritance, took 10 shares, one in each of the component villages; which very frequently were scattered over the whole face of a pargana or tahsíl. The villages have become mosaics of little pieces, each piece belonging to a different property. The sub-division of properties, like the sub-division of fields, has nowhere been carried further than in the Lakhnesar pargana of Ballia, which may be taken as the most advanced type of the peculiar form of society which is found in the permanently-settled districts. In its original form, it contained 122 villages, with an area of 34,384 acres and 32 parent families of proprietors; but the latter have increased and sub-divided till the number

of recorded sharers has reached 27,781, the average area of each recorded share being not much more than an acre. This calculation must, however, be corrected for the number of sharers who have been counted several times over, that is to say, once for each village in which their property is situated. The Sengars, for instance, who own nearly the whole pargana, number altogether 8,538 souls to an aggregate property of 26,757 acres. This will give three acres to each person, or about 15 acres to each family, and each property will be scattered in plots of between one and two acres over 10 or 12 distinct villages. An additional administrative difficulty arises when, as is often the case, part of the land is held in severalty, and part in common with a more or less considerable number of other proprietary families. Another complication arises from the partition of cultivating tenures among several independent properties. Small as the fields are, they are often divided between a number of different properties, and the case is, of course, much more common with cultivating tenures, each consisting of several fields. The tenant is then called on to pay his rent to a number of different proprietors in fractions of a few annas to each. This contributes to the stability of his holding, as it is practically impossible that all his landlords should act in concert to eject him, or to raise his rent.

17. The profits from these minute properties, heavily encumbered as they are by tenant right, are wholly inadequate for the support of their owners, and they are nearly always supplemented by the direct cultivation of the land. It has been seen in a previous paragraph that little less than a fourth of the occupied area is cultivated by the proprietors themselves. The average area of each farm cultivated by a proprietor is estimated by the Settlement Officers of Gházipur and Ballia at between six and seven acres. The Settlement Officer of Jaunpur estimates it at considerably less.

18. One of the effects of the sub-division of proprietary rights is, that the system of the joint responsibility of the village community for the payment of the land revenue has everywhere broken down under the weight of numbers. The head-men, or lambardárs, themselves reduced to a status differing little from that of tenants, can exercise no control over the yearly-increasing number of co-sharers, and the co-sharers themselves prefer to pay their revenue direct to the State, rather than into the hands of a fellow-proprietor for whose willingness or ability to account for it they have no guarantee. There are reasons for doubting whether the system was ever very firmly established; and since the late settlement proceedings, the Board are, with the sanction of Government, devising arrangements by which, under certain restrictions, each proprietor can have the revenue for which he is responsible separately recorded and brought to account.

19. Throughout the whole tract there have been occasional periods of agricultural distress; but it has always been in a mild form, and for a century famines, such as have occurred in other parts of India, have been unknown. To the cultivating classes, as a whole, there has been a great access of wealth; but it has been too gradual

to have exercised a sensible effect on their traditional standard of comfort, and the greater part of the increase has been absorbed either by increased numbers, or, it may be conjectured, in part by sub-tenants. Perhaps their greatest gain has been the possession of a marketable right in land, on which those who enjoy it can fall back in times of difficulty. There are few large landowners, and of them many are non-resident. The vast majority of the proprietary classes differ in no material degree of wealth or position from the upper classes of tenants residing on their properties. It would be difficult to find any country where the population is more closely packed; where a very considerable aggregate of wealth is more minutely and evenly distributed, and where society is more stagnant and more destitute of all apparent principles of movement or development. The population, dense though it is, has not yet outrun the increase of the means of subsistence, and the minute analysis of its conditions, which is presented in the papers now before Government, gives no grounds for the apprehension that it will do so in the immediate future. But the limits of the culturable area have nearly been reached; it is not likely that the agriculture can be made much more productive than it is at present, and it remains to be seen whether the population will continue to increase when its resources have become stationary, or will adjust itself to its new conditions.

20. The Province of Benares, to which nearly all the territory included in the late operations belonged, was ceded by the Nawáb Vizier of Oudh in 1775; but the collection of the revenue remained for some years after that event under the real or nominal control of the Mahárájas of Benares, supervised by Residents appointed by the East India Company: Chait Singh, who is remembered for his transactions with Warren Hastings, being in power till 1781, when he was expelled, and fled to Gwalior. On his expulsion, the administration fell into great disorder, and in 1787 Mr. Jonathan Duncan was appointed Resident, to remedy the evils which had been caused by the incapacity or the corruption of his predecessors. The first years of his tenure of office were distinguished by the land revenue assessment, which was made permanent in 1795, and remains, with unimportant modifications, in force at the present day. The conception of rent was not then clearly defined, and the basis of assessment were rates representing the share of the State in the gross produce of each field, and distributed over the cultivated area. It had been the object of previous Mahárájas of Benares, as indeed of all Indian rulers, to realize the revenue, thus calculated, from the cultivators themselves, putting aside the village zamindárs from whom the proprietary communities of to-day are descended. Mr. Duncan also at first intended to effect a ryotwári settlement, and realize the rents through contractors appointed by himself; but the permanent settlement was eventually made with the village zamindárs, in pursuance of the policy which had recently been carried out by Lord Cornwallis in the neighbouring province of Behar.

21. It is not easy to gauge with any accuracy the incidence of the demand at the time when it was assessed; but it must have been very

severe. Large areas at that time were lying waste. Mr. Neave, writing of Gházipur in 1789, represents that "the unproductive bighas must now remain in their rude state of nature till some mode be adopted to multiply the population"—a complaint not likely to be made now. Moreover, the purchasing power of silver was far greater a century ago than it is now. No inference can be safely drawn from the fact that the present incidence of Mr. Duncan's demand on the total cultivated area is about half the average rent-rate now paid by tenants at fixed rates, as it would omit to take into account the great increase in cultivation which, though there are no exact data for a comparison, must undoubtedly have taken place since the time when his assessments were made. But if severe, it appears to have been distributed with great justice; and the number of cases where, at the present day, it is glaringly inappropriate is, considering the time which has elapsed, much fewer than might reasonably have been expected. In some cases it is still higher than can be paid without difficulty; and, on the other hand, an estate is quoted with a demand of Rs. 304 against a rent-roll of Rs. 46,286; but the assessment there was made in Bengal, and not by Mr. Duncan.

22. Attempts have been made to estimate what revenue might now be assessed on this tract, and by comparing it with the revenue actually paid, to calculate the loss to Government which is due to the permanent settlement. The actual demand and the rent-roll as corrected by the Settlement Officers for proprietary cultivation are shown in the following table:—

| | | | | | Present demand. | Rate per acre of cultivation. | Corrected rental. | Per cent. of demand on corrected rental. |
|----------|-----|-----|-----|-----|-----------------|-------------------------------|-------------------|--|
| | | | | | Rs. | Rs. a. p. | Rs. | |
| Benares | ... | ... | ... | ... | 7,70,840 | 1 13 9 | 18,10,084 | 42·5 |
| Mirzapur | ... | ... | ... | ... | 4,51,565 | 1 9 9 | 10,54,381 | 42·8 |
| Gházipur | ... | ... | ... | ... | 10,75,580 | 1 10 2 | 25,90,138 | 41·5 |
| Jaunpur | ... | ... | ... | ... | 11,33,000 | 1 15 10 | 32,50,000 | 35 |
| Ballia | ... | ... | ... | ... | 4,30,653 | 1 4 7 | 13,85,655 | 31 |
| Total | | | | | 38,61,638 | 1 10 3 | 1,00,90,258 | 38 |

The revenue which might be assessed on these calculations is, therefore, about 50½ lakhs of rupees, and the loss to Government on this portion only of the permanently-settled districts about 12 lakhs a year. The average revenue rate on the cultivated acre assessed in the neighbouring and similar district of Azamgarh is Rs. 2-4-4. If this be applied to the cultivated area here, it will give an annual revenue of 54½ lakhs of rupees. If the permanently-settled portions of Ballia, Azamgarh, Benares, and Mirzapur, which were not included in the recent operations, are taken into account, the difference between the actual revenue demand, and what might now be assessed may be safely estimated at between 15 and 20 lakhs of rupees.

23. The late operations have had no effect on the Government revenue except in a revision of the acreage cess based on the correct areas, which had for the first time been ascertained by the cadastral

survey. The result over the whole tract, and in each district separately, has been as follows:—

| | | | | | Former. | Present. | Increase. |
|----------|-----|-----|-----|-----|----------|----------|-----------|
| | | | | | Rs. | Rs. | Rs. |
| Benares | ... | ... | ... | ... | 67,146 | 68,935 | 1,789 |
| Mirzapur | ... | ... | ... | ... | 39,142 | 44,292 | 5,150 |
| Ghāzipur | ... | ... | ... | ... | 1,01,616 | 1,06,446 | 4,830 |
| Jaunpur | ... | ... | ... | ... | 95,880 | 99,949 | 4,069 |
| Ballia | ... | ... | ... | ... | 56,045 | 59,142 | 3,097 |
| Total | | | | | 3,59,829 | 3,78,764 | 18,935 |

24. Of the necessity of the work of survey and record and the value of the results, there can be no question: but the heavy cost to the State, and the exhaustion of the people by the presence of a numerous settlement staff in every village, and the expensive and harassing litigation by which their rights were ascertained, are incidents which might perhaps have been avoided by a more careful and sustained supervision of the revenue administration in the past. The Lieutenant-Governor learns with satisfaction that steps have been taken in every district to re-organise the subordinate revenue establishments, on whom the maintenance of the record-of-rights will devolve. The conditions under which this work will be carried on present difficulties which are comparatively unknown over the greater part of the Provinces. The extremely minute sub-division of fields, and of cultivating and proprietary rights, multiplies both the number of entries to be made by the patwāris in their annual papers and the corrections which they will find it necessary to record on their village maps. Whether the task will be within their powers, is a question which has still to be decided by experience. The Lieutenant-Governor relies on the Board, assisted by the Director of Land Records, to keep themselves thoroughly informed of the condition of the record from time to time; and should any special and exceptional measures appear to them to be necessary in order to prevent it from relapsing into a state of inaccuracy, such as called for the late revision, to report the matter at once for the orders of Government.

25. The reports which give an account of the operations are with one exception very clear and full, and contain a mass of detailed information, which, though perhaps destitute of general interest, should be of great value to the local administration in future. In some, suggestions are made for the amendment of the law which cannot conveniently be discussed in this Resolution. The special acknowledgments of Government are due to Mr. Irvine, the Collector of Ghāzipur (now retired), Mr. Roberts, the Collector of Ballia (now of Gorakhpur), Mr. F. Porter, the Collector of Benares (now of Allahabad), and Mr. Lumsden, the Commissioner, for the conscientious and successful disposal of a mass of very difficult business which was in addition to the ordinary duties of their offices.

ORDER.—Ordered, that a copy of this Resolution be forwarded to the Secretary to the Board of Revenue, North-Western Provinces, for the information of the Board.

By order, &c.,

W. C. BENETT,

Secy. to Govt., N.-W. P. and Oudh.