

is thus surrounded by native states, except on the east, where it is only connected by a narrow slip of land of four miles breadth with the rest of the pergunnah.

4. The face of the country is intersected (particularly on the western side) by rocky hills running in all directions, sometimes parallel, sometimes at right angles, and often breaking off into detached and insulated rocks, rising high above the plain. In such situations the soil is always more than ordinarily inferior, and often perfectly barren, from the hill torrents rushing down, and throwing up the sand into hillocks.

5. The country is diversified with streams, of which, two are of considerable importance, rising in the hills to the south, near Jeypoor. They run through the pergunnah, and by flooding the lands of the villages in the vicinity, increase their natural fertility considerably. Since the destruction of the bunds, a few villages have suffered by the sand thrown up by the force of the current when at its height.

6. The principal stream is the well known Sahibee, which rising in the hills in the vicinity of Jeypoor, runs in a northerly direction *viâ* Kotputli, Tijara, Kote Kasim, through the eastern part of Rewarree, and from thence onwards through Badlee and Patoundee, until it falls into the Nujjufgurh jheel. Another is the Kashonti Nuddee, running through the villages on the extreme west of the pergunnah, towards Kosli in Jhujjur.

7. Formerly a bund existed on the Sahibee, near the village of Sunthul; which was erected in 1200 Fuslee, or about forty-five years ago, by Bana, the Mahratta Amil, and finally destroyed under the orders of Mr. Seton, on the complaint of the Jhujjur Nawab. On the Kashonti there was a bund, which was likewise destroyed on the representation of the same chief.

8. Thirty eight villages of Rewarree were completely irrigated

Villages.	Acres.	Villages.	Acres.
Khalsa,..... 27	30821	Khalsa,.... 5	6745
Istumrardar, 13	8173	Istumrardar, 3	4252
Jagheer,..... 2	853	"	"
Total,.... 42	39847	8	10997

by the inundation, caused by the existence of the Sunthul bund, which spread over a surface of 39,847 acres. It is said that the loss to the pergunnah from its destruction is not less than 50,000 rupees per annum. Allowing the calculation to be excessive,

which, however, from the extent of land flooded, I am inclined to think is not the case, the damage must still have been considerable. By the bund on the Kashonti, the area of 8 villages amounting to 10,878 acres, was flooded. •

9. There can be no question, that the restoration of those bunds, would prove highly advantageous. The zamindars, like those on the canal, might be called on to pay a moderate rsnt, unless they agreed to a permanent addition to their revenue. Nor could the Bareth Chief, so long as he keeps up his own bund at Badli e, fairly complain. Indeed, I am at a loss to discover on what grounds the bunds were destroyed. Government, it is true, in such questions usually suffer; for their interests are advocated by their officers; and those of the Chiefs, by themselves. It thus happens, that if a bund exists in the British territories, it is broken down; as damming up the water, and preventing it running into independent states. If in their states, it is allowed to continue, on account of its antiquity.

10. The soil of Rewarree is remarkably sandy and naturally very sterile. Though literally no better than sand, some parts are decidedly inferior to others. I have therefore distinguished it into two kinds, *bhoor*, mere sand, and *mugda*, a mixture of clay and sand.

11. It was formerly customary to divide the soil into four different kinds, as noted in the

* Chicknout,—strong clay.
Nurmout,—soft clay.
Mugdh,—mixed.
Bhoor,—sand.

margin: * however, after traversing and carefully examining the various parts of the pergunah for

two different seasons, I was satisfied that nothing approaching to soil of such classes as the two first, did really exist.

12. I did not depend on the Ameen's classification of the soil. The talseeldar went over the lands of each village, and classed them under the two heads mentioned in the last paragraph, marking at the same time, any peculiarity worthy of notice. His return, again, I carefully revised, and was so well satisfied with the work, as to find few alterations necessary. In riding over the area of a village, I was often surprised, at its soil being rated at the higher class; so sandy and barren did it appear. However, on seeing more interior kinds, I discovered the propriety of the classification. This fact will give a better idea of the soil which prevails, than perhaps, a more elaborate account.

13. Rewarree has always been famous for its well-irrigation. This has arisen, partly, from the fact that it is really superior; but chiefly, I should think, from the marked contrast, which the irrigated land bears to the unirrigated. It is, indeed, so remarkable, that the irrigation seems thereby to have gained a fictitious reputation. Its superiority, over that of other pergunnahs, I do not observe; at least, where any difference is discoverable, it may more fairly be attributed to the superior industry and agricultural qualities of the Aheers. In no pergunnah, that I have seen, are wells so frequently sunk, so diligently worked, and the land so well manured as in Rewarree. The soil being barren and unproductive, the attention of the people has been directed to well-irrigation; which, in pergunnahs of more fertile soils, is comparatively neglected. One marked superiority which the Rewarree wells possess, over those of other pergunnahs, is, the greater extent of land irrigated from them. One of its *taos* will, on an average irrigate rather better than half as much more land, as one of another pergunnah. This, indeed, may account for the celebrity its irrigation enjoys. An equal quantity of irrigated land does not yield more produce; but, as more land is irrigated, the whole produce raised by a well is so much greater. This arises, no doubt, from the abundant springs which are found in this tract of country.

14. The irrigation is so remarkable a feature in the statistics of the pergunnah, that at the risk of being considered tedious, I shall enter into a short account of its peculiarities. There are four kinds of water found in the Rewarree wells, all of which are used in irrigation; but the produce of each varies.

15. The *first* is "*Shereen*" or "*Meta*;" the irrigation from which in common seasons, does not produce such remarkably fine crops as the other kinds; but this is infinitely more than compensated by the fact, that, in drought years, the produce is certain and abundant. *Second*; "*Mutwallah*" or hard water; the land irrigated by which produces very fine crops, except in drought years, when they are rather inferior, though still good and certain. Mutwalla, is composed of a large portion of sweet, and a small portion of salt water. *Third*; "*Mulmulla*" or brackish water with which good crops, but inferior vegetables, are produced in common years. In droughts, however, both are very inferior. *Fourth*; "*Khary Shore*," or very brackish water; this irrigation is said to bear finer and more abundant produce than the others. In a drought, however, the crops utterly fail, from the seed being burnt up in the ground. In the present season, land thus irrigated was covered with a coating of salt, resembling hoar frost,

without a blade of any crop. Should it, however, happen that rain falls shortly after the seed is sown, the noxious quality of the salt is corrected and that land yields produce. In no season is tobacco, or any kind of vegetables grown, nor will man or beast drink of this water.

16. The distinctions of irrigation, being those above explained, may however be resolved into two kinds,—sweet and salt, of which the others are indeed composed; and as the certainty or uncertainty of the produce depends on these peculiarities, my rate were formed accordingly.

17. In Rewarree, and indeed throughout the district, it is usual to count by *laos*, and not by wells. The lao is the rope by which the leathern bucket is drawn up from the well. There is usually, one lao on a well; not unfrequently two; and sometimes three; dependent, of course, on the quantity of water. The average quantity of land, on one lao, is 15 acres. In some few villages, where the substratum is firm, cucha wells can be excavated; but in general the soil is too light and sandy. The average distance of water from the surface is 30 feet; when very near it is 12; and the greatest average depth, is 90 feet. In a few villages, however, it is so distant as 140; but this is uncommon. The cost of a pukka well, varies from 200 to 800 Rs.; that of a cucha one is about 50 Rs., which will last 10 years.

18. The produce is of various kinds. On irrigated land in the spring, the staples are excellent wheat, and jow. Tobacco and cotton, are also cultivated, but both are inferior, particularly the latter; the best irrigated cotton of Rewarree, being inferior to that grown on unirrigated land in Pulwul and Horul. The other spring crops, are sursoon, kussoombhua and gram: the last is by no means plentiful, owing to the inferiority of the soil. The proportion of jow and wheat on a well, is about four shares of the first, to one of the last. Jow only requires three or four waterings; wheat six and seven.

19. The winter crops are poor; being chiefly bujra, jooar, moth and moong; all of which give abundant return. Mukai, oord, til, sun, kungnee, lobhya,—as well as all kinds of vegetables,—are also produced. Jooar is not so common; for it requires, a richer soil. By this account it is evident, that, villages without irrigation, have usually but one crop, and that of an inferior quality. Being on the subject of produce, I shall take the liberty of giving an account of the “Pala” shrub, which indeed

its importance would appear to require. This shrub is not peculiar to the pergunnah, but grows in all light and sandy soils; though more luxuriantly in Rewarree. It is a species of the wild plum, and in appearance is no better than a wild, prickly bush. The fruit, however, affords food to the destitute in a famine, and is collected for that purpose, by the women and children. It is either mixed with milk or water, or eaten in its natural state with bread, if procurable, and if not, by itself. The leaves are threshed and collected for fodder, for the cattle; the briars and thorns form barriers for the fields and cattle sheds; and when no longer required are used as fuel. This shrub is indeed of inestimable benefit to the people, and without it Rewarree, in a drought, would be half depopulated. During this year, (for it seems to grow equally luxuriant in a drought,) the people have fed their cattle, and paid a large proportion of their revenue from its sale. Indeed, in villages, when the crop entirely failed, the only collections were from this source. In such cases, the people retained one half for consumption, and disposed of the remainder. Pala leaves, in an average year, sell from 12 to 14 maunds the rupee; in this season it averaged about 2 maunds; and latterly has been selling as high as one maund for the rupee. I cannot perhaps give a better idea of the estimation in which it is held than by stating the fact, that farmers and proprietors, in making their arrangements, will stipulate for a bataee of one-half, if the Pala is to belong to the cultivators; but only one third, if allowed to them. In all engagements, a special condition is invariably inserted in the record of management.

20. Rewarree possesses no ordinary advantage, in the excellence and proximity of its market. The town, situated in the centre of the pergunnah, affords a certain mart for the produce; part of which is consumed by the inhabitants, and a large portion exported. The muhajuns are rich and prosperous, and carry on a thriving trade. From the secure situation of the town and its vicinity to the independent states, the inhabitants enjoy all the trade of this part of the country. The town has risen to wealth and importance since the British rule. The traders of the neighbouring states have taken refuge there, and by their wealth and industry attracted traffic. The bunneahs have extensive dealings with the zemindars; and, whatever may be generally thought of their extortion, there can be no question but that they have proved of essential benefit.

21. The trade of Rewarree, it has already been stated, is extensive; and though a digression on such a subject may ap-

pear out of place, I trust to be excused giving a short account of the principal articles. Iron is imported in large quantities from Ulwar, for consumption and export to Bhowanee in Rohtuc, the Punjaub and the Dooab. From Bhowanee is imported ghee, oil, sursuf, ginger, and cloths of various kinds. From Shamlee, Chundousce, and Baroda, (the great marts of the Dooab) goor, rice, and white and brown sugar, are brought for consumption, and for exportation to Ulwar and Narnoul. Salt is imported from the Sambre Lake, and with iron, forms the return trade to the Dooab; kharwah cloth is brought from Hatrass: and ghee sent to Muttra. The surplus grain, in ordinary years, is said to be stored; and only exported in unfavorable seasons: but, I believe, there is always a considerable quantity sent to the west. The drainage coin, to pay the revenue, is said to be chiefly supplied by receipts from Ulwar and Jeypoor, but I am inclined to think that a good deal also comes from Dehlie.

22. The roads are heavy, sandy, and remarkably ill adapted for hackeries; the trade to the Dooab, however, is thus carried on. To the westward, it is chiefly conveyed on camels, which are peculiarly well suited to the soil. Great numbers of this useful animal are bred in the pergunnah; being grazed on the bleak rocks, which afford food for no animals but the goat and camel.

23. Rewarree is the country of Aheers; that caste being in possession of nearly four-fifths of the pergunnah. The other castes are chiefly Rangurs, Jats, Goojurs and Brahmins. The Aheers, as I have already had occasion to remark, are admirable cultivators, and with few exceptions a thrifty industrious class. The Goojurs, Rangurs, and Brahmins, are perhaps a degree better than those of the same castes in other pergunnahs. The example of the Aheers, or perhaps the necessity of exerting themselves to maintain their ground, has contributed to this result. As it is, they are gradually but certainly receding before their more industrious rivals. The annexed statement, shews the result of the pergunnah census, which was carried on simultaneously with the measurement. It shews that the pergunnah comprises 282 villages, exclusive of Nuglas included in the areas of other mouzahs, and contains a population of 85,439 people; of whom, two-thirds, or about 54,000, are of the agricultural class. The total area, according to the revenue survey, is 2,51,095 acres, which is $418\frac{1}{2}$ square miles, and gives about 204 persons to each square mile.

Khalsa,	194,006
Istumrardar,	55,233
Jageer,	1,856
Total,	251,095 acres.

*Statement shewing the number of Villages, the Castes and Population of the Pergunnah of Rewarree.**

CASTES.	No. of Villages inhabited.				No. of Villages uninhabited.				Grand Total.	Population.		Pergunnah Total.
	Khalsa.	Istumrardar.	Jageer.	Total.	Khalsa.	Istumrardar.	Jageer.	Total.		Khalsa Population.	Istumrar Population.	
Aheers,	152	33	0	87	15	7	0	22	209	53405	9546	164 65115
Rangurs,	15	9	0	24	1	3	0	4	28	6.77	3478	0 9655
Gojur,	8	0	0	8	0	0	0	0	8	955	0	0 955
Brahmin,	9	0	0	9	1	0	0	1	10	1466	0	0 1466
Jat,	11	5	0	18	1	1	0	2	20	2308	2196	192 4786
Patan,	2	0	0	2	0	0	0	0	2	144	0	0 144
Syud,	3	0	0	3	0	0	0	0	3	2037	0	0 2037
Dosur,	1	0	0	1	0	0	0	0	1	1241	0	0 1241
Sheikh,	0	0	0	0	0	0	1	1	1	0	0	0 0
Total,	201	47	4	252	18	11	1	30	282	69733	15220	356 85399

24. The istumrar was granted to Jey Singh and his heirs, in perpetuity, by Lord Lake, and confirmed by Government. This man was the servant of the native Rajah, but being in camp with Lord Lake, as vakeel, he neglected his master's interest, in securing his own; and obtained the istumrar for himself and heirs. On his death it was divided into three shares between his children. It comprises 58 of the finest villages in the pergunnah, the annual rent of which may be calculated at 60,000 rupees, subject to a fixed revenue of twenty-

* NOTE.—Statement No. IV. shews 225 Khalsa villages, but 6 are merely portions of milik land resumed, situated within the areas of Istumrar villages.

four thousand rupees. Owing to feuds, arising from their mutual dislike to each other, the brothers have become involved in litigation; and the consequence is, that two of the shares, for many years, have been attached by the Collector, under orders of the Civil Court; and I am afraid, ere long, the third will suffer the same fate.

25. During the progress of the measurement, I was engaged investigating the milik tenures, in order that such as should prove resumable, might be assessed with the pergunnah. The total amount of land resumed was 4,018 acres, of which 1,518, being jungle and waste, was not included in the jumabundee. The remaining 2,500 acres, is assessed at 5,135 rupees, at the revenue rates of the pergunnah. In former days, much of the milik land, instead of being of any, or at any rate of moderate, profit to the holder, was rather the source of private gain to the head-men. Such land being now included in the village rent-roll, its proceeds are available assets, which cannot be misappropriated.

26. The subjoined statement of demands, receipts, and balances, embracing a period of 28 years, from 1211 Fusly to 1244 Fusly, is sufficiently explanatory of the fiscal history of the pergunnah. From this record, it is evident, that, since 1217 Fusly, the year when Mr. W. Fraser made the first settlement, the revenue has steadily retrograded, though bolstered up by escheats, which at different periods have been considerable. Thus in 1241 Fusly, three valuable villages belonging to the late Bala Bye, now assessed at 6,000 rupees, fell in. In spite, however, of such windfalls, the revenue has fallen off.

*Statement of Net Demands, Receipts, and Balances for
28 ears, as quoted in paragraph 26.*

Years.		Demands.			Receipts.			Balances.		
1217	Fusly,	214503	11	3	214503	1	3	0	0	0
1218	ditto,	220634	10	0	217010	5	9	3624	4	3
1219	ditto,	225512	11	6	216133	0	2	9079	1	4
1220	ditto,	241476	8	7	241476	8	7	0	0	0
1221	ditto,	254424	5	6	252824	15	3	1599	6	3
1222	ditto,	248946	7	0	238759	4	5	10187	2	7
1223	ditto,	250676	9	0	228804	6	0	21872	3	0
1224	ditto,	255454	11	0	216414	9	3	39040	1	9
1225	ditto,	242668	15	3	219173	10	0	23495	5	3
1226	ditto,	246895	10	6	235893	4	6	11092	6	0
1227	ditto,	251576	4	6	234169	3	9	17416	0	9
1228	ditto,	254442	11	0	249355	1	0	5087	10	0
1229	ditto,	254040	1	9	233982	2	6	20057	15	3
1230	ditto,	251230	15	6	231618	14	0	19612	1	6
1231	ditto,	245198	10	0	212965	14	0	32232	12	0
1232	ditto,	252759	10	3	204857	7	0	47902	3	3
1233	ditto,	228632	12	0	225304	0	3	3328	11	9
1234	ditto,	226062	15	6	224216	2	0	1846	13	6
1235	ditto,	226183	13	0½	210069	11	1½	10114	1	11
1236	ditto,	222319	6	4½	185387	12	1½	36931	10	3½
1237	ditto,	217431	3	11	170898	7	1	40532	12	10
1238	ditto,	165850	9	3½	150575	11	4½	15274	13	11½
1239	ditto,	189161	3	2½	176265	10	2½	12895	8	11½
1240	ditto,	174771	9	5½	155951	8	1½	18820	1	3½
1241	ditto,	190879	15	8½	151527	1	10½	39352	13	10½
1242	ditto,	198963	11	1½	185531	13	9	1343	13	4½
1243	ditto,	194520	9	9½	185777	11	9½	8712	14	0
1244	ditto,	195200	12	3	184382	10	9½	10818	1	5½
Total,		6340421	2	3½	5860032	3	11	480388	14	4½
Average of 28 years,		226443	9	9½	209286	13	10½	17156	11	11½

27. To any one, however acquainted with the past history of the pergunnah, this is not surprising. It was in the first instance, greatly over assessed. The majority of the largest and finest villages were in possession of persons of wealth and influence; many of them connected with the Aheer family, who held the pergunnah. These people were set one against the other, in order to raise the revenue; and, in consequence of the feuds which existed among them, this was but too easily accomplished. Each endeavoured to outbid the other and enhance the assessment of his rival. This had the effect of raising, prodigiously, the revenue of all their villages. In going over the records, one is often amazed at the excessive assessments which have been realized.

28. This state of things does not seem to have been ever properly remedied. Villages, indeed, as they broke up, were necessarily re-assessed at a reduced revenue, but it was seldom made on such principles as ensured the recovery of the village. In 1832, Mr. Bacon commenced revising the assessment of all the impoverished mouzahs, amounting to about a moiety of the pergunnah, of which he completed about one-half. Mr. C. Gubbins, in 1836, recommenced with the remainder, which I completed under the sanction of the Sudder Board.

29. It has necessarily resulted from this system, that the pergunnah, in spite of many and great advantages, is generally impoverished, and the revenue, notwithstanding, the good disposition of the people, and continual reduction, has been realized with difficulty. There are few pergunnahs where capital would afford a safer and more profitable return, and yet, with the best disposition on the part of the inhabitants, little has been laid out. Indeed, the funds of the capitalist have been too often swallowed up by the demands of the Collector.

30. The former rates of the pergunnah were excessively high; indeed higher than those fixed as rent; and were so numerous, that, for irrigation alone, there were no less than 16. I therefore put them aside, and formed others of a more reasonable description.

31. In this pergunnah, like all those which came under my notice, the rent and revenue is so mixed up, that it is difficult to ascertain, with that degree of accuracy which would serve any practicable purpose, what should be estimated as one, and what the other. It may, indeed, be supposed not very difficult, where the bataee system is so prevalent; but independent of the fact, that, until latterly, the putwarree accounts were not strictly kept up, in no case are they so authentic, as to furnish data from which rates might be correctly calculated. The rent rates which I have adopted

* Irrigated land.			ed are those noted in the margin,*
Shcereen,	4	12 0	which were assumed from the
Khari,	4	0 0	records of the pergunnah; from
Unirrigated.			the accounts of the canoongoes
Mugda,	1	9 7	and zemindars: and, lastly, from
Bhoor,	1	3 2	the opinion of the istumrardars; who holding a large number of

villages might be considered competent to give an opinion on the subject.

32. After examining all the villages, I classed them into such as were considered highly, moderately, and lowly, assessed; and by a rough calculation of the probable increase and decrease,

in the first and last, was enabled to determine the proper jumma for the whole pergunnah. Having fixed rates for each class of soil and irrigation, into which the land has been divided and ascertained, that the value of the whole did not exceed the proposed jumma, I applied the rates. The result enabled me to correct my

rates, until I obtained such as applied fairly to villages moderately assessed; and by them the assessment of all the mouzahs was finally calculated. The rates thus obtained are shewn in the margin.*

Those on irrigation, may appear disproportionately high, but the marked inferiority of the soil which has already been described, will sufficiently account for the difference. Indeed, I found that the irrigated rates might more easily have been raised than the unirrigated. Thus it will be usually seen, that when the revenue of a village is higher than the value at revenue rates, it is when the irrigation is abundant, and *vice versa* when limited.

33. The value of the rent and revenue rates thus fixed, is shewn in the subjoined statement.

Class.	Soil.	Cultivation in Acres.	Value at rent rates.	Value at Revenue rates.
Irrigated,	Shereen,	16643	79834 6 3	66572 0 0
Ditto,	Khari,	6185	24740 0 0	19811 5 5
Unirrigated, ..	Mugda,	63459	101468 4 10	82298 6 3
Ditto,	Bheor,	30793	36887 7 2	27745 12 5
		117086	242930 2 3	196427 8 1
			Proposed assessment, ..	199540 0 0

34. The variations in the assessment are not very numerous. When above the value, at revenue rates, it is usually either owing to some peculiar but noted excellence in the irrigation; to the vicinity of streams which flood the land: or to the very flourishing condition of the village, paying the high assessment. When below, it has arisen either from vicinity to the hills, from epidemic, (from which many villages during the last two years have suffered,) from poverty arising from former over-assessment, or from the cultivation being dependent on the assistance of other villages. In no case was the jumma made progressive. If the village could not pay the full assessment, it was rated at what it could pay. The

means of a *mozzah* depending in so great a degree on the wells, if they do not bear a certain proportion to the land under cultivation, its revenue will always be uncertain. Capital, to sink wells, being the great desideratum, it is out of the question expecting that the people can suddenly increase their means by breaking up poor lands. I may here add, that, in all cases when new wells had been lately sunk, a reduction was made, on that account, for such a period as would fully enable the capitalist to repay himself. This, indeed, was done in obedience to the Circular Orders of the Sudder Board.

35. A large proportion of the villages of Rewarree have always been in farm. Formerly the *istumrardars*, their relations, and other natives of influence and wealth, held a considerable number; and it was by their resources, as has already been stated, that the late Commissioner was enabled to realize such an excessive assessment as that at which he first rated the *pergunnah*. These men are now nearly all reduced to poverty and distress; but others, of less wealth and more prudent habits, have succeeded. The people seem to be generally partial to farmers: owing probably to the predilection for paying in kind, as well as to the circumstance of the farmers being usually of their own class. In 1245 Fusly, there were 73 villages in farm, which have now been reduced to 36, or full one-half. Of these several will gradually fall in. The farmers are all men of respectability and substance. From those who did not possess real property of sufficient value within the *zillah*, good and sufficient security has been taken; so that though there is little probability of failure on the present moderate assessment, the possibility of loss has been guarded against. Many of the villages are held by persons, who have been in possession for many years; others are nearly uninhabited, their farmers belonging to the neighbouring villages, and on them the cultivation is entirely dependent. The remainder are merely farmers who look to the village for their profit; many of them have sunk wells, resettled refugees, advanced *tuccavee*, and, in short, by a judicious expenditure of capital, obtained their own legitimate profits, and at the expiration of the lease have given up the village in a condition far superior to that in which they received it. Such is Sumput Ram, a wealthy merchant of Rewarree; such are the headmen of Rasli, of Durauli, of Barawas, and others. To have at once rejected such men, would have been impolitic and unjust. It could only have been effected at an unnecessary sacrifice of much revenue, and even then would not have left the assessment so secure as it is now; and, what is of still greater importance, it would have occasioned the withdrawal of a large

quantity of capital from the land, by which the prosperity of the pergunnah would have been retarded. The farmers may be shortly classed :

Farmers who are proprietors of other villages,...19

Farmers not proprietors,.....17

36. The responsibilities of all parties to each other and to Government, with the general record of management, have been carefully and distinctly drawn up. In that record, nothing which can create future discussion or litigation, has been omitted to be settled, and fully explained. All disputes have been heard and decided, and in each instance by the parties, or their nominees, who, I may add, in all cases, proved very amenable. Even prior to the orders of the Sudder Board, I was in the habit of recording the assent of the under-tenants to the conditions of the proprietors previous to registration, which, after the receipt of their Circular, I also caused to be proclaimed. As the agreement, however, had been made in the presence of all parties, no complaints were preferred.

37. In Rewarree, the common practice is to realize by bataee and zubti, from the under-tenants, and to pay the assessment by a baach on the proprietary ploughs. There are numberless modifications of this rule ; but such is the usual practice. It is also very usual for the malgoozars by general consent, to become responsible for the revenue, and like sole proprietors or farmers, to realize, from the joint proprietors and the under-tenants, the due agreed on. With them rests the profit and loss of the lease ; however, should they fail, the village is still responsible. The fact is, that the lease is accepted by all the proprietors on their own account, and the subsequent arrangement is an affair between the individuals of the community, with which the Collector has no concern. In such cases, the realizations are all made in kind, or zubti.

38. The practice seems to be peculiar to the pergunnah ; at least, I do not recollect observing it elsewhere. It appears to have arisen from Rewarree having been, during so many years, in the hands of the Rajahs, who invariably realize their rents by bataee and kunkoot. When the villages were separately assessed, the people having a predilection for the practice, continued it among themselves.

39. The custom is so far objectionable, that the profits becoming the rights of a few individuals at the expense of the

community, will thus render its members poorer than if they shared the profits. But on the other hand it gives the malgoozars a strong and decided interest in the general improvement of the estate, by which they will endeavour to increase the quantity and quality of the cultivation. It may indeed be urged that if the profit belonged to all the proprietors, the same motive which affected a few, would operate on all. The fact, however is, that what is the interest of all, becomes the special duty of none; and, therefore, is more likely to be neglected than when entrusted to a few. Moreover, in a part of the country like this, where land may almost be said to be at discount, the competition is for cultivators, who are infinitely more easily obtained, by men who, from their situation, are likely to possess wealth and local influence. Nor will the malgoozars be anxious to reap an immediate profit at the expense of the village; their interest in its welfare is permanent, and they would sooner assist their poorer brethren by small advances and timely delay, than, by undue rigour, exact the utmost dues. In cases where a well is sunk, or any other decided improvement made, the malgoozars would certainly reduce the rates and allow the benefit of the work. Indeed, I recollect a case, in which a mere under-tenant was treated with consideration, and paid lighter rates than those prevailing, solely because his ancestor had built a well in the area of the village.

40. We must also recollect, that it is more advantageous for a poor man to pay, in a series of years, a large amount in kind, than a more moderate one, converted into money. To him is not of so much importance, the actual amount, as the manner and time of payment. In an abundant year, though highly taxed, he can spare it without distress; while in an unproductive season, as he has scanty crops, so he is called on to give little. He has neither the trouble nor expense of conveying his produce to a distant market; nor is he ever called on, by a premature demand to forestal his crops. The variations of seasons, the accidents of storms, and other misfortunes to which crops are liable, are thus alleviated.

41. The farmers and malgoozars benefit by the system; for, if possessing capital, or indeed ordinary foresight, they can make good the losses of one year by the profits of another, so that they obtain a larger return: it is of less consequence to them, if that profit is irregularly collected. In short, it would appear, that when the proprietors are numerous, and therefore independent of *pye* cultivation, where the soil is rich, the irrigation abundant, and the crops certain, it is preferable that the proprietors retain

the management and pay by baach. When, however, the proprietors are few, when cultivation depends on people of other villages, where the proprietors are poor, or where the crops are uncertain, in all such instances, I think, that the village prospers more when in the exclusive hands of the malgoozars.

42. Bataee varies, from one-half the highest, to two-thirds, and one-third, the lowest. One-half is considered the right of the farmer or proprietors; two-fifths moderate; and one-third a low rate. In insulated cases, I have seen agreements for breaking up new land, as low as one-fourth; but this is not usual.

43. It is worthy of remark, that the bataee is popular with the cultivator from the facilities he possesses of appropriating a portion of the crop before it is divided, during the process of cutting, threshing, winnowing; in short from the moment the grain is ripe, till off the ground, he will in all cases, at least feed himself and family. It is the balance which the malgoozar or farmer will share. For these reasons, the bataee is generally popular, and I have little doubt that the cultivator will ordinarily prefer cultivating on a bataee condition of one third, than on a money rent, however fairly calculated, at one-sixth the average value of the produce. These remarks will perhaps explain the reason for the remarkably high bataee rates prevailing, which would otherwise appear unaccountable.

44. Zubti, or money rates, are levied, where the peculiar description of the crops would render it difficult to divide; as cotton, tobacco, vegetables; or where the produce, such as cherri or gooar, is intended for the cattle employed in husbandry. The average rates are as noted in the margin.*

* Per Acre.				
Cotton,	4	12	9	
Tobacco,	4	12	9	
Vegetables,	4	12	9	
Cherri,	2	0	0	
Gooar,	0	12	9	

45. Besides the bataee and zubti demands, the cultivator, under different names, is called on to pay a variety of petty taxes, each of which, though small in amount, swell out the demand which he has to make good. All these, to prevent future discussion, have been carefully recorded.

46. The principal are "*tuheena*" in lieu of fodder; which is usually two annas on joar, moth, jow and wheat; and one anna on bajra and gram, on the Government share. Sometimes the fodder is taken instead of *tuheena*; but this is unusual. In abundant years, indeed, it is of little consequence, but in drought years

when fodder sells at the ordinary price of grain, it is of much importance.

47. "*Keryah*," or carriage, to cover the expense of conveying the grain to market, varies from $\frac{1}{4}$ to $\frac{1}{2}$ seer per maund on Government shares.

48. *Mulbah*, is collected by a baach on ploughs, on houses, on laos; to defray the expenses of chowkedary, dustukana, putwarree, and other incidental expences of the village; which, when in farm, the dustukana is paid by the farmer. The putwarree, in addition to any money allowance, receives a perquisite of $\frac{1}{4}$ seer on the Government share as "*toli*," for weighing the grain.

49. The financial results of the assessment are—

	Gross Revenue.	Muquddumee.	Net Revenue.
Past Settlement,	199348	6995	192353
Revised ditto,	199540	7943	191597
Reduction, Rupees,.. 756			

The revised assessment, therefore, gives a reduction of Rs. 756 on the last assessed revenue. When it is considered how much this pergunnah was broken and impoverished by former over-assessment, this result will I trust be deemed favourable. Independent of the relief which the pergunnah obtains by the general equalization, effected in the summary settlement made last year, it is also necessary to take into consideration the *milik* lands which were resumed. In this assessment, I truly believe, that, neither the prosperity of the pergunnah has been sacrificed to swell out a rent roll, nor have the legitimate rights of Government been neglected. That the revenue is light, and the people satisfied, may fairly be concluded from the fact, that, the durkhasts were taken in three days; a celerity I believe, hitherto unprecedented in the annals of assessment in this territory: and lastly that the number of farmers was reduced from 73 to 36. The revenue will be realized by four kists, two in the khureef=6 annas 1 pie or Rs. 72,817; and two in the rubbee=9 annas 11 pie on the rupee; or Rs. 118,780: which should never be altered; the proportion payable by each village, having been fixed according to the peculiarity of their cultivation, at the time of settlement, and inserted in the durkhast.

50. So great was the satisfaction displayed, that I believe the realization of the current year was considerably facilitated by its having taken place. The people paid their revenue under the impression that they had obtained an advantageous settlement for the future, and that, though badly off for the year, they would be repaid hereafter. Though the year's revenue was collected, not a single case of desertion occurred, while the people flocked from the independent states, formerly the resort of our cultivators. It may therefore, be fairly anticipated, that the pergunnah will not only pay its revenue with facility, but that its wealth and prosperity will also rapidly increase. It requires, indeed to be well taken care of for the first two years; after which no difficulty will, I believe, occur in its management.

51. Even at present, Rewarree presents a decided and marked contrast to the surrounding country of the independent Chiefs. It is not only more lightly taxed in proportion to its means, but the people having a full confidence that the demand on their labour and prosperity is limited and determined for a long period, (which the people beyond the border can never feel) it may fairly be anticipated that this pergunnah will more rapidly improve, from the exertions of its own population and from emigration from that of the independent states.

I have, &c.,

J. LAWRENCE,

Offg. Collector.

OFFICE SOUTHERN DIVISION, }
Delhie Territory, }
Goorgoon, 22nd July, 1838. }

APPENDIX E.

SETTLEMENT OF PERGUNNAH SHAHJEHANPOOR.

No. 228.

LETTER FROM J. LAWRENCE, Esq.,

Officiating Collector, Goorgaon,

To T. T. METCALFE, Esq.,

Commissioner of Delhi,

Dated 25th July, 1838.

SIR,

I have the honor to submit the records of settlement of pergunnah Shahjehanpoor, revised under the provisions of Regulation IX. of 1833, by orders of the Sudder Board of Revenue, dated 9th June 1837.

2. Of this pergunnah, I have little to say. Its soil and situation, render it so similar to pergunnah Rewarree, that I would have reported both at the same time, but that the Board had expressed their desire that all the settlements be separately forwarded.

3. Shahjehanpoor was originally held in jagheer by a Mah-ratta called Hurnarain Huldea, a dependant of the Jeypore Chief, and was resumed at his death in 1824. It consists of nine villages, situated on the southern border of Rewarree, but within the Tijara state. Five of the mouzahs, of which the kusbeh is the chief,

are contiguously situated, about six miles from the frontier. The other four are scattered at intervals, with the Tijara lands intervening. In going only from Rewarree to Shaljehanpoor, a distance of 15 miles, one passes through the boundaries of two independent states; Jhujjur and Tijara.

4. The soil is said to be slightly inferior to that of Rewarree, but to me the difference appeared so very trifling, that I did not consider it necessary to adopt other than the classification applied to Rewarree; though, as regarded the irrigation, I classed it all as "Shereen."

5. The census, as shown in the margin,* shews a very considerable population. The total area according to the survey returns, being only 10,747 acres, or a fraction less than 17 square miles, gives nearly 343 persons to a square mile. However, of that population, three-fifths are only agriculturists; and even of this number, there are many little better than nominal cultivators. Thus, in the kusbeh, a considerable number of men are included under the general name of Rajpoots. These people are professional dacoits and robbers, and any cultivation which they may undertake, is merely to disguise their real calling. During the period the pergunnah was in jagheer, they were under little or no controul, and infested the British Territory in the vicinity; but since its lapse, they have been obliged to confine their depredations in general to a distance. Their usual excursions are made into the Panjaub, the Deccan, Lucknow, and Benares. They are adepts in assuming all characters, and disguise themselves as Bunneahs or Brahmins; and, indeed, adopt any name but their own. They will set up shops, and conduct business for months, or obtain service, and after maturing their plans, and acquainting themselves with the localities, perpetrate a dacoity and decamp with spoil, often immense.

Population.	Inhabited	Wyran.	Total.	Population.
Rajpoot,	3	1	4	4'82
Aheer, ..	5	0	5	1647
	8	1	9	5829

6. The annexed statement of demands, receipts, and balances, for 14 years, shows that the assessment has been realized with considerable punctuality; the only balances of any consequence occurring in the years 1240 and 1241 F. S.; both of which, and particularly the last, were very unfavorable seasons. This year, notwithstanding the excessive drought, revenue has been collected without injury. The inhabitants are moderately well off, and their number considerable; no doubt attributable to

the light revenue, at which it has always been assessed. Despite its isolated situation, in the middle of a foreign state, and the turbulent, intractable character of the Rangurs, who form the majority of its inhabitants, the result of moderation, is, that the revenue has been regularly collected, and the pergunnah is generally prosperous.

Statement of Net Balance for 14 years as quoted in Paragraph 6 : fractions omitted.

Years.	Demands.	Receipts.	Balances.
1232 Fuslee, ..	7133	7133	0
1233 ditto, ..	7695	7695	0
1234 ditto, ..	8328	8328	0
1235 ditto, ..	8278	8278	0
1236 ditto, ..	835	8635	0
1237 ditto, ..	8605	865	0
1238 ditto, ..	8653	8553	100
1239 ditto, ..	8811	8778	73
1240 ditto, ..	888	8198	610
1241 ditto, ..	880	7875	935
1242 ditto, ..	997	8688	609
1243 ditto, ..	8560	8560	0
1244 ditto, ..	8797	8797	0
1245 ditto, ..	8931	8931	0
Years 14, ..	119581	117054	2327
Average, ..	8527	8389	166

7. With the beneficial effects of a moderate assessment so clearly exemplified, I was careful not to over-assess the muhal, but limited my efforts to attempting an equalization of the demand. If this may appear to have been but partially effected, the peculiar circumstances which determined my decision, I trust, will be sufficiently obvious. The population, though so considerable, is unequally divided over the lands; more than a moiety of it belonging alone to the kusbeh. The consequence is, that the cultivation of some villages is completely dependent on pye-kashts, and others have suffered severely from epidemic during the last two years. Cheeta Doongera, in particular, has been nearly depopulated. These are the two considerations which have caused any reduction in the assessment.

APPENDIX B.

8. The rent and revenue rates, with their respective values are as follows:—

	Land.	Rent Rates.	Rent.	Revenue Rates.	Revenue.
Irrigated,	789	4 12 9	3784 11 9	3 9 6	2835 7 6
Mugda,	4659	1 9 0	7495 1 3	1 3 3	5605 5 9
Bhoor,	1449	1 1 0	1539 9 0	0 12 9	1154 10 9
Total, ..	6897		12819 6 0		9595 8 0
Proposed Assessment, ..					9679 0 0

9. A comparison of the past and proposed assessment gives the following result:

	Gross Revenue.	Moguddumee.	Net Revenue.
Proposed assessment, ..	9679 0 0	392 0 0	9287 0 0
Past assessment,	9253 11 0	322 2 11	8931 8 1
Increase,..	425 5 0 ..	69 13 1 ..	355 7 11

thus shewing a net increase of Rs. 355-7-11 on the past revenue.

10. The general system of management does not differ from that prevailing in Rewarree, which has been fully described in my report of the 22nd instant, and which, therefore, it is not necessary again to repeat. The records have been prepared in all cases, with equal attention.

11. In conclusion, I have only to express my opinion that there is every probability that the present assessment will be realized with punctuality, without injury to the pergunnah. I do not anticipate any great increase in the cultivation, for though much land is culturable, it has remained stationery since 1832, when the survey took place. Probably the character of the Rangurs, delighting in herds of cattle, has prevented the land being broken up. It is certainly no proof of any want of means, or over-assessment.

I have the honor, &c.,

J. LAWRENCE,

Offg. Collector.

OFFICE, SOUTHERN DIVISION,
Delhie Territory,
Goorgaon, 25th July, 1838. }

APPENDIX F.

SETTLEMENT OF PERGUNNAH BORAH.

No. 305.

LETTER FROM J. LAWRENCE, Esq.,

Officiating Collector, Goorgaon.

TO T. T. METCALFE, Esq.,

Commissioner of Dehli.

Dated 4th August, 1838.

SIR,

REPORTS THE SETTLEMENT.—I have the honor to submit the records of settlement of pergunnah Borah, revised under the provisions of Regulation IX. of 1833, by desire of the Sudder Board of Revenue, conveyed in their letter, dated the 9th of February 1838.

2. AREA.—Pergunnah Borah contained 32 mouzahs; 29 khalsa and 3 jagheer. A village has now been added, by separating and re-peopling a *nugla* formerly included in the area of another mouzah. It was surveyed in the year 1828, and found to possess an area of 31,116 acres, of which 25,228* were then cultivated.

* Khalsa,	20,994
Jagheer,	4,234
	<hr/>
	25,228

3. BOUNDARIES.—It is bounded, on the north by the Patoudi jagheer, and that portion of Sonah which stretches along the hills running easterly between Borah and Jharsa; on the south, by Tijara; on the east by Taoroo: and on the west, by a narrow strip of Rewarree and by Patoudi. It has independent states on two sides, and partially on a third. The villages are all contiguous, and form a well connected tract of country.

4. **STREAMS.**—The position of Borah is lower than that of the country in the neighbourhood; and so happily situated, with reference to the hills in the vicinity to the north and east, that it gains the advantage of their streams, without receiving any counterbalancing injury. Thus, the rivulets which rush down with such force from the Taoroo and Sonah hills, cutting up the area of those pergunnahs, only spread over the surface of Borah, irrigating and fertilizing its soil. There are numerous petty rivulets of this nature, but three are of considerable importance.

5. The Indori Nuddee is the principal. It rises in the Mewat hills, near Kolib Indore, above Noh; runs northerly through Tipocra, a pergunnah of the Tijara country, and thence *viâ* Taoroo into Borah, which it nearly bisects. The second rises in the Sonah hills due east, near the villages of Tonk; and, after traversing Taoroo, falls into Borah; and joining the Indori, near Outwan, floods with the accumulated waters, a large portion of the pergunnah. The third is a branch of the great Sahibee, which runs through Rewarree, and is the least certain in its floods. It is only in heavy rains, that the Sahibee comes down; and it must rise very high to feed the nuddee which overflows Borah. On the other hand, the flow of the other two is regular and certain; both came down even, during last year's excessive drought. I am thus particular in detailing the peculiarities of these rivulets, as a considerable distinction has been made on their account in the assessment of some villages.

6. **SOIL.**—The soil of Borah is, naturally, remarkably sandy and sterile. To this there are no exceptions. A more dreary and, in appearance, barren tract of country, after the crops are off the ground, is seldom seen. The land is decidedly inferior to the average of Rewarree, but approximates very closely to its most sandy soil. I have therefore classed it under the general term "*bhoor*" or sand.

7. **DEHUR**—The lands being annually overflowed in the autumn, as described in paragraph 5, produce in the succeeding spring, crops very superior to any thing grown on the uplands. Lands thus flooded are called *dehur*. Wheat and barley, are its chief products; and though the crops are not equal to those grown on lands irrigated from wells, it must also be observed, that the same quantity of labour and stock is not required to produce them. The soil of the *dehur* land, originally the same as that of the rest of Borah, has within the last ten years considerably improved by the deposit washed down from the high lands of other pergunnahs.

8. **WELL-IRRIGATION.**—The well-irrigation, though less esteemed, is in no way inferior to that of Rewarree. From the fertility of the dehur, with the little labour and expense required in cultivating it, people do not, in common years, use their wells to any great extent, but reserve them for droughts. Last year they were all worked; so that the measurements this year, with few exceptions, show the full means of the pergunnah in well-irrigation. Water is abundant, and found near the surface, owing to the flooding of the country and the proximity of the hills.

9. **CLASSIFICATION.**—The classification adopted is that described in the preceding paragraphs, viz. irrigation from wells; dehur, or lands flooded by the hill streams; and “bloor,” sand, for the unirrigated class.

10. **PRODUCE.**—The staple produce, is, bajra, moth and moong, in the autumn. Cotton is also grown, but is of no particular account. Wheat and barley are the spring crops, both in the dehur and well lands. Tobacco is also cultivated, but is of no great esteem. The Pala shrub does not flourish, though the soil is so sandy, owing to the land being perennially flooded. The kists, are, Rs. 13,701, in the autumn; and Rs. 13,975 in the spring; which is very nearly a moiety in each season.

11. **TRADE.**—Little trade is carried on; the kusbeh (town) being inhabited chiefly by cultivators, the trade is confined to the exportation of the surplus produce. Borah is advantageously situated for markets, being only 24 coss from Dehli, and 12 from Rewarree, with good roads in either direction. The produce, not required for consumption, is usually sent to Rewarree, as being nearer and an equally certain mart.

12. **CASTE, POPULATION, CHARACTER.**—The majority of the population are Jath, Aheers, and Rajpoots. Those of the two first castes appear to be inferior to their brethren of other pergunnahs; whereas, the Rajpoots are perhaps superior. It appears to me, that one may trace the distinction of character in the same caste in the different pergunnahs, to the peculiar circumstances of their situation. The Jath of Pulwul has to cultivate a strong tenacious soil, yielding indeed an ample return, but with labour and toil; and he, in spite of heavy assessments, is active and laborious. The Aheer of Rewarree, works, it is true, a light soil, but he derives his subsistence from unremitted attention to his well. In Borah, on the other hand, a mere scratch of the plough suffices in the khureef; while in the spring, it is only necessary to

turn up and sow a light dehur, when the cultivator may rest till the harvest. Be the cause what it may, I think, the Jaths and Aheers, though doubtless fair cultivators, inferior to those of other pergunnahs. The Rajpoot, on the contrary, appears to improve, though much of it is no doubt, in appearance. He has for many years enjoyed a light assessment, which has increased the incentive to exertion, and concealed his natural indolence. Of one fact there can be no doubt, that all castes are comfortable and even moderately affluent.

13. STATEMENT OF POPULATION.—The population, as per subjoined statement, appears to be remarkably scanty; being only 150·72 persons to a square mile: the total population being only 7,979 souls to 53 square miles and a fraction. There however appears to be no want of cultivators, which perhaps arises partly from the circumstances, that, in such light soil, more land can be ploughed by one person; and, partly, that the moderation of the assessment enables the proprietors to offer low rent-rates, which allure Pyes from Patoudi and Tijara.

Caste.	Inhabited.			Uninha- bited.		Grand Total.	Population.		
	Khalsa.	Jagheer.	Total.	Khalsa.	Jagheer.		Khalsa.	Jagheer.	Total.
Rajpoot,	2	0	2	0	0	2	2757	0	2757
Aheer,	6	1	7	2	0	9	766	551	1317
Jath,	13	2	15	1	0	16	2812	676	3488
Brahmin,	1	0	1	1	0	2	35	0	35
Goojur,	1	0	1	1	0	2	109	0	109
Meo,	2	0	2	0	0	2	273	0	273
Total,	25	3	28	5	0	33	6752	1227	7979

14. JAGHEER MILIK.—Of the three villages in jagheer, two belong to Suyud Uttaulah Khan, and were granted to his father Suyud Rezi Khan, and his heirs for ever, by Government. These

villages are managed by the Collector, at the request of the jageer-dar, and were assessed with the rest of the pergunnah, for 20 years.* The third is one of the Tyool villages of the King of Delhie.

* *Per Annum.*
 Jourassi, Rs. 1710
 Mouri, ,, 993

15. **FISCAL HISTORY.**—Pergunnah Borah was originally granted by the British Government, to the Bhurtpoor Chief, and resumed in 1805 with other grants. It was first farmed to Rao Ram Buksh, brother of Rao Jey Singh, the istumrardar of Rewarree. It was assessed in 1216 Fusly, by Mr. W. Fraser, at a very moderate jumma, averaging not more than Rs. 12,000, for three years. In the second settlement, however, the revenue was raised more than 50 per cent. for the first year, and nearly 100 for the second. The consequence was that 15 of 26 villages, which then composed the khalsa portion of the pergunnah, were leased to farmers. This assessment was realized with considerable punctuality; but, in that which succeeded, the jumma was further raised to Rs. 32,424, or nearly 50 per cent. on the past assessment, which had been enhanced so suddenly. All the villages, except five, were given to farmers; some of whom being men of property, made good their engagements. However, the pergunnah, from this period, generally fell into balances, and the assessment was reduced for an interval; but it did no good, being immediately again raised. Every year, however, balances occurred, till at last the pergunnah was brought under kham management, though nominally assessed.

16. **REMARKS ON ASSESSMENT; MR. CAVENDISH.**—In 1825, Mr. Cavendish revised the assessment, and reduced it to Rs. 24,310; at which it has, with trifling variation, ever since remained: for, though the leases were only granted for five years, on their expiration it was continued to be paid till 1240, when Mr. Bacon assessed the pergunnah for 10 years at a trifling increase. From the period of Mr. Cavendish's assessment, the pergunnah, which was then much impoverished and half deserted, has steadily improved, and the people are now perhaps more affluent than those of any other part of the district. This fact, it is but an act of justice to state; for Mr. Cavendish has been but too often charged with the over-assessment, by which the Goorgaon district has been nearly ruined.

17. **DEMANDS, RECEIPTS AND BALANCES, FOR 30 YEARS.**—The statement of net demands, receipts and balances for 30 years, with the average for the whole period, are as follows:

Statement of Net Demands, Receipts and Balances, for thirty years; fractions omitted.

Fusly.	Demands.	Rec-ipts.	Balances.
1216,	10545	10545	0
1217,	11796	11796	0
1218,	12802	12802	0
1219,	19629	19629	0
1220,	24770	24770	0
1221,	33073	32855	218
1222,	32424	27287	5137
1223,	25702	19881	5821
1224,	29782	21953	7829
1225,	31969	28668	3301
1226,	31785	30207	1578
1227,	32765	30608	2157
1228,	32885	31023	1862
1229,	32910	26080	6830
1230,	31910	29995	2915
1231,	32910	15993	16917
1232,	32910	13208	19702
1233,	23300	23070	230
1234,	21310	24310	0
1235,	21310	24158	152
1236,	24310	23498	812
1237,	24310	24008	302
1238,	23692	22724	368
1239,	23166	23166	0
1240,	24847	24817	0
1241,	24847	24796	51
1242,	25658	25058	0
1243,	25058	25058	0
1244,	25058	24902	156
1245,	25058	24732	326
30 Years, ..	778591	701927	76664
Average, ...	25953	23397	2555

18. RENT RATES.—Having fixed the total jumma, the rates were formed by the process adopted in the Rewarree pergunnah. The rent rates are noted in the margin* and are lower than those which prevail in the mehal.

NOTE.—The sum of 1062 is deducted from the balance (as realized in subsequent years) in striking the average.

19. REMARKS ON RATES.—By comparing my revenue rates

	<i>Mr. C.'s rates.</i>			<i>Proposed.</i>		
Irrigated,	4	12	9	4	0	0
Dehur,..	2	6	5	3	3	3
Bhoor,..	1	0	0	0	14	5
	8	3	2	8	1	8
Average,.	2	11	9	2	11	3

Omitting fractions.

with those fixed by Mr. Cavendish, and which answered so well in practice, it will be seen that I have lowered my irrigated and *bhoor* rates, and raised the *dehur* ones. In going over the village statements, I perceived, that the *dehur* *mouzahs* were the most lightly assessed and most affluent; that those with well-irrigation were well off, but not so rich as the others. It was more difficult to distinguish between the two, from those villages with *dehur* having generally wells also, and *vice versa*. However, there was no question but that the mere *bhoor* ones, were the least well off, and the least able to bear an increase. I therefore reduced the *bhoor* rates. With the *dchur* and well-lands, I found that the old rates on wells gave too great an advantage to the *dehur* lands; and that by retaining this rate, and raising that of the *dehur*, the total increase was too much. I therefore reduced the irrigated rate, and raised the *dehur*. Two circumstances particularly led me in so doing. First, it being a drought season, I might be sure that every well was employed, and that the irrigation therefore was greater than it would hereafter probably average; whereas, for the same reason, the measurement of the *dehur* land, was far less than it would prove in ordinary years. It is true, that I had the means of ascertaining pretty correctly from the appearance of the land, the extent of the *dehur*: however, in a slight soil, a single year's fallow, is hardly to be distinguished from waste land. Independent also of the fact that the fertility of the *dehur* soil had improved, it was but proper to recollect, that the *dehur* was a natural advantage, and therefore more fairly taxable than an artificial one created by an individual's capital.

20. VALUE OF RATES.—The value of the rent and revenue rates is as follows:

<i>Class.</i>	<i>Acres.</i>	<i>Value at Rent rates.</i>			<i>Value at Revenue rates.</i>		
		Rs.	A.	P.	Rs.	A.	P.
Well Irrigation,	2463	11814	11	3	9852	0	0
Dehur,.. . . .	1909	7636	0	0	6114	12	3
Bhoor,	14375	17220	0	10	12952	7	0
Total,	18747	36670	12	1	28919	3	10
Proposed assessment, Rs.		29119	0	0			

21. VARIATIONS.—From the very moderate rate at which this pergunnah was assessed, and none of its villages being impoverished, the variations were few. The assessments below the value at revenue rates, are, in general, either owing to the village being uninhabited, or the enhancement required to raise it to the full value of the rates, operating too severely on the inhabitants. The variations above the value, are of more importance, and therefore require a fuller explanation. Indeed, in some cases, the revenue though above the value, has been raised still higher, and as such cases are marked exceptions, both in this and other pergunnahs heretofore revised, I shall take the liberty of detailing the reasons. In particular villages, the superior properties of the irrigation are so well known and acknowledged, that one appears to be fully justified in taking them into consideration. When joined to returns shewing average collections for different periods of 30 years, that is, the whole period since the pergunnah has been resumed, and also of the last 10 years, added to a prosperous and flourishing state of the village, one is irresistibly led to conclude that the particular village can bear a rather higher demand than the pergunnah average.

22. UNCERTAINTY OF IRRIGATION FROM THE SAHIBEE.—In paragraph 5th of this report, I remarked on the uncertainty of the flooding from the Sahibee stream. On minutely investigating this point, I became convinced, that it would be inexpedient to assess villages on its banks, at the same *dehur* rates, as were fixed for land which may be said to be perennially flooded. But, on the other hand, to rate land enjoying advantages which the uplands did not possess, as mere *bhoor* rates, would have been an impolitic sacrifice of revenue; and, what was of more consequence, would have established a real inequality of assessment. For these reasons, in villages such as Locra Locri and Durapoor, a very considerable distinction was made, though the actual rate is that fixed for *bhoor*; being the one to which it more nearly approximated.

23. COMPARISON OF PRESENT AND PAST ASSESSMENTS.—A comparison of the present and past assessments, shows a net increase of Rs. 2,783-8-6. as shewn in the following statement :

	Gross Revenue.	Moguddumee.	Net Revenue.
Proposed assessment, .. Rs.	29119 0 0	1443 0 0	27676 0 0
Past assessment, "	26099 12 0	1207 4 6	24892 7 6
Increase, Rs.	3019 4 0	235 11 6	2783 8 6

The increase, about 10 per cent. on this old jumma, is on doubt small, and had I wished to press the pergunnah the revenue might have been raised considerably. But, with the experience of thirty years' assessment for my guidance, and the condition of so many pergunnahs injured by over zeal, as a warning, I was careful to avoid the error of over assessment. The pergunnah may therefore be said to be lowly assessed; but taking the character of its people, the local situation, and its past history into consideration, I am inclined to think, it would not have prospered on a much higher revenue. As I found the pergunnah so prosperous, it was the more incumbent that I kept it so.

24. CONSTITUTION OF THE VILLAGES.—The original constitution of all the villages, is purely bhyachara. The land of a village is usually cultivated by the brotherhood, who form the mass of its population. Even the hereditary cultivators, are usually included in the baach, by which the revenue is realized. The only variations, that I perceive, to this rule, are the *wyran* villages, or such as are in the hands of the headmen of other villages; which, of course, are managed as zumeendarry. But in these cases, the original tenure is bhyachara; though the system of management, for the present, may have been altered.

25. FARMERS.—There are only three farmers; who are all zumeendars of neighbouring villages, on whose influence the cultivation depends. The proprietors not being able to manage the lease or conceiving it preferable to have men who can secure the cultivation, and bear the variations of seasons, have voluntarily preferred their management.

26. COMPARISON BETWEEN THE BUTTAI RATES OF BORAH AND REWARREE.—The marked difference, between the buttai rates which prevail in Borah and Rewarree, two contiguous pergunnahs, will not fail to be remarked. In Rewarree one-half is the usual demand; in Borah only one-third. This appears to be a proof, as well as a consequence, of low assessment. There can be little danger of loss to the proprietor who can afford to be so moderate in his own demand. Indeed, I may add, that, in spite of the moderation in the buttai rates, more cultivators are here included in the baach than in Rewarree. It may, perhaps, be concluded, that the quantity of waste land in the pergunnah is the real cause of this moderation; but this does not appear to be the case. The proportion of uncultivated land is not so

considerable ; probably not beyond what is required for grazing : nor must it be forgotten, that the light sandy soil of the uplands requires now and then to lie fallow, to prevent exhaustion. There can be no doubt, however, that the tenant at will, who, in the other pergunnahs of this district, usually cultivates on better terms than the proprietors, does not enjoy that superiority in Borah.

I have the honor, &c.,

J. LAWRENCE,

Offg. Collector.

Goergaon, 4th August, 1838.

APPENDIX G.

SETTLEMENT OF PERGUNNAHS FEROZEPORE AND POONAHANAH.

No. 51.

LETTER FROM J. LAWRENCE, Esq.,
Officiating Collector, Goorgaon,

To T. T. METCALFE, Esq.,
Commissioner of Dehlie.

SIR,

In obedience to the orders of the Sudder Board of Revenue, North Western Provinces, No. 184, dated the 1st September, and No. 76, dated the 24th October last, I now do myself the honor to submit the accompanying statements,* shewing the results of the revised settlement concluded by me, of the pergunnahs FEROZEPORE and POONAHANAH, under Regulation IX. of 1833.

* 12 Vols viz.		
No.—, Pergunnah Maps,	2 Vols.	
No. 1, Classified Statement, ..	2 "	
No. 2 and 3, Statement of area and liabilities,	2 "	
No. 4, Classified Statements, ..	2 "	
No. 5, Statement of yearly jumma,	2 "	
No. —, Chowkeedaree Statement,	2 "	

2. TERM.—The settlement has been made for a term of 20 years; commencing with 1246, and concluding with 1265 Fusly.

3. NUMBER OF MOUZAHs OF FEROZEPORE.—Since my Summary Settlement Report was submitted, the boundaries of these districts have undergone some changes. Pergunnah Ferozepore now comprises—

First.—The 93 mouzahs detailed in the former Summary Settlements; with one addition, by the separate assessment of Shunkurpoory, a former dakhilee mouzah of Dowā: and a similar deduction by the union of the inconsiderable estate of Puttee Khoree with Agaon. Four Government gardens, and the fruit trees situated in qusbah Ferozepore, have also been included.

Secondly.—Seven* villages, transferred under orders of the

- | | |
|-------------|-------------|
| * 1 Murooa. | 5 Bheenwa. |
| 2 Khanpoor. | 6 Busseyee. |
| 3 Dhadola. | 7 Gojooka. |
| 4 Dhadolee. | |

Board from Poonahanah, in consequence of their separate locality at a distance from that pergunnah, and adjacent to Ferozepore.

- | | |
|----------------|-------------------|
| * 1 Jhumrawut. | 4 Nae Nugla. |
| 2 Bussurjee. | 5 Jurgalee. |
| 3 Mohlaka. | 6 Kherlee Kullan. |

Thirdly.—Six* mouzahs, transferred, for similar reasons, from Hutteen.

4. Pergunnah Poonahanah, has lost, by transfer to Ferozepore, 7 mouzahs; to Hutteen, one mouzah;* and

- | | |
|---------------|-----------------|
| * 1 Powsai. | 4 Tair. |
| † 1 Peningoa. | 5 Kherlee Tair. |
| 2 Mulihaka. | Tavi. |
| 3 Repooa. | |

has received from the latter an addition of five mouzahs.† Its original

number of estates, is therefore reduced from 104 to 100; to which must be added, one‡ formerly dakihilee mouzah, now of Poonahanah, separately assessed: making a total of 101 estates on its present rent roll.

5. DATE OF BRITISH POSSESSION.—The original villages of Ferozepore and Poonahanah, came into our possession, first in 1835, in the spring harvest of 1242 Fusly, on the arrest of Shumsooddeen Ahmed Khan, the jageerdar, on the charge of having instigated the murder of the late Mr. William Fraser; for which he was afterwards executed. The 11 villages transferred from Hutteen, escheated to the British Government, with the rest of that pergunnah, on the death of the jageerdar, Fyzoollah Beg Khan, in 1231 Fusly.

6. GENERAL REMARKS APPLY TO BOTH PERGUNNAHS.—The survey and settlement of both pergunnahs having been contemporaneous, the same general observations on the system which I pursued in testing the Khusrabs, classifying soils, and fixing settlement rates, will suffice for both. The details of each will be separately treated of.

7. SOIL, TOPOGRAPHICAL DIVISIONS, PRODUCTS, &c.—On referring to the topographical remarks on the soil, products and population of these pergunnahs, contained in my Summary Settlement Report No. 58, dated the 6th August last, nothing requiring notice appears to have been omitted. It is unnecessary

therefore, to trouble you with a repetition. But this report would be incomplete without a brief notice of the recent settlement of the bunds, and course of the Landoha stream on which the irrigation of the Ferozepore pergunnah is dependant.

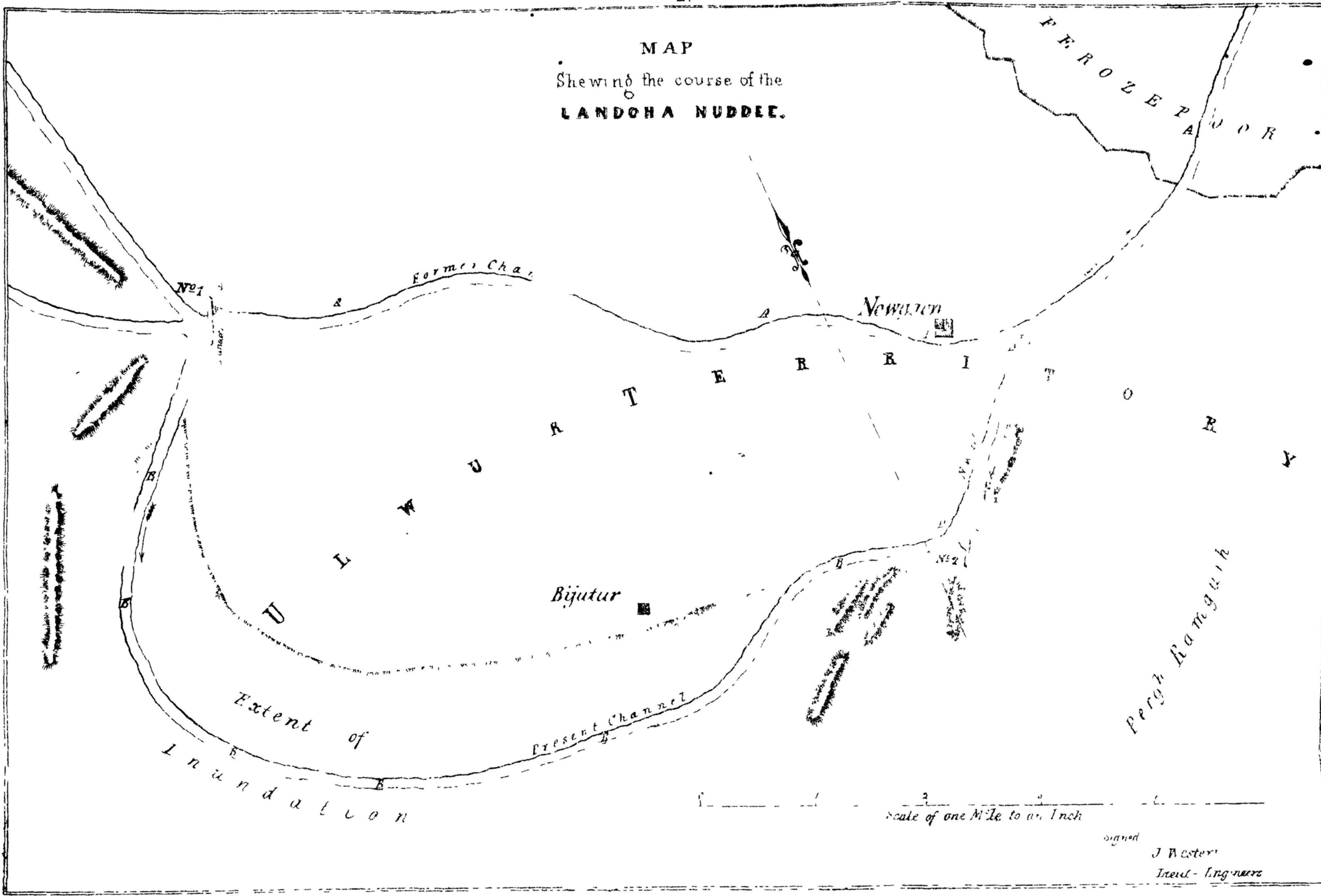
8. COURSES OF THE LANDOHA STREAM.—Annexed to this report is a plan* of the beds of this stream, for which I am indebted to Lieutenant Western, Engineers; shewing *first* its original and natural course into the Ferozepore valley; *secondly*, the course it took after the reconstruction of the bund, at its head by the authorities of Ulwur; and, *thirdly*, that determined by the recent orders of Government in the Political Department, by which the stream, after making a circuit through a part of the Ulwur territory, is brought back again into this pergunnah, by the newly excavated canal near Nowgong.

9. In the sketch, *AAAA* mark the original course of the stream, from the hills of Ulwur, into Ferozepore. When turned by the bund, near its source, (marked 1) it then took the course *BBBB*, to the bund (marked 2) commonly called the *Jaut bund*, where formerly its waters were turned either through the sluice in this bund by the course *CC*, into the Ramgurrh pergunnah; or, along the line of country *DD*, into the original bed of the Nuddee *AA*, which enters Ferozepore pergunnah at a point near Nowgong. Both the bunds Nos. 1 and 2, were erected by the Jauts, at a distant period, when they governed the entire surrounding country; and a pukka sluice, in the latter, enabled them to regulate the supply of water to be passed into either pergunnah.

10. But when these districts became subject to separate and rival interests, the former to the Nawab of Ferozepore and the second to the Rajah of Ulwur, the latter authorities rebuilt and strengthened the bund No. 1, while they allowed the second one to go to ruin. The Landoha stream, in consequence, for several years, flowed through the course *BBB*, and along the dotted channel *CC*, into the Ramgurrh pergunnah; abandoning altogether the Ferozepore District: because, the higher level of the intervening ground, along the line *DD*, prevented the passage of the water in this direction.

Vide accompanying Sketch No. 1.

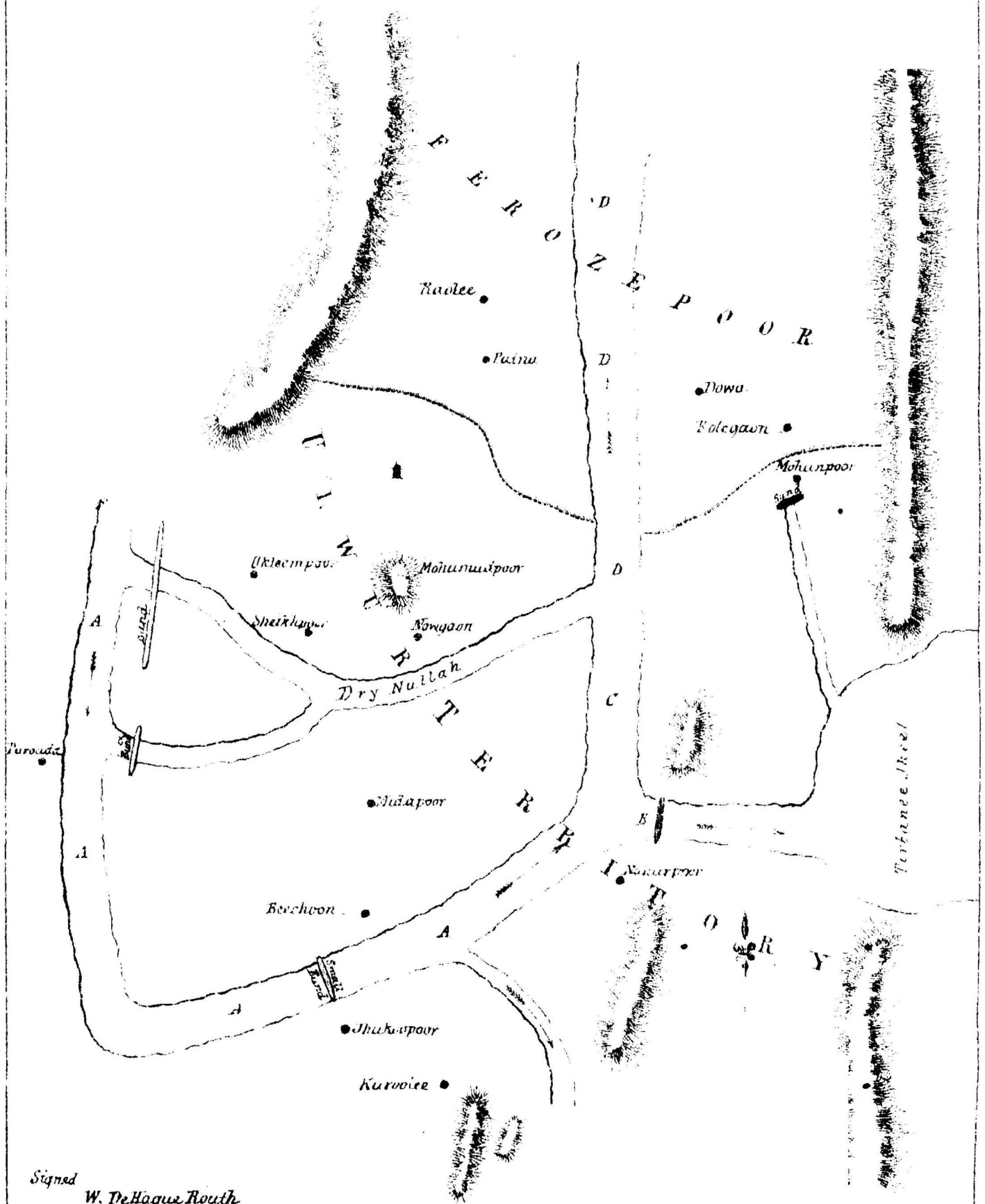
MAP
 Shewing the course of the
LANDOHA NUDDIE.



Scale of one Mile to an Inch

Signed
 J. Wester
 Lieut. Engineers

SKETCH MAP. Of the LANDOHA NUDDEE.



Signed
W. DeHague Routh
Collector

my opinion, be well worth while to employ the services of a scientific Officer, to examine the levels and construct such permanent works, to regulate the general distribution of the water, as he might find expedient. The great objection to the present system, is that every village attempts to bund for itself; and that, in so doing, the advantages, derivable from attention to the general levels of the valley, are lost. The small bunds erected by individual villages, are more numerous than there would be any necessity for on a more comprehensive plan. They sometimes interfere with one another, but are always insufficiently built; the community in whose lands they are situate, only caring to raise the water to the level required to flood its own lands; and the neighbouring villages benefiting by a higher overflow, neglecting (unless compelled to do so) to make the necessary repairs, in the dry months following each rainy season. These bunds are, moreover, continually carried away by strong floods, and the expense of re-building them anew, falls very heavily upon the individual communities; while the Government revenue is endangered, if the lands are not sufficiently flooded.

15. A series of embankments, thrown up at such intervals as might be determined after due attention to the levels, would secure the full benefit of irrigation from the stream: which at present is far from being obtained. These I am persuaded could be constructed, without incurring any great outlay, of sufficient solidity to resist, under any circumstances, the full force of the stream. I have, therefore, to recommend, that an application may be made to Government, to obtain a scientific survey of the valley, to ascertain the advantages and probable expense attending such an undertaking. The vicinity of Lieutenant Western, (Engineers.) under whose superintendence the Nowgong canal was cut, and who is now employed in the neighbouring Ulwur territory in dividing the waters of the Parail Nuddy, presents a good opportunity of making the survey.*

* The following Memorandum regarding the present state of the Landoha stream has been drawn up, upon the authority of the Tehseeldar of Ferozepore, by Mr. DeHague Routh.

Sketch No. II. prepared by the same Officer, is illustrative of the Memorandum.

MEM.—“The letters *AAAA*, *C*, *DDD*, denote the natural course of the Landoha.—The waters of the stream however formerly reached the Ferozepore valley *via* the two channels marked ‘dry Nullabs’ in the plan. These outlets were closed some 12 years ago by the erection by the Ulwur people of the two bunds near Parodah, and the supply of water to the Ferozepore valley was still further cut off by the excavation by them of a channel into the *Tirbensee Jheel*, into which the greater portion of the water found its way. Lieutenant Wes-

16. **SURVEY AND KHUSRAH MEASUREMENTS.**—The professional and khusrah survey of Poonahana and Ferozepore commenced about the 24th September last ; the boundaries having been all determined and marked off before-hand, the progress of the surveyor was in no way delayed. I was myself generally encamped in one of the two pergunnahs ; my attention being mainly devoted to the superintendence of the khusrah measurements ; the accuracy of which I endeavoured to secure by the adoption of every useful test during their preparation.

17. **HEADMEN AND PUTWARREES' ATTENDANCE ON SURVEY.**—The first of these was to enforce the attendance of the headmen and putwarees of each village at the ameen's survey, and to cause the latter to take down a Hindi counterpart khusrah. This was at first, attended with difficulty, from the small number of putwarrees in the pergunnah. Many of these had charge of the accounts of two, three, and even four villages, where the communities were too small to bear the expense of a separate accountant ; and it was at first found impossible to provide a putwarree for each ameen, a large number of whom indiscriminately began their measurements. But this inconvenience was soon remedied by directing the ameen to those villages first, where putwarrees were disengaged, and appointing a number of substitutes for the occasion.

18. **INABILITY OF PUTWARREES TO CALCULATE AREAS FROM AMEEN'S MEASUREMENT IN CHAINS AND LINKS.**—In visiting the measuring parties however I soon discovered that none of the putwarrees understood the measurements as they were carried on by chains of 100 links ; and while they recorded the lengths and breadths in jureeb and kurree, they were utterly unable to cal-

tern endeavoured to remedy this by constructing a bund with a catch-drain at B and excavating the beds of the stream from that point *via* C to D, and this experiment, there is every reason to believe would have proved successful, had the bund been maintained at its proper height and the catch-drain properly managed by the Ulwur people. They have however broken down the bund and deepened the channel towards the Tirbenee Jheel, and the supply of water to the Ferozepore valley is now to a great extent dependant on the overflowing of the Jheel, a contingency of very rare occurrence. I am further informed that the surplus waters of the Jheel are prevented from reaching the villages of our Territory by means of a small bund erected near the Ulwur village of Mohunpore as shewn in the plan.

W. DEHAGUE ROUTH,

Collector."

GOORGAON, }
The 15th March, 1849. }

culate the area from these data, but were forced to copy it from the ameen's papers; the latter employing tables furnished by the surveyor for the purpose, without in most instances, being able to explain how the result could be obtained by calculation. One of the main objects of the putwarree's record was thus defeated. The ameen did not usually make out his areas till his field-work was complete; and, if he found time to translate them to the putwarree at all, it was not till he was leaving the village. No cultivator could thus learn the recorded measurement of his field, till the ameen had left. The opportunity of rectifying errors was thus lost, as well as the check upon the ameen's work, by the separate calculation of the putwarree.

19. PUTWARREES AND ZEMINDARS TAUGHT A SIMPLE MODE OF CALCULATION.—To rectify this I caused all the putwarrees to be immediately taught the simplest mode of calculation; those in the neighbourhood of the town being called in every evening to be instructed and examined, and the peshkar and qanoongoe proceeding to the more distant villages for the same purpose. I myself constantly visited the measuring parties, and ascertained by examination whether the putwarree possessed the required information or not. The chief headmen in the pergunnah were also taught the calculation, and exhorted to make it widely known among their brethren. After some days, my efforts were successful, and instead of hearing (as first was the case) on all sides, that nothing was understood by the zemindars of the measurements that were in progress, I had the satisfaction to perceive, that they were generally comprehended and regarded with confidence by the agriculturists. The areas were recorded without exception in standard Government beegahs of 3,025 square yards; it being found preferable to adopt this standard, than to conform to the many vague variations in size, from 85 to 110 cubits square (the measure of the cubit being by no means uniform) prevailing throughout the pergunnah.

20. NO MEASUREMENT PERMITTED TO PROGRESS WITHOUT PUTWARREE.—No measurement was permitted to progress in the absence of the villagers and putwarrees, who were duly warned that when their absence was blameable they should be made to pay the loss incurred by the ameen from the delay.

21. PERTAUL OF KHUSRAH.—The khusras were constantly pertaulled during their progress, by the tehseeldar and peshkars of tehseel; the former being directed to report to Captain Brown, as well as myself, the result of each day's examination: and to

communicate to the revenue surveyor, any instance of abuse or neglect, that might come to their knowledge. This was the more necessary as the ameens availed themselves of every possible means of corruptly profiting; and the zemindars too generally lagged with them to prevent the discovery of a bribe. Without the information supplied to him by the local Officers of tehseel, the revenue surveyor would necessarily have remained ignorant of much that required his attention.

22. **CORRUPT CONDUCT OF AMEENS AND OTHERS.**—Notwithstanding the precautions which were then adopted, repeated proofs have since come to my notice of villages having made money presents to the ameens, and I also learned about the period when the survey establishment was leaving the Ferozepore pergunnah, that a number of the ameens had been compelled, by threats of complaint, to disgorge the bribes which they had taken; having failed in their attempts to falsify the khusrah. I am indeed of opinion that without exception, every ameen employed in the survey, on commencing the measurement of a village, entered into some corrupt agreement with the zemindars; whether he was able to fulfil it, by falsifying the return, depending on the degree of attention paid to his superintendence. The zemindars on their part used every method to conceal their share in these transactions; often keeping the account of such monies separate from the other village expences, and realizing them by a rate upon the village hackeries, hay or bhoosa stacks, or in other manner likely to escape detection.

23. The commonest system resorted to by the ameens is, to run up a bill in every village which they measure, and to leave the debt unpaid. This they do upon the plea of their not having received their own contract money, and promise to pay upon receipt of it; and if they do so, they would have some justice on their side. Their contract money, however, is generally paid after they have left the pergunnah, and partly by suffrance of the villagers, partly from the difficulty attending its realization, payment of the debts is too often evaded.

24. This evil, which is of no trifling magnitude, could not perhaps be effectually remedied, except by raising considerably the scale of remuneration. Much would, however, I think, be effected, if the surveyor were to enforce a strict prohibition against incurring debt, and to advance to the ameens, while engaged in measuring, such subsistence money as might be necessary. They would thus be left without excuse, and be deprived of the usual cover for their fraudulent practices.

25. **CORRECTNESS OF KHUSRAH.**—The khusras, as might have been expected from the numerous checks during measurement proved, when received from the surveyor's office, to be very correct. In the estates which I personally pertaulled, no error of any magnitude was discovered.

26. The khusras of the 11 villages added from Hutteen were prepared by ameens contracted for by myself, and were each carefully pertaulled by me before being passed.

27. A convincing proof of their general accuracy may be formed in the number of cases, in which they have been adopted by the agriculturists as the basis of their own distribution of jumma. The following statement, compiled from the "Records of Liabilities," shews, that where the village custom admitted of the jumma being assessed upon the fixed holdings of each malik, the communities adopted, in 105 instances, the khusras record; and only in 13 cases, a private measurement of their own. It is impossible if the khusras were very faulty, that this result could have obtained.

Total number of villages realizing their jumma by an assessment upon fixed recorded holdings.	Number of such villages that have adopted the khusras measurement as the basis of their distribution of jumma.	Number of such villages that have assessed their jumma upon a private measurement of their own.
118	105	13

28. **CLASSIFICATION OF SOIL INTO FOUR KINDS.**—On receipt of the measurements from the revenue surveyor, the lands of each village were carefully classified, by the tehseeldars and their peshkars, into the following classes, and the proper column of the khusras duly filled up.

Firstly. Land irrigated from wells.

Secondly. Dehur, or land flooded by the Landoha nuddee by the streams from the Jhirr, Duroor and other hill passes, and a multitude of minor torrents.

Thirdly. Unirrigated chikka land, or good strong soil.

Fourthly. Unirrigated bhoor land, or light sandy soil.

29.—The rates assessed upon each of these four classes formed the basis of the settlement of either pergunnah; in order how-

ever to give the further detail required in the form No. 2, the two classes of irrigation were further subdivided into chikna and bhoor, but no corresponding rates were formed for these subdistinctions or for other minute differences in soil and quality, such as irrigation from pucka and kutcha wells, and the three grades

(named in the margin*) between chikna and *bhoora doem*. A multitude of rates is both embarrassing in calculation and adds greatly to the labor of

detail: all useful purposes are served, if a rate is fixed for each well known and marked natural distinction of soil; while allowance for any variety below or above the average will be readily made by a settling officer acquainted with the features of the pergunnah.

30. WELL-IRRIGATION --Well-irrigation having in the present season of drought been pushed to its utmost, the record of that class shews, in most cases, the extreme amount of irrigation of which each mouzah is capable. This classification was easily checked, having been made during the months that the Laos and Dhenklies were in the greatest activity. A further test of its accuracy was also obtained by the preparation of a separate list of the number of Laos and Dhenklies at work on each estate, with which the record of irrigated area was compared.

31. There is a peculiarity in the soil of some estates of these pergunnahs which I before omitted to allude to, viz., that in some mouzahs the substratum is so light as to prevent kutcha wells being sunk. After digging through a hard superficial soil for a distance of 5 to 8 or 10 cubits, a quicksand is found which effectually prevents the further progress of the well: the usual cane or wicker frame-work used to protect the sides of kutcha wells and even the stronger wooden cylinder or kota is ineffectual; the quicksand pours in from the bottom, and as the frame is engulfed the sides of the excavation fall in, and the well is destroyed.

32. This description of quicksand prevails, mostly in the substrata of the estates in the neighbourhood of Nuggeena, in different degrees; in some, such as Raja ka Kureree, and Coleta, all attempts to sink kutcha or indeed pucka wells have proved fruitless. In others such as Bhadus, Nuggeena, Dowa, and Kureree, in a part of the lands kutcha wells can be sunk, and in the rest not. The firmness of the substrata I must add, depends greatly on the rains of the preceding seasons. After several dry years the subsoil becomes firm,

but reverts again to a state of quicksand after a season of heavy rain. Thus in the drought of 1241 which was preceded by several dry years, kutchah wells were sunk throughout the whole area of the qusbah Nuggeena on which as many as 100 laos were worked; in the present season, following the heavy inundation of 1244, only 44 kutchah wells were worked, and these were constantly falling in.

33. CLASSIFICATION OF DEHUR LANDS.—More difficulty attended the ascertainment of the dehur. The Landoha stream had failed and cultivation there was none, by which the limits of its overflow could be discerned. The preparation of this record was entrusted to the tehseeldar, whose previous experience and acquaintance with the pergunnah were of much service. The dehur lands are mainly comprized in the centre of the valley, which gradually rises in level, as it approaches the hill ranges to the East and West. Enquiry was, therefore, in most cases limited to a correct ascertainment of the average line of level attained in ordinary seasons by the flood of the Landoha. Exceptions there were, and not a few, when lands situate in the centre of the valley rose to a level which prevented their inundation. These had to be carefully determined. Again, the separate patches of land flooded by the streams issuing, after a fall of rain, from the Jhirr, Duroor, Balaje, Ghatta, and other passes, and the numerous minor hill torrents, were severally and carefully ascertained.

34. To ensure a greater accuracy, as well as to enable myself to test the classification more effectually, I directed the tehseeldar to mark upon the field maps the limits of the dehur by a double line,—thus · · · · · and along this boundary to throw up small mounds of earth as he progressed. In examining this work I began at once with the fields bordering this limit of inundation, testing its accuracy by personal enquiry along its whole length. When satisfied that it had been correctly recorded, nothing was then simpler than to note the first and last numbers of the fields falling within the water mark; and, by reference to the khusrab, to ascertain whether all these fields had been duly recorded as Dehur, or not. By this method, I was enabled in a morning to test the classification of three or four villages, and immediately to discover any neglect or error.

35. DISTINCTION OF THE TWO CLASSES OF BARANY LANDS.—The distinction of the barany lands, into *chikna* and *bhoor*, was easily effected, by reference to the crops reared on

them, and to the topographical position of the estate. Land producing cotton, hemp, joar, til, and gram, was classed as *chikna*. That growing *bajra*, *mote*, or *jooar*, was set down as *bhoor*.

36. FORMATION OF RENT-RATES.—I was for some time engaged in attempts to frame rent-rates, from which to deduce the revenue rates, in the mode recommended by the Board in their Circular No. 28, dated the 21st April 1835. I relinquished my endeavours only when convinced, that, it was impossible to reduce them from any trustworthy grounds, or more strictly speaking, that they did not exist.

37. When *zumeendaree* tenures prevail in which a few proprietors collect from a majority of non proprietary cultivators such rates, as are mutually agreed upon without reference to the Government demand, rent-rates may doubtless be obtained. The terms, prevailing between the landlord and his tenants, can be collected from the *nikasy* papers of the village, from an average of the rates decreed in summary suits or other similar sources, and the excess of such rates over those adopted for calculating the Government demand, is the net rent enjoyed by the proprietor. But where the whole land is cultivated by proprietors who assess upon themselves the Government *jumma*, and personally enjoy all surplus, we have no means of ascertaining the precise amount of rent; for, by what process can the total excess be resolved into its several component parts, of rent, profit of stock, wages of labor, &c.?

38. This is the case in the two *pergunnahs* under report. It is not meant that there are no non-proprietary cultivators, which there are; but the cultivation of proprietors exceeds that of other classes in an overwhelming proportion, and the exceptions are so scattered or circumstanced as to defy any attempt to digest the rates they pay into useful rent-rates.

39. Non-proprietary cultivators, may be divided into three classes, viz, 1st, hereditary, 2nd, non-hereditary residents of the village, whose lands they cultivate, and 3rd, *pazes*, or non-resident cultivators.

40. It is impossible to deduce general rent-rates from the average payments of the 1st class of cultivators, because, with very few exceptions, they are always included in the *ma-lik's* *baach*; paying the same rate as the land owners. The rates paid by the 3rd class, or *pazes*, are equally useless as a ground

work for the rent-rate ; because, in consideration of the distance which they must come, they obtain, in the great majority of cases, land upon terms below the average revenue rates.

41. From the rates prevailing among the 2nd class, a fair rent rate might be deduced, but for two causes, 1st, the small number of such tenants, 2nd, their being chiefly found in qusbahs, which are exceptions to the general status of the pergunnah. Cultivators of this class are very thinly scattered among the village communities. Moreover their stay is more dependant upon their connection and relationship with the proprietors, than upon the rates which they are called upon to pay. They are found in some estates to pay the same rates as the proprietors ; and, generally, in villages highly assessed, to pay high,—and in those lowly settled, to pay low : there being no common standard to which their contributions approximate. It is only in towns and minor qusbahs, that they are found sufficiently numerous and disconnected from the land owners, to give value to their average payments. But, when thus placed, the fiscal advantages which a town usually enjoys in the proximity of a market, and an unusual demand for agricultural produce, enhance the rates, and prevent their adoption as a fair standard of those prevailing throughout the pergunnah.

42. Were we, however, to succeed in deducing, by any process, rent-rates, they would be fictitious and unreal, for they are unknown among the agricultural classes, who hold, that the owner should always pay a higher rate than the non-proprietors. According to their ideas, the Government land revenue is a tax upon the land owner, and any one who, without an equal interest in the soil, relieves him of a portion of this tax, is entitled to indulgence in his rates of contribution. It is thus, that the most intelligent zemindars will speak of an estate, when the non-proprietors pay higher rates than the owners, as one unduly low assessed, and that in reference to a village chiefly cultivated by resident non-proprietors, they will adduce this fact as an unanswerable argument, for the assessment being more moderate than in ordinary.

43. Though convinced, from the premises above stated, of the absence of any real rent-rates, yet as they form the best of all basis for the rates of assessment, I did not despair of success till I had prepared statements in the following form for 20 villages, including the qusbahs of each pergunnah (those villages being chosen which contained the greatest number of non-proprietors,) and found the result to be a failure. The rates of no two villages corresponded, and the averages were totally inapplicable.

by comparing the sum total of the pergunnah jumma, as brought out by their adoption, with that which I had previously resolved on.

47. **FEROZEPORE REVENUE RATES.**—The rates eventually adopted for the revenue calculation of the Ferozepore pergunnah, are the following :

	Per Acre.	Per pukka beegah, 3025 square yards.
<i>On chahey or well.</i>		
Irrigated land,	3 10	2 4
On dehur ditto,	3 2	1 15
On chikna ditto,	2 0	1 4
On bhoor ditto,	1 3	0 12
On arable, ditto,	0 0	0 0

It is only necessary to remark, that, the rate on *chahey* land, has been fixed somewhat below that which this class might bear in consequence of its unusual extent. Being much in excess of the average of common seasons, it was necessary to use great caution to keep the rate rather low than high.

48. Arable land having been rated in my settlement of Poonahana, though not of this district, I have included it in the above statement. I did not think it advisable to assign a rate to it in Ferozepore, in consequence of the very small proportion which it bears to the rest of the malgoozaree area (*vide* marginal* note). I was moreover convinced, that a large portion of this land would not, if tilled, yield a remunerating profit, and might more properly have been classed as sterile. To adopt a separate rate for the small remainder would not have been attended with any good result, while it was not difficult to make a proportionate increase to the jumma bundee of those estates, which were found to possess an unusual excess of culturable area.

49. **RENT RATES, FEROZEPORE.**—The following rent rates have been set down in Statement III.

On chahey land,	5 2 per acre.
On dehur ditto,	4 6 ditto.
On chikna ditto,	2 14 ditto.
On bhoor ditto,	1 10 ditto;

and were formed by assuming the revenue rate to be from Rs. 25 to 30 per cent. below those upon which each description of land can be cultivated with remunerating profit.

50. **REVENUE RATES, POONAHANA.**—The subjoined are the revenue rates which I adopted for the settlement of Poonahana.

	<i>Per Acre.</i>		<i>Per Standard Beegah.</i>	
On chahey land,	3	3	2	0 0
On irrigated chikna ditto,	1	11	1	1 0
On bhoor ditto,	1	3	0	12 0
On arable ditto,	0	5	0	3 0

51. The rate, on irrigated chikna land, was fixed 5 annas per acre below the rate upon the same description of soil in Ferozepore, in consequence of the difference in demand for land, and in the general circumstances of either pergunnah. Ferozepore is and has long been cultivated highly, and the excess of land capable of being broken up for tillage is very trifling: whence it is evident that there is a demand for land nearly equal to the supply. In Poonahana, a large proportion of the soil is uncultivated (*vide* marginal* note;) and of the cultivation a great part is new, broken up recently since our occupation of the pergunnah, and the fields rough and unformed, encumbered with stumps and roots of trees, and the like. The increase of cultivation in the latter pergunnah, has however been chiefly effected by the influx of agriculturists, attracted by security and light rates from the adjoining territories of Bhurt-pore and Ulwur. It is evident, that, under such circumstances, an equalization of the rates was impossible.

52. Where there was so large a quantity of arable land out of cultivation (being more than one-fourth of the total area,) it would have been impossible to distribute fairly the assessment to the capabilities of each estate, without assessing upon it a separate rate. This I accordingly did, and found the accuracy of my calculations greatly enhanced thereby.

53. The following rent-rates were then formed, being deduced from the rates of assessment in the same manner as those for Ferozepore.

	Rs. As.			Rs. As.	
On chahey, per acre,..	..	4 10	On bhoor, per acre,	1 10
On chikna, ditto,	2 6	On arable land, ditto,..	..	0 6

54. JUMMA, FEROZEPORE.—After mature consideration of the capabilities, and the former fiscal history of the Ferozepore pergunnah, I came to the conclusion, that the jumma* assessed by the summary settlement for the year 1245 might be fairly maintained; not admitting of increase, and not requiring any but very trifling reduction.

55. The extreme poverty of the agricultural classes led me at first, indeed, to anticipate further reduction; but I was compelled, on more mature reflection, to attribute this to the grievous and uncertain exaction of the Jageerdar; more particularly after reference to the large reductions of jumma already granted, and the additional assets obtained by the resumption of lakhraj lands, and the breaking up of the grass preserves.

56. The jumma of Ferozepore, for the year 1242 Fuslee, is Rs 156,142. If to this be added Rs. 2,900, the average revenue derivable from the resumed rent-free lands, and Rs. 933 the assessed jumma of land formerly preserved waste for grass, we obtain a grand total demand against the pergunnah in that year of Rs. 1,59,976. The jumma assessed for 1245 Fusly being Rs. 137,361: there results a clear reduction of Rs. 22,615, or about 14 per cent.

57. In addition to this reduction, the agriculturists have been entirely relieved from those vexatious and unproductive imposts known under the name of *abwab*, and enjoy the advantage of a fixed and certain demand.

58. The adoption of this jumma enabled me, as I have before observed, to test the revenue rates during their preparation. It was taken however as an average, not as the precise jumma of the district. The total of the pergunnah assessment, that is the aggregate of the jummas of all its mouzahs, shews (when it attains its maximum) a reduction, upon the previous jumma of 1245, of Rs. 789. The maximum will be attained on the expiry of the last summary settlement in 1256. The greatest reduction, for 1246, arising from the immediate operation of all decreases, and the prospective action of every enhancement of revenue, amounts to Rs. 2,792.

59. I have been hitherto speaking of the pergunnah Ferozepore without the addition it received by the transfer of 7 mouzahs from Poonahana and 6 from Hutteen. Regarding these, it will suffice to say, that their assessments were calculated by the revenue rates of Ferozepore, and that on the aggregate maximum jumma of

each transfer, an enhancement of revenue has been obtained. This will be best explained by the following statement:—

Pergunnah or Mouzahs.	Jumma of 1245.	Jumma of 1246 being the 1st year of revised settlement.	Increase.	Decrease.	Maximum jumma of revised settlement attained in 1256.	Increase.	Decrease.
Pergunnah Ferozepore, khas as it stood in 1245, containing 93 mouzahs,	137361	134569	0	2792	135572	0	789
Govt. gardens and fruit trees at Ferozepore not included in the summary settlement,	349	331	0	18	33.	0	18
7 Mouzahs added from Pergunnah Poonahana,	12675	13731	1056	0	14039	1364	0
6 Mouzahs added from Pergunnah Hutteen,	Full jumma 5827 Short jumma 5731.	5579	0	On full jumma 248. On short jumma 152.	6098	On full jumma 271. On short jumma 367.	0
Total Ferozepore Pergunnah as it will stand from 1246.	Full jumma 156212 Short jumma 156116.	154210	0	On full jumma 2902. On short jumma 1906.	157040	On full jumma 828. On short jumma	0

60. JUMMA OF POONAHANA.—It was evident, on the first comparison of the jumma of Poonahana with its area, that its assessment would bear an increase upon that of 1245, which amounted to Rs. 77,437. It was universally admitted that the pergunnah was lightly assessed, though it was difficult to reconcile this with the fact of the jumma of 1245, exceeding the highest collections, made at any period of the jageerdar's administration.

61. I was aware, that, immediately on the district coming under the British rule, a vast number of agriculturists, had flocked into the pergunnah, and that a large quantity of fallow and waste land had been brought under the plough; but it was not so readily explained to me why these persons had continued to absent themselves during the administration of the jageerdar, whose assessment during the last ten years was lighter than our own; or how it came, that the nuwab, who had pushed the cultivation of Ferozepore almost to its utmost bounds, had failed to draw out the resources of its neighbouring pergunnah.