

FINAL REPORT  
ON THE  
SETTLEMENT  
OF THE  
BAHRAICH DISTRICT.

BY P. HARRISON, ESQ., C.S.,  
*Settlement Officer, Bahraich.*



*A L L A H A B A D :*

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FROM

THE SECRETARY TO THE BOARD OF REVENUE,  
NORTH-WESTERN PROVINCES AND OUDH,

TO

THE CHIEF SECRETARY TO GOVERNMENT,  
NORTH-WESTERN PROVINCES AND OUDH,  
REVENUE DEPARTMENT.

*Dated Naini Tal, the 23rd May 1901.*

SIR,

DEPARTMENT 1.

SETTLEMENT OF LAND  
REVENUE.

*Present*

S. ROBE, Esq., C.V.O.

I AM directed to submit the final report upon the second regular settlement of the Bahraich district.

2. The Settlement Officer's report is dated the 4th June 1900, and appears to have reached the Commissioner on the 20th August; but the Commissioner's review (of which a copy is submitted) is dated the 18th March 1901, and did not reach the Board until the 3rd April 1901. The Commissioner explains that the "heavy and constant pressure of current work" in his division prevented its earlier submission.

3. The survey of the district commenced in 1894, assessment operations began in November 1896, and were completed in August 1899.

4. The physical features of the district have been sufficiently described in the assessment reports of the various tahsils, and these remarks have been reproduced in an abbreviated form in the Settlement Officer's final report. The description of the district is however somewhat difficult to follow without a map, and maps are not, under existing orders, attached to a final report.

5. The task which the Settlement Officer had before him was—

- (1) to frame nominal assessments for the permanently settled portions of the district; and
- (2) to assess the temporarily settled portion under the ordinary rules.

For the former an abbreviated procedure was adopted, which is described by the Settlement Officer in the 32nd paragraph of his report: the assessment of the latter was made in accordance with the standing rules, but where a village was in part permanently settled and in part temporarily settled, and the statistics of crops, population, &c., could not be distinguished, full assessment statements were prepared (paragraph 6 of the Settlement Officer's report).

6. The cultivated area of the temporarily settled portion of the district has risen from 542,513 acres at last settlement to 679,254 acres at the present revision, or by 25½ per cent. Two-thirds of the culturable area is now under cultivation. The increase is partly due to the reclamation of jungle land, and partly to the recovery of the district after the maladministration of local Governors during the closing years of native rule. There are still however 354,000 acres of culturable land which might be, and with an increasing population probably will be, to some extent brought under cultivation. The population of the temporarily settled portion of the district has increased from 514,885 at last settlement to 766,796 in 1901, and for the whole district the figures are as follows:—

Census of—

1869	...	...	774,437
1881	...	...	878,048
1891	...	...	1,000,432
1901	...	...	1,051,856

There has been no considerable increase in the population during the past decade.

7. With the development of the district by the opening of the Bengal and North-Western Railway, the extension of cultivation, the improvement shown in the cultivation of the superior crops, and the rise in prices, there was every reason to anticipate a considerable enhancement of the revenue demand at the present revision.

8. A conspicuous feature in the tenancy of the land is the large proportion (exceeding one-sixth) cultivated by Kurmis; but against this is the fact that even a larger proportion is held by Brahmans and Thakurs: the efficiency of the cultivation in the one case is counteracted by its inadequacy in the other.

9. As to the proprietary body, the district, as the Commissioner remarks, is one of great estates. The taluqdars hold more than three-fourths of it, and four of their number are in possession of one-half the district area. Co-parcenary bodies hold only 3 per cent. of the area; and the area sub-settled is only 2 per cent.

10. The greater portion of the cultivated area—more than 90 per cent.—is held by ordinary tenants. Of a total area of 662,881 acres so held, 347,327 acres, or 52 per cent., are held at cash rents, and 315,554 acres, or 48 per cent., on grain rents.

11. The recorded rental of the cash-rented area was Rs. 15,83,520, giving an incidence of 4.56 Rs. per acre and the recorded rents were almost universally found to represent the demand with substantial accuracy, the difference between the rents paid by high and low caste tenants being about 20 per cent. in favour of the former. In this connection it is however necessary to observe that the character of the soils has not been taken into consideration. High-caste tenants possess themselves as far as they can of the best soils, and low-caste tenants have to be content with inferior land. If this circumstance were taken into consideration, the difference in rates would probably be considerably more than 20 per cent. The cash rental accepted by the Settlement Officer was Rs. 14,41,224, giving an incidence per acre of 4.34 Rs. The reduction, which is between 9 and 10 per cent. of the total demand, was made on account of the nominal rents of fallow, the allowances made for unstable cultivation and short collections, and in certain portions of the district the rejection of excessive rents.

12. The method adopted for the valuation of the grain-rented area, which was the feature of the assessment which presented the greatest difficulty, is fully described in paragraph 22 of the Settlement Officer's report and in paragraphs 5 and 8 of the Commissioner's review. The accepted valuation gives Rs. 8,59,222 on an area of 290,770 acres, or at the rate of Rs. 2.95 per acre, which, in view of the fact that the recorded grain rate for the 12 years prior to survey was Rs. 3.29, is distinctly a moderate valuation: in this connection it is necessary, however, to observe that, as the Commissioner points out, "the record of grain rents is invariably one of demand and not of collection," and the demand is not always realized. Apart from the grain-rented area the assumption area, is comparatively small. The total area is 59,387 acres, and the valuation Rs. 2,08,784: the incidences require no remark. The method adopted by the Settlement Officer in the valuation of this portion of the assessment area is described in paragraphs 23 to 25 of his report.

13. So far as the valuation of the assessed area is concerned, it is certainly distinguished by great moderation; even in the case of the cash-rented area, an accepted rental, which is from 9 to 10 per cent. below the recorded rental, is in the Bahraich district very moderate, and the valuation of the assumption area is distinctly low. Nor can it be said that the area assessed is high: great caution seems to have been exercised by the Settlement Officer under the direction of the Commissioner, who was at that time the Settlement Commissioner for Oudh, in excluding areas of fallow land and of unstable cultivation, and the area finally assessed, 686,660 acres, although somewhat above the area actually cultivated at settlement (679,254 acres) is considerably below the average area of

cultivation in the previous five years' (735,775<sup>4</sup> acres). Both therefore in the area assessed and in the assets deduced for it there has been distinct moderation. The impression conveyed by the Settlement Officer's report is that he continually found it necessary to moderate his valuation, so as to avoid an abnormal enhancement of the existing demand. The final result is that after the exclusion of nominal assessments, a revenue demand of Rs. 11,11,417 has been fixed, which represents an enhancement of 41·18 per cent. upon the present demand of Rs. 7,87,266. The final demand is to be reached by progressive stages: the demand for the first five years will be Rs. 9,89,667, and for the second five years it will be Rs. 10,64,644, after which the full demand will come into force.

14. The assessment represents 44·53 per cent. of the accepted assets: the moderate valuation of the assets has already been referred to, and with a liberal deduction of Rs. 51,183 on account of improvements, the leniency of the revenue demand is fully established. The Settlement Officer observes in paragraph 31 of his report that "the comparatively small percentage of the assets taken is justified by the large enhancement," which may be interpreted to mean that a higher revenue demand might have been, and would have been, imposed if the ratio of enhancement had been less. This fact is apparent from the facts and figures of the report itself.

15. In some estates, as the Commissioner points out in his 9th paragraph, "the enhancement is exceptionally heavy," rising in the case of the Payagpur estate to 67 per cent. The Board endorse the remarks of the Commissioner upon this question, and they do not doubt that with the ample opportunity there is for further development, and with the present satisfactory and progressive condition of the district, the assessment as it now stands is a moderate one, and will in no way retard the future prosperity of the district.

16. It is unnecessary to discuss at length the revision of the assessment of the permanently settled portion of the district: it is simply made for the purpose of ascertaining the "annual value" in order to fix the local and patwāri rates. The permanent revenue is Rs. 1,71,973; the ascertained assets are Rs. 7,60,592; and the nominal revenue has been fixed at Rs. 3,73,750, which, as the Commissioner observes, is two lakhs more than is now paid. It may be noted that the area of cultivation in the permanently settled villages has increased from 186,157 acres at last settlement to 223,658 acres at the present revision, or by 22 per cent. compared with 25½ per cent. in the temporarily settled villages. The incidence of the cash rental is only Rs. 3·72 per acre in the villages permanently settled, whereas in the villages temporarily settled the recorded rental shows an incidence of Rs. 4·56 per acre. The Settlement Officer, however, explains that the cash-rented area of permanently settled estates lies chiefly in the poorer parts of the district. The accepted grain rent incidence is Rs. 3·2 per acre in the permanently settled portion of the district, whereas the accepted grain rent included in the assumption area of the temporarily settled villages only gives an incidence of Rs. 2·95 per acre.

17. In paragraph 33 of the Settlement Officer's report and paragraph 11 of the Commissioner's review the total enhancement of the district revenue demand (inclusive of the demand settled in perpetuity) is shown as 33·8 per cent. upon the demand previously current. As a mere matter of figures this statement is perfectly accurate, but the real enhancement must be determined without reference to that portion of the revenue which is stable and not the subject of revision. The enhancement of the demand in the portion of the district of which the settlement has been revised is 41·1 per cent.

18. The Board accept the view of the Commissioner in the 11th paragraph of his review that "probably no hesitation will be felt in according final sanction" to the settlement, and they submit their recommendation to Government that the settlement should be confirmed under sections 43 and 44, Act XVII of 1876, for the periods denoted in paragraph 13 of the Commissioner's review, subject to the

special term of 15 years in the case of the Ambhapur estate (paragraph 13 of the Commissioner's review). They also approve the suggestion that the nominal assessments of the permanently settled mahals should remain for the term proposed for the tahsils in which they are situated.

19. The total cost of settlement operations has been Rs. 1,02,081, which falls at the rate of Rs. 44.1 per square mile of the district area, exclusive of reserved forests. This does not however include the cost of the survey, which was Rs. 1,44,324, and gives an incidence per square mile of Rs. 62.34. As the Settlement Officer points out the survey would probably have been necessary in the greater portion of the district even if there had been no revision of settlement.

20. Neither the Settlement Officer nor the Commissioner refers to the "working of the revised assessments up to date," as required by rule 48 of Book Circular 12—I (Oudh). The Board find that the revised demand has been recovered with facility and with an absence of friction and coercive processes.

21. The Board agree with the Commissioner in his commendation of Mr. Harrison's work and of the final report he has submitted. Mr. A. T. Holme, Assistant Settlement Officer, appears to have disposed of the work assigned to him with judgment and care. The Board note with satisfaction the remarks made by the Settlement Officer in the 39th paragraph of his report upon the work of Babu Ram Sarup, the Settlement Deputy Collector, and the diligence of the Head Clerk Babu Kali Charan Singh.

I have the honour to be,

SIR,

Your most obedient servant,

H. F. HOUSE,

*Secretary.*

No.  $\frac{3456}{1-14-40}$  OF 1901.

FROM

THE HON'BLE MR. JOHN HOOPER, I.C.S.,

COMMISSIONER, FYZABAD DIVISION,

TO

THE SECRETARY TO THE BOARD OF REVENUE,

N.-W. PROVINCES AND OUDH,

ALLAHABAD.

*Dated Fyzabad, the 18th March 1901.*

SIR,

I HAVE the honour to submit Mr. P. Harrison's final report on the revision of the settlement of the Bahraich district. The report was received on the 20th August last. The delay in forwarding it has been unavoidable, owing to the heavy and constant pressure of current work in this division.

2. The preliminary work of survey, which was effected by the *patwāris* under professional supervision, was commenced in the cold weather of 1894-95. A regular revision of records was not undertaken; and it was not needed as the tenures are simple, the district chiefly consisting of large estates in which there are few subordinate rights. Assessment operations began in November 1896, when Mr. J. A. Norrie assumed charge as Settlement Officer. They were interrupted by the death of this promising officer in the following April, owing to which the revised assessment of one pargana (Bahraich) could not be declared before the former settlement expired. Every endeavour was made by his successor, Mr. Harrison, to make up for the time that had been lost. After a rapid re-inspection in the hot weather of 1897, he completed the assessment of pargana Hisampur, in which he was assisted by the materials left by his predecessor. The rest of the district was inspected by Mr. Harrison during the camping seasons of 1897-98 and 1898-99, with the help for one cold weather of Mr. A. T. Holme, Assistant Settlement Officer. The assessment last reported (that of pargana Dharmanpur) was submitted by the Settlement Officer on the 3rd August 1899, and was sanctioned by Government on the 28th November of the same year. Thus, notwithstanding the delay at the outset caused by the death of Mr. Norrie, the assessment of the district, the area of which, exclusive of Government forests, is 2,315 square miles, was finished in three years. As Settlement Commissioner I had the duty of supervision throughout, which was carried out by examination of the Settlement Officer's work in the field as well as in the office. Every pargana was visited by me, and over 20 per cent. of the villages under temporary settlement were inspected in detail.

3. There is much variety in the natural features of the different parganas and in the degree of their development. But these have been fully described in the assessment reports, and in this review it will be sufficient to note briefly the general characteristics of the district. Bahraich is one of the northern and more backward districts of Oudh. It resembles, in many respects, the adjoining districts of Sitapur and Kheri on the west of the Gogra. It may be graded between the two. It is inferior to Sitapur, and superior, on the whole, to Kheri, as its climate is less unhealthy, and conditions are not so precarious. In the north and east there are extensive areas of forest. The population, though it has largely increased since the last settlement, is sparse, varying from 540 per square mile in the southern pargana of Hisampur to 185 in Dharmanpur in the extreme north. The returns of the last census give the low densities of 381 per square mile for the entire district, and 432 for the area exclusive of State forests.

The agriculture of the district, as a rule, is not of a high class. The plough duty is high, averaging rather more than seven acres. There is very little irrigation. But the soil is generally fertile; and, owing to the natural moisture of the lowland tracts, and the favourable situation of the district, both for the autumn and the winter rains, there is little danger of drought. The crops, however, depend upon the seasons, and the produce is very variable; while over a large portion of the cultivated area rents are still paid in kind, so that the receipts of the landlords are far more fluctuating than in tracts where cash rents have become general and well established. These two points—the variations in the produce and the prevalence of grain-rents—were prominently noted in the correspondence preliminary to the revision of settlement as requiring special attention in the assessment of the district.\* They have been borne in mind by the assessing officers throughout the operations.

4. The district, as already remarked, is one of great estates. Four-fifths of it belongs to twenty-four taluqdárs, four of whom own considerably more than half the district area. The great landowners are possessed of ample resources, which they have employed in extending cultivation and in settling tenants in their estates. Great progress has been made in the reclamation of waste; and the cultivated area in the portion of the district, which is under temporary settlement, has risen from 542,513 acres at last settlement to 679,254 acres, or by over 25 per cent. The increase is greatest in the upland portion of pargana Nánpara (81 per cent.) and in pargana Bahraich (86 per cent.). In the former pargana it is chiefly due to the clearance of forest; in the latter to recovery from the devastating effects of the oppression of local governors during the closing years of native rule. Of the total area (exclusive of Government forests) 58 per cent. is now in cultivation; a full proportion as compared with the fully settled districts in the south of Oudh, but there are no plains of *usar* in Bahraich, and little absolutely barren land. Over 354,000 acres of culturable land are still available. The crop statement (Appendix VI) shows considerable improvement in the production of the superior crops, such as wheat, rice and maize. The price of produce has risen greatly since the introduction of the railway. The cash rental has increased from Rs. 6,10,778 for 168,076 acres at last settlement to Rs. 16,22,763 for 368,819 acres in the year of verification.† The progress made in these respects is sufficient to justify a large enhancement of revenue; and now that the district has been opened out by the railway, there is every prospect that improvement will continue.

5. Two large estates, that of the Mahárāja of Balrámpur, and the Baundi estate of His Highness the Rája-i-Rájgán of Kapurthala, are permanently settled. The assessment of these, which was merely for the purpose of determining the "annual value" for the calculation of consolidated local rates and *patwári* rate, was made after a general inspection on a simple statistical form without a classification of soils. Following the arrangement of the report I propose to discuss these nominal assessments separately; and in this and the following paragraphs the statistics given will be those for the area under temporary settlement only, which was assessed on the ordinary methods, and for which complete assessment statements were prepared in the usual form. The feature in the assessment of the temporarily settled area which may first be noted is that separate circle or standard rates were deduced for high caste and low caste tenants holding at cash rents, and a third set of rates for the grainrented area. The standard rentals at circle rates thus consist of—

- (1) the valuation of the cash-rented holdings of low caste tenants by low caste rates applied to the classified soil areas;

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\* Paragraphs 4 and 5 of this Government's letter No. 2489, dated the 7th September 1894, to the Government of India.

† Appendix III to the report. These and other figures are for the temporarily settled area only.

(2) a similar valuation of the cash rented holdings of high caste tenants, and of the assumption area other than grain-rented land, at high caste rates ;

(3) a valuation of the grain-rented area at special grain rates.

This system of determining, for the purpose of valuation and comparison, rates which discriminate for caste and tenure as well as for soils is a development of that which was followed by Mr. House in the settlement of Fyzabad (where high and low caste rates were applied in practice, though they were not embodied in the standard rentals), and by Mr. Butler in Sítápur, where separate grain rates were deduced. The most important point in it, as applied in Bahraich, is perhaps the method of obtaining rates for the valuation of the large grain-rented area, which amounts to 315,554 acres, and is 48 per cent. of the area held by ordinary tenants, and 43 per cent. of the entire area in holdings. In forwarding proposals for the revision of settlement to the Government of India it was remarked by this Government that an average of the recorded rent-rolls over a series of years would probably not give too high a basis for assessment. In accordance with this suggestion I requested the Settlement Officer to make a careful examination of the *patwáris*' returns, which show the value in money of the landlord's share of the produce ; and, by scrutinizing and sifting them in much the same way as cash rents are tested, to see whether fair rates for the grain-rented areas could not be deduced from the recorded actuals. This examination was made with satisfactory results. Mr. Harrison remarks (paragraph 22) : "So great a correspondence was found in the records of villages of the same class, so consistently did the income vary with fluctuations of seasons and prices, and so various were the persons from whom the *patwáris* obtained their figures, that it was impossible to resist the conclusions that the returns of grain rents are in the main accurate and can be relied on as a basis for the valuation of grain-rented areas." It had been anticipated that there would be some under-statement in the records ; but this was not found to be the case except in those of a few villages owned by small proprietors, which were discarded for the purpose of assessment. The tendency in general was rather to over-statement of the receipts, as the record of grain rents is invariably one of demand and not of collection ; and where the rent is taken by appraisement (*kankut*), or by conversion into money of the landlord's share in the produce (*darkat*), it is not always realized in full : as a matter of fact, the returns of grain-rented villages not infrequently show large arrears. The manner in which the rates were worked out from the returns is described in detail in the report. The average for a period of twelve years was taken as the basis of calculation in order to allow for fluctuations in produce and variations in prices ; and the rates were pitched somewhat below the actuals in order to allow a margin for arrears, and for receipts from customary cesses included in the demand, which are not assessable to revenue. The margin left on these accounts in framing the rates was approximately two annas in the rupee. The valuation obtained by these rates is intentionally a moderate, but it is believed a not inadequate, estimate of the average collections.

The system described above of basing the assessment of the grain-rented area on the recorded actuals was somewhat in the nature of an experiment. It is claimed that it has proved successful ; and its success is largely due to the fact that the district is chiefly owned by large proprietors. As was remarked in the review of the assessment report for pargana Nánpára, the great landowners work through their *patwáris* in managing their estates ; and, as they have to rely on the papers in leasing villages and collecting rents, they take care that these accounts are properly and correctly maintained. The returns were thus found to be suitable for adoption as the foundation of a scheme of rates, though not necessarily for the assessment of individual villages. It will be admitted that, when the recorded grain rental is of this character, it forms the most satisfactory basis of assessment that can be obtained.



6. The treatment of the recorded cash rents presented no special difficulty. They were almost universally found to be genuine, the only important exception being the rent-rolls of the estate of a taluqdár in pargana Hiasampur, whose assets were concealed. The Settlement Officer's action in dealing with the recorded rental is sufficiently described in paragraph 21 of the report. It will be enough here to note the recorded incidences for the different classes of tenants for comparison with that of the accepted cash rental. The all round incidences are:—

							Rs. Per acre.
Low caste	...	...	...	...	...	...	4.75
Thákurs	...	...	...	...	...	...	3.48
All high caste	...	...	...	...	...	...	3.79
All tenants	...	...	...	...	...	...	4.56

The divergence between the high and low caste rents (20 per cent.) is rather less than 4 annas in the rupee, which is the usual difference in Eastern Oudh. In the estates of Kapurthala and Nánpara the privilege of caste is not fully recognised in the rents; but its influence appears in the collections, and the returns for villages in which *Thákurs* and *Bráhmans* predominate show arrears, which are often considerable.

7. The only other subject to which reference need be made in connection with the procedure of assessment is that of the assessed area. The rented and cultivated areas at survey, with the averages of previous years, are noted below:—

					Acres.
Cultivated area at survey	...	...	...	...	679,254
Area recorded in holdings at survey	...	...	...	...	* 783,190
Average cultivated area of five years	...	...	...	...	735,775
Average holdings area of twelve years	...	...	...	...	735,381

The question of area received full attention, as was necessary in a district where much of the cultivation is new and some of it not well established. In Dharmanpur, the most backward and precarious pargana of all, where the cultivation is altogether fluctuating, the assessment could only be made on areas that were determined as normally safe after the examination of the returns for a period of years. In the district generally there were two points that demanded caution in dealing with the matter of area. The first is that the holdings include a large extent of fallow. It will have been observed from the figures given above that the holdings area at survey included 53,936 acres of uncultivated land. The cash-rented area contains 22,651 acres of this, which is 6 per cent. of its total (paragraph 21). The rental of this fallow, in villages where it is extensive, is often an unstable asset, which it would be unsafe to assess. The other point is that some of the more recent reclamations are too great for the resources of the village to maintain, especially when they are in inferior soil, so that they could not be regarded as permanent. The principles followed in dealing with these cases are explained in paragraphs 21 and 27 of the report. Endeavour was made to determine the fair stable area which could be cultivated from year to year and for which rent could be regularly paid. In a few villages, where the cultivated area was seriously below the normal, additions to the rented area were made for lands ordinarily in cultivation in order to secure an adequate area for assessment. In the result 332,327 acres of cash-rented land were assessed, against a recorded area of 347,327 acres in holdings, and 326,676 acres actually in cultivation. Besides this the receipts from a portion of the fallow, which is regularly let for grazing, were taken out from the cash-rental and transferred to the head of *sayar*, to which they more properly belong. Including land of all classes, the total area assessed is 686,660 acres (paragraph 28). It exceeds the cultivated area at survey, but not

\* This includes rather more than 1,000 acres of permanently settled area.

largely, while it is below the average of the preceding five years. It is certainly safe, while, in the circumstances of the district, it will not be regarded as inadequate.

8. After this brief review of the more important features in the method of assessment, the results of the valuations may be stated. They are given in the following table, which has been abstracted from Appendix VIII to the report, the recorded cash rental being added at the top of the statement for comparison:—

Class of tenure.					Area.	Rent.	Rate.
					Acres.	Rs.	Rs.
Recorded cash rental	...	...	...	...	347,327	15,83,520	4.56
Accepted cash rental	...	...	...	...	332,327	14,41,224	4.84
Grain rented	...	...	...	...	290,770	8,59,222	2.95
Total ordinary tenant					623,097	23,00,446	3.69
<i>Assumption area.</i>							
Occupancy	...	...	...	...	1,285	4,515	3.51
<i>Sir</i>	...	...	...	...	3,973	14,603	3.68
<i>Khudhaskat</i>	...	...	...	...	12,798	47,460	3.71
Under-proprietary	...	...	...	...	5,745	24,232	4.22
Nominally rented and rent-free	...	...	...	...	35,586	1,17,974	3.30
Total assumption					59,387	2,08,784	3.50
Added for deficient cultivation	...	...	...	...	4,176	9,021	2.16
GRAND TOTAL					686,660	25,18,251	3.67

The reduction made in the recorded rental for the purposes of assessment is between 9 and 10 per cent. It is chiefly accounted for by deduction of the nominal rents of fallow, by allowance for unstable cultivation and short collections, and in the more thickly populated portion of the district by rejection of excessive rents.

The valuation rate on grain-rented land (Rs. 2.95) may be compared with the average recorded grain rate for the twelve years preceding survey, which is Rs. 3.29. The difference is a little more than 10 per cent. As has been already explained it was necessary to make allowance in the rates for short collections and unassessable items included in the recorded demand; and it was above all desirable, in view of the great fluctuations in the receipts from grain rents, that the valuations should be on the side of moderation. The assumption areas other than grain-rented land are comparatively unimportant. The valuations of these classes are explained in detail in paragraphs 23 to 25 of the report, and the incidences require no special remark.

9. After addition for *sayar* and allowance for improvements the net assets accepted for the assessment of the temporarily settled estates stood as below:—

					Rs.
Rental assets	...	...	...	...	25,18,251
Added for <i>sayar</i>	...	...	...	...	28,921
Total					25,47,172
Deducted for improvements	...	...	...	...	51,183
Net assessable assets	...	...	...	...	24,95,989

On this the assessment is Rs. 11,29,595, at 45.26 of the assets, giving an enhancement of 49.42 per cent, and a revenue incidence of Rs. 1.66 per acre of

cultivation as compared with one of Rs. 1·46 at the former settlement. When nominal assessments are excluded, the increase of revenue is from Rs. 7,87,266 to Rs. 11,11,417, or 41·18 per cent. The enhancement on the district is large. In the following estates, where considerable extensions of cultivation have taken place, the enhancement is exceptionally heavy :—

					Per cent.
Payápur	...	...	...	...	67·75
Kapurthala (temporarily settled)	...	...	...	...	48·27
Náupára	...	...	...	...	45·37
Nawábganj Aliabad	...	...	...	...	45·36

But, as the Board are aware, these estates have been assessed at a moderate proportion of their assets, low percentages having been taken wherever the increase of revenue was great, and the enhancement has been graduated by a liberal system of progressive assessments. The district is prosperous and progressing, and there is much room for further development. While the enhancement is ample, it is not, it is believed, in any way likely to retard the progress of the district, or to affect the prosperity of the landowners or their tenants.

10. An account of the assessment of the permanently settled estates owned by the Rája-i-Rájgán of Kapurthala and the Mahárája of Balrámpur will be found in paragraph 32 of the report. As these revised assessments are nominal for the purpose of calculating cesses only, it will suffice to note the figures in order to complete the totals for the district. The assets were ascertained to be Rs. 7,60,592, on which a nominal revenue of Rs. 3,73,750 has been fixed, while the permanent revenue actually payable is Rs. 1,71,973, or rather more than two lakhs of rupees below the amount that the present assets would justify if the estates were under the ordinary terms of settlement.

11. The revised revenue, exclusive of all nominal demands, and inclusive of the realizable revenue of the estates under permanent settlement, is Rs. 12,83,390 against a former assessment of Rs. 9,59,239; and the actual enhancement for the entire district is Rs. 3,24,151, or 33·8 per cent. The demands at the different progressive stages are shown in the following statement :—

	Former revenue.	Revised revenue.					
		First five years.	Percentage of enhancement.	Second five years.	Percentage of enhancement.	Final.	Percentage of enhancement.
	Rs.	Rs.		Rs.		Rs.	
Temporarily settled estates ...	7,87,266	9,89,667	25·7	10,64,644	35·2	11,11,417	41·1
Permanently settled estates ...	1,71,973	1,71,973	...	1,71,973	...	1,71,973	...
Total ...	9,59,239	11,61,640	21·1	12,36,617	28·9	12,83,390	33·8

In framing the assessments the Settlement Officer has carefully borne in mind the special conditions of the district. While securing for the State a large increase of revenue, which is justified by the development of the district since the last settlement, he has made all due allowance for fluctuations in produce and prices and for the variable character of the rents in the grain-rented tracts. The assessments of the different parganas have been sanctioned by the Government after detailed scrutiny; and probably no hesitation will be felt in according the final sanction which is now solicited.

12. The settlement gave rise to no serious litigation, and there have been comparatively few appeals against the assessment. Most of the landowners recognised that, while their revenues had been largely enhanced, they had been treated

with all the consideration that was consistent with the just claims of the State. The settlement was thus carried out without friction; and, as the Settlement Officer remarks (paragraph 39), with a minimum of inconvenience to the landlords and the tenantry. After the interruption at the commencement caused by the death of Mr. Norrie the operations proceeded with a continuity and rapidity that resulted in economy. The total cost of the settlement operations is stated in paragraph 38 of the report at Rs. 1,02,081, which is at the rate of Rs. 44·1 per square mile on the area exclusive of reserved forests. It is little more than half the immediate enhancement given by the initial demand.

13. The settlement of one estate—the taluqa of Ambhapur in pargana Hisampur—has been sanctioned for a period of fifteen years only.\* For the remainder of the temporarily settled area it is presumed, in view of the very sufficient enhancement of revenue that has been obtained, and of the fact that the final demand will not come in force till the year 1910, that the settlement will be for the full period. But, in order that the revised assessments may fall in consecutively tahsíl by tahsíl, it will be necessary to slightly reduce or prolong the usual term of thirty years in several of the parganas. With this view, following the arrangement that has been approved for other districts, the proposal set forth in paragraph 36 of the report has been made, and is now recommended for sanction. Its effect will appear from the following table:—

Tahsíl.	Pargana.	Date of expiry of former settlement.	Proposed date of expiry of revised assessment.	Period.
Kaisarganj ...	Hisámpur ...	30th June 1897 ...	30th June 1928 ...	31 years.
	Fakhrpur ...	30th June 1899 ...		29 years.
	Bahraich ...	30th June 1897 ...		32 years.
Bahraich ...	Ikauna ...	30th June 1898 ...	30th June 1929 ...	31 years.
	Bhinga ...	30th June 1900 ... and 30th June 1901 ...		29 years.
	Talsipur ...	Permanently settled		28 years.
	Nánpára ...	30th June 1899 ...		31 years.
Nánpára ...	Chánda ...	30th June 1900 ...	30th June 1930 ...	30 years.
	Dharmanpur ...	30th June 1901 ...		29 years.

If this proposal is approved, the nominal assessments of the permanently settled *maháls* might, as Mr. Harrison suggests, remain current for the term fixed for the tahsíls in which they are situated.

14. In conclusion, I wish to endorse Mr. Harrison's remarks regarding the good work done by his Assistant, Mr. A. T. Holme, who assessed a portion of the district under his guidance and control. The Settlement Officer's commendation of the services of the Deputy Collector, Bábu Ram Sarup, and of the Head Clerk, is brought to the notice of the Board. As regards Mr. Harrison himself I would submit that he deserves much credit for hard and sound work, which was marked throughout by great care and judgment. His final report, now submitted, gives a clear and concise account of the methods and results of the assessment.

I have the honour to be,

SIR,

Your most obedient servant,

J. HOOPER,

Commissioner, Fyzabad Division.

FROM

P. HARRISON, Esq., C.S.,  
SETTLEMENT OFFICER, BAHRAICH,

To

THE COMMISSIONER,  
FYZABAD DIVISION,

*Dated Bahraich, the 4th June, 1900.*

SIR,

I HAVE the honour to submit my final report on the second Regular Settlement of the Bahraich district.

The revision of the settlement was sanctioned by the Government of India in letter No. <sup>3123</sup>/<sub>303</sub>, dated 22nd October 1894, in the Department of Revenue and Agriculture. Introductory.

As a preliminary step a resurvey was undertaken by the Department of Land Records Survey, a commencement being made in the cold season of 1894-95. The Deputy Commissioner was also invested with the powers of an officer in charge of a Settlement by Notification No. <sup>3760</sup>/<sub>I-228B</sub>, dated 23rd November 1894. A special settlement establishment was entertained with effect from 5th May 1896, and Babu Rama Sarup joined the district as Settlement Deputy Collector on 23rd April 1896 for the purpose of supervising the preparation of statistics for the Settlement Officer. In May 1896 the Government of India sanctioned the appointment of a Special Settlement Officer, and by Notification No. <sup>3475</sup>/<sub>II-899C</sub>, dated 26th October 1896, the late Mr. J. A. Norrie, I.C.S., was posted to the charge of the revisional operations. Mr. Norrie arrived and commenced his duties on 17th November 1896. He had, however, only finished the actual inspection of two parganas when he was unfortunately attacked by cholera and died on 6th April 1897. I was appointed to succeed him, and joined the district on 5th May 1897. Mr. Norrie not having left on record definite proposals for the formation of assessment circles or the adoption of standard rates, it became necessary to reinspect the parganas which had already been inspected by him. It was impossible, however, to complete the tour of both parganas before the rainy season, and I was directed to devote my attention to pargana Hisampur only. The inspection of this pargana (295 square miles) was carried out in May and June, and the assessments were reported on 9th September 1897, just in time for them to be considered and sanctioned before the first instalment of the new revenue became due. In the following cold season, the other pargana (Bahraich, 327 square miles), on which a beginning had been made by Mr. Norrie, was completed by me, the assessments being reported on 13th February 1898, and sanction being received in time for the collection of the enhanced revenue with the rabi instalment of 1305 Fasli (1898). During the same cold season parganas Ikauna (254 square miles) and Fakharpur (129 square miles)\* were also inspected by me. Their assessments were reported on 2nd July 1898 and 1st October 1898, respectively. I was absent on privilege leave for three months in the rainy season of that year. Owing to Mr. Norrie's death the programme of operations could not be worked up to, so, in order that the inspection and assessment of the whole district might be completed in 1899, the Government appointed Mr. A. T. Holme, C.S., to be <sup>note</sup> Assistant Settlement Officer. He assumed charge of his duties on 1st Nenu-~~fr~~ 1898, and subsequently inspected and reported on

\*Excludes permanently-settled area.

parganas Bhinga (182 (a) square miles) Charda (189 (b) square miles) and Tulsipur. I was myself engaged in the inspection of parganas Nanpara (481 square miles) and Dharmanpur (139 square miles), as well as in a general supervision of Mr. Holme's work, including the inspection of a considerable number of villages in parganas Bhinga and Charda. Mr. Holme having completed his work was transferred to another post on 15th May 1899. Meanwhile, with effect from 19th April 1899, I officiated as Deputy Commissioner, in addition to my other duties, for three months. Nevertheless, the assessment reports of all the parganas were prepared and submitted by 3rd August 1899. I then proceeded on furlough, returning to duty on 8th November 1899. Up to 2nd December 1899 I was engaged in the determination of underproprietors' rents and other miscellaneous work. From that date I was again appointed to officiate as Deputy Commissioner, continuing as Settlement Officer. The Settlement work would probably have been completed by the end of March 1900, had I not unexpectedly been deputed to Hardoi to revise some of the assessments in that district. While there I found it impossible to deal with the Bahraich work, and it was only after my return to Bahraich on April 13th that I was able to take up the writing of this report and the miscellaneous matters still pending. Then also the Hardoi assessments continued to claim the greater share of my attention.

2. I have written so much to explain the progress of operations and to show that no effort has been spared to complete the Settlement as soon as possible. The assessment, except of parganas Bhinga, Charda, Tulsipur, was made entirely by me personally, and in connection with those parganas the formation of circles and the selection of rates by the Assistant Settlement Officer were carried out in close consultation with me, while the detailed assessment of each village was scrutinized and amended by me when necessary. It is also proper for me to add that the late Settlement Commissioner, the Hon'ble Mr. Hooper, inspected a considerable number of villages in each pargana in company with the Assistant Settlement Officer or myself, and his supervision at each step, and the advice which his mature experience enabled him to afford me, have been of incalculable value.

#### Physical features.

3. The district has a total area of 2,627 square miles\* of which about 312 square miles consist of Government forest. It is divided into 9 parganas, as follows :—

Parganas			
Tahsil Kaisarganj	...	...	... { Hisampur Fakharpur
Tahsil Bahraich	...	...	... { Ikauna. Bahraich. Bhinga. Tulsipur.
Tahsil Nanpara	...	...	... { Charda Nanpara Dharmanpur

There are three natural tracts, situated in the Rapti basin on the north-east, the Gogra basin on the west border and a plateau between these two running through the whole length of the district from north-west to south-east. The Rapti basin includes parganas Bhinga and Tulsipur and parts of parganas Ikauna and Charda. The central plateau is occupied by the Bahraich pargana in the centre, part of pargana Ikauna in the south, and parts of parganas Charda and Nanpara in the north. The Gogra basin includes tahsil Kaisarganj in the south, Dharmanpur in the extreme north and part of pargana Nanpara in the centre. The north border of the

(a) Includes permanently-settled area-but excludes reserved forest. The temporarily-settled area is 138 square miles.

(b) Same as above. The temporarily-settled area is 102 square miles.

\* In para. 4 of the last settlement report the area is given as 2,627 square miles. The difference is due mainly to the transfer of the present Tulsipur pargana to the district, the rectification of the Nepal boundary, and fluvial action on the part of the Gogra. The actual area of the river included in this district is excluded from the total area.

district marches with Nepál, and is largely occupied by State reserved forest. In other parts there appear blocks of private forest, the most notable being the Ikauna jungles of the Kapurthala estate, about 33 square miles in area, and the jungles of the Náwabganj estate in pargana Charda and of the Nanpara estate in pargana Nanpara adjoining. The edges of the central plateau, especially on the western side, are also largely occupied by scrub jungle, which affords cover to numerous wild animals. The plateau itself has generally a level surface, broken only by slight undulations and unimportant drainage channels, or by local depressions which are generally made to bear a crop of late rice. The prevailing soil is a light loam which can and does produce excellent wheat. In the river valleys on either side, again, the soil is generally loam, but of a more distinctly alluvial character, and very fertile except where the crust of alluvial deposit is very thinly spread over the subsoil of sand. The surface of the lowlands, however, is furrowed with old river channels, appearing often as winding tals, and sometimes as sluggish streams. Such old channels occasionally serve as drainage outlets, but more frequently they are a cause of flooding. Old channels, again, are more frequently met with in the Gogra lowland (or tarhar) than on the Rapti side. Some of these are doubtless traces of direct action of the Gogra (or Kauriala) itself in former days, but one important channel is that of the "old" Sarju, which first appears near the present active stream of the local Sarju in pargana Nanpara, and pursues a winding course southwards through tahsil Kaisarganj into the Gonda district, where it finally falls into the Gogra. It receives a large amount of surface drainage on the way and is consequently liable to overflow. The active Sarju is a hill stream which enters the district from Nepál in the north of the Nanpara pargana. It practically follows the edge of the plateau for some distance and then takes a westward turn across to the Gogra. There is a tradition that this stream was artificially diverted from the course of the "old" Sarju. Its current is very strong and constantly changes its course in the soft alluvial soil which it encounters. Its deposit however is extremely fertile, and unless the change of course is very sudden, the deserted channel is usually silted up with excellent soil to the level of the old bank. In this respect the Sarju much resembles the Rapti on the other side of the district. The workings of the Gogra, on the other hand, are generally marked rather by devastation, and deposits of barren sand. Such culturable soil, moreover, as is deposited, is frequently of poor fertility and forms but a thin crust over the subsoil of river sand.

4. Two other small tracts require special notice as they differ completely from others in the district, being pure "tarai" as familiarly understood. One comprises a small group of villages on the Nepál border in the extreme north-east of pargana Nanpara where the soil is almost entirely clay, broken by insignificant patches of loam. This soil produces only a crop of late rice, which is generally unprotected by irrigation, and if the rice crop for any reason fails, the area of other soil is so small as to be incapable of producing a spring crop sufficient for the requirements of the tenantry. The other tract, comprising pargana Tulsipur and the northern fringe of pargana Bhinga, has similar conditions of soil, but is perhaps more secured by artificial works of irrigation connected with a few small hill streams which finally fall into the Rapti.

The pure tarai.

5. It may be said generally that the prevailing soil is a fertile loam, varied by clay depressions in small patches. There is little or no real *bhur* or sandy soil.

Soils.

6. Full assessment statements in the prescribed form were prepared only for maháls held under temporary settlement, or wholly or partially revenue free, with a few exceptions in those cases where it was impossible to separate statistics of crops, census, &c., in the permanently-settled and temporarily-settled portions of certain villages. The statistics quoted in the succeeding paragraphs relate solely to temporarily-settled and revenue-free areas, unless the contrary appears from a footnote or the context.

Statistics quoted in following paragraphs.

## Cultivated area.

7. The cultivated area at last settlement was 542,513 acres. The total of the cultivated area (in various years for different parganas) on which the present revision was based was 6,79,254 \*acres, showing an increase of 136,741 acres or about 25½ per cent. This increase has occurred mainly in the "uparhar" or table-land of the district, and more especially in parganas Bahraich and Nanpara. The former pargana alone showed an extension of cultivation amounting to almost 60,000 acres (86 per cent.). In pargana Nanpara similarly there was an extension of 45,000 acres (81 per cent.) in the villages of the plateau. In the plateau villages of parganas Charda and Ikauna the total extension was 13,800 acres or 24 per cent. The balance of about 18,000 acres is accounted for by small extensions of an ordinary character distributed over the lowland portions of the district. The enormous extensions of cultivation on the table-land are due partly to reclamation of jungle land, especially in parganas Nanpara and Charda, but partly also to a recovery from the effects of pre-British tyranny in pargana Bahraich, where misgovernment under the last Kings of Oudh seems to have reached its height, causing enormous areas of cultivated land to be abandoned and numerous sites to be deserted. Roughly, two-thirds of the whole culturable area is now under cultivation.

## Population.

8. †The population increased from 514,855 at last settlement to 766,796 in 1891, or by almost exactly 50 per cent., and was therefore increasing at a much greater rate than the cultivated area. In the temporarily settled areas the population† has a density of 430 per square mile of total area and 722 per square mile of cultivation.

## Ploughs and plough-cattle.

9. The number of ploughs is returned at 97,113, and the average area to each plough is a little over 7 acres. The number of plough-cattle very nearly provides 2 bullocks or buffaloes to each plough, and may be deemed sufficient. The tenants mutually assist one another with ploughs and cattle, and spade cultivation is largely resorted to for the preliminary preparation of the soil. With abundant forest and pasture land there is naturally little difficulty in supplying the needs of the population in this regard.

## Caste of tenants.

10. The following table exhibits the percentage of each caste to the whole number of tenants and the average holding of each tenant of the caste.

Caste.						Percentage.	Area held.	Average holding.
Ahir	...	...	...	...	...	11	74,088	5
Kurmi	...	...	...	...	...	17	118,739	9
Bráhmaṇ	...	...	...	...	...	14	93,851	8
Chámar and Kori	...	...	...	...	...	7	47,127	4
Muhammádan	...	...	...	...	...	8	53,782	9
Pasi	...	...	...	...	...	4	26,988	5
Muraó	...	...	...	...	...	3	18,017	4
Lodh	...	...	...	...	...	2	14,565	4
Thákur	...	...	...	...	...	6	39,967	12
Other castes	...	...	...	...	...	28	192,865	5
Total						100	67,9934	6

The points of strength exhibited by this table are—

- (1) Over one-sixth of the whole tenant area is held by Kurmis, who, although occupying large holdings, are most industrious, efficient and prosperous cultivators.

\*In appendix VI the cultivated area is shown as 6,94,211 acres. Of this 14,825 acres were in permanently settled land. The remainder (132 acres) was in railway premises and not dealt with in the assessment. Cultivation thereof has since been discontinued.

†The figures here given are compiled from those for temporarily-settled villages as quoted in the old settlement record and in the village directory published after the census of 1891. In the last settlement report the population of the whole district was returned at 835,826; but this number must include the population of certain villages which are no longer part of the district. At the census of 1889 the district (as at present constituted) was found to have a population of 774,437 and in 1881 of 878,048. In 1891 the population was 1,000,422, showing an increase of over 29 per cent. since 1889.

‡The figures for the whole district are—

Density on total area, 381 per square mile.

Density on total area excluding forest, 432 per square mile.

Density on cultivated area, 706 per square mile.



- (2) The moderate size of the holdings of the ordinary low-caste tenant, and of the average holding of all tenants=a little under 6 acres per holding.

The main point of weakness, on the other hand, is the large area, about one-fifth of the whole, held by Bráhmans and Thákurs in very large holdings. Tenants of these castes are usually inferior cultivators and work their lands mainly through hired labour, especially in the matter of ploughing. Their fields, as a rule, are slovenly and exhibit the results of inattention and slackness. Bráhmans are most frequently met with in tahsíl Kaisarganj and the southern part of tahsíl Bahraich. Apart from their character as cultivators, they are often most troublesome tenants and offer considerable resistance to the landlords, and to the administration generally. The size of the holdings and the disposition of these classes of tenants probably contribute largely to the marked difference of rent-rates for high and low-caste tenants, which will be examined later. The extensive area held by Muhammadans in large holdings is also a source of weakness to some extent, for many of these tenants are of a character similar to Bráhmans and Thákurs. They also include, however, many industrious cultivators.

11. The average area under autumn crops is 522,600 acres, of which almost exactly one-half (*i.e.*, over a quarter of a million acres) is under rice. In the taráí tracts of parganas Bhinga, Tulsipur and Nanpara and in suitable depressions elsewhere (notably in pargana Charda and on the plateau generally) the rice crop is transplanted for harvesting in November. Elsewhere the crop is early rice of an inferior quality, which is usually, except in the worst clay soil, followed by a spring crop in the same year, and is of most importance in the plateau tract. Next to rice in order of importance comes maize, which is the staple autumn crop of the loam soil in the Rapti and Gogra lowlands, occupying usually about 150,000 acres or about 29 per cent. of the total area under autumn crops. It, too, is usually followed by a spring crop in alternate years. The common *juar* (*Sorghum vulgare*) is in the lowlands frequently sown with maize every other year and on the plateau with *arhar* (*cajanus indicus*). The only other autumn crops demanding special notice are *arhar* and *kodon* (*paspalum scrobiculatum*), which are sown together almost universally in the loam of the plateau in rotation with early rice and spring crops. The area under rice has doubled since last settlement, while that under maize has increased by 50 per cent. Autumn crops.

12. Spring crops are usually sown in about 474,000 acres. Wheat, either pure or mixed with other crops, is usually sown in about 172,000 acres or about 36 per cent. of the total area under spring crops. In the lowlands about half the wheat appears as a second crop after maize and half as a single crop in alternate years, but in the upland it is nearly always the sole crop taken off the ground during the whole year. Gram, peas, and *masur* (*eryum lens*) together occupy about 143,000 acres (about 30 per cent. of the whole area under spring crops) usually as a second crop after early rice. Barley is also grown to a large extent in the poorer soils and in the more backward tracts. Oilseeds (principally linseed and *láhí*) occupy about 66,000 acres. Poppy and garden crops are principally grown in the lowlands of tahsíl Kaisarganj and pargana Nanpara and in the Rapti valley. The recent average area under poppy is about 7,500 acres. Garden crops are seldom grown except by Muraos and their Muhammadan counterparts, the Kabariyas. Tobacco is met with in very small patches in most villages, but only in pargana Fakharpur is there usually any considerable area under this crop. The area under wheat has almost doubled, and that under gram and peas, &c., has increased by over 150 per cent. The double-cropped area has increased by 190 per cent., or nearly trebled. Spring crops.

13. There has been a very slight extension of the irrigated area since the last settlement. In the lowlands artificial irrigation is seldom required, as the soil is naturally moist. For small areas under garden crops earthen wells are dug as required. In the upland, tanks and the few small streams are utilized as much as possible, and Irrigation.

earthen wells are dug wherever practicable in dry seasons. Permanent irrigation wells either of masonry or half masonry are rare. Several expensive masonry wells have been built by the Kapurthala estate, but these have hitherto been little used. In other estates it is almost true that no masonry well exists for irrigation. The truth is that the Bahraich district is well situated for the monsoon rains and the winter rains seldom fail. In the great famine of 1897 the only crop which was seriously injured was the transplanted rice, but in very few tracts is that crop the sole resource in the autumn. The principal effect of an exceptionally dry season is to curtail the sowings of second crops after maize or early rice. Exceptionally heavy rain is rather more to be feared than drought, for flooding is the greater danger in the lowlands.

#### Communications.

14. The district has been largely developed since last settlement by the opening of the Bengal and North-Western Railway, the main line of which passes through the south of the district to cross the Gogra by the Elgin Bridge at Bahramghat. A branch line from Gonda follows the edge of the plateau, as far as Nanpara, where the line bifurcates, one arm to Naipálganj Road on the Nepal border and the other to Katanianghat in the extreme north-west angle of the district. The older line from Gonda to Naipálganj Road has been opened about 16 years and has undoubtedly exerted an immense influence on the development of the district. The branch line from Nanpara to Katanianghat was opened in 1898 only, and although it undoubtedly will have a stimulating effect on the north-western portion of the district (now more backward than any), it had not had time to exert an influence before the assessment was revised. In the matter of roads the district is less fortunate. There is no metalled road outside the municipal towns. Unmetalled roads are numerous, and afford sufficient facilities for communication in the busy seasons of the year. Many of them, however, are in bad order, owing partly to the nature of the country they traverse, and require raising and more bridging if they are to be passable at all times.

#### Markets.

15. There are, as usual, several centres of petty local trade. The grain trade has a tendency to gravitate towards the railway stations, several of which form nuclei of important bazárs. The old marts away from the line are mostly falling into decay. There are no manufactures of any general importance.

#### Proprietors.

16. The distribution of the district area among the various proprietors is shown below :—

<i>Proprietors</i>			<i>Area held in acres.</i>	<i>Percentage of total.</i>
Talukdárs holding in full right	...	...	1,306,415	78
Single zamíndárs	...	...	64,042	4
Coparcenary bodies	...	...	50,393	3
Sub-settlement holders	...	...	21,885	2 *
Revenue-free holders	...	...	8,112	...
Government	{ Reserved forest	...	1,99,561	12
	{ Other property	...	20,660	1
Total			1,681,068	100

The most striking feature in this table is the very large proportion of the area held by talukdárs, and these are only 24 in number. Considerably more than half the area of the whole district is included in the four very large estates† of His Highness the Rája-i-Rájgan of Kapurthala, the Rája of Balrámpur, the Rája of Nanpara, and the Rája of Payagpur. The permanently-settled area includes almost the whole of the Balrámpur estate in this district and rather more than half the Kapurthala estate. The estates of single zamíndárs and coparcenary bodies are thinly scattered over all parganas except Tulsipur. They are most strongly represented in tahsil Kaisarganj and in parganas Bahraich and Dharmanpur. Sub-settlements are

\* Including 385,895 acres held in permanent settlement.

† 930,208 acres.

found in very insignificant areas except in tahsil Kaisarganj, and particularly in pargana Hisampur.

17. In the larger estates (that is, as above shown, in the greater part of the district) the talukdars as a rule let out their villages on lease for a term, generally of three years. As will be seen hereafter, a very large share of the tenants' land is held on grain rents, and, probably, when immense areas have to be managed, the landlord reaps a greater advantage by dealing with a substantial lessee than by maintaining a large establishment, on small individual pay, and with great inducements and opportunities for speculation, to divide the crop with each tenant. Many lessees make a profession of this business and renew their engagements for term after term. It is usually to their interest to deal fairly with the tenants, who are by no means slow to take complaints to the talukdars and the district authorities. The danger of oppression is in this way much reduced and, in fact, fair treatment is the rule. Leases are not confined, however, to grain-rented villages, and it is only on the doubtful ground of economy in management that farms of cash-rented villages can be justified. Some exist now more from the force of custom than anything else. In progressing villages, where there is still reclamation to be done, the lessee, although perhaps to some extent a speculator, is a useful capitalist, who can more effectively apply his money than the proprietor of a large estate whose headquarters are many miles away.

18. The area included in holdings is classified in the following table:—

Tenure.							Acres.
Proprietors.	Ordinary tenants	{	Cash-rented	...	...	...	347,327
			Grain rented	...	...	...	315,554
	Occupancy	...	...	...	...	...	1,367
	Sir	...	...	...	...	...	4,245
			...	...	...	...	14,393
	Underproprietary	...	...	...	...	...	8,052
	Without rent	...	...	...	...	...	25,199*
	At favoured rents	...	...	...	...	...	17,053
							733,190

Classification of holdings.

It will be at once observed that all other tenures cover an insignificant area (about 9 per cent. of the whole) in comparison with that held by ordinary tenants. Khudkasht of proprietors is fairly distributed over the district, but is naturally largest in pargana Hisampur where the smaller proprietors and holders of sub-settlements are commonest. More than half the underproprietary holdings (other than sub-settled areas) appear in the same pargana. Rent-free areas are well-distributed, a large proportion being lessees' cultivation. The areas held at favoured rents are largely accounted for by one estate in the Hisampur pargana, where extensive attempts were made to conceal the assets.

19. In the preceding paragraphs I have endeavoured to set out the general statistics of the district in their bearing on the assessment. The more technical part of the procedure must now be described. The classification of soils was carried out entirely under the supervision of the Survey Officer. In parganas Hisampur and Bahraich, which were the first to be taken in hand, the classification was made according to the natural soils *duras* (loam), *mattiyar* (clay), *bhur* (sandy) and *kachhar* (a special alluvial soil). There was also a class, *goind*, which represents the highly-cultivated area round the village site, generally in loam soil. In other parganas the classification was made on different lines, soils being distinguished in the main by their situation instead of their natural features. Three classes were adopted.

Soil classification.

\* Including 2,947 acres, of which the rent could not be ascertained or apportioned.

I.—*Goind*.II.—*Miyana* or middle zone.III.—*Har* or outlying zone.

The *goind* has the same character as in the other parganas. The *miyana* corresponds to the *manjha* or *manjhar* of other districts and represents the intermediate stage between the highly-cultivated *goind* and the comparatively neglected *har* or *palo*, which comprises the outlying fields. The *har* class was further subdivided into *bhur* and non-*bhur*, but there is so little real *bhur* soil in the district that the distinction was of little value. The soil classes of the cultivated area are shown in the following statement.

Parganas Hisampur and Bahraich.			Remainder of district.		
Soil.	Area.	Percentage of total.	Soil.	Area.	Percentage of total.
Goind ... ..	51,090	24	Goind ... ..	60,665	13
Duras ... ..	115,878	53			
Mattiyar ... ..	40,306	19	Miyana ... ..	155,831	34
Bhur ... ..	8,851	4			
Kachhar ... ..	207	...	Har ... ..	246,430	53

The *goind* area is thus about one-sixth of the whole cultivated area. The *duras* class covers what would have been described under the later system of classification as *miyana*, and 'har' elsewhere, while the *mattiyar* would generally have appeared as *har*. The classification was generally well done by the survey staff. The tendency at first was to exaggerate the area which could be legitimately classed as *goind*. Mistakes of this kind were rectified by the Settlement Deputy Collector under Mr. Norrie's supervision. As experience was gained the demarcation made by the Survey Officer became generally capable of acceptance, and I had seldom to effect any corrections when I came to make my inspection.

## Ordinary tenants.

20. Of the land held by ordinary tenants 52 per cent. is held at cash-rents, while 48 per cent. of the area pays rent in kind. The most important problem in the assessment was thus the valuation of the grain-rented land, but, as will be seen from the ensuing remarks, the cash-rental was such as to require cautious treatment.

## Cash-rented land.

21. The land held by ordinary tenants paying cash-rents (excluding those holding at rents treated as favoured) amounted to 347,327 acres, rented at Rs. 15,83,520, the all-round incidence being Rs. 4.56 per acre. If the favoured rents \* also be regarded the all-round incidence is Rs. 4.43 per acre. The recorded rents were almost universally found to represent the demand with substantial accuracy, the sole important exception being found in the estate of the taluqdār already alluded to. One of the most important facts brought to notice by a detailed examination of the rents was the great divergence between the rates paid by tenants of low and high castes respectively. The following table exhibits this point clearly :—

Castes.	Area held on cash-rents.	Recorded rent.	Incidence.
Ahirs ... ..	33,653	148,462	4.41
Chamars and Koris ... ..	20,091	94,076	4.68
Kurmis ... ..	61,300	303,817	4.96
Pasis ... ..	12,157	55,314	4.55
Muraos and Kabariyas ... ..	11,994	70,796	5.90
Other low castes ... ..	104,494	484,149	4.63
Total, low castes ... ..	243,689	1,156,614	4.75

\* (17,053 acres at Rs. 30,943.)

Castes.					Area held on cash-rents.	Recorded rent.	Incidence.
Bráhmans	...	...	...	...	68,293	265,849	3.89
Thákurs	...	...	...	...	27,983	96,084	3.43
Kayasths	...	...	...	...	8,958	32,449	3.61
Pathans	...	...	...	...	15,422	68,367	4.11
Total, high castes					1,20,691	457,249	3.79

The difference is thus about 20 per cent. in favour of high-caste tenants.\*

For Bráhmans, Thákurs and Kayasths the average difference is somewhat less than 4 annas in the rupee, which has commonly been found to represent the extent of caste privilege in Oudh. Wherever the recorded rental afforded a sufficient basis a separate set of standard rates was framed for tenants of low and high castes and the standard rental was calculated on the areas held by the two classes respectively. This, I believe, is a novel feature in settlement procedure. Of the area held by ordinary tenants at full rates 22,651 acres or about 6 per cent. of the whole were fallow at survey. This is the first fact which rendered caution necessary. Part of the uncultivated area in holdings represent ordinary current fallows, but a large proportion (more particularly in the Gogra valley) is land let as a reserve for grazing or thatching grass. The rent charged for such land would be more appropriately described as a "sayar" item. Wherever it appeared to have a permanent character it was taken into account, sometimes as part of the cash-rent, sometimes by transfer to the head of "sayar": otherwise it was discarded. In the case of ordinary current fallows included in holdings, it was frequently found that the cultivated area of the village was fully up to the normal, and that it would be unsafe to make an assessment upon uncultivated land. A valuation of the fallow was in such cases deducted as an unstable asset. In other cases rents were often found to be higher than the quality of the village and the rates prevailing in the neighbourhood seemed to justify. For the purpose of assessment, such rents were invariably reduced to an amount which appeared safe, and the standard rentals were most commonly used as a guide to the determination of the safe rental. There were other cases again in which, although the rental was not on the face of it too high, the tenants were habitual defaulters and could not, with ordinary care in management, be made to pay their recorded rents in full. In such cases the rent was reduced for purposes of assessment either by the substitution of the standard for the recorded rental or by the deduction of a percentage to allow for arrears. Another important class of villages was that in which the cash-rents had been newly introduced in substitution for grain-rents. Careful enquiry was always made in order to ascertain the probable stability of the new rents. It was frequently found that the conversion to cash rents had been applied for just after a good season, and that the tenants had assented to rents which might be justified in a specially good year, but which could not be paid in full over a series of years. In these instances the course most frequently followed was to substitute for the recorded rental a valuation of the area concerned at the rates applied to grain-rented lands of similar quality in the neighbourhood. In justification of this procedure it may be observed that relapses to grain rents were constantly found to have occurred in similar cases of hasty conversion. The only other important reductions in the recorded rental were made in villages where extensions of cultivation were observed to have been so large and recent that their permanence was very doubtful. The procedure in such cases was to estimate the total area which could be assumed to be regularly cultivated from year to year, having regard to the number of resident tenants, the size of holdings

\* It was usually found that Pathans received privileges in both cash and grain rents. Hence they are treated in this paragraph as being on a footing similar to Bráhmans, etc.

and the natural features of the village. Such an estimate being made, a valuation of the excess area was deducted from the cash-rental and the balance adopted as the basis of assessment. The result of all these processes is that the area and rental of cash-paying tenants accepted for the purpose of fixing the Government demand are respectively 332,327 acres and Rs. 14,41,224, the all round incidence being Rs. 4.34 per acre. The accepted rental is Rs. 1,42,296 or about 9 per cent. below the recorded rental. It is also Rs. 48,206 or 3¼ per cent. below the standard cash-rental, but the standard rental covers a great deal of fallow land, which has been left out of account in the assessment, so that the accepted rental may be regarded as a close approximation to the standard rental of the area actually assessed.

#### Grain-rented land.

22. Next in importance to the land held by ordinary tenants at cash-rents is that held by ordinary tenants paying rent in kind. This land covers an area of 315,554 acres, being 48 per cent. of the whole area held by ordinary tenants, and 43 per cent. of the whole area included in holdings. Of this 19,473 acres (or 6 per cent.) were fallow at survey. Broadly speaking, it may be said that the villages of this district in which grain-rents prevail are those in which the cultivation is largely new and is extending, or those in which, from their situation or the quality of their soil, the crop from year to year is uncertain, *e. g.*, villages ordinarily liable to inundation or depredations of forest animals, or villages depending mainly on the rice crop. At the same time it must be remembered that long standing custom is often the only reason why one village is grain-rented while its neighbour is cash-rented. Where the grain-rented area in a village is merely a small proportion of the whole, it is found as a rule that this area is comprised in fields which for some reason are specially precarious. These general facts are sufficient to indicate that standard rates which are applicable to cash-rented land cannot be expected to apply to grain-rented areas in this district. This proposition was at once established in pargana Bahraich, which was the first to present large areas under produce rents for valuation; and it was kept in view throughout the subsequent proceedings. It was found, however, that the receipts from rents in kind were as a rule recorded with substantial accuracy in the patwáris' papers. All parganas (except those of tahsíl Kaisarganj) include extensive grain-rented areas, and it became possible to make effective comparisons between the records of different villages for long periods of 11 or 12 years. In the result so great a correspondence was found in the records of villages of the same class, so consistently did the income vary with fluctuations of seasons and prices, and so various were the persons from whom the patwáris obtained their figures, that it was impossible to resist the conclusions that the returns of grain-rents are in the main accurate and can be relied on as a basis for the valuation of grain-rented areas. In each circle comprising extensive holdings of this kind it was possible to deduce a separate set of rates for the valuation. An all-round average rate which might be considered as the fair return for each circle was first selected after a strict examination of the records of all the villages of the circle. Full details of the method of selection, which is founded throughout on a large basis of actual returns, will be found in the separate pargana reports. Next a comparison was made with the rents paid for cash-rented lands in the various circles, and experimental rates were worked out for each class of soil. These, when applied in detail to the area to be valued, gave as nearly as possible the average rate which had been selected. The cash-rates were used merely as a guide to the relative values of the soil classes. Experience gained during inspection led to the conclusion that the results are relatively poorer in the better soils when held on grain-rents, *i. e.*, that the produce of a field in the *goind* or home-land of the village when held under grain-rents will as a rule be far poorer than the results under cash-rents, while a less difference is apparent in the outlying soils. The reason of the phenomenon is found in the natural disinclination of a tenant to freely apply labour, water, manure, &c., to the land when he knows that he will share the increased produce with another. To a large extent the best soils excel the remainder because they are more highly cultivated, and a small deficiency in the

attention devoted to a holding will have the greatest relative effect in the best soils. Although, therefore, the cash-rates were used as a guide, the difference in the standard rates for cash and grain-rented land is much more marked in the better than in the inferior soils. The experimental rates thus ascertained are to be regarded as indicating the highest value which could be justly assigned to the soil classes of each circle as a whole. It was necessary, however, to make further allowances. The systems of *kankut* and *darkat* are largely followed as well as actual division of the gathered crop. Under both these systems the crop is estimated in maunds of grain, and the landlord's share is calculated on this estimate. Under the former system the landlord's share is paid in grain, and under the latter its value is paid in money at the prevailing rate (*dar*). Defalcations by tenants are not infrequent in these cases. The returns, moreover, cover certain customary cesses levied by the landlord as contribution towards the pay of the *chaukidar* and so forth. These are not regarded as assessable items. The income from grain-rents also, of course, fluctuates greatly from year to year. Taking these facts into consideration it was determined, with the approval of the Settlement Commissioner, to adopt as a standard for grain-rented land rates two annas in the rupee, or 12½ per cent. lower than the experimental rates which the returns justified. The relative values due to the two systems of rent have thus been distinguished in the rates adopted as a standard of valuation. It can also be demonstrated that the grain-rented land of the district is far inferior to the cash-rented, in respect of the actual classes of soil comprised in it. For instance, while in parganas Hisampur and Bahraich more than one-fourth of the cultivated area held at cash-rents is classed as *goind*, a little less than one-sixth of the grain-rented area is so classed. For the rest of the district the figures are shown in the annexed table :—

					Cash-rented.		Grain-rented.	
					Area.	Percentage.	Area.	Percentage.
					Acres.		Acres.	
Goind	..	...	...	...	30,615	16	24,920	10
Miyana	...	...	...	...	73,093	37	72,364	31
Har	...	...	...	...	92,732	47	140,775	59

The proportion of the *goind* and *miyana* soils is thus seen to be less in grain-rented land than in the cash-rented. Speaking generally, therefore, it is clear that land held on produce rents is situated in the poorer or more precarious parts of the district, or in tracts where the cultivation has not yet become firmly established, and it also comprises acre for acre worse classes of soil. Lower rates being applied and the inferior soil classes being in the majority, the general incidence of the valuation of the grain-rented land, is of necessity considerably lower than the incidence of the accepted cash-rental. The actual area of grain-rented land brought under assessment is 290,770 acres, and the valuation is Rs. 859,222, giving an average incidence of Rs. 2.95 per acre or about 32 per cent. lower than the incidence of the accepted cash-rental. The incidence, however, is only about 10 per cent. below that of the average return of the demand on account of grain-rents for the period of 11 or 12 years preceding survey (Rs. 3.29 per acre) and, as I have said, the rates were intended to make some allowance. The area assessed includes 2,380 acres of fallow and excludes 7,698 acres of cultivated land. As in the case of cash-rented land, it was necessary to carefully scrutinize the areas. Fallow included in holdings was as a rule left unassessed, unless the cultivated area of the village was found to be much below the normal, and there were certain prospects of recovery in the near future. Portions of the cultivated area were left unassessed when extensions had occurred too rapidly to be maintained, and occasionally when the grain-rented area was specially precarious and intermittently cultivated.

The standard valuation of the cultivated portion of the grain-rented land is Rs. 9,10,866 or Rs. 3.08 per acre.

The difference between the actual valuation and the standard is due to the following causes :—

- (1) The assessment of a less area than that actually cultivated.
- (2) In some circles it was impossible to deduce from the record special rates for grain-rented land. In such cases the rates for cash tenants of high castes were used as an empirical standard. They generally proved to be too high for use in the valuation of individual villages.
- (3) Specially small shares of grain taken by the landlords. The standard rates as a rule are based upon the most common system of division of produce which yields to the landlord 42 to 45 per cent. of the crop, i. e., half the crop after the allowance for the ploughman (*khata*) has been deducted. A full half of the crop is sometimes taken, but the more frequent exception is a smaller share, nominally one-third, and in very backward tracts, one-fourth or less of the crop. To meet such cases the standard rates had of course to be modified, and the cases in which lower rates were applied were much more important and numerous than those requiring higher rates.\*

Sir, khudkasht and under-  
proprietary land

23. The valuation of *sir*, *khudkasht* and underproprietary tenants' land was usually made at the standard rates fixed for cash holdings of high-caste tenants or at the rates for grain-rented lands. The average incidence of the valuation is greater in each case than that for grain-rented land, first because these areas lie in much better soil than the average grain-rented land, and secondly because a greater proportion of their area lies in pargana Hisampur, which, as a whole, is more highly rented and has greater natural advantages than any other in the district. Small areas of fallow were valued along with these areas in cases where the total area of cultivation in the village was below normal, and it appeared that the defect was in *sir* or *khudkasht* or underproprietary tenants' land. The following table shows in a brief form the effect of the valuation in these cases :—

Tenure.	Recorded area.		Assessed area.		Valuation.	Incidence per acre assessed.
	Cultivated.	Fallow.	Cultivated.	Fallow.		
	Acres.	Acres.	Acres.	Acres.	Rs.	Rs.
Sir ...	3,951	294	3,951	22	14,608	3.68
Khudkasht ...	12,738	1,655	12,738	60	47,460	3.71
Underproprietary ...	5,617	2,435	5,617	128	24,232	4.22

The uncultivated portions of *sir* and *khudkasht* naturally bring in no income. Uncultivated underproprietary land consists largely of groves, roads, sites of houses, threshing-floors and the like, and is therefore to a great extent unassessable.

Occupancy.

24. Land held by occupancy tenants is 1,367 acres in extent. At survey 179 acres were fallow. The recorded rent was Rs. 3,014. The rent accepted for assessment purposes is Rs. 4,515, giving an incidence of Rs. 3.51 per acre on the cultivated area (1,188 acres)<sup>a</sup> and 97 acres of fallow which are included in the assessment. The valuation was generally made at the standard rates for tenants of high castes with a deduction of 12½ per cent.

\* The rates were frequently varied to suit the special circumstances of a village, such as special excellence or inferiority of soil, the existence of specially good or bad classes of tenants, large areas held by non-resident tenants, and the like. Such modifications probably have little or no effect on the general incidence.



25. The areas held rent free and at nominal rents have already been described. The rent-free areas were usually valued in the same way as the grain-rented areas. Of the area held at favoured rents a large portion is comprised in certain holdings of which the recorded rents were undoubtedly fictitious, situated for the most part in the Ambhapur taluqa in pargana Hisampur. Most of the favoured rents were so classed by Mr. Norrie before I arrived in this district. On further examination of them I was able to accept the recorded rents of 3,747 acres at Rs. 11,723. The remainder was dealt with in the same way as the proprietary holdings or the grain-rented areas, as seemed most suitable. Under both heads (favoured and rent free) a total area of 35,586 acres (the total including 724 acres fallow and excluding 143 cultivated acres) was valued at Rs. 1,17,974 or Rs. 3.32 per acre. The average incidence is much the same if the rents at first rejected as favoured, but afterwards accepted, be included. A closer approximation to the average rate for grain-rented land might perhaps be expected here, and it may be remarked in justification that a very large portion of the total area is either held at favoured or fictitious cash rents, or is lessee's cultivation (the conditions of which assimilate to those of proprietary holdings) and land of which the rents were merely imperfectly recorded or were in dispute, while the ordinary service and charitable grants by landlords, which usually lower the quality of this class of holding, cover an insignificant area.

Rent-free and nominally-rented areas.

26. The total valuation of the so-called "assumption" areas is thus Rs. 10,68,006 on 350,157 acres or Rs. 3.05 per acre.

Total valuation of assumption area.

27. As has already been indicated in the description of the treatment of cash-rented and grain-rented land, great attention has been paid throughout to the question of the area which should properly come under assessment. In a few cases where the actual cultivated area was seriously below or in excess of the normal cultivated area, an addition or deduction (as the case demanded) was made of so many acres at a valuation, in order, in the one case, to secure a fair assessment on the normal area, and in the other to avoid assessing an unsafely high area. This was effected where possible by suitable deductions from or additions to the cash and grain-rented areas. In the few remaining villages additions were made amounting in all to 4,544 acres valued at Rs. 10,452 and deductions amounting to 368 acres valued at Rs. 1,431.

Certain additions and deductions.

28. The result of all this treatment of cultivated land with fallow included as being usually cultivated is that in all 686,667 acres have been brought under assessment at a valuation of Rs. 25,18,251, or an average of Rs. 3.67 per acre. This is a convenient stage for observing that the area assessed exceeds the area actually cultivated at survey by little more than 1 per cent., while it is nearly 5 per cent. below the average cultivated area of the five years\* preceeding survey. The rapid extension of cultivation which had been in progress in these years was arrested by wet seasons in 1893, and in the lowland parganas there was an actual decline in the cultivated area. The total area assessed will therefore appear to be moderate and at the same time full enough to form a just basis of assessment.

Net assessed area and rental

29. To the rental assets for cultivated land a sum of Rs. 28,921 has been added on account of "sayar" or manorial dues. The principal items from which such income is derived in the lowland portions of the district are grazing, thatching grass, reeds and fish. In the upland there is a substantial income from the Ikanna forests owned by the Rája of Kapurthala, from *mahwa* trees in the forests of the Nawábganj estate and from fish and reeds in the infrequent *tals* elsewhere. Care has been taken to add no more than a moderate estimate of the average receipts in every case where they were important.

Sayar.

30. In a district over a large portion of which extensions of cultivation have been proceeding rapidly of recent years, it was natural to find that the landlords had incurred large expenditure in clearing jungle, founding new hamlets, etc. A few masonry and half masonry wells for irrigation have also been constructed

Improvements

\* About 732,000 acres, excluding permanently-settled areas.

and had to be allowed for. Following the methods described in the paragona assessment reports, a total allowance of Rs. 51,183 was made on these various accounts.

**Net assets and assessment.**

31. The net assets of the temporarily-settled and revenue-free estates amount to Rs. 24,95,989. The assessment proposed by me was Rs. 11,39,187 or 45·64 per cent. of the assets. Subsequent modifications made by the Settlement Commissioner and the Government, before sanction was given to the assessment, and by the Commissioner in appeals preferred after the assessment was declared, leave the revenue at Rs. 11,29,595 or 45·26 per cent. of the assets, with an incidence of Rs. 1·66 per cultivated acre as compared with Rs. 1·46 at the last settlement. There are a few appeals still pending before the Commissioner, but it is unlikely that any further alteration will be made. These figures include the nominal assessment imposed for the calculation of local rates on revenue free-areas. The nominal enhancement is thus 40·42 per cent. The actual enhancement of the realizable demand is from Rs. 7,87,266 to Rs. 11,11,417, a total of Rs. 3,24,151 or 41·18 per cent. The comparatively small percentage of the assets taken is justified by the large enhancement. Throughout, a full percentage of the assets was imposed as revenue when the possible enhancement was small or a reduction was required. Smaller percentages were imposed as the possible enhancement was larger, and in cases of very large enhancement the percentage of assets taken is as low as 40 per cent.

**Permanently-settled estates.**

32. It remains to describe the treatment of the permanently-settled estates owned by Rāja-i-Rājgan of Kapurthala and the Rāja of Balrámpur, the assets of which had to be examined in order to determine the "annual value" for the purpose of assessing the consolidated local rate and the patwári rate. Except in parganas Hisampur and Bahraich, where full assessment statements were prepared, the statistics were tabulated in an abbreviated form prescribed by the Board of Revenue. No soil classification was made in such cases. The total area included in holdings was found at survey to be 2,28,658 acres, of which 1,52,107 acres were held by cash tenants at a recorded rent of Rs. 5,65,991 or Rs. 3·72 per acre. The greater part of the cash-rented area lies in the Baundi estate of the Rāja of Kapurthala, in pargana Fakharpur (perhaps the poorest of the old-established paraganas in the district) and in the alluvial portions of pargana Hisampur. Hence the rate of cash-rents is less than the average for the district. These rents, too, were found to be imperfectly recorded inasmuch as they included considerable sums representing enhancements proposed by the managing staff but not accepted by the tenants. To guide me in fixing the amount of cash-rental which could safely be accepted as the basis of the assessment, additional statistics were prepared showing the demand and collections for 12 years, and suitable deductions were made in the light of the information thus obtained. For the cash-rented portions of the Balrámpur estate a rough comparison was made with neighbouring villages of the other estates. In the result a rental of Rs. 5,12,577 was accepted for an area of 146,016 acres, giving an incidence of Rs. 3·51 per acre. Grain-rented holdings covered 62,450 acres, of which 58,682 acres were cultivated. Valuations were made at all-round rates derived usually from returns of past years. The result was a valuation of 59,896 acres at Rs. 1,94,894 or Rs. 3·25 per acre. The returns of an average area of 64,659 acres (including fallow) in five years preceding the survey show an average value of Rs. 3·69 per acre. The valuation is at a rate nearly 2 annas in the rupee lower, being thus in general conformity with the valuation in temporarily-settled maháls. About half the area is situated in the fine rice tract of pargana Charda, in which the average incidence of the valuation of the grain-rented land in temporarily-settled villages is Rs. 3·54 per acre. These facts account for the somewhat high relative incidence per acre of the valuation as compared with the incidence of the accepted cash-rent in permanently-settled estates and the incidence of the valuation of grain-rented lands elsewhere in the district. In addition to the tenants' land, an area of 14,101 acres (including 1,318 acres fallow)

was held rent-free, largely in the cultivating occupancy or lessees or villages. In all 13,010 acres were valued at Rs. 45,789, at an average rate of Rs. 3.52 per acre. The areas generally were valued at the same rate as grain-rented lands in the same village. An addition on account of sayar income amounting to Rs. 7,002 was made. The principal items from which such income is raised in these estates are grazing and thatching grass in alluvial villages on the Gogra and forest produce in the private forests of the Balrámpur estate. A further addition of Rs. 609 was made in parganas Tulsipur and Charda on account of 381 acres which were temporarily fallow in villages where the cultivated area was below normal. A deduction of 107 acres valued at Rs. 279 was made on account of instability of cultivation in pargana Hisampur. The gross assets of the permanently-settled estates were thus found to be Rs. 7,60,592, on which the nominal revenue for the calculation of cesses is fixed at Rs. 3,73,750, being 49.14 per cent. of the assets and giving a nominal enhancement of Rs. 94,276 or 33.73 per cent. and an incidence of Re. 1.85 per cultivated acre. The revenue actually payable is Rs. 1,71,973, so that the advantage of the permanent settlement is just over two lakhs of rupees per annum to the estates concerned. The Kapurthala estate alone benefits to the extent of about Rs. 1,55,000 per annum.

33. The total effect of the revision is thus to raise the actually realisable demand from Rs. 9,59,239 to Rs. 12,83,390 or by 33.8 per cent., and the demand for the calculation of cesses from Rs. 10,83,900 to Rs. 15,03,345 or by 38.7 per cent. The effect in the different classes of revenue-paying estates is shown in the annexed table :—

Total effect of revision.

Class of estate.				Former revenue.	Revised revenue.	Enhancement per cent.
				Rs.	Rs.	
Talúqdári	{ Permanently-settled	...	...	1,71,973	1,71,973	...
	{ Temporarily-settled	...	...	6,66,189	9,43,128	41.57
	{ Sub-settled	...	...	26,536	37,594	41.67
Single zamindári	...	...	...	42,492	56,163	32.17
Coparcenary	...	...	...	49,146	70,548	43.55
Government property	...	...	...	2,903	3,984	37.24
Total				9,59,239	12,83,390	33.8

It may be of interest to compare the effect in the eleven largest estates in the district, as shown in the following table :—

Estate.				Former revenue	Sanctioned revenue.	Enhancement per cent.
				Rs.	Rs.	
Kapurthala	{ Permanently-settled	...	...	48,943	48,943	...
	{ Temporarily-settled	...	...	1,23,452	1,83,048	48.27
	Total	...	...	1,72,395	2,31,991	34.57
Nanpara	...	...	...	1,71,008	2,48,588	45.37
Balrámpur	{ Permanently-settled	...	...	1,23,030	1,23,030	...
	{ Temporarily-settled	...	...	4,312	5,590	29.64
	Total	...	...	1,27,342	1,28,620	1.00
Payagpur	...	...	...	74,425	1,24,847	67.75
Bhinga	...	...	...	68,673	92,116	34.14
Gangwal	...	...	...	83,565	45,080	34.31
Nawábganj Aliahad	...	...	...	28,456	41,365	45.36
Behwa	...	...	...	30,943	35,995	16.38
Mallampur	...	...	...	26,419	24,495	-7.28
Jamdan	...	...	...	18,597	24,037	29.25
Ambhapur (Gandara)	...	...	...	16,867	22,587	33.91

The proprietors of these 11 estates between them will thus be responsible for over 79 per cent. of the whole land revenue of the district. The proprietor who is indivi

dually most seriously affected, is the Rájá of Payagpur. The great bulk of his estate lies in the upland portion of pargana Bahraich, where, as already mentioned, the cultivated area increased by 86 per cent. The highest absolute enhancement (Rs. 77,000) occurs in the enormous estate of the Rájá of Nanpara. His property also lies to a considerable extent on the plateau, and in it too there was a great extension of cultivation. The larger part of the temporarily-settled Ikauna estate of the Rájá-i-Rájgan of the Kapurthala also lies on the plateau in parganas Bahraich and Ikauna, where generally similar conditions prevail. The Nawáb Qizilbash of the Nawábganj Aliabad estate is also saddled with a serious increase of revenue, and perhaps he is really the greatest sufferer, for cultivation has practically reached its limits on his property, and there is no great prospect of enhancement of the already high rents. The only large estate in which an actual decrease has been made in the demand is that of the Rájá of Mallanpur (in the Kheri district). His property lies in the precarious and alluvial tracts near the junction of the Sarju and the Gogra and along the Gogra bank, and has, if anything, deteriorated since the former settlement.

Comparison with former settlements.

34. It is difficult to compare effectively the present assessment with that of the summary settlement. According to paragraph 128 of the report of last settlement the demand imposed at the summary settlement was about  $5\frac{2}{3}$  lakhs. At the regular settlement the demand (including nominal demands on permanently-settled and revenue-free areas) became about  $11\frac{1}{2}$  lakhs\* or more than double. The realisable demand was put at Rs. 9,83,000. At the end of the term of settlement it was Rs. 9,59,239. Since the last settlement was made the district has enjoyed a period of peaceful prosperity which has enabled it to continue the recovery already commenced between annexation and the first regular settlement. It has escaped serious agricultural calamity and has been brought into touch with distant markets by the opening of the railway. The cultivated area and the double-cropped area have both greatly extended, while the more valuable crops of maize and wheat are grown in immensely increased areas. Population is also filling up gradually, but there is still room for many more tenants in the upland portions of the district where land still remains to be reclaimed and holdings are comparatively large. The landlords are principally wealthy men who have the capital and the intelligence to develop their estates. The tenants include a good leaven of the best classes and are, as a rule, contented and well-to-do. Prices have risen as elsewhere in the provinces. At the last settlement wheat sold at from 28 to 30 seers. The average rate for the eight years preceding the current period of high prices (1886-1894) was about 17 seers, a rise of about 64 per cent. This great rise of prices is very largely due to the opening of the railway. Since 1894, as a consequence of flood and famine in other parts of the country, prices have received a further impetus, which, however, cannot be confidently expected to have a lasting effect. The maize-growing tracts especially have benefited exceedingly by high prices in the famine period. The district, as a whole, may be described as prosperous and progressing, and it may be expected that as the population increases so much further progress will be made that the majority of landlords will almost forget the large enhancements which have now been made.

Progressive assessments.

35. The hardship of the large enhancement has been reduced greatly by the admission of progressive assessments under the rules. The actual demand sanctioned stands as follows:—

	Former revenue.	Revised revenue.		
		First five years.	Second five years.	Final.
	Rs.	Rs.	Rs.	Rs.
In temporarily-settled estates ...	7,87,266	9,89,667	10,64,644	11,11,417
In permanently-settled estates ...	1,71,973	1,71,973	1,71,973	1,71,973
District total ...	9,59,239	11,61,640	12,36,617	12,83,390

\* I am unable to fully explain the difference between this figure and that given by me in paragraph 33 of this report. The assessment of pargana Dharmanpur was reduced by Rs. 11,000 after the old report was written and there have been certain changes due to fluvial action and the taking up of land for roads and the railway, etc.

The run demand will be realisable with effect from 1318 Fasli (1910-1911 A.D.)

36. In paragraph 12 of his letter No. <sup>6563</sup><sub>1-72-2</sub>, dated 12th August 1899, to the address of the Board of Revenue, the Honourable Mr. Hooper proposed that the revised assessment should remain in force until the dates noted below :—

In Tahsil Kaisarganj	...	...	30th June 1928.
Ditto Bahraich	...	...	30th June 1929.
Ditto Nanpara	...	...	30th June 1930.

The acceptance of this proposal would secure a 30 years' settlement for a part of each tahsil and for a somewhat shorter term in the remainder, as shown in the following table :—

Tahsil.				Pargana.		Date of expiry of former settlement.
Kaisarganj	...	...	...	Hisampur	...	30th June 1897.
				Fakharpur	...	30th June 1899.
				Bahraich	...	30th June 1897.
Bahraich	...	...	...	Ikauna	...	30th June 1898.
				Bhinga	...	Part 30th June 1900.
					...	Part 30th June 1901.
				Tulsipur	...	Permanently-settled.
Nanpara	...	...	...	Nanpara	...	30th June 1899.
				Charda	...	30th June 1900.
				Dharmanpur	...	30th June 1901.

This arrangement has been previously approved by the Board of Revenue, and it will be an undoubted convenience if the settlement expires on the same date throughout each tahsil. The nominal assessments fixed for permanently-settled and revenue-free mahals might remain current till the date fixed for the temporarily-settled mahals of the tahsil in which they are situated. In finally determining the period of settlement it will doubtless be borne in mind that although the assessment is moderate and the district may be expected to continue its prosperous career, the enhancement on the temporarily-settled mahals is very large and will not come fully into force until the year 1910, being spread over periods of 10 years in each tahsil.

37. There has been little or no litigation in the strict sense of the word. A few boundary disputes were disposed of by the settlement staff, in order that the decisions might be more promptly available for the purposes of survey. The largest number of cases instituted were concerned with the determination of the rents of underproprietors. Very few of these were in the least degree contentious, and I believe that the decisions have seldom been appealed. The table in Appendix X gives complete figures for the whole period of settlement operations.

Litigation.

38. The total cost of the settlement operations up to the end of May 1900 was Rs. 1,01,592. The expenditure up to the end of June is estimated to be Rs. 1,02,081, being Rs. 38.81 per square mile of the total Area of the district, or Rs. 44.10 per square mile of the area excluding the reserved forest. The total amount is less than half the immediate actual enhancement imposed and covers the whole of my own salary during the period (above 4½ months in all) during which I officiated as Deputy Commissioner of the district in addition to my other duties. It would probably have been considerably less had not the work been interrupted by the untimely death of my predecessor. The immediate result of this unhappy occurrence was the

Cost.

loss of an instalment of enhanced revenue in pargana Bahraich, while at a later stage the services of an Assistant Settlement Officer were required to complete the inspection and assessment within the estimated period. The cost of the survey, of which I have been unofficially informed by the Superintendent of Land Records Surveys is put at Rs. 1,44,324, being Rs. 62.34 per square mile of the area of the district excluding reserved forest. The total cost of the survey and settlement is Rs. 2,46,405 or Rs. 106.44 per square mile of that area. The survey was undertaken only partially with a view to the settlement. It would probably have been necessary over the greater part of the district even if a revision of the settlement had not been in contemplation.

#### Conclusion.

39. In conclusion, I crave permission to bring to your notice the work of Mr. A. T. Holme, I.C.S., Assistant Settlement Officer, who inspected and assessed the temporarily-settled estates in parganas Bhinga and Charda, and worked out the nominal assessments of the permanently-settled areas in those parganas and pargana Tulsipur. Mr. Holme's work was commended by the Settlement Commissioner and I need not repeat the remarks already made. Babu Rám Sarup, the Settlement Deputy Collector, did excellent service in the correction of the soil classification in parganas Hisampur and Bahraich under Mr. Norrie's orders, and in supervising the preparation of statistics for the Settlement Officer. He was again employed in the district when the rents of under-proprietary holdings had to be determined in pargana Hisampur, and he showed great ability in disposing of these cases. Babu Kali Charan Singh, the Head Clerk, has proved an indefatigable worker, and it is largely due to the efforts of the office under his efficient and intelligent control that the assessment reports were submitted so promptly. On several occasions the establishment was working with me against time. In the result the assessment has been completed and reported in four years from the date when the first special clerk was entertained, the inspection and assessment were finished in less than three years from the date when a Settlement Officer was appointed, and this report would have been submitted within two years and a half of my own appointment had it not been for interruptions explained in the introductory paragraphs. I may say, too, that the work of the actual settlement has been carried out with a minimum of inconvenience to the landlords and the tenantry. It was never necessary to keep the tenants away from their fields, or the landlord's agents from their ordinary employment, except to answer a few questions on the day of inspection. The patwáris, too, were nearly always allowed to leave immediately after the inspection. Any cause for complaint that may exist is attributable to the survey, which certainly kept the patwáris away from their ordinary work for considerable periods. It must in fairness be stated, on the other hand, that both kanungos and patwáris had to receive instruction almost in the elements of surveying, and especially in the early days they showed a lack of quickness in settling down to the rapid revision of the records. This revision was carried out solely to bring the papers into accord with the new maps.

40. The following appendices are attached to the report :—

- I.—Comparative area statement.
- II.—Comparative statement of jamas.
- III.—Rentrolls and collections.
- IV.—Area table and verified rentroll.
- V.—Standard rental.
- VI.—Comparative crop statement.
- VII.—Census and agricultural statistics.
- VIII.—Corrected rentroll.
- IX.—Tables showing figures for permanently-settled portion.

X.—Statement showing the number of cases and appeals instituted and disposed of.

XI.—Statement showing the charges incurred in settlement.

Appendices I to VIII relate to temporarily-settled and revenue-free maháls only, except as explained in foot notes.

I have the honour to be,

SIR,

Your most obedient servant,

P. HARRISON, C.S.;

*Settlement Officer.*

APPENDIX I.—Comparative area Statement.

Period.	Not assessable.				Assessable.												Incidence of revenue per acre of culti-		Incidence of revenue per acre of assess- able area.	
	Total area.	Revenue-free.	Village site.	Covered with water.	Otherwise barren.	Total.	Out of cultivation.						Cultivated.						Rs.	Rs.
							Groves.	Culturable waste.	Fallow.		Total.	Irrigated.				Dry.	Total.			
									Old.	New.		From wells.	From tanks.	From other sources.	Total.					
Former settle- ment.	Acres. 1,133,622	Acres. 920	Acres. 14,897	Acres. 53,215	Acres. 25,670	Acres. 99,702	Acres. 30,119	Acres. 287,560	Acres. 115,047	Acres. 58,681	Acres. 491,407	Acres. 9,887	Acres. 26,321	Acres. 24	Acres. 36,232	Acres. 506,281	542,518	1,033,920	1-46	1-77
Present settle- ment.	Acres. 1,141,589	Acres. (b) 718	Acres. 17,379	Acres. 58,905	Acres. 30,522	Acres. 107,524	Acres. 27,525	Acres. 159,014	Acres. 117,160	Acres. 54,112	Acres. 354,811	Acres. 9,821	Acres. 30,330	Acres. 1,610	Acres. 41,761	Acres. (c) 637,493	679,254	1,034,065	1-66	1-99
Increase	...	...	2,482	690	4,852	7,822	...	...	2,113	...	...	...	4,009	1,586	5,529	131,212	136,741	145	...	...
Decrease	...	202	...	...	...	...	2,594	131,546	...	4,569	136,596	66	...	...	...	...	...	...	...	...

(a) Includes 262 acres cultivated.

(b) " 132 " "

(c) " 106 " land prepared for sugarcane.

P. HARRISON, C.S.,  
Settlement Officer.



## APPENDIX II.—Comparative statement of jamas.

Number.	Period.				Revenue.
					Rs.
1	Summary settlement	...	...	...	4,33,358
	Regular settlement	...	{ Actual	...	7,72,035
			{ Nominal	...	7,94,330
3	Year of verification	...	{ Actual	...	7,87,260
			{ Nominal	...	8,04,420
4	Initial	...	{ Actual	...	3,89,607
			{ Nominal	...	10,07,845
5	Intermediate	...	{ Actual	...	10,64,644
			{ Nominal	...	10,82,822
6	Final	...	{ Actual	...	11,11,417
			{ Nominal	...	11,29,595

P. HARRISON, C.S.,

Settlement Officer.

### APPENDIX III.—Rent-rolls and collections.

[illegible]

**F. HARRISON, C.E.,**

Settlement Officer.

## APPENDIX IV.—Area table and verified rent-roll.

Last settlement.		Present (year of verification).							
Area.	Rent.	Description.	Number of khatas.	Cash paying.		Grain-rented.		Under-tenants.	
				Area.	Rent.	Area.	Rent.	Area.	Rent.
Acres.	Rs.		No.	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.
13,275	...	Sir ...	142	(a) 4,245	...	...	...	327	1,726
1,833	...	Khudkasht ...	1,155	(b) 14,393	...	...	...	537	Kind.
2,558	3,832	Under-proprietors, as such.	963	(c) 3,372	5,886	(d) 293	...	513	Unrented.
4,688	Unrented.			(e) 4,287	Unrented.	...	...	2,918	18,647
332	Kind.			...	...	...	...	589	Kind.
...	...	...	...	...	...	...	...	148	Unrented.
22,684	3,832	Total ...	2,260	26,297	5,886	393	...	5,032	20,373
560	979	Occupancy tenants.	173	(f) 1,067	...	(h) 173	...	283	1,756
273	Unrented.			(g) 127	3,014	...	...	102	Kind
145	Kind.			...	Unrented.	...	...	8	Unrented.
164,960	6,05,967	Tenants at full rates.	161,186	(i) 347,327	15,83,520	(j) 315,554	...	21,855	1,18,660
321,529	28,702			...	...	...	...	20,749	Kind.
...	...			...	...	...	...	51	Unrented.
487,467	6,35,648	Total ...	161,359	348,521	15,86,534	315,727	...	43,042	1,20,416
40,022	...	Rent-free for service and favoured tenures.	5845	(k) 3,165	Rent undetermined.	...	...	...	...
...	...			(l) 13,809	Thekadar's cultivation.	...	...	...	...
...	...			(m) 3,694	For service.	...	...	2,505	12,056
...	...			(n) 4,467	Khairati.	...	...	1,544	Kind.
...	...			(p) 64	Guzara.	...	...	60	Unrented.
...	...			(r) 17,953	30,343 Favoured tenures.	...	...	...	...
550,173	6,39,480	GRAND TOTAL ...	169,464	417,070	16,29,763	316,120	...	27,888	1,52,845
...	...	...	...	...	...	...	...	23,515	Kind.
...	...	...	...	...	...	...	...	780	Unrented.

Uncultivated included in (a) 294, (b) 1655, (c) 630, (d) 61, (e) 1,743, (f) 118, (g) 28, (h) 33, (i) 22,651, (j) 19,475, (k) 697, (l) 995, (m) 504, (n) 1,081, (p) 4, (r) 3,966 = 53,936 acres.

P. HARRISON, C.S.,

Settlement Officer.

APPENDIX V.—*Standard rental.*

Classification.							Area.	Rental.
							Acres.	Rs.
Goind	...	...	...	...	...	...	111,755	6,77,201
Daras	...	...	...	...	...	...	115,878	4,60,649
Matiar	...	...	...	...	...	...	40,306	1,18,397
Miyana	...	...	...	...	...	...	155,821	6,42,071
Har	...	...	...	...	...	...	255,287	6,75,383
Kachhar	...	...	...	...	...	...	207	563
Total, cultivated							679,254	25,74,264
Uncultivated	...	...	...	...	...	...	15,730	50,241
Sayar or siwai assets	...	...	...	...	...	...	...	28,921
Fallow usually cultivated	...	...	...	...	...	...	4,544	10,452
Total							699,528	26,63,878
Deduction for improvements							...	51,163
Net standard rental							...	26,12,695

P. HARRISON, C.S.

*Settlement Officer.*

APPENDIX VI—Comparative crop statement.

Period.	Rabi.										Kharif.									
	Total cultivated area per khaera.																			
	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.	Acre.
Former settlement	55,551	33,226	92,167	55,664	13,703	30,200	13,785	204,318	128,453	4,713	104,519	26,315	20,794	1,694	64,279	351,257	251	89,249		
Average of 5 years	735,775	49,727	81,573	143,077	32,998	32,837	11,473	473,514	265,736	574	152,431	19,104	22,737	2,951	58,927	522,600	1,694	263,333		
Year of verification	59,209	57,315	90,435	129,119	33,303	19,550	9,650	389,424	274,520	212	134,351	26,828	17,946	3,637	71,795	523,298	1,308	235,925		

(a) Includes 13,812 acres in permanently-settled areas for which separate statistics could not be ascertained.  
 (b) Ditto 14,825 ditto  
 and 1.16 acre, land prepared for sugarcane, ditto.

P. HARRISON, C.S.,  
 Settlement Officer.

APPENDIX VII.—*Census and Agricultural statistics.*

							Rs.
Masonry wells	...	..	...	...	{	Old ...	1,177
						New...	1,080
Ploughs...	...	...	...	...	...	...	97,113
Plough cattle	...	...	...	...	...	...	1,92,530
Agricultural population	...	...	...	...	{	Year of last settlement	3,58,388
						Year of present settlement	5,82,171
Non-agricultural population	...	...	...	...	{	Year of last settlement	1,56,467
						Year of present settlement	1,84,625
Number of inhabited sites	...	...	...	...	...	...	7,822

P. HARRISON, C.S.,  
Settlement Officer.

APPENDIX VIII.—Corrected rent-roll.

Soil.	Tenants cash-rented land.						Other lands.					Rate applied to columns 7, 8, 9, 10 and 11.	Resultant valuation of column 12.	Total area.	Total of columns 3, 6 and 13.	Added for siwai assets.	Deduction made under rule 17 (4).	Deduction for improvements.	Net assessable rental.	Rental obtained by substituting the recorded rental of lands held in under-proprietary right for the rental shown in column 9.	Sanctioned assessment.	Percentage of assets.
	Ordinary tenants.			Occupancy tenants.			Sir.	Khudkasht.	Land held in under-proprietary right.	Grain-rented.	Nominally-rented and rent-free.											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	Area.	Recorded rent.	Area.	Recorded rent.	Accepted rent.	Area and rental.	Area and rental.	Area and rental.	Area and rental.	Area and rental.												
Gold	63,044	...	380	...	...	1,063	3,327	1,551	34,808	7,552	...	...	111,755	...	...	...	...	...	...	...	...	
Dumas	69,082	...	225	...	...	304	3,015	2,191	31,655	9,406	...	...	1,15,878	...	...	...	...	...	...	...	...	
Mettiar	22,691	...	61	...	...	151	1,016	641	13,441	2,365	...	...	40,306	...	...	...	...	...	...	...	...	
Miyana	73,093	...	283	...	...	1,198	2,533	657	72,364	5,583	...	...	1,55,821	...	...	...	...	...	...	...	...	
Har	96,678	...	239	...	...	1,235	3,016	667	143,745	9,706	...	...	255,287	...	...	...	...	...	...	...	...	
Kachlar	88	...	...	...	...	...	21	10	65	23	...	...	207	...	...	...	...	...	...	...	...	
Total cultivated	324,66	15,83,520	1,188	3,014	...	3,951	12,738	5,617	296,079	35,005	...	...	679,254	...	...	...	...	...	...	...	...	
Uncultivated	+8,771	...	+97	...	...	+22	+60	+128	+2,389	+724	...	...	+12,151	...	...	...	...	...	...	...	...	
Assessed area	-1,120	...	...	...	...	3,973	12,708	5,745	290,770	-143	...	...	-8,951	...	...	...	...	...	...	...	...	
Accepted rent or valuation.	332,327	1,441,224	1,285	...	4,515	3,973	12,708	5,745	290,770	35,586	...	10,63,491	682,484	25,09,230	...	...	...	...	...	...	...	
								Addition for fallow.					...	...	...	...	...	...	...	...	...	...
													4,544	10,452	...	...	...	...	...	...	...	
													-368	-1,431(a)	...	...	...	...	...	...	...	
Standard	...	14,89,430	...	...	4,937	15,008	48,026	24,152	910,866	131,101	...	11,30,078	686,660	23,18,251	25,921	...	...	51,183	24,95,980	24,77,643	11,29,585	15,26
General incidence.	Recorded	456	...	...	351	368	371	422	295	380	...	305	...	367	...	...	...	...	...	...	...	
	Accepted	434	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	

(a) Deducted for unstable cultivation.

P. HARRISON, C.S.,  
Settlement Officer.

APPENDIX IX.—Table showing figures for permanently-settled portion of district Bahraich.

Year.	Total cultivated area.	Tenants' cash-rented land.						Grain-rented.			Total rented.			Unrented land.			Sayar.	Total assets.*	Permanent revenue.	Expiring nominal revenue.	Proposed nominal revenue.	Percentage of variation.	Percentage of assets.	Incidence on cultivation.
		Total holdings area.*		Area.	Rent.	Area.	Rent.	Area.	Rent.	Rate.	Area.	Assumed rate.	Valuation.											
Average of five years.	Acres	Acres.	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.	Rs.	Acres.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
212,183	234,802	155,281	5,75,315	64,652	2,38,913	219,910	8,14,255	3.70	14,862	...	...	...	27,924	8,42,182	...	...	...	...	...	...	...	...	...	
Year of settlement.	201,477	228,638 (a)	5,65,991	(b) 62,450	...	214,657	5,65,991	...	(c) 14,101	...	...	...	39,715	6,05,706	...	...	...	...	...	...	...	...	...	
Accepted	...	218,922 + 381 - 107	140,016	5,12,577	59,896	1,34,894	2,05,912	7,07,471	3.44	13,010	...	45,789	7,002	7,00,262	1,71,973	2,79,474	3,73,750	33.73	49.14	1.85				
Net assessed area and rental.	...	219,196													7,60,592									

Uncultivated included in (a) 22,005, (b) 3,738, (c) 1,318 = 27,181 acres.

NOTE.—Total cultivated area at last settlement was 186,157 acres. \* The additions and deductions in these columns are for fallow assessed or for unstable cultivation left unassessed.

P. HARRISON, C.S.,  
Settlement Officer.



APPENDIX X.—Statement showing the number of cases and appeals instituted and disposed of.

Class of applications or cases.	Disposed of—										Appeals to Settlement Officers from their subordinates.					Remarks.	
	On their merits.			Otherwise than on their merits.							Decided						
	For plaintiff.	For defendant.	Total on merits.	By consent.	Ex parte.	Withdrawn.	From any other cause.	Total decided other than on merits.	Total for disposal.	Confirmed.	Reversed or modified.	Remanded.	Total.	Remaining.			
I.—Boundary disputes	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
II.—Distribution of assessment or redistribution of land revenue.	...	...	...	17	40	68	1	1	22	60	20	18	11	...	29	...	
III.—Determination of rent of under-proprieters and holders of heritable leases (section 40).	...	...	...	...	103	...	...	...	5	5	5	4	1	...	5	...	
IV.—Miscellaneous	...	...	...	55	902(c)	...	...	1	333	334	65	30	27	...	66	...	(c) Includes 50 cases disposed of without calling the parties.
	...	...	...	55	163	20	1	1	315	307	4	4	...	...	4	...	†73 cases not cognizable by this Court were filed and 5 transferred to Deputy Commissioner's Court.
Total	...	...	405	500	1,177	89	2	3	712	805	104	65	30	...	104	...	

One suit for enhancement of rent of an occupancy tenant was dismissed by the Settlement Officer exercising powers of a Collector under the Oudh Rent Act.

P. HARRISON, C.S.,

Settlement Officer.

APPENDIX XI.—Statement showing the charges incurred in settlement.

Division.	1	Fyzabad.												Remarks.					
District.	2	Bahraich.																	
Year.	3																		
Salary of Gazetted officers.	4	Rs. a. p.	1895-96	1896-97	1897-98	1898-99	1899-1900	Total	...	58,986 9 5	21,281 7 6	10,079 1 8	3,565 4 0		845 4 9	6,017 1 6	270 0 7	986 5 8	1,02,081 3 1
Salary of fixed establishment.	5	Rs. a. p.	808 11 2	5,094 10 4	5,978 1 4	6,360 5 4	3,044 11 4	...	...	...	...	...	...		...	...	...	...	...
Salaries of temporary establishment.	6	Rs. a. p.	821 15 4	4,886 15 2	2,679 14 11	1,550 14 7	189 5 8	...	...	...	...	...	...		...	...	...	...	...
Travelling allowance to officers.	7	Rs. a. p.	107 4 0	1,101 14 0	745 12 0	1,685 6 0	75 0 0	...	...	...	...	...	...		...	...	...	...	...
Travelling allowance of establishment.	8	Rs. a. p.	67 13 3	260 15 6	167 12 0	321 5 0	27 7 0	...	...	...	...	...	...		...	...	...	...	...
Contingencies and miscellaneous.	9	Rs. a. p.	1,420 6 7	1,360 4 2	2,000 10 9	1,126 11 2	109 0 10	...	...	...	...	...	...		...	...	...	...	...
Stationery.	10	Rs. a. p.	77 9 4	125 13 0	39 9 0	23 13 3	3 4 0	...	...	...	...	...	...		...	...	...	...	...
Job work.	11	Rs. a. p.	...	189 11 5	414 9 7	188 18 0	143 3 8	...	...	...	...	...	...		...	...	...	...	...
Total charges.	12	Rs. a. p.	4,370 6 4	24,337 13 6	31,161 13 7	34,692 7 5	7,598 10 3	...	...	...	...	...	...		...	...	...	...	...
	13																		

# ORDERS OF GOVERNMENT.

No.  $\frac{1960}{1-228B}$  OF 1901.

## RESOLUTION.

REVENUE DEPARTMENT.

*Dated Naini Tal, the 29th June 1901.*

### READ—

Letter from the Secretary to the Board of Revenue, North-Western Provinces and Oudh, No.  $\frac{958N}{1-36A}$ , dated 23rd May 1901, submitting the Final Settlement Report of the Bahraich District by Mr. P. Harrison, together with reviews thereon by the Commissioner of Fyzabad and the Board.

OBSERVATIONS.—The settlement of the Bahraich district commenced in October 1896, a special Settlement Officer, Mr. Norrie, being appointed. His untimely death in the following April delayed the operations, and it was found necessary to appoint an Assistant Settlement Officer for one cold weather, to enable Mr. Harrison, who had succeeded Mr. Norrie, to complete the programme. The final assessment report was submitted in August 1899, and sanctioned by Government in November of the same year. The preparation of the present report was delayed owing to the deputation of Mr. Harrison, after the reassessment of Bahraich had been completed, to the revision of settlement in the Hardoi district. It reached the Commissioner's office in August 1900, but pressure of work prevented its submission to the Board of Revenue until April 1901.

2. The district of Bahraich lies to the north of Oudh, and marches with the Nepal frontier. The Gogra bounds it to the west, the Rapti to the east, and the two basin lands of these rivers and a high plateau between them constitute the district. It has an area of 2,627 square miles, 312 square miles being Government forest. Agriculture is somewhat backward, though the soil is good. There is little irrigation, the natural moisture of the climate ensuring a harvest even in years when drought prevails in adjacent districts. But the produce is variable and nearly half the tenant-held land pays rent in kind.

3. The district is held by great landlords. Excluding the Government forests, more than  $\frac{3}{4}$ ths of the entire area is held by Taluqdárs, four of whom own more than half the district. A fifth of the district is held in permanent settlement by His Highness the Mahārāja of Kapurthala and by the Mahārāja of Balrámpur.

4. The district is still backward. It suffered greatly from mismanagement and oppression during the closing years of the Oudh dynasty, and was only slowly beginning to recover when the last settlement (1871) was made. Its subsequent progress has been rapid: the population, which was under three-quarters of a million in 1869, is now 1,051,856: the cultivated area has increased over 25 per cent., and an impulse to agriculture and trade has been given by the introduction of the Bengal and North-Western Railway and its feeders. But a large area of culturable waste (354,000 acres) still awaits the plough. Prices

have shown a marked tendency to rise, and there has been a simultaneous increase in the figures of the cash rentals, which, in the temporarily settled part of the district, have risen since last settlement from Rs. 6,10,778 on an area of 168,076 acres to Rs. 16,22,763 on an area of 368,819 acres.

5. These figures make it obvious that a very large enhancement of revenue is inevitable in this district: and the main problem which confronted the Settlement Officer was what degree of abstinence should be practised by the Government. The difficulty was to assess the revenue so as to secure the Government a fair share of the rental, while avoiding an enhancement so great as to embarrass the landlords, and check the natural development of the district. In the opinion of the Lieutenant-Governor the settlement which has been made, though not unfair to the State, is characterised by extreme moderation towards the landlords. Where the increase of revenue has been greatest, a low proportion of the assets has been taken, and the enhancement has been graduated by a liberal system of progressive enhancements.

6. The difficulties of settlement have been less marked in Bahraich than in most of the Oudh districts. With rare exceptions the recorded rentals, even of grain rents, were found to be reliable, and the tenures were singularly free from complication. Only 2 per cent. of the entire district area is held in sub-settlement, and coparcenary bodies own only 3 per cent. The remainder is held by landlords, chiefly great Taluqdars. It follows that the assessment area—grain-rented land apart—is small, less than 10 per cent. of the total cultivation: a fact appreciably lessening the difficulty of assessment.

7. The report indicates the method followed by the Settlement Officer in determining his assets. Rates were employed which discriminated not only the soils, but the caste and tenure of the cultivators, separate rates being applied to the holdings of the high and of the low caste tenants, the difference in favour of the former being about 20 per cent. For the grain-rented area, which comprises 48 per cent. of tenant-held land, separate grain rents were deduced, an exhaustive enquiry showing that the returns were in the main accurate and reliable as a basis for valuation. Summarising the results, it will be seen that the Settlement Officer has assessed an area of 686,660 acres on a net assumed rental of Rs. 25,18,251, or after making additions for *sáyar*, and granting a liberal allowance, Rs. 51,183 for improvements, on a sum of Rs. 24,95,989. The area assessed is moderate. The incidence on the cash-rented area (332,327 acres) is Rs. 4.34 per acre: on the grain-rented area (290,770 acres) Rs. 2.95 per acre. These are lenient rates, falling at about 10 per cent. below the recorded rent-rates, which are Rs. 4.56 and Rs. 3.29 per acre for cash and grain-rented land respectively: the valuation of the latter being derived from the returns of the twelve years' preceding survey. The difference of 10 per cent. is justified in the case of cash rents by the allowances for unstable cultivation and short collections, and in the southern and more densely populated part of the district by the elimination of excessive rents. As

regards the grain rental it must be borne in mind that the record is one of demand and not of collection: and where, as is frequently the case, the landlord's share is estimated by appraisement, or by conversion into cash, large arrears accrue. The assumption areas, apart from the grain-rented area, call for little remark. The high valuation of under-proprietary land, which is rated at Rs. 4.22 an acre, is noticeable. These holdings lie in the best and mostly highly rented part of the district.

8. On the assumed assets of Rs. 24,95,989 the Settlement Officer proposes an assessment of Rs. 11,29,595, a proportion of Rs. 45.26 per cent. Excluding nominal assessments, the revenue is Rs. 11,11,417, an enhancement of 41.18 per cent. These figures relate to the temporarily settled part of the district only: including the permanently settled estates, the revenue is Rs. 12,83,390, an enhancement of Rs. 33.8 per cent. on the revenue of the district as a whole. The permanent assessment is Rs. 1,71,973, while the corresponding assets are now Rs. 7,60,592.

9. The work of settlement was carried through expeditiously, with little litigation, and with a minimum of inconvenience to both the landlords and the tenantry. The total cost of the settlement operations has been Rs. 1,02,081, and of the survey Rs. 1,44,324, the incidences per square mile being Rs. 44.1 and Rs. 62.34 respectively. Large as the enhancement is, there have been comparatively few appeals against the assessments, though in the case of individual estates the increase of revenue is very heavy. In the Payagpur taluqa it amounts to close on 68 per cent., and in the temporarily settled portion of the Kapurthala estate to over 48 per cent.

10. The Lieutenant-Governor agrees with the Board and the Commissioner that settlement for the full period should be finally sanctioned except in the case of the Ambhapur estate, where a settlement for fifteen years has been sanctioned, owing to the falsification of the rent-roll by the proprietor. The assessments have received the close scrutiny of the Commissioner, Mr. Hooper (who inspected a fifth of the villages himself) and of the Board; and the Lieutenant-Governor, who has himself carefully examined them, is prepared to accept them. In order that the revised assessments may take consecutive effect, tahsíl by tahsíl, His Honour accepts the proposals of the Board and sanctions the assessments of tahsils Kaisarganj, Bahraich and Nainpura up to 30th June 1928, 30th June 1929, and 30th June 1930 respectively. The nominal assessments of the permanently settled maháls will follow the periods fixed for the tahsils in which they are situated.

In conclusion the Lieutenant-Governor and Chief Commissioner desires to acknowledge the carefulness, good judgment, and assiduity which the Settlement Officer, Mr. Harrison, brought to bear on the work of settlement. The duty of supervision and direction was discharged by Mr. Hooper to the Lieutenant-Governor's entire satisfaction. The settlement is one which reflects credit on both officers: and it will, His Honour believes, secure the prosperity of the district.

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

R. G. HARDY,

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