

FINAL REPORT  
ON THE  
TENTH SETTLEMENT  
OF THE  
BUDAUN DISTRICT.

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BY  
J. S. MESTON, I.C.S.

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

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FROM

H. F. HOUSE, Esq., I.C.S.,

SECRETARY TO THE BOARD OF REVENUE,

N.-W. PROVINCES AND OUDH,

TO

THE CHIEF SECRETARY TO GOVERNMENT,

N.-W. PROVINCES AND OUDH,

REVENUE DEPARTMENT.

*Dated the 26th December 1901.*

SIR,

*Present:*  
THE HON'BLE MR. H. F.  
EVANS, C.S.I.

I AM directed to submit the Final Report of the recent settlement of the Budaun district, with the Commissioner's review thereof and the following remarks.

2. The assessments last sanctioned for this district were sanctioned in April 1898, and settlement operations were closed in all tahsils by the beginning of September 1898. The report is dated 2nd May 1901 and was only recently received in the Board's office. The explanation given of the delay by Mr. Meston, the Settlement Officer, is that since the close of the settlement he has been employed in other work which left little leisure for the compilation of the report.

3. The report (to which it was scarcely necessary to append the rules under which the settlement was made) gives a sufficiently full account of the main features of the district, its revenue history and the results of the recent revision of the demand. Budaun, unlike the neighbouring district of Sháhjahánpur, has been fortunate in the enjoyment of light revenue assessments, and even as now enhanced the revenue incidence stands at Rs. 1.64 per cultivated acre as compared with Rs. 1.69 in the Sháhjahánpur district. The expiring settlement made by Mr. Carmichael has not infrequently been spoken of in Rohilkhand as "a four annas settlement", but as with a rise in prices of 26 per cent. and a rise in rents of 38 per cent. Mr. Meston's revision has resulted in an enhancement of only 30 per cent., it seems clear that Mr. Carmichael's assessment was a nearer approximation to a fair half-assets assessment than has been supposed. It, however, certainly did not take into account any prospective increase in assets, and in this sense "the stimulus of a full assessment," as Mr. Meston says "was not applied". The result is seen in the long period of agricultural prosperity which the district has enjoyed, and which has no counterpart in the adjoining district with its "unskilful or unsympathetic assessments".

4. The recent revision has been practically an assessment upon the recorded assets. Rent-rolls have been rejected where the recorded rental was excessively high or unduly low; but the nett difference made by the substitution of assumed for rejected rent-rolls was an addition of Rs. 434 only, while as the result of litigation in the Settlement Courts the occupancy and ex-proprietary rental was enhanced by only Rs. 40,711 or  $2\frac{1}{2}$  per cent. The accepted assets (including a valuation of the

assumption area) amounted to Rs. 29,52,836, on which the revenue assessed, Rs. 13,65,845, gives an incidence of 46·26 per cent. The assets, however, were overstated (paragraph 38), and the real stable assets are estimated by Mr. Meston to have amounted to Rs. 28,25,000, on which the revenue demand falls at 48·4 per cent.

5. The manner in which this estimate was arrived at is only briefly hinted at, and as the question of the real percentage of the revenue demand to the real assets is one of importance, it will be well to examine it somewhat in detail. To begin with the matter of short collections. This subject is referred to in paragraph 40 of the report, and in Appendix III the average collections are given as Rs. 19,35,826 out of Rs. 22,12,097 or 87·51 per cent.,—or approximately  $12\frac{1}{2}$  per cent. short of the full demand. The percentage of short collections is undoubtedly considerable in some parts of the district; but it is certain that the percentage given by the returns is excessive. The Board understand that, upon a fair estimate, not more than 10 per cent. of the non-occupancy rental and 3 per cent. of the occupancy rental can be regarded as unrealizable, equivalent to an all-round percentage of short collections of  $5\frac{1}{2}$  per cent.

6. From paragraph 34 of the report it is clear that considerable trouble was taken in framing standard circle rates. In the actual work of valuation, however, surprisingly little use was made of these rates, practically the whole of the assumption areas being valued at village rates (paragraph 36). In framing standard rates it is possible to adjust them so that they will allow approximately for short collections; but in the case of village rates this is almost an impossibility. The rates which are ordinarily given as the rates of any village are the *demand* rates, not the collected rates. The valuation, then, given by the application of such rates will be, to the extent of the shortage of collections, in excess of the true assets. In other words the whole area on which the assessment has been based has been valued at full demand rates. This of course may be allowed for, and has, as a matter of fact, been allowed for, in the percentage taken of the assets thus obtained. In order to determine, however, what the real percentage of the realizable assets taken amounts to, this percentage of short collections, namely  $5\frac{1}{2}$  per cent., will be appropriately deducted from the gross assets as arrived at by the Settlement Officer. Thus stated the assets are given as Rs. 28,14,295.

7. The other point to be considered in this connection is the question of caste. The existence of a difference between high caste and low caste rates is recognised in the district (paragraph 36); but the percentage of difference has not been worked out. If the usual 25 per cent. be allowed, and the sir and khudkásht areas valued accordingly, we should obtain a valuation of the proprietary cultivation such as has been generally arrived at under the later rules; but as in the valuation of assumption areas high caste village rates have been sometimes employed, the full deduction would under-state the assets. Instead of taking, therefore, the full deduction of Rs. 1,22,790, it will be sufficient to take in round figures, Rs. 1,00,000. The assets will thus be found to be Rs. 27,14,295. The revenue assessed on this sum, viz. Rs. 13,65,845, is therefore slightly over 50 per cent. In other words, when every

possible allowance has been made for shortcomings, the assessment of the district has been an assessment at full half-assets.

8. Certain reductions are noted as having been made on compassionate grounds (paragraph 40); but generally the impression created by the figures in the report is that the assessment is a full assessment and that the Settlement Officer has not thrown away a single rupee to which Government might strictly have laid claim. The fullness of an assessment, however, is quite compatible with its fairness, and in Budaun the Settlement Officer had to deal with a district in which precisely this type of assessment was fully justified. The district is a backward district. Soil for soil, the tenant rates in force are much below the rates payable for soils of similar capacity in other parts of these Provinces. In judging of the propriety of assessments, this relation of rents to soil capabilities is an important matter for consideration. The room for expansion of rents in the Budaun district affords an assurance that the assessments were not merely theoretically, but practically, sound. It must not be forgotten, too, that the assets upon which the settlement was based were actual assets: large prospective enhancements of occupancy rents found no place in them. The slight additions that were made represented rental enhancements that came into force with the settlement itself, and not enhancements which the proprietors might hope to gain in the course of time by taking proceedings in the Revenue Courts.

9. In this connection it is interesting to note that since the settlement was made the number of enhancement of rent cases preferred in the Revenue Courts has been extremely high—nearly 15,000 cases having been instituted in the last five years. There are no figures available to show the extent to which enhancements of rent have been decreed; but the rental returns for 1898-99, given in an Appendix to the Board's last Administration Report, may be examined as throwing some light on what the advance of the rent-rolls had been when only some 6,000 out of the 15,000 cases had been disposed of. According to the figures there given the holdings area (including the assumption area) had risen from the settlement acreage of 868,685 acres to 944,389 acres—an increase of 75,704 acres. Taking Rs. 3 per acre as the probable all-round rate of the new holdings area the rental on this account would be Rs. 2,27,112. For the area, therefore, on which the assessment was made the present assets are Rs. 24,80,872 *plus* the valuation of the present assumption area 162,022 acres. Taking Rs. 3½ per acre as the approximate valuation of the Settlement Officer of each acre of assumption area the assets of this area will be Rs. 5,67,077. The total present assets, therefore, of the area on which the assessment was framed amount to Rs. 30,47,949 as against Rs. 29,52,836 accepted as the assets by the Settlement Officer—in round figures an increase of one lakh of rupees. In other words, the income from estates in this district has within a year or two of the inception of the new settlement gone up 3¼ lakhs of rupees, or more than the total enhancement in the revenue of the district, without taking into account any increase in the value of the assumption areas. Two and-a-quarter lakhs out of this sum are due to an advance in the cultivated area, and the remaining lakh to enhancements of rents in the settlement tenant area. It is improbable that the whole of this lakh represents

decreed enhancements : probably, at least half of it represents enhancements by agreement of parties. If the 9,000 cases since disposed of have been accompanied by anything like the same amount of enhancement, a further lakh and-a-half of rupees must have been added to the rent-roll. The enhancements (which are still proceeding in large numbers) represent, no doubt, to begin with, the desire of the proprietors to put themselves in the same position financially as they stood in before introduction of the enhanced assessments ; but this point has already been reached, and the enhancements now being affected represent the inevitable levelling up of the rents of a backward district. This levelling up has followed immediately upon, and is undoubtedly the outcome of, an enhancement of the Government demand ; and affords an interesting instance of the manner in which the enhancement of the revenue reacts upon the tenant rental of a district.

10. In making the assessments, one tract of country—the Bhur tract—has been found to call for special treatment, and short-term settlements for five years have been sanctioned for the maháls in question. For the remainder of the district the assessments have been made on the assumption that the usual 30 years settlement would be sanctioned. The new assessments (as should have been noticed in the report) came into effect on the 1st July 1897. Neither the Settlement Officer nor the Commissioner notices the manner in which these assessments have worked ; but, so far as the Board are aware, no difficulty has been found in realizing the new demands in any part of the district. The Board, therefore, recommend that the settlement be sanctioned for 30 years, from the 1st July 1897, for all maháls of the district except the alluvial maháls and the maháls for which short-term settlements have already been sanctioned.

11. Besides the work of assessment, the settlement included the work of revising the records after a preliminary survey. The records were in an unsatisfactory condition, and the district furnishes a good example of a district in which the revision of the records may be a great benefit to all concerned. The cost of the settlement has no doubt been in this way considerably increased (the cost of assessment and of record work has not been separately given) ; but the money was wisely expended, and to the total cost of the settlement (Rs. 3,47,648 or Rs. 172-8-0 per square mile) no objection can be taken.

12. The Board desire to place on record their appreciation of Mr. Meston's services in the settlement of this district. They are indebted to him for a good solid piece of work carried through with a gratifying absence of friction. They notice also with pleasure the favourable remarks which the Settlement Officer and Commissioner have rendered upon the work done by the Assistant Settlement Officer, Pandit Sri Lal, and the other Officers who were associated with Mr. Meston in the work of the Settlement.

I have the honour to be,

SIR,

Your most obedient servant,

H. F. HOUSE,

*Secretary.*

FROM

A. W. CRUICKSHANK, Esq., C.S.I., C.S.,  
COMMISSIONER, ROHILKHAND DIVISION,

To

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

NAINI TAL :

*Dated the 29th July 1901.*

SIR,

I HAVE the honour to submit the Final Settlement Report of the Budaun district received from the Government Press on July 18th with a covering letter from Mr. Meston, dated 2nd May 1901.

This explains the reason of the delay of more than 3 years in submitting the report.

2. The framework of the Report approaches more nearly to the instructions in Board's Circular 15—I, dated 7th September 1894, than to the revised and amplified instructions in the edition of that Circular, dated 17th November 1897. In the 1st chapter, headed General and Topographical, will be found a brief account of the points noted in Board's Circular 15—I, clause 76 I (a) (b) (d) (e) (f).

3. The essential rural character of the district is thus noted—"The towns are poor and sluggish; all at a considerable distance from railways: there are no large industries, and nothing to disturb the quiet conservatism of the rural tracts." Of a population of 904,093 in 1891, eighty per cent. were returned as agriculturists or labourers. Muhammadans, though dominant in Buduan city, are less than  $\frac{1}{4}$ th of the population.

The division of soils is into the khadar, the bhur and katehr, and paragraphs 5-9 describe these with the local areas of bela and katil and bankati.

The only mention of the climate and rainfall in the report, Board's Circular 15—I, clause 76 I (c), is in Chapter II, paragraph 12 "Budaun is fortunate in having a copious and a well-distributed rainfall." This is supported by the figures in Appendix IX, page VIII, giving the monthly rainfall from 1870 to 1896.

In 1880 the total rainfall was 18.02 inches and in 1883, 17.40 inches, but in no other years of this period was the rainfall less than 20 inches and the average annual fall was 35.83.

4. The detail of the system of agriculture and irrigation is given in Chapter II.

The classification of soil was made "to meet the practical requirements of assessment" but also in accordance with the broad distinctions drawn by the people themselves.

The proportions are :—

					Areas.	Per cent. of total area.
Kachiana	...	...	...	...	20,110	2.3
Gauhani	...	...	...	...	78,438	8.4
Dumat I	...	...	...	...	440,781	50.8
Dumat II	...	...	...	...	158,427	18.3
Matyár	...	...	...	...	70,171	8.1
Bhúr I	...	...	...	...	97,677	11.2
Bhúr II	...	...	...	...	8,081	0.9
					<u>868,685</u>	<u>100.0</u>

and their distribution amongst the various tahsils is roughly but succinctly recorded in paragraph 21.

5. The crop statement, Appendix VI, gives the following relative proportion of the rabi and kharif areas.

			Rabi total.	Kharif.
(a)	At last settlement	...	341,057	519,628
(b)	Year of verification	...	507,682	481,654

The increase in cultivation, on the whole, and in the more valuable cereals is noticeable as also the enormous increase in the areas returned as :—

				(a).	(b).
Fasl zaid	...	...	...	124	14,514
Dofasli	...	...	...	19,850	171,170

6. In Chapter II, paragraphs 15-16 Mr. Meston describes the leading proprietors and their relations to their tenants—Board's Circular 15—I, paragraph 76 I (g).

The changes in proprietorship are sketched briefly in paragraph 18. Briefly, the banias and khattris have risen from owners of 9·8 per cent. to 15·5 per cent. of the whole area.

Thakurs have been reduced from owners of 36·1 per cent. to 27·6.

Ahars have slightly increased in their extent of ownership, as have Muhammadans (from 28·8 to 30·4). The latter are now the most important landlords in the district. Mr. Meston takes a common sense view of the decay of the lawless thakur communities.

7. In dealing with the subject detailed in Board's Circular 15—I, paragraph 76, clause II, Mr. Meston has wisely compressed his remarks. I remember when at Budaun in 1879, the zamindars themselves then at a remote distance from the fear of a new settlement used to laughingly talk of Carmichael Sahib's 4 annas jama. I quite agree with what Mr. Meston has recorded: "The wisdom of Mr. Carmichael's leniency was justified by results."

8. In only four mahals has settlement been annulled for arrears, not a single mahal has been sold.

9. The transfers of property detailed in Appendices XIA and XIB were not due to severity of assessment.

10. In this same Chapter III Mr. Meston deals in paragraph 22 with the changes in tenures *vide* Circular 15—I, clause (c), showing that the decrease in "sir" and in land held with rights of occupancy has been slight.

He however considers that the suppression of right of occupancy in tahsils Dataganj and Budaun—which is possible under the present law—will in time constitute a serious evil. He also notes as unsatisfactory that 45 per cent. of the "sir," 49 per cent. of the expropriatory area and 20 per cent. of the occupancy holdings is sub-let.

11. Board's Circular 15—I para. 76-III (d) is dealt with in paragraph 23. Occupancy rents have risen from Rs. 2·41 per acre at last settlement to Rs. 3·21 per acre at the present settlement, and non-occupancy rent from Rs. 2·41 to Rs. 3·91 per acre. Enhancement cases in settlement raised the occupancy rents to an incidence of Rs. 3·30 per acre.

Mr. Meston guesses that occupancy land all round is about 7 per cent. superior to non-occupancy land in intrinsic value. He gives reasons for the rise in rents, though leisurely and imperfect, yet having more than kept pace with the rise in prices.

Irrigation only extends to 7·9 per cent. of the cultivation and is an unimportant factor in this connection.

12. It is not desirable that I should note in detail the interesting points in the course of assessment. They have all been before the Board of Revenue in the Assessment Reports and are dealt with at some length in paragraph 24 *et seq.* Mr. Meston's valuations of rental were strictly moderate and his assessments

were framed in accordance with the principles laid down by the Board of Revenue and Government.

Statement VII gives the details of the attested, accepted and standard assessments.

13. The net total rental assessed was Rs. 29,52,836, and on this a total revenue demand of Rs. 13,65,845 has been imposed, *i. e.* 46·26 per cent. of the rental.

This percentage varies from 44·80 in pargana Budaun to 48·19 in pargana Asadpur. The incidence on cultivation varies from Rs. 1-2-11 per acre in pargana Sahaswan to 1-13-3 in pargana Islamnagar.

14. In paragraph 41 Mr. Meston explains the exceptional measures taken for dealing with the specially precarious villages on the bhur, 37 in number, including 62 maháls in parganas Asadpur, Sahaswan, Ujhani and Usehat. The sanctioned jamas are for the present in all Rs. 6,370, to rise by progressive steps to a total maximum of Rs. 12,060.

15. The cost of settlement was Rs. 3,47,648 in all=Rs. 172-8-0 per square mile.

This is little more than one year's enhancement of revenue, Rs. 3,03,394.

The sanctioned revenue thus compares with the former demand :—

	Former demand.	Present.	Increase.
	Rs.	Rs.	Rs.
On revenue-paying maháls ...	10,17,276	13,20,670	3,03,394
On revenue-free maháls ...	39,801	45,175	5,374

16. From such of the case work as has come before me in appeal, it was evident that Mr. Meston, Settlement Officer, and Pandit Sri Lal, Assistant Settlement Officer, gave as much care, accurate thought and patience to the formation of a correct record-of-rights as they did to the assessment of revenue. The excellence of the work in this settlement has been practically acknowledged already, and the recommendations of Mr. Meston as to his coadjutors in the settlement made in paragraph 43 will no doubt receive the attention they deserve. Pages XVI to XVIII of the appendices might have been omitted as extant in the Board's Circulars.

I have the honour to be,

SIR,

Your most obedient servant,

A. W. CRUICKSHANK,  
*Commissioner.*





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FROM

J. S. MESTON, Esq., I.C.S.,

LATE SETTLEMENT OFFICER OF BUDAUN,

TO

THE COMMISSIONER, ROHILKHAND DIVISION.

*Dated Naini Tal, the 2nd May 1901.*

SIR,

I HAVE the honour to submit the final report of the Budaun district, excluding those maháls which I have already dealt with, under your orders, in accordance with the alluvial rules.

2. The report has been made as brief as possible. It was originally drafted on the pattern described in the Board's Circular under which the settlement was carried out. The Board have since issued instructions as to further curtailment, and still more recent orders have been promulgated by the Government of India as to the abbreviation of all reports. The last-mentioned directions did not reach me until the report was practically all in print, and I have not attempted to recast it beyond cutting out some tabular matter from the letter-press. I had already re-written and compressed it very considerably ; for any information which it does not contain is easily accessible in the pargana assessment reports and the new pargana hand-books. The large mass of notes on matters of more general interest which we had collected regarding the district will be at the disposal, if so desired, of the next editor of the District Gazetteer.

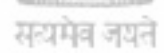
3. I have to apologize for the delay in submitting this report. The orders of Government on the last assessments were issued in April 1898, and settlement operations were practically completed by September of the same year. But I had to leave the district before materials for the report were ready, and ever since then I have been employed in posts entailing heavy and engrossing work, which left little leisure for other duties.

I have the honour to be,

SIR,

Your most obedient servant,

J. S. MESTON.



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# BUDAUN SETTLEMENT REPORT.

## CHAPTER I.—GENERAL AND TOPOGRAPHICAL.

1. BUDAUN has existed as a separate revenue district since 1824. In that year it was formed by the amalgamation of certain portions of Moradabad and Bareilly with four parganas on the opposite bank of the Ganges, which are now part of the Etah district. The headquarters were at Sahaswán,\* a central position as the district was then constituted; but the trans-Ganges parganas were cut off in 1837, and in the following year the headquarters were transferred to the ancient city of Budaun. Since then there have been no geographical changes of any importance. Introductory.

The district lies for its whole length—a distance of about 90 miles—along the left bank of the Ganges, and from the river it stretches back and up into the fertile Katehr plain of Rohilkhand. Its upland border, where it marches with the Rámpur State, is about 35 miles from the Ganges; but the mean breadth of the district is not over 22 miles, and its gross area by the regular revenue survey was 2,015 square miles. The population at the 1891 census was 925,168.

2. The area and population, however, with which this report has to deal, are slightly different. The majority of the alluvial estates on the Ganges and Rámghanga were not brought on to his assessment registers by the Settlement Officer, and for his purpose the district statistics were as follows :— Area.

Tahsil.	Area in square miles.			Population (1891).	Density of population.
	Total.	Cultivated.	Percentage of cultivated to total.		
Guunaur ... ..	317·1	197·0	62	138,522	437
Bisauli ... ..	360·5	302·1	84	197,306	547
Sahaswán ... ..	392·4	261·6	67	154,705	395
Dátaganj ... ..	376·9	256·8	68	189,378	502
Budaun ... ..	420·0	233·6	68	224,182	534
Whole district ...	1,866·9	1,301·1	70	904,093	484

The five tahsils are divided into 11 parganas, which were separately assessed and reported upon. The proportions, however, to which this report has been cut down prevent any detailed reference to pargana statistics; and, except in one of the Appendices, the tahsil is taken as the unit of assessment.

3. The district is essentially a rural one. At last census 80 per cent. of the population were returned as agriculturists or labourers (mostly agricultural). There are only two towns with a population of over 10,000—Budaun, with 35,372 and Sahaswán, with 15,601; and the exclusion of the four municipal areas in the district would still leave the density at 450 per square mile. There is thus no great pressure on the soil; and as the increase of population is slow, the district is still far from being a congested one. On the other hand, the towns are poor and sluggish, all at a considerable distance from railways; there are no large industries, and nothing to disturb the quiet conservatism of the rural tracts. Population.

\* The grounds on which the selection of Sahaswán was justified to the Board of Revenue of those days were—

(1) centrality;	(3) good water and climate; and
(2) freedom from inundation;	(4) proximity of jungle and jhil for shooting."

The second and third of these reasons soon proved fallacious; and the fourth alone remains true.

Castes.

4. Though dominant in the city of Budaun, which is a great centre of Islám, the Muhammadan element in the population of the district is less than a sixth of the whole; and many of them—notably the sturdy Gurahars of the Sahaswán *khádar*—are very recent converts from Hinduism. Among Hindus, the *chamárs* far outnumber all other castes. Next to them come the *ahars*, who compose nearly 10 per cent. of the population of the district. A rough independence and fierce clannishness give this caste a bad name among the native officials; but they are admirably suited to the hard life in the *khádar* or among the *dhák* jungles of Gunnaur, where they mostly congregate. Their pastoral habits expose them, in an exaggerated form, to the reputation of cattle-lifters; but they live in rude comfort on a part of the district which has few attractions for other classes of cultivators. After the *ahar*, the *muráo* is the most populous caste. Though represented in nearly every village in the district, their minute industry confines them to an extraordinarily small area of cultivation. Bráhmans and thákurs each constitute about 7 per cent. of the population. From an agricultural point of view, the bráhmans are people of no prominence; and, as tenants, neither they nor any other high caste have called for the special treatment in our assessments which has been found essential in Oudh. The thákurs are a very mixed community, with no marked territorial grouping and with few traditions of ancient settlements. The most cohesive of the clans is probably the *Janghara* of Dátaganj; but though the big *Bais* and *Gaur* families of Kot and Bisauli have fallen on evil days, none of them have sunk so far, either in pride or in reputation, as the *Jangharas*.

Topography of the district.

5. The topography of the district is varied and interesting. The most prominent feature in it is the high belt of sandy soil which, coming in from the Sambhal tahsíl of Moradabad, runs the whole breadth of the district in a direction roughly parallel to the Ganges. At one point, near Usehat, the ridge converges on the river, but thereafter turns sharp to the east and runs out into Sháhjahánpur. This belt of sandy upland, under which tradition asserts that the Ganges flowed in bygone days, is the Bhur. Between it and the present channel of the river stretches the *Khádar*, and behind it, in the opposite direction, lies the level plain of the *Katehr*, broken only in the north-east quarter of the Dátaganj tahsíl by the valley of the Rámanga. The division of the district into the *Khádar*, the Bhur and the *Katehr*, each with its distinctive agricultural features, must ever be the key to the revenue assessments; so I make no apology for describing these tracts in some detail.

The Bhur.

6. The Bhur, which is rarely more than four or five miles in breadth, rises abruptly from the *Khádar* in a well-marked high cliff, but merges almost imperceptibly into the *Katehr* on its other face. The soil throughout is extremely poor. Above the *Khádar* it is rough and broken, with all its substance drained off into the hollows below; towards the *Katehr* it improves and gets more level; but it is everywhere sand.\* Without any variations of over 20 feet in the level, the soil constantly runs into sandy hillocks, being blown hither and thither by the wind till it consolidates round tufts of high grass or the *memri* shrub. Káns and the *sarkara* thatching grass cover the ground when it is left to itself; and wild pig, deer, and wolves abound in the tract. There are few trees and no water, as wells will not hold in the shifting soil. The crops are of the poorest: bajra, the smaller pulses, and occasional barley, being all that will grow; and long fallows are needed to restore the fertility of the soil after two or three years' continuous tillage. The hamlets are wretched and scattered, and population is of the sparsest. The tract must always be an unstable one, liable to extreme vicissitudes of fortune.

The Khádar.

7. The *Khádar* is a tract of very diverse fertility. Where the land lies reasonably high and is fairly immune from the annual floods, the soil is good, wells are easily dug, cultivation is steady, and the produce is excellent. Elsewhere, there is a tendency for úsar to infest the soil, and heavy *dhák* jungle still encumbers much

\* The people classify it, in descending scale, into three kinds—*thandi bhur*, the chilled or moist sand; *loháriya bhur*, the high sand, where foxes have their dens; and *uráni bhur*, the sand that flies away.

of the northern half of Gunnaur. In that tahsíl and in Sahaswán, the tract is traversed by the Mahawa, a deep and tortuous tributary of the Ganges, which does infinitely more harm than the parent stream, changing its course every year and overflowing all the neighbourhood. The soil in the valley of the Mahawa is coarse and weak, with considerable fluctuations of tillage. After the Mahawa joins the Ganges, the Khádar improves in richness; and dhák and úsar alternate with fertile stretches of continuous high cultivation.

Between the Khádar proper and the high cliffs of the Bhur lies a broad shallow depression, the silted-up relic of the Ganges channel of the past. The drainage from the Bhur converts it into a long series of jhíls and morasses—a paradise for small-game sportsmen. At one time or other, all this line of low ground sent its overflow down numerous little *kadwáras* into the nearest Ganges tributary; but of recent years this natural system of drainage has got out of order, and serious waterlogging has been set up in all the *kadwára* country. Tillage has fallen off and malaria has disheartened the cultivators. After a few dry years, matters will no doubt improve; but Government would be well-advised to take over and regulate some of the neglected drainage lines, *e. g.*, those which used to carry off the flood water from the Dhand at Sahaswán and the well-known Nurpur jhíl.

The part of the Khádar where it dips into the actual bed of the Ganges is known as the Bela. Here the formation of alluvial soil is actually going on before our eyes. Of recent years, the river has taken a marked list towards its right bank, and a large expanse of extraordinarily rich new alluvium has become available for tillage. There are no hamlets, each man building his hut on his own little clearing: the soil is broken up mostly by hand; rice, cane, and barley give beautiful results; and reclamation has been pushed with great rapidity. A reaction is almost certain: for the alluvial layer is shallow and must soon be worked out, even if the river does not shift over again towards its left bank, as is always possible.

8. The Katehr is a broad and perfectly homogeneous plain of good fertile loam. It is crossed and, in ordinary years, efficiently drained by the Sot, a well-behaved river with high banks and a fringe of not very serious ravines. The Katehr is all very fully cultivated, with large, prosperous hamlets, beautiful groves, and no lack of irrigation. Water is found at from 20 to 30 feet down; and it is hardly an exaggeration to say that, when necessary, a well can be dug in every field. I consider the whole tract to be practically secure against famine.

The Katehr.

The soil, however gets thinner and less cohesive in the Dátaganj tahsíl, where this upland tract tapers away between the Rámghanga valley and the Bhur. It is here known as the Katíl instead of the Katehr. There is less inherent fertility, and temporary wells can rarely be dug; but hamlets abound, the population is high, and cultivation is in consequence extremely close. The Katíl must suffer severely in years of drought.

9. Practically, the entire northern half of the Dátaganj tahsíl lies in the Rámghanga valley. Immediately under the high ground to the west and south of this tract lies the Bankati, a belt of marshy jungle, under water for weeks together, and cultivated only at scanty clearings. The rest of the tract is all scarred by tributary streamlets to the river, few of which, however, carry any water after the rains. The soil is mainly a stiff clay and the autumn harvest is rarely safe; but a good rabi is generally secured, and wells are easily dug.

10. Few districts in the Provinces are now so much cut off from the outside world as Budaun. When settlement work began, there was only one metalled highway in the district, the Háthras-Bareilly road, with its branch running from Budaun to the Aonla railway station. During the last few years the roads to Sahaswán and Bilsí have been metalled; but both Dátaganj and Gunnaur have still to be opened out. The Oudh and Rohilkhand Railway touches the edge of the Bisauli tahsíl and crosses Gunnaur; but it is, at its nearest point, 19 miles from the headquarters of the district.

Communications.

The backwardness of communications is reflected in the state of the district marts. Budaun, as a trading centre, is of very moderate importance; Sahaswán has no trade at all; and Bilsí, which in pre-railway days is said to have been the second biggest grain mart in Rohilkhand, is now silent and decayed. There is no doubt a steady export of produce both to the Oudh and Rohilkhand Railway and to the narrow-gauge line on the right bank of the Ganges; but carriage is expensive in the south and east of the district, and agricultural development is consequently slow.

#### CHAPTER II.—AGRICULTURAL CONDITIONS AND RELATIONS.

Soils.

11. Dumat, matyar, and bhur—or loam, clay, and sand—are the clearly defined classes of soil. The people know the distinctions well, but shun the rigidity of definition which our papers insist on. In popular parlance, shallow loam with a clay sub-soil is *khápat*; gravelly over-drained loam is *patka*; \* light and triturated loam is even *bhur*: and the cultivator grumbles loudly when we record all these varieties as dumat. If we accepted all the local variants and gradations of soil nomenclature, our system of assessment by rates would be impossible; and we have had to adhere to the three main types above mentioned. The difficulty of drawing the line between hard loam and clay and between triturated loam and sand leads to a division of dumat into two classes, first and second. In dumat I the type of good loam is recognizable: in dumat II we group the inferior varieties merging into bhur on the one side and into inferior matyar on the other. Exigencies of assessment compel recognition of a second class of bhur also; for the coarse, rolling uplands, which need long fallows after a year or two of tillage, must be differentiated from the better and more permanently cultivable stretches of sandy soil.

The distinction between Gauhan and Uparhar (there is no Manjhar) is likewise recognised by the people; and in the Gauhan the acme of fertility is reached in the plots which are reserved for *kaohhiána* cultivation. These are tilled with minute care by muraos and other market-gardening castes; and vegetables, tobacco, and poppy combine, with the ordinary staples, in occupying the ground for every month in the year.

There are two other types of soil which we were frequently pressed to record as separate classes: they are *úsar* and *bela*. There is little really bad *úsar* in the district; most of it is cultivable and, when the reh is got rid of, would turn into fair dumat or matyar. The *bela* has, at present, distinctive features of its own; but it will either settle down, when its alluvial freshness has worn off, into ordinary dumat, or it will disappear again among the river sands. It was decided, therefore, not to record *úsar* or *bela* as distinct classes of soil.

Briefly speaking, the soil classification was made in accordance with the broad distinctions drawn or admitted by the people themselves. It is not theoretically perfect; but it was found to meet the practical requirements of assessment. The classified areas were as follows, the figures in block type representing the percentage of each class to the total area:—

Tahsil.	Kachhiána.	Gauhani.	Dumat I.	Dumat II.	Matyar.	Bhur I.	Bhur II.	Total.
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Gunnaur ...	1,069 0·8	10,721 8·2	59,452 45·4	36,410 27·7	8,312 6·3	13,827 10·6	1,243 1·0	131,034
Bisauli ...	3,371 1·6	18,001 9·4	109,426 55·0	39,526 19·8	7,056 3·5	21,373 10·7	...	199,353
Sahaswán ...	3,817 1·8	12,578 7·1	71,001 39·9	35,281 19·8	13,265 7·5	37,396 21·0	6,802 2·9	178,140
Bagaganj ...	6,852 4·0	13,683 8·0	99,052 58·1	13,571 7·9	29,535 17·2	7,263 4·3	902 0·5	170,858
Budaun ...	5,501 2·9	17,855 9·4	101,850 53·9	33,639 17·7	12,003 6·4	17,818 9·4	634 0·3	189,300
Total ...	20,110 2·3	73,438 8·4	440,781 50·8	158,427 18·3	70,171 8·1	97,677 11·2	8,081 0·9	868,685

\* This is the very prevalent soil of which the people say—'Ujisi men sukhta'—the light of the moon suffices to absorb its moisture!

These figures refer to practically nothing beyond the land included in holdings; but they are of value as indicating broadly the relative composition of the cultivable soil in the different tahsils. Sahaswan and Gunnaur have by far the largest proportion of bad soil; Dátaganj is the great matyar tract; and Budaun and Bisauli are on the whole the most fertile parts of the district, much of the recorded 1st class dumat in Dátaganj being of the thinner variety found in the Katil.

12. Though hardly a sub-montane district, Budaun is fortunate in having a copious and usually a well-distributed rainfall. \* The soil is, except on the Bhur, remarkably retentive of moisture; and water is, generally speaking, close to the surface. In the part of the Bisauli tahsil which adjoins Moradabad and Rámpur, the water level is deeper than elsewhere and requires to be tapped by masonry wells. But in other parts of the district, though the permanent spring level (*sota*) is usually further down, a pocket of water is found at a distance of 10 to 25 feet from the surface, and its supply is usually sufficient to serve a small well for a single harvest. When a field requires water, a kachcha well is dug in one corner of it; the sides are braced up with a wattle girdle of *arhar* stems and *sarkára* grass; the necessary irrigation is given; and the well is then allowed to fall in. The irrigated area of any given year is usually in inverse ratio to the copiousness and timeliness of the rains in that year: the irrigable area can scarcely be overestimated, and will never be worked up to except in a period of famine. The following figures of the irrigated area as shown in the settlement records are therefore of comparatively little value:—

	Area irrigated.			Percentage of irrigated to cultivated area.	Number of wells.	
	From wells.	From other sources.	Total.		Pakka.	Kachcha.
Gunnaur ...	9,971	5,485	15,456	12.3	239	9,732
Bisauli ...	9,334	2,695	12,029	6.2	1,374	9,454
Sahaswan ...	7,228	2,380	9,608	5.8	967	6,263
Dátaganj ...	8,745	6,908	15,653	9.5	208	6,814
Budaun ...	8,556	4,366	12,922	7.1	401	7,614
Total ...	43,834	21,834	65,668	7.9	3,249	39,877

NOTE.—The number of wells is only approximately correct, as I have been unable to find the exact statistics for one pargana.

The records from which these figures are taken were made in three years (1892-1893 to 1894-95) of heavy rainfall, distributed over both the monsoon and the cold weather season. The number of wells in use was thus exceptionally small. There are no public canals in the district. An extremely interesting system of private canals is worked in the *chaunr*, a tract in the south-east corner of Dátaganj, where the river Sot, after cutting its way through the bhur, flows sluggishly across the Khadar. The canals are of some antiquity, having been dug by a powerful community of local thákurs for their own estate. They have now been considerably extended and water over 1,000 acres of excellent rice land. The Aril river in Dátaganj is dammed every year by the local zamindárs, and its water carried for a considerable distance by rude distributaries. The Bhainsor in Sahaswan is sometimes similarly utilized; but otherwise the miscellaneous sources of irrigation are the small tanks and jhils that stud the country, but fail in dry years.

The masonry wells shown in the table above are all believed to be available for irrigation, but very few of them were found to be in use at our inspections. It is only in the Islámnagar pargana that, under the influence of the example shown by a cluster of ját settlers from Jaipur, masonry wells have been sunk, and are habitually employed, for purely field use.

\* Vide Appendix IX.



The ubiquitous kachcha well can be dug at a cost which is often as low as Rs. 1-8-0 and is rarely over Rs. 4. Where the sub-soil is sufficiently firm to allow of a cylinder with the necessary width of diameter, the well is worked by bullock-run and bucket. But more usually the excavation is narrow, the supply of water slender, and the *dhenkli*, or lever-and-jar lift, is the means of irrigation. In a few favoured localities, chiefly in Budaun and Bisauli, deep and good kachcha wells last for years without any internal support.

Crops.

13. The areas under the leading crops in the years of settlement will be found in Appendix VI.

The following table represents, by tahsils, the percentage to the total cultivated area of the areas occupied by the crops which are most frequent on the better and weaker classes of soils respectively :—

Tahsil.	Good crops.			Weak crops.	
	Wheat alone.	Juár.	Cane.	Barley in combination.	Bájra.
Gunnaur ... ..	27·6	12·7	2·5	19·5	18·0
Bisauli ... ..	29·8	15·1	3·4	4·3	24·7
Sahaswan ... ..	23·3	14·8	4·5	7·9	23·4
Dátaganj ... ..	29·9	10·2	6·9	6·4	13·6
Budaun ... ..	77·5	9·3	6·5	3·5	21·0
District ... ..	27·7	12·4	4·9	7·6	20·4

Each topographical tract has its own crop characteristics. Wheat and *juár*, in their respective seasons, are the prime favourites everywhere; but the choice of the other staples is mainly a matter of soil and position.

On the Katehr, wheat and *juár* between them occupy a full half of the cultivated area, the lighter crops, barley and *bájra*, being employed mainly to rest the soil after the exhausting effects of the superior cereals. Cane and rice are grown in moderation; but the other products are largely regarded as catch-crops. In the Katil the soil is not strong enough for *juár*; and little is grown except wheat and *bájra*. On the Bhur, *bájra* and barley are the mainstay. The former has all its own way in the kharif; rarely grown alone, it is interspersed with the various mixtures of *tíl*, *wrad*, *múng*, *moth*, &c., which are locally known as *masina*.\* In the best bhur, the *bájra* is the prominent ingredient; where the soil is inferior, the *masina* is dotted with only a few scraggy stems of the higher plant.

In the Khádar, the cropping is as varied as the confirmation of the country. In the Kadwara tract, under the Bhur uplands, rice of the coarser varieties is all that can be grown, the land as a rule drying too late for the rabi sowings. In the Khádar proper, that is, wherever the flooding of the Ganges and its tributaries abates after the close of the rains, wheat does well. But it is rivalled, in Gunnaur and Sahaswan especially, by *bejhar*, a combination of barley and peas which shows a splendidly luscious growth in good years. In the kharif, the great crop now is maize. *Juár* theoretically does better than the other rain crops, as it withstands moderate flooding and is not oversensitive to usar. But in practice maize is gaining ground. It tops the floods sooner than any of its contemporaries; it needs a small quantity of seed, so that if the crop is lost, the damage is not so serious as if a sowing of *juár* or *bájra* had gone: and the people are getting accustomed, though not reconciled, to it as an article of food. Cane has also made enormous strides of late years, encouraged by a cycle of heavy rains. In the Bela, cane and rice are the great staples; with barley and *juár* as second favourites. Finally, in the *chaunr* hot weather rice (*kunder*), forced by constant irrigation, is virtually the only crop, though a scattering of peas and gram is sometimes sown in the stubble.

\* Dr. Fallon shows this word as meaning "pulse; linseed; maize." In this district it is a mixture of pulses and other inferior crops of low growth.

In the Rāmganga valley, wheat predominates; but rice followed by gram is the characteristic cropping. Up in the north-east corner of Dātaganj, however, in and round the Sabalpur Estate, the finest *juār* in the district is grown, and in great profusion.

Of the less common crops in Appendix VI, the most noticeable are indigo and poppy. Indigo is chiefly grown in the neighbourhood of Bilsī, where the chief manufacturer, Sāhibzāda Haidar Ali Khan, carries on business. There are a few other minor concerns in the north of Sahaswan and in Bisauli; but as few of them flourished even in the good years, their collapse now is almost assured. Poppy cultivation has usually, by a somewhat near-sighted policy, been prohibited in Gunnaur and the parganas adjoining Rāmpur. Wherever encouraged, it is remarkably popular and successful. The poppy is habitually grown by all castes and at all distances from the village site, instead of being confined to low-caste holdings in or near the Gauhan; and the industry is capable of great development.

14. It may be permissible to point out briefly the noteworthy change that has taken place in the methods of cropping in this district since last settlement. This may best be done by comparing the ratio to the cultivated area of the following areas:—

Area under—							Percentage to cultivated area at—	
							Last settlement.	Present settlement.
Kharif	...	...	...	...	...	...	61·8	57·8
Rabi	...	...	...	...	...	...	40·5	60·9
Double-cropping	...	...	...	...	...	...	2·4	20·6
Cotton	...	...	...	...	...	...	16·4	3·5
Gram	...	...	...	...	...	...	2·8	8·1
Poppy	...	...	...	...	...	...	0·05	1·8
Maize	...	...	...	...	...	...	1·2	4·3
Rice	...	...	...	...	...	...	3·7	9·2
Cane	...	...	...	...	...	...	2·4	4·9
Wheat and barley	...	...	...	...	...	...	36·3	48·6
Juār and bajra	...	...	...	...	...	...	84·2	32·8

The key to these figures is the extraordinary decline in cotton cultivation within the last 30 years. The cotton produced in the district is of inferior quality, and has been driven out of the market by the better fibres from other parts of India. The crop, which is removed too late, and takes too much out of the soil, to be followed by rabi sowings, has been replaced by gram, maize, rice, indigo and other kharif staples which admit of being followed by a good rabi. There has been a consequent extension of the double-cropped area and, it can hardly be questioned, of agricultural wealth.

15. The district is essentially one of small proprietors. Of the 4,408 mahāls which composed it in the settlement year—

1,157 were held in single zamindāri tenure.	1,355 were held in pattidāri tenure.
1,827 ditto joint zamindāri tenure.	69 ditto bhāiyāchāra tenure.

Proprietors.

There are no territorial magnates, and hardly any families of more than purely local influence and importance. The oldest stock in the district are probably the Bais thākurs of Bhanpur (pargana Bisauli); but with one exception, the Rao himself, they are decayed in fortune and reputation, hard and improvident landlords. The only other thākurs of any standing are the Janghāras of Sabalpur (pargana Salempur), who have a fine little property, and work it with fairness and discretion. The oldest and most prominent of the Muhammadan families are the Shaikhs of Shaikhupur (pargana Ujhāni), who devote more time to personal quarrels and city intrigues than to the management of their much divided estate. Mumtaz-ud-din is the only member of the family who deals with his tenantry directly and liberally: his relatives see little of their villages and endeavour to rent severely. The "Tonkwala" family, headed by Maulvi Wazir Ahmad, B.A., are equally unsatisfactory landlords, hostile to tenant rights and leaving their estate wholly in the hands of inefficient karindas. Among the smaller fry may be

mentioned the Ahars of Bhiraoti (pargana Rajpura), an uncouth and independent race, who in their own peculiar way manage to rule a rough tenantry and to keep together a difficult estate. Two Rohilkhand notables own considerable properties in the district without belonging to the local families. Sahibzada Haidar Ali Khan, of the royal house of Rámpur, has settled down as an exile in Bilsa on a large estate which he bought from a firm of European indigo planters. He is a shrewd man of business and is extending the property ; his management is careful, and his tenantry seem reasonably well off. The other large landowner from outside is Rája Kishn Kumar of Sahaspur (Moradabad), whose father collected a very fine estate in the Islámnagar pargana. There is not a better landlord in the district, or a more contented and prosperous tenantry. His rents are full, but they are collected with discrimination : tenant rights are respected and liberal assistance given in hard times.

With the few exceptions thus enumerated, the proprietors of the district are nearly all small men ; three-fourths of the land being held by Thákurs, Muhammadans and Ahars. In Kakrala (pargana Usehat) and a few other villages we find examples of enormously overgrown pattidári communities. But the land, as a rule, is not too minutely divided for moderate comfort. The average estate of the individual zamíndár, excluding the few large families mentioned above, does not fall far short of 20 acres. The great bulk of the proprietary are groups of petty yeomen, neither strong enough to rack-rent their tenantry nor big enough to deal with them on broad and liberal lines.

Relations between landlord  
and tenant.

16. The relations between the landlords of the district and their tenants are very much what might be expected from the character of the former. On the estates of the indigenous proprietors, there is of necessity a good deal of petty friction and harassment ; but on the whole the tenants hold their own at moderate rents, and their rights are respected. With the absentee landlords who live in and near the town of Budaun, the case is different ; their attitude is consistently hostile to the growth of tenant rights, and there is much litigation in their villages and much discontent at petty tyrannies. It may be taken as broadly true that the nearer an estate is to the headquarters of the district, the more rack-renting there is, the more abundant is the litigation and the more strained are the relations between the landlord and the tenant ; whereas the further we get from the headquarters, the easier are the rents, the more friendly is the bearing of the people to their landlords and the rarer the resort to our Courts. This general qualification should be borne in mind in examining the statistics of agrarian litigation which are collected in Appendix XIII.

At last settlement 60 and 21 per cent. of the cultivated area were held by tenants with occupancy rights and by tenants-at-will respectively. The corresponding statistics at our revision were 58½ and 22 per cent., the former figure including the area in ex-proprietary tenure. If one excludes the three parganas of Budaun, Ujhani and Salempur, the ratio of the area held under tenant rights is exactly the same (61 per cent.) as it was thirty years ago. In these three parganas the percentage has dropped from 57 to 50 ; and it is in these three parganas that the Muhammadan families of the city and its suburbs hold their lands. The parganas are as well cultivated as any in the district. The decay of tenant rights in them is due to no special infertility or vicissitudes of seasons. It is the outcome of a deliberate policy of breaking down occupancy rights among the old tenants and preventing their acquisition among the new. In other parts of the district it is fair to say that there is no general grinding down of the tenantry. Indeed, among the thákur strongholds in the east of the Katehr, the tendency is too much in the other direction ; recusancy and turbulence are dominant ; and an absentee landlord dare hardly show his face in his own village. To this is mainly due the extremely low range of rent rates in Kot and Satasi, two of the naturally richest parganas in the district.

CHAPTER III.—COMPARISON BETWEEN THE PAST AND PRESENT CONDITIONS  
OF THE DISTRICT.

17. The settlement under report was nominally the tenth settlement of the district. The fiscal history of its predecessors and of the district generally up to 1873 is given in Court's "Statistical Report,"\*—a mine of valuable and interesting information—and in Mr. C. P. Carmichael's report on the last settlement.† It would be unnecessary, for the present purpose, to review the revenue annals of the period before 1873; and since that year the district has been happy in having virtually no revenue history. Mr. Carmichael's assessment was admittedly a light one, taken over the district as a whole. Before his connection with the settlement closed, he had to enter the arena of controversy in defence of his leniency. The Government accepted his arguments, but condemned the assessments of the Bisauli, Sahaswan, and Salempur parganas as unduly easy, and declared that, even on the low assumed rental, the revenue of the district as a whole might have been a lakh of rupees higher than the figure at which he fixed it. The ease of the assessments was pretty general. Special clemency was shown, as is now apparent, to some of the manly old thákur stock and to the numerous families that had been well disposed in the mutiny: but the settlement was not, on the whole, an uneven one and it nowhere anticipated any improvement in the landlords' resources. The wisdom of Mr. Carmichael's leniency was justified by results. It has not saved a number of the old improvident thákur families—even some of those who benefited most by the generosity of the Settlement Officer—from ruin. But I did not find a single ex-proprietor or impoverished landowner who so much as suggested that his misfortunes were due to a hard assessment. The settlement has given no trouble except in a few precarious bhúr villages where its breakdown was due to its inflexibility and not to any original severity. And the figures in Appendix XII are useful evidence of the facility with which the revenue demand has always been collected. In only four maháls has the settlement been annulled, and not a single mahál has been sold, for arrears of revenue.

Previous settlements.

18. In attempting a succinct comparison of the past with the present condition of the district, we may examine (a) proprietary interests, (b) cultivating areas and tenures, and (c) rentals.

The changes in proprietary interests are broadly shown by castes in Appendix VIII. The predominant feature in the movement is the decay of the Thákur landlords, who held 36·1 per cent. of the land thirty years ago and now own barely 27·6 per cent. of it. Their losses are concentrated in the richest parts of the district—the Katehr and the Ujhani khádar. The thákurs of Kot and Satasi have particularly distinguished themselves by their lawless and restless spirit and the dissipation of their fine properties; and the only clan in the district that has held fairly well together are the low grade Jangharas of Dátáganj. The property that the thákurs have squandered has passed mostly into the hands of the money lending castes—banias, khattris (mainly represented by Rája Kishn Kumar) and mahájans. Their interest has risen from 9·8 per cent. to 15·5 per cent. of the whole area. The muhammadans are now the most important landlords in the district: they have advanced their position slightly from 23·8 to 30·4 per cent. of the area. It is to be feared, however, that there will be some retrogression within the next few years, as the Khara estate is certain to slip into the hands of the usurer. The ahars have improved their footing, particularly in the wild county of the Gunnaur tahsíl; and they now own 11·2 per cent. of the surface of the district against 10 per cent. at last settlement. The kayasths and brahmins stand very much where they were in Mr. Carmichael's time; and none of the other castes are of much account.

Changes in proprietorship.

\* Published at Agra in 1855.

† The Collector's library has also an interesting reprint, made at Benares in 1861, of the reports submitted in 1835-38 by Messrs. Smeade Brown, Louis and Clarke on their settlements of the parganas of Asadpur, Rájputra, Islamnagar, Sahaswan, Budaun, Ujhani, and Salempur.

The changes in ownership of the land since last settlement have not, in this district, reached serious proportions. The future of the expropriated thákur families is no doubt a matter of anxiety : but, for their tenantry, the losses of the thákurs have not been altogether a misfortune. Some of the new-comers are ordinary usurers : but others, like Rája Kishn Kumar and Lála Pahladi Lal, have shown themselves good and careful landlords. The thákur element apart, the rest of the old proprietary body have held their own ; and in the parts of the district where the agricultural difficulties are greatest, they have improved their position.

19. The figures in Appendices XIA and XIB have been compiled in compliance with the Board's orders as to their inclusion in the final report. They are the result of a careful tabulation of the statistics of registered sale-deeds and auctions and of mutations (other than ordinary successions) in the registration offices and the revenue records respectively for the period of last settlement. They may be conveniently examined in three groups, thus :—

1	Revenue of area transferred:			Price per rupee of revenue.		
	As by mutation records.	According to sale-deeds.	At auction.	As by mutation records.	According to sale-deeds.	At auction.
	2	3	4	5	6	7
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Average of years 1871—78,	18,792	17,929	4,800	16	11	9
Ditto 1879—87,	21,685	26,695	6,883	16	12	10
Ditto 1888—95,	18,071	18,957	10,721	20	14	11

The general improvement in the value of land is apparent from these figures. Any further conclusions from them however are subject to so many qualifications that a discussion of them would be altogether beyond the scope of this report.

#### Changes in areas.

20. The total area of the villages dealt with at this settlement differed by about six square miles from their area at last settlement, the result mainly of diluvial action on the Ganges and Rámanga. The following comparisons are subject to correction for this slight error.

The area under cultivation in the years of verification was 69·7 per cent. of the whole area against 70·1 per cent. at last settlement. The decrease was solely due to the Bhúr being in one of its bad cycles during our operations. Since last settlement over 25,000 acres had fallen out of cultivation in that tract ; but new ground had been broken to the extent of over 5,000 acres in the Bela of the Gunnaur and Sahaswan tahsils and over 14,000 acres in the dhák and marsh lands (Bankati) of the Salempur and Budaun parganas. The fallow on the Bhúr may be regarded as a temporary loss : much of the new tillage in the Bela and practically the whole of it in the Bankati should be a permanent gain. There is still a large margin for future reclamation in the Khádar tracts of the district and in the Rámanga valley ; but the Katchr and Katil are fully cultivated, and the area of tillage must always fluctuate greatly on the Bhúr.

The irrigated area was returned in our records as being 7·9 per cent. of the cultivated area. The ratio at last settlement was nearly 22 per cent. ; but it would appear that the then Settlement Officer showed the area irrigable from existing supplies of water rather than the actually watered area of the years of his survey. On the other hand, the irrigated area for the years in which our records were prepared was exceptionally low. In the five cold weather months—November to March—of 1892-93, 1893-94 and 1894-95, the rainfall was 3·85, 3·48 and 6·57 inches respectively, against a normal fall of 2·55 inches. The result was a general contraction of artificial irrigation for the rabi ; but, as has been already explained, a very great expansion is possible when a dry year requires it. It would

be futile to attempt to estimate the *irrigable* area. Everything depends on the ability of the people to dig wells when they are wanted. If adequate capital were advanced, I believe about 90 per cent. of the Khadar, about 10 per cent. of the Bhúr, and nearly a third of the Katehr and Katil could be efficiently protected in any given year.

None of the other figures in Appendix I afford material for any useful comparison; but it is interesting to note that the grove area has increased by nearly 40 per cent. The principles on which "barren," "culturable waste" and "fallow" lands were differentiated have clearly not been the same at the two settlements.

21. Before leaving the statistics of area proper, it is necessary to refer, in more detail than has yet been done, to the condition of the Bhúr tract before and at settlement. The physical features of the tract have already been alluded to: the rough undulating nature of the soil, the poverty of the hamlets, the absence of irrigation to any appreciable extent. From a settlement point of view the main characteristic of the Bhúr is the intermittent nature of tillage on it. Where the ground lies fairly level and low, so that the rain water can be retained, or in the Gauhan, where manure can be freely applied, a yearly harvest is possible in ordinary circumstances, a light kharif crop in one year alternating with a thin barley crop in the next. But elsewhere, over the length and breadth of the tract, long fallows are essential to any fertility. Considerable time and ingenuity have been devoted to the search of a law of periodicity for Bhúr; but if there is such a law, I doubt if it would have much practical value in assessment. In the better type of the ordinary rolling uplands, it may broadly be taken that cultivation is feasible one year in every three, *i.e.*, six years of fallow are essential after the regular triennial rotation of *masina*, barley and *bájra*. In the inferior classes of Bhúr, one year of tillage in every five or six is as much as the land can stand. But there is little regularity in the rotation of tillage and fallow. Anything upsets it which interferes with agricultural efficiency: drought, excessive wet, epidemics among men or cattle. The soil is thoroughly vicious and it is always ready, if the struggle against deterioration is at all relaxed, to lapse into untameable waste. On the other hand, during a period of agricultural prosperity, there is always a temptation to over-crop the land without regard to the exhaustion which must inevitably follow. The records of the bhúr thus show extraordinary fluctuations between a high cultivated area and comparative desolation. Mr. Sneade Brown, the officer who conducted the settlement under Regulation IX, gives us an account of the bhúr in the third decade of the century. "The bhúr soil", he says, "was comparatively fresh and productive at that period" (1822—1827) "and under the high prices that then prevailed. "Every available bigha of land was brought into cultivation, but the prices abated "after a few years; the soil became thoroughly exhausted, and to this deterioration ". . . . were superseded general neglect and mismanagement on the part of the "dispirited *malguzárs*." Other factors, however, than the rise and fall of prices were at work. Eight and timely rains had allowed the bhúr to be fully cultivated. The weakly soil got worn out; káns sprung up and then, according to local tradition, came a series of wet years, waterlogging and the steady decline of the tract. It was at the lowest ebb when the Regulation IX settlement actually took place in the early thirties. By Mr. Carmichael's time the bhúr had recovered itself, and he found 113,033 acres in cultivation\*. Again there were fluctuations; but after the famine of 1877, the tract rapidly improved. Seasonable rains allowed the soil to be properly worked, and over-cropping ensued. In 1885-86, when the bhúr was at its zenith, there was probably not less than 120,000 acres under the plough. Then a rapid re-action set in; two or three years of heavy rainfall threw the drainage of the tract out of gear; the light soil got chilled and sodden;

The Bhúr and its fluctuations.

\* The figures here and in the rest of this paragraph are for the Bhúr circles of Asadpur, Islamnagar, Sahaswan, Ujhani, and Ushat. They do not take cognizance of scattered areas of bhúr apart from the main tract.

cultivation contracted; káns and the high *sarkára* grass got the upper hand; pig, deer, and wolves bred and multiplied in the waste places; the climate of the tract deteriorated, and men and cattle were carried off by disease; while many that survived migrated to the rich new alluvial lands thrown up by the Gauges in the Bela of the Gunnaur and Sahaswán tahsils.

When we inspected the Bhúr, it had unquestionably reached its nadir. The attested cultivation of the survey years (1892—95) was 87,518 acres: in 1896-97 it was very much lower, and the task of assessment was a difficult and anxious one. Since then, I understand, the return to prosperity has begun: the light rains of 1896-97 and the following years allowed the soil to dry and the cultivation to extend. At the same time Government have undertaken certain remedial measures of drainage which I recommended as necessary for the improvement of the tract.

I have dealt with the troubles of the Bhúr at some length, because they must always be the chief problem in the settlement of this district. The exceptional measures which were taken in the assessment of the most deteriorated villages are described in a later part of this report.

#### Changes in tenures.

22. The cultivating tenures in which the land of the district is held show

Tenures.	Percentage to total area.	
	Last settlement.	Present settlement.
Sír ...	17	14½
Khudkásht ...	...	2½
Ex-proprietary ...	...	2
Occupancy ...	60	56½
At-will ...	21	22
Rent-free, &c. ...	2	2½

very much the same broad results as at last settlement, if we make allowance for the fact that no land was recorded in the old papers as khudkásht and there was no ex-proprietary tenant in those days. The area of owner's holdings is quite as extensive as it was thirty years ago, and the area secured to tenants by statutory rights has not materially declined. If there had been no revision of the record-of-rights, however, the figures would have told a very different tale. When the yearly papers came into our hands, we found that the area of recorded sir had dwindled down to about 12½ per cent. of the whole, and that about one-sixth of it was not sir at all, but was cultivated by so-called sub-tenants, many of whom had in this way been kept out of occupancy rights for years. On the other hand, over 6½ per cent. of the area in holdings was recorded as khudkásht, and a great part of this was found to be statutory sir. The ex-proprietary area was considerably less than it should have been, had the intentions of the law been fulfilled; and many bitter contests raged in the settlement courts round claims by ex-proprietors to rights which, in the majority of cases, they were found to have long ago sold or abandoned. But it was in regard to occupancy right that the patwáris' records were most inaccurate, and disputes in consequence most common. The attestation resulted in a very large number of recorded tenants-at-will being given occupancy rights; but in the headquarters tahsil, and to a minor extent in Dátaganj, every familiar device for breaking the statutory term of twelve years had been resorted to by the landlords, and the extensive litigation in our courts was on the whole unfavourable to the tenants. In these two tahsils the suppression of occupancy rights which the present state of the law renders possible will in time constitute a serious evil. Details of the area held by sub-tenants are given in Appendix IV; they show 45 per cent. of the sir lands and 49 per cent. of the ex-proprietary area as sub-let,—a state of affairs which can hardly be regarded as satisfactory. The proportion of the occupancy holdings which is sub-let is a little under 20 per cent. Of the total area in holdings, close on 5 per cent. is fallow. The ratio, if the patwáris' papers had been followed, would have been much larger; but with the consent of the parties, we struck out more than 20,000 acres of waste and fallow which had formerly been included in holdings. The large uncultivated tracts which had been left on in holdings upon the Bhúr formed one of the many difficulties in the assessment of that troublesome tract.

23. The district has never been one in which grain rents have been prominent. The area rented in kind was only 23,206 acres at last settlement, or 3½ per cent. of the whole tenant area: it is now 14,790 acres, or 2 per cent. Grain rents are commonly

#### Changes in rents.

resorted to on the bhúr when cultivators cannot be secured on other terms; but elsewhere they are fortuitous and temporary, and it is nowhere the case that the good lands of a village are held in cash and the bad in kind.

The genuine cash rents show a rise since last settlement of nearly 38 per cent.; viz., from an all-round rate of Rs. 2.44 per acre to one of Rs. 3.36 (favoured holdings excluded). The details of the movement by tenures are—

Tenure.	Rate per acre.	
	Last settlement.	Present settlement.
	Rs.	Rs.
Ex-proprietary ... ..	...	2.27
Occupancy... ..	2.41	3.21
At-will ... ..	2.41	3.91
Sub-tenant... ..	(Not tabulated.)	5.26

The effect of enhancement proceedings in the settlement courts was to raise the occupancy rental incidence to Rs. 3.30. I calculate that the occupancy holdings, taken all over, are superior by about 7 per cent. in the intrinsic value of their land to the holdings at-will. It is obvious, therefore, that, notwithstanding the considerable rise in occupancy rents since Mr. Carmichael's settlement, the occupancy right is still a valuable asset: it secures for 12½ annas what costs the tenant-at-will a rupee. The ex-proprietary tenant has, on the whole, been treated with great leniency. In the Thákur village he has usually insisted—and with success—on cultivating at the old nominal rent-rate of his sár; and as a rule he finds no difficulty in sub-letting at twice what he pays.

The rise in rents has more than kept pace with the rise in prices (*vide* Appendix X).<sup>\*</sup> But the rental standard of the district is still low, and the movement in prices has had only a very indirect influence upon it. Had Mr. Carmichael's settlement been stricter than it was, I have little doubt that the rentals would have advanced more into line with those of the adjoining districts of Moradabad and Sháhjahánpur. As it is, the stimulus of a full assessment was not applied, and the development of rents has been leisurely and imperfect. For the low rental incidence there are of course a variety of causes. On the Bhúr the natural weakness of the soil and the scarcity of cultivators are reflected in stereotyped rates, on which the prices of agricultural produce seem to have no effect; and on much of the Khádar the dangers of flooding keep rents below what the frequent excellence of the harvests would otherwise suggest. In some of the Katehr parganas, too, historical causes, such as I attempted to sketch in reporting the Kot assessments, have had a paralyzing influence on the rents. But all these reasons fall short of a full explanation of the phenomenon. There are causes of wider economic import behind. The district is a backward one, defective in railway communication and in good roads. Custom and tradition are strong, and the occupancy tenants are a powerful body, hardly inferior in social standing to the small yeomen proprietary. The disturbing influence of payments in grain has never found a place in the rental economy; and for sixty years the landlords have never been driven to severity by unskilful or unsympathetic assessments.

#### CHAPTER IV.—METHODS AND RESULTS OF SURVEY AND SETTLEMENT.

24. When it was decided to revise Mr. Carmichael's settlement, the existing village maps were found to be bad and the records full of mistakes: the authorities also suspected extensive concealment of rents. The Settlement Officer's orders therefore were to completely revise the maps and record-of-rights, as well as to

The scope of the operations.

<sup>\*</sup> The average price of the leading grains (wheat, barley, gram, juár, and bájra) was 26 per cent. higher in the quinquennium 1891—95 than in the quinquennium 1870—74.



settle the revenue demand. No professional survey party was given him to help with the maps or the field-books; and the instructions he received were those printed as Appendix XVI to this report. I have ventured to reproduce those rules, both because they find no place in the Board of Revenue's Extant Circulars and because they explain certain of our settlement methods which are not exactly in accordance with those now in vogue.

Survey of the district.

25. When I arrived in the district in the beginning of 1893, our first concern was to collect a staff of skilled surveyors, competent to teach and supervise the patwáris in the art of accurate mapping, and to undertake the duties of inefficient patwáris. Fortunately, both my Deputy Collector, M. Kanhia Lal, and myself were fresh from a settlement in which we had worked hand-in-hand with a cadastral survey party. We knew what class of men we wanted and we were able to get them without much difficulty. So far as possible, the district staff of kanúgos and patwáris were put through a training in survey; the kanúgos were then employed as supervisors or munsarims; and the patwáris were set to revise the maps of their own circles. Where a patwári was incapable, from age or otherwise, of learning survey, he was induced to retire in favour of a competent heir or relative; and when we left the district, there was not a single patwári who had not a thorough grounding in the preparation, copying and reading of maps.

The map of every village was, by the agency of the patwáris or their substitutes, carefully corrected by a plane-table survey and then faired out on tracing cloth. If a map was so bad as to be incapable of correction, the village was entirely re-surveyed. The maps that resulted were very satisfactory. They are not all up to professional standard, and their bearings are generally defective; but they are perfectly good for all the ordinary purposes of the revenue officers and the village communities, and they could at any time be co-ordinated, and their bearings adjusted, by a traverse survey.

Revision of records.

26. *Pari passu* with the map correction, the khewat and khasra were written up by the patwári or an assistant. The previous year's entries were followed unless the parties disputed them, and all points of disagreement as to rent, tenure, &c., were noted for decision at attestation. At the same time the soil of each field was classified in accordance with careful instructions which we had circulated. The field operations were under the direct superintendence of the district kanúgos and a few other qualified officials. They were closely and constantly controlled by the Settlement Deputy Collectors; and the Assistant Settlement Officer and myself took every available occasion of inspecting the work.

As soon as the field season was over, the whole staff were collected in convenient offices at the tahsil headquarters under the Deputy Collectors' supervision. The soil classification was marked off in pencil on the traces of the village maps, and the rough record-of-rights was prepared for attestation.

Attestation of the records.

27. The work of attestation, so far as the rent-roll was concerned, was facilitated by the distribution of slips among the cultivators a fortnight before they were summoned to the Deputy Collector's camp. The slip was an extract for each holding of the entries regarding it in the rough khatauni. The cultivator had a fortnight to master its contents; and if, when he brought it before the attesting officer, he and his landlord accepted it as correct, they were made to sign it, and it was filed as the authentic record of their relations and rights. If they disputed its correctness, the case was fully tried, the decision recorded, and the slip corrected, if necessary, and attested accordingly. From the attested slips and the verified khewat the fair settlement record was prepared in accordance with the rules. The map traces were completed after the soil classification had been thoroughly tested and corrected by myself and my assistant when inspecting the villages.

The preparation and attestation of the record-of-rights was a work of long and exacting labour. The brunt of it fell on M. Kanhia Lal and Thakur Jagan Nath

Sinh, Deputy Collectors ; and those two officers, who were for a time assisted by M. Narayan Das, toiled unceasingly to secure accuracy in the records and to cope with the great mass of case-work which attended the verification of the new papers. Statistics of the litigation that was dealt with are given in Appendix XV.

28. Apart from litigation and the constant wrangling over rights between co-sharers or between landlord and tenant, the great task before the verifying officers was the eliciting of the true rents. The difficulty here was not so great as, from the popular reputation of the district, we had been led to expect. There were undoubtedly a number of attempts to conceal the rentals : but there was no widespread conspiracy to deceive us, and by patience and fair dealing we got as correct a record of the rents as need be desired. The fame of Mr. Stoker's campaign in the border district of Bulandshahr was still strong, and the ill-disposed zamíndárs were afraid of similar evils if their rent rolls were discredited. At a very early stage of our operations too we were fortunate in being met with perfect frankness by a few important landlords, of which one of the first and most conspicuous was Raja Kishn Kumar : and their example cleared the ground for us in the outlying parganas. But it was in the Budaun and Dátaganj tahsils that trouble was specially apprehended ; the zamíndárs were afraid of great enhancements of the revenue and preparations were on foot for extensive suppression of the true rents. Before we broke ground in these two tahsils, however, we held a conference of the leading landlords in them, and appealed for their friendly co-operation to falsify the rumours of intended opposition and dishonesty. The result was a curious scene of emulation in well-doing. The head of the powerful Khera family (since deceased) handed me the keys of his muniment room on the spot ; the Shaikhupur landlords placed the private rent-rolls of their large estates at our unfettered disposal ; and most of the other big zamíndárs followed suit within a few days. There was only one notable exception, an unfortunate gentleman whose previous precautions had led to the whole of his estate accounts, down to the last shred of paper, being devoured by white-ants ! But after this there was no serious difficulty ; and I believe that the record of the occupancy rental for the district is substantially correct ; the rents of tenants-at-will and sub-tenants are less stable and more liable to error.

Accuracy of the attested rents.

29. It may hardly be considered relevant to this report to allude to the advisability of revising the maps and records-of-rights of a district before revising its assessments. The question, however, was a very controversial one while the Budaun Settlement was in progress, and an instructive light was thrown upon it at one stage of our operations. After the work in three tahsils was approaching completion on the lines described above, I suddenly got orders, in the autumn of 1895, to stop attesting the records for Budaun and Dátaganj. The theory was then in the ascendancy that we should assess on the patwári's papers and leave all disputes among the people to be settled, and all errors in the maps and records to be corrected, by ordinary process in the revenue courts. I protested respectfully against having this theory imposed on Budaun, but was overruled. Then arose a popular outcry against the orders, absolutely spontaneous and altogether surprising in its intensity. The people who were to be released from the worry and unrest of a new record-of-rights exclaimed that they would have no rest or content till a new record was given them. Instead of welcoming their relief from the litigation of the settlement courts, they avowed that the litigation which would inevitably take its place in the revenue courts would be infinitely more protracted and costly. They were prepared to accept all the discomforts of our operations provided they had their year of jubilee, a correct record of their rights and rents, and a settlement of their disputes. The clamour was genuine and apparently impressed the higher authorities. For, without any further official intervention, I was directed (after I had made all arrangements for continuing work on the new system) to revert to my former programme, preparing new maps, and revising and attesting the records, in the remaining tahsils. The

Justification for revision of the records.

episode was a curious object lesson of the danger of applying a theory which may work well in one part of the provinces to another part with very different conditions and sentiments.

#### Inspection.

30. As soon as possible after the attestation of each pargana was completed, it was inspected. The inspections occupied three cold weathers, 1893-94 to 1895-96. Pandit Sri Lal, who had only two camping seasons, inspected the parganas of Islamnagar, Bisauli, Salempur, most of Budaun and the larger half of Kot,—in all 619 square miles. I inspected the rest of the district, and also examined a large number of Pandit Sri Lal's villages. I endeavoured again to tour through each pargana as I was preparing the proposals for its assessment.

#### Assessment circles.

31. Inspection over, the first task was to form assessment circles. This was not attempted until every village in the pargana had been thoroughly inspected. In making the classification, the topographical criterion was strictly observed. It was roughly the basis of the classification at last settlement; and in a district like this, where distinctive tracts of country are clearly demarcated by nature, it is the only true and satisfactory method of grouping the villages for assessment purposes. It was only in a few villages on the doubtful verge between two adjoining topographical circles that regard was had to the rental as a test of classification. We formed 27 circles in all :— 11 in the Khadar (including 2 Bela circles), 5 on the Bhur, 7 on the Katehr, 1 on the Katil and 3 in the Ramganga valley. Had it not been for the pargana being the unit of report, the number of circles might have been considerably smaller. Two circles (an inferior and a superior) would have done for the Bhur of the whole district, and most of the Katehr in the Bisauli and Sahaswan tahsils is homogeneous enough to have been embraced in a single assessment group.

The last settlement officer had 28 circles. We adhered to his grouping in five parganas wholly, and in two parganas (Islamnagar and Sahaswan) with certain modifications. In Budaun and Ujhani his circles deviated from topographical compactness, to which we reverted; and in Asadpur and Salempur we considered the classification of the penultimate settlement preferable to Mr. Carmichael's, and went back to it.

#### Selection of village rates.

32. Having arranged the villages by circles, we then tabulated our village rent rates. As these village rates form the keynote to our whole system of assessment, I may be pardoned for describing in some detail how we obtained them.

In the inspection of a village one of the chief objects kept in view was the discovery of recognized bigha rates. The inspecting officer's first question on entering the village was the rent rate for each class of tenant on each well-defined class of soil. The quotations thus obtained were constantly compared, in the course of the inspection, with individual rents that came under notice: landlords and tenants were invited to explain any variations from the rates they had quoted, and were urged to give further details of their rating system; and in this and other ways, before the inspecting officer rode off, he was ordinarily able to form an idea of what the people consider that they pay for the different soils, or at least for the different bars, of the village. It is only, however in exceptional tracts, such as the Bhur and the Bela, that fixed bigha rates are unmistakeably prevalent and consistently adhered to. In the great majority of villages, the popular account of the rent-rates had to be supplemented and checked by an analysis of the rentals. This was arranged for as follows: As soon as the village was inspected, and if there seemed no likelihood of the rental being rejected for concealment, inadequacy or rack-renting, the patwari and a trained clerk were set to work on the attested khatauni. They extracted the incidence per bigha of the rent on each field for which a separate rent had been recorded and on each one-soil holding; fields and holdings of under one bigha in area being neglected. Examining the list of incidences thus provided, the inspecting officer compared it with the rates quoted or elicited at his inspection. If a reasonable correspondence was apparent, the quoted rates were accepted. If, as more often occurred, the quoted rates were found to have been too vague, or out of date, or to make no sufficient distinction between soil and soil, the list of incidences

was relied upon. Any figures that were obviously abnormal being eliminated, the list was scrutinized to see whether, within an anna or two of variation, any single incidence for each soil was manifestly predominant. If such a set of incidences emerged, they were tested by multiplying them into the areas of the different soils included in the gross tenants' holdings and comparing the result with the gross tenants' rental. If the comparison was satisfactory, these incidences were at once accepted as the soil rates for the village. Distinctive incidences, which reasonably satisfied the tests applied to them, were in this way elicited for three-fourths of the villages in the district.

In order to avoid any over-estimate of the value of our methods, I have so far described the outcome of our inquiries as incidences. But the expression may now be abandoned. It is true that the results we obtained were not, in the great bulk of cases, recorded differential soil-rates. But they were a great deal more than mere averages struck on recorded rents and areas. They were, so far as can be attained by deduction, the normal types of rating recognized by the people themselves as the letting value of the land, liable to be varied by compromise or competition, wrapped up and concealed as a rule in lump rents, but always present as the basis of bargains between landlord and tenant. To take a concrete instance:\* when we find in a village a number of scattered Dumat I fields with the following bigha incidences frequently repeated—

Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
2 15 6	3 2 0	2 13 8	2 15 4
2 14 5	2 15 10	2 13 11	3 1 0
3 0 8	3 1 2	3 1 7	...

it is a fair deduction to assume that Rs. 3 a bigha is the normal type for rating Dumat I in the village. The assumption is strengthened when we find that a rental worked out from this Rs. 3 rate and similar selections for the other soils would closely correspond with the actual recorded rental. I venture therefore to describe our selected incidences as village rates.

33. The important omission in the foregoing remarks will not have escaped notice. It has not been explained whether it was from occupancy or non-occupancy rents that our village rates were deduced; and it is necessary now to deal briefly with that question. In the Bhur and Bela circles the question did not arise, as rents are based on stereotyped rates without regard to the status of the tenant. In the newest alluvial soil on the Bela, 8 annas per kachcha bigha (Rs. 2-6-0 an acre) is universal; on the older and more secure alluvium there has been a general rise to 12 annas (Rs. 3-10-0 an acre.) On the Bhur the rates have always been the same as far back as our records go,—2, 3, 4, 5 or 6 kachcha bighas to the rupee (Rs. 2-6-0 to 12 annas per acre) in descending scale according to the weakness of the soil. But this simplicity of rating does not penetrate into the tracts of more permanent cultivation; and in the circles other than those indicated above, we had to tabulate and decide between the incidences on occupancy and non-occupancy holdings.

Source of the village rates.

In the Gunnaur tahsil and the south of Sahaswan the natural difficulties of the country discount the advantage of the statutory tenant, and the difference between his rates and those of his unprivileged neighbours is inconsiderable. In the Bisauli tahsil and the north of Sahaswan the tenants-at-will are in such a striking minority that no rates of general applicability can be deduced except from occupancy holdings. In the superior circles of the Budann and Dataganj tahsils, however, the keen competition for land and the enmity of landlord with tenant have opened a wide gulf between the rents of the two classes of cultivators. In these circumstances, unless the occupancy area was comparatively insignificant, we have selected for our village rates, the rates paid by occupancy tenants who do not pay manifestly favoured rents and do not belong to the old *maurusi* class. They are rates which may with reasonable accuracy be described as the terms upon which solvent tenants-at-will have been allowed to acquire occupancy rights during the latter half of the

\* The figures are actual incidences extracted from the khatauni of Dabthara Shyam, pargana Asadpur.

last settlement period. By this method of selection I believe we get as near as is possible to the fair rental value of the land. For though the tenant-at-will rental contains an element of fair rents paid by cultivators who are in the course of acquiring occupancy rights, still its main ingredient in the more forward parganas is rack-rents imposed on untrustworthy and irresponsible tenants from whom the landlord knows he cannot collect with regularity.

In the parganas where we were met by a wide divergence between the occupancy and the non-occupancy rentals, it would have been possible to select as village rates a set of fair rates half-way between the moderate terms paid by the statutory tenants and the rack-rents of the tenants-at-will. But to such a course there seemed strong objections. Our village rates were the basis of our assessments and the standard for the settlement of our enhancement suits. For neither purpose would a mean between the extremes of high competition rates and privileged *maurusi* rates have been suitable. It would have had the effect of flooding the courts with enhancement suits and of presenting us with corrected rentals which would have been far too high to assess on. The village rates which we actually selected were found generally appropriate for assessment purposes, and they were extremely popular in our enhancement proceedings, where in a large majority of cases they were accepted as the basis of an amicable agreement between the parties out of court. In every mahál where definite village rates were deduced, we have recorded them on the assessment statements for the assistance of the officers who have to deal with future rent litigation.

Selection of standard rates.

34. From the abundant material which our village rates provided, it was an easy matter to select the circle standard rates. The village rates in each mahál in a circle were tabulated; and it was evident at a glance which was the rate prevailing in the majority of villages, or in the majority of the larger and more important villages, for each soil in the circle. This rate was at once accepted as the standard circle rate for the soil. The results for the whole district are given in the following table:—

Pargana.	Circle.	Kachhi- ana.	Gaubani.	Dumat I.	Dumat II.	Matiar.	Bhúr I.	Bhúr II.
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	R. a. p.
Asadpur ...	1st Dumat ...	10 0 0	6 0 0	4 6 0	3 10 0	4 0 0	2 6 0	
	2nd Dumat ...	6 6 0	4 12 0	3 10 0	2 12 0	4 0 0	2 0 0	
	Bela ...	4 12 0	4 12 0	2 6 0	2 0 0	2 6 0	2 0 0	
	Bhúr ...	5 6 0	4 12 0	3 10 0	2 4 0	4 12 0	1 10 0	1 0 0
Rajpura ...	Khádar ...	6 6 0	4 12 0	4 0 0	2 12 0	3 0 0	1 10 0	
	Bhúr-Khádar ...	6 0 0	4 12 0	3 4 0	2 6 0	2 12 0	1 10 0	
	Dumat Matiar ...	6 0 0	4 12 0	3 4 0	2 12 0	4 0 0	1 10 0	
Bisauli ...		6 0 0	4 12 0	4 0 0	2 8 0	3 0 0	2 0 0	
Islamnagar ...	1st Katehr ...	6 0 0	6 0 0	4 12 0	3 0 0	4 0 0	2 8 0	
	2nd Katehr ...	5 0 0	4 12 0	4 0 0	3 0 0	4 0 0	2 8 0	
	Bhúr ...	3 0 0	3 0 0	3 0 0	2 8 0	2 12 0	2 0 0	
Sataai ...		6 0 0	4 6 0	3 10 0	2 12 0	3 3 0	2 0 0	
Kot ...		4 12 0	4 0 0	3 10 0	2 6 0	3 0 0	2 0 0	
Sahaswan ...	1st Khadar ...	6 0 0	4 12 0	4 12 0	3 0 0	3 3 0	1 10 0	1 4 0
	2nd Khadar ...	6 0 0	4 0 0	3 3 0	2 6 0	2 12 0	1 4 0	0 12 0
	Bela ...	6 0 0	4 12 0	3 10 0	2 6 0	3 0 0	1 10 0	...
	Bhur ...	4 12 0	2 6 0	3 10 0	1 10 0	2 12 0	1 4 0	0 12 0
Salempur ...	Dumat Matiar ...	6 0 0	4 12 0	4 4 0	2 8 0	3 8 0	2 0 0	
	Bankati ...	4 12 0	4 12 0	4 0 0	2 6 0	2 8 0	2 0 0	
Usebat ...	Dumat ...	4 12 0	4 0 0	3 10 0	2 12 0	2 12 0	1 10 0	1 4 0
	Bhúr ...	4 0 0	2 12 0	3 3 0	2 6 0	3 0 0	1 10 0	1 4 0
	Khadar ...	4 12 0	4 0 0	3 3 0	2 6 0	3 10 0	1 4 0	1 4 0
Budaun ...	Dumat... ...	6 0 0	4 12 0	4 6 0	2 12 0	3 0 0	2 0 0	
	Bankati ...	4 12 0	4 4 0	3 10 0	2 8 0	3 0 0	2 0 0	
Ujhani ...	Dumat ...	6 0 0	4 12 0	4 0 0	3 10 0	3 10 0	1 10 0	1 4 0
	Bhúr ...	4 6 0	3 10 0	3 10 0	2 12 0	3 3 0	1 10 0	1 4 0
	Khádar ...	6 0 0	4 12 0	3 10 0	2 12 0	3 3 0	1 10 0	1 4 0

The rental by these rates compares as follows with the actual attested rental of cash paying tenants :—

			Ex-proprietary and occupancy.	At will.	Total.
			Rs.	Rs.	Rs.
Actual rental	...	...	15,92,393	7,32,111	23,24,504
By standard rates	...	...	17,54,156	6,01,000	23,55,156

The correspondence is sufficiently close to be evidence of what we claim for our village and standard rates—that they are actual rates prevalent among the class of tenants whose rents best represent the fair letting-value of the land for responsible cultivators.

35. Before dealing with the rent-rolls as a basis for correction and assessment, there had to be some little adjustment of the attested figures which accounts for the apparent discrepancy between the statistics in appendices IV and VII. Certain attested sîr had been ruled, after verification, to be ex-proprietary land; and a certain number of recorded occupancy rents were, on closer scrutiny, found to be specially favoured, the holdings on which they were paid being transferred from the “occupancy” to the “nominally rented” category. Grove lands and their rents were excluded from the basis of assessment, groves having been exempted from revenue under the Board’s orders.

Assessment preliminaries.

These preliminaries settled, the work of correction began; and it is at this stage that I would ask our proceedings to be judged by the rules under which we worked, and not by the more modern principles which are embodied in the rules which now guide the Settlement Officer. In this view I proceed to describe briefly the methods of correction,—a process which had to be applied to every rent-roll, good or bad, before we decided whether it was to be accepted as the basis of assessment or not.

36. The rents of tenants-at-will were accepted without question. Correction was made in a few unimportant instances where the rents were suspected to be *zabti*\* rates in disguise. The ex-proprietary and occupancy rents were altered in accordance with all decrees for enhancement, determination and abatement passed in our courts. A sum of Rs. 40,308 was in this way added to the attested figures. In other respects this group of rents was interfered with as little as possible. Correction was resorted to only when the whole area was avowedly held at insufficient rents and was extremely small in comparison with other tenures in the mahâl. Where individual holdings were markedly favoured, they were transferred to the nominally rented area; and where the favoured area was so large as to drag down the whole rental, the assets of the mahâl were formally rejected for inadequacy.

Correction.

Coming now to what is for brevity described as the assumption area, I would note that no differential treatment was accorded to the different classes of land comprised in it. The grain-rented area, as already explained, is not distinctively inferior soil; in many cases indeed, *e. g.*, some of the cane and rice villages of the Ujhani khadar, it is very fine land; and there was nowhere any hesitation in applying to it the same means of correction as were employed for other lands in the vicinity. For the sîr and khudkasht the only differential treatment that suggested itself was the employment of special caste rates. Although in the outlying parganas the occupancy rents for all castes are very level, there can be no question that Brahmans and Thakurs are appreciably favoured where the competition for land is greater. Our treatment of the assumption area, however, was rarely a valuation by incidences struck on the rentals of the whole tenantry. It was very largely a valuation by moderate rates selected from a special class of holdings, in which the high-caste cultivators had their full share. In most cases where the village rates were applied to the sîr of high-caste proprietors, they were in reality high-caste rates, for a Thakur or a Brahman proprietary community are rarely surrounded by a tenantry among which their caste—fellows do not predominate.

\* *i. e.* cash rates taken for certain special crops grown on land which is ordinarily grain-rented. Wherever detected, such rates were excluded from the cash rentals.

The methods employed for valuing the assumption area were as follows :—

(i)	By village rates	...	...	...	in 2,813 maháls.
(ii)	„ village occupancy rates	...	...	...	253 „
(iii)	„ neighbouring village rates	...	...	...	107 „
(iv)	„ neighbouring village occupancy rates	...	...	...	13 „
(v)	„ the average tenant incidence	...	...	...	291 „
(vi)	„ the average occupancy tenant incidence	...	...	...	24 „
(vii)	„ standard circle rates	...	...	...	682 „
(viii)	„ a combination of two or more of the above methods	...	...	...	60 „
	No valuation was required	...	...	...	685 „
Total in district					4,408 maháls.

It will thus appear that in more than two-thirds of the maháls in which any valuation was required, the assumed rent was based upon rates actually prevailing in the village where the assumption area is situated. It is for this reason that I called the village rates the keynote to our system of assessment; and it is for this reason that we feel confident of the general moderation of our assumed rentals. Of the other methods of valuation which were resorted to, (iii) is only a modification of (i), employed when no village rates had been elicited in the mahál itself; (ii) and (iv) are also in reality variants of (i), having been mainly used in tracts where the occupancy area is largely predominant; (v) and (vi) were considered to be applicable only in maháls where the tenant area and the assumption area closely corresponded with each other in the soils, or the ratio of the soils, composing them. The use of the standard circle rates was a convenient resort when no village rates were available, or when the village rates were either too high for safety or suspiciously low.

The gross outcome of our correction and valuation proceedings is shown in Appendix VII. The incidences of the accepted rental were :—

Rs.	3.91	per acre for tenant-at-will land.
„	3.26	„ „ ex-proprietary and occupancy land.
„	3.37	„ „ sár.
„	3.17	„ „ sár after the deduction allowed on proprietary cultivation.
„	3.21	„ „ khudkasht.
„	2.44	„ „ grain-rented land.
„	3.31	„ „ rent-free land and land held at favoured rents.
„	3.38	„ „ all-round.

No reductions were claimed for improvements effected by landlords, and none were found necessary under the rules.

Adequacy of the corrected rentals.

37. The corrected rental for the whole district was only 0.64 per cent. short of the standard rental. In only 173 maháls was it rejected as an improper basis for assessment. In 71 of these cases rack-renting was the ground for rejection: in 35 the true rents had been fraudulently concealed, and in 67 they were unduly low as the result of favouritism or mismanagement. The net result of substituting fair rentals for the rejected figures in these maháls was a trivial addition to the accepted assets. Some further increase was due to the detection of cultivation which had been suppressed in a few maháls in view of the settlement; and finally came a very moderate estimate of sayer income. The total accepted rental worked out to Rs. 29,52,836.

Stable assets.

38. That 29½ lakhs represented the true and stable assets of the landlords in the years of settlement was not contended. We had followed carefully the rules laid down for our guidance. We had corrected the rentals by the best available rates and given a deduction (restricted and often insufficient) on proprietary cultivation. If the result was a rack-rental or fraudulently low or inadequate without special reason, we rejected it and substituted a rental by standard or other suitable rates. Our corrected or substituted rent-rolls had then to be taken, without any further modifications, as the basis of our assessment. But in the figures thus arrived at there were many minor defects, in dealing with which the rules gave us no latitude. The tendency of the figures is to represent a full valuation of the rental demand, which is by no means always the same thing as the stable rental. The area

of cultivation may be higher or lower than the normal. The attested rents may be abnormally raised or lowered by temporary causes. The rental demand may be imperfectly realizable by the lawlessness of the tenantry, or its collection may be jeopardized by floods or drought. To make allowances for these and all the other similar considerations by adapting the rent-roll was not in our power, to the extent to which it is now permissible under the Board's later rules. What we had to do was to leave the assets as they stood after correction, and to indicate what we considered the stable element in them by the proportion of them which we proposed as the revenue. We did not state the stable rental in figures, but we always tried to work out for ourselves what it would be and to base our proposed assessment upon it. If, for example, we believed Rs. 900 to be the safe rental capacity of a village where Rs. 1,000 happened to be the corrected rent-roll, we recorded the latter figure as the assets and tried to justify an assessment of Rs. 450. We did not prune down the assets by various devices to Rs. 900, and then propose a 50 per cent. jama.

Towards the end of our operations it was beginning to be recognized that a wider discretion might be entrusted to Settlement Officers than the rules allowed, and we were invited to calculate what we considered to be the true assets of the parganas we were then assessing. My estimate was, for the Budaun and Dataganj tahsils, that they were close on  $4\frac{1}{2}$  per cent. short of the accepted assets. The stable rental of the whole district at the time was probably not much over 28 $\frac{1}{4}$  lakhs.

39. The sanctioned revenue (Rs. 13,65,845) is 48·4 per cent. of this sum though it is shown as 46·26 of the actual basis of assessment. It would have been impolitic, and in many cases harsh, to take a larger share of the assets; for, though the rents are unquestionably easy, the district is backward and conservative and a rigid assessment would seriously retard its development. The new revenue is a moderate one, but it secured an adequate enhancement to the Government, and it ought to make a further rise possible at the next revision of settlement. The new demand is composed of Rs. 13,20,670 for revenue-paying, and Rs. 45,175 for revenue-free, maháls. The expiring revenue on the former was Rs. 10,17,276: so that the true enhancement was Rs. 3,03,394 or 29·82 per cent.

The new revenue.

In individual maháls where the enhancement was likely to press heavily on the landlords, a liberal progression was allowed, ordinarily on the lines which have since been embodied in the Board of Revenue's Circular 15—I. The total concession in this direction, as tabulated in Appendix II, will be equivalent to a reduction of the annual demand by Rs. 1,14,636 for each of the first five years of the settlement and by Rs. 86,489 for each of the next five. The distribution of the revenue in coparcenary maháls was carried out by the Deputy Collectors under my close supervision, and all objections against it came to me for disposal. The great importance of having this part of the work well done was never absent from our thoughts.

40. The following table gives at a glance the salient features of the new assessments in each pargana:—

Its incidence, enhancement, &c.

Pargana.				Percentage of the corrected rental.	Incidence on cultivation.	Percentage of enhancement on revenue-paying villages.
					Rs. a. p.	
Asadpur	...	...	...	48·19	1 10 7	15·36
Rajpura	...	...	...	47·74	1 9 8	11·40
Bisauli	...	...	...	46·24	1 10 5	39·70
Islamnagar	...	...	...	45·28	1 13 3	42·91
Satasi	...	...	...	45·85	1 8 7	39·47
Kot	...	...	...	46·96	1 9 6	35·03
Sahaswan	...	...	...	46·37	1 2 11	15·25
Salempur	...	...	...	45·34	1 13 2	37·41
Usehat	...	...	...	46·79	1 8 7	19·74
Budaun	...	...	...	44·80	1 13 1	48·12
Ujhani	...	...	...	47·12	1 11 10	20·75
District	...	...	...	46·26	1 10 3	29·82



In Asadpur and Rajpura the assessment at last settlement was a full one, and no great enhancement was feasible. The country is difficult and, though much of the soil is good, it is nearly all liable to flooding from the Ganges and the Mahawa. Cultivation is careful, however, and the collections are believed to be within 9 per cent. of the rental demand. Bisauli and Islamnagar are thoroughly safe and highly cultivated parganas, with no precarious tracts in them. For many years they have enjoyed an extremely easy revenue; and though the rents are moderate, the great enhancement made it impossible to take anything near a half-assets jama. Satasi and Kot are tracts of uniformly excellent soil and close cultivation. The rents are altogether unworthy of the value of the land, but a bad revenue history and teeming communities of restless Thakurs have interfered with the development of the assets. Low as the rents are, the collections are unquestionably very bad, and it was imperative on us to take a moderate percentage of the rentals. Sahaswan is the poorest pargana in the district, with great areas of bhur and flooded khadar: the assessment on it is intentionally low and the enhancement moderate. In Salempur there has been a large extension of tillage since last settlement; the landlords are hard and the rents extremely high. But it is a flooded and unhealthy tract, and a wide margin has had to be allowed for weak collections, especially in wet years. The two parganas of Usehat and Ujhani are tracts of very varied fertility. The decadence of the Bhur has kept down what would otherwise have been large enhancements in both parganas, and a bad record of collections has necessitated an easy percentage on the full corrected rent-rolls. The headquarters pargana, Budaun, is exceptionally favourably situated, and its rents are unusually high. They are stable enough, but the low percentage which has been taken is the result of the reductions, mainly on compassionate grounds, which the Government made on our proposed assessments.\*

Short-term settlements  
on the Bhur.

41. It now remains to state the exceptional measures taken for dealing with the specially precarious villages on the Bhur. The abnormally deteriorated condition of that tract, as described in an earlier part of this report, and the impossibility of forecasting any stability of its assets for the long period of thirty years inculcated the greatest possible leniency in assessment; and no material enhancement of the existing revenue was attempted. But in the villages where we found the cultivation at such a low ebb that an assessment on the actual facts would almost certainly involve an undue sacrifice of the interests of the Government in the future, it was decided, with the approval of the higher authorities, to make short-term settlements. The principles observed were to fix and record suitable soil-rates for each mahál; to assess revenue on the present assets for a period of three, five or seven years; and to determine a normal jama which shall not be exceeded at the next or any other intermediate revision of the settlement. The revision, when the time comes, can be undertaken by the Collector with a minimum of trouble, either to himself or to the people. He will only have to multiply our recorded rates into the actual soil-areas of the year of revision and pitch his jama accordingly. Thirty-seven villages (62 maháls) were dealt with in this manner. They lie in the parganas of Asadpur, Sahaswan, Ujhani and Usehat and are described in detail in the pargana hand-books. Their sanctioned jamas for the present aggregate Rs. 6,370: their normal or maximum jamas have been fixed at Rs. 12,060.

Cost of the settlement.

42. The cost of the settlement operations was Rs. 3,47,648, or Rs. 172-8-0 per square mile. I accept the responsibility for the expenditure up to January 1898, when it had reached Rs. 168 per square mile.† The assessments had all been sanctioned and the records completed by then and the staff were thereafter employed, I understand, on work which properly belonged to the Collector's establishment. The cost is just in excess of one year's enhancement of revenue on the revenue-paying villages

We had proposed an assessment of Rs. 1,98,710 for this pargana. The Board reduced it to Rs. 1,98,175 and the Lieutenant-Governor to Rs. 1,92,305.

† This is struck on the whole area of the district, as we had to deal (though this report does not show it) with virtually the whole of the alluvial maháls.

(Rs. 3,03,394). It would no doubt have been considerably lower if we had been allowed the services of a professional survey party, instead of having to organise and equip our own survey establishment from the foundation. The cost was also greatly enhanced by the very heavy tale of litigation which we had to dispose of, as well as by the grave inefficiency of the patwári staff and the constant necessity of employing paid labour to do their work for them. Before the settlement closed, we submitted complete proposals for the improvement of the kanúngo and patwári staff, and for the revision of their circles.

43. It is a pleasure again to bring to the notice of the Board and the Government the excellent work of the officers who assisted me in carrying out the settlement. Services of officers.

Pandit Sri Lal, C.S., was Assistant Settlement Officer from January 1894 until I left the district, and he subsequently took over charge of the remaining operations and brought them to a close. He inspected and assessed, under my supervision, about a third of the district, and he took his full share in the heavy litigation. The Government has already recognized his labours; but I wish to acknowledge again the ready and careful assistance he always gave me, and the care, industry and judgment with which he accomplished the delicate task of assessment. In M. Kanhaia Lal and Thakur Jagannath Sinh we had Deputy Collectors as capable and reliable as a Settlement Officer could ever wish for. M. Kanhaia Lal preceded me in the district and was engaged for 4½ years in the settlement. He had extremely hard work throughout, and he displayed an untiring patience and tact in dealing with it. His decisions were excellent, his manner conciliatory, and his whole proceedings marked by judgment and sound discretion. Thakur Jagannath Sinh, who served me for 3½ years, also got through an immense amount of hard work. His energy and influence with the people were in all respects praiseworthy, and to the labours of attestation he brought much shrewdness and strong common sense. For part of the time a third Deputy Collector was employed to cope with the preparation and verification of the records. M. Narayan Das served in this capacity from June 1894 to March 1896, and got through with credit and despatch the heavy work allotted to him.

It is a matter of regret to me that the head clerk, Babu Sant Lal, and the Sadr Munsarim, M. Kalka Prasad, have not been successful in getting any special reward for their good service. They worked with marked assiduity and intelligence. In conclusion I have to express my indebtedness to Messrs. Tweedy and Mardon, who, as Collectors of the district during the settlement operations, gave us ready and courteous assistance in all matters in which we asked for the co-operation of the district staff.

J. S. MESTON.



सत्यमेव जयते

## APPENDICES.

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APPENDIX I.—Comparative Area Statement. (4,408 mahals; 1,940 mauzas.)

Period.	Not assessable.					Assessable.												Incidence of revenue per acre of assessable area.	
	Total area.	Revenue-free.	Village site.	Covered with water.	Otherwise barren.	Out of cultivation.						Cultivated.							
						Groves.	Culturable waste.	Fallow.		Total.	Irrigated.				Dry.	Total.			
								Old.	New.		Wells.	Other sources.	Total.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Ra. a. p.	Ra. a. p.
Former Settlement.	1,198,066	16,916	13,045	28,492	67,179	125,632	11,424	8,726	163,146	49,170	232,465	125,452	58,420	183,872	657,067	840,989	1,073,424	1 3 5	0 15 2
Present Settlement (year of verification.)	1,194,841	9,897	13,574	28,798	38,213	90,483	15,926	117,344	91,358	46,551	271,679	43,834	21,834	65,668	767,012	832,680	1,104,369	1 10 3	1 3 9
Increase ..	...	...	529	306	...	...	4,502	108,619	...	...	39,214	...	...	...	109,925	...	30,925	0 6 10	0 4 7
Decrease ..	4,215	7,019	...	...	28,966	35,150	...	...	71,388	2,619	...	81,618	36,586	118,304	...	8,279	...	...	...

(1) This return is prepared from the khars of last settlement and of the year of verification.

(2) Land prepared for sugarcane is included under "Cultivated."

# APPENDIX II.—Comparative Statement of Jamas.

Tahsil.	Pargana.	2	New jama.									
			Revenue assessed at last settle- ment.	Revenue of last year of expiring settlement.	In villages in which the jama is progressive.				In full term khailaa vil- lages in which there are no progressive steps.	In muafi villages.	Total final jama.	Percentage of enhance- ment on khailaa villages.
					In villages settled for short terms.	First five years.	Second five years.	Thereafter.				
1			3	4	5	6	7	8	9	10	11	12
			Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Gunnaur	...	{ Asadpur ... Rajpura ... }	98,302	1,02,235	950	23,505	26,575	26,895	90,030	150	1,18,025	15-96
			79,663	79,601	...	9,345	10,605	11,010	77,550	...	88,560	11-40
Bisauli	...	{ Bisauli ... Islamnagar ... }	84,981	85,536	...	80,010	90,750	93,610	25,880	1,050	1,20,550	39-70
			92,699	93,241	...	94,054	1,03,321	1,08,725	24,530	...	1,33,335	42-91
Sahaswan	...	{ Safasi ... Kot ... }	50,405	52,118	...	45,390	51,785	53,035	19,655	240	72,930	39-47
			88,049	88,399	...	75,255	24,000	84,975	84,385	120	1,19,500	35-03
Dattaganj	...	{ Sahaswan ... Salempur ... }	91,919	93,737	2,585	28,080	32,425	32,865	72,585	1,220	1,09,255	15-25
			1,26,328	1,25,041	...	1,02,900	1,16,895	1,20,045	51,780	1,215	1,73,040	37-41
Budaun	...	{ Usehat ... Budaun ... }	88,173	88,427	1,735	49,505	56,355	58,750	45,395	630	1,06,510	19-74
			1,06,530	1,07,860	...	1,14,265	1,30,340	1,38,310	21,455	32,540	1,92,305	48-12
		{ Ujbani ... }	1,02,211	1,02,548	1,100	58,485	65,890	67,810	54,915	8,010	1,31,835	20-75
		Total	10,09,260	10,18,643*	6,370	6,81,394	7,09,541	7,96,030	5,18,160	45,175	13,65,845	29-82

\* The increase during the currency of the settlement was mainly due to the assessment of resumed muafis and grove lands.

† Including Rs. 10, ‡ including Rs. 80, and § including Rs. 20 for resumption of muafis after assessment.

## APPENDIX III.—Rent-Rolls and Collections.

Year.	Tenants' land held in						Collections, including		Sir.		Khudkasht.		Giwsi income.		Total.		Sub-tenant.	
	Cash.		Kind and rent-free.		Total demand (columns 3 and 5).	7	Area.	Rs.	Acres.	Rs.	Area.	Rs.	Ra.	Acres.	Area.	Rs.	Area.	Rent demand.
	Area.	Rent demand.	Area.	Rent demand.														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
	Acres.	Rs.	Acres.	Rs.	Rs.	Rs.	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.	Ra.	Acres.	Ra.			
Former Settlement	656,768	16,05,207	40,878	38,076	16,43,283	...	142,227	2,47,868	86	148	3,019	840,959	18,94,318	...	...			
12th year before verification	706,523	21,13,456	27,349	31,449	21,44,905	18,72,764	129,666	2,23,226	54,343	1,26,928	19,139	916,981	25,14,198	...	...			
11th ditto	704,249	21,20,869	26,646	28,625	21,49,494	18,21,361	127,303	2,20,654	55,791	1,31,070	16,520	913,989	25,17,738	...	...			
10th ditto	714,930	21,41,751	26,511	28,402	21,67,153	19,03,683	126,160	2,18,431	58,284	1,37,551	16,533	925,885	25,32,718	...	...			
9th ditto	727,626	21,60,614	28,231	28,557	21,89,171	19,47,159	125,089	2,16,050	61,927	1,43,168	17,881	942,773	25,63,270	...	...			
8th ditto	723,859	21,71,703	28,551	26,850	21,98,553	18,38,450	124,053	2,14,110	61,505	1,38,667	20,327	937,968	25,71,657	...	...			
7th ditto	722,478	21,87,406	27,007	28,826	22,16,232	19,58,139	122,769	2,11,966	60,338	1,34,158	17,907	932,592	25,71,657	...	...			
6th ditto	720,675	21,95,016	27,124	30,026	22,25,042	19,25,355	121,816	2,10,369	59,915	1,33,951	18,286	920,530	25,84,263	...	...			
5th ditto	713,686	21,96,131	25,943	26,948	22,23,079	18,87,024	120,404	2,07,771	58,802	1,32,273	19,577	918,895	25,82,700	...	...			
4th ditto	711,254	22,09,751	24,035	24,109	22,33,860	19,01,649	118,508	2,05,094	59,002	1,32,461	16,239	912,860	25,88,654	...	...			
3rd ditto	714,907	22,30,282	21,113	22,282	22,52,564	20,05,967	116,525	2,00,805	59,700	1,35,781	16,621	912,245	26,05,571	...	...			
2nd ditto	712,880	22,43,110	21,324	23,069	22,66,179	21,01,710	116,133	1,97,879	59,812	1,35,964	16,523	908,649	26,16,545	...	...			
1st ditto	713,484	22,60,057	21,120	21,871	22,81,928	20,66,352	113,889	1,95,934	59,640	1,39,341	17,666	908,133	26,34,869	...	...			
Total of 12 years	8,586,551	2,62,30,146	304,955	3,15,014	2,65,45,160	2,32,22,913	1,460,875	25,22,139	708,459	16,22,323	2,13,219	11,060,340	3,09,02,841	1,390,018	64,06,036			
Average ...	715,546	21,85,846	25,413	26,251	22,12,097	19,35,826	121,698	2,10,178	59,038	1,35,194	17,768	921,695	25,75,237	159,446	7,11,782			
Year of verification ...	700,434	23,56,604	26,785	5	23,56,609	...	126,465	2,39,029	21,123	64,562	26,817	874,807	26,87,017	177,603	8,80,211			

NOTES.—(a) The figures in columns 5 to 8 include:—

(b) The favoured holdings aggregate as follows:—

Tenure.						Area.	Rent.
						Acres.	Rs.
Occupancy ...	...	...	...	...	...	7,228	15,025
At-will ...	...	...	...	...	...	2,549	6,794
					Total ...	9,777	21,819



## APPENDIX V.—Standard Rental.

Soil Classification.			Area.		Ordinary limits of circle rates.			Rental.
1			2	3			4	
			Acres.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Gaubani	Kachhiana	...	...	...	3 0 0	to 6 6 0	1,10,763 0 0	
Gaubani	...	...	...	...	2 12 0	to 6 0 0	3,31,707 0 0	
Gaubani	...	...	...	...	2 6 0	to 4 12 0	17,14,911 0 0	
Dumat I	...	...	...	...	2 0 0	to 3 10 0	4,24,697 0 0	
Dumat II	...	...	...	...	2 12 0	to 4 0 0	2,22,532 0 0	
Matyár	...	...	...	...	1 4 0	to 2 6 0	1,65,644 0 0	
Bhúr I	...	...	...	...	0 12 0	to 1 4 0	7,232 0 0	
Bhúr II	...	...	...	...	...	...	29,77,486 0 0	
Sayar	...	...	...	...	...	...	17,388 0 0	
Area fraudulently thrown out of cultivation	...	...	...	...	...	...	1,944 0 0	
			...	...	...	...	29,96,918 0 0	
Deduction for sár cultivated by proprietors	...	...	...	...	...	...	26,368 0 0	
			...	...	...	...	29,70,450 0 0	
			Total	...	...	...		
			Total	...	...	...		
			Net valuation	...	...	...		

## APPENDIX VI.—Crop statement and census and agricultural statistics.

[illegible]



APPENDIX VIII.—*Proprietary Castes.*

Serial number.	Caste of proprietors.	Present settlement.				Last settlement.	
		Area in acres.	Number of sharers.		Percentage of each caste to total.	Area in acres.	Percentage of each caste to total.
			Resident.	Absentee.			
1	2	3	4	5	6	7	8
1	Thákur ...	328,997	8,078	8,110	27·53	432,552	36·07
2	Shaikh ...	239,976	2,423	8,294	20·08	221,084	18·44
3	Ahr ...	134,125	5,416	8,510	11·23	119,397	9·96
4	Bania ...	118,017	568	3,479	9·88	66,250	5·53
5	Bráhmaṇ ...	79,248	2,182	3,037	6·63	67,246	5·61
6	Pathán ...	66,662	3,191	3,234	5·58	42,971	3·59
7	Káyasth ...	61,802	559	1,681	5·17	70,187	5·85
8	Sayyad ...	46,448	373	1,919	3·89	45,285	3·79
9	Khattri ...	36,389	20	223	3·06	27,379	2·28
10	Mahájan ...	31,287	263	1,085	2·61	23,693	1·98
11	Kurmi ...	10,594	739	472	·89	13,020	1·08
12	(Government)	5,174	...	1	·43	13	...
13	Gosháin ...	3,667	159	116	·31	4,019	·34
14	Nau-muslim ...	3,065	96	110	·26	6,861	·57
15	(Temple) ...	2,972	...	1	·25	46	...
16	Teli ...	2,915	19	78	·24	2,086	·17
17	(Ziárat) ...	2,810	...	...	·23	3,026	·25
18	Mughal ...	2,213	45	121	·19	23,296	1·94
19	Ját ...	2,123	32	72	·18	210	·02
20	Gújar ...	1,999	99	40	·17	1,216	·10
21	Christian ...	1,806	2	11	·15	12,898	1·08
22	Muráo ...	1,223	85	89	·10	669	·05
23	Faqír ...	1,217	456	194	·10	1,352	·11
24	Bairági ...	1,046	35	50	·09	947	·08
25	Chamár ...	845	38	29	·07	343	·03
26	Gadariya ...	782	57	15	·07	507	·04
27	Kamboh ...	555	5	19	·05	293	·02
28	Miscellaneous ...	6,934	590	422	·57	12,260	1·02
	Total ...	1,194,841	25,525	36,421	100·00	1,199,056	100·00

## APPENDIX IX.—Statement of monthly rainfall from 1870 to 1896.

Year.	Months.												Total.	Percentage of each year's rainfall to mean annual fall.
	January.	February.	March.	April.	May.	June.	July.	August.	September.	October.	November.	December.		
1870 ...	0·04	0·30	0·68	...	0·22	8·98	11·02	12·04	8·72	0·08	...	0·30	42·38	118·28
1871 ...	1·90	0·58	...	0·06	0·56	5·70	20·22	11·78	4·18	...	...	1·38	46·36	129·39
1872 ...	1·36	0·32	0·14	0·02	0·26	4·54	12·76	7·86	34·3	0·06	...	0·34	31·00	86·52
1873 ...	0·78	0·12	0·62	...	0·86	1·00	18·44	4·96	9·56	...	...	...	31·34	87·75
1874 ...	0·40	0·32	0·84	...	0·08	8·30	17·94	11·18	16·62	...	...	...	55·68	155·40
1875 ...	0·42	2·12	...	...	0·70	1·00	9·88	8·96	6·38	...	...	0·24	29·70	82·89
1876 ...	...	...	0·40	0·34	0·14	0·50	9·26	4·56	5·10	0·96	...	...	21·26	58·33
1877 ...	1·86	1·52	0·78	0·18	0·14	3·34	2·28	0·72	0·38	6·52	0·08	2·24	20·04	55·93
1878 ...	1·00	0·54	0·26	0·58	1·46	1·06	11·86	9·18	7·78	...	...	0·12	33·84	94·45
1879 ...	0·06	0·08	0·36	...	...	4·54	23·86	15·44	5·90	1·68	...	0·34	52·26	145·86
1880 ...	...	0·98	...	0·02	0·90	2·76	6·24	1·74	4·86	...	0·32	0·20	18·02	50·29
1881 ...	0·14	0·42	3·50	...	0·68	3·18	12·44	14·62	0·14	...	...	...	35·12	98·02
1882 ...	0·22	0·70	0·02	0·04	0·94	6·22	11·42	10·00	1·60	0·02	...	...	31·18	87·02
1883 ...	2·14	...	0·86	...	1·72	0·56	5·38	2·32	4·42	...	...	...	17·40	48·56
1884 ...	...	...	0·02	...	0·08	3·62	4·52	10·64	10·14	6·78	...	0·04	35·84	100·08
1885 ...	0·01	0·02	0·29	...	0·61	5·81	10·96	22·67	0·48	0·11	...	2·15	44·01	122·83
1886 ...	0·66	...	2·19	...	1·44	7·25	11·23	14·64	8·33	0·42	...	0·04	46·20	128·94
1887 ...	2·66	...	0·20	0·18	...	3·04	11·46	10·58	10·81	0·02	...	...	88·95	108·71
1888 ...	1·44	0·60	0·06	...	0·60	0·92	20·88	7·02	12·72	...	0·11	...	44·35	123·78
1889 ...	0·84	2·41	...	...	0·14	2·98	12·34	12·18	2·62	...	...	...	33·51	93·52
1890 ...	...	...	0·31	0·27	0·06	5·57	17·88	4·08	4·20	0·07	...	0·27	33·67	93·97
1891 ...	1·47	0·02	2·33	0·04	0·03	0·51	5·85	17·18	11·06	0·34	...	...	38·63	108·37
1892 ...	0·48	0·80	...	...	0·30	1·29	12·44	14·64	2·26	...	...	0·26	32·47	90·62
1893 ...	1·32	1·46	0·83	0·33	0·62	4·34	14·14	11·23	8·51	4·73	0·09	...	47·60	132·85
1894 ...	2·39	0·47	0·53	...	0·15	3·04	9·21	17·17	10·14	3·72	1·53	1·86	50·21	140·13
1895 ...	2·28	0·89	0·01	0·23	0·04	7·51	12·93	9·35	2·72	0·04	...	0·03	36·03	100·56
1896 ...	...	0·63	0·01	...	0·07	2·96	8·25	6·35	0·42	...	0·51	0·98	20·18	56·32
Mean of 27 years.	0·92	0·57	0·56	0·08	0·47	3·72	11·86	10·15	6·05	0·96	0·10	0·40	35·83	

## APPENDIX X.—Statement of Prices.

Year.	Wheat.	Barley.	Rice (best sort).	Rice (common).	Juár.	Báira.	Gram.	Maize.	Arhar.	Firewood.	Salt.
	Sers.	Sers.	Sers.	Sers.	Sers.	Sers.	Sers.	Sers.	Sers.	Maunds.	Sers.
1870 ...	17.19	27.00	6.00	14.44	25.06	23.88	18.69	...	16.44	...	7.88
1871 ...	29.69	44.00	6.00	21.44	30.25	29.94	31.69	...	29.62	...	8.38
1872 ...	20.75	30.31	6.56	15.44	20.00	20.56	28.31	...	23.06	4.80	8.50
1873 ...	18.00	26.64	11.06	15.00	22.64	20.56	26.00	...	20.38	4.80	8.44
1874 ...	17.06	22.31	9.62	14.06	18.94	18.25	21.56	...	14.50	4.80	8.75
1875 ...	22.88	32.94	10.19	18.00	23.31	21.81	30.50	...	15.69	4.80	9.00
1876 ...	27.06	38.75	12.00	19.62	34.31	32.19	34.50	...	26.25	4.80	9.06
1877 ...	17.44	24.69	9.75	12.88	17.88	16.44	21.81	...	17.88	4.80	8.44
1878 ...	16.19	22.12	6.25	9.69	13.62	12.38	17.19	...	9.94	4.30	9.38
1879 ...	16.06	20.25	5.31	11.75	16.94	15.94	16.25	...	10.62	4.17	9.31
1880 ...	19.69	28.69	6.00	16.19	20.44	21.50	22.50	...	15.62	4.30	9.81
1881 ...	20.19	27.19	6.19	15.06	20.56	19.69	21.88	...	17.75	4.60	10.38
1882 ...	18.44	24.12	9.56	16.06	23.19	20.19	20.94	...	17.44	48.00	9.75
1883 ...	19.75	28.62	8.12	14.31	25.44	24.31	23.88	...	20.00	4.80	10.50
1884 ...	20.75	29.00	8.44	13.25	26.88	25.75	21.75	32.44	17.64	4.80	11.06
1885 ...	23.44	35.19	6.00	16.50	27.75	27.19	24.75	30.75	22.62	4.80	11.44
1886 ...	20.44	30.19	6.12	14.19	19.75	19.00	26.88	23.81	27.31	4.38	11.81
1887 ...	16.75	24.88	6.00	13.50	17.19	18.00	23.12	23.44	27.62	4.10	12.62
1888 ...	15.56	19.75	6.00	12.44	15.25	15.50	19.25	18.44	22.19	4.80	11.31
1889 ...	17.44	26.31	6.00	12.88	18.75	19.56	26.62	24.19	29.06	4.48	10.69
1890 ...	15.31	20.25	6.12	13.81	17.00	16.94	20.25	17.19	23.44	4.88	11.38
1891 ...	14.98	18.75	6.31	11.50	15.50	14.25	17.98	17.38	20.00	5.00	11.25
1892 ...	15.88	21.50	6.38	11.00	19.44	17.88	21.75	20.94	24.94	4.50	11.00
1893 ...	15.50	23.94	6.88	12.38	20.50	18.31	24.06	22.81	23.31	3.50	10.69
1894 ...	18.06	25.94	6.51	13.12	22.06	21.94	25.62	23.88	28.56	3.60	10.69
1895 ...	15.12	19.75	6.25	10.75	18.31	16.06	19.50	19.00	17.68	3.60	10.50
1896 ...	11.31	13.69	6.38	10.75	13.50	11.69	14.06	15.25	12.12	4.20	10.56
Average ...	18.53	26.18	7.26	14.07	20.91	19.99	22.96	22.27	20.44	4.50	10.10

**APPENDIX XI-A.—Statement of Proprietary Mutations registered in the District Registrars' and Sub-Registrars' offices.**

Year.	Sales.						Auctions.					
	Number of transfers.	Area transferred.	Revenue of area transferred.	Consideration for transfer.	Average price per acre.	Amount per rupee of revenue.	Number of transfers.	Area transferred.	Revenue of area transferred.	Consideration for transfer.	Average price per acre.	Amount per rupee of revenue.
1	2	3	4	5	6	7	8	9	10	11	12	13
		Acres.	Rs.	Rs.	Rs. a. p.	Rs. a. p.		Acres.	Rs.	Rs.	Rs. a. p.	Rs. a. p.
1865	135	11,144	11,920	95,305	8 8 10	7 15 11	5	148	205	2,325	15 11 4	11 5 6
1866	165	13,619	16,780	73,826	5 6 9	4 6 5	21	3,039	1,815	6,263	2 1 0	3 7 2
1867	183	9,781	13,481	94,396	9 10 5	7 0 0	6	246	314	1,337	5 7 0	4 4 1
1868	234	12,274	13,554	1,48,290	12 1 3	9 7 7	14	927	902	5,545	5 15 8	6 2 4
1869	307	13,750	14,885	1,44,526	10 8 2	9 11 4	7	478	616	3,412	7 2 3	6 8 7
1870	259	12,275	14,733	1,67,070	13 9 9	11 5 5	10	946	1,292	3,225	3 6 7	2 7 10
1871	286	13,277	14,096	1,53,948	11 8 9	10 14 1	10	508	1,292	3,225	3 6 7	2 7 10
1872	368	11,895	14,754	1,45,567	12 4 0	9 13 10	25	2,780	3,896	10,960	9 15 8	4 9 3
1873	403	14,768	16,751	1,97,607	13 6 1	11 12 9	29	2,297	2,761	21,223	9 3 10	7 13 0
1874	437	13,994	17,174	2,16,030	15 7 0	12 9 3	49	3,139	3,922	48,213	15 5 9	12 4 8
1875	390	18,582	21,214	2,52,147	18 9 1	11 14 2	62	2,384	2,588	31,356	13 2 5	12 1 10
1876	471	13,631	15,918	1,96,689	14 7 0	12 6 0	108	5,342	6,082	71,425	13 2 0	11 11 11
1877	496	17,093	17,322	2,11,674	12 6 2	12 3 6	141	7,916	8,425	72,263	9 2 1	8 9 3
1878	615	22,267	26,204	2,66,379	11 15 5	10 2 8	154	9,503	10,218	82,718	8 11 3	8 1 6
1879	613	28,317	28,461	3,15,550	11 2 4	11 1 5	140	7,229	9,126	62,173	8 9 7	6 13 0
1880	815	29,542	33,317	3,64,908	12 5 0	10 15 3	87	6,045	6,586	55,946	11 1 5	8 7 0
1881	644	15,591	18,219	3,35,772	21 8 6	18 6 10	100	4,008	4,698	45,851	11 7 0	9 12 2
1882	605	26,115	30,684	4,00,003	15 5 1	13 0 7	99	5,022	6,190	53,044	10 9 0	8 9 1
1883	577	24,174	20,185	2,85,720	11 13 1	14 2 6	115	5,964	7,209	70,604	11 13 5	9 12 8
1884	676	27,404	32,806	2,88,016	10 2 3	8 12 6	60	2,856	3,591	30,209	10 9 3	8 6 7
1885	558	23,843	26,065	3,65,504	14 14 7	13 10 3	144	6,665	8,985	76,882	11 8 7	11 0 1
1886	510	28,089	33,575	2,70,965	9 10 4	8 1 1	196	7,681	8,870	1,88,500	24 8 8	21 4 0
1887	538	15,115	16,943	3,25,615	21 8 8	19 3 6	189	7,108	8,688	74,323	10 7 4	8 8 11
1888	511	17,477	17,613	2,34,779	13 4 2	13 5 3	355	12,733	12,924	1,39,055	10 14 9	10 12 2
1889	441	16,996	18,050	2,26,456	13 5 2	12 8 9	135	8,015	9,788	92,818	11 9 2	9 7 9
1890	531	25,217	29,393	2,88,572	11 7 1	9 13 1	114	6,813	6,325	71,567	12 4 0	11 5 0
1891	639	19,863	16,999	3,45,698	17 6 5	20 5 5	156	6,572	6,648	56,832	8 10 4	8 8 9
1892	507	15,883	16,588	2,12,734	13 6 4	12 13 2	182	8,333	8,556	87,129	10 7 3	10 1 1
1893	485	16,921	19,842	2,82,678	16 11 4	14 13 11	174	13,657	17,871	1,67,040	12 5 1	9 5 7
1894	748	14,153	18,288	2,73,236	19 4 11	14 15 1	200	14,289	16,245	2,30,555	16 2 2	14 3 1
1895	370	13,344	14,885	1,95,713	14 10 8	13 2 4	132	6,451	7,311	76,757	11 14 5	10 7 10
Total	14,437	557,503	6,22,799	73,65,073	13 3 4	11 13 2	3,219	166,839	1,91,255	19,41,876	11 10 3	10 2 5

APPENDIX XI-B.—Statement of Proprietary Mutations registered under orders of Civil and Revenue Courts, or by private transfer, consequent on sale or mortgage, &c. (extracted from the Board's Annual Reports).

Year.	Under orders of Court.										By private transfer.												
	Sale of revenue-paying land.					Sale of revenue-free land.					Sale of revenue-paying land.					Sale of revenue-free land.							
	Number of cases.	Aggregate land revenue of property transferred.	Price.	Number of years' purchase of the revenue.	Number of cases.	Estimated revenue of property transferred.	Price.	Number of years' purchase of the revenue (assumed).	Number of other cases.	Total number of cases.	Number of cases.	Aggregate land revenue of property transferred.	Price.	Number of years' purchase of the revenue.	Number of cases.	Estimated land revenue of property transferred.	Price.	Number of years' purchase of the revenue (assumed).	Number of succession cases.	Number of mortgage cases.	Number of redemption of mortgage cases.	Number of other cases.	Total number of cases.
1870-71	68	6,505	22,453	8	...	...	...	...	34	102	258	15,950	1,67,353	16	...	...	...	...	697	284	...	...	1,239
1871-72	50	2,658	22,453	8	...	...	...	...	29	79	237	10,411	1,67,353	16	...	...	...	...	780	100	...	...	1,425
1872-73	61	2,634	26,433	11	...	...	...	...	91	152	259	9,228	1,77,561	19	...	...	...	...	1,018	110	...	...	1,784
1873-74	70	3,075	38,211	12	...	...	...	...	100	170	265	8,778	1,62,669	19	...	...	...	...	779	140	...	...	1,523
1874-75	81	3,264	40,384	12	...	...	...	...	125	219	401	17,874	1,97,400	11	48	1,100	17,734	16	866	188	...	...	1,783
1875-76	155	6,378	70,440	11	5	69	1,747	25	115	275	530	21,452	4,09,694	19	31	482	13,354	30	1,107	160	...	...	2,224
1876-77	163	4,856	69,872	14	14	190	4,727	25	143	325	401	18,608	3,01,095	16	33	509	11,475	23	711	106	...	...	1,473
1877-78	172	5,412	43,520	14	17	247	3,180	13	45	234	565	12,141	1,94,694	16	61	316	12,929	37	866	174	...	...	2,248
1878-79	204	6,623	85,561	13	31	270	6,528	24	150	385	651	17,041	3,72,064	22	67	349	13,436	38	940	297	...	...	1,979
1879-80	135	4,847	52,239	11	7	113	1,502	13	101	243	518	14,766	2,06,821	14	59	1,784	41,518	23	3,344	126	...	...	4,548
1880-81	257	6,936	65,364	9	12	40	958	24	39	308	594	15,345	2,39,086	16	43	366	6,884	13	1,389	156	...	...	2,092
1881-82	255	6,300	41,075	7	4	18	400	22	92	351	694	17,976	3,21,839	18	26	656	7,395	11	1,342	190	...	...	2,543
1882-83	287	8,023	66,728	8	5	28	245	9	91	383	614	16,978	3,42,624	20	62	777	9,564	12	1,116	209	...	...	2,322
1883-84	250	6,646	75,528	11	32	136	1,376	10	48	330	554	16,891	3,02,535	19	83	689	14,867	21	1,098	191	...	...	1,935
1884-85	172	6,492	44,171	7	25	314	2,940	9	52	249	418	7,602	1,78,016	23	56	547	16,148	29	1,098	191	...	...	1,962
1885-86	143	6,512	98,328	15	16	214	2,612	12	47	206	444	10,527	2,27,030	22	56	769	28,619	37	1,481	170	...	...	2,363
1886-87	194	9,648	1,23,080	13	9	143	1,456	10	9	212	443	12,584	2,43,092	19	25	287	2,884	12	1,468	112	...	...	2,271
1887-88	249	9,409	1,17,630	13	7	93	1,411	14	76	332	569	16,680	2,92,808	18	35	706	14,765	21	1,550	183	...	...	2,602
1888-89	180	9,101	1,01,956	11	7	1,040	10,826	10	48	235	409	12,610	1,87,563	15	29	1,111	20,838	19	1,504	189	...	...	2,295
1889-90	193	9,557	1,16,444	12	9	120	1,883	16	30	232	436	17,463	5,39,863	24	30	1,139	39,307	34	1,681	130	...	...	2,500
1890-91	140	7,039	1,35,955	10	9	59	2,238	38	39	188	444	16,363	2,89,637	18	21	553	17,521	32	1,613	162	...	...	2,425
1891-92	252	9,021	1,65,397	13	13	155	2,040	13	42	296	503	15,088	3,37,558	22	33	285	7,976	28	1,713	185	...	...	2,662
1892-93	163	6,770	99,885	15	15	140	4,279	31	34	212	369	6,762	1,89,004	28	33	496	15,093	30	1,226	187	...	...	2,662
1893-94	101	2,773	50,735	18	4	59	1,085	18	4	110	203	4,048	1,23,829	31	5	259	3,151	12	577	57	...	...	917
1894-95	95	6,492	1,65,290	25	3	42	1,100	26	3	101	168	6,573	97,522	15	7	51	1,521	30	1,59	49	...	...	439
1895-96	131	6,783	1,05,449	16	12	174	2,626	15	17	130	309	8,151	1,63,505	21	28	416	8,433	20	485	113	...	...	1,062
Total	4,221	1,63,624	20,24,038	12	249	3,676	55,364	15	1,619	6,039	11,350	3,47,890	63,29,942	18	871	13,627	3,24,902	24	29,930	4,033	238	6,104	52,526





APPENDIX XIII.—Statement of Rent Law litigation from 1881-82 to 1895-96.

( xiii )

Nature of suit or application.	Number of cases instituted in year.															Total number of institutions.	Annual average of institution.
	1881-82.	1882-83.	1883-84.	1884-85.	1885-86.	1886-87.	1887-88.	1888-89.	1889-90.	1890-91.	1891-92.	1892-93.	1893-94.	1894-95.	1895-96.		
<i>Under Section 93, Act XII of 1881.</i>																	
Arrears of rent (section 93 a) ...	4,133	3,622	3,955	3,638	3,393	3,332	3,780	3,849	3,914	4,090	8,979	3,886	4,081	5,456	6,894	4,173.5	
Connected with distraint (section 93 f) ...	69	63	34	87	56	66	102	98	75	153	187	285	240	276	165	130.8	
By landholders for arrears of revenue (section 93 g).	62	55	46	40	33	23	30	22	38	44	39	72	45	52	65	44.4	
By co-sharers for shares of profits or settlement of accounts (section 93 h).	233	287	271	307	266	239	232	234	252	205	205	195	226	246	366	250.9	
By co-sharers for arrears of revenue from a defaulting co-sharer (section 93 k).	2	16	11	16	3	11	10	10	6	7	23	19	12	10	9	11.0	
Other suits under section 93 ...	34	18	23	33	16	21	16	16	16	12	18	12	10	20	14	18.6	
Total of suits under section 93 ...	4,533	4,067	4,340	4,121	3,767	4,292	4,170	4,229	4,301	4,511	4,451	4,469	4,614	6,060	7,513	4,629.2	
<i>Under Section 95, Act XII of 1881.</i>																	
Determination of value of crops (section 95 g).	89	32	83	61	54	57	61	76	98	75	195	319	333	319	198	133.3	
Enhancement or determination of rent (section 95 l)	298	130	149	238	238	195	310	330	436	416	282	267	3	18	79	229.9	
Recovery of occupancy (section 95 n) ...	108	75	134	135	98	103	99	93	108	86	113	93	77	77	67	97.7	
Production of patwari's account (section 95 b).	122	106	81	77	43	63	42	42	47	45	35	35	21	20	13	52.8	
Deposit of rent (section 95 k) ...	219	281	337	237	124	37	20	16	6	6	7	27	8	8	1	88.9	
To declare notice of relinquishment invalid (section 95 s).	8	8	7	5	8	31	17	9	26	24	13	4	6	20	17	13.5	
Application from year (1). landholder to Area in acres to which eject a tenant the notices referred with rights (sec. (2). Area in acres in which ejectment took place (3).	2,988	3,034	776	927	725	1,007	901	860	1,007	1,094	969	748	847	1,211	1,752	1,257.8	
Application from Filed during the year landholder to Area in acres to which eject a tenant the notices referred with rights (sec. (2). Area in acres in which ejectment took place (3).	5,817	5,817	7,176	4,296	4,620	5,381	6,750	5,099	6,791	5,404	6,792	4,775	4,380	4,520	9,894	5,458.0	
Application from Filed during the year landholder to Area in acres to which eject a tenant the notices referred with rights (sec. (2). Area in acres in which ejectment took place (3).	2,222	2,222	2,002	1,878	1,568	1,444	1,699	2,015	2,202	2,405	2,829	2,230	1,990	2,208	3,551	2,069.5	
Application by a tenant under section 39 (section 95 e).	510	529	710	962	747	689	946	991	839	883	1,074	1,306	1,171	772	602	852.1	
Application by a landholder for assistance to eject a tenant-at-will (section 40). Other applications under section 95 (section 95 f).	1,134	1,419	1,912	1,790	1,538	1,224	1,686	2,110	1,556	1,653	2,160	2,593	2,648	1,716	1,682	1,788.2	
Total of applications under section 95 ...	5,453	5,669	7,237	7,950	6,410	5,816	7,819	8,435	7,465	7,348	8,027	9,543	9,270	6,678	6,795	7,871.0	

## APPENDIX XIV.—Cost of the Settlement Operations in the Budawn district.

Year.	Salary of gazetted officers.	Salary of fixed establishment.	Salaries of variable and temporary establishments.	Travelling and tentage allowance to officers.	Travelling allowance of fixed, variable and temporary establishments.	Contingencies and Miscellaneous.	Stationery.	Cost of instruments.	Job work.	Total charges during the year.
1	2	3	4	5	6	7	8	9	10	11
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1892-93	6,040	1,056	7,544	1,208	226	1,823	313	103	938	19,811
1893-94	18,648	4,373	30,054	3,313	495	8,762	768	395	2,652	69,461
1894-95	31,747	7,565	40,187	4,251	995	6,872	689	58	2,059	94,491
1895-96	37,190	8,379	18,632	2,824	698	7,435	1,319	9	3,259	79,746
1896-97	28,418	9,481	14,323	1,563	388	5,401	999	...	4,211	64,785
1897-Jan. 1898	2,948	2,301	2,345	107	13	794	21	...	919	9,447
Expenditure up to the end of January 1898.	1,24,991	33,155	1,13,095	13,356	2,815	31,057	4,109	566	14,068	3,37,241
February to September 1898.	4,659	3,051	653	16	18	747	35	...	1,227	10,407
Total	1,29,650	36,206	1,13,748	13,372	2,833	31,804	4,144	566	15,295	3,47,648

APPENDIX XV.—Cases and Appeals instituted and disposed of during the currency of the Budann Settlement.

Class of application or case.	Disposed of—											Appeals to Settlement Officers from their subordinates.					
	On their merits.			Otherwise than on their merits.							Transferred to Collectors.	Decided.				Remaining.	
	For plaintiff.	For defendant.	Total on merits.	By confession, compromise or consent.	By default of plaintiff.	Ex parte.	Withdrawn.	From any other cause.	Total decided otherwise than on merits.	Number instituted.		Confirmed.	Reversed.	Remanded.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Cases connected with patwāris, section 23 <i>et seq.</i>	1,748	29	2	31	...	...	...	...	1,663	1,663	54	...	...	...	...	...	...
Boundary dispute, sections 40, 140, 141	113	26	24	50	14	8	...	8	33	63	...	4	2	2	...	4	...
Distribution of assessment or re-distribution of land and revenue under sections 46 and 47.	1,852	...	...	...	1,728	...	...	...	124	1,852	...	57	16	4	...	20	37
(a) Proprietary right ...	7,460	4,201	1,548	6,749	398	368	...	370	558	1,694	17	171	109	47	15	171	...
(b) Cultivating right ...	9,980	2,672	4,246	6,918	802	929	...	735	593	3,059	3	637	439	149	49	637	...
(c) Any other matter under section 65.	33	21	7	28	4	1	...	...	...	5	...	...	...	...	...	...	...
(a) Determination of rent on dispute.	458	105	94	199	155	10	9	54	...	258	1	6	4	2	...	6	...
(b) Enhancement of rent.	3,329	597	36	633	2,206	78	159	250	3	2,696	...	53	44	4	5	53	...
(c) Abatement of rent...	63	9	5	14	8	1	...	40	...	49	...	...	...	...	...	...	...
(d) Commutation of rent.	109	105	1	106	...	3	...	...	...	3	...	...	...	...	...	...	...
Union of mahāls	153	70	9	79	...	1	...	...	73	74	...	...	...	...	...	...	...
Miscellaneous	3,412	1,328	180	1,508	16	26	...	29	1,858	1,929	5	52	45	7	...	52	...
Total	28,740	9,163	6,152	15,315	5,361	1,425	168	1,486	4,905	13,345	80	980	659	215	69	948	37*

Note.—\* These cases were returned to Commissioner after remand.

**APPENDIX XVI.—Rules and instructions for the settlement of districts in the North-Western Provinces in which the Settlement is not accompanied by a new cadastral survey.**

[Paragraphs 6, 9, 11—27 and 37—39 are issued as settlement rules; the others relate to details of procedure and are issued as executive instructions.]

**I.—PROCEDURE BEFORE ASSESSMENT.**

1. The Settlement Officer will cause the village map and khasra to be carefully tested and compared with the map and khasra of the last settlement. Special care must be taken to test all numbers which were entered as uncultivated at that settlement. The testing officer will cause the class of soil to be filled in against each field, taking it from the khasra of the last settlement for fields then cultivated, but amending the entry of last settlement where it was obviously wrong, or has ceased to be correct: and satisfying himself by inspection with regard to fields that have been brought under the plough since then. All corrections in the patwári's map and khasra will be made in red ink. A superior officer, either Settlement or Assistant Settlement Officer or a Sadar Munsarim, must test at least ten per cent. of the numbers of the map and khasra thus corrected. The fields will be renumbered in the corrected map and khasra as far as may be necessary to give each existing field or plot a separate number.

2. When the testing prescribed in Rule 1 is about to be made, the Settlement Officer or Assistant Settlement Officer shall cause a written notice under section 42 of Act XIX of 1873 to be served on the talúkdár, proprietor and tenants of the village to attend on the testing officer. All such persons shall be legally bound to obey such order. If such persons attend and raise any objection to entries made in the khasra, the testing officer shall hear and dispose of them as far as possible on the spot. No objections regarding the soil entries not taken on the spot shall be heard afterwards. If the persons fail to attend, the testing officer shall proceed with his work at once in their absence.

3. The correct khasra will be faired for use by the Settlement Department. A fair copy of the corrected map will also be prepared, showing the existing field boundaries, and omitting the former field boundaries which have disappeared. The map so faired must correspond throughout with the corrected khasra in respect to the numbering, areas, and other details of the fields or plots shown in the map.

4. The Settlement Officer will ascertain whether the last jamabandi\* corresponds with the corrected khasra, and with that view will have every entry in the latter compared with the corresponding entry in the former, and when the entries differ, will correct the jamabandi entry by that of the corrected khasra. If the map and khasra have been renumbered in whole or in part, a comparative list of old and new numbers will be prepared, showing for each field or plot the former number and the number according to the corrected map or khasra. A fair copy of this list will be bound up with the Settlement misl.

5. The Settlement Officer or Assistant Settlement Officer will then visit the village, or will summon the proprietors and tenants to a convenient place in the vicinity. He will take with him the following papers:—

- (1) the last khewat filed by the patwári;
- (2) the jamabandi which has been brought to agreement with the khasra;
- (3) the corrected map and khasra.

He will first have the khewat read out and verified. After that the jamabandi as corrected by a comparison with the corrected khasra will be read out. Each

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\* NOTE.—“Last jamabandi” includes the record known as the khatauni khasra, which the patwári now prepares as a preliminary to the jamabandi.

tenant on coming before the Settlement Officer or Assistant Settlement Officer will be required to state what his rent is, and if his statement is agreed to by the zamindár, the rent will be entered in the jamabandi. If they do not agree, the rent recorded in the patwari's jamabandi will be entered. Any alterations agreed on will be made in the khewat or jamabandi. Any disputes will be entered in a list.

6. The Settlement Officer or Assistant Settlement Officer shall record in a memorandum the customs existing, or the arrangements made by him or to which the co-sharers shall have agreed, regarding the matters which he is required to record under section 65 of the Revenue Act, as amended by section 7 of Act VIII of 1879, and no others. This memorandum shall be verified at the same time as the khewat is verified, and shall be appended to that document.

7. Subject to such restrictions as the Settlement Officer may impose under section 239, the Assistant Settlement Officer will take up, and, as far as possible, decide, as directed in sections 69, 70, 71 and 72 of the Act, disputes respecting the class of tenure of a tenant, or the rent payable by him, during his visit to the village. The substance of his orders or decisions shall be noted opposite the entries to which they refer in the dispute list.

He will also decide all disputes in regard to the entries in the khewat and its appendix with due regard to the provisions of section 64 of the Act.

8. As soon as settlement operations are commenced in a pargana or tahsil, it will be notified that applications for enhancement or abatement of rent in any mahál must be preferred before the date on which the Settlement Officer completes his inspection of the pargana or circle for assessment purposes, and applications for enhancement or abatement of rent made after that date may be refused.

9. The Settlement Officer or Assistant Settlement Officer shall not decide any case of enhancement or abatement without first inspecting the mahál: provided that, if he has already inspected the mahál for assessment, or has inspected the lands for the determination of rent in any case of a similar character, it shall not be compulsory to inspect them again.

In deciding cases of this description, the Settlement Officer or Assistant Settlement Officer shall be guided by the enhancement rules (Circular 5—II) so far as they are applicable.

10. Fair copies of the khewat and its appendix, khasra and jamabandi, as finally verified, compared and corrected, will be made for the settlement misl.

## II.—ASSESSMENT.

*Rules under section 39, Act XIX of 1873, prescribing the mode in which the land revenue demand is to be assessed.*

11. The assessment of the revenue in each mahál is to be based, as far as possible, on the actual rentals recorded in the rent-roll of the mahál, corrected where necessary—

- (1) for land held as sîr or khudkásht (that is, land not being sîr cultivated by proprietors), and rented at nominal rates ;
- (2) for land held on grain rents, or land recorded as rent-free or held at manifestly inadequate rents ;
- (3) for fraudulent concealment of assets.

The Settlement Officer is not at liberty to add to these rent-rolls any estimate on account of a prospective rise in rents or prospective increase in cultivation.

12. The Settlement Officer will prepare area tables for each mahál under the following classes of tenure :—

- (1) sîr ;
- (2) khudkásht, not being sîr ;
- (3) tenants' land at cash rents ;

- (4) grain-rented lands, lands held rent-free or for service, and other favoured tenures.

13. The purpose of inspection is to acquire a thorough knowledge of the villages to be assessed both in respect of their natural capabilities and of their rentals. With this object the Settlement Officer, or the Assistant Settlement Officer framing the assessment, will make an inspection of each village in order (1) to satisfy himself that the rent-roll accurately represents the rental actually paid; (2) to estimate the rental value of the land as indicated by the rents paid in similar villages, with the object of detecting cases in which the attested rental is fraudulent or grossly inadequate, or so high through rack-renting that the revenue based on it cannot be realised without undue pressure on the proprietor or tenants; (3) to enable him to frame corrected rentals (rule 18) as specified in clauses 1, 2 and 3 of rule 11; and (4) to ascertain any other facts, such as the class of cultivators, the stability or precariousness of the cultivation, which might reasonably influence the assessment.

14. After completing the inspection of a sufficient number of villages, the Settlement Officer will determine what villages may be grouped together for the formation of assessment circles.

15. Assessment circles shall be formed of villages possessing similar advantages of soil, irrigation, agricultural population and position. In deciding the class in which a village shall be placed, the Settlement Officer shall give due weight to the value of the land rental as ascertained by him under rule 13.

Where assessment circles were formed at last settlement they should usually be adopted as the basis of the Settlement Officer's classification, subject to such correction and modification as he may find after inspection to be necessary.

16. After completing the inspection of a sufficient number of maháls, the Settlement Officer will select a general standard rent-rate for each class of soil in the circle. The rent-rates selected should be derived from the rents recorded as actually paid by cash-paying tenants in the maháls which form the circle, exclusive of those maháls in which the attested rental is fraudulent, grossly inadequate, or a rack-rental, and, when applied to the land held by cash-paying tenants in the circle, exclusive of the maháls aforesaid, they should give a result approximating to the total of the cash-rents recorded.

17. A standard rent-roll will be framed for each mahál by applying the standard rates to the cultivated area of the mahál.

18. The rent-roll may be corrected in any of the following ways:—

- (1) By striking the incidence of the whole rental paid by tenants on the whole area held by them, and applying the average rate thus obtained to the area held as sár, khudkásht, and on grain or nominal rents.
- (2) If the land held as sár or khudkásht, or held on grain or nominal rents, differs materially from the land held by tenants either in general quality or in the proportions between the different classes of soil, the Settlement Officer may correct the rent-roll by applying to the land held as sár, &c., as aforesaid the rent-rates which he has ascertained during the course of his inspection to be actually paid by tenants in the immediate neighbourhood for lands of the same classes similarly situated and with like advantages: or, he may apply the standard circle rates.
- (3) If the whole or nearly the whole area of the mahál is sár or khudkásht, or land held on grain or nominal rents, the Settlement Officer may apply the standard circle rates, or the rent-rates which he has ascertained during the course of his inspection to be actually paid by tenants of maháls in the immediate neighbourhood for soils of the same class similarly situated and with like advantages.

- (4) When the number of the proprietors is great, and their circumstances poor, the Settlement Officer may, subject to the approval of the Board of Revenue, make such a reduction from the rates applied to their sir lands, under clauses (1), (2) and (3), as the Government in sanctioning the revision of the settlement may have permitted, as a matter of grace, in respect of the district under settlement.
- (5) In maháls which contain grain-rented lands, the position and character of such fields must be ascertained. It may be found that the grain-rented land comprises mostly outlying and inferior fields or fields subject to special disadvantages, such as non-resident cultivation, liability to flood, or, if on the outskirts of jungle tracts, to the ravages of wild animals. The application to such areas of circle standard rates, or of the cash rent-rates of similar lands in the mahál or its neighbourhood, will require careful consideration; and due allowances should be made for any special precariousness of crop or uncertainty of cultivation, or for lower receipts as compared with those from other cash-rented fields of similar quality.

19. The Settlement Officer will accept the corrected rent-roll as the basis of assessment, unless it is grossly inadequate, or fraudulent, or a rack-rental. He will also accept the corrected rent-roll, although inadequate, if he is satisfied that it is genuine, and it gives a reasonable increase on the amount of the demand under the expiring settlement. When the corrected rent-roll is fraudulent or grossly inadequate, the Settlement Officer may, subject to the provisions of the following rule, reject it as the basis of assessment. The Settlement Officer will, throughout his proceedings, give proper weight to the recorded rent-rolls and collections of past years.

20. When the corrected rent-roll is fraudulent or grossly inadequate, the Settlement Officer will be guided by the following considerations and procedure :—

- (a) If the inadequacy is fully accounted for by any peculiar conditions of the mahál, such as the class of cultivators, character of the soil and cultivation, or the position of the mahál in respect to floods, or the depredations of wild animals, the Settlement Officer will accept the corrected rent-roll of the mahál for his assessment.
- (b) If there are no such special conditions, but the Settlement Officer is convinced that the inadequacy is due to fraudulent concealment of rents, or to rents having been designedly let or kept down, or to land having been thrown out of cultivation in anticipation of revision of the assessment, the Settlement Officer may proceed to ascertain the special soil rates which actually prevail in the mahál, or he may apply the circle standard rates or the rent-rates which he has ascertained to be actually paid by the tenants of the same classes in maháls in the immediate neighbourhood for soils of the same class similarly situated and with like advantages. The Settlement Officer will then determine the rental assets which are to be taken as the basis of assessment.
- (c) If the corrected rent-roll is inadequate, not on account of fraud, but in consequence of the inadvertence or easy management of the proprietor, and has been rejected under the preceding rule because it does not give a reasonable increase on the demand under the expiring settlement, the Settlement Officer may assess upon the basis of the standard rental, or he may apply the rent-rates which he has ascertained to be actually paid by the tenants of the same classes in maháls in the immediate neighbourhood for soils of the same class similarly situated and with like advantages.

21. Where the corrected rental is materially in excess of the rental by standard rates, the Settlement Officer should, before accepting the recorded rents, satisfy himself that they are actually paid, and that a revenue demand based on them can be realised without undue pressure on the proprietor or tenants. If not so satisfied, the Settlement Officer may apply the circle standard rates, or the rent-rates which he has ascertained to be actually paid by the tenants of the same classes in maháls in the immediate neighbourhood for soils of the same class similarly situated and with like advantages. The Settlement Officer, will then determine the rental assets which are to be taken as the basis of assessment.

22. In estimating the assets subject to assessment, the Settlement Officer may take into consideration the average receipts (or sayar) derived from natural products, such as fruits or fish, and add them to the total of the corrected rent-roll. Any receipts derived from kankar beds, or from stone quarries which are not reserved by Government, will be treated as sayar; provided that, if the Settlement Officer is in doubt whether the right of Government to reserve any particular quarry should not be exercised, he will report the matter for orders.

23. The revenue assessed upon each mahál shall ordinarily be 50 per cent. of the corrected rent-roll (or of the assumed rent-roll when, in accordance with rules 19 and 21, the corrected rent-roll is not used as the basis of assessment) with any addition that may be made on account of sayar profits. But large and sudden enhancements of the revenue are to be avoided, even when the corrected rent-rolls would seem to justify them. In such cases the Settlement Officer should consider whether it would not be advisable to realise the enhanced demand by progressive stages spread over a limited number of years.

24. The Settlement Officer may, for any special reasons, take a higher or lower percentage than 50 per cent. of the rent-roll. But whenever the proposed revenue exceeds 55 per cent. or falls below 45 per cent. of the rent-roll, he must obtain the special sanction of the Board to his proposals.

\* \* \* \* \*

26. The Settlement Officer will observe the rules contained in Circular No. 14—I relating to the temporary exemption from assessment of improvements consisting of the reclamation of waste land or of irrigation works. He will also take into consideration any other special outlay made by a landlord during the currency of the expiring settlement otherwise than by means of a loan under Act XIX of 1883. In regard to improvements made with the aid of loans under the said Act, which do not consist of the reclamation of waste land or of irrigation works, the Settlement Officer will be guided by section 11 thereof.

27. In cases where the full assessment is postponed under the preceding rule, the Settlement Officer shall fix (a) the initial revenue payable from the introduction of the revised settlement, and (b) the enhanced revenue payable after the expiry of the period for which increase in the revenue demand has been deferred.

### III.—REPORT TO THE BOARD FOR SANCTION.

28. When the Settlement Officer has prepared the proposed assessments of any pargana, tahsil or area of one or more standard circles, he will submit a short report through the Commissioner to the Board for sanction.

29. The report will be accompanied by the following statements :—

- (a) an aggregate or total statement in the same form as the assessment statements, but omitting Nos. IV, V, VI, VII and VIII, giving the totals of the maháls included in each standard circle in the pargana or tahsil;
- (b) an abstract statement to show the proposed jamá of each mahál separately in the form given in Appendix I.

The figures or statistics of alluvial maháls should be shown distinct from ordinary maháls.



30. The report will contain the following information :—

- (a) the aggregate recorded rentals for the maháls included in each standard circle for each class of tenure, i.e., sár, khudkásht, tenant land under full cash rents, and tenant land under grain or nominal rents, &c.;
- (b) the corrected rental under each class, with an account of the method by which the rent-rolls have been corrected ;
- (c) the classes of soil into which the area has been divided, with the area under each class ;
- (d) the standard rates selected for each class of soil, and the reasons by which the selection is supported ;
- (e) the total rental obtained by the application of the standard rates : this should be compared with the corrected rent-roll ;
- (f) the amount, if any, which has been assessed on sáyar ;
- (g) the aggregate revenue demand which it is proposed to assess on the maháls included in each circle ;
- (h) a brief report as to the action taken under the alluvial rules (Circular 6—I).

\* \* \* \* \*

31. It should be stated in how many maháls the rent-roll has been accepted and in how many it has been rejected as the basis of assessment. The number of rent-rolls rejected on account of fraudulent understatement of assets should be given, the number for which the cause of rejection was the unreasonable inadequacy of the rents, and the number rejected as excessive under rule 21. The methods by which true rents have been ascertained and applied should be described. The Settlement Officer must also report the number of maháls in which he proposes to arrive at the full final assessment by progressive stages under rule 23, and describe the method adopted in determining these stages.

32. The area proposed to be assessed at favourable rates as landowner's cultivation should be given and the sum assessed on it.

33. Finally, the proposed assessment should be compared with the expiring demand, showing the comparative incidence of the new and old revenue on the total area, the revenue paying area, and the cultivated area, and a short account should be given of the causes, such as the rise of prices or rents, competition for land, spread of cultivation, improvement of communications, &c., &c., to which the difference may be attributed.

34. The special reasons for the proposed assessment of each mahál will be entered at the foot of each assessment statement.

35. It shall be the duty of the Commissioner to satisfy himself that the rules laid down in Chapter II have been properly applied in the assessment of the different maháls. For this purpose he will carefully examine the report and the statements which accompany it, and will give special attention to those cases in which the rentroll has been rejected on the grounds either of fraudulent understatement of assets or of the ascertained inadequacy of assets. He will also have regard to those cases in which there is an exceptionally large area of sár or grain-rented land. After he has completed this examination and called for such further information from the Settlement Officer as he may find necessary, he shall forward the report, with the statements mentioned in clauses (a) and (b) of rule 29, with his opinion as to whether the Settlement Officer's proposals should receive the sanction of the Board.

36. On fully considering the reports of Settlement Officer and Commissioner and the statements submitted with them, and calling for such assessment statements as may be thought necessary, the Board shall pass orders approving or disapproving of the Settlement Officer's general proposals of assessment. The orders passed by

the Board will be general and shall not preclude the exercise by the Commissioner or the Board of the power conferred on them by law of adjudicating on the propriety of the assessment in individual maháls brought before the Commissioner in appeal by the landholders after the declaration of the assessment, or before the Board in appeal or revision.

#### IV.—PROCEDURE ON DECLARATION OF ASSESSMENT.

37. After receipt of the Board's orders on the Settlement Officer's proposals, the assessment shall be declared, and an agreement shall be taken from the persons with whom settlement is made in the following form :—

“ We, the lambardárs of mahál——, pargana——, agree to pay the following revenue on condition of Government sanctions from——to——, and thereafter till the next settlement is made. We admit that the State has reserved to itself all rights in minerals. We agree that if any groves now standing are cut down or decay and are not immediately replanted, the land on which they stand (if it were excluded from assessment) shall be assessed and the revenue fixed thereon shall be added to the revenue which we now agree to pay.”

This engagement shall be witnessed by the káníngó of the pargana and the patwári of the mahál.

In the case of alluvial maháls the engagement will be for five years only, and the following proviso shall be added :—

“ Provided that nothing in this agreement shall bar an intermediate revision of assessment in the event of extensive increment or decrement under the rules for the assessment of alluvial maháls.”

38. If the last settlement has already expired, the new jama will come into force with the first kharif instalment or rabi instalment following the declaration. If the current settlement has not already expired, the new jama will come into force with the first instalment due after its expiry.

The dates for payment of instalments of land revenue should be fixed in accordance with Book Circular No. 4—III, and these should not be altered without the special sanction of the Board.

39. The distribution of the assessment of each mahál shall be effected by the proprietors themselves, if they are unanimous in desiring to make the distribution. If not, it shall be carried out by the Settlement Officer on one of the following methods :—

- (1) The assessment of each patti shall bear the same proportion to the assessment of the mahál as the accepted rental of the patti does to that of the mahál ; or
- (2) the assessment of each patti shall bear to the assessment of the mahál the same proportion which the fractional interest (in annas, biswas, &c.,) which each patti nominally represents bears to the whole maháls ; or
- (3) in the case of bhayáchara maháls, the distribution of the assessment may be made by a rate—
  - (a) on the cultivated area,
  - (b) on the assessable area,
  - (c) on the total area, or,
  - (d) on the assets :

Provided that where under rule 24 a lower or higher percentage of the rent-roll than 50 per cent. has been taken as the revenue, but a portion of the mahál has for special reasons been excepted from this higher or lower assessment, such exception shall be taken into account at the distribution of the assessment.

## V.—THE SETTLEMENT MISL.

40. The settlement misl to be filed in the Collector's Office will consist of the following papers :—

- (1) the corrected village map ;
- (2) the khasra as finally corrected ;
- (3) the verified jamabandi ;
- (4) the verified khewat and memorandum of village customs ;
- (5) the assessment statements (translated into Urdu),—Appendix II, with the exception of the Settlement Officer's "assessment remarks ;"
- (6) the agreement ;
- (7) the final proceeding.

The jamabandi, khewat and memorandum of village customs should be attested as such under the signature of the Settlement Officer or Assistant Settlement Officer. They will be bound and forwarded to the Collector's office as soon as possible after the assessments have been sanctioned by the Board and the faired papers are completed. The Collector will henceforth be responsible for their maintenance. The rough copies of the jamabandi may be destroyed at the end of one year from the date on which the settlement misl is filed in the Collector's Office. The rough copies of the khewats should be bound up and retained for three years.

The English copies of the mahál assessment statements should be bound up in volumes and kept in the Collector's English record office, but copies of the Settlement Officer's mahálwár "assessment remarks" should be sent for record to the Board's office, and should then be attached to its copy of the Circle Assessment Register.

41. The final proceeding will be a sheet of paper signed by the Settlement Officer and giving the following information only :—

- (1) the date on which the village map and khasra were corrected and the name of the Assistant Settlement Officer by whom the work was tested ;
- (2) the date on which the jamabandi was attested and the name and rank of the officer by whom it was done ;
- (3) the date on which the khewat and memorandum of village customs were attested ; with the name and rank of the officer who made the attestation ;
- (4) the date on which the Settlement Officer directed the complete misl to be made over to the district office.

42. Copies of the khewat and map will be sent to the tahsil and kept in the basta of yearly papers filed by the patwáris for each mahál.

43. The patwári will be furnished with a copy of the khewat, khasra and jamabandi, and a copy of the village map.

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[The remaining rules prescribe the final and periodical reports.]



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# ORDERS OF GOVERNMENT.

No.  $\frac{660}{I-870A}$  OF 1902.

## RESOLUTION.

REVENUE DEPARTMENT.

*Dated Allahabad, the 5th March 1902.*

READ—

Letter from the Secretary to the Board of Revenue, North-Western Provinces and Oudh, No.  $\frac{775}{I}$ , dated 26th December 1901, submitting the Final Settlement Report of the Budaun district by Mr. J. S. Meston, together with reviews thereon by the Commissioner of Rohilkhand and the Board.

OBSERVATIONS.—The operations connected with the settlement of this large and important district, which commenced early in the year 1893, when Mr. J. S. Meston was appointed Settlement Officer, extended over a period of  $5\frac{1}{2}$  years, the revision of assessment being preceded by a revision, firstly, of the maps, carried out through the agency of patwáris, and, secondly, of the record of rights. Of the necessity of the revision of the maps and records, both in the interests of the Government and of the people, who, it may be noted, protested in the course of the operations against any discontinuance of the system, ample evidence is contained in paragraphs 22, 28, and 29 of the report. The delay in the submission of the report, which is due to exceptional circumstances, is to be regretted.

2. As compared with other districts of the North-Western Provinces, this purely agricultural district has been fortunate in many respects. Provided with a good rainfall in ordinary years, with water near the surface and easily obtainable in years of drought, and with a large proportion of good wheat-growing soil, it has further enjoyed for the last thirty years a lenient and well-distributed assessment, which did not discount future advancement, and which has been paid without difficulty, thus enabling the landholders, with few exceptions, to hold their own. The benefit has extended to the tenants in so far that rents have not advanced to the level of surrounding districts, but the treatment of the tenants by many of the landlords, more especially by those living at the headquarters of the district, where the proximity of the courts seems to have exercised an evil influence, has left much to be desired, and has afforded justification of the legislation that has been recently undertaken in these Provinces.

3. Though still in a backward and undeveloped condition, with inferior communications, the district has not stagnated during the settlement that has expired : notwithstanding that cultivation has not materially increased, the extension of the cultivation of sugarcane and of the double-cropped area, and the rise in rents and in the value of land, are sufficient evidence of the progress that has been made, and sufficient warrant for an increase in the assessment. The new demand gives an enhancement of three lakhs of rupees on the expiring revenue, an increase of 29·82 per cent. It amounts to 46·26 per cent. only of the accepted assets, but the Settlement Officer (para. 38) explains that these accepted assets, or corrected rentals, were in many cases not realizable in full.

It is unnecessary to follow the Board in its discussion as to the deductions that might have been made from the accepted assets on account of a portion of them being excessive and unrealizable. No such deductions were in fact made by the Settlement Officer, who allowed for such excess by taking, where required, a low percentage of the assets under the rule applicable to the Budaun settlement, which authorized such a procedure. Even with this concession, a substantial enhancement of nearly 30 per cent. was obtained, further than which it would not have been advisable to go.

4. The accepted assets consisted of the recorded rentals of tenants-at-will, which were accepted by the Settlement Officer, the rentals of occupancy and other privileged tenants as enhanced in the settlement courts, and the rents of the assumption areas valued at village rates, or in other recognised ways. As the Board point out, the village rates were high, and, though there are grounds for the Board's conclusion on a review of the statistics that a full, but equitable, assessment was imposed, the Lieutenant-Governor is glad to find reason for believing from the low percentage of the assets accepted as revenue and the substantial improvements in the assets that have since taken place, that the assessment was characterized by a satisfactory moderation which leaves a margin for future enhancement at next settlement. In particular maháls where the enhancement was great, progressive assessments were allowed. The total concession on this account was Rs. 1,14,636 for each of the first five years of settlement, and Rs. 86,489 for each of the next five. Of the increase in cultivation that has taken place since settlement, much is of a temporary nature, as recent inquiries show that it has occurred chiefly in the *bhúr* tract.

5. In some instances substantial reductions were made by the Board and the Government in the demand finally proposed by the Settlement Officer, and, judging by the progress made since the commencement of the new settlement, there should be no difficulty on the part of the landholders in meeting their engagements. In the Budaun district the chief cause for anxiety lies in the precarious *bhúr* tract, and it was found necessary to propose short term settlements in this tract in the case of 62 maháls. Excluding these maháls, the settlement is confirmed for a period of thirty years from the 1st July 1897.

6. The Lieutenant-Governor concurs in the high opinion formed by the Board of the services of Mr. Meston, who secured, it is evident, the confidence of the people, and carried through, in a most creditable manner, a difficult revision of maps and records, and an assessment which is just moderate and well-distributed.

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

W. H. L. IMPEY,

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