

FINAL
SETTLEMENT REPORT

OF

TAHSIL PILIBHIT,
DISTRICT PILIBHIT,

IN THE

UNITED PROVINCES,

BY

A. C. HOLMES, I.C.S.,
Settlement Officer.

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FROM

W. J. E. LUPTON, Esq., I.C.S.,
SECRETARY TO THE BOARD OF REVENUE,
UNITED PROVINCES,

TO

THE CHIEF SECRETARY TO GOVERNMENT,
UNITED PROVINCES, REVENUE DEPARTMENT.

Dated Allahabad, the 30th May 1916.

SIR,

Present :
THE HON'BLE MR.
J. M. HOLMES,
C. S. I.

WITH reference to the correspondence ending with G. O. no. 1062/1—278, dated the 17th May, 1915, I am directed to submit, for the orders of the Government, the final settlement report of tahsil Pilibhit in the Pilibhit district, written by Mr. A. C. Holmes, the Settlement Officer, together with a copy of a note thereon by the Settlement Commissioner, dated the 2nd April, 1916. This note summarises and discusses the main features of the settlement and there are no matters on which further remarks by the Board are needed.

2. The detailed assessments of the two parganas which make up the tahsil have been already separately sanctioned by Government orders nos. 772/1—278, dated the 29th March, 1915, and 1062/1—278, dated 17th May, 1915, respectively. It only remains now for the Board to recommend that the settlement of this tahsil thus made may now be confirmed under section 94 of the Land Revenue Act, 1901, for a period of 30 years expiring on the 30th June, 1945, with the end of the agricultural year 1352 Fasli for all mahals except the Sahrai and alluvial mahals for which quinquennial assessments have been fixed.

3. In conclusion the Board desire to endorse the opinion of the Settlement Commissioner that Mr. Holmes has carried out a difficult piece of work with a considerable measure of success.

I have the honour to be,

SIR,

Your most obedient servant,

W. J. E. LUPTON,

Secretary.

NOTE ON THE FINAL SETTLEMENT REPORT OF THE PILIBHIT TAHSIL, DISTRICT PILIBHIT.

At the time of the last assessment, which was confirmed for 30 years commencing on 1st October, 1875, the two tahsils of Pilibhit and Puranpur formed a sub-division of the Bareilly district, but in 1877 along with tahsil Bisalpur (taken from the Shahjahanpur district) they were included in the new district of Pilibhit. The revision of the Bisalpur settlement was carried out in 1902 along with that of the Bareilly district and came into force from 1st July, 1902. As a preliminary, a resurvey and revision of records had been carried out and the opportunity was taken in 1900-01 to perform similar operations in Pilibhit and Puranpur tahsils, the term of the settlement in which would normally have expired shortly after. When, however, the question of actually revising these two assessments was considered it was determined to extend the term by 10 years, so that the settlement did not expire until 1915. In 1912 a forecast of the results of the revision was prepared and it was again determined to extend the term by another 15 years in Puranpur, but to undertake the revision in the Pilibhit tahsil. Mr. A. F. Fremantle was appointed Settlement Officer in October 1913, but was transferred in the following January, Mr. A. C. Holmes being appointed in his place. Practically the whole of the work was done by Mr. Holmes and his final report has now been submitted.

2. The Pilibhit tahsil is bounded on the east by the Mala or Katna, by which it is separated from Puranpur; on the north by the tarai of the Naini Tal district; on the west by the Bareilly district, and on the south by the Bisalpur tahsil. It is divided into two practically equal portions, forming pargana Pilibhit on the east and pargana Jahanabad on the west, by the river Deoha, which runs generally north and south through the tahsil. Along the tarai border in the north on both sides of the Deoha is a tract known as the *mar* in which the soil is poor, the climate is indifferent and population and cultivation are liable to considerable fluctuations, while there is some damage from wild animals. Along the east side also, in pargana Pilibhit, conditions are precarious owing to the unhealthiness of the marginal area along the Mala or Katna and damage by wild animals from the forests bordering on the stream. The bulk of the tahsil, however, apart from these, is open country of moderately good soil, which improves considerably along with the climate from north to south. As usual in submontane tracts the surface gently undulates, the ridges having a more or less sandy loam and the depressions a stiffer soil, with gradations on the intermediate levels. The soil which lies lowest is generally a stiff clay (extensive areas of this being locally known as *jhadās*) on which seldom is anything but rice grown. The rest of the soil is capable of growing rabi crops and sugarcane. Along the Deoha there is a considerable fringe of alluvial soils, but there is some sandy waste.

3. Communications by road are indifferent though improvements are now in prospect. The town of Pilibhit lies on the Lucknow-Sitapur-Bareilly railway which is partly owned and entirely managed by the Rohilkhand and Kumaun railway, and from it branches run northwards through pargana Pilibhit to Tanakpur at the foot of the hills and southwards to Carewganj (Shahjahanpur). These two branches are, however, of comparatively recent date and probably have not yet had any great effect on rents and the general conditions affecting the present assessment.

4. The situation of the tahsil is such that irrigation is not much required in most years, except to secure the sugarcane between sowing-time and the rains. There are very few masonry wells for irrigation, but temporary earthen wells can be cheaply and rapidly dug nearly everywhere, water being found at an average depth of 10 feet only. The other main sources of irrigation are the streams of the Afsaria, Pangeli, and the Kailas which are controlled by the Irrigation department.

From the last named a canal has been made and the water-supply in the others is worked by means of dams. These all contribute to the irrigation of the Jahanabad pargana. The Pilibhit pargana is less fortunate, though in it the smaller streams are utilised by means of privately constructed dams. Even in pargana Jahanabad, however, the supply is not so secure as is desirable, for the streams under official control are none of them snow-fed, and in times of exceptional drought are so shrunk that only the villages relatively near the headworks of the distributaries obtain adequate supplies. Mr. Holmes has commented on this. He inspected the tahsil in the cold weather of 1913-14, after the early cessation of the 1913 monsoon, when the defect could not fail to strike him, as it struck me in the Bareilly district where the sources of supply are similar.

5. The staple crops are rice and sugarcane in the khārif and wheat and gram in the rabi. More than half the cropped area is under rice (largely of the coarser varieties). Sugarcane of recent years has usually been raised on 16,000 to 17,000 acres, or at least 6,000 acres more than at last settlement. The wheat area fluctuates somewhat, but the area of that crop grown alone or mixed seems to range about 32,000 to 35,000 acres, there being no great change, perhaps a small increase, since the last settlement. Gram is practically a new feature and indicates a great extension of double-cropping: it is now raised generally on 27,000 to 29,000 acres, more than five times the area of last settlement, and about one-third of the area under rice, after which it is usually sown. The cultivation of cotton, on the other hand, is now rare, only some 600 acres producing it, as against more than 2,800 at last settlement. It has probably been replaced by *sanai*, which is a valuable crop grown for its fibre in the neighbouring portions of the Bareilly district. The style of cultivation is on the whole fairly good, but climate and proximity to forests militate against good results in the northern tracts and on the eastern fringe. The nett cultivated area (allowing for land prepared for sugarcane, treated as cultivated) shows a slight decrease since the former settlement, and for this I take it that relatively dry seasons are mainly responsible, having caused a considerable reduction in the single-cropped rice area. For the purposes of a settlement this is in a way satisfactory in that the most precarious land escapes assessment and the results can be accepted with greater confidence.

6. The population of the tahsil was in 1911 less by some $2\frac{1}{2}$ per cent. than it was in 1872. The famine of 1877 caused a large fall which, however, had been almost made good in 1891, but the indifferent seasons culminating in scarcity in the next decade brought another serious fall which the following 10 years did not retrieve. No attempt has been made, unfortunately, to compare the population by circles with that at any other period. I feel sure that this would have been instructive and I hazard a guess, with some confidence, based on my experience of submontane tracts in other parts of the province, that the fluctuations of population would have been found to have been confined, so far as they are really material, to the *mar* tract and the adjoining villages and to the fringe along the Mala and the forest in the east. I should be surprised if the four established circles (I and II in both parganas) exhibited any marked decline at the present day. The population in them is at this time about 650 to the square mile of cultivated area—not a full population, but at least sufficient to permit of fairly substantial losses without serious detriment to agricultural efficiency.

7. The proprietary body is mixed. Muhammadans of the district and of Bareilly are the most prominent landlords, owning over 45 per cent. of the total area. Baniyas and Banjaras come next with 16 and 10 per cent. respectively, while Brahmans and Khatris alone of other castes own more than 5 per cent. The predominance of the Muhammadans is however confined to the western pargana, Jahanabad. An interesting account of the origin of the proprietary tenures is given in paragraphs 79—89 of Mr. Elliot Colvin's final report on the last settlement. Village communities owning the land they tilled were hardly ever found and the

original engagements were made with individuals. Even now, in a total 1,132 mahals, there are only 99 held in pattidari or bhaiyachara tenure.

8. As for the cultivating body it is remarkable for the small numbers of Brahmans, Thakurs, and Kayasthas who between them hold only 6,731 acres or less than 4 per cent. of the total tenant area. Lodhs, Kurmis, and Kisans are by far the most common cultivating castes, and they hold between them about 47 per cent. of the tenant land, while Muhammadans, particularly Shaikhs, are well represented. The rest of the land is held by a very mixed body of Hindus of low castes.

9. The proprietors therefore have to deal with a body of tenants consisting in the main of easily-managed classes. A good many of them are mixed up in one way or another with the business of sugar-refining. They are themselves sometimes refiners, but if not they often deal in cane juice at a profit. Those who are refiners will themselves often finance the cane crop with strict conditions as to the delivery of juice to themselves and no others at a price fixed in advance, and those who merely speculate in juice usually demand and obtain delivery to themselves at a price, often inequitably low, which will yield them a large profit. The cultivators are in many ways so submissive that they will yield to almost any terms. For instance, many refiner-zamindars have established a custom by which practically all the cane in a village is grown in a compact block, of which, of course, the situation changes with the crop rotation. Incidentally this sometimes leads to changes in the actual plots held by individual tenants from year to year and in part accounts perhaps for the relatively low area (noticed later) in respect of which occupancy rights are recorded. The tenants are not always able to demonstrate continuity of holding (or holding the "same land" within the meaning of the Tenancy Act). But they are often at a greater disadvantage if their landlords are sugar refiners or if a *khandsari* other than the landlord has been allowed to get a footing in the village. The system of advances is often abused, the accounts being manipulated so as to show always an adverse balance against the tenant which compels him to continue to grow cane for the benefit of the refiner. There are, of course, cases where the tenants are honestly, if not liberally, treated, while some are independent enough to make *gur* for themselves instead of selling juice to a refiner, and these men are able to take advantage of the market for their own profit. The submission of the tenants to the proprietors in this respect is partly accounted for by the system of rents in kind: so also is the ability of the zamindars to exercise petty tyranny in several forms, some of which have been described in the rent-rate report for pargana Jahanabad. The extensive commutations of rent which have been effected by the Settlement Officer will lead at first to fresh harassment in some cases by the worse types of zamindars, but it is to be hoped that the tenants will have sufficient backbone to withstand it and will ultimately be permitted to enjoy in peace a fair share of the fruits of their industry.

10. Tenants recorded as possessing ordinary occupancy rights hold 89,460 acres and non-occupancy tenants 72,885, occupancy tenants holding 55 per cent. of the combined area. But there was no revision of records and the figures of occupancy holdings represent those still surviving from the revision of 1901. There are in fact numerous plots in which occupancy rights have since been acquired as I have seen from the records of enquiries made with a view to commutation of rents in kind to cash rents. The occupancy area must therefore approach, if it does not exceed, 60 per cent. of the ordinary tenant area. Nevertheless it has probably decreased by at least ten per cent. since the last settlement when over 105,000 acres were held by occupancy tenants and the result must be due mainly to the periods of scarcity which caused reductions in the population. Proprietary and ex-proprietary cultivation and rent-free holdings are quite insignificant.

11. The outstanding feature of the rental system is the great preponderance of rents in kind. Of the recorded occupancy area more than 71 per cent. is held on such rents and of the non-occupancy more than 91 per cent. The system is,

however, modified by the payment of cash-rents (*zabti*) at a customary rate when certain crops, chiefly cane, but also cotton, *sanai*, maize and fodder crops, are grown on part of a holding which is ordinarily grain-rented. Areas held on such terms are included in Statement IV as grain-rented, but in the past returns of demands and collections (Statement III) the area and cash demand are included under the cash figures. It may be inferred from the two statements together that normally at least 20,000 acres are held in this way. In 1320 Fasli, the year on the figures of which the present settlement is based, 22,780 acres were so held.

12. The regular cash-rents are chiefly paid in lump rents while rents in kind are taken partly by actual division and partly by appraisement, the landlord's share being most commonly between $\frac{1}{2}$ and $\frac{2}{3}$ of the crop, but falling to $\frac{1}{3}$ in the less favoured villages and even to $\frac{1}{4}$ in the most precarious. Prices have risen from 33 to 50 per cent. in the case of the most important local staples, rice, wheat, gram, and sugarcane products. It is not, however, easy to determine the rise in rent-rates. The cash-rented area is relatively small and most of it is held by the older occupancy tenants whose rents have probably not responded freely to the rise in prices. The zamindars' receipts, being based on a seldom changed share of the crop, have naturally increased and Mr. Holmes shows that the rent-roll rose in 27 years or so by about 36 per cent. It might have been possible to gather some indication of the recent rise from an examination of changes that must have occurred in the rates of *zabti* rents which, I feel sure, have been freely adjusted to improving prices, but otherwise there was no apparent means ready to hand of making any satisfactory estimate.

13. The first step towards the new assessment was classification of the soils. The broad classes adopted were *dumat*, *mattiyar*, and *bhur*, the first representing practically all the rabi-growing land, the second the pure rice-land, and the third the lightest sandy soil which produces other kharif crops with occasionally a poor rabi. Small areas were demarcated as *kachhiana* and *garhani* in a few villages where there was noticeable cultivation of vegetables or other high class crops. A few small areas, again, were demarcated as *khadir*, being in lowlying moist soil close to streams. The *dumat* and *khadir* classes were alone further divided into two sub-classes according to quality. The classification was accepted by the Board (Sir Duncan Baillie) as suitable in design but Mr. Holmes evidently did not think some of the detailed classification made by Mr. Fremantle entirely judicious, and unfortunately, owing to a misapprehension of the Board's orders, did not give effect to his own opinions in the actual demarcation. The matter was, however, suitably dealt with in the end by a modification of the circle rates in cases where Mr. Holmes had differed from Mr. Fremantle.

14. The selection of rates was a matter of no little difficulty, the cash-rented area being small, and even almost negligible in the more precarious circles. However, the recorded rents (excluding *zabti* rents) were usually moderate and adequate and a scale of rates was found for them which gave a valuation of the occupancy holdings at an average of Rs. 5.3 per acre as compared with Rs. 5.2 the incidence of the recorded rents. The same rates applied to non-occupancy holdings gave an incidence of Rs. 5.1 per acre, as compared with a recorded incidence of Rs. 6.5, a difference of 27 per cent. Such a difference is normally found in other districts with fully developed cash-rents, and the rent-rates sanctioned by the Board were undoubtedly fair and moderate.

15. The ascertainment of fair rates for grain-rented land was of greater importance. With rents in kind so prevalent there was of course no general natural inferiority, soil for soil, and it proved ultimately possible to use the circle cash rates for the valuation of grain-rented holdings also in the established circles, except in circle II in pargana Pilibhit where rates slightly in excess of the cash rates were adopted by order of the Board. In the more precarious circles (III and IV) in both parganas there were practically no cash-rents and the rates were based on

the returns of rents in kind. For many years past now these returns have been fairly reliable (with local exceptions of course) and for all circles averages were struck on the returns of 10 years of moderate prices, and of 5 selected years. Suitable and of course moderate additions were made on account of *zabti* and in the result a fair average return was arrived at.

16. In their practical application the effect of using the rates was to make a nett addition for inadequacy of Rs. 3,392 or nearly $2\frac{1}{2}$ per cent. to the recorded occupancy rental, of which amount Rs. 2,064 was actually decreed by the Settlement Officer on application. The non-occupancy cash-rents were, however, reduced by Rs. 4,274 or about $10\frac{1}{2}$ per cent. on account of instability, partly by direct allowances for arrears and partly by deductions from the area assessed when it was unsafely high. The small *sir* and *khudkasht* and rent-free areas were valued at circle rates, suitable modifications being made from village to village. As to the grain-rented areas the incidence of the valuation at the sanctioned rates was Rs. 4.4 per acre on the cultivated area (130,084 acres) but the accepted valuation was Rs. 4.2 per acre on a smaller area (129,280 acres). This result was due to the caution exercised in applying full rates in the inferior and precarious villages and to the intentional omission to value some 800 acres where the cultivated area was for the moment abnormally and unsafely high.

17. I propose here to test the valuations by the recorded receipts. The total tenants' rental accepted is Rs. 7,19,512 whereas the recorded receipts from rents (excluding *sayar*) averaged Rs. 7,83,292 in the 9 years 1311—1319 Fasli and was as high as Rs. 8,42,958 in 1320 Fasli. There can be no question of the moderation of the accepted rental and it is only necessary to justify its lowness. In the first place it was necessary to bear in mind that the greater number of occupancy tenants paying rents in kind applied to the Settlement Officer for commutation. They had been paying (in the more important circles) from 15 to $18\frac{1}{2}$ seers out of each maund of produce—i. e. from about $37\frac{1}{2}$ to 46 per cent. with a mean share exceeding 40 per cent. When fixing a cash-rent, of which we shall take approximately one-half as revenue, we obviously cannot use a basis so high as that, nor can we take into account in full the high *zabti* rents which in 1320 Fasli averaged Rs. 8 per acre on 22,780 acres. Those rents are more or less rack-rents in many cases. When a tenant has his rent changed to cash he cannot be fairly made to pay an amount based on strict averages of produce rents but can clearly only be expected to pay something less, for he must not be unduly pressed in a season which is not distinctly bad but merely indifferent. For all these reasons half the area required lenient valuation. Subtracting now the present recorded cash-rents from the average receipts (excluding *sayar*) we find receipts from kind-rents (including *zabti*) to have been Rs. 6,08,508 for 9 years, while the valuation of the grain-rented area is Rs. 5,45,610, being some 13 per cent. below that average. This is no more than the prospective commutation of occupancy rent required. At the same time the deficit indicates an immediate loss as compared with former grain-rents which are necessarily based chiefly on the circle rates to the zamindars of receipts from commuted rents, and this is made up to them partially by an otherwise unnecessarily lenient valuation of the non-occupancy holdings. The valuation in fact effects a compromise by taking a necessarily moderate valuation of areas which will in future pay cash and making up the loss implied by commutation by a valuation at the same rates of the land (chiefly non-occupancy) of which the rents will continue to be paid in kind.

18. To the accepted valuation of the rented land and the assumption area a moderate addition of Rs. 5,191 has been made for *sayar* while suitable deductions have been made for proprietary cultivation. Small allowances were also made for improvements (the founding of new hamlets in precarious villages) and deductions were made from the assets on account of land acquired for public purposes between 1320 Fasli and the actual assessment.

19. The nett assets are Rs. 7,44,252, of which Rs. 8,246 pertain to revenue-free mahals, leaving Rs. 7,36,006 for the remainder. The realisable revenue assessed and sanctioned is Rs. 3,53,047, taking 48 per cent. of the assets and yielding an enhancement of Rs. 45,640* or 14.85 per cent. on the expiring demand. If, however, the average owners' rate hitherto levied in pargana Jahanabad, which will now be absorbed, is taken into account the nett enhancement is Rs. 42,046. There are in addition nominal demands of—

Rs. 4,110 on revenue-free mahals,

Rs. 5,824 on revenue-free plots in revenue-paying mahals, and

Rs. 446 on Government plots.

The incidence of the new demand is Rs. 2.2 per cultivated acre all over the tahsil, but it varies from Rs. 2.8 in the Pilibhit suburban circle and Rs. 2.6 in circle I (the best ordinary circle) in each pargana, down to Re. 1.2 in the precarious circles IV in each. Moreover, fully three-fourths of the whole enhancement is taken in circles I and II and the suburban circle which are all stable and not liable to serious vicissitudes. In them the enhancement varies generally from 17 to 22½ per cent.; it is 12 per cent. only in circle II of pargana Jahanabad, while in the two most precarious circles it does not exceed 10 per cent.

20. The settlement made by Mr. Elliot Colvin was the subject of much discussion. The result of it as regards parganas Pilibhit and Jahanabad is summed up in the Board's letter No. 132, dated the 28th January, 1875.† Shortly after the assessments had been made unfavourable seasons occurred, two years of excessive rainfall being followed by a year of drought: cattle disease was also prevalent. Moreover, it was alleged that owing to changes made by Government in the control of irrigation several of the old private dams on the rivers were removed and some villages in pargana Jahanabad were rendered less secure by the absence of the water-supply hitherto enjoyed. I infer that apart from the change of conditions supposed to have been brought about by this action in regard to the water-supply both parganas were chiefly affected in their precarious northern areas, that is, in the *mar* tracts on the Tarai border, and in the belt of villages along the forest and the Mala on the eastern side of pargana Pilibhit. Many of the villages specifically mentioned are, in fact, precisely those which required detailed consideration by me when reviewing Mr. Holmes' new assessments. The Government resolution confirming Mr. Colvin's settlement, however, shows that only small adjustments were held to be necessary and that the allegation regarding the water-supply was totally without foundation. The famine of 1877 had a more serious effect and the same precarious tracts in the north and east came under further examination. Their defects were at length clearly demonstrated by Mr. Whalley in 1883 and substantial reductions of revenue were granted, while a system of fluctuating assessments was introduced, requiring an annual revision of the jama. This was applied to whole villages in the north and to some whole villages in the east but in the latter region many of the larger villages were found to be precarious in portions only of their area. Such portions were demarcated and labelled *sahrai* mahals, subject to this annual revision. The northern villages brought under this system were also called *sahrai*. In all these cases a minimum revenue was fixed on a consideration of the income, chiefly grazing fees, which the zamindars might expect to receive regularly whether cultivation was fully maintained or not and a revenue-rate was fixed for the determination of the jama (if in excess of the minimum) when cultivation was found. There is no doubt that the principle underlying this system was sound, for the fluctuations in cultivated areas in many of these mahals have continued to be extreme and it would have been impossible at the time to impose a jama higher than the fixed minimum which could have been paid throughout the settlement. Apart from the valuation of grain-rented areas throughout the tahsil, one of the most

* The figure given by Mr. Holmes apparently includes Rs. 10 on a Government plot in pargana Jahanabad.

† Printed with the final report of Mr. Colvin's settlement.

difficult problems at the recent revision has been to determine the treatment of these mahals in the future. The case of each has been discussed in detail in my notes on the assessment reports and the result is that several of the mahals are found to be now capable of bearing an assessment for the full term. In pargana Pilibhit only 11 villages or portions of villages are so fluctuating still that they cannot bear a moderate assessment and these all lie on the eastern side. In pargana Jahanabad also 11 villages of the *mar* tract are in this condition: four other villages having been settled for the full term and one transferred to the alluvial list. It has also been decided, on my recommendation, to revise the assessments of these "*sahrai*" mahals every five years in future, instead of annually, engagements being taken on the terms suggested by me in my note on the assessment report of pargana Jahanabad. These provide, among other things, for an intermediate revision on application by the proprietor in case of serious loss of assets. A minimum demand is fixed as before, with a revenue-rate to be applied to the cultivated area at each revision.

21. With the exceptions noted there is no doubt that the former settlement worked well. The tahsil did not, however, develop much until after 1901, when the first forecast for a revision was prepared. The effect of the famine of 1896-97 had been adverse, like that of the 1877 famine, and there was a decline in the cultivated area. The full area has not even yet been recovered but I am inclined to believe that the deficit occurred in 1901, as now, in the precarious tracts so frequently alluded to in this note and in the tracts where early rice alone can be raised, e.g. in circle III of pargana Jahanabad. The main change since 1901 has been the further rise in prices which has resulted in a large increase in the profits of the zamindars. In 1901 the probable enhancement of revenue was put at Rs. 16,000 only above the demand of the day; at the more recent forecast it was estimated by the Board at Rs. 55,000, but the remarks I have made will show the grounds on which special caution was required in valuing the grain-rented areas, and the consequent moderate estimate of the assets. I have shown that the brunt of the enhancement falls on the established and non-precarious tracts and that elsewhere the enhancement and the revenue incidence are both low. In my opinion the new assessment may be characterised as fair and moderate. The assessments of the two parganas have already been separately sanctioned by Government and it remains only to confirm the settlement for a term which may be 30 years, as usual, but terminating formally on 30th June, 1945 with the end of the agricultural year 1352 Fasli. The *Sahrai* mahals and the alluvial mahals will of course be excepted, the settlement in all of them being quinquennial.

22. A few comments seem desirable on the commutation of grain-rents. The Settlement Officer observes that history is against success in this matter. It is doubtless true that the new cash-rents often broke down after the last settlement, but this was probably due to the adoption of an unduly high basis and the occurrence of disastrous seasons before the tenants had become accustomed to them. There is no doubt that they foresaw advantage to themselves when they applied for commutation and must have abandoned their cash-rents with regret. On the present occasion the demand for cash-rents has again been extremely keen. It has been met in an era of high prices, but the commutation basis is, in the established tracts, the rates already paid by occupancy tenants which give valuations substantially below the recorded returns of value of the landlords' share of the crop. In the more precarious tracts commutation has mostly been refused altogether, as being unsafe, and in some of the medium villages there are few occupancy tenants. Non-occupancy tenants, of course, were not dealt with anywhere, as they are not entitled to claim commutation under the law. It is to be hoped that the moderate rents now fixed will stand, as I feel sure they will, as a whole, if no serious calamity overtakes the district in the next two or three years. The Settlement Officer has remarked on the withdrawals of applications. There was a good

deal of pressure exercised, no doubt, by some of the zamindars, particularly the smaller local men, and all sorts of threats were held out. Further attempts to harass tenants may be expected in some estates where the zamindars opposed, but were unsuccessful in preventing, commutation. The task before the Settlement Officer was a large one, some 30,000 holdings having to be dealt with, and as there was no revision of records a great many cases involved practically the trial of issues as to the extent to which the applicants had occupancy rights. Preliminary enquiries were made by Munshi Harbishun Dayal, a Deputy Collector specially deputed for the purpose, but final orders were passed on the issues and the rents were actually fixed by the Settlement Officer himself.

23. There was also a certain amount of case work arising out of applications for the enhancement of existing cash-rents. There have been practically no appeals regarding the new assessments, but commutation cases have resulted in some resort to the Commissioner's court either by zamindars who opposed, or by tenants who had not obtained, commutation. Little interference was necessary.

24. The total cost of the operations was Rs. 64,863. The Government had fixed Rs. 40,000 as the total cost and one year as the period for which a Settlement Officer was to be employed, but the unfortunate transfer of Mr. Fremantle involved delay in the work, while it was not foreseen that the commutation of rents would involve so large an expenditure of time and labour. The cost will, however, soon be recouped.

25. Mr. Holmes, coming to the work with no previous experience, found it by no means easy—it presented indeed many problems which might have proved difficult for a seasoned Settlement Officer. He also worked under several other disadvantages and is to be congratulated on a satisfactory termination to his labours.

P. HARRISON,
Settlement Commissioner.

The 2nd April, 1916.



FINAL REPORT ON THE SETTLEMENT OF TAHSIL PILIBHIT.

CHAPTER I.

1. Tahsil Pilibhit forms the north-west portion of the Pilibhit district, and is bounded on the north by the Naini Tal Terai, on the west by tahsils Baheri and Nawabganj of Bareilly, and on the south and east by the sister tahsils of Bisalpur and Puranpur. The total area is 411 square miles, and the number of villages 412.

General description.

Boundaries.

2. It is divided into two fairly equal parts by the river Deoha which flows southwards from the Terai: the east part is pargana Pilibhit, the west Jahanabad.

3. Not only are the areas of the two parganas almost equal,—Jahanabad being 186 square miles, while Pilibhit (excluding the forest) is 183, but there is a marked resemblance throughout. The north portion known as the *mar* is a mere continuation of the Terai: climate and water bad: the country broken by hill streams, with wide pasture lands and waste: much damaged by wild animals, and the standard of cultivation backward in the extreme. As a result liberal advances for seed and food (*bij-khad*) have to be given to keep the tenants in their villages: and the number of abandoned sites is an ever-present warning to the zamindar. Towards the centre the climate and cultivation improve and the population is more permanent, while the south portion of the tahsil is a highly-cultivated plain with a tolerable climate and little or no damage from wild beasts. The surface of the country consists of gentle elevations and depressions, with numerous shallow drainage channels. Generally speaking, the high lands are sandy and produce alternately wheat and inferior crops (*arhar* and *kodon*): the low lands are rice-growing clay: and the intermediate slopes are loam, yielding sugarcane, wheat, and barley: there is much loam, however, in which a regular rotation is observed of sugarcane, wheat, and rice. The large low-lying areas of single-cropped rice-lands known as *jhadas* are a prominent feature of the tahsil. There is little *bhur*, and no *usar* plains.

Description.

4. The main differences between the two parganas are the canal-irrigation in Jahanabad, and the large forest area in Pilibhit along the east border—most of it reserved, though the adjacent villages possess extensive rights. The effects of this forest area are widely felt, not only in the deterioration of the climate (attributed to the Mala swamp) but in the precariousness of the cultivation for some distance from it owing to the ravages of the forest animals. The extent of the cultivation, however, is very elastic; sometimes and in some places it may reach up to the forest edge, while at others wide stretches are altogether abandoned.

To make up for these disadvantages, pargana Pilibhit possesses a more fertile soil than Jahanabad.

5. The country slopes gently from north to south with a fall of about two feet in the mile.

River and drainage system.

The Deoha forms the main drainage line. In pargana Jahanabad the east side may be said to drain into the Deoha, the west into the Pangeli and Afsaria, and so eventually into the Bahgul. Similarly in Pilibhit for the most part the numerous streams and drainage channels on the west side flow south-east into the Deoha, and those on the east into the Mala, or Katna. In both parganas the streams are continually dammed for irrigation.

The Deoha, which is common to both parganas, comes down with considerable violence in the rains and is constantly changing its channel, so that in places the high banks are over a mile apart. The wide stretches of *khadir* (called *kundris*) vary greatly in value, some producing excellent crops, others coarse grasses of much value, while others are dreary and barren sand. This river has not so far been dammed for irrigation.

In pargana Jahanabad only three rivers are of importance. The Afsaria, like the Deoha, traverses the whole length of the pargana. It is in the hands of the Canal Department and its frequent dams make it most useful for irrigation. The Pangeli has only a short course inside the west border but is of considerable benefit. The Kailas crosses the north-east corner and falls into the Deoha: it is dammed at Safdarpur to supply the Kailas canal. In pargana Pilibhit, the Lohia, Khakra and Sandia flow into the Deoha while the Mala and its tributary, the Katna, flow in a south-easterly direction. The Lohia has a short course in the north and is of little importance. The Sandia is much more useful: it rises in the centre of the pargana and after about twelve miles joins the Deoha south of Pilibhit. Most important of all is the Khakra, a much larger stream, and with a long course through the pargana before it flows into the Deoha at Pilibhit. The Mala rises in the swamps on the north-east border and traverses the belt of forest. It is for the most part a chain of morasses choked with reeds, and is little used for irrigation in this pargana. The Katna rises near Neoria Husainpur and flows along the edge of the forest to join the Mala near Nachni Ghat: its utility for irrigation is limited, though after joining the Mala it is extensively used in Bisalpur tahsil.

In spite of all these streams the drainage is defective to some extent. Not to speak of the Mala and the saturation of the adjoining villages, small swamps are fairly common and there are numerous *dabris* or discarded channels along the Deoha and Khakra.

Rainfall and
climate.

6. The average rainfall is 53 inches in Pilibhit and 50 in Jahanabad.

The climate is fair in the south, unfavourable in the centre, and execrable towards the Terai and along the forest towards the Mala. The variations of climate are of particular importance here, so much so that Mr. Colvin held that the climate was "the chief test of the value of an estate" and, following Mr. Head, framed his circles by this criterion. The general unhealthiness is due partly no doubt to the high spring level, the unscientific damming of the streams, and the enormous area under rice, which is whenever possible "inundated rather than irrigated." The most dreaded months are September and October, when the country is beginning to dry up.

CHAPTER II.

ECONOMIC CONDITIONS. PROGRESS.

Population.

7. The census figures are as follows :—

		City.	Total.
1872	..	29,840	200,501
1881	..	29,721	183,237
1891	..	33,799	199,297
1901	..	33,148	184,922
1911	..	31,252	195,749

The population has thus decreased since last settlement. The bad years culminating in the famine of 1877 brought the figure down to the minimum in 1881. Recovery was made in the next decade, but unfortunate seasons, followed by the famine of 1896-97, again brought a heavy fall, which has not yet been entirely made good.

The city figures are quite different: on them apparently the famines had little effect and it is only in the last decade, when the rural population has risen rapidly, that the city population shows a considerable fall.

The density on the total area is 530 to the square mile, and on the cultivated area 767. It is much higher in Pilibhit than in Jahanabad, but if the city population be excluded the difference almost disappears.

8. The great bulk of the population is made up of castes of some skill in agriculture, Lodhs, Kisans, Kurmis, Chamars, and Muraos being very prominent. It is estimated that about 70 per cent. of the people depend directly on cultivation. The other main occupations are the supply of food and drink, textile industries, general labour, carrying trade, and personal and Government service. Large numbers too are employed in the sugar industry and in connection with wood and other forest produce.

9. Pilibhit is an important town with a population of 31,252 and a considerable transit trade, being the distributing centre for the produce of the Terai and Nepal. Sugar is refined here for export and in 1910 Raja Lalta Prasad built a large up-to-date sugar factory. Hemp too is pressed and exported and there are carpentry and basket-making industries.

Towns,
markets and
manufactures.

Jahanabad was a tahsil town in 1863, but is in a state of decline with no trade of importance. It is interesting as including a part of Balai Pasiapur, a place of great antiquity, which gave its name to the whole countryside in Akbar's time, and which has an extensive mound well worth excavating.

Neoria Husainpur (population 5,800) is the chief centre of the *Banjaras*, who import the fine rices of the Terai and Nepal. It is this trade which has made Pilibhit famous for its rice, though very little first class rice is grown inside the district. Markets are held once or twice a week in all large villages; and Dang, Mundalia Ghausu, and Bithra have important cattle markets.

10. The non-agricultural classes are better off than in many districts. This may be due partly to the large sugar industry which gives employment to thousands, partly to the facilities afforded by the forest and waste for cutting and carting wood and grass, as well as for carpentry and twine and basket-making. The tahsil has always shown great powers of resistance in time of famine.

The non-agricul-
tural classes.

11. Communications by road leave much to be desired. From Pilibhit a number of *kachcha* roads radiate in all directions, but they are most of them in a bad condition especially in the rains. Since last settlement bridges have been made over the Mala on the Madho Tanda road, and over the Pangeli on the Baheri road: but the Puranpur road is still unbridged though projects have been in hand for some time. In Jahanabad a road passes from Shahi station in the south to Amaria and Sittarganj: and there are generally tracks along the canals. The only metalled road (outside the city) is that to Bareilly, (in existence at last settlement): it now crosses the Deoha by the railway bridge. The road to Jahanabad, however, is being metalled, and that to Neoria is to be taken in hand this year. In railway communication much greater improvements have taken place. The narrow gauge railway from Bareilly was brought to Pilibhit in 1884 and subsequently extended to Lucknow, thus passing through the southern and most fertile tract: while the newly-constructed line from Shahjahanpur to Tanakpur, passing through Pilibhit and Neoria, should also add greatly to the trade and prosperity of the tahsil.

Communications.

12. The following table shows the position of the various castes:—

Proprietary classes.

Statement showing the castes of the various proprietors.

Name of caste.	Area held in acres (pre- sent settle- ment).	Percentage of total area.
Sheikh	61,299	25.98
Pathan	42,921	18.19
Saiyed	3,386	1.43
Mughal	244	.10
Brahman	13,805	5.65
Kayasth	8,345	3.54
Khatti	13,011	5.51
Thakur	1,538	0.65
Bania	37,869	16.05
Banjara	24,002	10.17
Kurmi	10,276	4.36
Kisan	1,585	0.67
Kalwar	509	0.22
Lodh	1,230	0.52
Goshain	304	0.13
Paqir	530	0.23
Jat	908	0.39
Tamoli	146	0.06
Kori	404	0.17
Others	2,416	1.03
Waqf	7,497	3.18
Municipal board ..	1	..
Government property	3,700	1.57
Total	235,927	100.00

Sheikhs and Pathans (including Rains) are seen to own over 44 per cent. of the tahsil, Baniyas 16 and Banjaras 10: while the only others worth mentioning are Brahmans and Khattris, each holding between 5 and 6 per cent. There is a considerable difference, however, in the two parganas. In Jahanabad Sheikhs and Pathans hold nearly two thirds of the area, Baniyas only 8 per cent. and Khattris, Brahmans, and Kurmis each 6 to 7 per cent. In Pilibhit on the other hand Sheikhs and Pathans hold only 28 per cent. while Baniyas hold 25 per cent. and Banjaras 20.

Unfortunately the last settlement figures are not available so it is impossible to ascertain the changes that have occurred. It is known, however, that several large properties of Muhammadans have been broken up: and much of the extensive area held by Baniyas and Khattris is of fairly recent acquisition. The variety of castes represented is noticeable, as is also the absence of any territorial distribution of the land between powerful families and clans: great difficulty in fact was found in early days in determining proprietary rights at all and in some cases settlement was made with any villager willing to engage for the revenue.

13. This goes far to explain the simplicity of the tenures shown in the following statement:—

	Villages.	Tenure of mahals.						
		Revenue-free.	Pattidari.	Single zamindari.	Joint zamindari.	Bhaiya chara.	Others.	Total.
Jahanabad..	198	11	49	216	237	..	9	511
Pilibhit ..	214	3	49	218	341	1	12	621
Total ..	412	14	98	434	578	1	21	1,132

14. The relations between landlords and tenants, generally unsatisfactory, have been greatly embittered by the question of commutation of rents.

This subject has been discussed at length in para. 32 of the Jahanabad rent-rate report. The Jahanabad landlords (with some honourable exceptions) are hard men, and some are harsh and tyrannical. In Pilibhit Hindus own about half the tahsil and are generally less exacting, so that relations are on the whole much less strained than in Jahanabad.

Friction, however, was inevitable on the subject of commutation: the zamindars fear not only a loss of *hukumat* but also a loss of income, coupled in many cases with a rise in revenue. There is no doubt that, as has happened in other districts, and in this tahsil itself after last settlement, many zamindars will use every means in their power to compel tenants to revert to grain rents. It would be well if for the next five years the tahsil was kept in the hands of specially selected sub-divisional officers.

Cultivating classes.

15. Subjoined is a statement of tenants by castes.

Statement of tenants by castes.

Caste.	Cash-rented.	Grain-rented.	Sir and khud-kash.	Rent free.	Total.	Remarks.
Sheikh	654	9,374	1,587	42	11,657	
Pathan	980	3,402	545	78	5,005	
Saiyed	5	137	21	7	219	
Julaha	20	2,826	..	37	3,066	
Brahman	1,801	3,123	455	425	4,804	
Thakur	478	664	1	2	1,145	
Kayasth	299	351	110	22	782	
Lodhi	3,320	28,131	60	51	31,562	

Caste.	Cash-rented.	Grain-rented.	Sir and khud-kasht.	Rent-free.	Total.	Remarks.
Kisan	6,056	19,333	159	80	25,628	
Kurmi	6,841	16,380	674	72	23,967	
Muraos	2,006	6,225	47	80	8,358	
Banjara	1,519	1,331	569	27	3,446	
Barhai	590	3,047	12	7	3,656	
Lohar	405	1,983	4	9	2,351	
Ahir	404	2,145	5	2	2,556	
Pasi	372	2,298	..	52	2,722	
Chamar	894	8,723	..	19	9,636	
Bania	11	95	30	19	155	
Kahar	419	1,488	..	121	2,028	
Others	5,273	22,123	852	411	28,659	
Total	32,579	132,129	5,131	1,563	171,402	

It will be observed that the tahsil has a strong body of good cultivators. Lodhs head the list followed by Kisans and Kurmis: Sheikhs come next including Rains: while both Muraos and Chamars are well represented.

These six castes alone hold nearly 65 per cent. of the whole area.

From enquiries in various villages the average area held by tenants appears to be fairly high, 7 or 8 acres,—the holdings in the north and towards the forest being of course far larger than those where land is more valuable.

High rent-rates are paid by Pasis, Muraos, Julahas and Banjaras, while Brahmans, Kayasths and Rains pay privileged rents in some villages.

16. The details of the holdings area are as follows :—

Description.	Holdings area.	Percent-age of total area.
	Acres.	
Occupancy cash	25,517	52.91
Ditto grain	63,943	
Exproprietary cash	143	.22
Ditto grain	215	
Non-occupancy cash	6,838	43.11
Ditto grain	66,547	
Sir	1,593	.94
Khudkasht	3,312	1.96
Rent-free	1,450	.86
Total	169,058	100.00

At last settlement the figures were as follows :—

Occupancy	Acres.
Non-occupancy	Acres.
Total	Acres.
	105,215
	54,847
	160,062

Thus 65.7 per cent. of the tenants' area was held with right of occupancy and, as was anticipated by Mr. Colvin, the occupancy area shows a serious fall, viz. from 105,215 acres to 89,818, or 15 per cent.

Various causes have contributed to this: in some cases the rights have merely lapsed: in others no doubt they disappeared in the disastrous years immediately following the last settlement and commutation, when grain rents were very largely reverted to; but it is known too that in recent years persistent efforts have been made in certain villages by means, fair or foul, to do away with these rights.

17. The general agricultural statistics are contained in appendix I. The main figures are—

	Unculturable.	Grove.	Culturable.	Cultivated.
	Acres.	Acres.	Acres.	Acres.
Last settlement	25,175	2,706	40,166	167,751
Present ditto	24,273	3,731	42,398	162,995

General statistics.

It will be noted that there is some difference between the figures of last settlement as here given and those given by Mr. Colvin. Mr. Colvin's figures do not tally with the totals of the assessment statements compiled from the settlement *misls*, and it has seemed better to use the latter, especially as the figures given by Mr. Colvin do not always agree.

The figures for a single year, however, carry little weight. The average cultivated area for the 22 years from 1284 to 1305 is 158,563 acres : while the average for the last ten years 1311—1320 is found to be practically the same,—158,620 acres. (The intermediate years 1306—1310 were the years of survey, so figures are not available.) Indeed if we add in each case the figures for land left fallow for cane making an estimate for the first seven years 1284 to 1921 (for which the information is wanting) the two periods show an almost identical figure—164,198 acres against 164,133.

On last settlement figures, however, the decrease is appreciable, 6·2 per cent. This too is on the supposition that the figures include land fallow for cane : if such land has to be added the decrease will be more marked.

18. The crop figures are given in appendix VI. The settlement year is 1320 Fasli, a fairly good year.

The main features of the district are brought out by the following table :—

Crop statement.

Items.		Former settlement.	Year of verification.	Percentage of total area.
		Acres.	Acres.	
<i>Kharif.</i>	Wheat alone	27,865	29,040	18·5
	Wheat in combination	4,482	5,656	3·5
	Barley alone and in combination.	8,145	6,031	3·8
	Gram	5,213	29,827	18·6
	Garden crops	161	117	0·1
	Other crops	8,547	8,233	5·1
Total		49,413	79,504	49·6
<i>Kharif.</i>	Rice	90,609	84,257	52·6
	<i>Bajra</i>	8,089	1,431	0·9
	<i>Juar</i>	517	433	0·3
	Maize	384	2,539	1·6
	Cotton with arhar	2,841	660	0·4
	Sugarcane	10,405	16,605	10·4
	Other crops	12,864	17,779	11·1
Total		120,709	1,23,704	77·8
<i>Zaid</i>		149	724	0·5
<i>Dofasli</i>		118	43,875	27·4
Total cultivated area per <i>khasra</i> .		170,153	1,60,067	100·0

The most striking point is the immense increase in the *dofasli* area. The *dofasli* crop, however, varies very much in value : it is largely represented by gram and some of it is generally almost worthless, exhausting the soil without giving an adequate return.

Rice, wheat and sugar are the staple products as at last settlement though gram too has become important. Rice has an enormous preponderance, occupying about two-thirds of the *kharif* area and more than half the whole cultivated area. Even so the area has declined appreciably since last settlement.

The wheat area, however, has risen to some extent, and the cane area most satisfactorily so that it occupies 10·4 per cent. of the whole area : the profits of cane indeed are so great that the stability of the *tahsil* may be said to depend on it.

19. The style of cultivation varies enormously : it would be hard to improve on the highly-skilled cultivation round the city and Neoria Husainpur : while in some of the outlying villages in the north and east one finds hasty and superficial ploughing, incomplete fencing, neglect of irrigation, and the incessant night watching which is wearisome and enervating in the extreme. Here the more valuable crops are not grown and such crops as are grown show an inferior out-turn ; while in parts the soil quickly becomes exhausted and must be left fallow

at frequent intervals. In the centre and south the usual rotation is cane, wheat and rice and it is common to find in a village three *chaks* of good land which receive the cane in turn,—a system which gently improves the soil and goes to explain the absence of any marked *gauhani*.

The best cane *aghol* is much less common than *pareria*, *chunn*, etc., which need less irrigation : *parhel* and *kharik* are both customary but *parhel* is more common. Of rices *anjna* is generally quoted as the best rice now grown : the more valuable kinds (*bansmatti*, *sunkarcha*, etc., can be grown in the north and centre but have declined in recent years : the inferior qualities are very common.

Cattle-breeding is of great importance in the north, where the land is more suitable for pasture land than cultivation. A considerable income is derived in some villages from the grazing fees.

20. The soil being naturally moist and the rainfall good, irrigation is little needed except for cane and garden crops.

Irrigation.

This tahsil in fact is more liable to damage from flooding than from drought.

Earthen wells, generally *dhenkli*, can be dug in most villages in the south and in many parts of the centre and north : water is never far from the surface, the average distance being about 10 feet.

The supply, however, is as a rule quickly exhausted and in many parts wells cannot be worked continuously for more than two or three hours. The cost varies from Re. 1-8-0 to Rs. 4. Masonry wells are not used for agricultural purposes : the soil is in many places unsuited for them and they are not required. Besides wells there are numerous tanks and depressions, streams and drainage channels, all fully utilised but apt to fail when they are most needed. The rivers Afsaria, Pangeli, and Khakra, however, are always of great assistance.

Canaals are the main source of irrigation in Jahanabad. The Bahgul canal (Nakatpura distributary) which was working for many years before last settlement, enters the pargana at the north-west and irrigates a large number of western villages. The Kailas canal takes off from the Kailas in the north and with its branches irrigates the centre and south : thus with these canals and the river Afsaria, the water of which is increased by them, there are very few villages except in the north-east, which are beyond the reach of canal-irrigation. It must be noted, however, that complaints were very frequently made of inadequacy of the supply of water, especially in the southern villages.

The extensions and modifications have been very large since last settlement. The Kailas canal though excavated was not in operation at the time the rent-rate report was written and had therefore had no effect on the prosperity of the pargana : the length too is put at 96 miles against 32 in 1872.

21. At last settlement 37,073 acres were shown as irrigated against 15,380 in 1320. There is little advantage, however, in comparing individual years ; the amount of irrigation varies inversely with the rainfall and is no guide to the irrigable capacity of the tahsil. In 1320 little irrigation was necessary, (the Pilibhit figures showing 1,683 acres against 20,430 at last settlement) while the area given at last settlement seems in fact to be the irrigable and not the irrigated area.

There seems no reason to suppose that irrigation from sources other than canals has increased.

The extensions of the canals, however, have made a marked effect on the areas ; the decennial averages are as follows :—

						Acres.
1871—80	..	..	..	..	..	7,750
1881—90	..	..	..	..	..	19,050
1891—1900	..	..	..	..	..	14,000
1901—10	..	..	..	..	..	15,644

With all these irrigation facilities good crops can be obtained on a large area even in dry years : indeed as rents are largely in kind it happens that the produce does not fall off so much as the price increases and in many instances a dry year is more remunerative than a wet one.

* *Parhel* is the crop sown on land which has been lying fallow : *kharik* the crop following immediately after another crop.

Improvements.

22. Improvements are rarely met with ; only two tanks were brought to my notice and one watercourse to carry off floods. The commonest form is that of new hamlets to attract settlers. There are no materials for a comparison with last settlement.

Prices.

23. The question of prices which is particularly important here with so large an area under grain rents, has been dealt with at length in the Jahanabad rent rate report. The mean rise in prices of rice, wheat, barley, and gram appears to have been about 38 per cent., of *ras* about 33 per cent., and *gūr* about 50 per cent.

Rental system.

24. As a general rule, except for sugarcane, cotton, hemp, maize, and *chari*, the rents are collected in kind, either by appraisement or division. Only 18 villages are purely cash-rented against 218 purely grain-rented, while 181 have both kinds of rent. Out of 1,62,703 acres held by tenants 1,30,705 are held in grain rents.

Cash rents.

Rents paid in cash are commonly lump rents quoted at an all-round rate per kachcha-bigha. The rates are frequently customary and personal, bearing no relation to the soil or position of the holding. In several villages only the occupancy tenants pay cash-rents : while in some it is found that while fixed cash rates are paid for ordinary crops (*nitchkari*) a special rate is paid if sugarcane is grown.

Privileged rates are not very common, but in some cases the zamindar's relatives or the descendants of the founder of the village pay favoured rates : it is seldom that Brahmans or Thakurs are privileged.

In one or two Muhammadan estates all Hindus pay a higher rate.

Grain rents.

The *batai* system has been described at length in page 44 of the Jahanabad rent rate report. Division is more common than appraisement and is generally preferred. The share taken ranges as a rule between $\frac{1}{2}$ and $\frac{1}{4}$ but sinks as low as $\frac{1}{5}$ in some very poor villages. The *zabti* rates vary between Rs. 3-4 and 1-2 per kachcha bigha for cane : between Re. 1-5 and Re. 0-6 for cotton, and Re. 1 and Re. 0-6 for hemp. *Chhut* is seldom found but *kharch* is not uncommonly added either to the *zabti* or the share rate.

Where the rate is reasonably low and the tenants are not abused, the system is very convenient and even necessary for a backward tract, besides having the sanction of custom and involving certain privileges and some amount of protection.

The tenants, however, are, as at last settlement, anxious for commutation, while the zamindars are opposed to it. The tension was acute then as now and after a time grain rents were very largely reverted to, almost always to the loss of the tenants, who agreed to pay a higher rate than before.

The existence of the grain-rented system makes it very difficult to ascertain to what extent rents have risen.

The cash rental consists largely of high *zabti* rents paid for special crops : it is thus more or less accidental depending on the areas sown ; these rents belong more properly to *batai* rents and have been included under that head in the year of verification.

The figures are given in appendix II of the rent-rate report. The earlier figures are unreliable (vide para. 47 of the Jahanabad report) but in 1883 more attention was being paid to these returns and the figures for 1293 *fasli* may perhaps be taken as approximately correct. The recorded rental has risen from Rs. 6,42,003 in that year to Rs. 8,75,923 in 1320 *Fasli*—a rise of 36 per cent., while the incidence has risen from Rs. 3-9 to Rs. 5-3

The rise in rates may be shown in the following table as used by Mr. Gillan :—

	Subur- ban.	I.	II.	III.	IV.	Alluvial.	Total.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1. Twice incidence of old revenue ..	4-2	4-4	3-6	2-4	2-4	5-0	3-6
2. Occupancy incidence of present settlement.	5-3	5-4	4-9	4-6	3-2	4-9	5-2
3. Percentage of increase of (2) on (1)	26-2	22-7	36-1	91-7	33-3	2-0	44-4
4. Non-occupancy incidence of pre- sent settlement.	8-1	6-5	6-0	5-0	3-2	5-6	6-5
5. Percentage of increase of (4) on (1)	92-8	47-7	66-7	108-3	33-3	12-0	80-6

The rise is large, and really larger in the occupancy incidence than the figures indicate, as a large amount of the present assessment took place in land the quality of which is inferior to the previously cash-rented land much of which lay round the sites.

CHAPTER III.

FISCAL HISTORY.

25. In Akbar's time the tract was known as Balai but included a part of Richa : the revenue was 10,77,811 *dams*, or about Rs. 27,000. Subsequently, when the Rokilkhand parganas were distributed among the Rohilla chiefs, the valuation of these two parganas is given as Rs. 3,02,000 (*sayar* however is excluded). Allowing 10 per cent. to cover the cost of collection the annual estimated rental may be put at Rs. 3,32,200.

26. At the cession in 1801, the area was made part of the Bareilly district, and after various other changes Puranpur was added to it to form the Pilibhit sub-division. It was not till 1879 that Pilibhit became a district.

27. The present is the ninth settlement. The previous figures are given below :—

1.	1802	..	..	..	234,000
2.	1805	..	..	..	296,324
3.	1808	..	..	..	293,518
4.	1812-1837	..	..	..	291,227
5.					
6.	1837 (Mr. Head)	..	..	..	245,397
7.					
8.	1871 (Mr. Colvin)	..	..	..	314,620

The early settlements were generally excessive and were condemned by Mr. Head *in toto*, Pilibhit being described as the worst assessed pargana in the district. With no field maps or registers there were ample opportunities for corrupt subordinates. At first the old system of auctioning each estate had to be continued. The country was in a very depressed condition after the recent misrule and excessive bids were often made by the farmers to retain estates : while on the other hand large areas were often knocked down for nominal sums.

A second triennial settlement was made (1805—1807) on the same lines, but resulting in a substantial increase ; and was followed by a quadrennial settlement on similar high figures : this however did not work at all well and the proposal to make it permanent was rejected.

The fourth settlement for the five years ending 1816 was equally unsatisfactory. At this period search was made for the rightful proprietors of each village and where they were untraced, proprietary rights were conferred on the *muqaddams*, who quickly came to be styled proprietors.

The fifth and sixth were mere extensions of the fourth and were no more successful. At the latter however a survey was made and a money rent fixed for each field, the revenue share being taken at 78·76 per cent.

28. The first regular settlement was made in 1837 with a survey, soil-classification, and preparation of village papers. Moderation was directed : the Government demand was reduced to 66 per cent. and graduated assessments were introduced where necessary. The settlement was light in the north parts and in Jahanabad in particular was judiciously made : in Pilibhit it pressed severely on some estates though it was fairly moderate on the whole : the rise of prices at its close made it much lighter.

29. The current settlement was begun in 1865 by Mr. Elliot Colvin with a careful survey and decisions of boundaries. Circles were formed topographically, mainly according to climate, though in Jahanabad irrigation also was considered. The method of evolving rent rates, however, met with some criticism. The recorded rents being "notoriously falsified" were only consulted so far as they indicated "a point well below the lowest level the rental had ever sunk to." Mr. Colvin first ascertained the proportion of produce paid by tenants and then proceeded to

determine the average amount and value of this proportion, trusting entirely to his long experience of the average produce of the soil and crops. No data were given for testing the accuracy of his soil rates or crop rates.

Rents had increased both by enhancements and the rise in prices : cultivation had extended together with the spread of more valuable crops, while in Jahanabad canal-irrigation had advanced : thus in spite of the reduction of the demand to about 50 per cent. a very-high enhancement was proposed.

Numerous complaints led to an enquiry by Mr. Currie in 1874. Eventually the rent-rates were upheld but Mr. Colvin was desired to revise his assessments. He was able generally to justify his *jamas*, except that (1) in the two mahals of Saijna the demand was reduced by Rs. 400 (2) in Pandri Kishan Das by Rs. 86 and (3) in Jamgahan a progressive *jama* was imposed, Rs. 200 for the first seven years Rs. 250, for the next seven years, and then the full *jama* of Rs. 300.

Famine followed in 1877 and the settlement broke down in the weak villages of the north and east : already in 1879 the Commissioner asked for an enquiry and in 1882, on a fresh report, Mr. Whalley was directed to inspect the 65 villages. Those where relief was required he divided into three classes : (1) purely fluctuating (2) composite, i.e. partly fluctuating and partly established and (3) unaltered. In the purely fluctuating villages he fixed a minimum *jama* with reference to the *siwai*, mainly grazing fees, and a maximum *jama* by applying a uniform rate to the cultivated area, the *jama* for each year varying according to the cultivation. In the composite villages he marked off a fluctuating *chak*, and treated it as a purely fluctuating village, the remainder bearing a fixed *jama* deduced from the settlement officers' demand.

The permanent *chaks* were termed *istimrari* and the fluctuating *sahrail*.

The result was a reduction of Rs. 10,933 in 49 villages and a remission of Rs. 4,603. (Details are given in appendix Q) : Rs. 200 too were deducted from the *jama* of Pauta Kalan on account of loss of bazar dues.

The settlement was due to expire in October 1905.

Mr. Moreland's forecast in 1901 showed no appreciable increase either in the cultivation or the productive capacity of the tahsil, the only ground for enhancement being in higher prices and improved communications. The settlement was thus extended to 30th September 1915.

Mr. Colvin's assessment was generally a heavy one especially in the north and eastern villages, where he assessed too large an area and anticipated an improvement which did not take place. He apparently based his calculation on the ten years' preceding 1868—years of extraordinary high prices, and his enhancements (in spite of the reduced percentage of assets taken) amounted to over 28 per cent.

30. Since the reductions effected by Mr. Whalley the settlement has worked fairly well. In the ten years 1311 fasli to 1320 fasli inclusive, no coercive process more severe than a warrant of arrest or attachment of moveable property has been required and of these only 16 and 21 respectively have been issued.

31. The amount of suspensions and remissions in years of scarcity are—

					Suspended.	Remitted.
					Rs.	Rs.
1907-08	..	..	..	..	55,000	27,000 (approximate).
1913-14	..	..	..	..	45,191	..

CHAPTER IV.

SETTLEMENT OPERATIONS.

34. Survey operations commenced in October 1898 and were completed in 1900. The survey was both traverse and cadastral.

35. For attestation Babu Onkar Singh was appointed assistant record officer, in December 1900 under the Collector as record officer. Operations were not formally closed until 14th May 1903.

36. Mr. Moreland's forecast in 1901 estimated an enhancement of at least Rs. 16,500 and possibly about Rs. 25,000, but though the Local Government supported the proposed revision, the Government of India thought it unjustifiable: the population and cultivated area had fallen and the increase anticipated was only five per cent. The settlement was therefore extended for ten years to the 30th September 1915.

37. The present settlement operations opened in October 1913, when Mr. A. F. Fremantle took over charge. He completed the inspection of Jahanabad, and had begun Pilibhit when his transfer in January resulted in my appointment. Re-inspection of Jahanabad commenced on the 20th January: Mr. Fremantle's soil-classification being retained as directed and changes in demarcation avoided as far as possible. A week later instructions arrived which were understood to mean that the demarcation should hold good and I accordingly cancelled my map corrections and confined myself to making notes where necessary.

In March, however, Mr. Gaskell remarked that some good villages were shown as containing no first loam although the crop statement and my notes indicated two distinct classes of loam. Such villages were then revisited as far as possible and the best *chaks* marked off: on the whole the demarcation may be accepted as fairly correct.

The soils in this pargana are two classes of loam and one each of *matyar*, *bhur*, and *kachiana*; the *dumat* area was widely extended, as any *bhur* or *matyar* that was found capable of bearing as good a crop as ordinary loam, was now classed as loam,—a change which is justified by the local use of the term *dumat*.

In Pilibhit the three kanungos, who had had training in Jahanabad, were sent round pencilling in the various blocks by soils on maps which already showed in colours the soils of last settlement: I followed a few days later checking their work and making alterations where required. They all did excellent work and at very high pressure. The Jahanabad soil-classification was retained except that (1) *gauhani* was substituted for *kachiana*—a wider class embracing all markedly superior soil near a site; (2) *khadir* I and II were introduced and found very useful for low-lying and precarious areas. A second class of *matyar* would have been of assistance in some villages but it seemed safer to avoid further changes in the very short time that remained before the crops began to be cut.

It has not been necessary to make a distinction between wet and dry rates, over a large tract the whole of a village can be irrigated when necessary, while villages where irrigation is rare or impossible are classed in circles of their own.

Cultivators were freely consulted as to the relative value of the blocks.

38. The following table shows the soil-classification for the total area:—

					Aores.
<i>Gauhani</i>	..	..	..	..	1,166
<i>Kachiana</i>	..	..	..	..	475
<i>Dumat</i> I	..	..	..	..	40,202
<i>Dumat</i> II	..	..	..	..	71,546
<i>Matyar</i>	..	..	..	..	45,145
<i>Bhur</i>	..	..	..	..	2,259
<i>Khadir</i> I	..	..	..	..	1,847
<i>Khadir</i> II	..	..	..	..	759

39. The circles are topographical and depend mainly on climate and irrigation as at last settlement: the weakest are those near the Terai. Every mile to the north of the central line renders the climate worse and affects the value of an estate. Circles.

A suburban circle has been formed of the villages adjoining Pilibhit.

The alluvial villages, only 11 in all, are too dissimilar to form one circle: in each case the rates of the circle most appropriate have been applied, with modifications where necessary.

40. Circle cash rates have been selected after an exhaustive scrutiny of the cash-rented holdings. Rents are commonly paid in the lump, but the present value of the different classes of soils was obtained from single-soil non-occupancy holdings, and the soil proportions so resulting were used to split up the rents of all selected *khata*s which contained more than one soil.

Circles cash rates.

The selected *khata*s were mainly those of tenants who had held for 20 years or longer but holdings of enhanced occupancy tenants whose rents were similar to those were also taken. After eliminating abnormally rented holdings the remaining area was sufficient in most circles to form a safe basis for circle rates.

The total area from which rates have been selected is 11,235 acres.

Comparison
of recorded rental
and valuation.

41. The recorded cash rental compared with the valuation at circle rates is as follows, (in villages which are not exempt from the payment of revenue):—

	Non-occupancy.	Occupancy
	Rs.	Rs.
Recorded rent	40,636	1,33,068
Valuation	31,115	1,33,663
Percentage of variation of the valuation.	-23.4	+15

Taking the standard rental as Rs. 100 the occupancy tenant pays (after allowing for soils) 99.85 and the non-occupancy tenant 130.6. The difference is very marked: Were it not for the protection afforded to occupancy tenants by statute they would be paying Rs. 1,74,859 instead of Rs. 1,33,663, a difference of Rs. 41,191.

Grain rates.

42. Owing to the preponderating *batai* area it has been necessary (in every circle except the suburban) to consider the question of circle grain rates. This was one of the main problems of the settlement.

The procedure has been fully discussed in the rent-rate reports. Averages were taken for five selected years of moderate prices, and also for the ten years 1310 to 1320, the *zabti* averages being abstracted by the method used by Mr. Gaskell in pargana Thakurdwara.

As already shown, grain-rented land is little inferior to the cash-rented land in the same circle, but is admittedly more profitable to the landlord.

It has been thus possible in most cases to apply the circle cash rates to the grain area. In circles III and IV of Jahanabad and circle IV of Pilibhit there are no cash rents to be utilised and circle grain rates had to be evolved. These were in all cases moderate, giving a valuation well below the recorded rental of the circle and they have been applied with caution in individual villages.

Other problems
of assessment.

43. Other important problems were (1) the area to be assessed, especially in the more precarious tracts and (2) the treatment of the annually settled villages.

The area assessed.

44. In the best circles, where the area is fairly stable, the holdings area (subject to small deductions, for groves and unculturable land) has been generally accepted. In precarious circles old fallow also has been excluded and the general standard of assessment has been the average cultivated area for 20 years excluding land fallow for cane. Each village however has been dealt with on its own merits and in estates where a quinquennial settlement is being proposed, the figures for the latest years are of course of most importance.

In a few villages additions were made for deficient cultivation but hardly any cases were found of land being deliberately thrown out of cultivation with a view to settlement. On the other hand deductions had not infrequently to be made when an abnormally high area had been cultivated in the year of verification (1320). The result is that out of a *khalsa* holdings area of 166,596 acres (160,731 cultivated) an area of 1,62,457 acres has been assessed.

(This does not agree with the aggregate statement which includes, for statistical purposes, some figures utilised merely for calculation of *minimum jamas* in the precarious tract.)

The 43 *sahrai*
villages.

45. These have been discussed at length in the assessment reports. It is undesirable both administratively and economically to retain them under annual settlement. A full-term settlement is also as a rule unsuitable; the population is highly migratory and the cultivation (if any) fluctuating, largely on account of the proximity of the Terai with its low cash rents, and better management and irrigation.

Thus only in very few villages is a long term being proposed: for the rest a quinquennial settlement is recommended, generally with an all-round revenue-rate

(as the soils here have no appreciable influence on rents) on the model used in the Bijnor settlement.

At the same time a minimum *jama* has been calculated in some villages where cultivation is rare and dwindling and the assets consist mainly of the *siwai*—grazing fees, grass or forest produce. This minimum is calculated on the minimum value of the village as a *siwai* area and is only required when the recorded assets from cultivation or *siwai* are utterly inadequate : it has been obtained by applying to the combined cultivated and culturable area a rate generally of Re. 0·15 in Jahanabad and Re. 0·08 in Pilibhit. In this connection I would suggest that in villages like Koilara, where the grazing fees are enormous, proper registers of grazing cattle and sale of grass should be maintained and checked. The matter is at present too much in the hands of the patwaris and it is not as a rule the best patwaris who remain in charge of these unhealthy outlying areas.

The revenue rates on cultivation vary from Re. 0·8 to Rs. 1·5 per acre, though the commonest is Rs. 1·2 : in three very poor villages only Re. 0·6 is recommended.

46. The treatment of occupancy rents is best shown by the following figures :—

Enhancement of occupancy rents.

Recorded rent.	Valuation at circle rates.	Accepted rent.
Rs.	Rs.	Rs.
1,33,668	1,33,668	1,37,059

The accepted rental is thus Rs. 3,391 above the recorded rental. The net enhancements actually decreed amount to Rs. 2,064 : enhancements were not applied for in all cases where rents were inadequate.

Circle rates were applied in 569 mahals and modified rates in others which were distinctly above or below the average.

(Modifications were very numerous in the precarious circles IV of each pargana where the villages vary so enormously that circle rates were not expected to be more than a guide.)

High caste rates have been allowed where customary : generally in the case of Brahmaus, Kayasths, and Pathans—but they are rarely found.

Care has been taken to avoid excessive enhancements, the general rule being to allow no enhancements above 25 per cent. : in some cases this left a margin and further enhancements may be sued for after 10 years.

Enhancements of grain rents have been very few : in one or two cases in northern villages the low share rate or zabti rate has been slightly raised, but in the majority of cases the zamindars were willing to withdraw the applications and in one case at least to accept a cash rent.

47. As regards the non-occupancy rental it is necessary only to deal with the revenue-paying villages. In the revenue-free area deductions have not as a rule been made for short collections.

Non-occupancy rental.

The figures are—

				Area.	Rent.	Incidence.
				Aores.	Rs.	Rs.
Recorded	..	..	..	6,236	40,636	6·5
Valuation	..	..	..	6,127	31,115	5·1
Accepted	..	..	..	6,110	36,362	5·9

The incidence of the accepted rental is high on account of the exclusion of inferior soils from assessment. The total deduction is Rs. 4,274, viz. 10·5 per cent. mostly on account of instability of rent and fluctuating cultivation. Short collections were also considered though recorded collections were regarded with caution as repayments of the zamindar's advances for sugar and *bijkhad*, etc., are apt to be confused with the rental accounts.

Assumption area.

48. The figures for the assumption area, *khalsa*, are :—

	Holdings.			Accepted.		
	Area.	Valuation by circle rates.	Incidence.	Area.	Rent.	Incidence.
	Aores.	Rs.	Rs.	Aores.	Rs.	Rs.
<i>Sir and khudkasht</i> ..	4,853	28,465	4·8	4,715	22,986	4·8
Grain-rented ..	128,397	5,60,403	4·4	126,906	5,87,862	4·2
Rent-free ..	1,527	6,890	4·5	1,385	4,607	3·3

The deductions are made for unstable cultivation, fallow, groves, and unculturable land. Rent-free land where not sublet has generally been valued at half rates.

Siwal. 49. The total assets under this head are Rs. 5,151, the main items being grazing fees and sale of grass in the northern villages and in the Deoha *kundris*, and groves of pine-apples, oranges, etc., near the city.

Deductions. 50. The deductions for proprietary cultivation amount to Rs. 2,253 or 9·8 per cent. of the *sir* and *khudkasht* assets.

The full allowance has been given wherever permissible under the rules. For improvements only Rs. 419 have been deducted: this is almost entirely on account of new hamlets.

An allowance of Rs. 392 represents deductions made for land acquired since the year of verification for the Rohilkhand and Kumaun Railway, the High school, and the new road in Pilibhit.

Net assets and revenue.

51. The net assets are Rs. 7,36,006 and on this a revenue of Rs. 3,53,057 has been sanctioned or 48·0 per cent. A low percentage has been taken where the zamindars were poor or numerous, the enhancement high or the assets precarious as well as in cases where a heavy fall in income is expected from commutation of rents.

The enhancement is extraordinarily similar in the two parganas :—

	Expiring revenue.	New revenue.	Increase.	Percentage of increase.
	Rs.	Rs.	Rs.	
Jahanabad ..	1,55,397	1,78,042	22,245	14·9
Pilibhit ..	1,52,010	1,74,415	22,405	14·7

If the owner's rate Rs. 3,594, which will now be absorbed, is added to this the increase is only 12·4 per cent.

Progressions.

52. The full *jama* will not come into force till the eleventh year, the progressions being as follows :—

	Rs.
First five years ..	3,47,412
From 6th year ..	3,51,732
From 11th year ..	3,63,057

Distribution.

53. This work has been done (as directed) along with that of assessment. In *pattidari* mahals the collections were made both on shares and assets but in accordance with the preference expressed by such zamindars as were consulted, I have almost invariably distributed on assets. The *milks* (or *magruqas* as they are generally called) are very numerous: they have been dealt with as leniently as possible so as to avoid any very high enhancements: in Pilibhit pargana I was able to take advantage of the Settlement Commissioner's suggestion and assess such cases separately on the assessment statements before and apart from the rest of the mahal.

Commutation.

54. This has been a matter of much difficulty and has entailed enormous labour. In the general rush practically everyone came forward who had any claim to occupancy rights and the people who applied for commutation numbered about 30,000. Some precarious villages in the north and along the forest were struck off as

unsuited for commutation: there cash rents have not yet penetrated and "the inequality of the produce from year to year is so considerable as to make it unlikely that tenants could pay any fixed rent of suitable amount;" the result would probably be that the tenants would lose their rights, and abscond into the Terai, where Government can afford to let the land on lower terms than any zamindar can afford to grant. The exclusion of these cases however did not very much affect the total. As there had been no attestation (since 1306-7) and the custom of exchange of holdings (*laul paut*) is prevalent, it was found necessary to depute a Deputy Collector to make a summary enquiry as to rights. Each applicant was given a copy of the current *khata* with numbers and period of cultivation; and if either he or the zamindar disputed the entries, issues were framed and evidence taken. The Deputy Collector's reports were then examined by me and orders passed on them.

On this the office prepared tables showing for each holding the area under each class of soil and the valuation, making a note also of any exceptionally low rate of rent. These rates were in each case enquired into at the hearing: in some cases they had been attested in 1306 Fasli, in others not (this, however, was not decisive as in some cases the rate was admitted by both parties and seemed to have been omitted by accident, while in some villages it was asserted there had been no attestation at all). Most of them were attributed to old proprietorship or relationship with the zamindar; founding a village or hamlet, or holding the office of *muqaddam* in the family. In Jahanabad, in particular, it appears to have occasionally happened that one villager selected by Government in the absence of any known proprietor to engage for the revenue has now become the undisputed zamindar with his former equals as his tenants, and that these favoured rates ($\frac{1}{4}$ or $\frac{1}{2}$) refer back to this state of things. Reasonable allowances have been given in each case, adjustment being made as far as possible for all the varying circumstances: the valuation is taken generally as equivalent to a rate of about 16 seers.

How far these commuted rents will be maintained it is difficult to foresee. History is perhaps against them.

In many cases withdrawals have already been filed by the tenants: in some, where, for instance, a tenant holds both an occupancy and a non-occupancy holding and cannot subsist by one alone, it is said that pressure as regards the latter will be brought to bear on him. I had intended to apply in some villages (in commutation) rates higher than in assessment in order to reduce the fall in income for the zamindar, but it was decided that this could not be done.

CHAPTER V.

MISCELLANEOUS.

Case work.

55. The following is the statement of case work up to end of July 1915:—

Class of application.	Instituted during settlement.	Disposed of—										Remarks.		
		On the merits.				Otherwise than on their merits.								
		For plaintiff.	Fr defendant.	Total on merits.	By confession, compromise or consent.	By default of plaintiff.	Ex parte—			With- drawn.	From any other cause.		Total decided other- wise than on merits.	
							By per- sonal service of summons.	By substi- tuted service of summons.	Total ex parte.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	
I.—Cases connected with patwaris	462	..	..	..	..	..	..	..	..	..	462	..	..
II.—Boundary disputes	..	..	..	..	..	..	..	..	..	..	..	..	..
III.—Distribution of assessment	..	..	..	..	..	..	..	..	..	..	..	..	..
IV.—Cases arising out of the	272	8	210	218	30	9	..	..	..	..	15	54	..	
(a) Proprietary right	..	..	..	..	..	..	..	..	..	..	..	..	..
(b) Cultivating right	..	..	..	..	..	..	..	..	..	..	..	..	..
(c) Rent-free tenure	454	..	..	..	..	..	..	..	..	..	454	..	..
(d) Revenue-free tenure	..	..	..	..	..	..	..	..	..	..	..	..	..
(e) Cases, section 86	..	..	..	..	..	..	..	..	..	..	..	..	..
(f) Any other matter	..	..	..	..	..	..	..	..	..	..	..	..	..
(g) under section 55.	8	4	4	8	..	..	..	..	..	..	..	..	..
(a) Determination of rent on dispute.	..	..	..	..	..	..	..	..	..	..	..	..	..
(b) Determination of rent of excluded proprietors.	357	357	..	357	..	..	..	..	..	..	..	..	..
(c) Enhancement of rent.	141	141	..	141	..	..	..	..	..	..	..	..	..
(d) Abatement of rent	1,070	935	13	946	13	7	..	..	..	2	103	124	..	
(e) Commutation of rent.	..	..	..	..	..	..	..	..	..	..	..	..	..
(a) Imperfect	..	..	..	..	..	..	..	..	..	..	..	..	..
(b) Perfect	..	..	..	..	..	..	..	..	..	..	..	..	..
VII.—Union of mahals	..	..	..	..	..	..	..	..	..	..	..	..	..
VIII.—Miscellaneous	57	..	..	..	..	..	..	..	..	..	57	57	..	
Total	2,821	1,443	227	1,670	43	16	..	..	..	2	1,090	1,151	..	

• These figures are for whole mahals as entered in the misband register. As a matter of fact several individual applications for enhancement and abatement have been refused.

In the commutation cases shown in the above statement the enquiries as regards the status of tenants were made by Babu Har Bishan Dayal, Deputy Collector, who also disposed of 272 cases relating to correction of patwaris' papers and 228 cases connected with patwaris and made the necessary enquiries in 454 *muafi* cases in order to prepare the proscribed *muafi* registers. Besides the above work, he has drawn up the memoranda of village customs in 1,155 mahals in accordance with sections 84 and 85 of the Land Revenue Act. All the rent and other cases were disposed of by me.

The result of the enhancement, commutation, and abatement cases is given in the following table :—

Name of pargana.	Enhancement of rent.			Abatement of rent.			Commutation of rent.		Determination of rent.	
	Area.	Present rent.	Rent decreed.	Area.	Present rent.	Rent decreed.	Area.	Rent decreed.	Area.	Rent decreed.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.		Rs.	Rs.		Rs.		Rs.
Jahanabad ..	3,500	15,753	17,353	1,285	7,330	7,073	21,017	1,05,870	19	69
Pilibhit ..	2,437	10,340	12,303	1,335	9,276	8,008	18,572	78,082	..	..
Total ..	5,937	26,093	29,656	2,620	16,606	15,107	39,589	1,83,952	19	69

The above includes only the area and rent with respect to which any alteration was made. The figures are excluded in cases where the existing rents were left untouched.

56. The following table shows the cost of settlement operations :—

Cost.

Year.	Salary of gazetted officers.	Salary of fixed establishment.	Salary of variable and temporary establishment.	Extra tour establishment.	Travelling allowance to officers.	Travelling allowance to fixed, variable, and temporary establishments.	Contingencies.	Stationery.	Charges for the service of processes.	Job-work.	Total charges during the year
1	2	3	4	5	6	7	8	9	10	11	12
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1913-14	18,871	5,706	4,915	155	927	249	2,112	315	144	2,569	35,963
1914-15	15,044	4,582	4,473	90	572	136	1,808	195	276	1,724	28,900
Total ..	33,915	10,288	9,388	245	1,499	385	3,920	510	420	4,293	64,863

The circumstances under which the period and cost have exceeded the anticipations of Government have been reported to higher authorities from time to time. The main points are briefly as follows :—

Mr. A. F. Fremantle, I.C.S., was appointed Settlement Officer in October 1913. He completed the inspection of Jahanabad by the middle of January 1914 and began the inspection of Pilibhit, when he was transferred and I assumed charge. It was necessary to re-inspect the villages of pargana Jahanabad and to complete the inspection of pargana Pilibhit. Subsequently it was found advisable to revisit a number of Jahanabad villages. Thus the inspections in spite of every effort could not be completed till the last days of April 1914. Then in addition to the various statistics and statements that had been prepared under Mr. Fremantle's orders, in the beginning of April several new statements were put in hand at the suggestion of the Joint Secretary in order to provide fuller materials for the rent-rate reports. Some of these statements (e. g., extraction of *khatawar* figures by soils for the various classes of occupancy holdings, working out proportionate rates and rents for each selected *khata* to frame cash rates, and obtaining averages of *zabti* and *batai* areas and rents for the ten and five selected years to frame grain rates) entailed a very

large amount of time and labour. Consequently the rent-rate reports of Jahanabad and Pilibhit could not be submitted earlier than the 20th August and 1st October 1914 respectively. The assessment work too was extraordinarily difficult here : the distribution of revised *jamas* over the patts and *magruqa* areas of each mahal had to be taken in hand with the assessment : and the calculation in each mahal of the probable losses to the zamindars from commutation required much thought and careful consideration, with occasional references to higher authorities. Thus the assessment reports of Jahanabad and Pilibhit were submitted on 29th January and 1st March 1915 respectively. During the months of March and April 1915 I disposed of all the rent cases, declared the revised revenues and the distributions of new *jamas* over the patts and *magruqa* areas and wrote the letter-press of the handbooks and of this report. Under the circumstances explained above, the cost incurred is not unreasonable and will be recouped in the next few years, the increase in revenue being Rs. 45,650.

Acknowledgement.

57. I must acknowledge the valuable advice given me by Mr. Gaskell, Joint Secretary, as to the preparation of various registers and other matters.

As regards the settlement staff I have great pleasure in recording the excellent work done by the Deputy Collector Babu Har Bishan Dayal. He disposed of an enormous quantity of work with great rapidity and his tact, judgement, and energy are worthy of all praise.

Great credit is due to the head clerk, Babu Sarab Sukh Rai. He took over charge in August from Babu Gur Prasad, and though at first hampered by the difficulties left by his predecessor and by the complexity of the work, has worked hard and made the best of his material. M. Ikram-ul-haq, the Sadar munsarim, showed great industry and turned out very good work. Of the remaining clerks I would especially commend Babu Balmakund, Babu Nand Kishore, B. Har Prasad, and Babu Balgobind and mention must be made of Babu Bhagwati Prasad, who was my reader during the last few months.

I have already referred to the great assistance given me by the supervisor kanungos employed on soil-classification, viz.:—M. Sirajul-Hasan, Babu Sheo Charan Lal, and Babu Umrao Singh. Very useful work was also done by Babu Gopi Krishna, kanungo, who was appointed in May.

Finally, I would express my thanks to the whole office staff, who have worked under great pressure and frequently without regard to office hours or holidays.

A. C. HOLMES, C. S.,

Settlement Officer.

STATEMENT NO. I.—Comparative area statement (*khalsa and muafi*).

Period.	1	Total area.	2	Revenue-free.	Not culturable.				Culturable.				Cultivated.								Total culturable and cultivated.	Total Government property included in column 18.
					Village site.	Covered with water.	Otherwise barren.	Total.	Groves.	Waste.	Fallow.		Total.	Irrigated.				Dry.	Total.			
											Old.	New.		Canals.	Wells.	Other sources.	Total.					
																				Flow.			Lift.
Former settle- ment.		2,38,897	3,089 (a)	4,263	11,128	9,784	25,175	2,706	330	35,906	3,930	40,166	9,398		8,419	19,256	37,073	130,678	167,751	207,917	..	
Present settle- ment.		2,87,927	2,632 (b)	6,370	10,924	7,979	24,273	3,731	14,144	19,770	8,432	42,396	10,725	1,115	1,989	2,151	15,980	147,615*	162,995	205,891	96	

(a) Includes 2,402 acres cultivated area.

(b) " 2,157 " " and 25 " land prepared for sugarcane.

* Includes 5,095 acres land prepared for sugarcane.

STATEMENT NO. II.—Comparative statement of jamas (khalsa and muafi, etc.)

Name of pargana.	Expiring demand.			New jamas sanctioned by Government.						Remarks.
	Revenue.	Average owner's rate.	Total.	Khalsa.			Nominal.			
				For first five years.	For second five years.	From 11th year.	On revenue-free mahals.	On revenue-free plots.	On Government property.	
1	2	3	4	5	6	7	8	9	10	11
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
Jahanabad ..	1,55,397	3,594	1,58,991	1,76,932	1,78,512	1,78,682	3,690	3,167	10	
Pilibhit ..	1,52,010	..	1,52,010	1,70,470	1,73,210	1,74,416	420	2,657	436	
Total ..	8,07,407	3,594	3,11,001	3,47,402	3,51,722	3,53,047	4,110	5,824	446	

STATEMENT NO. III.—Rent rolls and collections khalsa and muafi mahals.

Period.		Tenants land held in—				Siwai.	Total demand (columns 3,5, and 6).	Collections including arrears.	Sir.		Khudkashi.		Rent-free area.	Total.		Shikmi.	
		Cash.		Kind.					Area.	Rent demand.	Area.	Rent demand.		Area.	Rent demand.	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	17
			Rs.		Rs.	Rs.	Rs.	Rs.		Rs.		Rs.	Rs.		Rs.		Rs.
Former	settle	..	..	1,60,062	..	..	..	..	187	..	5,030	..	2,472	1,67,751	..	..	..
Average of 9 years		31,998	4,03,753	1,10,937	4,16,140	33,154	8,53,053	8,16,446	1,732	..	3,500	..	1,552	1,69,719	8,53,053	..	..
Present	settle-	31,902	1,74,784	1,30,700	7,01,106	36,169	9,12,059	8,79,127	1,593	..	3,312	..	1,551	1,69,058*	9,12,059	6,496	50,243

NOTE.—22,780 acres and Rs. 1,82,114 Zabt transferred from cash to kind.

* Includes 6,159 acres uncultivated area.

STATEMENT NO. V.—Census and agricultural statistics.

Masonry wells.		Ploughs.		Plough cattle.		Agricultural population.		Non-agricultural population.		Number of inhabited sites.	Remarks.
Old.	New.					Former settle-ment.	Year of verifi-cation.	Former settle-ment.	Year of veri-fication.		
1	2	3	4	5	6	7	8	9	10		
225	79	21,085	42,759	Not available.	195,749	Not available.	Included in column 6.	506			

STATEMENT NO. VI.—Comparative crop statement (khalasa and muafi mahals).

Period.	Total culti- vated area.	Rabi.						Kharif.								Zaid.	Dofasti.	
		Wheat alone.	Wheat in com- bination.	Barley alone and in combi- nation.	Gram.	Garden crops.	Other crops.	Total.	Rice.	Bajra.	Juar.	Maize	Cotton with arhar.	Sugar- cane.	Other crops.			Total.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Former settlement	170,153 (a)	27,865	4,482	3,145	5,213	161	8,547	49,413	80,609	3,089	517	364	2,841	10,405	12,884	150,709	149	118
Average for five years	1,58,997	25,452	6,451	6,650	26,887	97	7,454	73,001	80,898	2,740	736	2,706	628	16,782	17,278	1,21,738	637	36,409
Present settlement (year of verification).	100,057 (b)	29,040	5,656	6,031	29,827	117	8,283	79,504	84,557	1,451	433	2,589	660	16,005	17,779	1,123,704	724	43,875

(a) Includes 2,402 acres revenue free.

b) , 2,157 " " and 96 acres Government property.

STATEMENT NO. VII.—Statement of assets (khalsa and muafi mahals).

Soil.	Tenants, cash-rent- ed area in acres.		Assumption areas in acres.				Total, col- umns 2, 3, 4, 5, 6, and 7.
	Tenants- at-will.	Occu- pancy tenants.	Sir.	Khud- kash.	Grain- rented.	Rent- free.	
1	2	3	4	5	6	7	8
<i>Kachhiana</i>	32	94	4	12	323	10	475
<i>Gauhani</i>	150	367	5	65	540	39	1,166
<i>Dumat</i> I	1,833	9,567	582	954	26,814	452	40,202
" II	2,791	10,356	542	1,206	56,110	541	71,546
<i>Matyar</i>	912	4,562	407	772	38,211	281	45,145
<i>Khadir</i> I	111	44	..	19	1,168	5	1,347
" II	77	6	..	8	608	..	759
<i>Bhur</i>	133	306	2	30	1,768	90	2,269
Total cultivated ..	6,039	25,302	1,542	3,066	1,25,601	1,248	1,62,899
Uncultivated ..	209	352	51	246	5,098	203	6,159
RECORDED { Area	6,248	25,654	1,593	3,312	1,30,700	1,551	1,69,058
{ Rent	40,735	1,34,049	..	..	..	..	..
{ Incidence	6.5	5.2	..	..	..	..	..
By CIRCLE { Area	6,139	25,491	1,565	3,192	1,30,084	1,406	1,67,877
BATES. { Rent	31,176	1,34,167	8,241	15,366	5,68,024	6,933	7,63,927
{ Incidence	5.1	5.3	5.3	4.8	4.4	5.0	4.6
{ Area	6,122	25,480	1,565	3,186	1,29,280	1,404	1,67,037
ACCEPTED { Rent	36,461	1,37,441	8,180	14,949	5,45,610	4,647	+1,286
{ Incidence	6.0	5.4	5.2	4.7	4.2	3.3	7,47,288
							—5,183
							4.4
<i>Sayar</i> .. ..	..	..	..	..	..	..	5,191
<i>Assets</i> .. ..	..	..	..	..	..	..	747,316
DEDUCTION { For sir .. ..	..	..	..	..	..	..	2,258
{ For other reasons .. ..	..	..	..	..	..	..	392
{ For improvements .. ..	..	..	..	..	..	..	419
Net assets .. ..	..	..	..	..	..	..	744,252

STATEMENT NO. VII(a).—Statement of assets (muafi mahals only).

Soil.	Tenants, cash-rent- ed area in acres.		Assumption areas in acres.			Total, col- umns 2, 3, 4, 5, and 6.
	Tenants- at-will.	Occu- pancy tenants.	Khud- kash.	Grain- rented.	Rent- free.	
1	2	3	4	5	6	7
<i>Kachhiana</i> .. ..	..	..	2	25	..	27
<i>Gauhani</i> .. ..	..	..	..	..	..	..
<i>Dumat</i> I	4	19	11	130	1	165
" II	8	39	12	884	11	954
<i>Matyar</i> .. ..	..	..	8	1,000	7	1,015
<i>Bhur</i> .. ..	..	..	..	7	..	7
Total cultivated ..	12	68	33	2,043	19	2,168
Uncultivated ..	..	3	19	267	5	294
RECORDED { Area	12	61	52	2,313	24	2,462
{ Rent	99	381	..	..	..	..
{ Incidence	8.2	6.2	..	..	..	..
By CIRCLE { Area	12	59	36	2,257	19	2,383
BATES. { Rent	61	304	142	7,621	63	8,191
{ Incidence	5.1	5.2	3.9	3.4	3.3	3.4
{ Area	12	59	36	2,374	19	2,500
ACCEPTED { Rent	99	382	143	7,748	40	—74
{ Incidence	8.2	6.5	4.0	3.3	2.1	8,412
						—206
						3.4
<i>Sayar</i> .. ..	..	..	..	..	..	40
<i>Assets</i> .. ..	..	..	..	..	..	8,246

STATEMENT NO. VII (B).—Statement of assets. (Revenue-free plots.)

Soil.	Tenants, cash-rent- ed area in acres.		Assumption areas in acres.				Total columns 2, 3, 4, 5, 6, and 7.
	Tenants at-will.	Occupancy tenants.	Sir.	Khud- kasht.	Grain- rented.	Rent- free.	
1	2	3	4	5	6	7	8
<i>Kachhiana</i> .. ..	..	..	..	1	9	..	10
<i>Gauhani</i>	12	4	1	6	10	1	34
<i>Dumat I</i>	27	85	24	36	478	9	659
" <i>II</i>	114	144	33	38	488	3	820
<i>Matyar</i>	64	123	3	16	410	2	618
<i>Khadir I</i>	5	..	..	1	22	..	28
" <i>II</i> .. ..	..	..	..	..	1	..	1
<i>Bhur</i> .. ..	..	..	4	..	8	..	12
Total cultivated	222	356	65	98	1,426	15	2,182
Uncultivated	2	4	3	10	23	2	44
<hr/>							
RECORDED { Area	224	360	68	108	1,449	17	2,226
{ Rent	1,829	1,728	..	..	..	..	..
{ Incidence	8.2	4.8	..	..	..	..	..
BY CIRCLE { Area	224	358	65	99	1,448	15	2,209
RATES. { Rent	1,073	1,728	348	537	7,392	86	11,164
{ Incidence	4.8	4.8	5.4	5.4	5.1	5.7	5.1
ACCEPTED { Area	224	358	65	99	1,448	15	2,209
{ Rent	1,649	1,904	843	532	7,279	86	11,793
{ Incidence	7.4	6.8	5.2	5.4	5.0	5.7	5.8
<hr/>							
DEDUCTION for sir .. ..	..	..	..	..	..	..	3
Net assets .. ..	..	..	..	..	..	..	11,790

STATEMENT NO. VII (C).—Statement of assets. (Government property.)

Soil.	Tenants, cash-rent- ed area in acres.		Assumption areas in acres.		Total columns 2, 3, 4, and 5.
	Tenants- at-will.	Occu- pancy tenants.	Khud- kasht.	Grain- rented.	
1	2	3	4	5	6
<i>Gauhani</i> .. ..	..	..	17	..	34
<i>Dumat I</i> .. ..	..	..	19	1	25
" <i>II</i> .. ..	..	..	6	..	26
<i>Matyar</i> .. ..	..	..	..	2	2
<i>Khadir I</i> .. ..	..	..	8	..	8
" <i>II</i> .. ..	..	..	1	..	1
<i>Bhur</i> .. ..	..	..	..	..	..
Total cultivated	51	1	42	2	96
Uncultivated	6	1	18	..	25
<hr/>					
RECORDED { Area	57	2	60	2	121
{ Rent	648	16	..	..	..
{ Incidence	11.4	8.0	..	..	..
BY CIRCLE { Area	53	1	42	2	98
RATES. { Rent	349	6	268	6	629
{ Incidence	6.6	6.0	6.4	8.0	6.4
ACCEPTED { Area	53	1	42	2	98
{ Rent	648	16	268	4	936
{ Incidence	12.2	16.0	6.4	2.0	9.6
<hr/>					
DEDUC- { For sir .. ..	..	..	..	..	2
TIONS. { For improvement .. ..	..	..	..	..	16
Net assets .. ..	..	..	..	..	918

STATEMENT NO. VIII (a).—*Proprietary tenures.*

Tenure.	Number of mahals.	Area in acres.	Number of sharers.	
			Resident.	Absentee.
Single zamindari ..	435	96,981	59	376
Joint ..	578	105,427	577	2,004
Perfect <i>pattidari</i> ..	89	11,025	160	353
Imperfect ..	9	2,461	1	71
<i>Bhaiya chara</i> ..	1	58	..	9
Resumed <i>muafi</i> ..	..	5,885	558	808
Miscellaneous property ..	..	368	245	131
Perpetual <i>muafi</i> ..	..	2,532	446	752
<i>Waqf</i> ..	18	7,488	..	..
Government property ..	2	3,701	..	..
Total ..	1,192	235,927	2,046	4,504

STATEMENT NO. VIII (b).—*Caste of proprietors.*

Serial number.	Caste.	Area owned (in acres).	Number of sharers.		Remarks.
			Resident.	Absentee.	
1	2	3	4	5	6
1	Bania ..	37,808	66	412	
2	Sheikh ..	61,299	563	1,009	
3	Pathan ..	42,921	218	505	
4	Kisan ..	1,585	60	34	
5	Lodh ..	1,216	8	78	
6	Banjara ..	23,800	138	610	
7	Khatttri ..	13,011	7	98	
8	Brahman ..	13,559	178	425	
9	Kayasth ..	8,345	47	362	
10	Kurmi ..	10,276	188	241	
11	Mughal ..	102	11	3	
12	Tamboli ..	143	..	5	
13	Saiyad..	3,356	51	152	
14	Thakur ..	1,506	..	57	
15	Kalwar ..	473	..	9	
16	Jat ..	908	19	28	
17	Mahajan ..	495	6	8	
18	Goshain ..	267	35	59	
19	Faqir ..	130	15	19	
20	Others..	3,996	436	390	
21	Waqf ..	7,497	..	..
22	Government property ..	3,701	..	..
	Total ..	235,927	2,046	4,504	

STATEMENT NO. IX.—*Proprietary transfers.*

Particulars.	By private sale.					By public auction.				
	Area.	Revenue.	Price.	Average price per acre.	Number of years purchase.	Area.	Revenue.	Price.	Average price per acre.	Number of years purchase.
1	2	3	4	5	6	7	8	9	10	11
		Rs.	Rs.				Rs.	Rs.		
First decade 1284—1293.	16,220	60,348	7,47,408	46.1	12.4	998	22,739	1,10,242	111.0	4.8
Second decade 1294—1303.	77,695	73,715	14,90,769	19.2	20.2	8,786	8,339	53,885	6.1	6.4
Third decade 1304—1315.	54,673	80,359	18,39,752	33.7	22.9	8,339	12,689	3,26,327	39.1	25.7
Five years 1316—1320.	25,342	37,259	16,76,899	64.6	45.0	1,065	1,722	78,392	73.6	45.5

No. 237/I—278-1913 of 1917.

RESOLUTION.

REVENUE DEPARTMENT.

Dated Allahabad, the 6th February, 1917.

Read.—Letter no. 465/I—683B-37, dated the 30th May/1st July, 1916, from the Board of Revenue forwarding the Final Settlement Report of tahsil Pilibhit together with a copy of a note dated the 2nd April, 1916, by the Settlement Commissioner.

OBSERVATIONS.—The Pilibhit district was formed in 1877 by taking tahsils Pilibhit and Puranpur from the Bareilly district and tahsil Bisalpur from the district of Shahjahanpur and forming these three tahsils into one district. The settlement of tahsil Bisalpur was revised along with that of the Bareilly district in 1901-2 and that of the other two tahsils was due for revision in 1905. A re-survey and revision of records of these latter tahsils was carried through in 1900-1 as a preliminary to the settlement operations, but when the time came to consider the question of revising the settlement Government decided to extend the period of the existing demand for a further period of ten years to expire in 1915. In 1913 the position was again reviewed with the result that the existing demand in tahsil Puranpur was extended for a further period of 15 years, while a revision of the settlement of tahsil Pilibhit, without any elaborate revision of records, was begun in October, 1913. The settlement has taken longer than was anticipated by Government, owing partly to a change of settlement officers which took place in January, 1914, and partly to the unexpectedly large amount of labour involved in the commutation of grain rents. The work was completed by April, 1915.

2. The Pilibhit tahsil is a submontane tract bounded by the Naini Tal Tarai on the north, and by government forest on the east, but the main portion of the tahsil away from its northern and eastern portions is under well established and profitable cultivation. The chief crops are rice and sugarcane in *kharif* and wheat and gram in *rabi*. The presence of a sugar factory in the town of Pilibhit gives a stimulus to the growth of sugarcane. There is little need for and little actual irrigation. Over 45 per cent. of the tahsil is held by Muhammadans of the district and of Bareilly. The other prominent proprietary bodies are Baniyas and Banjaras. Muhammadan proprietors are strongest in pargana Jahanabad. Cultivators are chiefly low caste Hindus, among whom Lodhs, Kurmis and Kisans predominate. About 60 per cent. of them have occupancy rights and on the whole they are in a weak position in relation to the land-holders. This is due partly to the influence of caste and partly to the prevalence of grain rents. No less than 71 per cent. of the occupancy and 91 per cent. of the non-occupancy area was held on grain rents. The large amount of commutation effected during settlement should result in a material improvement in the position of the cultivating class.

3. The selection of standard rates was a matter of more than usual difficulty. In the established portions of the tahsil it was possible to

base these on the cash rents found in some holdings, but in the more precarious tracts the rates had to be based on the returns of rents in kind. The result of the application of these rates in the calculation of the assessable assets was a small addition of $2\frac{1}{2}$ per cent. to the recorded occupancy rental, and a considerable reduction of $10\frac{1}{2}$ per cent. from the non-occupancy rents on account of instability. The total rental accepted for assessment purposes was Rs. 7,19,512, whereas the recorded collections between 1311-1319 Fasli averaged Rs. 7,83,292 and in 1320 Fasli were as high as Rs. 8,42,958. Though the accepted rental is undoubtedly low, for the reasons given by the Settlement Commissioner in paragraph 17 of his note the Lieutenant-Governor accepts it as a fair and just one. A small addition of Rs. 5,191 was made to the assets on account of sayar, while suitable deductions were made for proprietary cultivation and improvements. The assessable assets amounted to Rs. 7,36,006 on which a revenue of Rs. 3,53,047, or 48 per cent. has been sanctioned. The enhancement over the old demand including owner's rate is Rs. 42,046 or 13.5 per cent. Three-fourths of this increase is taken in the stable portions of the tahsil. The all round incidence of the new demand is Rs. 2-2, but in the more precarious tracts the incidence is as low as Re. 1-2. The justification of the present increase in the demand lies in the very large rise in prices which has occurred in the last fifteen years. The Lieutenant-Governor considers the settlement a satisfactory one and is pleased to confirm it for a period of 30 years, to expire on the 30th June, 1945, for all mahals except the Sahrai and alluvial mahals for which quinquennial assessments have been fixed.

4. The total cost of settlement was Rs. 64,863. This will be recouped by provincial revenues within four years.

5. The problems met with in the course of this settlement were peculiarly difficult and the Lieutenant-Governor has pleasure in endorsing the favourable remarks of the Board of Revenue on the way in which Mr. Holmes has met and overcome them.

ORDER.—Ordered that a copy of the above resolution be forwarded to the Board of Revenue, United Provinces, for the information of the Board.

Ordered also, that the resolution be published in the *United Provinces Government Gazette*.

By order of the Hon'ble the Lieutenant-Governor, United Provinces,

R. BURN,

Chief Secy. to Govt., United Provinces.