

FINAL REPORT
ON THE
SETTLEMENT
OF
LAND REVENUE
IN THE
LUCKNOW DISTRICT, OUDH
1926—28

BY
PANDIT BRIJ CHAND SHARMA
Settlement Officer



ALLAHABAD
THE SUPERINTENDENT, GOVERNMENT PRESS, UNITED PROVINCES
1930

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FINAL REPORT OF THE SETTLEMENT OF THE LUCKNOW DISTRICT.

THE district of Lucknow is an irregular quadrilateral lying north-west and south east with a steady slope south-eastwards. It has an area of 955 square miles excluding the city and cantonments, and comprises three tahsils and seven parganas. It is bounded on the north-east and east by Sitapur and Bara Banki, on the south-east by Rae Bareilly, on the south-west and west by Unao and on the north-west by Hardoi. The boundary with the surrounding districts is purely conventional except for short distances in the south-west and the south where the Sai forms a broken boundary with Unao and in the east centre where the Gumti separates it from Bara Banki.

Physical description.

The district is an "open champaign" unrelieved by rocky ridges or high eminences. It is very diversified in physical features, which are determined by the chief drainage lines. The main arterial drainage line is the Gumti, which with its affluents the Akhaddi, the Jhingi and the Bohta on the right bank and the Kukrail and the Reth on the left, drains the greater portion of the district in the north, the east and the south-east. The Sai with its tributaries the Nagwa and the Bankh drains the south-west of pargana Bijnor and the south-eastern half of pargana Nigohan.

The banks of the Gumti are generally steep and are marked by high sand-hills and scour. But in tahsil Malihabad and in pargana Lucknow the banks recede, leaving narrow belts of lowlying *khadir*, which close to the city is very fertile. Further inland, away from the Gumti *bhur* tract, the sandy uplands are lined by narrow belts of excellent level loam. From the good loam belt in pargana Mahona, the level gently slopes away eastwards. The south-east of that pargana, on either side of the metalled road to Kursi, is crossed by large *usar* plains, where the Kukrail takes its rise and runs southwards to fall into the Gumti close to the city. The north-eastern portion of pargana Mahona is a lowlying clayey tract abounding in *jhils* and patches of *dhak* jungle of varying sizes. These *jhils* give rise to the Reth, which runs into Bara Banki eventually to fall into the Gumti. From the good loam central belt in pargana Malihabad the level falls south-westwards. The west centre of the pargana is a somewhat lowlying and ill-drained tract of *usar* intermixed with patches of stunted *dhak* jungle. The extreme west and the south of pargana Malihabad are traversed by the Behta, whose course is marked by ravines. The Ghazi-ud-din Haidar canal, which cuts across the centre of pargana Kakori from west to east, following very nearly the line of the watershed between the Behta and the Nagwa, divides the pargana into two distinct tracts. The northern portion consists of a good light loam characteristic of the valley of the Gumti, while the southern is a part of the extensive lowlying ill-drained *matiyar* plain, occupying the south-west of the district and embracing the centre of pargana Bijnor, the north-eastern half of pargana Nigohan and the great bulk of pargana Mohanlalganj. This tract is distinguished by the existence of large *usar* plains and numerous *jhils* dotted all over. The *jhils* get deeper in the south-east of pargana Bijnor, where the Bankh *nala* begins to form, which ultimately finds its way into the Sai across pargana Nigohan. With the fall of the level in tahsil Mohanlalganj the *jhils* become more numerous and more extensive and give rise to the Loni, which falls into the Gumti near Salempur.

2. Means of communication as might be expected are excellent. Lucknow is a railway junction of the first importance, recently embellished by a fine station. It lies on the main line of the East Indian Railway and the mail from Calcutta to Peshawar runs daily through Lucknow. There are daily services to Cawnpore, Bombay, Allahabad and Fyzabad. The Rohilkhand and Kumaun Railway running northwards, links up the district with the submountain districts of Oudh and

Communication.

Bohilkhand, while the Bengal and North-Western Railway running eastwards, links it up with the densely populated trans-Ghagra districts and with Nepal. The railway lines radiate in all directions, and parallel to these run the metalled roads to Sitapur, Malihabad, Cawnpore, Rae Bareilly and Fyzabad. In addition there are metalled roads to Sultanpur and to Kursi. The only portions somewhat difficult of access are the north of Malihabad and the east centre of Mohanlalganj, but even these are fairly well served by unmetalled roads.

**Towns, markets
and trade.**

3. The district has 5 towns—Kakori, Bijnor, Malihabad, Amethi and Nagram. They are more or less in a decaying condition and are really places of historic or pious associations rather than centres of economic importance, but Malihabad is famous for its *safed* and *dishtri* mangoes and trade in grafted mangoes and mango grafts in this town is of more than local importance. There are several large villages with a population of 1,000 persons each, but they are merely overgrown agricultural estates.

Markets are held at no less than 43 places either weekly or twice a week for the sale of ordinary country produce. Their utility consists in catering to the day-to-day wants of the villagers and beyond that, these bazars have hardly any economic importance. Trade in agricultural produce is rather shy of Lucknow and favours Cawnpore, but the recent abolition of the octroi duty might place Lucknow in a more favourable position to suck in trade of the surrounding country.

The cattle markets at Banthara and Ain in tahsil Lucknow, which are local centres of cattle trade are well known in the neighbourhood and attract dealers from such distant places as Kosi and Hissar.

Population.

4. The population of the district at the various censuses is shown in Appendix V.

Despite the two widespread famines, the rural population reached its zenith during the decade ending in 1901, but has declined during the last two decades owing to the ravages of the plague and the malaria and influenza epidemics of 1903 and 1918 respectively, resulting in a net loss of about 21,000 or 4 per cent. since last settlement. This loss, however, is by no means serious. For, despite the decrease, the number of sites has increased by 247 and the spreading of population leads to extension in the cultivated area and conduces to intensive cultivation. There are 4.5 abadis per square mile of the average cultivated area, and all but very small villages have more than one abadi, the average being 2.6 per village. The rural population is entirely agricultural and is scattered about in small abadis, which as a rule are fairly prosperous looking. Moreover, the density per square mile of cultivated area as shown in the following table is still fairly high for Oudh :—

To square mile of total area.		To square mile of cultivated area.		
Last settlement.	Present settlement.	Last settlement.	Present settlement.	Twelve years' average.
497	502	926	877	899

**Proprietary
tenures.**

5. The 960 towns and villages of the district are subdivided into 2,211 mahals, the distribution of which over the different proprietary tenures is given in Appendix VIIIA. Single zamindars just hold about 21 per cent. of the total area and are followed closely by taluqdars and joint zamindars with 20 per cent. each. Small co-parceners—both perfect and imperfect pattidari taken together—hold 30 per cent. The constitution of the proprietary body, therefore, shows a goodly proportion of well-to-do substantial proprietors.

The entire revenue assigned mahals comprise 3 per cent. of the total area with 1 per cent. included in partly Khalsa and partly revenue assigned

mahals. The revenue-free and the revenue assigned mahals are for the most part in the possession of the relations of ex-King Wajid Ali Shah and are practically confined to tahsil Lucknow. Some of the conditional life *muafis* have been resumed after the death of certain wives of the late king.

6. The areas held in proprietary right by the different castes are given in Appendix VIII-B.

Losses and gains
of proprietors.

Muhammadans occupy the first place among the proprietors, with Thakurs a close second. Both Muhammadans and Thakurs are still the largest land-owners in the district—the two holding together about three fifths of the total area. Both of them have lost heavily since last settlement and money-lending Rastogis of Lucknow and Kashmiri Brahmans have gained at their expense. Kayasthas have also strengthened their position. The larger proprietors are fairly well off. The losses have been chiefly among the petty and impoverished proprietors, who are for the most part indebted. Alienations of large properties are rare. At last settlement Muhammadans and Thakurs had already lost about 7,000 acres and 45,000 acres respectively. Since then their position has further weakened and their gradual displacement by money-lending *Muhajirs* is ominous. A noteworthy feature is the expansion of the area dedicated for charitable purposes. A tendency is noticeable among Muhammadans to dedicate their property for the benefit of their descendants waqf (*waqf-ul-aulad*) with a view to prevent alienations.

A list of the leading proprietors is given in Appendix VIII-C. About 29 per cent. of the total area of the district is in the possession of substantial proprietors paying over Rs. 4,000 as revenue, and the increase in the new revenue in their case is a moderate one of only 20 per cent.

Cultivating caste.

7. The areas in the cultivation of the different castes may be studied in the following table:—

Consolidated statement of cultivating castes of district Lucknow.

Castes.	Occupancy		Statutory.		Non-statutory.		Grain rented area.	Sir and khudkasht area.	Total.
	Area.	Incidence.	Area.	Incidence.	Area.	Incidence.			
Muhammadans ..	763 21.9	5.2	16,249 5	10.7	8,157 5.3	11.2	517 2.6	5,925 17.8	26,615 7.8
Brahmans ..	486 13.9	5.0	18,433 7.4	9.2	4,618 12.2	8.8	985 5.0	4,600 13.8	29,122 8.5
Thakurs ..	1,907 54.4	5.3	9,490 8.6	8.5	5,244 13.8	8.8	989 4.8	16,028 48.1	33,608 9.8
Ahirs ..	67 1.9	4.4	48,522 19.5	9.2	5,787 15.2	9.4	3,988 20.3	1,260 3.7	59,624 17.3
Kurmis ..	57 1.6	6.3	9,706 8.9	13.3	1,486 5.9	11.9	192 1.0	1,588 4.6	12,979 8.8
Lodhs ..	17 .5	6.3	26,266 10.6	10.1	3,253 8.6	10.6	1, 8.7	172 .5	31,404 9.2
Chamars ..	8 .1	2.0	26,487 10.7	10.5	2,554 6.7	9.7	3,402 17.4	2	32,448 9.5
Pasis ..	8 .2	6.0	41,462 16.7	9.3	4,042 10.7	8.8	4,057 20.7	20 .1	47,599 14.5
Morai and Kachhis..	..	..	7,703 3.1	14.5	830 2.3	15.2	805 1.6	372 1.1	9,260 2.6
Others ..	193 5.5	5.8	44,292 17.8	10.1	6,972 18.8	9.7	3,510 17.9	2,432 10.3	58,999 17.0
Total ..	3,505 100	5.3	248,610 100	10.0	37,993 100	9.8	19,601 100	33,349 100	119,058 100

Among the tenant body Ahirs, Pasis, Chamars and Lodhs are the most numerous. Ahirs hold 17 per cent. of the holdings area and are followed closely by Pasis with 14 per cent. Chamars and Lodhs occupy over 9 per cent. apiece, while Kurmis hold less than 4 per cent. and Kachhis and Muraos about 2½ per cent. Ahirs, Pasis and Chamars are average cultivators, while Kachhis and Muraos are cultivators of special skill and industry and devote themselves entirely to vegetable and tobacco cultivation. Kurmis and Lodhs are excellent husbandmen, most industrious and painstaking. These three castes taken together occupy about 16 per cent. of the holdings area. The district, therefore, is fortunate in having a fair proportion of excellent cultivators. Thakurs and Brahmins occupy 10 per cent. and 8 per cent. respectively. Most of the Thakurs and Brahmins have now descended from their high pedestal and economic pressure has driven them to handle the plough, which they till recently disdained to do. Their cultivation can now scarcely be styled as slipshod or careless. Muhammadans, Brahmins and Thakurs are practically the only three castes who hold substantial areas as occupancy tenants. Kachhis and Muraos pay the highest rents chiefly because they have the best lands in their possession.

Style of cultivation.

8. Lucknow as an agricultural district may not bear comparison as a whole with some of the fertile western districts of the Meerut and Rohilkhand divisions, but there is no doubt that cultivation in some parts, specially in the homelands, which comprise 27,000 acres, is of a very high order and will not suffer in comparison with the best of the fertile western districts. Homelands are very highly cultivated with tobacco, garden crops, spices and drugs, and cultivation in the Superior Dumat and the Usar circles and in the City circle of Lucknow is generally excellent.

Condition of tenants.

9. A detailed inquiry into the average size of holdings and indebtedness of tenants was held in tahsils Malihabad and Mohanlalganj. A fairly large number of holdings and tenants were dealt with in this inquiry. It was found that three-fourths of the agriculturists were well off or fairly well off and only one-fourth were badly off or very badly off. There is a noticeable rise in the cultivator's standard of living as a result of the enormous rise in the prices of agricultural produce which has benefited him directly.

The average size of an agriculturist's holding is just less than 5 acres. This approaches a fair economic standard, but the majority of tenants, namely, just over 80 per cent., cultivate more than half the area with on an average of 3.35 acres apiece.

Cultivated area.

10. Cultivation has increased considerably. Despite the large acquisitions for the Sarda Canal and for the Lucknow Improvement Trust for building schemes as well as the expunction of five villages (Bibipur, Manoharpur, Garhimadarpur, Mawayanazul and Karehta) under orders* of Government from the village list, the cultivated area shows a rise of 3,551 acres since last settlement. The year of record was a year of unusually heavy rainfall, which injured the *tarai* as well as the upland *bhar*, and the cultivated area, therefore, was on the low side. The 12 years' average cultivated area shows a still higher rise of 20,963 acres since the last settlement. Of the total area of the district 3.5 lakhs of acres or just above 57 per cent. is under cultivation as against 56 per cent. at the last settlement. Just over 20 per cent. has been classed as unculturable and just over 18 per cent. as culturable, including the old and new fallow. In a district in which the unculturable area is so large owing to the existence of *usar* and *jails* and roads and railways and in which the areas of the old and the new fallow are bound to be extensive owing to the presence of a large area of infertile *bhar* too poor to repay continuous cultivation, the proportion of the cultivated area is by no means low. When we take into consideration the 12

*G. O. no. 9938/
IA-197, dated
August 5, 1925.
G. O. no. 8147/
IA-197, dated
May 15, 1927
G. O. no. 8171/
IA-197-25,
dated October
23, 1925.

years' average cultivated area 60 per cent. of the total area is under cultivation—a proportion as high as can reasonably be expected under the special circumstances of the district. The Gumti ravines and the *usar*, where *babool* is the only tree which seems to grow, afford a wide field for afforestation. The problem is worthy of consideration by the Forest department. Extensive plantations of *babool* are likely to add materially to the wealth of the district.

11. The irrigated area of the year of verification shows a decrease of 23,000 acres since last settlement. At that time 33 per cent. of the cultivated area was actually irrigated, whereas only 26 per cent. is returned as irrigated in the present year of record. The decrease is more apparent than real and is due to the unusually heavy rainfall of recent years. During the inter-settlement period facilities for irrigation have considerably increased as the following table would show :—

Wells.	Settlement of 1862.	Settlement of 1894.	Present settlement of 1924.	Number of wells per square mile of cultivation.		
				Regular settlement.	Last settlement.	Present settlement.
Masonry	8,045	4,952	9,243	6	9	17
Earthen	6,700	6,880	12,979	18	12	24
			average of 29 years 1804 to 1933 Fasli.			

The number of masonry wells in use at this time has trebled since the first regular settlement and is close upon double of what it was at last settlement, and *kachcha* well irrigation is also now more extensively practised than at any time before. That the increased facilities for irrigation have resulted in an actual extension in irrigation, the following table would show :—

Period.						Total irrigated area from all sources.
सत्यमेव जयते						
Last settlement .. ..	..	..	..	..	..	114,665
Average of 5 years 1305 to 1309 Fasli .. ..	..	..	..	..	..	112,207
Average of 5 years 1324 to 1328 .. ..	..	..	..	..	..	118,476
Average of 5 years 1329 to 1333 .. ..	..	..	..	..	..	93,079
Year of verification .. ..	..	..	..	..	..	91,782

The irrigation figures of the last quinquennium are vitiated by a cycle of wet years, but the penultimate quinquennium shows an advance of 3,800 over the last settlement figure.

At the first regular settlement the need of protection against drought by extensive construction of wells was emphasized. Construction of wells has been whole-heartedly encouraged by a lavish distribution of *tagavi*, with the result that well irrigation has steadily increased, while irrigation from tanks has as consistently declined, as the following table shows :—

Period.						Irrigated area.		Sources.
						Wells.	Other.	
First regular settlement .. ..	..	..	..	..	..	29·2	70·8	
Last settlement .. ..	..	..	..	..	..	36·0	64·0	
Average of 5 years 1305 to 1309 Fasli .. ..	..	..	..	..	..	61·7	32·3	
Average of 5 years 1324 to 1328 .. ..	..	..	..	..	..	66·1	33·9	
Average of 5 years 1329 to 1333 .. ..	..	..	..	..	..	56·3	43·7	

The percentages in the last quinquennium are affected by the unusually heavy rainfall of recent years. During that period tanks being full of water, tank irrigation was preferred as being more economical. But the penultimate quinquennium shows, that two-thirds of the irrigation is now done from wells—both masonry and non-masonry—as against less than one-third at the first regular settlement. Wells are now the chief source of irrigation, but irrigation from some of the big jhils, which hold considerable water and of which there are several in the district, is by no means inconsiderable.

Owing to rotations of crops and vicissitudes of the seasons, the area actually irrigated in any one year would hardly be satisfactory for assessment purposes. At this settlement, therefore, a field irrigated in any two out of the five recent normal years has been taken as “wet”. The “wet” area as calculated at this settlement is shown in the following table:—

Years.	Total cultivated area.	Wet area as worked out at this settlement.			Percentage.			Actual irrigated area of the year of verification
		Wells.	Others.	Total.	†	†	†	
1	2	3	4	5	6	7	8	9
Year of verification	849,877	98,295	43,625	147,920	28.1	14.2	42.3	91,782

N. B.—The area of revenue-free and Government property plots is excluded from this statement.

The “wet” area as calculated is 61 per cent. above the area actually irrigated in the year of record. The district is fairly well protected. More than two-fifths of the cultivated area would at first sight seem to be protected against drought, but this percentage is pulled down by the disturbing figures of the Tarai and the Bhur circles, where irrigation for various reasons is scarce. When these circles are omitted, at least half the cultivated area would work out to be “wet” and as such protected against drought.

This irrigation supplemented by a fairly large rainfall which the district receives—the average of 31 years, 1895 to 1925 both inclusive, being 36.88 inches—would seem to be ample for local needs. But the advent of the Sarda Canal would further extend the facilities for irrigation.

Crops.

12. The *kharif* occupies about 64 per cent. of the total cultivated area and the *rabi* about 56 per cent., or in other words the *kharif* is in advance of the *rabi* by 14 per cent. *Kharif* in this district has always been the principal harvest. This is due partly to the fairly large Gumti bhur area, which grows *bajra* and the small millets and partly to the growing importance of the city of Lucknow. Pargana Lucknow has a fairly large population who follow cultivation only as a subsidiary occupation and favour the *kharif* in preference to the *rabi*, as the former interferes less with their primary occupations in the city and supplies plenty of fodder for cattle. Moreover, the cost of labour is rising and the *rabi* requires more labour than *kharif*. Appendix VI compares the crop statistics of the year of record with those of the last settlement. Despite the actual increase in the total cultivated area, the area under both the harvests has fallen off—under the *rabi* by just under 22,000 acres and under the *kharif* by just over 13,000 acres, with the resultant fall in the dofasli area of just less than 33,000 acres. This is a direct result of a succession of abnormally wet years, which caused floods in the Gumti and damaged both the *kharif* and the *rabi*.

For the purpose of studying closely the progress made in cropping, it is necessary to study the crop statement of the last settlement. The striking feature at that time was, as Mr. Hooper observed, "the great increase in the area under rice and the coarser grains on which the people chiefly subsist". The increase in the production of the commoner food grains appears from the statistics to have been obtained by a great extension of the system of double cropping " The extension in double cropping was the direct result of the cycle of wet years, which culminated in the very wet year 1894. A series of favourable monsoons led to an abnormal increase in rice and gram as the following abstract from the last settlement report shows, and the enormous increase in the dofasli area was the inevitable result:—

					Gram and peas.	Rice.	Dofasli.
Settlement of 1894	..	..	..	..	69,852	90,005	108,215
Ditto 1862	..	..	..	..	44,565	84,497	31,369
Increase					25,287	55,508	76,846

The area under rice has now declined by 32,000 acres since last settlement, though in the *kharij*, rice still leads with 25 per cent. of the total *kharij* area. With the reversion to normal seasons, a marked decline in rice was the natural result. It will, however, be noted, that the areas under rice and gram are still just under 23,000 acres and 20,000 acres respectively. Following the example of the last settlement the coarser grains *juar*, *bajra* and the millets, on which the people chiefly subsist, show considerable increases and there is a satisfactory rise of 948 and 2,038 acres in sugarcane and maize respectively.

In the *rabi*, wheat takes the lead with 37 per cent. of the *rabi* area and shows an increase of 8,558 acres. This is a commercial crop and the increase is to be attributed to the stimulus of the high war prices.

The double cropped area was at last settlement 31 per cent. of the cultivated area—a percentage which was considered high for the provinces generally. With the decline in rice, which has carried in its train the fall in gram and with the tendency to concentrate on the commercial crop of wheat, the fall in the dofasli area which has gone down to 21.6 per cent. is not at all surprising. The dofasli area is even now $2\frac{1}{2}$ times of what it was at the first regular settlement in 1862. The apparent fall since the last settlement, therefore, does not in any way indicate deterioration in cropping.

13. The system of lump rents prevails, but a fairly large area is held on field rents, and differential rates are found varying according to the quality of the soil. This has been an invaluable aid to the working out of the standard rates. Even these lump rents have been arrived at after taking into consideration the different qualities of the soils composing the holding. In grain rents, division half and half is the most usual practice and *kankut* is not in favour. *Zabti* rents are extremely rare. Even *juar* and sugarcane are sown in grain rented lands, the produce—*rab* or grain—is divided half and half. Straw is not usually divided with the grain, but in the newer agreements of tenancy, a stipulation about the division of straw is sometimes found. Grain rents are found not only

Movement of
rents.

in poor precarious soils, but in superior soils as well. The following table shows the movement of rents since last settlement :—

Description.	Incidences of rent per acre.								Per-centage of rise in rents of statu-tory and non-sta-tutory tenants since last settle-ment.
	Last settlement.			Present settlement.					
	Occu-pancy.	Statu-tory and non-sta-tutory.	Shikmi.	Occu-pancy	Statu-tory.	Non-statu-tory.	Total statu-tory and non-sta-tutory.	Shikmi.	
Khalsa ..	4.4	6.4	8.3	5.5	10.2	9.7	10.1	11.9	57.8
Permanently settled	4.9	5.6	8.5	3.5	8.4	7.4	8.2	10.9	46.4
Revenue assigned ..	5.0	6.5	11.9	5.0	11.2	9.0	11.0	14.4	69.2
Revenue free ..	4.1	7.4	10.6	11.1	18.4	11.5	18.3	15.1	79.7
Total ..	4.4	6.3	8.8	5.2	10.1	9.6	10.1	11.9	60.3

Rents of statutory and non-statutory tenants taken together have risen by about 60 per cent. over the district as a whole, but there are inequalities in the rents prevailing in the different proprietary tenures as reflected in the following table :—

Name of district.	Total statutory and non-statutory.							
	Talugdari.		Zamindari.		Pattidari.		Total.	
	Area.	Incidence.	Area.	Incidence.	Area.	Incidence.	Area.	Incidence
Lucknow ..	62,659	8.8	101,817	9.9	74,952	11.3	239,428	10.0

Talugdari rents are on the whole low. They are largely not genuine, being vitiated by *nazrana*, though there are some *talugdars* like the Raja of Salempur and Khan Bahadur Muhammad Yusuf Khan of Kasmandi Khurd who have screwed up their rents to an unusually high pitch. In the bigger estates—both *talugdari* and *zamindari*—*nazrana* at the rate of one to two years' rent is largely levied at every renewal of a lease, though no uniform underlying principle is clearly discernible, the amount realized largely depending on the vagaries of individual landlords. Concealment also takes the form of extra realizations by the proprietors over and above the recorded rent, but is on the whole rare. On the other hand rack rents are also fairly common. The heavily involved coparcenary bodies have tried to retrieve their position by screwing up their tenants' rents to an inordinate pitch. The proprietors have in a large number of cases disclosed true rents and between the extremes of concealment and rack renting, there is a wide range of genuine rents, which has rendered the task of selecting the standard rates easy.

14.

Cattle.

Years.				Cows and cow-buffaloes.	Bulls, bullocks and buffaloes used in ploughs.	Calves and heifers.	Sheep and goats.	Ploughs.	Carts.
1894 ..	..	..	..	89,414	131,186	58,092	67,969	57,018	4,336
1924-25 ..	..	..	..	97,599	131,779	1,030,909	117,694	63,932	6,936

The number of cattle under each head has increased since last settlement, as also the number of ploughs and carts. The increase under calves and under sheep and goats is very marked. The increase in young stock specially augurs well for the future. The following table shows the number of bullocks per plough and the plough duty :—

Year.	Number of bullocks per plough.	Plough duty.
1894	2.90	6.08
1924-25	2.06	5.47

A disproportionate increase in the factors on which these figures are based has resulted in a slight decrease in the number of bullocks per plough and also in the plough duty, but there are still more than two bullocks to a plough and the plough duty is fairly high for Oudh though not as high as in some of the western districts of the Agra province, where cattle are stronger. The indigenous breed of cattle is poor, but sturdy foreign breeds are largely imported.

CHAPTER II.

FISCAL HISTORY.

15. No records are available to give an idea of the fiscal history of the district as a whole before annexation. Soon after annexation a summary settlement was made, but the records of this settlement were destroyed in the catastrophe of 1857 and nothing is available to indicate the amount of the revenue fixed at that time. On the restoration of order, a second summary settlement was made in 1858. This was in the nature of a preliminary proceeding to break ground for a regular settlement and was intended to last only for a few years. The demand fixed for the whole district as now constituted was Rs. 6,81,824.

Early settle-
ments.

16. The preliminary work of the first regular settlement was the demarcation of villages, which was commenced in February, 1862 by Mr. Kavanagh and was followed by a *khasra* survey which was completed at the end of the cold season of 1863-64 under Captain Boulderson. Preparation of records was carried out and claims to different proprietary and under-proprietary tenures were carefully investigated. Pargana Kakori was the first pargana taken up in 1864 and assessed by Mr. Capper. On his going away on long leave, the settlement was entrusted to Mr. G. B. Maconochie, who completed it in 1869. On his departure Mr. Butts wrote the final report in 1871.

First regular
settlement.

Mr. Capper's method of assessment "seems to have been the application of certain rates, which he would find by experience to the various soils returned by the amins and a comparison of the estimated assets thus procured with fore-obtained returns of the village." Mr. Maconochie's method may briefly be summed up in his own words :—"After dividing the pargana to be assessed into convenient *chaks*, following as far as possible natural divisions in soils and capabilities generally, I divide the soil in each village into two main divisions; I, the goind or fully manured soil; II, the *har* or slightly manured and outlying land generally, sub-dividing the *har* lands into; 1, *dumat*, which is usually considered the best class of land; 2, *matiyur*; 3 *nhur*. By this I get four classes of soil which I again sub-divide into irrigated and unirrigated. The rents were analysed by dividing the holdings into three classes; (1) *sir* land and land held at lower rents than the cultivators' rents; (2) no rent of every description; (3) land held by mere tenants-at-will, giving amount of land and the rent paid by each class." The rents of resident and non-resident tenants were also

separated. The average rate paid by tenants-at-will was taken as the village rate and from these village rates *chaks* and pargana rates were deduced by the simple process of addition. Mr. Maconochie then proceeded to check the rates by the capabilities of the village or population, soils, irrigation and fully manured land. The final touch was then given by a visit to the village and the modifications suggested by circumstances were made. From this description it is clear that circles, and *chaks* were formed on topographical lines. But as "Both officers disputed apparently the existence of a natural average rate—that is, a general rate, which the farmers and landlords would *prima facie* apply and which would vary with the nature of the soil or the position of the land in the village", they were led into a soil classification on natural lines, which did not take into account the position of the land with respect to the village site, a factor which in Oudh has always been considered in arriving at average rent rates. The soil classification therefore was obviously defective and the result of it was that "land growing *pan* and melons was classed as *matiyar* equally with land growing a precarious crop of rice and land growing poppy and garden crops was classed as *dumat* equally with experimental cultivation on *usar* plains." Mr. Butts himself suggests the refutation of the theory of both the assessing officers:— "There may be no rates but, the farmer and the cultivator talk in rates. So much a *bigha* for land near the village, so much for the land farther off". In observing the uniformity in the rates, I have always been referred to the position of the land in the village with respect to homestead, and this probably lies at the bottom of all rents . . .", Mr. Maconochie's method was a skilful one and is still in vogue with the present day modifications. But the basic defects in soil classification disturbed the rates and Mr. Butts found it difficult to justify them.

The demand fixed at this settlement was Rs. 7,79,854—an increase of 15 per cent. on the summary settlement *jama*, giving an incidence of 2·46 per cultivated acre and 1·5 per acre of the total area. The demand was at that time calculated to be "at least half-a-lakh under half assets" and was considered by the Chief Commissioner to be "not only moderate on the whole but fairly even in its incidence." At the beginning it was realized without difficulty specially as the years before 1870 were particularly favourable for Oudh, but subsequent experience proved that the demand was undoubtedly a full one. With the advent of a succession of unfavourable seasons in 1871-72, 1877 and 1880 considerable difficulties were experienced in realizing the revenue and in spite of numerous transfers (temporary as well as permanent) made by landholders to pay off their liabilities, a large part of the demand remained unrealized. At the same time, the collection of revenue was not distinguished by elasticity. A more generous policy in the matter of collections would have enabled the landholders to tide over the years of distress without the necessity of borrowing.

Expiring settlement.

17. Lucknow was one of the three districts of Oudh in which the experiment of entrusting the settlement operations to the Deputy Commissioner in addition to his normal duties was tried at the last settlement. No survey or revision of records was undertaken. The existing village maps and papers were considered sufficiently accurate to form the basis of assessment without correction. The settlement operations commenced in November, 1893 and were brought to a close in November, 1896. The operations were thus certainly characterised with rapidity. Pargana Lucknow was assessed by Mr. Mulock, Deputy Commissioner, with the help of Mr. Molony, Assistant Settlement Officer; pargana Malihabad and Mahona by Mr. Darrah, Deputy Commissioner; and parganas Bijnor, Kakori, Nigohan and Mohanlalganj by Mr. Molony under Mr. Darrah's supervision. The inability of Mr. Butts to justify the rates of the first regular settlement and "to draw any conclusions

from the rates" led Messrs. Mulock and Molony at last settlement to discard the system of soil classification, on which those rates were based. In pargana Lucknow they made a fresh soil classification based on the conventional system and divided the soils of the pargana into Goind, Manjhar and Palo, but in the rest of the district the admittedly defective soil classification of the first regular settlement had to be retained "as there was no time to revise it"—an inevitable result of combining the office of the Settlement Officer with that of the Deputy Commissioner.

Assessment circles were formed on topographical lines and, from my own knowledge, I can confidently corroborate the testimony of Mr. Hooper that "villages seem to have been judiciously grouped; and the circles follow broad distinctions of soil, position and class of cultivation." Circle rates for different soils were worked out, but the differentiation based on irrigation, which was recognized in the standard rates of the first regular settlement was dropped for reasons, which I have not been able to discover from the published reports. These rates, however, were used very rarely. The different assessing officers employed different methods of assessment. "In pargana Lucknow Mr. Mulock almost invariably applied to the assumption areas village or local soil rates, which appear to have been derived from the field rents recorded by the patwaris. It was doubted, however, whether these rates represented the rates actually paid; their application resulted in very high valuations and in two out of the three circles, into which pargana Lucknow was divided, the assumption rates exceeded the recorded cash rate for ordinary tenants. Mr. Mulock also included in *sayer* some unassessable items like rent of land taken for brick-kilns, but all these inaccuracies were corrected by the Settlement Commissioner. Mr. Darrah, on the other hand, largely accepted the nominal rents on assumption areas. This resulted in low valuations and introduced serious inequalities. Mr. Molony's method was more judicious. "He relied chiefly on rates graded in accordance with the soil classification at last settlement, which after inspection of the village he selected as representing the rates paid by similar cultivators for similar land in places adjacent", and he valued the nominally rented, rent-free and grain rented areas, which were inferior, at specially low rates and his results were generally fair.

The underproprietary land seems to have escaped very lightly. The recorded underproprieters' rents are really revenue plus a certain small percentage thereon, and these low rents were largely accepted for purposes of assessment. The result was that when the underproprieters' rents came to be fixed, the old rents of 1867 had in most cases to be maintained. Consequently, these rents are generally low, and in many cases only nominal. To quote an instance which by no means is a solitary one; an underproprietor with a holding consisting of about 6 acres is paying only Rs. 1 as rent, whereas he is realizing Rs. 67 from his tenants.

The area assessed was also somewhat on the high side and included uncultivated land in holdings, which should not have been assessed. But this uncultivated land assessed was found to be included in underproprietary holdings and when rents on these holdings were fixed mistakes were discovered, the valuations corrected by excluding unassessable uncultivated area from assessment and the revenue reduced. Three-fourths of the total area assessed was at that time held by ordinary tenants at cash rents, which "were found to be recorded with great accuracy," so that rates were required for the valuation of a comparatively small area. These rates, as has already been described, were in four parganas selected by judicious discrimination and in the remaining three parganas valuations were revised and corrected by higher authority. The assumption rate for all classes worked out a little over 71 per cent. of the accepted cash rate.

The final valuations, therefore, were certainly not excessive. The total revenue demand including revenue-free, revenue-assigned and permanently settled villages was Rs. 9,86,569, which took 47 per cent. of the assets, giving a rise of 26.42 per cent. on the expiring demand and an incidence per cultivated acre of 2.85 which represented a very small advance on the expiring incidence of 2.46. Excluding the nominal demand of revenue-free, revenue-assigned and permanently settled villages, however, the revenue actually payable to Government was Rs. 8,83,592—giving an enhancement of only 22.54 per cent. The burden of this moderate enhancement was lightened by a system of progressions and the final demand was to be reached after the expiry of 10 years. Owing to defects of method, mistakes and inequalities crept in in the assessments, but these were largely corrected on objection and appeal. The final demand though full and unevenly distributed was not after modifications excessive. Soon after the settlement in 1901-02 the demand was realized without any difficulty before the end of July. During the currency of the settlement, revenue on the whole has been realized with ease and the settlement has worked satisfactorily.

Rise in land
values and prices.

18. As shown in the various tahsil reports, the purchasing value of land and the prices of the staple food crops of the district have more than doubled since last settlement. Rents have risen and are still rising. With the rise in rents, improvement in irrigation and extension in cultivation, the pressure of the revenue demand is becoming progressively lighter than before.

Agricultural
calamities.

19. The district has been fortunate in the absence of widespread calamities. Liberal remissions and suspensions of revenue have been sanctioned at times of calamity and the collection of revenue has been characterised by elasticity. *Taqavi* has been unstintingly given to relieve agricultural distress. Soon after the last settlement the district was visited by a severe and widespread famine in 1897, when revenue amounting to Rs. 1,29,000 was suspended and a sum of Rs. 2,66,678 was remitted. This calamity was closely followed by another similarly severe famine in 1900, but the figures of suspensions and remissions given at that time are not available. There was extensive damage by floods in 1904-05. Wheat, gram, barley, half the poppy and the whole of *arhar* crops were destroyed, necessitating a remission of a large sum of Rs. 2,05,906. The district was visited by a drought in 1907-08. The autumn harvest failed and though the distress was never keenly felt here, yet a large amount of Rs. 2,04,604 was remitted and *taqavi* was also liberally distributed. The Gumti floods of recent years have necessitated suspensions of Rs. 18,962, Rs. 2,665 and Rs. 7,172 in the years 1923-24, 1924-25 and 1925-26 respectively.

CHAPTER III.

Preliminary
operations.

20. The current settlement was due to expire on June 30, 1926, in tahsil Lucknow; on June 30, 1927, in tahsil Mohanlalganj and on June 30, 1928, in tahsil Malihabad. In anticipation of the new settlement, Mr. Muhammad Anwar Ali Faruqi, Deputy Collector, was posted to this district as Special Land Records Officer on May 17, 1923. He looked into the state of records and found that the maps were bad and a number of villages required re-survey and most of the rest map correction. His report on the condition of the maps and records was submitted to the Board by the Deputy Director with his office no. 823/II—13, dated December 28/29, 1923. Mr. Rutledge in his letter forwarding this report, observed "that the failure to have verification done at last settlement resulted in a somewhat inaccurate settlement." It was, therefore, decided to have the *khewat* and the *khatauni* attested, the latter on the abbreviated system of attestation sanctioned in G. O. no. 1488/1-A.N., dated May 9, 1923. The preliminary work of the settlement was started under Mr. Faruqi's supervision, and the patwaris were trained as usual and when in July, 1924, the district was

formally declared under record operations he was appointed as Assistant Record Officer with the Deputy Commissioner as Record Officer. Survey and revision of records were, therefore, carried on under the district authorities and under the instructions of the Deputy Director of Land Records, who took a great deal of interest in survey and examined its accuracy by throwing chak lines personally on the spot. As many as 159 villages were re-surveyed. From what I have seen, the work of map correction and preparation of records has been done with great care and accuracy.

According to the programme fixed under Board's order no. 653/Sett.-640-C., dated July 1, 1924, 1924-25 (1332 Fasli) was the year of record for tahsil Lucknow and the following year 1925-26 (1333 Fasli) for the other two tahsils. Accordingly survey, map correction and preparation of records were carried on in tahsil Lucknow in the former year and in the other two tahsils in the following cold weather. The record work of tahsils Lucknow and Malihabad was completed by Mr. Faruqi and that of tahsil Mohanlalganj by Pandit Diwakar Nath Misra, who was appointed as Additional Assistant Record Officer for a temporary period, extending from October 30, 1925 to January, 1927, when he was transferred to Ballia. Owing to the Legislative Council turning down the settlement budget, for reasons which it is unnecessary to expatiate upon here, the appointment of the Settlement Officer was delayed, and the revision was already overdue, when the district came under settlement operations on October 1, 1926, under Government notification no. 6625/A-54, department Revenue (A), dated September 28, 1926. I was appointed as Settlement Officer under notification no. 4255/II-520, dated October 7, 1926 and took over charge on October 9, 1926.

Under G. O. no. 3394/1A-541-1923, dated August 20, 1926, sanctioning the programme of settlement operations in this district, the year 1926-27 was the year of inspection for tahsil Lucknow and the following year for the other two tahsils. After finishing off the record work, Mr. Faruqi was appointed as Assistant Settlement Officer towards the beginning of October, 1927. Tahsil Lucknow was inspected and assessed by me in the first year and pargana Malihabad and half of pargana Mahona in the second year. The other half of pargana Mahona and tahsil Mohanlalganj were inspected by the Assistant Settlement Officer in the second year. The programmes laid down for both the record and the settlement operations were, therefore, strictly adhered to.

21. The customary forecast had been prepared by the Deputy Director of Land Records and was originally forwarded to Government with the Board's letter no. 247/Sett.-640C., dated February 23, 1924. But the Land Revenue Amendment Bill (Settlement Bill) was still in the melting pot. The proposed Bill provided certain concessions for the *zamindars*—notably the reduction of the percentage of assets to be taken as revenue from 50 to 40 and the limitation of enhancement in revenue to 33, 1/3 per cent. Government, therefore, issued instructions in G. O. no. 5337/1A-308-25, dated May 25, 1925, for the purpose of revising the forecast in the light of the provisions of the new Land Revenue Amendment Bill. The Director of Land Records, therefore, revised the original forecast and his revised forecast no. 2259/II-357 of 1926 was submitted to the Government along with Board's Order no. 270-C., dated July 17, 1926, and published in the Government Gazette (notification no. 3257/1A-1923, Revenue (A) department, dated August 10, 1926), for general information.

Forecast.

22. On my arrival in the district, the first problem that I had to tackle was the question of soil classification. From what has already been said, it will be readily admitted, that it was impossible to adopt the old obsolete soil classification, which dated as far back as the first regular settlement and failed to bring out the differences in cultivation and rental values of the various soils. No soil classification based entirely on natural soils can adequately bring out

Soil classification

the differences in cultivation and rental values. At the same time an entirely conventional system in a district like Lucknow would land one into difficulties. *Abadis* frequently lie on the sandy and scored edge of the upland or on the edges of *usar* plains. And in these cases better soils always lie away from the *abadis*. It would be difficult to find *Goind*, which would be superior in value to the average *Manjha* and demarcating *Goind* on the conventional system would only disturb the rates. Moreover, under the present-day conditions, with the improvement in irrigation, the impetus of rising prices, and the sense of security engendered by the new Oudh Rent Act, cultivation is tending to become intensive. Cultivators are more prone to carry manure to the outermost zone and to invest capital and labour wherever irrigation is available. The availability of irrigation, therefore, at once shifts the position of a *chak* and the land round *pakka* wells in the outermost zone can now hardly be held as third class stuff. These considerations have led me into a soil classification which combines the features of both the conventional as well as the natural soil classification. The soils of each village have been classified on the merits into *chaks* of similar natural quality or similar advantages or both. As at the first regular settlement, I have also divided the lands of a village firstly into two main classes—*goind* and *har*, dividing the latter not into the natural soil classes of *dumat*, *matiyar* and *bhur* of the first regular settlement, but into four classes, *har* I to *har* IV into which all gradations of *dumat* (loam) light and stiff and *bhur* have easily been fitted on the basis of their values. *Ek/ashi* rice lands and rice lands which are primarily devoted to rice cultivation though a scratch *rabi* crop is sometimes raised, have been separated and have been designated *matiyar* and divided into three classes, *Matiyar* I to *Matiyar* III.

Goind has been divided into two classes. The ordinary *goind* in which cultivators grow vegetables by rotation has not been demarcated as *kachhiana*. This includes super-fertile, highly manured and well irrigated land used for tobacco, potato and *ponda*-cane cultivation. In the city and suburbs of Lucknow where this kind of high cultivation is found in abundance, *kachhiana* has been divided into two classes. Class I includes *kachhiana* in villages lying within the municipal limits where facilities for manure and irrigation are abundant and a ready market is available; and class II includes *kachhiana* outside the municipal limits, where cost has to be incurred in transporting manure and octroi duty had till recently to be paid when the produce was brought to the market. Betel-leaf plantations in tahsil Lucknow were separately demarcated, but in the other two tahsils were included in *kachhiana*.

Distinctive *khadir* soils in the valley of the Gumti have also been separately demarcated under the designation of *tarai* and divided into four classes, *tarai* I to *tarai* IV. It is sometimes difficult to distinguish *khadir* from the upland soils. There is always a high sandy ridge marking the edge of the upland above the valleys of rivers and the principle I have kept in view for demarcating the *khadir* soils is to classify all the lowlying land in the valley below the slopes, which has at any time been the play-ground of the river as *tarai*. A separate class for *falez* or melon beds has not been found necessary, as melons in this district are not exclusively confined to sandy tracts along the immediate banks of a river. They are sown in any village in stiffish soil where irrigation is available.

Following the precedent of Muttra, crop and irrigation marks on the village maps have been used as aids to soil classification and despite the inaccuracy of the record of irrigation these aids have been found on the whole to be useful. The following are the soil classes which have been adopted:—

- | | |
|-----------------------|-----------------------|
| 1. Bhitapan. | } As described above. |
| 2. <i>Kachhiana</i> . | |

3. Goind I is land of good quality lying round the village site receiving natural manure and generally sufficient irrigation.

4. Goind II is land of indifferent natural quality or receiving insufficient irrigation, but lying round the village site, or land lying round a hamlet provided it is above *har* I in quality.

5. Har I is land which lies ordinarily outside the *goind* belt ; as a rule it is a soil of good natural quality on a level surface well worked and manured with adequate sources of irrigation.

6. Har II is (a) land of good natural quality but far from the village site or deficient in facilities for irrigation ; or (b) land of inferior natural quality but with special advantage in being near to the site or possessing good facilities for irrigation.

7. Har III is (a) sandy or stiff soil of poor quality at a distance from the site with no irrigation facilities or insufficient irrigation facilities ; or (b) land on the borders of an *usar* plain, mixed with *usar* patches and definitely inferior from this cause.

8. Har IV is the poorest soil in the village found on undulating sand hills and in scored ravines. It includes experimental cultivation in the midst of *usar* plains or very precarious land liable to oversaturation or prolonged submersion.

9. Matiyar I is superior rice land with facilities for irrigation, growing good transplanted rice, which is secure from damage either from flooding or lack of water.

10. Matiyar II is (a) land with deficient facilities for irrigation or without such facilities which grows insecure late rice or (b) superior early rice land with facilities for irrigation which as a rule grows a scratch crop of gram or peas.

11. Matiyar III is early rice land growing only a single crop of rice which is entirely dependent on rainfall.

12. Tarai I is rich alluvium on a level surface in the bed of the Gumti.

13. Tarai II is average alluvium often on a slope.

14. Tarai III is sandy uneven soil or somewhat lowlying land liable to suffer from *reh* infection or excess of moisture.

15. Tarai IV is very poor sandy stuff on undulating sand hills or liable to suffer from oversaturation or excess of *reh*.

Soils which required a distinction based on irrigation were further subdivided into "wet" and "dry," areas being taken as explained already. The *khadir* soils in which water is very near the surface and the *matiyar* soils in which facilities for irrigation have been taken into consideration at soil classification do not require this distinction. The physical character of both the "wet" and "dry" soils where the distinction has been observed is the same.

23. I confess that the soil classification is a little elaborate though not too elaborate, but in these modern days of roster operations, when enhancement of rent is controlled by the state it is safe to be as accurate as possible ; for comminution of holdings has proceeded apace and it is by no means universal to find all the holdings containing all the varieties of soils. No pains have been spared in endeavouring to secure as great an accuracy in soil classification as possible and as many cultivators as were available have been consulted. As in Saharanpur, I have never passed the soil classification done by the Munsarims without personally plodding "on foot, map in hand" through every *chak* in every village and the Assistant Settlement Officer has done the same.

24. The area demarcated under each soil class and the proportions they bear to the total holdings area will be found in appendix VIIA. Homelands including *kachhiana* occupy a little over 7 per cent. of the holdings area, good level loam fairly fully irrigated about 25 per cent., and loam of fair quality about 22 per cent. Inferior loam comprises about one-fifth and poor sandy stuff along the Gumti high bank about one-eighth. About one-sixteenth is taken up by rice lands, and one-tenth of this area grows excellent transplanted rice. five per cent. of the total holdings area is classed as *tarai*, and one-fifth of this comprises fertile *tarai* on a level surface. Goind has been rather strictly marked, nothing but really superior soil above annas 16 in value lying round the village site being included in this soil class.

Assessment circles.

25. Assessment circles have been formed on the basis of topography. The last settlement circles being eminently suitable have with minor variations been adopted. But the conditions are very varied in pargana Lucknow, and only in this pargana have I found it impossible to adhere to the last settlement circles and had to go back to six circles which was the number of *chaks* formed at the first regular settlement by Mr. Maconochie, though they were amalgamated by Messrs. Mulock and Molony to form only three circles at last settlement.

The influence of the Gumti has been recognized in framing the two *tarai* circles (nos. I and VI) in parganas Mahona and Lucknow and the four Bhur circles (nos. I, II, V and III) in parganas Malihabad, Mahona, Lucknow and Mohanlalganj, respectively. Both the *khadir* and the *bhur* are precarious. Excessive rain is equally injurious both to the *tarai* and to the upland *bhur*. The *kharif* is liable to suffer from flooding in the *khadir*, but the rich stiff alluvium free from water-logging produces excellent wheat in ordinary years. In the *bhur* tracts the population is low, the cropping is inferior, *bajra* and the small millets predominate and irrigation is scarce.

At places, however, in pargana Lucknow the *bhur* has been considerably improved with the application of manure and irrigation. *Pakka* wells begin to appear, the population tends to rise and the cropping improves. Conditions are sufficiently distinct to necessitate a separate inferior outer circle III in this pargana.

With the increasing distance from the river and the considerable improvement in the quality of the soil, the precariousness of the Gumti tract gives place to more stable cultivation. The drainage is effective, the population rises and cultivation becomes more intensive. Competition for land leads to higher rents, and with the ample facilities for irrigation and easier access to market, better crops are raised. The fertile loam belts along the Sitapur road in pargana Mahona, along the unmetalled road from Malihabad to Mal in pargana, Malihabad along the roads to Bara Banki and Kakori in pargana Lucknow, and along the Sultanpur road in pargana Mohanlalganj, form the four Dumat circles (nos. III, II, IV and I) in the parganas named.

In the outlying *hara* of the two *usar* tracts in tahsil Malihabad, *reh* infection is conspicuous and cultivation is bald with *usar* patches, but when not injured by *reh* and specially round the *abadis* it is excellent. *Pakka* wells in these tracts being most numerous, irrigation is extensive and the cropping is good. The Lucknow *safeda* melons are a speciality. The Mahona Usar circle has an advantage over its *confrère* in the other pargana, in that the former has easier access to the city market to which it is closer. These conditions have been recognized in the two Usar circles (nos. III and IV) in parganas Malihabad and Mahona respectively. The Behta in pargana Malihabad causes a certain amount of damage by ravining portions of villages along its banks and at its junction with the Gumti damage by scour is considerable. The general soil is

light loam of a fairly good quality, which when not injured by the Behta ravines is very carefully tilled and bears excellent crops. This is the Behta circle of pargana Malihabad (no. IV).

The abundance of *jhils* and patches of *dhak* jungle affects cultivation considerably in the north-east of pargana Mahona and keeps the rents sufficiently low to necessitate a separate Jhil circle (no. V) in that pargana.

The influence of the Behta on pargana Kakori, of which it forms a broken northern boundary, is almost negligible, and the soil to the north of the Ghazi-ud-din Haider canal is good *dumat* fairly fully irrigated and well cultivated. This forms the Dumat circle (no. I) of pargana Kakori.

The great south-western *matiyar* plain with its sluggish drainage produces *reh* along the edges of depressions as a result of oversaturation. The soil is a stiffish heavy loam, alternating with extensive shallow rice depressions. Rice is the predominant crop, but the water level being high, *kachcha* wells can be made with ease and *pukka* wells are numerous, and with the ample facilities for irrigation the soil produces excellent *rabi* crops also. The distinctive physical features of this tract have been taken into consideration in forming the five Matiyar circles (no. II) in the five parganas of tahsils Lucknow and Mohan-lalganj.

The south-west of the district is influenced by the Sai which lightens the soil of 27 villages in pargana Bijnor and of 20 villages in pargana Nigohan and is responsible for the two Sai circles (no. I) in those parganas. Sand tends to predominate in these tracts, irrigation is scanty and the cropping is comparatively poor. The north-eastern portion of pargana Bijnor beyond the Rae Bareilly road which follows the line of the watershed between the Gumti and the Sai lies on the high bank of the former river and consists of fair light loam degenerating into sand on the slopes of ravines and on the edge of the high bank. Proximity to the city and cantonments raises the rents and this tract requires a separate circle to itself (the Gumti circle III).

The suburban portion round the city which forms the City circle I, pargana Lucknow, has an importance of its own and has for a long time past been in a high state of development. It is very highly cultivated with garden crops and spices and commands an abundant supply of manure, plentiful irrigation and a ready market for its produce. Competition, therefore, is keen and rents rule high.

26. For the purpose of working out standard rates the usual mathematical processes were employed. The tentative values given to the various soil classes were finally accepted after checking them with the single soil and field rented incidences. The actual soil proportions determined by these incidences followed closely the tentative values adopted at the soil classification and the soil proportions finally selected agreed closely with the actual soil proportions, except where adjustments had to be made to avoid overrating of weaker soils in order to arrive at a figure conformable with what experience and local inquiries suggested. The best soil after the homelands, i.e., Har I "wet," was taken as the basic soil and reckoned as 16 annas. From this starting point I worked upward and downward to assign values to the other classes. The system of valuing different soils in terms of annas was found to be useful as the cultivators at the time of soil classification readily understood the differentiation in terms of annas

Soil proportions.

27. For the purpose of determining the pitch of rents prevailing, the usual system of unit values was employed. The unit values are only index numbers. A unit value is the value in decimals of a rupee of one-sixteenth of an acre of Har I soil as demarcated at the soil classification. The recorded cash rents of

Unit values.

statutory tenants were analysed by separating them under the following three heads :—

- (a) Those whose rents have not been enhanced for 10 years or over, and, therefore, are liable to immediate enhancement.
- (b) Those whose rents have been enhanced within the last 10 years by agreement between the parties or by order of court.
- (c) Those who have been admitted to tenancy for the first time within the last 10 years.

The unit values were worked out for each village. Rents of tenants of specially superior skill like Kachhis and Muraos and also of tenants belonging to special castes, who enjoy rental privilege, were excluded from this analysis. Villages with inadequate, concealed, abnormal or rack rents were then excluded and a standard unit value for each circle was selected on the basis of genuine, adequate and stable rents paid by substantial tenants of average skill and industry in the selected villages. As a rule, people in this district have avoided courts as a medium for obtaining enhancement in rents and have preferred to enhance them by mutual agreement. Consequently enhancement by order of courts have been extremely rare. The measure of the enhancement that the proprietors may expect and the tenants should agree to, must be the rents, which have been enhanced by mutual agreement between the parties during the last ten years and have stood the test of time. On this principle, the enhanced unit value, as a rule, provided the basis of selection for the standard unit value in most of the circles. The standard unit value after selection was tested with the help of the record of collections and by a comparison with the *shikmi* unit value. The standard rates both for assessment and enhancement purposes must be based on the recent rents, which year in and year out, can be realized by the proprietors from their tenants without hardship to the latter. The unit values of the (c) class of tenants, therefore whose rents, are affected by high war prices were discounted by suitable percentages for unrealizability and instability to bring them down to the level of stable collections and were then compared with the standard unit values. The standard unit values multiplied by the selected soil proportions give the standard rates which will be found in appendix VIIC. By far the best test of the suitability of the rates will be furnished by a comparison with the single soil incidences given in the various rent-rate reports.

Rental privilege.

28. The next question was to determine the existence and extent of rental privilege in favour of special castes, who had for a long time past been enjoying a concession in rents. The conclusion drawn at last settlement that "the difference in favour of high caste tenants was barely 11 per cent." (or less than 2 annas in the rupee) was based on a comparison of the average incidences of rents paid by Brahmans, Thakurs and Kayasths with the incidences of other castes. For a detailed discussion of the subject I must refer to the Lucknow rent-rate report. It is sufficient here to note that the privilege is now rapidly disappearing, and where it still exists, the extent of it is not uniform in favour of all the three castes. It was, therefore, necessary to determine the extent for each caste in each village, where the privilege still lingered. The amount of the concession was generally fixed on the basis of the difference between the respective caste unit values and the ordinary tenants' unit values on the total area of each village. A concession varying from 2 to 4 annas was allowed to Brahmans in 254 villages, to Thakurs in 202 villages, to Kayasths in 120 villages and to Saiyids and Pathans in one village each. The specific villages in which the privilege has been allowed together with the extent of the privilege in favour of each caste are given in the various assessment reports. The existence and the extent of this privilege have also been noted in the assessment volumes for the guidance of enhancement courts.

29. In spite of the Legislative Council throwing out the new Land Revenue Bill, Government considered it advisable to incorporate in the rules the concessions to proprietors originally provided in that Bill. Lucknow is one of the first districts which have come under assessment under the revised settlement rules, and the Settlement Officer was directed in Government Press communiqué Revenue (A) department, dated October 7, 1926 to keep in view the particular concessions allowed by the rules. The assessment of the district has presented many unusual problems which are inseparable from the existence of a large city like Lucknow, which was till not very long ago, the seat of the late Nawabi Government. The disappearance of that Government has given rise to an extremely complicated nature of proprietary tenures in and around the city. **Assessment.**

30. In a district so diversified as Lucknow, one of the most difficult questions was the modification of rates. Circle rates have had to be freely modified to suit the agricultural and economic conditions of individual mahals. In the majority of cases, modifications are restricted to 12½ per cent. both upward and downward. The soil classification being based on the merits of individual villages, rates as a rule, have been modified for all the soils and modifications for specific soils are rare. Obviously, it would be very dangerous to modify rates on the basis of unit values only, in a district where both non-genuine and rack rents largely prevail. Rates, therefore, have not been modified merely on the basis of high or low unit values, but after a careful study of the economic conditions of a particular village, e g., character of tenants, the system of cropping, the facilities for irrigation, the quality of soils and the density of population, which is a very important factor affecting rents. **Village rates.**

31. Another difficult problem was about the area to be assessed. The area shown as assessed in the district aggregate is 365,289. Additions have been made as below :— **Assessed area.**

Description.	Area in acres.	Valuation.
		Rs.
Addition for grafted mango groves	1,170	16,958
Addition for land thrown out of cultivation	495	2,085
Cultivated area built upon after last settlement	54	1,228

Additions for land formerly cultivated, but now built upon, have been made mainly in the nazul villages, which have been assessed to a nominal revenue. Grafted mango groves have been assessed as agricultural land, not on the value of their produce. Old fallow and country mango groves not assessable under the rules and areas in excess of the normal cultivated area have been excluded from assessment. Where the cultivated area plus now fallow in holdings exceeds the normal cultivated area, allowance for unstable cultivation has been given by excluding the assets of the excess at the lowest soil rate. But where the cultivated area plus new fallow in holdings falls short of the normal cultivated area, no addition for the shortage has been made. A large area of 6,171 acres with a valuation of Rs. 24,499 has thus been excluded for unstable cultivation and this deduction far exceeds the additions made. The Bhur and the Tarai circle villages in pargana Mahona, which enjoyed a long spell of prosperity during the inter-settlement period are at present in a deteriorated condition. Great caution has, therefore, been exercised in selecting areas for assessment in these villages, and the complication of a short-term settlement on the basis of the 12 years' average figures has been avoided by accepting low areas for assessment. Not infrequently, the low actual cultivated areas of the year of verification have been

accepted. The area actually assessed works out to 360,837 acres and may be compared with the cultivated and the holdings area in the following table :—

Description.	Area in acres.
Area actually assessed	360,887
Average cultivated area of 12 years preceding the year of verification	366,270
Actual cultivated area of the year of verification	849,877
Holdings area	374,842

The area actually assessed exceeds the low cultivated area of the year of verification by 10,960 acres, but falls short of the holdings area by 14,005 acres and is 5,433 acres below the average cultivated area of the past 12 years. The area actually assessed, therefore, is safe and stable. And when it is remembered that the average cultivated area of the past 12 years is itself on the low side as this period includes at least one lean year 1326 Fasli, the caution exercised in accepting areas for assessment will be readily recognised. It will not be out of place to mention here, that a large superfertile area in the heart of the city has been excluded from the record and settlement operations under G. O. no. 5215, dated October 24, 1925. This area was never assessed before. Details about its exemption will be found in the correspondence ending with G. O. no. 1117/I—155B., dated April 14, 1897. Mr. Mulock at last settlement calculated 46,721 as the assets of this area of 3,326 acres and anticipated a revenue of Rs. 23,340. At this time, the revenue would obviously have been considerably higher.

Treatment
cash rents.

of 32. (a) *Ex-proprietary and occupancy.*—These areas are very small, being in each case less than 1 per cent. of the total cultivated area plus new fallow in holdings or what for convenience I might call as assessable area. The recorded rents have been compared with the valuations less the statutory deduction of 25 per cent. or 12½ per cent. respectively and also less the amount of rental privilege where allowed. It is probably not legal according to the strict letter of the law to allow this concession to exproprietary tenants, and all I can say is that I have erred on the side of leniency in allowing the privilege to them. The bulk of the occupancy tenants, who can legally claim the privilege are in Oudh really old ex-proprietors and I do not see why the new ex-proprietors who are now included under the designation of ex-proprietary tenants should be deprived of the concession. But the amount involved is so small (734) that it really means no loss to the State. On the whole, the ex-proprietary rents are generally fair, the valuation (Rs. 13,616) being only less than 7 per cent. above the recorded rent (Rs. 12,767) which has been accepted.

The occupancy rents on the other hand are extremely low and in some cases only nominal, the valuation (Rs. 35,452) after allowing Rs. 2,144 for rental privilege being 90 per cent. above the recorded rent (Rs. 18,688). An addition of only 23 per cent., on the whole, has been made to these low rents and a figure of Rs. 22,945 has been accepted, which is 35 per cent. below the valuation. As a rule, low rents have been brought up to valuation subject to the statutory limitation on enhancement of rent and also subject to the maximum addition of 20 per cent. under the recent instructions in the two tahsils of Malihabad and Mohanlalganj assessed in the second year.

(b) *Statutory.*—The privileged statutory tenants occupy just over 3 per cent. of the assessable area. The recorded rents are very fair as concealment in their case can hardly be expected. The valuation (Rs. 95,231) after allowing Rs. 22,590 for rental privilege is only 3½ per cent. above the recorded rent (Rs. 91,989), which has practically been accepted on the whole.

The non-privileged statutory tenants hold the largest assessable area over 61 per cent. and contribute over 66 per cent. to the total net assets. The valuation (Rs. 23,57,283) is only one per cent. above the recorded rent of Rs. 23,32,177. The excess is obviously due to the prevalence of non-genuine rents in the bigger estates. In spite of the additions made for inadequacy and non-genuineness, the accepted valuation of Rs. 23,04,488 is Rs. 27,689 below the recorded rent and Rs. 52,795 or over two per cent. below the valuation. The totals, however, do not give a correct idea about the real state of affairs. As a matter of fact large allowances have been given on the recorded "unenforceable" rents for instability unrealizability and rack-renting and additions for inadequacy to the "enforceable" rents and for non-genuineness have been made very cautiously. In view of the fact, that inadequate rents might not be enhanced up to full valuation, I had a sliding scale in tahsil Lucknow for making additions for inadequacy, and never raised the inadequate rents to the maximum statutory limit, unless the valuation was at least 50 per cent. above the recorded rent. In tahsils Malihabad and Mohanlalganj, however, in accordance with the recent instructions of the Board of Revenue, additions for inadequacy have been restricted to 20 per cent. "In cases in which the recorded inadequate rent gave a fair increase in revenue even very low rents were accepted. On the whole district the addition for inadequacy works out to 15 per cent. as shown below :—

Number of mahals.	Recorded rent.	Accepted assets.	Difference.	Percentage.
	Rs.	Rs.	Rs.	
443	2,00,708	2,31,906	30,598	+15.2

Large areas are awaiting enhancement and overcautious restrictions on additions for inadequacy tend to pull down the figures very low. This overcaution is certainly very safe for an assessment for 40 years and provides for possible future contingencies, but in actual practice I have no doubt whatever, that the proprietors will immediately be able to obtain a very much larger enhancement in "enforceable" rents.

One hundred and twenty-two mahals have been treated as non-genuinely rented. These are found chiefly in tahsils Mohanlalganj and Malihabad and an addition of 24 per cent. on the whole has been made as shown below for non-genuineness. In spite of the fact, that rates do already make an allowance for instability and unrealizability an allowance from 5 to 10 per cent. on the valuations has been given in accordance with the recent instructions as a precautionary measure:—

Number of mahals.	Recorded rent.	Accepted rent.	Difference.	Percentage.
	Rs.	Rs.	Rs.	
122	97,285	1,20,647	23,361	24.0

(c) *Non-statutory.*—The non-statutory tenants both privileged and non-privileged, hold about 9.5 per cent. of the assessable area and contribute 10.4 per cent. of the total net assets. The net valuation after giving an allowance of Rs. 7,663 for rental privilege works out to Rs. 3,61,884 which is not materially different from the recorded rent of Rs. 3,57,612, being only 1.2 per cent. above the latter, but an amount of Rs. 3,50,435 which is Rs. 7,177 or 2 per cent. below the recorded rent has been accepted. As regards allowances for instability and addition for inadequacy or for non-genuineness, these rents have also been treated in the same manner as the statutory rents.

Assumption areas.

33. These areas have under the rules been assessed at standard rates or a modification thereof, less 25 per cent.

(a) *Sir and khudkasht*.—The proprietors hold in their own cultivation 6·9 per cent. of the assessable area as *sir* and 1·9 per cent. as *khudkasht*. As a rule full 25 per cent. proprietary allowance has been given for land regularly cultivated by the proprietors themselves and only in a few rare cases of wealthy landowners or speculative purchasers was it found necessary to reduce the full allowance. The actual amount of proprietary deduction is Rs. 38,417 and Rs. 13,677, which works out to 16 per cent. and 23·3 per cent. of the valuation of *sir* and *khudkasht* respectively.

(b) *Grain-rented*.—Just over 5 per cent. of the assessable area is held on grain rents. This area lies in all soils, superior as well as inferior, and it predominates in the poorer soils in the Bhur and the Tarai circles. The record of grain rents being generally unreliable, this area has been treated very tenderly. The various assessment reports bear ample testimony to the caution exercised in valuing this area, specially in the poorer soils, in which two-thirds of the valuation has generally been accepted and full valuation extremely rarely. And in several cases I have gone as low as half valuation. The twelve years' average grain incidence has also been taken into consideration. The accepted valuation (Rs. 1,04,365) on the whole is 16 per cent. below the valuation at standard or modified rates.

(c) *Favoured area*.—Under this are included areas in the possession of relations of proprietors, their *karindas* and sepoys, patwaris, both old and new, and their relations and the like. They hold about 3 per cent. of the assessable area, but in many cases this area as classified by patwaris is "favoured" only in name, the recorded rent being well above the valuation. In such cases, in order to be on the safe side, allowance for unrealizability has been given, while inadequate rents have been brought up to valuation subject, in several cases, to a maximum of 33½ per cent. The accepted valuation (Rs. 96,680) is only 10 per cent. above the recorded rent of Rs. 87,681.

(d) *Rent-free and unrented*.—The area under this head is 3·6 per cent. of the total assessable area. The valuation is Rs. 87,449, but an amount of Rs. 76,624 or 12·4 per cent. below the valuation has actually been accepted. In order to enable the proprietors to treat the village servants leniently, only half valuation has been accepted in service tenure.

Under-proprietary.

34. Under-proprietary holdings in this district consist of specific plots. The nature of tenure, on which these under-proprietors hold, is not always the same in all cases. At the first regular settlement an inquiry into the different proprietary and subordinate tenures was begun "before the statutory laws on the subject (the Sub-Settlement Act of 1866 and the Rent Act of 1868) were passed." Consequently, all the different kinds of subordinate tenures, e.g. *sirdars*, *chakdars* and the real under-proprietors seem to have been separately recorded, but "by the Rent Act of 1868 the definition of an under-proprietor was extended so as to include anyone having a heritable and transferable right for which he was liable to pay rent" and when the Oudh Land Revenue Act was passed, Deputy Collector Rai Huzari Lal was deputed to prepare a list of under-proprietors under section 56 (c) of the Act. "As the *sirdars* and *chakdars* all had transferable and heritable rights they were transferred in a body as were the holders of *muafi* land and groves, who were admitted by the zamindars to have transferable rights. Thus the register contains (a) all the under-proprietary originally so classed (except sub-settlement holders); (b) all the *chakdars*; (c) all the *sirdars*; (d) some of the holders of *muafi*; (e) some of the holders of groves." At last settlement it was doubted by Mr. Gray whether the *chakdar* could come under

the definition of an under-proprietor because " he held a small parcel of land on separate tenure acquired by purchase or grant." As Mr. Butts says (vide paragraph 72, part II of the first regular settlement report), the *chakdar* was rarely assessed, but when he was assessed he had to pay his proportionate share of the total revenue assessed on the village. Obviously, therefore, he is a miscellaneous plot proprietor and in the modern days would be recorded as the holder of *hagi-yat mut-farrika* and assessed separately to his share of revenue. The under-proprietors of Kakori town wanted to reopen the whole question and to get themselves recorded as plot proprietors. It was, however, impossible to go back on the records, which had obviously been prepared under full legal authority and granting their request would have necessitated overhauling of the record of the whole district at a time, when record operations had practically been finished.

At present there are 14,563 under-proprietary holdings comprising a total area of 17,443 acres or less than 3 per cent. of the total area of the district and giving on an average 1.2 acre per holding. Out of this, an area of only 13,825 acres has been assessed. Following the precedent of the last settlement the under-proprietary area in the town of Kakori, in Kasmandi Kalan pargana Malihabad, and in Dulapur Husenabad, pargana Mohanlalganj, has not been assessed. These under-proprietary holdings are in the nature of *chaks* "granted during the time of Muhammadan Kings in the vicinity of large towns for groves or pleasure-houses or gardens and were always held rent-free" (vide paragraph 85, part I of Mr. Butts' report of the first regular settlement). The under-proprietary area in the first mentioned town was exempted from assessment under G. O. no. 4315/IA - 495-1927, dated November 12, 1927, Revenue (A) department. The exemption of this area means a loss of Rs. 3,526 to the coffers of the State.

The under-proprietary area has under the rules been treated as assumption area and valued at 25 per cent. below the standard or modified rates applied to the village. Full proprietary deduction has been given except on *sir* sub-let and also allowance for *pakka* wells at the difference between "wet" and "dry" rates. The accepted valuation Rs. 1,31,253 looks apparently very high, being three times the rent (Rs. 41,195) paid by the under-proprietors to their superior proprietors. But as already indicated, these under-proprietary rents at last settlement were not treated adequately in assessment. That this area has been treated very leniently will be borne out by the following table:—

Tenures.	Ordinary villages		Permanently settled.		Total.	
	Rents realized by the under-proprietors.	Valuation at village or standard rate which has been accepted.	Rents realized by the under-proprietors.	Valuation at village or standard rate which has been accepted.	Rents realized by the under-proprietors.	Valuation at village or standard rate which has been accepted.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Statutory ..	99,772	63,772	8,482	4,708	1,08,204	68,475
Non-statutory ..	13,729	12,004	2,107	1,290	15,836	13,294
Total ..	1,13,501	75,776	10,589	5,998	1,24,040	81,769

The accepted valuation of the cash-rented area in under-proprietary is 34 per cent. below the cash rents actually realized by the under-proprietors from their cash-paying tenants. The assets of the under-proprietary area are 131,253 and the revenue assessed is Rs. 47,757-8 giving the same percentage of the assets (36.4) as that taken in the *khalsa*. In

addition, there are a host of miscellaneous property holdings, assessed to a revenue of Rs. 22,835-15 which falls at the rate of 35 per cent. on the net assets of Rs. 65,249.

35. The following table shows the incidences of the valuation accepted in the different tenures:—

Tenures.						Incidence.
Under-proprietary	..	..	..	..	..	9'5
Ex-proprietary	..	..	..	..	..	8'1
Occupancy	..	..	..	..	..	6'8
Statutory—						
Privileged	..	..	..	..	..	8'3
Non-privileged	..	..	..	..	..	10'3
Non-statutory—						
Privileged	..	..	..	..	..	8'7
Non-privileged	..	..	..	..	..	10'3
Sir	..	..	..	..	..	7'9
Khudkasht	..	..	..	..	..	6'2
Grain-rented	..	..	..	..	..	5'4
Favoured	..	..	..	..	..	8'2
Rent-free and unrented	..	..	..	..	..	5'9
Total						9'4

The incidence of the privileged statutory tenants is about 20 per cent. lower than the incidence of the non-privileged statutory tenants and the incidences of privileged and non-privileged non-statutory tenants agree closely with the corresponding incidences of the statutory tenants. The incidence of the accepted valuation of *sir* is 23 per cent. below the incidence of the non-privileged statutory tenants, while the incidence of *khudkasht* is still lower. Very low incidences of the grain-rented and rent-free areas bear out what has already been shown before, that these areas have been very leniently treated. The incidence of the under-proprietary area appears to be high, but this tenure has a very high proportion of superior soils. The proprietors never fail regretfully to stress the point that the best lands of the village are in the possession of under-proprietors.

36. The bulk of the recorded item of sayar income is unassessable. It includes (specially in the neighbourhood of the city and large towns) large amounts realized by the proprietors from owners of brick kilns for digging earth for preparing bricks and ground rents for houses and building plots, sale-proceeds of *kankar* and mangoes. All such items have been omitted from assessment. The amount accepted consists of income from all such natural sources as fish, *tar* trees, thatching grass, palm trees, grazing dues, *dhak* jungle and saltpetre. Great caution has been exercised in tapping this uncertain source of income. An amount of Rs. 15,012 has been accepted out of the recorded sayar income of Rs. 98,244. The rule usually followed was to accept only half the 12 years' average recorded income from assessable sources. The increase from sale-proceeds of mango groves has invariably been omitted. As the land under country mango groves is exempt from assessment under the rules, it seems inconsistent to assess the sale-proceeds of the fruit of such groves. Grafted mango groves having been assessed as agricultural land, the sale-proceeds of these groves recorded as sayar income have not been taken into consideration. The value of this concession regarding the assessment of grafted mango groves can hardly, by any stretch of argument, be belittled or minimized, when it is remembered that in the town of Malihabad alone the accepted valuation for 352 acres of such groves is only Rs. 6,009 against the 12 years' average recorded sayar income of Rs. 27,500.

3. 37. Improvements mainly consist of masonry wells, belonging to the proprietors and under-proprietors and a large amount of Rs. 80,365 has been allowed for such improvements, usually at 10 per cent. on the estimated cost of a

well. In cases, however, in which the "wet" area irrigable from such wells is insignificant and the assets have not been raised by the construction of such improvements to an appreciable extent commensurate with the outlay, or where the well is used as an insurance against drought, the allowance has usually been given at the difference between "wet" and "dry" rates.

38. (a) The net assets thus calculated amount to Rs. 33,67,233 for the whole district, and the revenue, both nominal and payable to Government comes to Rs. 12,21,899-6 which is 36·3 per cent. of the net assets and gives an increase of 25·8 per cent. on the expiring demand of the year of verification. Out of this amount, the revenue actually payable to Government both from *khalsa* and the permanently settled villages is Rs. 10,99,181-4 giving an increase of Rs. 2,10,653-6 or 23·7 per cent. over the expiring demand. A certain amount of revenue is also likely to be reduced in appeals and in the process of revising unduly high under-proprietary rents and also on account of the acquisitions for the Sarda Canal subsequent to the year of verification. The increase will work out to be much the same as at last settlement (22·54 per cent.). In cases in which information was supplied by the canal authorities in time before my departure, the new revenue on the land acquired for the canal was worked out and noted in the assessment volumes, but there are many more cases which will require the attention of the Deputy Commissioner. The increase anticipated in the forecast was Rs. 2,55,000 and the sanctioned revenue as actually worked out is 17 per cent. below that estimate. Details of the nominal demand on the permanently settled, revenue-free, revenue assigned, nazul and Government property villages are given in Appendix II. The bulk of the permanently settled villages lie chiefly in tahsil Mohanlalganj, a few in parganas Bijnor and Lucknow and belong to the Sisendi, Maurawan and Gopalkhera estates. The Government property mahals which were never assessed before have not now been assessed even to a nominal revenue. Both the revenue and the cesses have been remitted on Government estate villages entrusted to the Nazul or Improvement Trust. It would, therefore, have been useless to assess them even to a nominal revenue. Only those nazul mahals have, therefore, been assessed to a nominal revenue which contain under-proprietary areas. The revenue-paying Government villages and villages belonging to the municipal board have been treated as *khalsa*.

(b) *Percentage*.—The resultant percentage of the assets taken as revenue is well below the ordinary percentage of 40. It is only in mahals where a nominal revenue had to be fixed, that as a rule, the full percentage has been taken. Percentages in the other mahals have been carefully and cautiously selected. In the interest of excessively sub-divided co-parcenary bodies, or of the heavily involved proprietors, or where a heavy *malikana* is payable, I have never hesitated to go as low as 30 per cent., even though special sanction to the low percentage has had to be obtained.

The following table will show how leniently the co-parcenary bodies and those who have to pay a heavy *malikana* have been treated in assessment:—

Tenures.	Accepted valuation incidence.	Revenue rate per acre assessed.	Percentage of column 3 on 2.	Percentage of increase.	Remarks.
1	2	3	4	5	6
Taluqdari	9·2	3·8	35·9	25·4	
Zamindari	9·4	3·4	36·2	35·4	
Pattidari	9·4	3·2	34·0	24·9	
Sub-settled in Taluqdari other than permanently settled.	9·1	3·0	33·0	22·9	
Permanently settled	8·8	3·5	39·8	21·0	
Sub-settled estates in permanently settled villages.	8·2	2·8	34·1	14·8	

Figures speak for themselves and comment is unnecessary.

Taluqdari and permanently settled estates seem to have been fully assessed before.

(b) *Incidences*.—The proposed revenue, both nominal and actually payable to Government, falls on the cultivated acre at the rate of 3·5 and on the assessed acre at the rate of 3·4, representing an advance of about 25 per cent. over the corresponding incidences of 2·8 and 2·7 of the expiring demand. The rental incidence of the corrected rent roll on the accepted area is 9·4 and the incidence of the proposed revenue per assessed acre is only 36 per cent. of this rental incidence. It is obvious, therefore, that the sanctioned revenue is very moderate and errs, if anything, on the low side.

(d) The net assets of the temporarily settled *khalsa* villages leaving the proportionate *khalsa* assets of the partly *khalsa* and partly revenue assigned villages are Rs. 28,97,280. Under the old rules a 50 per cent. assessment would give a revenue of Rs. 14,48,640, but as a result of the limitations imposed by the new Settlement Rules and otherwise, the sanctioned revenue on the entire *khalsa* villages (Rs. 10,42,054·6) falls short of this amount by Rs. 4,06,586 or by 28 per cent. A 50 per cent. assessment would have given an increase of Rs. 6,16,374 over the expiring demand of the entire *khalsa* villages, but the sanctioned revenue of these villages gives an increase of Rs. 2,09,788 only. In other words Government takes only 34·3 per cent. of the actual increase to which under the old rules, it would have been legitimately entitled—obviously a huge sacrifice on the part of the State in the interests of the zamindars.

(e) *Progressions*.—The increase in revenue has been further moderated by means of progressions and a revenue of Rs. 52,631·4 has been postponed for the first five years. In only a solitary instance of undue hardship, a second progression has been allowed. As a rule no progressions have been allowed where only a nominal revenue has been fixed.

(f) The 12 years' cash rental incidence of the district is 8·8—just 15 per cent. below the cash rental incidence of the year of verification (10·3). The former is obviously on the low side, as it includes low rents of past years and over and above this, it is based to a considerable extent on non-genuine and inadequate rents. It is, therefore, very safe to take this incidence for purposes of our calculations. If we value the 12 years' average assumption areas including the under-proprietary and the grain-rented area at this incidence, we will have a valuation of Rs. 7,63,646. Adding this to the average cash rents of the past 12 years (Rs. 27,34,127) we will have Rs. 34,97,773 which exceeds the amount of the net assets as calculated by Rs. 1,30,540. The margin of safety therefore, is very large and the assets have been very liberally calculated.

(g) The area assessed at last settlement was 357,464 acres (vide paragraph 9, page 7, Mr. Hooper's review of the last settlement report). From this must be excluded the assessed area of the five villages which have been expunged from the village list after the last settlement and we have 356,804. The area now assessed exceeds this area by 4,033 acres. The extension in cultivation has taken place in the poorer circles—Bhur and Tarai—and mainly in the poorer soils, Har III, Har IV and Har IV—. For purposes of calculations we may take the Har IV soil to be mainly responsible for the extension. The rates for this soil in the different poorer circles vary from 2·4 to 4·7 and the average works out to 3·4 per acre. The assets of the extension in cultivation would then work out to about Rs. 13,700 and would give a revenue of about Rs. 5,000. The increase in revenue, therefore, is mainly due to the rise in rents, very little of it being due to the extension in cultivation.

39. At the first regular settlement "out of the *taluqdari* villages, some 51 villages and fractional parts" were held in sub-settlement. Owing to lapses,

however, the number has now gone down to 43 in addition to some fractional shares. The decrees which created these sub-settlement rights have been quoted from the last settlement volumes for facility of future reference. In the bulk of the mahals, rents on the basis of these decrees were fixed at the time of assessment, but the Assistant Settlement Officer is now revising them in the light of the changes in the sanctioned revenue.

40. (a) *Distribution*.—At last settlement *mahalwar* revenue was distributed on *pattis* on the basis of fractional shares. That method was good enough for old days, when allowances for improvements and proprietary cultivation were rare, but now when Government policy has developed in the direction of greater generosity to the small peasant proprietor and in the direction of encouraging improvements, that method is out of date. At this settlement, therefore, the distribution has been done on the basis of net assets as calculated at assessment. This is the only just and equitable method to secure the advantage of the concessions for proprietary cultivation and improvements to the proprietors who actually deserve them. In rare instances, in which the proprietors were unanimous in desiring some other method, their wishes were duly respected and the distribution done accordingly. Some difficulty was caused in allowing for unrealizability uniformly in the *pattis*, the percentage allowed in assessing the mahal. With a view to avoid inequalities in the distribution, therefore, the method employed was to work from the valuation at village rates both upward and downward to the accepted valuation. I am glad to be able to note that the work has already been finished.

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(b) *Fixation of under-proprietary rents*.—Fixation of under-proprietary rents under section 79 of the Land Revenue Act has been a task of unusual difficulty, but no trouble has been spared in endeavouring to fix them on an equitable basis. Owing to the apathy of the under-proprietors in responding to the notices under settlement rule 71 calling upon them to file copies of decrees under which they hold, immense trouble has had to be undertaken and a large staff employed at the cost of the State involving labour and expense, which ought to have reasonably fallen on the under-proprietors themselves. A responsive apathy on our part was obviously undesirable in the interest of justice and equity. A form was devised for the purpose of collecting at one place, all the material which forms the basis of fixation of these rents. For facility of comparison of the present plots with those given in the decrees passed at the first regular settlement, a double *jardmutabikat* had to be prepared. This comparison has necessarily been a slow process. The Deputy Commissioner's record room has had to be ransacked to obtain copies of the decrees from the *Haqiqat* files. The terms of these decrees were noted on the form devised, and the old revenue of the under proprietary plots and the rent, which might be expected on the basis of the proportion which the new revenue bears to the old have been worked out by different methods. For this purpose constant reference to the last settlement volumes was unavoidable. Lastly, the *misls* by which these rents were fixed at the last settlement and the resumption of *muafi* cases creating the newer underproprietary rights were invariably examined, and a suitable rent was then fixed, having regard to the rules now in force. Owing to the inadequate treatment accorded to this matter at last settlement, a large enhancement is in some cases inevitable, but as the Board have observed in their review of the assessment report of pargana Mohanlalganj, the irregular procedure of the last settlement cannot now be ignored, and attempts must be made to prevent sudden and severe enhancement of these under-proprietary rents. Cases of undue hardship, therefore, are now receiving attention at the hands of the Assistant Settlement Officer. Rents on the bulk of the under-proprietary holdings were fixed before my actually giving over charge, and the rest of this work is expected to be finished before the office is finally closed.

(c) *Re-allocation of patwari circles.*—Re-allocation of patwari circles, preparation of *muafi* registers and list of groves exempt from assessment and mauza registers, pargana books and pargana registers have been finished. Owing to an intermediate revision of patwari circles extensive changes have not been found necessary. Proposals regarding tahsil Mohanlalganj were published for objections and have already been submitted to higher authority, while those regarding the other two tahsils are being published now and will be submitted before the end of February 1929.

(d) *Nazul city survey.*—Some of the *mohallas* forming part of the city were surveyed during the operations of the first regular settlement and a *khasra* and map of each *mohalla* were prepared, showing details of the *abadi* land. The map was prepared on a scale of 2 inches to the chain and was "coloured topographically to show every tenement and plot of land with character and ownership of each". That detailed survey, however, did not "include the whole of the city lying within the jurisdiction of the city authorities". There were villages lying to the north of the left bank of the Gumti, which either wholly or in part were included in the city, but were omitted from the survey. Mr. Harrington "adverted to the advisability of utilizing a well-trained establishment for the purpose of securing a record and map, such as the authorities in charge of the city lands and tenements ought to have". But the Financial Commissioner vetoed the scheme, on the ground "that he could not propose that Government should sanction any expenditure on any object which, however desirable in itself, would not bring any return to the State".

For want of a proper record of this nature in the villages referred to above, the Nazul department had been experiencing difficulties and sustaining loss in establishing its title to unoccupied land in the *abadi* and in collaboration with the Court of Wards, it got a record-of-rights prepared in the year 1917 for four villages, Qutubpur Khalispur, Iradatnagar, Baraulia and Birhana. The work was carried out under Mr. J. B. Smart, a Deputy Collector who was invested with the powers of an assistant record officer. This record has lost much of its importance in view of the Hon'ble Judicial Commissioner's decision published in XXIV, Oudh Cases, in which it has been held that land occupied by houses in the city of Lucknow was the property of the owners of the houses. It was, therefore, deemed necessary to compile the record afresh in the light of this decision, for the purpose of guarding against future encroachments on nazul land and for dealing with intestate properties and also with a view to avoid unnecessary expenditure that might have been incurred on defending claims based on the Judicial Commissioner's decision. The importance and utility of a duly attested record was too apparent for the nazul to let slip the opportunity of the settlement operations without taking full advantage of it. The Nazul department proposed the scheme of a city survey of seven entire villages (Birhana, Baraulia, Qutubpur Khalispur, Iradatnagar, Rahimnagar, Mahnagar, Mawaia and Sheikhapur)—to which an eighth village, Rappur Khadra, was subsequently added—and of portions of four villages (Bhadewan, Harchandpur Kanuara, Jiamau and Madhi Madarpur) and undertook to defray the cost of the scheme. Government sanction was duly obtained and the work was entrusted to the Settlement Officer. Special rules for this survey under section 234 of the Land Revenue Act were framed and were published by Government in notification no. 3036/IA.—197-1925 Revenue (A) department Miscellaneous, dated August 16, 1927. Through the kindness of the Survey of India department, the services of a theodolite surveyor and a computer were obtained and the whole scheme was put under the immediate charge of Pandit Kamta Prasad Avasthi, who was appointed Special Naib-Tahsildar and was invested with the powers of a Tahsildar for making local inquiries. Mr. Anwar Ali Faruqi, Assistant Record Officer, was entrusted with

the work of attestation and supervision, and the survey was started about the end of February 1927 on a scale of 64 inches to a mile. A *khasra abadi* showing details of ownership of, and subordinate rights in, tenements and other particulars, has been prepared in the form sanctioned by Government in notification Revenue (A) department no. 3331/IA—197-1925, dated September 7, 1927.

The difficulties of a city survey are too patent to need any detailed description, and the complicated nature of the work in which accuracy is of the utmost importance makes progress necessarily slow. During the 18 months that I have been in charge, theodolite survey of all the 12 villages under the scheme has been finished and the detailed survey and *khasrapuri* of six villages (Birhana, Baraulia, Qutubpur Khalispur, Iradatnagar, Sheikhapur and Rahimnagar Mahanagar) which contain an area of about 1,000 acres of *abadi* land and over 10,000 properties has been completed and 25,500 *khewat khasra* slips have been attested. The remaining field work of the scheme is expected to be finished by the end of March 1929. But the distribution, attestation and final disposal of the slips now remaining, which are estimated to be about 45,000, must take another financial year. The immensity of the task was hardly foreseen when the scheme was initiated. But the perseverance with which the work has been pushed on will be realized when it is noted that Mr. Smart took about four years in getting through only four villages under his charge. The number of disputed cases up to-date has been only 596, out of which 422 have been decided by compromise between the nazul and the public. The work is marked by a singular absence of friction, and it is gratifying to note that it is meeting with general satisfaction and is proving a source of profit as well to the nazul. A sum of Rs. 6,000 has already been realized by way of compensation for encroachments disclosed by the survey, out of a total expenditure of Rs. 25,700 incurred up to date.

41. The total cost of the settlement and record operations comes to Rs. 3,61,570 as shown in Appendix X or Rs. 379 per square mile and will be recouped in two years. It is just a little less than what it was at the long drawn-out proceedings of the first regular settlement, but since then much water has flowed down the Gumti and cost all round has more than doubled. The work has been carried out as economically and expeditiously as circumstances permitted. The cost is high mainly owing to the postponement of the settlement and carrying out of the record operations practically separately from settlement proper, but also to a certain extent owing to the exigencies of life in a large city. Moreover, this is one of the first settlements in which the new provision of patwari's allowance has been in force throughout the period.

Costs.

42. So far as can be judged from conversation with a few leading proprietors of the district and a few others of the neighbouring tahsil in Hardoi, the new assessment on the whole seems to have been well received. The new settlement, however, has opened with unfavourable seasons. A cycle of "wet" years had deteriorated the Gumti valley and the over-looking *bhur* , but the deterioration was very fully taken into consideration at assessment. The year 1334 fasli, in the cold weather of which actually the settlement operations were started, was a favourable one. Government ordered under Settlement Rule 67 the realization of the *rabi kist* of 1335 fasli in parganas Kakori and Bijnor, and in spite of the damage by excessive and untimely winter rains to a superb *rabi* crop, the like of which had not been known for a long time past, a large part of the demand in the two parganas in which alone the new demand has so far come into force was realized. Government has not yet brought into force the new demand in the remaining parganas owing to the unfavourable *kharif* of 1336 fasli, which has necessitated suspensions of Rs. 96,426 over the whole district. There are reasons to believe, that the zamindars have already started enhancing rents

Prospects of the new settlement.

with a view to ease off the burden of the increase in revenue. Rents are everywhere rising, and a net work of the Sarda Canal will further revolutionize the rents and the system of cropping at no far distant date and add considerably to the prosperity of the district, incidentally lightening even the new demand. All this augurs well for the future of the settlement. No pains have been spared in working out a fair assessment—fair for all the parties concerned, the zamindar, the tenant and the Government. Whether the settlement works fairly or otherwise time alone will show. Sanction for the new demand is solicited for a period of 40 years to expire in June 1968 for tahsil Lucknow and in June 1969 for the other two tahsils.

MISCELLANEOUS.

43. My thanks are due to Messrs. C. W. Gwynne and T. J. C. Acton, Deputy Commissioners, for the kind assistance they have always so ungrudgingly rendered. Without their close co-operation, the task of bringing the settlement to a speedy close would have been well-nigh impossible.

The brunt of the record work fell on Mr. Mohammad Anwar Ali Faruqi, and latterly when he was promoted to the post of Assistant Settlement Officer he was saddled with the extra work of supervising the nazul survey scheme in addition to his ordinary duties of assessment. He has been fully up to the task, has worked hard and well throughout, and the Board are themselves aware of the quality of his assessment work, which is careful and sound and is highly creditable.

Pandit Diwakar Nath Misra's work as Assistant Record Officer was careful and his judgments especially were always lucid and clear.

Credit is due to Pandit Kamta Prasad Avasthi for his efficient and close supervision of the nazul survey scheme. He has never spared himself and the success and smooth working of the scheme is largely due to his tact and energy.

Babu Bijay Bahadur, Supervisor Kanungo, did particularly well as Survey Expert and was rewarded for his good services by the Deputy Director of Land Records by promotion to the post of Inspector of Kanungos.

The difficulties of office management were the usual ones, concomitant on the entertainment of a large, temporary and consequently irresponsible staff. In addition to the ordinary difficulties, however, there were some special difficulties also to be faced. Owing to the stoppage of settlements in the United Provinces, Native States had absorbed a large number of experienced settlement officials and simultaneous starting of no less than seven settlements in the United Provinces, at a time when experienced settlement hands were scarce, put a premium on the abilities of inexperienced men. Despite the fact, that in advance of my arrival I had selected a good staff of soil classifiers, none of them turned up, preferring cheaper places to expensive life in Lucknow. Had it not been due to the courtesy of Messrs. D. L. Drake-Brockman and Himmat Singh in supplying soil classifiers from the Jodhpur settlement, I should have been stranded indeed. The high cost of living in a large city tended to raise bickerings among the staff, which had to be allayed in various ways. All the difficulties have been surmounted and I am glad to record that the office has worked smoothly and well. My thanks are due to the whole English and Vernacular office staff, including the permanent staff—the supervisor and registrar kanungoes and the officials of the Deputy Commissioner's record room—who have never failed to respond to the extra calls made on their time and energy and have never grudged working against time at high pressure, when the exigencies of work demanded a whole-hearted devotion to duty.

The head clerk, M. Yunis Ali, was entirely new to the work he was called upon to perform. He applied himself to the task with untiring energy, picked it up quickly and acquitted himself well.

The sadar munsarim, M. Muhammad Siddique had some previous office experience, but was also new to the complexities of work in Oudh and though he foundered at the beginning, he was soon able to feel his ground and on the whole did well. On my arrival in the district the second clerk, Babu Sukhdeo Rai, was the only experienced clerk in a responsible position. The bulk of the technical work, including the preparation of the final report figures, fell on him and he has discharged his duties creditably.

My chief reader, Babu Devi Sahai, is an intelligent and experienced official—honest and reliable—and has worked with zeal and energy in spite of the impediment of his weak health, which compelled him to take leave towards the end of the settlement.

Lastly, I must not forget Rai Sahib Babu Gopi Nath, Manager, Sisendi estate, whose help in analysing the rents of that estate was invaluable.

BRIJ CHAND SHARMA,

February 12, 1929.

Settlement Officer.



APPENDIX I — Comparative area statement.

Serial number.	Period.	Not culturable.				Culturable.				Cultivated.								Total of columns 12 and 13.	Incidence of revenue per acre of cultivation.		
		Village site.	Covered with water.	Otherwise barren.	Total.	Groves.	Fallow.			Irrigated.				Unirrigated.	Total.						
							Waste.	Old.	New.	Canals.	Wells.	Other sources.	Total.								
																Flow.	Lift.				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	Former settlement ..	617,641	718	12,634	26,389	87,157	126,080	23,196	47,492	55,118	19,736	122,340	..	..	41,933	73,332	114,665	230,643	345,307	467,647	2.8
2	Present settlement (year of verification).	611,341	*938	18,978	26,036	+90,680	134,764	24,581	60,167	30,707	21,303	112,169	..	..	44,579	47,203	91,782	237,207	348,989	461,158	3.5
3	Increase ..	..	120	5,444	..	..	..	1,385	12,665	..	1,576	..	..	..	3,246	..	..	26,565	5,682	..	..
4	Decrease ..	6,300	..	..	283	6,477	1,316	..	..	34,417	..	10,171	..	..	..	..	23,888	..	..	6,489	..

Acres.

* Includes { Trust 3 .. { Cultivated .. = 2
Municipal board 310 { Uncultivated .. = 1
.. { Cultivated .. = 281
.. { Uncultivated .. = 79
Khalsa 151 { Cultivated .. = 130
.. { Uncultivated .. = 21
Revenue-free 974 { Cultivated .. = 261
.. { Uncultivated .. = 113

† Includes Government property 6,101 .. { Cultivated .. = 264
.. { Uncultivated .. = 5,837

Acres.

APPENDIX II.—1

	Revenue of settlement.			Expiring revenue.		Proposed revenue payable to Government.						
	First.	Second.	Third.	Payable to Government.	Not payable to Government.	Total.	Ordinary villages.			Permanently settled.	Total.	
							First five years.	Intermediate.	Final.		First five years.	Intermediate.
1	2	3	4	5	6	7	8	9	10	11	12	13
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p. l.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a.
Lachnow district ..	6,78,883 0 0	7,76,929 0 0	9,82,708 0 0	8,88,527 13 11	83,187 14 3	1,71,715 12 2	9,92,550 10 0	10,46,086 14 0	10,46,311 14 0	52,969 6 0	10,46,550 0 0	10,99,056 4

APPENDIX III.—Rent rolls and collections.

Years.	Under-proprietor's land.		Tenant's land held in—					Total demand, columns 8, 5, 7 and 9.	Collections including arrears.	Sir area.	Khadkashi area	Rent-free, unrented and favoured.	Total area in holdings.		Shikmi.	
	Area.	Rent demand.	Cash.		Kind.		Cultivated.						Uncultivated.	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
Former settlement ..	19,496	36,724	274,681	17,28,451	20,596	70,390	40,661	18,76,226	..	11,680	24,257	14,704	345,307	20,107	34,817	3,06,357
Twelve years' average ..	20,149	41,587	311,483	27,34,127	19,576	1,05,571	1,34,923	90,16,208	26,02,039	12,729	21,447	12,877	366,270	81,991	52,012	6,92,778
Year of verification ..	17,443	41,193	279,782	28,89,144	19,585	1,44,877	98,244	91,72,950	27,87,104	26,035	7,364	26,108	343,989	27,248	43,667	5,60,357

APPENDIX IV.—Area table and attested rent roll.

Last settlement.		In the year of verification.										Remarks.
Area.	Rent.	Description.	Number of khatas.	Cash paying.		Grain-rented.		Sub-tenants.				
				Area.	Rent.	Area.	Rent.	Area.	Rent.			
1	2	3	4	5	6	7	8	9	10	11		
Acres.	Rs.			/ cres	Rs.	Acres.	Rs.	Acres.	Rs.			
19,496	36,724	Under-proprietors as such ..	14,563	17,443	41,185	1,831	32,953	The area of all kinds of plots is excluded from this statement as shown in statement I.		
..	..	Ex-proprietary tenants as such ..	600	1,568	12,685	..	..	575	9,821	
4,988	21,801	Occupancy tenants as such ..	1,847	3,504	18,688	..	..	1,610	26,202	
		{ Privileged castes ..	5,225	11,331	91,919	..	..	4,476	50,646	
			Tenants with statutory rights { Non-privileged ..	139,220	226,978	23,27,682	17,886	1,31,934	15,663		1,81,992	
280,339	17,75,291	{ Privileged castes ..	1,874	3,667	32,521	..	..	239	2,295	
			Tenants without statutory rights { Non-privileged ..	20,511	32,714	3,17,969	1,699	12,443	4,625		56,500	
11,680	35,490	Sir ..	7,089	26,055	7	..	..	7,925	1,23,664	
24,257	90,010	Lhadkash ..	4,722	7,264	17	..	..	..	..
583	1,740	Favoured tenures ..	4,977	13,087	87,680	..	..	9,688	47,962	
14,059	899	Rent-free..	14,591	7,376	..	..	..	2,487	23,202
112	..	Unrented ..	23,579	6,645	..	..	..	448	5,020
365,414	19,61,464	Total	238,303	356,652	29,30,353	19,585	1,44,377	43,667	5,60,257			

APPENDIX VI.

Comparative crop statement for the whole district Lucknow.

Year.	Total cultivated area per khassa.	Rabi.								Kharif.								Zaid.	Total.
		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
1	2	Wheat alone.	Wheat mixed.	Barley alone and mixed.	Cram and peas.	Tobacco.	Others.	Total.	Rice.	Juar alone and mixed.	Bajra alone and mixed.	Urd, moong and moth.	Sugarcane.	Maize.	Others.	Total.	18	19	Dofall.
Former settlement ..	346,326	64,158	24,447	34,794	69,781	3,704	21,557	218,531	89,428	36,273	28,607	1,561	3,330	7,124	69,565	235,878	4	108,037	
Average ..	361,229	69,137	18,435	30,785	54,827	27	9,949	183,190	57,160	44,371	45,950	35,370	4,435	9,459	56,973	254,258	5,046	81,205	
Year of verification ..	349,877	73,716	34,125	27,745	64,305	335	7,669	186,585	57,890	40,284	99,216	35,022	4,268	9,162	36,094	222,436	5,915	75,359	

[2 acres Improvement Trust.

[281 " Municipal Board.

[130 " Khalsa.

[361 " Revenue Free.

[364 " Government Property.

* Includes

APPENDIX VII-A.

Statement of assets:—holdings area of the whole district.

Soils.	Circle rates.	Rates applied.	Under-proprietors land.	Tenants cash-rented area.						Assumption areas.						Remarks.
				Ex-proprietary.	Occupancy.	Statutory.		Non-statutory.		Bir.	Khudkash.	Grain rented.	Favoured tenures.	Rent-free and unrented.	Total columns 4 to 15.	
						Privileged.	Non-privileged.	Privileged.	Non-privileged.							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Bhit Pan	63	..	5	..	..	..	..	1	69	
Kachhiana I	197	4	2	31	1,142	10	169	50	37	18	27	69	1,756	
Kachhiana II	76	1	..	6	114	..	82	5	2	..	..	82	818	
Goind I +	25	..	15	..	121	..	29	32	6	1	4	1	284	
Goind I { Wet	1,640	187	368	553	10,081	171	1,520	2,408	394	392	692	865	18,721	
Goind I { Dry	174	10	18	37	502	23	161	173	40	51	24	99	1,312	
Goind II { Wet	284	36	39	125	2,548	29	308	337	89	127	134	63	4,114	
Goind II { Dry	65	11	2	31	283	5	49	70	15	84	28	25	668	
Har I { Wet	8,908	468	1,109	2,306	48,910	681	5,618	7,670	1,945	2,144	2,213	1,311	72,678	
Har I { Dry	658	98	110	413	6,861	175	928	1,130	337	419	465	513	12,102	
Har II { Wet	580	26	51	289	4,862	65	602	460	108	167	104	154	7,398	
Har II + { Dry	221	4	12	55	1,703	5	234	102	65	64	35	90	2,590	

APPENDIX VII—B-I.
Statement of assets of the whole district including plots.

Tenure.	Recorded.			By circle rate.		Accepted.			Bayar.	Addition for granted mango groves.	Addition for land thrown out of cultivation.	Cultivated land built upon after last settlement	Total assets.	Deduction for sir and khudkaat.	Deduction for improvements.	Deduction for unstable cultivation.	Net assets.	Expiring revenue.	Proposed.		
	Holdings area.	Rent.	Incidence.	Assessed area.	Valuation.	Assessed area.	Accepted valuation.	Incidence.											Initial.	Inter-mediate.	Final.
Under-proprietary ..	15,088	41,195	2.7	13,825	1,31,651	13,825	1,31,253	9.5											Rs. a. p.	Rs. a. p.	Rs. a. p.
Ex-proprietary ..	1,597	12,767	8.0	1,568	13,616	1,568	12,751	8.1											Rs. a. p.	Rs. a. p.	Rs. a. p.
Occupancy ..	3,504	18,658	5.3	3,356	35,452	3,356	32,945	6.8											Rs. a. p.	Rs. a. p.	Rs. a. p.
Privileged ..	11,939	91,989	8.1	11,108	95,231	11,108	91,999	8.3											Rs. a. p.	Rs. a. p.	Rs. a. p.
Non-privileged ..	227,313	33,39,177	10.3	2,24,838	23,57,983	2,23,836	23,01,483	10.3											Rs. a. p.	Rs. a. p.	Rs. a. p.
Privileged ..	3,667	82,531	8.8	3,525	30,419	3,525	30,710	8.7											Rs. a. p.	Rs. a. p.	Rs. a. p.
Non-privileged ..	33,206	3,35,681	9.8	31,896	3,31,465	31,896	3,19,735	10.2											Rs. a. p.	Rs. a. p.	Rs. a. p.
Sir ..	26,074	7	..	25,299	2,38,807	25,299	2,38,713	9.4											Rs. a. p.	Rs. a. p.	Rs. a. p.
Khudkaat ..	7,279	17	..	7,237	58,670	7,237	58,657	8.1											Rs. a. p.	Rs. a. p.	Rs. a. p.
Grain-rented ..	19,594	1,44,478	7.4	19,851	1,24,324	19,851	1,04,365	5.4											Rs. a. p.	Rs. a. p.	Rs. a. p.
Favoured tenures ..	12,088	87,681	7.2	11,818	95,645	11,818	96,680	8.2											Rs. a. p.	Rs. a. p.	Rs. a. p.
Rent-free and un-rented.	14,038	..	..	12,978	87,449	12,978	76,624	5.9											Rs. a. p.	Rs. a. p.	Rs. a. p.
Total ..	374,842	30,86,609	8.2	365,259	36,00,012	365,289	34,38,910	9.6	15,013	16,968	2,085	1,236	35,24,191	52,094	30,365	24,499	33,67,233	9,71,715	11,66,805	12,21,774	12,31,999

Cash-rented. Assumption area.

APPENDIX VII—B. II.
Statement of assets of Khalsa with plots.

Tenure.	Recorded.			By circle rates.		Accepted.		Incidence.	Sayer.	Addition for grafted mango grove.	Addition for land thrown out of cultivation.	Cultivated land built upon after last settlement.	Total assets.	Deduction for sir and khudkaash.	Deduction for improvement.	Deduction for unstable cultivation.	Net assets.	Expiring revenue.	Proposed.		
	Holdings area.	Rent.	Incidence.	Assessed area.	Valuation.	Assessed area.	Accepted value.												Initial.	Inter-mediate.	Final.
Under-proprietary	11,289	29,983	2'6	10,182	88,401	10,182	96,224	9'4										Rs. a. p.	Rs. a. p.	Rs. a. p.	
Exproprietary	1,502	12,015	8'0	1,478	12,824	1,478	12,000	8'1													
Occupancy ..	3,093	16,980	5'5	2,964	31,297	2,964	20,811	7'1													
Privileged..	9,489	78,493	8'3	9,324	79,582	9,324	76,957	8'3													
Non-privi- leged.	195,629	30,16,606	10'3	192,771	20,28,743	192,771	19,80,915	10'2													
Privileged	8,105	28,425	9'1	8,022	26,442	8,022	26,798	8'9													
Non-privi- leged.	27,042	2,62,545	9'7	26,057	2,71,510	26,057	2,63,258	10'1													
Sir ..	24,271	7	..	28,984	2,25,356	28,984	2,25,162	9'4													
Khudkaht ..	6,594	17	..	6,555	52,798	6,555	52,785	8'1													
Grain rented ..	19,336	1,41,070	7'4	18,997	1,31,797	18,997	1,01,853	5'8													
Favoured tenures	10,402	76,274	7'3	10,194	83,180	10,194	84,165	8'3													
Rents free and unrented.	12,361	..	..	11,415	76,799	11,415	67,807	6'0												
Total ..	324,023	26,61,815	8'2	316,893	31,06,629	316,893	30,08,730	9'4	11,699	15,532	1,685	195	3,037,841	49,471	69,395	21,695	2,897,280	8,32,266	2-5	9,89,690-10-0	10,42,054-6-0

Cash-rented.

Assumption Areas.

APPENDIX VII B III.
Statement of assets of permanently settled.

Tenure.	Recorded.			By circle rate.		Accepted.			Bayer.	Addition for grafted mango groves.	Addition for land thrown out of cultivation.	Cultivated land built upon after last settlement.	Total assets.	Deduction for sir and khudkasht.	Deduction for improvement.	Deduction for unstable cultivation.	Not assets.	Expiring revenue.	Proposed.		
	Holdings area.	Rent.	Incidence.	Assessed area.	Valuation.	Assessed area.	Assessed area.	Accepted valuation.											Initial.	Intermediate.	Final.
Under-proprietary ..	1,863	5,905	9.2	1,799	15,064	1,799	1,799	15,052	8.4										Rs.	Rs.	Rs.
Expropriary ..	4	18	9.3	1	7	1	1	14	14.0												
Occupancy ..	284	934	3.5	269	2,547	269	269	1,283	4.5												
Statutory. { Privileged	1,650	11,414	7.0	1,584	13,584	1,584	1,584	13,055	8.3												
Non-privileged. { Non privileged.	17,692	1,49,880	8.2	17,145	1,68,804	17,145	17,145	1,63,799	9.6												
Non-statutory. { Privileged	455	3,214	7.0	410	9,171	410	410	9,125	7.6												
Non-privileged. { Non-privileged.	8,065	23,839	7.4	8,43	26,630	8,43	8,43	25,261	8.9												
Sir ..	612	..	..	603	5,907	603	603	5,907	9.8												
Khudkasht ..	220	..	..	219	1,981	219	219	1,981	9.0												
Grain-rented ..	126	734	6.2	124	804	124	124	804	6.5												
Favoured tenures ..	1,274	8,652	6.8	1,224	9,161	1,224	1,224	9,296	7.6												
Rent-free and un-rented.	904	..	..	830	5,423	830	830	4,266	5.1												
Total ..	28,062	2,08,685	7.3	27,051	15,53,082	27,051	27,051	2,43,793	9.0	50	303	..	2,46,112	950	5,879	1,591	2,32,192	*77,270	*93,530	*93,750	*93,750

Actual payable to Government Rs. 57,939-6.

APPENDIX VII C.

Circle rates and unit values.

Names of parganas.	Circles.	Unit values.	Bhita pan.	Kachhiana I.	Kachhiana II.	Goind I + wet.	Goind I.			Goind II.		Har I +.		Har II.		Har III.		Har IV.		Har IV -.	Mather I.	Mather II.	Mather III.	Goind Patal.	Tara I.	Tara II +.	Tara II.	Tara III.	Tara IV.
							Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Wet.										
Kakori	I	88	..	..	..	20.6	17.2	18.8	15.8	12.0	13.8	..	..	12.0	8.6	9.5	6.9	8.4	7.2	..	8.0	6.0	8.4	..	..	..	..	..	..
	II	80	23.8	..	..	21.6	18.0	14.4	10.2	11.7	13.6	9.9	..	11.7	8.1	9.9	6.3	4.5	7.2	..	5.4	4.5	8.6	..	..	..	..	..	..
Bijnore	I	78	21.8	..	..	..	16.4	12.5	11.0	12.5	10.1	..	..	10.9	7.8	7.8	5.5	3.9	6.2	..	5.4	6.2	3.1	..	..	..	..	..	..
	II	80	23.8	..	..	..	18.0	14.4	10.2	11.7	13.6	9.9	..	11.7	8.1	9.9	6.3	4.5	7.2	..	5.4	6.2	3.1	..	..	..	..	..	..
	III	86	..	..	..	..	18.1	15.5	13.8	..	..	..	..	11.6	9.9	10.3	6.9	3.4	7.2	..	..	6.9	4.8	..	..	..	..	..	..
Lucknow	I	83	..	30.5	37.2	..	29.3	25.3	21.9	17.3	18.6	14.5	10.6	18.6	14.5	10.6	8.0	8.0	7.2	..	13.3	10.6	5.3	..	20.0	..	13.3	12.0	..
	II	90	..	..	..	..	18.0	16.2	14.4	13.6	11.7	9.9	6.3	11.7	9.9	6.3	8.0	7.2	7.2	..	15.4	4.5	8.6	..	..	..	..	..	..
	III	88	..	25.5	..	..	16.4	14.8	13.1	10.7	9.0	5.7	7.3	9.0	5.7	7.3	8.3	4.4	7.2	..	10.4	8.3	4.1	..	..	..	..	..	..
	IV	1.04	..	..	..	..	22.9	18.7	16.8	14.5	13.6	12.5	10.4	13.5	11.4	10.4	7.3	4.4	7.2	..	10.4	8.3	4.2	..	10.5	9.1	7.0	6.3	..
	V	70	..	..	..	..	..	18.3	11.2	9.8	7.7	4.9	5.9	9.3	9.3	4.9	5.9	2.1	7.2	..	..	..	..	..	13.7	11.0	8.5	7.6	..
	VI	85	..	..	30.6	..	17.0	15.3	13.6	11.0	9.8	..	..	9.3	9.3	4.9	5.9	2.1	7.2	..	..	..	..	17.0	13.7	11.0	8.5	7.6	..
Maitahab	I	79	19.0	..	..	..	16.6	12.8	11.1	12.6	..	..	..	9.5	9.5	7.1	4.7	4.7	4.7	..	..	6.3	..	..	17.4	..	13.4	9.5	6.3
	II	97	..	34.9	..	..	20.4	15.5	14.6	13.6	..	..	..	13.6	10.7	10.7	8.7	4.9	4.9	..	..	7.8	5.8	..	..	..	..	..	..
	III	93	..	25.8	..	..	20.3	16.6	14.7	14.7	..	..	..	13.3	11.0	11.0	8.3	6.4	6.4	..	..	7.4	5.5	..	..	..	..	..	..
	IV	86	..	23.5	..	..	19.8	17.2	13.8	13.8	..	..	..	13.0	10.3	10.3	7.7	8.9	8.9	..	..	6.9	4.3	..	..	..	..	..	..
Mahona	I	88	..	21.1	..	..	17.6	14.1	13.8	14.1	9.7	..	..	11.4	8.8	8.8	6.2	4.4	4.4	..	..	..	..	..	10.6	..	8.4	6.2	4.4
	II	73	..	..	..	..	14.0	13.1	11.7	11.7	..	..	..	9.5	9.5	6.8	5.1	3.6	3.6	..	..	..	..	..	13.4	..	9.5	7.3	5.8
	III	90	..	21.6	..	..	18.0	16.2	14.4	14.4	..	..	..	11.7	9.9	9.9	8.1	4.5	4.5	..	..	7.2	4.5	..	..	..	..	..	..
	IV	86	..	20.9	..	..	20.4	17.2	13.8	13.8	..	..	..	11.2	9.5	9.5	6.9	5.3	5.3	..	..	6.9	5.3	..	..	..	..	..	..
Nigohan	I	80	23.4	..	..	..	17.6	14.4	12.8	10.4	..	..	..	10.4	7.2	7.2	5.6	4.0	4.0	..	..	5.6	4.0	..	..	..	7.2	5.6	4.0
	II	86	..	24.6	..	..	17.6	15.8	14.1	11.4	..	..	..	11.4	8.8	8.8	6.2	4.4	4.4	..	..	6.2	4.4	..	..	..	..	..	..
Mohanlalganj	I	1.04	36.4	..	..	..	30.8	18.7	16.8	13.5	..	..	..	14.6	11.4	11.4	8.3	4.2	4.2	..	..	10.4	5.3	..	..	..	10.4	8.3	3.1
	II	1.01	..	34.2	..	..	20.2	18.2	16.2	13.1	..	..	..	13.1	10.1	10.1	7.1	5.1	5.1	..	..	7.1	5.1	..	..	..	..	..	..
	III	87	..	30.3	..	..	17.4	13.9	12.2	9.2	..	..	..	11.3	7.8	7.8	5.2	3.0	3.0	..	..	6.1	4.3	..	14.3	..	..	..	..

APPENDIX VIII-A.

Proprietary tenures.

Description.	Taluqdari.	Zamindari.		Pattidari.		Bhaiyachara.	Miscellaneous property.	Revenue-free.	Resumed muafi.	Dedicated.	Government property.	Nazul.	Total.
		Single.	Joint.	Perfect.	Imperfect.								
Number of mahals ..	209	425	681	390	314	2	..	38	23	19	99	11	2,211
Area in acres ..	120,652	131,054	124,322	83,546	98,525	3,866	7,134	9,140	3,605	16,632	10,934	1,981	611,341
Percentage ..	19.7	21.4	20.4	13.7	16.1	.6	1.2	1.6	.6	2.7	1.7	.8	100
Number of co-sharers.	Resident ..	89	110	1,187	1,940	3,173	89	2,071	19	25	2	..	8,655
	Absentee ..	226	422	2,299	2,299	3,214	42	1,584	196	43	4	..	10,269

APPENDIX VIII-B.

Caste of proprietors.

Caste of proprietor.			Area held at last settlement.	Area held at present settlement.	Increase since last settlement.	Decrease since last settlement.	Percentage on the total area of area now held by each caste.
1.	Muhammadian..	..	210,334	187,231	..	23,603	30.6
2.	Thakur ..	..	214,407	174,680	..	39,727	33.6
3.	Brahman ..	..	77,301	75,707	..	1,594	12.4
4.	Kayasth ..	..	27,345	32,006	4,661	..	5.2
5.	Vaish ..	..	18,884	30,861	11,977	..	5.1
6.	Khatttri ..	..	25,715	25,426	..	289	4.2
7.	Dedicated ..	..	..	16,632	16,632	..	2.7
8.	Kashmiri ..	..	11,784	20,886	9,102	..	3.4
9.	Kurmi ..	..	9,121	12,677	3,556	..	2.1
10.	Government property ..	..	3,073	10,384	7,311	..	1.7
11.	Ahir ..	..	5,060	4,695	..	365	.7
12.	Mural ..	..	5,764	4,320	..	1,444	.7
13.	Nanak Shahi ..	..	680	1,250	570	..	.2
14.	Nasool ..	..	..	1,981	1,981	..	.3
15.	Others ..	..	7,678	12,708	5,033	..	2.1
Total ..			617,041	611,341	..	5,300	100.0

APPENDIX VIII-C.

List of leading proprietors of Lucknow district.

Serial no	Name of proprietors.	Area in acres.	Old demand.	New demand.	Increase or decrease	Percentage of increase or decrease.
1	Qasi Rashid Ali Khan of Kakori	3,308	4,623	5,936	+1,343	+29'1
2	Rani Subhadra Kunwar of Sisendi	32,998	37,842	38,298	+456	+1'2
3	Nawab Mirza Mohammad Ali Khan of Sheshmal, Lucknow.	2,129	5,298	6,120	+822	+14'9
4	Babu Tulshi Pat Ram of Golaganj, Lucknow ..	3,809	5,998	7,441	+1,443	+26'0
5	Maharaja Pateshwari Parsad Singh, Taluqdar, of Balrampur.	5,417	12,582	14,724	+2,192	+17'5
6	Raja Mohammad Ejaz Rasul Khan, C.S.I., of Jehangirabad, district Bara Banki.	2,727	4,795	6,010	+1,215	+25'8
7	Lala Indar Prasad, of Raja Bazar, Lucknow ..	1,448	4,249	5,515	+1,266	+29'8
8	Nawab Mirza Mohammad Syed Ali Khan, of Shish Mahal, Lucknow.	4,557	8,731	10,745	+2,014	+23'1
9	Bibi Jai Kishori of Hussainganj	1,723	3,110	4,120	+1,010	+32'4
10	Nawab Mohammad Ali Khan of Sehlamau ..	12,578	22,268	28,705	+6,437	+28'9
11	Pandit Iqbal Narain Bakhshi	3,933	13,913	17,957	+4,044	+29'1
12	Khan Bahadur Mohammad Yusuf Khan of Kasmandi Khurd.	6,150	10,360	13,255	+2,895	+27'9
13	Kunwar Sher Bahadur Singh, Thakur of Bhatpurwa.	3,126	5,460	6,730	+1,270	+23'2
14	Rani Deo Kunwar Sahib of Bharawan ..	3,173	5,440	6,874	+1,425	+26'2
15	Pandit Raj Kunwar Bakhshi	2,637	4,867	6,060	+1,193	+24'7
16	Raja Ram Pal Singh Sahib of Itaunja ..	12,183	33,794	42, 15	+8,921	+26'4
17	The Hon'ble Maharaja Sir, Mohammed Ali Mohammad Khan, Khan Bahadur K.C.S.I., K.C.I.E., of Mahmudabad.	4,335	4,753	6,745	+1,992	+41'9
18	Raja Shankar Sahai of Maurawan, district Unao.	14,612	13,184	13,184	..	..
19	Thakurain Sri Raj Kunwar of Raja Mau, district Rae Bareli.	4,406	7,442	8,595	+1,153	+15'5
20	Raja Sayed Ahmad Ali Khan of Saleempore ..	21,262	41,474	50,802	+9,335	+20'1
21	Raja Barkhandi Mahesh Pratap Narain Singh of Sheogarh, district Rae Bareli.	5,721	10,771	13,334	+2,613	+24'2
22	Shah Majid Husain, Shah Asraf Husain, Shah Mohammad Ali and Shah Ahmad Ali, Taluqdar, Gauriya Kalan.	3,846	5,991	7,203	+1,212	+20'2
23	Shah Gopi Krishna Agarwal, son of Ganga Prashad, Sirai Malikhan, Lucknow.	4,013	5,216	6,362	+1,146	+21'9
24	Kayasth Patshala of Allahabad	4,501	7,767	9,547	+1,780	+22'9
	Total ..	171,591	279,887	337,064	+57,177	+20'4

APPENDIX IX-A.

Record cases instituted and disposed of by the Assistant Record Officer and Assistant Settlement Officer.

Division.	District.	Name of officer.	Designation	Class.	Cases instituted.	On their merits			Cases disposed of otherwise than on their merits.	Total.	Balance.
						For plaintiff.	For defendant.	Total.			
Lucknow	..	Lucknow	..	Manvi Mohammed Anwar Ali Faruqi and Pandit Diwakar Nath Misra.	..	5,294	3,292	1,096	4,398	906	5,294
Ditto	..	Ditto	..	Manvi Mohammed Anwar Ali Faruqi.	..	15	2	1	8	12	..
				Rent cases	..	100	38	..	38	26	86
				Resumption of musafi cases.	..	22	1	9	10	12	..
				Fixation of rent of puktadari and under-proprietary.	..	698	..	..	..	468	236
		Total	..	..	880	41	10	51	518	569	261

APPENDIX IX-B.

Settlement Appeals.

Division.	District.	Name of officer.	Class.	Pending at the commencement.	Instituted.	Decided.				For any other cause.	Total.	Balance.
						Total.	(Confirmed.	Modified.	Revoked.	Remanded.	Dismissed in default.	
Lucknow	..	Lucknow	..	C. W. Gwynne, Esq., C.I.E., O.B.E., F.I.C.S., Deputy Commissioner, as Record Officer.	..	45	4	29	..	..	2	10
Ditto	..	Ditto	..	Rai Sahib Pandit Brij Chand Sharma	10	94	21	6	81	10	5	..
		Ditto	..	Fixation of under-proprietary rent.	..	50	..	..	..	..	..	..
		Total	..	..	10	134	21	6	81	10	5	..

APPENDIX X.

Actual expenditure of Lucknow Settlement.

Serial no.	Heads.	On record.	On assessment.	Total.
1	Pay of settlement officer .. ..	..	32,768	32,768
2	Allowance of settlement officer.. ..	..	3,711	3,711
3	Pay of assistant settlement officer .. ..	..	10,446	10,446
4	Allowance of assistant settlement officer .. ..	..	1,600	1,600
5	Pay of assistant record officer	24,416	..	24,416
6	Allowance of assistant record officer	2,600	..	2,600
7	Quasi permanent establishment	2,790	14,401	17,191
8	Temporary establishment	65,861	89,755	175,616
9	Travelling allowance of record officer, assistant record officer, settlement officer, and assistant settlement officer.	1,969	2,829	4,798
10	Travelling allowance of establishment	2,664	1,579	4,243
11	Reproduction of field maps	10,072	481	10,553
12	Charges for the services of processes	772	1,067	1,839
13	Job work	7,266	1,528	8,792
14	Daily allowance of patwaris	13,917	4,627	18,544
15	Reward to kanungos and patwaris	1,970	1,500	3,470
16	Purchase and repair of instruments	148	..	148
17	Office rent	5,191	5,293	10,424
18	Clothing of peons	116	38	149
19	Miscellaneous	3,933	2,245	6,178
20	Purchase and repair of tents	836	51	887
21	Stationery charges	2,521	400	2,921
22	Hot and cold weather charges	1,672	1,878	2,550
23	Carriage of tents	3,115	1,940	5,055
24	Extra tour establishment	940	771	1,711
25	Purchase of office furniture	3,046	1,002	4,048
26	Rates and taxes	145	178	323
27	Postage and telegram charges	815	625	1,440
28	Pay of menials	430	653	1,088
	Total	176,145	181,864	357,509
	Anticipated expenditure during February, 1929 .. ..	..	4,061	4,061
	GRAND TOTAL	176,145	185,425	361,570

FINAL SETTLEMENT REPORT, LUCKNOW.

EXCLUDING the city and cantonment areas, the district of Lucknow has an area of 955 square miles. The Gunti river flows through the centre of the district from north to south-east, receiving several small tributaries on the way. The Sai river flows along the south-western border for a short distance. These two main physical features have necessitated several special assessment circles.

2. The rural population is slightly less than at last settlement. In 1901 it amounted to 5·29 lakhs, but fell at the census of 1921 to 4·80. It averages nearly 900 to the square mile of cultivation.

3. The principal land-owners are Muhammadans and Thakurs, who hold three-fifths of the whole area between them. Both castes have lost ground, particularly the Thakurs, since last settlement, and many of the transfers have been to the Rastogi bankers and Kashmiris of Lucknow. The chief cultivators are Ahirs, Pasis, Thakurs, Chamars and Lodhs. There is a considerable percentage of the more skilled classes of cultivators, especially in and round Lucknow city. Under pressure of circumstances the Brahmans and Thakurs are beginning to do their own ploughing, and caste privilege seems to be disappearing to a large extent. On the whole, both zamindars and cultivators are in prosperous circumstances, although the great majority of the tenants have very small holdings, averaging less than $3\frac{1}{2}$ acres. On the other hand, there is a substantial proportion of tenants with much larger holdings.

More than a quarter of the district is owned by zamindars paying over Rs. 4,000 land revenue, the principal estates being those of Salempur, Itaunja, Sissendi and Sahlamau.

4. Cultivation has increased by some 21,000 acres and is still well above the area at last settlement, in spite of large acquisitions in the city and for the construction of the Sarda canal. Irrigation facilities have increased, especially as regards masonry wells, and the Sarda canal will in future protect the greater part of the district.

Rents have increased by approximately 60 per cent. and now average Rs. 10 an acre, and the price of land has trebled since last settlement. The district is stable and progressive, cultivation is still increasing and is becoming more and more intensive, and rents continue to rise. Communications are excellent, and Lucknow city affords a ready market for all kinds of agricultural produce.

5. The revenue assessed at the summary settlement in 1858 was 6·8 lakhs. This was increased by a lakh at the first regular settlement which followed shortly after, and by another lakh at the second settlement in 1894, when the assessment was made at 47 per cent. of the assets. On several occasions remissions of revenue have been rendered necessary by special circumstances, but on the whole the assessment was fair and lenient and the revenue has been paid without difficulty.

6. For assessment purposes 25 circles have been used. These closely follow those framed at last settlement, except in pargana Lucknow, where the Settlement Officer has rightly reverted to the six circles of the first regular settlement. For reasons fully explained in the report, a somewhat elaborate soil classification has been found necessary. Irrigated Har I has been selected as the basic soil class. The rate for it varies from Rs. 11 to Rs. 21, but it is the main and most stable soil and it has been possible to deduce proper rates from the rents of adequate areas held by tenants of average skill and industry.

7. The area assessed is 360,837 acres. This is 11,000 acres above the actual cultivated area in the year of verification, but is 5,000 acres below the average and 14,000 acres below the holdings area. It is certainly safe, and it excludes practically all the land of a precarious nature which is included in the holdings.

8. Owing to the prevalence of nazrana in most of the larger estates—the Salempur and Kasmandi Khurd estates are mentioned as exceptions to the general rule—additions to the recorded rents have had to be made in a considerable number of cases, but on the other hand liberal deductions have been made for instability where the recorded rents are too high for safety. The total recorded rental of the ordinary revenue paying land is 24·15 lakhs, with a valuation of 24·5 lakhs, and the Settlement Officer has accepted 23·8 lakhs for assessment. The great bulk of the holdings come under the class of non-privileged statutory, which constitutes 61 per cent. of the total holdings area. The assumption areas have ordinarily been valued at 25 per cent. below the rates, and the accepted assets of the grain-rented area, which includes a considerable proportion of really good land, are 16 per cent. below the valuation at rates.

The Settlement Officer has dealt generously with the very numerous but very petty under-proprietary holdings.

9. The total net assets amount to 33·67 lakhs, on which revenue of 12·22 lakhs or 36·3 per cent. has been assessed. This gives an increase of 25·8 per cent. on the expiring demand. Excluding the nominal revenue, the actual sum payable to Government will be 10·99 lakhs, which is an increase of 2·1 lakhs.

This amounts to 18·6 per cent. only of the additional assets since last settlement. The average incidence is Rs. 3·4 per acre assessed, as compared with an average competition rent of Rs. 12·83.

10. Although the assessments were made before the Settlement Bill became law, the concessions granted under the new rules have been given to the Lucknow district, and the settlement is for 40 years ending in 1968 and 1969.

11. The total cost of the settlement is 3·62 lakhs, and it has been carried out without waste of time and with marked economy. Rai Sahib Pandit Brij Chand Sharma is a careful and experienced officer. He has been scrupulously fair in his assessments and they may be accepted with confidence. He has written an accurate and interesting report, and his work merits emphatic commendation. He was ably assisted by Mr. Anwar Ali Faruqi, to whom was entrusted the bulk of the record work and who afterwards became Assistant Settlement Officer, and by Pandit Diwakar Nath Misra, Assistant Record Officer. The excellent work of other members of the staff has been acknowledged in the last paragraph of the Settlement Officer's report.

The report is recommended for the sanction of Government.

J. C. SMITH,

January 2, 1930.

Junior Member, Board of Revenue,

United Provinces.

No. 1030/IA—541.

FROM

T. SLOAN, Esq., C.I.E., I.C.S., M.L.C.,
SECRETARY TO GOVERNMENT,
UNITED PROVINCES,

TO

THE SECRETARY TO THE BOARD OF REVENUE,
UNITED PROVINCES.

Dated Allahabad, June 2, 1930.

SIR,

IN continuation of Government endorsement no. 165/IA—541, dated January 24, 1930, I am directed to say that the Governor in Council has been pleased to confirm the final settlement of the Lucknow district, as recommended by the Board of Revenue, and to fix it for a term of forty years as follows:—

Tahsil Lucknow	...	...	...	To June 30, 1968.
Tahsil Mohanlalganj and Malihabad			...	To June 30, 1969.

2. The Governor in Council is pleased to notice that both the Board of Revenue and the Settlement Commissioner commend the excellent work of the Settlement Officer, Rai Sahib Pandit Brij Chand Sharma. He agrees with these authorities that the Settlement Officer has preserved an even balance between the interests of the revenue payer and the State, and that his assessments can be accepted with confidence.

सत्यमेव जयते

I have the honour to be,

SIR,

Your most obedient servant,

T. SLOAN,

Secretary.

NOTE ON THE FINAL SETTLEMENT REPORT OF DISTRICT LUCKNOW.

THE district of Lucknow shows considerable diversity in its physical character. The principal drainage line is the Gumti, which passes roughly through the centre from north-west to south-east. It is joined by five tributary streams, the largest being the Behta, which flows into it rather nearer Lucknow than the north-west border. All these streams join the Gumti in the upper half of its course through the district. The northern half is, therefore, better drained than the southern. The Sai river forms part of the south-western border and has only one tributary of any importance. The variety of the district is best illustrated by the natural qualities from which the 25 assessment circles originate. Rivers are responsible for 9, of which two are Tarai and seven Bhur circles. Proximity to Lucknow city gives one circle and combined with Gumti influence another. Predominant loam and clay soils are each responsible for five circles, usar for two and jhils for one, while one circle is intermediate between sand and loam. There is thus every variety of natural feature and of soil. The population shows a decline of 20,000 since last settlement, but still reaches the high figure of 900 per cultivated and 500 per total square mile. Hamlets are numerous and the homesteads number 2·6 per square mile. Substantial proprietors own a considerable proportion of the whole area, 29 per cent. being held by landlords paying over Rs. 4,000 land revenue. The Rajas of Salempur and Itaunja pay respectively Rs. 50,000 and Rs. 43,000, the Rani of Sassendi Rs. 38,000, and the Nawab of Sahlamau Rs. 29,000. The percentages of the more important kinds of tenure are pattidari 30, single zamindari 21, taluqdari and joint zamindari 20 each, while bhaiachara is only ·5 per cent. of the whole. Among the castes Thakurs who at last settlement headed the list of proprietors have now receded to second place with 29 per cent. of the whole, while Muslims own 31, Brahmans 12 and Kayasths 5·2 per cent. Muslims and Thakurs have both lost considerable ground during the period of settlement, their property having passed by dedication to religious institutions and to Vaishyas, Kashmiris, Kayasths and Kurmis. Among the cultivators Ahirs hold the first place with 17 per cent. of the whole, and Pasis the second with 14½ per cent.; 15½ per cent. is held by castes of special skill, Lodhs having 9, Kurmis 4 and Muraos and Kachis 2½ per cent. Among the high castes Brahmans and Thakurs hold together 18 per cent. Both have in recent years taken to handling the plough themselves. Cultivation is, generally speaking, of a good standard and the economic condition of the tenantry satisfactory. An economic census has been taken in selected villages during settlement and shows that three-fourths of the tenants are either altogether free from debt or indebted only to an extent which they can at once discharge. The average size of holdings is 5 acres, but 20 per cent. of the tenantry have substantial holdings, while 80 per cent. hold on the average 3½ acres. The cultivated area has increased during the period of settlement by 21,000 acres, but the additions have been mainly in the inferior soils; 60 per cent. of the whole area is now cultivated. Future development is likely to be rather in the direction of afforestation than of more extended cultivation. Facilities for irrigation have developed substantially. The area actually irrigated in the present year of record is less than that of the year of record of last settlement, but the reason is to be found in the character of the seasons. Both masonry and earthen wells have nearly doubled during the intervening years, and now number 17 and 24 respectively to each square mile of cultivation. Wells have continued steadily to replace tanks as the main source of irrigation. The proportion of well to tank irrigation at the first settlement

ment was 29 to 71, in the years 1329-33 56 to 44, and in the period 1334-38 66 to 34. This change makes for more stable irrigation which is not liable to fail when it is most wanted in years of drought. Of the cultivated area 42 per cent. has been classed as wet at the present settlement. With an average rainfall of 37 inches irrigation facilities are now reasonably good, and, with the advent of the Sarda Canal, the district will be fully protected from drought. Crops sown in the *kharij* cover 64 per cent. of the total area and those in the *rabi* 56 per cent. This gives a *dofasli* area of 20 per cent. of the whole, but in extent it has decreased by 30,000 acres since the previous settlement. This is due to a decline in the rice area which was unusually extensive at last settlement owing to the cycle of wet years which preceded it. Wheat occupies 37 per cent. of the *rabi* area and has increased by 8,500 acres, while the extensions under cane and maize are 1,000 and 2,000 acres respectively. Agricultural stock shows a substantial all-round increase. The recorded cash rents of combined statutory and non-statutory tenants show a rise of 60 per cent. since the previous settlement from Rs. 6.3 to Rs. 10.1 per acre. The incidences in the different kinds of proprietary tenure are in taluqdari 8.8, in zamindari 9.9, and in pattidari 11.3. Concealment of rent is rare, but the practice of taking *nazrana* is popular especially with the Taluqdars among whom notable exceptions are the Raja of Salempur and the Taluqdar of Kasmandi Khurd. Grain rents still prevail in 19,000 acres, an area 1,000 acres less than that at last settlement. Of the grain-rented area 3,200 acres lie in superior soils. The share of grain taken by the landlords is generally half. The price of land sold by private negotiation has risen from Rs. 48 to Rs. 149 per acre during the period of settlement.

2. The revenue-paying capacity of the district, both physical and fiscal, is therefore high. The natural capacity of the land is shown by the percentage of the whole assigned to the principal soil classes, which is as follows :—

Har	I wet	...	...	19.4
„	II wet	...	...	13.8
„	III dry	...	...	13.5
„	IV dry	...	...	8.7
„	II dry	...	...	8.5
„	III wet	...	...	6.8
Tarai	...	...	...	5.1
fairly equally divided into 1st, 2nd, 3rd and 4th class.				
Goind	I wet	...	...	5.0
Har	IV wet	...	...	3.4
„	I dry	...	...	3.2
Matiyar	I	...	...	3.2
„	II	...	...	2.7

The home lands cover 7 per cent., good wet loam 25 per cent., fair loam 22 per cent., poor loam 20 per cent., sandy soil 12½ per cent., rice land 6½ per cent., and tarai 5 per cent. Fiscally the district is stable and progressive. The proprietary body contains many substantial landlords, and the tenantry is on the whole prosperous. Cultivation reaches a good standard, and communications both by rail and road are excellent, enabling the produce to be easily marketed. The recorded rents show a 60 per cent. rise and the price of land has trebled during the period of settlement. Agricultural stock has increased considerably, and protection against drought has much improved and will improve even more with the opening of the Sarda Canal. All the factors are, therefore, present which justify an enhancement of the revenue demand.

3. There is little to relate about the fiscal history of the district. The expiring settlement was moderate and its distribution even, while the policy of the liberal remissions of revenue in times of calamity has enabled the demand to be realized with ease.

4. The present settlement is based on a soil classification partly natural and partly artificial. The Settlement Officer has divided homeland from the outlying areas, and has sub-divided the homeland into kachhiana 1st and 2nd class and goind 1st, 2nd and tarai. He has distinguished in the outlying matiyar in three classes and tarai in four classes, and has sub-divided the remainder of it into four classes of har according to soil and position relative to the homesteads. Wet and dry have been distinguished in all the main soil classes except matiyar and tarai where the rents do not recognize any distinction. The classification is a good one. It accounts for all the main distinctions of rental values both natural and artificial, and is easily intelligible without being too complicated. The division into assessment circles is topographical, and, as already mentioned, is based on distinctions of natural qualities. The Settlement Officer has in this matter followed the division of the previous settlement with minor variations except in pargana Lucknow, where he has reverted to the six circles of the first settlement in place of three adopted at the last. The division into assessment circles has passed the certain test of easy assessment. The evolution of the rates follows the usual process of soil proportions and unit values. The rates actually applied are tabulated in Appendix VII-C. They range between Rs. 1.1 per acre for the sand hills of the Bhur circles [of pargana Mohana and Rs. 50.5 for the market gardens of Lucknow city. Har I wet may be taken as the basic soil class. The highest rate for it is Rs. 21.3 in the City circle of Lucknow pargana and the lowest Rs. 11.2 in the Bhur circle of the same pargana. The modification of circle rates in particular villages has, generally speaking, been restricted to a variation of 12½ per cent. up or down, and has been rightly based on the quality of the soil, the character of the tenantry and the density of the population rather than on the level of the actual rents.

5. The assessment is discussed at length in the report, but the figures given in it in illustration of the manner in which the various tenures have been treated relate to the whole district. More representative perhaps are the figures for the area which pays revenue to Government and is not permanently settled. These will be found in Appendix VII-B (ii), and it is worth abstracting the parts which relate to the tenants' land. The figures are as follows :—

				Recorded rent.	Valuation at rates.	Accepted.
				Rs.	Rs.	Rs.
Exproprietary .. .. .	..	..	..	12,015	12,824	12,000
Occupancy .. .. .	..	..	..	16,980	31,297	20,811
Total ex-proprietary and occupancy ..				28,995	44,121	32,811
Statutory privileged .. .. .	..	..	..	78,493	79,582	76,957
„ non-privileged .. .. .	..	..	..	20,16,606	20,28,743	19,80,915
Non-statutory privileged .. .. .	..	..	..	28,425	26,442	26,798
„ non-privileged .. .. .	..	..	..	2,62,545	2,71,510	2,63,253
Total ..				24,15,064	24,50,358	23,80,734
Total of statutory and non-statutory ..				23,86,069	24,06,277	23,47,923

The moderation of the assets of the cash-rented area is evident. The ex-proprietary rents are accepted as they stand. The occupancy area is valued at only two-thirds of the valuation at standard rates. For the most important class of tenant is the non-privileged statutory. The figure accepted for them is in spite of nazrana Rs. 35,500 below the recorded rental and Rs. 47,800 below the valuation at standard rates. The recorded rental of statutory and non-statutory tenants combined is Rs. 23,86,000, the valuation at standard rates is Rs. 24,06,000, while the accepted figure is Rs. 23,48,000. The Settlement Officer states that he has made additions for inadequacy amounting to 15 per cent. to the recorded rents of the mahals concerned, and for non-genuineness 24 per cent. It is clear, therefore, that, where the recorded rents are high, he has made a substantial allowance for instability and short collections. In the grain-rented area the recorded rental is Rs. 1,41,000, the valuation at standard rates Rs. 1,22,000; while the accepted assets are Rs. 1,11,000, the last figure leaving a 16 per cent. margin on the valuation at rates. Out of a recorded sayar income of Rs. 98,244 the Settlement Officer has assessed revenue on only Rs. 15,012, of which Rs. 11,699 is in the Khalsa. Under-proprietary rents deserve a word of special mention. The figures in Appendix VII-B (ii) show that the incidence of the recorded under-proprietary rents is only 2.6, while that of the figures accepted is 9.4. The pity is that these dues are called rents at all. The under-proprietor has, generally speaking, to pay to the proprietor the land revenue with the addition of 10 per cent. thereon. The incidence of 2.6, therefore, represents 2.4 as revenue and .2 as 10 per cent. addition. The accepted assets, on the other hand, are not the amount which will actually be paid, but the figure from which the demand which will actually be made will be calculated. The accepted assets of this land are, therefore, the assets which will give the revenue which the under-proprietor will actually have to pay with 10 per cent. added. To ascertain, therefore, the actual amount which the under-proprietor must pay with assets at an incidence of 9.4 it is necessary to deduct 10 per cent. from 9.4 and to take 36 per cent., the revenue incidence of the balance. This will give the revenue on the accepted assets, and the actual payment by the under-proprietor will be the revenue plus 10 per cent. Applying this principle to actual figures we get the following figure:—9.4—10 per cent. is 8.5 of which 36 per cent. is 3.1. The incidence of the sum which the under-proprietor must pay is, therefore, 3.4 instead of 2.6.

6. The total amount payable to Government, excluding assigned and nominal revenue, is as follows:—

	Khalsa.		Permanently-settled.	Total.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Expiring	8,82,966 2 5 +	3,292 5 6	52,969 6 0	8,88,527 12 6
Proposed	10,42,054 6 0 +	4,157 8 0	52,969 6 0	10,99,181 4 0
Initial	9,89,690 10 0 +	3,890 0 0	52,969 6 0	10,56,550 0 0
Intermediate	10,41,929 6 0 +	4,157 8 0	52,969 6 0	10,99,056 4 0
Final enhancement..	..	..	..	2,10,658 6 6
Initial enhancement	..	..	..	1,69,022 2 6

The revenue payable to Government falls just below 36 per cent. of the assets of the land for which it is paid. In the Khalsa the percentage of enhancement is slightly above 25 per cent., while if the permanently-settled revenue is also added the enhancement of the Government demand falls to 23.8 per cent. This enhancement is moderate in view of a 60 per cent. rise in the recorded statutory rents and the increase of 200 per cent. in the sale price of land and

of 100 per cent. in the prices of agricultural produce. The additional assets which have accrued since last settlement and the revenue assessed on them are as follows :—

					Assets.	Revenue.
					Rs.	Rs.
Last settlement	..	..	..	..	21,03,530	9,86,569
Present settlement	..	..	..	..	33,67,233	12,21,899
Increase	..	..	..	..	12,63,703	2,35,330

The percentage of the additional assets assessed as additional revenue is thus only 18·6.

7. The incidence of the proposed revenue on each acre of assessed area is Rs. 3·4. It is of interest to compare this incidence with that of the rents paid by tenants-at-will. The figures are as follows :—

Incidence per acre of rents of tenants of sir	..	..	$\frac{\text{Rs. } 1,23,664}{\text{Acres } 7,925}$	= Rs. 15·60
Ditto sub-tenants	..	..	$\frac{\text{Rs. } 4,96,538}{\text{Acres } 35,742}$	= Rs. 12·22
Ditto tenants of sir and sub-tenants combined	..	..	$\frac{\text{Rs. } 5,60,257}{\text{Acres } 48,667}$	= Rs. 12·33

The incidence of the proposed revenue is only 21·8 per cent. of the valuation of the district at the incidence of the rents paid by tenants of sir, 27·8 per cent. of the valuation at the incidence of sub-tenants' rents, and 26·5 of the valuation at the incidence of the rents paid by tenants of sir and sub-tenants combined.

8. The cost of settlement has been Rs. 3,61,570. The initial enhancement of the demand is Rs. 1,68,000. The whole cost of settlement will thus be recouped in a little over two years after the imposition of the new demand. The term of settlement proposed is for 40 years to conclude at the end of June, 1968 for tahsil Lucknow, and a year later for tahsils Malihabad and Mohanlal-ganj.

9. The proposals for the new revenue are moderate for such a progressive district as Lucknow. The assets have been calculated on a safe basis, and a low percentage of them has been taken. An enhancement of 25 per cent. is reasonable in the circumstances of the tract. The enhanced revenue could be paid comfortably even if there were no prospects of further development. With the Sarda Canal stretching to every quarter of the district the new demand should prove unusually light. The settlement as proposed may confidently be recommended for final sanction.

10. Rai Sahib Pandit Brij Chand Sharma came to Lucknow with many years of settlement experience behind him. He has put his knowledge to good use, and kept the balance even between the revenue payer and the State. He has assessed with reasonable caution a demand which will be fair to both parties and has conducted the operations with energy and skill. His assistant, Mr. Anwar Ali Faruqi, has also made a promising start in his first essay at inspection and assessment. Pandit Diwakar Nath Misra's work as Assistant Record Officer has also been good. It is satisfactory to note the cordial relations between the Settlement Officer and the District Officer and the efficient performance of the Settlement Office.

H. A. LANE,
Settlement Commissioner.