

FINAL

SETTLEMENT REPORT

OF THE

Unao District, United Provinces,

1926—1929

by
HIMMAT SINGH K. MAHESHWARI
Settlement Officer.



ALLAHABAD:
THE SUPERINTENDENT, GOVERNMENT PRESS, UNITED PROVINCES
1931

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Board's order on the Final Settlement Report, district Unao.

THIS district lies on the left bank of the Ganges, and between that river and the Sai. The road and railway lines between Cawnpore and Lucknow pass across the middle of it.

The total area is 1,780 square miles, of which the great bulk is a stiffish but fertile loam, broken by a number of wide usar plains. Along the Ganges is a tarai tract, usually of about three miles in width, and behind this is a narrow belt of light soil, which in many places is mainly sand.

2. Between 54 and 55 per cent. of the total area is under cultivation, and to this must be added 6 per cent. of grove-land.

The rainfall is generally favourable and averages between 32 and 35 inches.

Communications, both by rail and road, are distinctly good and the district contains very few villages which are not easy of access. The increase in the number of carts is remarkable, and these are used to carry produce to the Cawnpore and Lucknow markets.

Population runs on the average at 909 per cultivated square mile in the upland, in spite of a serious drop of 11 per cent. since last settlement. This has been mainly due to epidemics of influenza and plague.

3. One-tenth of the district is under permanent settlement. Taluqdari and single zamindari estates cover a large area, but 25 per cent. is owned by co-parcenary bodies. The principal landowners are Thakurs, Brahmans, Muham-madans and Khattris. The Thakurs have lost ground during the past 35 years and many of the smaller men are in debt.

The largest cultivating castes are Brahmans, Thakurs and Ahirs, and the proportion of skilled cultivators is somewhat low. Forty-one per cent. of the total cultivated area is in holdings of 5 acres or less.

There is a large amount of subletting in this district, and this fact gives the zamindars an easy handle against the tenants.

Masonry wells have increased from 12,060 to 17,577 since last settlement and facilities for irrigation are adequate. The new Sarda Canal will make the process easier and may extend irrigation to the sandy tracts where it is most required.

Generally speaking, the district must be regarded as fully cultivated, and the only hope of any material extension appears to lie in the reclamation of the usar wastes.

4. A more minute classification of soils has been made than at last settlement and the assessment circles are more numerous, some of them being of very small size.

Concealment of rents is very prevalent and assumes numerous forms in Unao, and this has given the settlement officer considerable difficulty. The real rents are undoubtedly high. After settlement there has been a considerable declaration of the genuine rents, and these show that the valuation rates selected are very moderate indeed.

The differences in quality which are found in Unao are well illustrated by the valuation of ten typical acres in different circles. This varies from Rs. 130 in Purwa to Rs. 43 in the inferior tarai.

5. The total area assessed amounts to 6.23 lakhs of acres, as against a "normal" cultivated area of 6.35 lakhs of acres. The difference is due to recent decreases in the bhur and tarai areas. As mentioned above, the non-genuine rents have given considerable trouble and valuations have had to be used in place of the recorded rentals over large areas.

The new revenue of the temporarily settled mahals amounts to 17·25 lakhs at an average assessment of 33 per cent. of the assets. This represents an increase of 2·65 lakhs, or 18 per cent. on the old revenue. Excluding the permanent and alluvial mahals, the total assets amount to Rs. 44·33 lakhs, as against Rs. 29·95 lakhs at last settlement, and the increase in revenue represents only 18 per cent. of the additional assets.

The average revenue incidence is Rs. 3·1, which is practically the same as that of Rae Bareilly and compares with Rs. 3·4 in the Lucknow district.

6. The total cost of settlement has been Rs. 5·12 lakhs, of which Rs. 1·82 lakhs may be taken as the cost of record operations and 3·3 lakhs as that of the reassessment of revenue.

Mr. Himmat Singh has done his work with marked care and skill, and it is a pity that his services have been lost to these provinces in view of the amount of settlement work still pending. In Syed Mohammad Abbas Zaidi and Babu Bishan Chand, he had capable and energetic Record Officers, and the former worked for a time very creditably as Assistant Settlement Officer. The assistance given by certain landlords and by Rai Bahadur Babu Gopi Nath Sahib, Manager of the Sissendi estate, has been rightly acknowledged.

The report is recommended for the sanction of Government.

J. C. SMITH,

Junior Member.

September 19, 1930.



Settlement Commissioner's note on the Final Settlement Report of Unao district.

THE district has an area of 1,780 square miles; it lies along the Ganges, and trends from north-west to south-east, having a length of 60 and a breadth of 30 miles. The eastern boundary during most of its length is the Sai; this river is 15 miles distant from the Ganges when it reaches the district, but moves rapidly further east through the north-east corner, and after reaching Mohan resumes a course parallel with but at a distance of 30 miles from the Ganges. The Ganges is flanked by a tarai tract, which is usually about 3 miles, but in places as much as 6 miles broad; this is followed by a belt of overdrained light soil, degenerating at times into bhur, varying from one to four miles in breadth. The rest of the district, until the immediate neighbourhood of the Sai is reached, consists (speaking broadly) of a stiff fertile loam, interspersed with wide usar plains where the drainage is interrupted. Although most of what is cultivated is of average or more than average fertility, the extent of land which has not so far proved worth cultivation, whether in usar plains, in saturated tarai or in bhur ridges, may be judged from the fact that the average cultivated is only a little above half the total area.

General.

The district is generally healthy. The rainfall is sufficient in ordinary years, though lower than in most Oudh districts. Unao records an average of 32 and the other three tahsil headquarters an average of 35 inches. During the last 33 years Unao has recorded seven years, and the other tahsils four years, with less than 20 inches. The district has a fairly good famine history.

The railway communications are good. The main line from Lucknow to Cawnpore runs straight across the middle of the district, dividing into two nearly equal halves. This has been running for over 60 years. An important development since settlement has been the construction of the branch line near to and parallel with the Ganges from Allahabad to Unao, and this has been extended to Madhoganj in Hardoi district, connecting up with the main line from Moghal Sarai to Saharanpur at Balamau. The main line just mentioned gives easy access to the railway to the extreme north-east of the district.

There are a fairly large number of metalled roads, but they have developed little since last settlement. The road running north from Unao to Safipur has been extended to Bangarman. It is easy from most villages to get on to a cart road, leading to Lucknow or Cawnpore, but it is difficult to get to the towns in the neighbouring districts of Hardoi or Rae Bareilly. Every tahsil headquarters is connected by metalled road with Unao. The number of carts has increased remarkably and is higher than any other district of which I have seen recent figures; it works out to 24 per square mile of cultivation. Apart from this cart traffic, there is little trade and there are no manufactures; on the other hand with the markets of Cawnpore and Lucknow so close, any cultivator can get full value for his produce.

The revenue has risen from Rs. 11·8 lakhs at the summary settlement to Rs. 12·8 lakhs in 1867 and to Rs. 15·8 lakhs in 1895. The popular theory has been that the district was heavily assessed; but the incidence on the cultivated acre was not unusually high, considering that the area actually cultivated maintains a high average of fertility and that the district lies on the highway between two large cities. The incidence at last settlement was Rs. 2·81 compared with Rs. 2·85 in Lucknow and Rs. 2·78 and Rs. 2·73 in Rae Bareilly and Partabgarh.

2. Population is lower than at last settlement. The census of 1901 showed an increase of 9 per cent, but most of this had been lost by 1911, and in the

Revenue-paying capacity.

decade 1911—21 there was a fall of over 11 per cent. A small portion of this is due to emigration, but if the figures can be relied on, the great bulk of it must be attributed to epidemics of influenza, plague and cholera. At the same time the district has an ample population, 909 to the square mile of normal cultivation in the upland and 544 in the lowland.

One-tenth of the district is held in permanent settlement by the Khattri taluqdars of Maurawan, by the Brahman Rani Sahiba of Sissendi and by the Thakur taluqdar of Gopalkhera. Including this, taluqdars own rather over a quarter of the whole district, and single and joint zamindars, who are not taluqdars, 14 per cent. and 30 per cent. respectively. Pattidari and bhaiyachara tenures account for 25 per cent. Thus about half the district is owned by substantial landlords, a quarter by men of moderate means, and a quarter by petty proprietors. The chief landowning caste is Thakur with 35 per cent; Brahmans own 23 per cent. and Musalmans and Khattris 13 per cent. and 10 per cent. Thakurs have lost a large area, one lakh of acres, to Brahmans and Khattris. The large proprietors are prosperous; among petty proprietors Thakurs are poor and indebted, Brahmans well-to-do, and Musalmans fairly well off.

The cultivating body contains but a small leaven of skilled agriculturists, Lodhas, Gamels, Kurmis and Kachis hold between them 16 or 17 per cent. and Kadhers, who are confined to the lowlands 2·5 per cent. of the area. On the other hand the bulk is held by Brahmans, Thakurs and Ahirs, who hold little less than half the total area. The settlement officer observes that the Brahmin cultivation often reaches a high standard. A careful enquiry into indebtedness showed that out of 5,000 cases examined, half were free from debt and farming on their own capital; 17 per cent. owed a year's rent or less; and 33 per cent. were more or less heavily involved. Debt is therefore more serious than in Lucknow where only 25 per cent. were found to be seriously involved. The enquiry into the size of holdings began by eliminating non-agriculturists as far as possible. The average holding then worked out to 4·2 acres; but the average conveys little information. The holdings were tabulated in classes according to their size; the result shows that there are very numerous small holdings but that in the sum they occupy only a moderate proportion of land; thus, while 37 per cent. of agriculturists hold 12 per cent. of the land in holdings of $2\frac{1}{2}$ acres or less, and 33 per cent. hold 29 per cent. of the land in holdings of $2\frac{1}{2}$ to 5 acres, the rest of the land, that is, nearly three-fifths of it is held by 30 per cent. of the agriculturists in holdings of 5 acres or more. There are therefore two sides to this question, as to many others. It is good that every villager, even if not wholly or even mainly dependent directly on agriculture, should have his bit of land, and it is foolish to cavil if this desirable consumption has led to a multiplicity of small holdings; on the other hand, even although most of the villagers do not possess an economic holding, still most of the land is held by cultivators who possess a fair sized holding, sufficient to maintain them in modest comfort.

About one-fourth of high caste tenants and about 15 per cent. of all tenants have sublet a portion of their holdings, thus making it possible for the landlord to oust them at will from their statutory rights.

There has been an increase in the stable cultivated area, and unless the Sarda canal enables a substantial area of usar to be brought under cultivation, the district must be considered as already fully cultivated. The figures are very similar to those in Rae Bareilly. The cultivated area is just under 55 per cent. of the total area, while in Rae Bareilly it is 54 per cent., in Unao the area under groves is 6 per cent. and in Rae Bareilly it is $7\frac{1}{2}$ per cent. The Lucknow figures are a little bit higher 60 per cent. cultivated area and 4 per cent. under groves, but Lucknow has only the Gumti not the Ganges to destroy portions of its culturable area.

The Settlement Officer has made a careful study of the difficult irrigation figures. The table in paragraph 18 shows that the irrigated area is very elastic, and that normally the area irrigated from wells is twice as large as the area irrigated from other sources. The well area averages 1.37 lakhs of acres but in 1315 fasli expanded to 2.04 lakhs of acres; the area from other sources, jhils, tanks, streams, averages 0.76 lakhs of acres but in 1311 fasli expanded to 1.27 lakhs of acres. The average total area is 2.13 lakhs of acres, but has varied between 1.16 lakhs of acres in 1312 fasli and 2.7 lakhs of acres in 1311 fasli. The number of masonry wells has increased from 3,992 at the first settlement to 12,060 at the second regular and to 17,577 at the present settlement. The average area of crops which usually require irrigation, wheat alone and mixed, cotton and sugarcane, is 1.56 lakhs of acres; so there can be little doubt that the Settlement Officer is right in his summing up that means of irrigation are sufficient, except in the light soiled tracts above the Ganges and the Sai. Nearly the whole of the district is now receiving the protection of the Sarda canal.

As a rule the kharif exceeds the rabi area. The kharif staples are jwar and bajra with a good area of rice, and a fair area of maize, little cotton or sugarcane; the rabi staples are barley and wheat. There is therefore plenty of variety, but there are no large areas of the most profitable crops, such as cane, cotton, maize or wheat.

Concealment of rent takes many forms and has been reduced to a fine art in Unao district. Direct concealment is more common than the levy of a fine or premium on the renewal of an old or the grant of a new lease; though the latter practice is found in some of the large estates. For details the various rent rate reports must be studied. In a considerable area true rents were disclosed after the year of record; it is not possible in all cases to distinguish the disclosure of true rents from enhancements; but it will be found that the pitch of such rents is materially higher than the pitch of rates. The Settlement Officer quotes two cases in which there was no question of a fresh enhancement, and the true rents disclosed were between 40 and 50 per cent. in excess of the rents recorded. So widespread is the practice that in calculating the general movement the Settlement Officer has had to reject nearly half the cash rented area, though his rejections include, besides non-genuine mahals, also mahals which are rack-rented or abnormal. The rents of the accepted mahals show a rise in incidence of 51 per cent., 57 per cent. in taluqdari and 47 per cent. in non-taluqdari mahals. This is a moderate estimate, for I recall that in the parganas of Asoha and Maurawan the rise in the rents of the Maurawan estates, which cover a large area and are permanently settled and genuinely rented, amounted to 75 per cent. This brings out two facts of general interest. In this district, contrary to the usual experience at last settlement and contrary to what is still found in an important part of Sitapur district, the taluqdari rents are just as high as the non-taluqdari rents. The second fact is that rents have risen as rapidly and to as high a pitch in permanently settled estates, where the revenue is not altered, as in estates where the revenue is liable to periodical revisions.

The rise in the money value of land has been remarkable; while the average sale price per acre in the first decade was Rs. 37, it had increased to Rs. 92 in the decade ending 1332 fasli and has been higher still in subsequent years.

The holdings' area includes 16 per cent. of tarai and 8 per cent. of matiyar or rice land. Apart from the matiyar the uparhar amounts to 76 per cent.; inferior loam and bhur account for 13 per cent., second class loam for 18 per cent., and superior soils, i.e., good loam and goind for 45 per cent.

3. In tahsil Unao the soils were demarcated by Mr. Panna Lal; he elaborated the classification of last settlement; this had adopted the natural

Rates.

classes dumat, matiyar and bhar in addition to the artificial class of goind. Mr. Panna Lal sub-divided each of these into two or more grades. Mr. Himmat Singh has criticised the limitations of this simple system of soil classification. He divided the soils of the rest of the district into (1) goind or homeland of good or at least average natural quality, (2) har or harjins land which grows both *rabi* and *kharif*, (3) matiyar or land which grows *ekfasli* rice, (4) tarai or land which is liable to flooding. All these classes he sub-divided into as many grades as he found necessary. The result is a comprehensive and elastic classification; it was easy for the villagers to understand it, and the soil classifier was able largely to base his demarcation on the local opinion as to the relative value of the various blocks of land, which made up the village. A natural system of soil classification need not make all the errors which Mr. Himmat Singh attributes to it; for example, the classifier can and should distinguish between lowland tarai and upland matiyar, even if both soils are composed mainly of clay; but it is true to say that the classifier, who bases his work on the natural quality, is in danger of attaching excessive importance to the soil texture and of neglecting differences in rental value, which arise from distribution of population, the influence of the sub-soil and the water level position in regard to rivers and jhils, the system of cropping.

Perhaps the most difficult distinction to allow for consistently is that between irrigable and unirrigable land. There is a popular delusion that the main danger to guard against is the classification of an excessive area as irrigable; it is true that when rates were evolved independently of the recorded rents, the classification of too large an area as irrigated, did lead to over-valuation of fields which ordinarily were not irrigated, and through this to over-valuation of mahals and villages. Under the present law the rates must be based on the accepted rents. From this it follows that the classification of too low an area as wet leads to as serious inequalities as the classification of too high an area; in the latter case the best "wet" fields are under-rated and the worst wet fields are over-rated; but in the former case, that is where fields which pay a "wet" rent are included in the same class as fields which pay a "dry" rent, the dry rate is pushed up and is liable to be too high for the dry fields, though for the class all over it may be moderate and fair. The actual area returned as irrigated varies from 2.7 lakhs of acres in 1311 fasli to 1.26 lakhs of acres in 1312 fasli. Even periods of 5 years show marked variations; one may give 2.08 lakhs of acres and another 2.37 lakhs of acres; but by excluding abnormal years it is possible to arrive approximately at a normal irrigated area. The irrigable area of course, which includes all fields irrigated in any two out of a normal 5 years, will work out about half as high again as the normal irrigated area; this is due to the system of rotation of crops, which ordinarily even in irrigable land grow dry crops in one and irrigated crops in the following year. The new rule 13, that land irrigated from temporary earthen wells is not to be classed as wet, has introduced a new complication, for it happens frequently that land where kachha wells can be made is rented more highly than land where they cannot be made. These difficulties have led many settlement officers to abstain from framing wet and dry rates, but to allow for the factor of irrigability when deciding on the class in which to place a field. Mr. Himmat Singh preferred to allow for it directly and has framed wet and dry rates in the higher grades of har, wherever there was an appreciable dry area, and in the lower grades of har, wherever there was an appreciable wet area.

The soil classification has been well thought out and carefully executed; the results may be accepted as thoroughly sound.

In his paragraph 23 the Settlement Officer has written a short, but clear account of the formation of circles. It is difficult to compress it further. The

main portion of the district has been divided into dumat circles, where cultivation is continuous, into dumat matiyar circles where it is interrupted by stretches of usar, and into matiyar circles where rice depressions become frequent and extensive. As you approach the Ganges, there is a belt of high lying light soil, with insufficient irrigation, which has been formed into light dumat circles, and in two places into bhur circles. Below this are tarai circles of varying quality. At the other end of the district the Sai is responsible for a series of circles, in which the land is light and uneven and liable to become chilled and waterlogged in cycles of heavy rain. Finally the Basaha is responsible for a number of small circles of light soil, which interrupt the stretch of dumat, dumat matiyar and matiyar.

The pitch of rates in each circle was calculated on soil proportions and unit values. The chief difficulty was the elimination of non-genuine rent rolls; a minor difficulty, especially in the north-east of the district, was the rejection of instable rent rolls; but in a district, where concealment direct and indirect is widespread, rack-renting is most prevalent in mahals, where excess rents are collected or nazrana is levied. It was not possible, and would have been contrary to the rules, to attempt to found the rates on rents, increased by an estimate of the excess rents or nazrana collected. The only legal course was to reject the non-genuine and instable rent-rolls and to base the rates on those which remained. Where possible the unit value selected was based on rents which had been fixed by agreement within 10 years; and where this area was too low, the unit value selected was based on new rents discounted by a suitable percentage to allow for soaring prices, and modified where necessary, with reference to the pitch of the old rents. An examination of the unit values deduced from rents mostly disclosed after the year of record will satisfy any student that the rates have been fixed with the utmost caution. All were published for objections and were accepted without criticism. In fact the only general criticism, which reached the Settlement Officer, is that the rates are too low; so far as this is due to concealment, the Settlement Officer has no choice, but to base his rates on the genuine rent rolls, even if other landlords are collecting higher rents; and so far as it is due to caution in not allowing full value to the pitch of recent rents, there will be general agreement that it is unsafe to fix rates, which are to last for 10 years, on rents which have been agreed to during the post-war boom.

The range of rates gives little information unless it is studied in the individual rent rate reports. The Settlement Officer has quoted throughout the valuation of 10 typical acres calculated on the percentage of land in each soil class. In the good dumat circles the figure varies from Rs. 130 and Rs. 123 in Purwa to Rs. 115 in parganas Jhalotar-Ajgain and Gorinda-Parsandam and Mohan-Auras; in the dumat matiyar circles the highest and lowest limits are Rs. 110 and Rs. 96; in a purely matiyar circle it drops to Rs. 78. In the light dumat circles the ordinary limits are Rs. 106 and Rs. 98, though it rises to Rs. 112 in a well-irrigated circle in parganas Jhalotar-Ajgain and Gorinda-Parsandan, and falls to Rs. 92 and Rs. 86 on the Rae Bareilly and Hardoi borders respectively. The values in Sai circles run from Rs. 97 to Rs. 88, and in bhur circles from Rs. 79 to Rs. 52. The better tarai varies between Rs. 85 and Rs. 60 and the inferior tarai drops to Rs. 43.

Modifications of standard rates were made on sound principles, not on the pitch of the recorded rents. The standard rates were raised generally in 150 and reduced in 176 villages. In 152 villages the rates were varied for individual soils.

4. The general principle of assessing on a normal cultivated area was followed from the beginning, although it was not made a part of the law until

Comparison
between recorded
rents, Valuation
and accepted
rents.

towards the close of settlement. The normal cultivated area of the district is 6.35 lakhs of acres, and the area actually assessed is 6.23 lakhs of acres. Recent years have seen some reduction in the bhur and lowlying areas, and this explains why the assessed area is lower than the normal cultivated area.

The incidences of accepted valuations on accepted areas are as follows :—

Under-proprietary	..	..	..	..	..	7.5
Ex-proprietary	..	..	..	..	..	7.1
Occupancy	..	..	..	..	..	5.3
Privileged statutory	..	..	..	..	..	7.5
Non-privileged statutory	..	..	..	..	..	8.9
Privileged non-statutory	..	..	..	..	..	6.9
Non-privileged non-statutory	..	..	..	..	..	7.7
Sir	..	..	..	..	..	7.0
Khudkasht	..	..	..	..	..	6.1
Grain rented	..	..	..	..	..	7.1
Favoured rents	..	..	..	..	..	6.8
Rent-free and unrented	..	..	..	..	..	6.5

The most important tenures are the statutory and non-statutory, for between them they contribute three fourths of the assets. The Settlement Officer has had to substitute valuations on large areas; in the case of non-privileged statutory deductions from full or rack rents amount to Rs. 0.87 lakhs, while the accepted figures exceed by no less than Rs. 2.65 lakhs the rejected non-genuine and inadequate rents. He has explained that no other course was open to him, unless he were to disregard the law and—worse still—to produce a very uneven and unequal settlement. He condemned no rents as non-genuine, unless the fact was fully proved by direct evidence, confirmed by the analysis of the rents. On the total figures the difference between the recorded and the accepted rents is just under 6 per cent. while he has shown that it is not uncommon for the real rents collected to exceed the rents recorded by between 40 and 50 per cent. The incidences of non-privileged rents are Rs. 8.9 and Rs. 7.7 and of privileged rents are Rs. 7.5 and Rs. 6.9. The fact that the differences are not larger does not mean that privileged holdings have been over-valued—for in their case the net additions are negligible—but is a measure of the moderation with which corrections have been made. The incidences may be compared with the corresponding figures in Lucknow, non-privileged 10.3 and 10.2, privileged 8.3 and 8.7, and in Rae Bareilly non-privileged 8.8 and 8.4 and privileged 7.2 and 7.1.

The under-proprietary incidence 7.5 compares with 9.5 in Lucknow and 6.7 in Rae Bareilly. Little more than half of the under-proprietary area has been assessed and special measures have been taken to prevent large increases in revenue and "rent."

The exproprietary and occupancy areas are small; corrections have been studiously moderate.

The incidences of sir and khudkasht 7.0 and 6.1 compare with 7.9 and 6.9 in Lucknow and with 5.7 (not sub-let) and 7.9 (sub-let) and 5.2 in Rae Bareilly. Full allowances have been given under these heads.

The grain rented area is small and unimportant.

Revenue payable
to Government.

5. The revenue payable to Government on temporarily settled estates amounts to Rs. 17.25 lakhs at 38 per cent. of the assets; the increase is Rs. 2.65 lakhs, and disregarding the permanently settled mahals, the percentage of increase is 18. Practically the whole of this increase is due to the fall in the value of money and the resulting increase in rent; the increase in cultivation has been negligible.

The revenue incidence on the cultivated acre, calculated on the average cultivated area, is Rs. 3.1, and the incidence on the assessed area is the same; this may be compared with Rs. 3.09 in Rae Bareilly, Rs. 3.4 in Lucknow and Rs. 2.9 in Partabgarh.

Excluding the alluvial area, which was not re-assessed at last settlement, the then assets of the temporarily settled area were Rs. 29.95 lakhs. The corresponding assets now are Rs. 44.33 lakhs, an increase of Rs. 14.38 lakhs. The increase in revenue on this area is Rs. 2.64 lakhs, that is, 18 per cent. of the additional assets which have accrued since last settlement.

The incidence of the new revenue is 35 per cent. of the accepted statutory incidence and 28 per cent. of the incidence Rs. 11.1 of rents paid by sub-tenants of *sir*.

6. The total cost of revision of records and of the assessment of revenue amounts to Rs. 5.12 lakhs, of which Rs. 1.82 lakhs are debited to revision of records and Rs. 3.3 lakhs to re-assessment. The cost of both will be recovered from the increase in revenue in about two years. The cost would have been smaller, had not the work been protracted and interrupted.

Cost of (a) revision
of records, (b)
settlement.

7. The earlier settlements of Unao district were popularly considered to have been severe. At last settlement there was some inequality arising from the fact that different parts of the district were assessed by different settlement officers. Mr. Himmat Singh has shown that as a whole the district was not assessed more severely than its neighbours, although too great a reliance on recorded rents—some of them even then disturbed by concealment—was a cause of over-assessment in some of the weaker villages. In spite of the difficulties caused by widespread concealment of various kinds, the Settlement Officer has done all that is possible to make a fair and even assessment. An increase of 18 per cent. on the temporarily settled area is moderate, in view of an increase of 51 per cent. in rent and of 150 per cent. in the sale price of land.

Summing up.

8. Mr. Himmat Singh has a natural aptitude for revenue work and considerable experience. He has used both to good purpose, and I have pleasure in bringing his sound work to the notice of the Board. The brunt of the records' work fell upon Syed Mohammad Abbas Zaidi; he was then selected as Assistant Settlement Officer and in this capacity his work in tahsil Safipore was sound, careful and promising. Babu Bishan Chaud, M. B. E., was the other Assistant Record Officer, and the Settlement Officer found his work prompt, thorough and sound. As in Lucknow, Rai Bahadur Babu Gopi Nath Sahib, Manager of the Sissendi estate, gave valuable assistance in supplying information regarding increases of rent which his tenants had accepted as fair, since they were satisfied that they would not be called on to pay premiums.

Gazetted officers.

K. N. KNOX,
Settlement Commissioner.

September 9, 1930.

Final Settlement Report of the Unao district, United Provinces,

CHAPTER I.

GENERAL DESCRIPTION.

1. THE district of Unao forms the west central portion of the Lucknow division: it is bounded on the north by Hardoi, on the east by Lucknow, and on the south by Rae Bareilly. On the west it is separated by the Ganges from Cawnpore and Fatehpur. The area at the time of the last settlement was 1,769 square miles. The present area is 1,780 square miles, including 115 square miles demarcated as subject to fluvial action. The increase of 11 square miles is due to alluvial accretions which have taken place chiefly in the Unao tahsil.

Area, position, and boundaries.

2. The Ganges which forms the entire western border is the principal drainage line. It has a number of tributary channels, some of which have a marked effect on the character of the country. The Kalyani flows through parganas Bangarmau and Fatehpur-Chaurasi and joins the Ganges near Maraunda in pargana Pariar. The Tinai rises in the Katghari jhil of Asiwan and passes through parganas Asiwan-Rasulabad and Pariar. The Gurdhori, known also as the Naurahi, rises in the high ground near Harha and flows beneath the old high bank of the Ganges through parganas Ghatampur and Daundia Khera and joins the river eventually at Baksar. These streams help to widen the tarai belt along the Ganges in varying-degrees.

Drainage.

Next to the Ganges in importance is the Sai, which enters the district in the north-east from district Hardoi and after running close to the southern border of pargana Auras-Mohan forms a more or less continuous boundary with the district of Lucknow.

3 The district is divided broadly into two main topographical divisions, viz., the low-land (known as the tarai) and the upland. The low-lands lie in the west along the Ganges. In the north and east there is again a low-lying tract, somewhat similar in characteristics, though smaller in size, in the valley of the Sai. The low-land varies in width from half a mile to about six miles, the width increasing wherever the Ganges is joined by its principal affluents, e.g., in the north-west and in pargana Pariar. The low-lands are liable to frequent floods and are sparsely populated. Considerable areas are overgrown with grass and are the favourite haunts of wild animals and criminals. The characteristic soil is a stiff clay except where the river has deposited sand. The kharif is usually precarious, and the spring crop, good in a succession of dry years, is disappointing in a wet cycle. Along the immediate bank of the river there is a narrow strip of alluvial land, constantly subject to the vagaries of the river. The low-land in the valley of the Sai contains for the most part a stiff and moist soil, liable to be waterlogged in wet years and to generate reh which seriously affects the fertility of the soil.

Topography.

The uplands extend away from the high bank of the Ganges and form much the greater part of the district. The course of the high bank is irregular, but well-defined. On the top of the high bank there is a belt of light soil varying in width from one to four miles. Water level in this tract is low, and irrigation facilities scanty. The soil occasionally rises to bhur, and in parganas Sikandar-ur and Fatehpur-Chaurasi there are substantial sandy bluffs projecting into the tarai. Further inland the tract is mainly one of stiff loam. The interior drainage lines are comparatively unimportant and the bulk of the upland is strikingly similar in quality. To this general description there are two exceptions. The first is provided by the Basaha, a long jhil which runs in a tortuous

course for a distance of over 60 miles, starting in the bhur tract in the north-west of Jhalotar-Ajgain, traversing parganas Gorinda-Parsandan, Purwa and Maurawan, and leaving the district eventually for Rae-Bareli. The country through which the Basaha flows is characterised by frequent out-crops of bhur. The cheap and easy irrigation which this jhil affords is, however, a compensating factor of considerable importance, while the bed of the jhil is, in many places, devoted to excellent crops of rice. The second drainage line which affects the configuration of the country is the Lon which rises in the Pawai tank in the north-east of pargana Unao, traverses the middle of that pargana and of Harha, touches the south-western portion of pargana Purwa, and then runs through parganas Magrair, Panhan, Patan and Behar, eventually joining the Ganges outside this district. The stream is shallow at its source, and in the rains it flows in a wide bed in which excellent crops of transplanted rice are grown. Soon after leaving pargana Unao it flows in a fairly deep and well-defined bed. In pargana Purwa and lower down its course it is marked by strips of scoured and salt-impregnated land on either bank.

Along the entire length of the district, between the light soil belts on the banks of the Ganges and the Sai, runs a broad tract of varying width characterised by a fertile stiff loam broken by large usar wastes and shallow rice depressions which often deepen into substantial tanks and jhils. The depth and the size of the jhils increase as one proceeds from north to south. The larger jhils normally hold water all the year round, while the others generally supply irrigation for the rabi crops although they are liable to fail in years of drought.

Communications

4. Communications are good over the greater part of the district. The Cawnpore-Lucknow branch of the East Indian Railway and the Bengal and North-Western Railway run through the centre along the same alignment. A branch line opened since last settlement connects Unao with Rae Bareli and provides excellent means of communication to the southern half of tahsil Unao and the central portion of tahsil Purwa. Another line from Unao to Madhoganj is under construction and will traverse the entire length of tahsil Safipur. The main line from Lucknow to Bareilly runs close to the north-eastern border of the district and connects the northern portion of pargana Auras-Mohan with the railway stations of Sandila and Rahimabad.

The provincial road from Cawnpore to Lucknow runs through the centre of the district, past the town of Unao. The latter is connected by metalled roads also with Bangarmau, Bighapur, Purwa, and Maurawan. From Maurawan another metalled road runs northwards to Mohanlalganj and then on to Lucknow. A branch road takes off from Ajgain on the provincial road to the towns of Mohan and Hasanganj. Mohan is also connected with Malihabad by another metalled road.

Besides the metalled roads there are numerous kachcha roads which render cart traffic easy. The metalling of the road from Unao to Sandila, the extension of the Unao-Bighapur road up to Bhagwantnagar, and the construction of a metalled road from Bhagwantnagar to Purwa or Maurawan readily suggest themselves as valuable improvements on which the district authorities may concentrate attention in future with a view to open up the comparatively isolated portions of the district. The low-lands of the Ganges are difficult of access, and from the nature of the country must always remain so.

Climate and rainfall.

5. The climate of the district is salubrious except in the low-lying tracts. The rainfall is adequate and fairly regular. The annual fall is slightly higher at Purwa, Hasanganj and Safipur than at Unao, the average at Unao being 32 inches as compared with an average of 35 inches at the headquarters of other tahsils. Alternating periods of heavy and subnormal rainfall are a recurring feature, the wet cycles being longer in duration than the dry. To the low-lying

tracts a wet cycle means a period of depression, while a dry cycle brings prosperity. On the other hand, the upland benefits in a wet but suffers in a dry cycle.

6. Unao is a purely agricultural district with no manufactures except that of brass on a small scale carried on in the town of Bhagwantnagar. The internal trade is limited to supplying the ordinary wants of the inhabitants. There is no large town, the population of Unao Khas being slightly under 11,000. Only three other towns, namely, Purwa, Maurawan and Safipur, have a population of over 5,000 souls each. Village markets are numerous and well distributed over the district. Religious fairs are popular, but from a commercial point of view the only fair requiring mention is the cattle fair held annually in the month of December at Takia close to the Patan railway station. This fair is growing in importance and attracts traders from distant parts. Occasionally an agricultural exhibition is also held in connection with it. Almost the entire trade of the district is diverted to Cawnpore, strings of carts plying night and day on the provincial road to carry the agricultural produce, including vegetables and fruits, to Cawnpore and to bring back cloth and other articles of daily use. The railway is little used for the transport of grain, the principal article carried by it being kankar which is extensively quarried in the neighbourhood of the railway lines. The proximity of Unao to Cawnpore is a serious obstacle to the development of trade in the district. So far as the agriculturists are concerned, this is hardly a misfortune as prices obtained at Cawnpore are always more favourable than those which can be obtained locally.

Trade and industries.

7. The population of the district reached the highest point in 1901. Since then there has been a substantial decrease at each enumeration, the census of 1921 showing a fall of 15·8 per cent. on the population of 1901. The decrease is largely due to epidemics of plague and influenza, but the latest census figures indicate a certain amount of loss by emigration also. Of the persons born in this district 65,000 were enumerated outside; if we deduct from this figure the number of persons born in other districts but residing in this district the net loss by emigration amounts to about 27,000, the city and district of Cawnpore alone accounting for a loss to Unao of 21,000 souls. Paradoxical as it may seem, the decrease in population has been accompanied by a substantial extension of cultivation, and even now the density per square mile of normal cultivation is 843—a high enough figure for Oudh. I have come across very few villages where the demand for land is not keen. As we shall see later on, quite a large proportion of agriculturists still subsist on a holding which is much too small to maintain an ordinary family in fair comfort. The district really needs not more population but more cultivable land. Experienced observers are hopeful that the introduction of the Sarda canal will encourage the breaking up of waste land and meet, to some extent, the demand for more land.

Population.

The pressure of population varies with the character of the country. The density per square mile of normal cultivation is 909 on the upland and 544 in the low-land.

A feature worth placing on record is that in spite of a decrease in population the number of inhabited sites shows an appreciable increase since last settlement. The spreading out of the population in small hamlets conduces to more careful and intensive methods of agriculture. There is now one abadi to 127 acres of cultivated area or, in other words, 5 abadis to a square mile of cultivation.

8. The towns and villages of the district are sub-divided into 5,366 mahals, the distribution of which over the different proprietary tenures is given in Appendix VIIIA. Slightly over a quarter of the district is owned by taluqdars. About a tenth is permanently settled, the taluqdars who enjoy this privilege being the Khattris of Maurawan, the Rani of Sisseudi, and Thakur Muneshwar Bakhsh

Proprietary tenures.

Singh of Gopal Khera. Non-taluqdars hold 73 per cent. of the area, the principal tenures being joint zamindari with 30 per cent, pattidari (perfect and imperfect) with 22 per cent and single zamindari with 14 per cent. of the area. The bhaiyachara tenure is unimportant, occupying 2.5 per cent. of the area only. The composition of the proprietary body, therefore, shows a substantial proportion of well-to-do and large proprietors. The revenue-free area is insignificant. It includes 8 mahals and miscellaneous revenue-free holdings aggregating 0.4 per cent. of the area. The principal revenue-free holder is Raja Bahadur Rukmangad Singh of Katiari.

Proprietary
castes.

9. The area held in proprietary right by the different castes is given in Appendix VIIIB. Thakurs occupy the first place with 35 per cent. of the area. Brahmans follow at a considerable distance with 23 per cent., while Musalmans and Khattris rank next with 13 and 10 per cent., respectively. The purely agricultural communities of Ahirs, Kurmis, Gamels, Lodhs, and Kachhis own between them just under 4 per cent. of the total area.

To bring out the extent to which the various communities have lost or added to their possessions the figures for the tract excluded from assessment at last settlement have been kept distinct. Thakurs have lost heavily since the last settlement, their actual loss in the tract for which last settlement figures are available being 102,000 acres. The Thakur owners include a considerable proportion of small coparceners whose improvident habits inevitably result in loss of property. Brahmans and Khattris are the principal gainers at their expense, these classes supplying the leading money-lenders of the district.

A list of the leading proprietors is given in Appendix VIIIC. About a third of the district is in the possession of large landlords paying over Rs. 4,000 as revenue. The revenue payable by them is 28.5 per cent. of the total revenue payable to Government.

Economic
condition of
proprietors.

10. The larger proprietors are, as a whole, well to do and some exceptionally prosperous. Among the smaller landlords, Thakurs as a class are poor and Brahmans well off. The Thakurs are apt to exaggerate their hereditary importance, to spend beyond their means and to become involved inextricably in debt. As landlords they habitually spurn cultivation; the sir and khudkasht which they hold is inconsiderable and much of it is sub-let. In striking contrast with this is the readiness with which they take to agriculture once they sink into the position of mere cultivators. The Musalman proprietors are, with the exception of two or three seriously indebted taluqdars, fairly well off.

Pukhtedars.

11. Sub-settled mahals number 73 and comprise an area of 22,600 acres or slightly under 2 per cent. of the area of the district. The principal sub-settlement holders are Thakurs, Brahmans and Khattris, holding 10,000, 6,000 and 2,700 acres, respectively—the Khattris being purchasers from the ancestral Thakur pukhtedars. The condition of the sub-settlement holders is, for the most part, precarious, especially where the pukhtedari decrees happen to be severe. In fixing revised revenue this feature had to be borne in mind constantly, and in several cases the revenue payable by superior proprietors has been purposely kept low with a view to give corresponding relief to the pukhtedars in rent.

Cultivating
castes.

12. Brahmans, Thakurs and Ahirs are the most numerous cultivators, with 18.0, 15.2 and 12.1 per cent., respectively, of the area in holdings. Lodhs and Pasis come next with a substantial area of 9.4 and 8.3 per cent., respectively. Kurmis who are concentrated mostly in parganas Harha, Purwa and the Baiswara parganas hold 2.7 per cent. Musalmans and Chamars hold 5.6 and 5.5 per cent. of the area, respectively. The most efficient agriculturists are Kurmis, Kachhis,

Camels and Lodhs who between them hold one-sixth of the area. Kadhers, another agricultural community of first-rate importance, are confined to the low-lands and hold 2.5 per cent. of the area. Ahirs, Pasis and Chamars are average but hard-working agriculturists. Pasis have as a body settled down to agriculture and but few of them follow crime as a profession. Brahmans cannot now be regarded as bad or indifferent cultivators. They have as a class no scruples against handling the plough, and in some places their cultivation is scarcely distinguishable from that of Kurmis and Lodhs. Among Thakurs a fair proportion continue to be indifferent husbandmen.

13. Though the agriculturists of Unao are wedded to old and well-tried methods of agriculture, the standard of cultivation is, as a whole, high except in the poorer outlying soils. The homelands, occupying one-seventh of the cultivated land, naturally receive the greatest attention and are mostly double-cropped and devoted to the production of superior crops. Cultivation in the good average dumat which covers about 38 per cent. of the cultivated land is also good and careful. In the poorer soils cultivation suffers more from natural causes than from lack of industry or skill.

Style of
cultivation.

14. Statutory tenants hold the bulk of the area in holdings, namely, 60 per cent., but the fixity of tenure conferred by law on this class of tenants is, in this district at any rate, unreal. In practice most landlords find it easy to evict statutory tenants or to re-shuffle their holdings at their pleasure without recourse to legal process. The result is seen in the high proportion of the area returned under class "C"—statutory tenants admitted to holdings during the last ten years.

Cultivating
tenures.

Non-statutory tenants hold about one-eighth of the area. The exproprietary and occupancy area is insignificant, the smallness of the former being due to the prevailing practice of landlords surrendering their sir at the time of a transfer of proprietary rights. Even in tracts which are essentially pattidari the area of proprietary cultivation is inconsiderable, and about a quarter of it is usually sub-let. The grain-rented area is under 15,000 acres in all, but it shows a slight increase since the last settlement. Under-proprietary area has increased from 14,000 to 22,000 acres, chiefly as a result of decrease in suits for resumption of rent-free and favoured holdings.

15. An elaborate enquiry into the size of holdings and indebtedness of tenants was conducted in 336 villages. The villages sampled out were those which appeared from preliminary investigation to be normal. With a view to eliminate the disturbing factor of cultivators who do not follow agriculture as a profession, the first step in the inquiry was to separate agriculturists from non-agriculturists. Agriculturists were then grouped into certain prominent castes with distinctive characteristics. A still further classification of holdings was made with reference to their size, the object being to determine the average holding of agriculturists of different economic strata.

Condition of
tenants.

The inquiry embraced over 10,700 agriculturists. For all castes and area-classes taken together, the cultivated holding averages 4.19 acres. As between the various castes the cultivated holding averages 4.94 acres for high castes, 4 acres for Lodhs, 3.19 acres for Muraos and Kachhis, 4.62 acres for Kurmis, and 4 acres for "other agriculturists." Muraos and Kachhis, who follow intensive methods of cultivation, have naturally the smallest average holding. High caste agriculturists stand at the other end and have the largest holding owing to the privileges they enjoy of securing labour free or on favoured terms. The Kurmis stand between the two extremes but have a bigger holding than Lodhs and "other agriculturists."

The average size and distribution of the cultivated holding over the various area-classes will appear from the following figures :—

Area-class.	Percentage of agriculturists	Percentage of area held.	Average size of cultivated holding in acres.
Up to 2½ acres	37.1	11.7	1.32
From 2½ to up to 5 acres.. ..	33.3	25.8	3.64
„ 5 „ 7½ „	15.9	22.9	6.05
„ 7½ „ 10 „	7.1	14.5	8.60
„ 10 „ 15 „	4.8	13.5	11.73
„ 15 „ 20 „	1.1	4.3	16.89
„ 20 „ 50 „	0.7	4.2	26.91
Over 50 acres	Fractional	0.1	50.06

Holdings of over 15 acres are rare. The outstanding feature emerging from these figures is that less than 12 per cent. of the cultivated area is shared by 37 per cent. of agriculturists with an average holding of 1.32 acres. On the other hand, nearly 88 per cent. of the cultivated area is in the hands of substantial or fairly substantial men who form 63 per cent. of the agricultural population.

If we take the entire holding (cultivated plus uncultivated plus sub-let area) the size of the holding increases to 4.67 acres, about an eighth larger than the cultivated holding. Slightly under 7 per cent. of the area in holdings is normally sub-let, high castes being the greatest offenders in the matter of sub-letting. The explanation lies in the fact that most high caste tenants find it necessary to give a portion of their holdings to their ploughmen and labourers in lieu of cash wages. The provisions of law which penalise sub-letting hit high caste tenants rather severely, and will, I trust, be modified when the revision of the tenancy legislation is next taken in hand. The percentage of sub-lessors to total number of agriculturists is 15, the proportion varying among the different castes. Among high castes 26 per cent. of the tenants sub-let, while among other castes the percentage varies from 11 to 14.

The position as regards indebtedness is definitely worse than in the neighbouring district of Lucknow. Out of over 5,000 individual agriculturists who formed the subject of detailed investigation 50 per cent. were found to be free from debt, 17 per cent. were indebted to the extent of one year's rent or less, 12 per cent. to the extent of less than two years' rent, but more than one year's rent, and 21 per cent. to the extent of more than two years' rent. The normal state of affairs is somewhat obscured by the fact that figures for the greater portion of one tahsil, namely, Purwa, relate to a season in which scarcity conditions prevailed; but even after elimination of this factor, the percentage of indebted agriculturists to total number of agriculturists is as high as 44. The pernicious system of nazrana is largely responsible for this unfortunate state of affairs. The average indebtedness per head of indebted men is Rs. 106. Two-thirds of the cases of indebtedness arise from agricultural causes, such as purchase of plough-cattle, seed implements, and payment of arrears of rents. Non-agricultural causes, such as social functions, payment of ancestral debts, etc., are responsible for the debts of the balance. Of the creditor classes professional money-lenders of the Brahman and Vaishya communities are the most important. Laudlords rank next, with agriculturists as a remote third. The rates of interest usually vary from 18 to 24 per cent., but exorbitant rates of 37½ per cent. and even 50 per cent. are occasionally met with. Litigation is practically non-existent as a cause of indebtedness among agriculturists.

16. Excluding the area not brought under assessment at last settlement, the cultivated area of the present year of record shows an increase of 15,700 acres since last settlement. But the cultivated area of the year of verification was abnormally low owing to a series of wet years. The average of 12 years preceding the year of record (again excluding the tract not assessed at last settlement) reveals an increase of 29,000 acres since last settlement. The stable increase in cultivation since last settlement thus amounts to 5.2 per cent. for the area for which last settlement figures are available. The total cultivated area of the year of record is 6.08 lakhs of acres, while the average of 12 years preceding the year of record is 6.21 lakhs of acres.

Cultivated
area.

The proportion of cultivated area to total was 53.3 at the last settlement, and is 55.2 per cent. for the same area now. For the area excluded from assessment at last settlement the proportion is 30.1. For the whole district the cultivated area is 53.3 per cent. for the year of record and 54.5 per cent. on the average.

The proportion of cultivated to total area varies, in a marked degree in the two principal topographical divisions of the district, and indeed also in the distinctive sub-divisions both of the upland and the low-land. The Gangetic tarai comprises 19 per cent. of the area of the district. Separate figures are not available for the narrow strip of tarai along the Sai, but this would not make any appreciable difference to a study of the general conditions obtaining in the upland as distinct from the low-land. The percentage of cultivated to total area in the two principal divisions of the district will appear from the following figures :—

				Total area in acres.	Cultivated area in acres.	Percentage of cultivated to total area.
				Lakhs.	Lakhs.	
Upland .. .. .	..	..	..	5.22	5.03	51
Lowland .. .. .	..	..	..	2.17	1.05	48

The light-soiled circles of the upland show an average cultivated area of 65 per cent., while the stiff-soiled usar circles yield an average of 49 per cent. only. The upper levels of the low-land show an even more marked divergence in this respect from the lower levels, the percentage of cultivation being 63 in the former against 25 in the latter.

About 21 per cent. of the area has been returned as unculturable and 20 per cent. as culturable, including old and new fallow. The increase of 7,000 acres in old fallow is due almost wholly to the partial failure of attempt at reclamation in the usar tracts. New fallow shows a considerable rise of about 12,000 acres, the rise being shared by usar and tarai tracts in the proportion of two to one. With the introduction of canal irrigation, most of the fallow lands in usar tracts are certain to be again brought under the plough. The area under groves is 6 per cent. of the whole as against 6.6 per cent. at last settlement. Purwa is the best off in this respect and has almost one-tenth of its area under groves; conditions in tahsil Unao are normal; but in the remaining two tahsils the percentage of groves to total area is only 4.

In addition to ordinary groves which consist of mango and mahua trees there are extensive plantations of babul trees in the Gangetic tarai, while in tahsil Hasanganj small patches of dhak jungle are found here and there, testifying to the existence of dense dhak forests in the old days. The importance of babul to this district arises from the value of its bark for purposes of tanning in Cawnpore. Whether the vast usar stretches in the central clay-usar tract can be successfully exploited for purposes of afforestation is at best uncertain: few

landlords are in a position to invest capital in such a doubtful venture and labour is not easily available.

Crops.

17. The cropping of the district is of good quality, though unprogressive. The statistics given in Appendix VI obscure the real position partly because the last settlement figures exclude a substantial area, whereas the present average figures include two abnormal years, 1326 Fasli and 1328 Fasli. Allowing for these factors, the most outstanding feature is that kharif has increased and rabi has correspondingly shrunk. This result is due to a variety of reasons. In the first place, extension of cultivation has taken place in the poorer soils with a consequent swelling of the kharif area. Secondly, the practice of growing arhar in combination with juar and bajra in preference to rabi has become more popular since last settlement. This system of cropping prevents exhaustion of the soil, arhar being a leguminous crop, and also saves the growing expenses of irrigation without sacrificing a fair return from the soil. The area under juar-arhar and bajra-arhar is, to all intents and purposes, "double-cropped" area, juar and bajra being reaped in kharif and arhar in rabi. The introduction of easy irrigation from the canals is likely to result in the conversion of the poorer kharif soils to rabi. Wheat has remained more or less steady and covers about a fifth of the cultivated area. Barley occupies a somewhat larger area than wheat and is the leading rabi crop. Here it is necessary to note, however, that the record of wheat, wheat in combination, and barley alone or in combination is specially liable to error and a meticulous comparison of percentages of the areas under these crops at different periods is of no practical value. Cotton was never important in the district, but covers 17,000 acres more than at the first settlement. The area under rice is 25,000 acres less than at the last settlement, but 36,000 acres more than at the first. Juar and bajra show a remarkable increase, due, as I have explained already, to the popularity of sowing these crops in combination with arhar. The area under sugarcane fluctuates, mounting up in wet years when the jhils are full and going down in dry cycles. Maize has also developed substantially. The dofasli area of the first settlement is clearly incorrect; the present figures show no large variation from those at the last settlement.

Irrigation.

18. The main sources of irrigation are wells, jhils and tanks, though a small amount of irrigation is also carried on from the Sai, the Tina, and the Gurdhori. The supply from jhils and tanks depends on the monsoon and is fluctuating. The jhils and tanks are capable of irrigating up to 1·27 lakhs of acres when they are full, but even in the driest years they irrigate 43,000 acres. The average irrigated area from these sources during the 25 years preceding the year of record is 76,000 acres. Wells are a decidedly more important source of irrigation, and they are also more reliable. Kachcha wells are dug with facility over the greater part of the district, the only tracts which present any difficulty in this respect being those which lie in the sandy belts on the high banks of the Ganges and the Sai. The average irrigated area from wells is 1·37 lakhs of acres, the area varying in individual years from ·62 to 2·04 lakhs of acres.

The areas returned as irrigated at the different settlements are as follows :—

First settlement	..	..	..	..	..	2·78 lakhs of acres.
Last settlement	..	..	..	..	..	2·81 Ditto.
Present settlement	..	..	..	..	..	1·33 Ditto.

The returns of the first settlement are clearly inaccurate and do not represent the area actually irrigated in the year of settlement but the area which in the opinion of the amin should occasionally receive irrigation. The figures of last settlement were claimed to represent actual irrigated areas, but in the various pargana reports I have shown that this claim can only be accepted with caution, for we find again and again in the records

of last settlement that areas under gram, juar, maize and bajra are returned as irrigated though there is nothing in the rainfall figures of that period to suggest that there was any need to irrigate these crops. But even if the figures of last settlement be accepted as reliable the decrease in irrigation shown by the present figures need cause no alarm. The actual irrigated area in any year depends on the conditions of the season, that is, the amount and distribution of rainfall. If the season be good, there is no reason why the cultivators should take the trouble to irrigate crops which would mature quite well without irrigation. On the other hand, in dry years the irrigated area tends to mount up. These remarks will be best illustrated by the following statement showing for the whole district the areas irrigated from year to year since 1305 Fasli :—

Year (Fasli).						From wells.	From other sources.	Total.
						Acres (in lakhs).	Acres (in lakhs).	Acres (in lakhs).
1305	..	..	..	..	..	0'62	0'71	1'33
1306	..	..	..	..	..	1'81	0'89	2'20
1307	..	..	..	..	..	1'47	1'03	2'50
1308	..	..	..	..	..	0'88	0'79	1'77
1309	..	..	..	..	..	1'88	0'93	2'31
1310	..	..	..	..	..	1'80	0'73	2'55
1311	..	..	..	..	..	1'43	1'27	2'70
1312	..	..	..	..	..	0'68	0'58	1'26
1313	..	..	..	..	..	1'83	0'60	2'43
1314	..	..	..	..	..	1'56	1'04	2'60
1315	..	..	..	..	..	2'04	0'50	2'54
1316	..	..	..	..	..	1'53	0'48	2'06
1317	..	..	..	..	..	1'46	0'85	2'31
1318	..	..	..	..	..	1'15	0'73	1'88
1319	..	..	..	..	..	0'80	0'68	1'48
1320	..	..	..	..	..	1'27	0'76	2'03
1321	..	..	..	..	..	1'82	0'50	2'32
1322	..	..	..	..	..	1'52	0'79	2'31
1323	..	..	..	..	..	1'30	0'94	2'24
1324	..	..	..	..	..	1'23	0'99	2'22
1325	..	..	..	..	..	1'20	1'04	2'24
1326	..	..	..	..	..	1'86	0'43	2'29
1327	..	..	..	..	..	1'32	0'70	2'02
1328	..	..	..	..	..	1'58	0'43	2'01
1329	..	..	..	..	..	1'07	0'60	1'67
Average	..	..	..	..	..	1'37	0'76	2'13
Percentage	..	..	..	..	..	64'0	36'0	100'0

It may be observed that in 7 years out of 25 to which the above figures relate the irrigated area exceeded that of the last settlement. If we study the figures of the years of deficient rainfall (1310, 1313, 1315, 1321 and 1326 Fasli) we find that the irrigated area varies from 2'29 lakhs to 2'54 lakhs.

In testing the efficiency of irrigation the important thing to discover is whether stable sources of irrigation have increased. The following statement exhibiting the number of masonry wells at each settlement would show the

large increase that has taken place in masonry wells during the currency of settlement :—

First settlement	3,992 wells.
Last settlement	12,080 „
Present settlement.. .. .	17,577 „

In addition to the wells returned as pakka there are numerous partially lined wells which are almost as effective as masonry wells, while in parts of the district unlined wells are known to last on the average from 10 to 25 years and in some cases even longer.

The great jhils of the district continue to be as efficient as ever in normal seasons. Whenever they fail, large numbers of earthen wells are easily dug with the result that irrigation from wells more than makes up for shrinkage in irrigation from tanks.

To what extent the district enjoys immunity from drought is best shown by the area returned as 'irrigable' i.e., the area irrigated in two years out of five ending with the year of record. Taking the upland alone into consideration, we find that the protected area thus calculated amounts to 2.39 lakhs of acres, representing 45 per cent. of the holdings area. It may be said therefore that the district as a whole is well provided with means of irrigation.

Substantial additional protection will be rendered by the Sarda canal. The Hardoi branch of the canal and its distributaries will command the northern half of the district while the southern half will be commanded by the Unao and Purwa branches. The tracts which will remain outside the canal zone are the bhur tracts of Bangarmau and Sikandarpur and nearly the whole of parganas Asoha and Maurawan.

Rental system.

19. The vast bulk of the tenants' area is cash-rented. The grain-rented area represents less than 2 per cent. of the area in holdings. Kind rents are taken by actual division of the crop. The zabti and kankut forms of grain rents are not met with anywhere, though jinspher rents are found to exist in a few villages round Mohan. Soil rates are unknown except for special soils in some places, e.g., the tobacco growing kachhiana in Mohan and rice soils in some villages for which flat rates of rent are charged by landlords. Rents are usually fixed *bilmukta*, and these are not the result of applying bigha rates, though interested landlords or inspired tenants sometimes quote bigha rates which bear no relation to actual facts. The rent of each field is fixed with reference to its size as determined by the amount of seed required to sow it, and its productivity and advantages; and the rent of the holding is the total of the rents of individual fields comprised in it. The amount recorded in the patwari papers is usually the lump rent. When a holding which has fallen in is re-let, there is the old rent to guide both the landlord and the tenant, and in such cases the new rent is arrived at by enhancing the old by so many annas in the rupee. Whenever there are more aspirants than one for a holding the rent is determined by sheer competition.

The outstanding feature of the rental system of the district is the extent to which concealment of rent is practised. The real rent fixed on a holding seldom finds its way into the records, the great majority of landlords, big and small, taking substantial sums annually in addition to the recorded rental. Some of the bigger landlords levy nazrana or a cash premium on a systematic plan, allowing the rents actually collected from year to year to be shown in the papers. The practice of nazrana is not confined to any individual tahsil, but is most rampant in tahsil Purwa, which in more ways than one resembles the district of Rae Baroli which it adjoins.

The exact extent of the extra rent taken is not ascertainable for each village or mahal, but sometimes disputes occur between co-sharers over the distribution of profits or a landlord wishes to sell his property and must reveal

its full income before he can get an adequate price, or he may be compelled to have the full rent recorded in respect of the holdings of recalcitrant Thakurs and Brahmins, keeping only the rents of the submissive low castes concealed. A very prominent case of concealment of rent came to light recently on the death of Thakur Chandrapal Singh of Galgalha. In the villages in which the manager of that estate has met with any success in attesting true rents, the rent now recorded is 44 per cent. higher than that recorded before the death of Thakur Chandrapal Singh. In one village in pargana Jhalotar Ajgain I was able to get hold of the private jamabandi of the landlord, which showed that the rent actually recovered from tenants was Rs. 2,150 as against the recorded rental of Rs. 1,470. Concealment of rent is not confined to single zamindari or joint zamindari estates, but is equally common in pattidari villages. The social position of the pattidars and the strength of their numbers as also the fact that they live in the village or very near it, contribute to overawe low caste tenants. If they have loan transactions with their landlords, as is the case in several estates owned by Brahmins, the grip of the landlords is still more secure. The more cautious landlords arm themselves with fictitious pronotes and bonds executed by tenants at the time of entering on a holding as security against a possible repudiation of the extra rents. The failure of landlords to give receipts also helps to keep tenants under the landlord's thumb. Enhancements of rent are usually arranged out of court, the cases taken to courts being those in which the tenant claims some right higher than that of a tenant or those in which some turbulent high caste tenant is involved.

The practice of levying nazraua is confined to some large landlords and is admitted by quite a number among them. The amount of premium taken varies according to the circumstances of the tenants and is determined to some extent by local sentiment and traditions. Occasionally the man who bids the highest premium obtains the holding, but more often the amount bears some definite proportion to the annual rent and ranges from 6 months' rent to 2 years' rent paid whenever leases are executed or renewed.

Other devices to conceal assets have also been found to exist. Some landlords execute fictitious leases in the name of some relative, servant or friend at a low rent and let out the land to cultivators who are recorded as sub-tenants, but who pay rent not to the nominal tenant-in-chief, but to the landlord direct. A still more ingenious device to conceal rent is to give a tenant possession over a smaller area than that shown in his name and to re-let the area thus held back to another tenant. The landlord collects the full rent recorded for the principal holding as well as the rent recorded against the so-called sub-tenant's holding. Almost every patwari holds some land in every mahal or patti in his circle (sometimes in his own name, but more often in the name of his wife or son or other near relative) at a favoured or nominal rent which probably is never paid. It is no matter for surprise that in collusion with patwaris landlords are able habitually to collect more than the recorded rent and to practise the other devices referred to above.

Concealment of rent, it may be added, is not an entirely new phenomenon in this district. An educated landlord, questioned whether he challenged the view that concealment of rent is widely prevalent now, stated that if the landlords of the district had not adopted concealment they would have been ruined at the last settlement. An investigation made as far back as 1886 A. D. also showed that "in many cases the actual rent rolls were and had been for many years in excess of that recorded" (Gazetteer, page 87).

The widespread concealment of rent makes an attempt to study the movement of rent difficult. Another complication is introduced by the fact that in

many villages of pargana Auras-Mohan in which concealment of rent is not practised rack-renting is fairly common and has had to be specially taken note of to prevent severity of assessment. Figures have therefore been compiled separately for "selected" and for "rejected" mahals, the latter including not only non-genuine mahals but also some rack-rented and abnormal mahals with reliable rents. The figures for the entire district given below show that stable rents in genuine, normal mahals have risen about 51 per cent. as a whole, the rise being higher in the taluqdari area than in the non-taluqdari :—

Description.	Last settlement.			Present settlement.			Percent age of varia- tions.	
	Area in acres.	Rent.	Incidence.	Area in acres.	Rent.	Incidence.		
		Rs.	Rs.		Rs.	Rs.		
Selected mahals.	{ Taluqdari ..	97,179	5,40,596	5.6	103,478	9,03,433	8.8	57.1
	{ Non-taluqdari..	155,824	8,93,527	5.7	169,869	14,35,269	8.4	47.4
	Total ..	253,003	14,34,123	5.7	273,367	23,43,689	8.6	50.8
Rejected mahals.	{ Taluqdari ..	64,319	3,43,819	5.4	67,602	4,64,447	6.9	25.9
	{ Non-taluqdari..	177,089	10,19,740	5.8	191,975	13,88,454	7.2	24.1
	Total ..	241,408	13,69,559	5.7	259,577	18,52,901	7.1	24.6

A study of the movement of rents obtaining in certain large estates would throw a flood of light on the nature of the rent roll. But considerations of space prevent such an attempt from being made here, and I must content myself by inviting the reader to turn to the pages of the various rent-rate reports.

Agricultural
stock.

20. Ploughs and plough cattle have substantially increased since the last settlement and are adequate, but the most remarkable feature is the phenomenal rise in carts during the last 30 years. There are now as many as 24 carts to a square mile of cultivation, and in this respect Unao is in a far more satisfactory position than any other Oudh district. The possession of a cart not only prevents cultivators from being at the mercy of the local traders, but is a valuable standby in distress.

CHAPTER II.

FISCAL HISTORY.

Previous
settlement.

21. The fiscal history of the district is described at length at pages 91 to 98 of the District Gazetteer. It is here necessary to give only a brief sketch. The first summary settlement took place in 1856. The jama then imposed was maintained at the second summary settlement in 1858-59. The first regular settlement was begun by Mr. Clifford and completed by Mr. Maconochie in 1867. The second regular settlement commenced in 1889 and was completed in 1893 by Messrs. Shakespeare and Vaughan. Towards its termination Mr. Moreland became Settlement Officer and wrote the final report. The jamas imposed at the successive settlements were as follows :—

				Rs.
Summary settlement ..	..	..	..	11,76,185
First regular settlement ..	..	..	..	12,83,232
Second regular settlement ..	..	..	..	15,40,354
Expiring revenue ..	..	..	..	15,83,374

The revenue of the second settlement excludes that of the alluvial tract, whereas the expiring revenue includes the revenue of the alluvial mahals.

Character of the
expiring demand. 22. The assessment of the last settlement was generally regarded by landlords as severe. The same opinion was held with regard to the jama of the summary settlement.

Mr. Maconochie wrote :—

" When friends and neighbours on the border got together they compared notes, and as it was found the rule for the Unao jamas to be higher than others, it became an accepted fact that Unao was heavily assessed. Experience has shown that though unequally distributed, the summary settlement demand was equitable."

The petty proprietors of the district have never been good payers. This fact and the traditional view of the jama of the summary settlement were largely responsible for the unfavourable reception of the last settlement. Unfortunately the settlement was followed immediately by the famine of 1897. The precarious villages went through a period of depression, and though the remissions were liberal, landlords naturally put down their misfortunes to the settlement. Inequality of assessment, brought about by a variety of causes, also tended to increase the general dissatisfaction. The methods of assessment followed by Mr. Moreland in pargana Auras-Mohan and the Baiswara parganas happened to be particularly lenient, while those followed by Messrs. Shakespeare and Vanghan in other parts of the district resulted in pitching the assessment generally at a higher level. Anomalies also arose from the failure to form compact assessment circles on a topographical basis. Villages were divided into circles, ostensibly in accordance with their productive capacities, but without regard to contiguity, the main points considered being the rent-rates, the fertility of the soil, means of irrigation and the sufficiency of the agricultural population. In point of fact, however, rent-rates dominated all other factors. Where the recorded rents were fair the resulting assessment was sound, but where they happened to be severe, the village very often went into a superior circle and was over-assessed. On the other hand, estates with concealed rentals necessarily escaped lightly. The more precarious villages with a large area of fallow in holdings suffered from a rather fuller area being assessed than would have been strictly justifiable. The total area brought under assessment was rather on the high side, amounting to 590,506 acres as against the average cultivated area of 584,372 acres during the preceding 5 years. The excess consisted chiefly of fallows included in holdings, most of it being land temporarily out of cultivation on account of a series of wet years.

To remove such drawbacks as came to light, Mr. Hope was appointed by Government in 1906 to revise the revenue of a large number of mahals in certain parganas. The revision thus carried out lasted from 1906 to 1909. The number of mahals inspected and re-assessed was 354. Mr. Hope found it unnecessary to interfere with the jama of 224 mahals, but reduced the assessment of 130 mahals by Rs. 4,104. On the whole, then, the assessment of the last settlement may be said to have emerged satisfactorily from Mr. Hope's minute scrutiny.

The incidence of revenue per cultivated acre was 2·31. In the neighbouring districts which were assessed at about the same time the corresponding incidences were as follows :—

Rao Bareli	..	..	..	..	..	..	2·78
Lucknow	..	..	..	..	..	..	2·85
Partabgarh	..	..	..	..	..	..	2·73

The theory therefore that Unao was, as a whole, over-assessed is clearly erroneous, though blemishes crept in here and there, especially in the precarious tracts. A curious complaint against the assessment of the last settlement, voiced by a large number of landlords, is that a considerable area of usar was misclassified as culturable. Apart from the fact that the dividing line between much of the usar and banjar of the district is hard even for experienced observers to draw, the complaint is really without much force, the area of waste brought under assessment being not more than 2,140 acres in the whole district.

Up to 1900 cases of attachment of immovable property averaged 20, while there were in all four cases of transfer under section 152 of the Land Revenue Act and four cases of annulment under section 153. After 1900 the district settled down to the new revenue and since then there has been on the average one case every year of attachment of immovable property in the whole district.

The cash rent per acre at last settlement was 5.83, and the revenue per cultivated acre amounted to 48.2 per cent. of the rent.

Seasonal calamities have been adequately met during the currency of settlement by liberal remissions and suspensions of revenue, the amount remitted being 9.85 lakhs and that suspended being 5.02 lakhs.

Rise in land
values and prices
of food grains.

23. During the 33 years ending 1335 Fasli, a quarter of the district has changed hands, whether by order of court or by private negotiations. Mortgages averaged 658 a year, but three out of every four mortgages were redeemed. The transfers are due mostly to extravagance and are not all in favour of non agricultural communities. The price of land per acre in the three decennial periods ending 1332 Fasli was Rs. 37.1, Rs. 63.8 and Rs. 91.7 respectively. During the 3 years ending 1335 Fasli the price rose to Rs. 105.4 per acre. The stable rise in the value of land has thus been about 150 per cent. As shown in paragraph 23 of my rent-rate report on tahsil Unao, prices of food grains have doubled since last settlement. Although the recorded rents are in many cases vitiated by direct and indirect concealment, the actual rents show a rise of over 50 per cent. since settlement, with the result that the expiring revenue has been, for many years, paid without any difficulty.

CHAPTER III.

THE RECORD OF RIGHTS AND ASSESSMENT OF REVENUE.

Map correction.

24. The preliminary settlement operations commenced in the cold weather of 1922-23 with the revision of the village maps of tahsil Unao under the supervision of the Deputy Commissioner. In the following cold weather Mr. Panna Lal, I.C.S., was appointed Settlement Officer and the correction of maps of tahsils Mohan and Safipur was undertaken. Mr. Panna Lal inspected the non-alluvial portion of tahsil Unao, but ceased to be Settlement Officer in April, 1924. He, however, carried on work as Record Officer in addition to his own duties as Deputy Commissioner. In the third cold weather of 1924-25 the maps of tahsil Purwa were revised. General resurvey was not sanctioned, but the maps of a few villages were found to be in a very unsatisfactory condition and these were resurveyed by amins at Government expense. The map correction of the alluvial mahals of different tahsils was carried out in the year of the Settlement Officer's inspection as follows :—

Tahsil Unao	..	..	..	..	..	1926-27
Tahsil Safipur	..	..	..	..	..	1927-28
Tahsil Purwa	..	..	..	..	..	1928-29

The work of map correction was done mainly by patwaris, though some of them employed amins at their own expense. The operations as a whole thus lasted about 7 years, but settlement work proper commenced in October, 1926 with my appointment as Settlement Officer.

Attestation.

25. The khatauni was attested on the abbreviated system sanctioned in G. O. no. 1488-1/A. N., dated May 9, 1923. The khewat was attested in full and the dastur dehis were written up by the Assistant Record Officers who were invested with special powers of Assistant Settlement Officer for this purpose. The attestation was a simple affair and presented no unusual features.

Soil-classification.

26. Tahsil Unao was soil-classified by Mr. Panna Lal, Settlement Officer, and tahsil Safipur by Mr. Mohamed Abbas Zaidi, Assistant Settlement Officer, with the exception of the alluvial portions. The rest of the district, comprising

slightly under two-thirds of the whole, was classified by me. In addition to this I re-inspected the entire area classified by Mr. Panna Lall. I was able, therefore, to acquire an intimate knowledge of four-fifths of the district. Besides this I also inspected a few typical villages classified by Mr. Zaidi and gained a general acquaintance with conditions obtaining in the remaining one-fifth of the district.

At last settlement, as at the first settlement, the soils were divided into three natural classes—*dumat*, *matiar* and *bhur*. A fourth class was adopted to describe land in the vicinity of homesteads. *Bhur* was sub-divided into irrigated and dry. Mr. Panna Lall adopted this system, but elaborated it by sub-dividing each of the four classes into two. He, however, did away with the distinction between irrigated and dry *bhur*. He created further sub-classes by describing land above or below the average of each soil-class with "A" and "B" signs. Though Mr. Panna Lall thus secured a much larger number of soil-classes, his system really left the defects of the soil-classification of last settlement unremedied. Now it is a truism that the object of soil-classification is not merely to account for natural differences of soil quality, but to bring out all essential factors which affect the value of land, in other words, the factors which affect rents. Soon after inspecting a few villages I discovered that in Unao the factors which affect rents are (1) quality of soil; (2) position with reference to village site; (3) irrigation; and (4) nature of crops grown.

The first obvious error in the system of soil-classification adopted at the last settlement was to lump up soils in the lowland with those in the upland. In soil texture, cropping and rental value the lowland soils differ substantially from those on the upland. The bulk of the soil in the lowland no doubt consists of stiff clay, but to describe it as "*matiar*" along with the *matiar* of the upland involves obliteration of essential differences. With regard to the upland soils the term "*goind*" is popular and appropriate for designating the homelands, but all land in the vicinity of sites is not necessarily superior to "*dumat*" in rental value. Not unoften the inhabited sites are situated on sandy eminences or on the edge of *usar*, with the result that land of lower rental value than outlying *dumat* is liable to be assigned to a superior class with a higher rate. It is therefore desirable to restrict the term "*goind*" only to land which is definitely better in rental value than outlying soil. Next, the use of the term "*matiar*" to denote all clayey soils presents serious difficulties. Clayey soil may produce wheat or sugarcane or it may produce a *rabi* crop following on a rice crop or a single crop of rice only. Even *ekfasli* rice land is not all of the same value, that which produces transplanted rice being almost invariably more valuable than that which produces early rice. Still another factor affecting the value of *ekfasli* rice land is its position with respect to sources of irrigation. The terms "*dumat*" and "*bhur*" employed at last settlement lay stress on natural quality only and ignore other important factors. The dividing line between a light *dumat* and a good *bhur* is often imperceptible and very hard to draw. In actual practice the cultivator differentiates the *rabi* yielding area into two broad classes, the first consisting of the homeland and the second consisting of all outlying soils which he comprehensively describes by the term "*har*". In each of these classes he recognizes differences arising not only from soil-quality, but also from irrigation, distance from the homestead and nature of crops grown.

In order adequately to bring out differences in rental value resulting from the major differences of quality and character, it became necessary therefore to devise a system of classification which could be understood by the people. To achieve this end I decided to separate all *ekfasli* rice land into a separate soil-class, designating it as "*matiar*". This soil was further sub-divided into three classes numbered *matiar I* to *matiar III*. From the *rabi* area was next

demarcated all the highly rented land in the immediate vicinity of sites and described as "goind", provided that it was definitely superior in value to the outlying soil. In order to account for differences in the rental value of goind so demarcated it was further necessary to sub-divide it into two classes, a super class of kachhiana being also added to denote specially good goind growing chiefly tobacco and garden crops. Betel leaf plantations are as highly valued as land growing garden crops and were assigned to the class "kachhiana". The outlying *rahi* soil was next graded in four classes numbered har I to har IV. Lowland soils were demarcated as tarai and sub-divided into three main classes, two super-classes corresponding to goind on the upland being added wherever necessary. *Ekfalsi* rice land in the lowland was again kept distinct. Land devoted to the production of water melons fetches specially high rents and was assigned to a separate class "falez".

The different soil-classes employed have been fully described in the rent-rate reports of parganas Jhalotar Ajgain and Gorinda Parsandan (pages 20 and 21) and tahsil Unao (pages 21 and 22). The actual process of soil-classification involved much labour in office as well as in the field. Irrigation and crop marks were made in office on each field number on the map. These served as excellent aids on the ground. Preliminary work in the field was carried out by experienced soil-classifiers who were supplied with a set of detailed instructions drawn up by me and approved by the Settlement Commissioner. I subjected the work of the soil-classifiers to a thorough check, and walked through all chaks of the village map in hand. The work of the soil-classifiers had frequently to be modified, and in the early stages I insisted on the soil-classifier attending the village at the time of my inspection so that he might see for himself where he had gone wrong. I questioned landlords and tenants freely with a view to clear up whatever doubts arose in my own mind. The soil-classification now made is necessarily more detailed than that of the last settlement, but every effort has been made to avoid over-elaboration. Standard rates must now be fair and equitable rates for determination and enhancement of rent during the next 10 years, and to achieve this end it is essential that the number of classes into which the soils are divided should be sufficient to account for all broadly recognized distinctions. I believe the results to be satisfactory not only from the point of view of the assessing officer, but also from the point of view of revenue courts whose duty it will be to deal with suits for determination and enhancement of rent under the provisions of the Oudh Rent Act.

Wet and dry soils. 27. At the first settlement irrigated and unirrigated rates were worked out separately for all soils, but at the last settlement the distinction was dropped except in bhur. Soon after I had inspected a few typical villages I was convinced that an effort to devise a system of soil-classification which would do away with the need for differentiating wet soils from dry would lead to confusion and result in making the soil maps a bewildering mosaic of innumerable chaks. A block of land may lie in the immediate vicinity of a well, but some of it belonging to persons other than the owner does not receive irrigation; again, irrigation is sometimes practised in the most unexpected places in the midst of usar wastes wherever ponds are available. These and other considerations made a sub-division of soils into wet and dry necessary, but certain obvious exceptions had to be made. For instance, tarai soils are naturally moist and do not require irrigation; the record of irrigation in matiar soils is habitually imperfect; kachhiana is always irrigated and also goind and superior loam in many places. On the other hand, certain poorer soils are almost wholly dry. The distinction between wet and dry was therefore observed except where the quality of the soil and local conditions rendered this division unnecessary. "Wet" area is that which was irrigated in at least two out of five normal years ending with the year of record.

The areas of different soils as demarcated at the present settlement are shown in Appendix VIIA. Homelands including kachhiana cover just under 12 per cent. of the area in holdings. Good loam accounts for slightly under a third of the area, average loam for 18 per cent. and inferior loam and bhur for 13 per cent. Tarai soils occupy 16 per cent. and matiar 8 per cent. A comparison of the present soil areas with those of the last settlement is, owing to changes in the system of soil-classification, difficult, but I give below the distribution of area at the last settlement:—

Goind	18'6 per cent.
Dumat	48'5 "
Matlar	16'7 "
Irrigated bhur	3'0 "
Dry bhur	18'2 "

28. At the first regular settlement Mr. Clifford divided each pargana into a number of compact chaks of similar quality, but this division was discarded at last settlement in favour of a more artificial division into scattered circles of superior villages, average villages and inferior villages. The lowland was in some tracts kept distinct from the upland, but in others lowland villages and upland villages were indiscriminately lumped together and assigned to the same circle. I found no serious difficulty in framing compact circles of homogeneous quality based on physical considerations. Unfortunately, Mr. Clifford's pargana reports of the first settlement are not available, but wherever possible I have compared my circles with the boundaries of his chaks as re-constructed from the old assessment volumes. The Ganges with its affluents gives a distinctive character to a large strip of country. This has been kept separate and has been further sub-divided according to the degree to which different portions are liable to flooding. There is first of all the alluvial belt which is constantly subject to fluvial action. Above this is a belt of land, free from fluvial action, but liable to serious floods. Still higher up, there is usually a belt of superior tarai, better populated and better cultivated than the rest. Another important drainage line, the Sai, runs through light-soiled country most of which is without irrigation. This tract has been formed into a separate circle in every tahsil. A third drainage line, the Basaha, presents peculiar characteristics. Earlier in its course the villages on either side are pre-eminently sandy and have been formed into a bhur circle. Lower down, the soil improves and irrigation facilities increase owing to the appearance of jhils. This tract has been designated as the "light soiled jhil circle." Still further down, the prevailing soil is a stiff and productive loam which has abundant facilities for irrigation from a number of large jhils. This belt of superior soil forms the "jhil I" circle of parganas Jhalotar Ajgain and Gorinda Parsandan. The character of the country through which the Basaha flows again changes in parganas Purwa and Maurawan into a tract of light and undulating soil with fair irrigation. The rest of the upland is broadly divided into a belt of light dumat, with scanty irrigation, lying on the high bank of the Ganges and a much broader belt of stiff dumat interspersed in varying degrees with rice soil and usar. The light soil belt deteriorates to bhur in a prominent bluff in pargana Sikandarpur and a similar but somewhat poorer tract in pargana Bangarmau. In the main stiff soil tract are found tracts of land with a large preponderance of excellent dumat with plentiful irrigation, blocks in which dumat is interspersed with considerable rice depressions of a poor quality, and blocks which contain a preponderance of rice land. We have thus in different tahsils "dumat" circles, "dumat-matlar" circles and "matlar" circles. In pargana Purwa the predominantly dumat tract was further sub-divided into two circles owing to differences in water level and in the class of cultivators. A group of three towns along the Sai, round Mohan, gives rise to suburban conditions where rents rule high. A separate "town" circle was therefore formed of a group of

Assessment
circles.

14 villages in which the soil is not inherently superior, but has been immensely improved by irrigation and manuring. This is the most highly rented circle in the whole district. The characteristics of these circles and the justification for their formation are fully explained in the pargana reports to which I invite the attention of the interested critic.

Standard rates. 29. The method by which standard rates have been arrived at is the unit-value method followed in all recent settlements. This involves two processes, namely—

- (1) the working out of soil-proportions on the basis of rents of single soil holdings;
- (2) the working out of unit-values or index numbers showing the comparative level of rents.

The unit-value, it may be explained, is nothing but the rent expressed in decimals of a rupee of 1/16th of an acre of the standard sixteen annas soil.

At the time of soil-classification rough values were assigned to each soil-class to serve as a guide to the soil classifier; for instance har I was given a value ranging from thirteen annas to sixteen annas, har II from nine to twelve annas, and so on. The area of single-soil holdings was substantial in every assessment circle amounting generally to two-fifths of the cash-rented area. From the incidences derived from the rents of these holdings proportions were worked out for all soils, the standard soil being treated as the sixteen annas soil, the values of other soils being expressed as proportions of that figure. The proportions thus emerging from actual rents were checked in the light of inquiries made from cultivators and landlords at the time of inspection and adjusted where necessary. A reference to the various pargana reports will show that the actual soil-proportions furnish an admirable ascending and descending series and testify to the success of the soil-classification. They also agree closely with the tentative values assumed at the time of soil-classification.

The next step was the determination of a unit-value for each circle. With a view to analyse past movements of rents, unit-values were worked out separately for the area held by statutory tenants of the following classes:—

- A. Those whose rents have not been enhanced for 10 years or over.
- B. Those whose rents have been enhanced within the last 10 years, either by agreement between the parties or by order of court.
- C. Those who have been admitted to tenancy for the first time during the last 10 years.

In circles which had no statutory areas, unit-values were worked out from non-statutory rents. Kachhis, Muraos, and other market gardeners are tenants of superior skill and pay higher rents than ordinary tenants. Thakurs, Brahmans and pardanashin Musalmans, on the other hand, pay low rents in some villages by reason of their caste. Both these classes of rents were excluded in working out unit-values. The result is that the areas on which standard rates are based are those held by substantial tenants of average skill and industry who depend for their livelihood on the produce of their holdings. After unit-values had been struck for each mahal in the above manner, the next problem was that of eliminating mahals with unstable, non-genuine and inadequate rents. Mahals with genuine, stable and adequate rents were next tabulated and an average unit-value for the circle struck. The emergent unit-values for the different tenures were then compared with unit-values derived from rents fixed or disclosed after the year of record wherever this class of area was adequate. The unit-value selected for the determination of standard rates was as far as possible based on the rents enhanced by agreement of parties within 10 years ending with the year of record. This class of area in Unao was in

many circles small, and the only course left open was to utilize the "C" class unit-value after discounting it suitably in order to leave a fair margin for possible instability.

It is necessary to explain at this stage that while under section 51 D (3) of the Oudh Rent Act standard rates must be based on genuine, adequate and stable rents, the recently amended Land Revenue Act requires standard rates to be based on stable and genuine rents only. Accordingly in tracts assessed after the passing of the amended Land Revenue Act inadequate rents were not discarded.

The selection of standard rates in this district proved an extremely laborious and complicated process, not only because the number of mahals involved was over 5,000, but also because rents were extensively vitiated by concealment. The amount of nazrana taken differs in different estates and its exact extent is not always ascertainable. Wherever sufficient instances of nazrana were forthcoming an average representing the annual equivalent of rent was worked out, but this process could only be carried out in a very limited number of circles. The exact extent of direct concealment of rent in different mahals was also a very difficult matter to determine. The safest course therefore was to work on the areas of mahals of which the recorded rent appeared from inquiry to be genuine. Rents enhanced or disclosed after the year of verification provided in some cases further assistance. Abnormal villages were invariably excluded.

The moderation of the standard rates has not been questioned by landlords; on the other hand, the complaint has been made by some that the standard rates are a bit too low. This was inevitable in a tract seriously suffering from non-genuine rentals, but honest landlords may perhaps derive some consolation from the general lenience in assessment resulting from the lowness of standard rates.

30. For a detailed discussion of this subject I must refer to the rent-rate report of tahsil Unao, paragraph 19. Inquiries made at the time of inspection generally proved infructuous, but a careful examination of unit-values derived from high caste rents and their comparison with unit-values derived from low caste rents lead to the conclusion that though rental privilege is fast dying out, it still survives in a few villages, especially those belonging to certain taluqdars and large proprietors. Accordingly rental privilege varying from one anna to four annas in the rupae has been recognized in 234 villages. A list of rental privileges recorded under section 51 D (4) of the Oudh Rent Act is appended to each assessment report, the existence of this privilege and its extent being also noted in the assessment volumes.

Rental privilege.

31. The assessment of the major portion of the district has been carried out in accordance with the rules published under Government notification Revenue A department, no. 1212/IA—197-A-1922, dated March 18, 1927. As soon as the amended Land Revenue Act, however, came into force, its provisions were applied to the tracts remaining for assessment. The tracts dealt with under the amended Act are the alluvial mahals of tahsil Safipur and the whole of tahsil Purwa less pargana Purwa. Pargana Asiwan-Rasulabad was assessed under the rules of 1927, but anticipating that the sanction of Government to the assessment proposals was not likely to be obtained before the new Act and Rules were enforced, the Settlement Commissioner, at the time of his review, brought the assessment into strict accordance with the provisions of the new Act.

Assessment.

From the start the assessment presented unusual difficulties. Under the instructions of Government it became necessary to prepare a new set of rates and fresh assessment circles on a topographical basis for tahsil Unao which had been inspected already by Mr. Panna Lall and for which he had framed standard rates. The assessment work of the first year was thus unduly delayed, and this initial handicap affected the progress of work in the second year also.

Village rates.

32. The first problem in assessment was to fix village rates. The division into assessment circles accounted sufficiently for the broader differences in quality and rental capacity, but other factors, such as, pressure of population, quality of agricultural classes, marketing facilities, etc., emerged as having an intimate bearing on rents. Non-genuineness on a large scale often tended to obscure the true level of rents and rendered a study of other factors of more than ordinary importance. Departures from standard rates have been fully discussed and justified in the assessment notes. It is sufficient to say here that few landlords challenged the soundness of the variations made from standard rates. Modification upwards was made for all soils in 150 villages and downwards for 176 villages. In 152 villages standard rates were varied for individual soils to allow for a difference in soil-quality from the normal of the circle.

Assessed area.

33. Village rates having been fixed, the next problem was to determine the area to be assessed in each mahal. For this purpose the cultivated area of the year of record was compared with the average of 12 years preceding the year of record, abnormal years in which rent and revenue were remitted wholly or partly being excluded. In the case of precarious villages in the bhur or lowlying tracts, however, a marked shrinkage in cultivation had taken place since the year of verification and for such villages I frequently accepted a smaller area than the average of the preceding 12 years. The area actually assessed is 622,966 acres against the 12 years' average of 621,265 acres. The latter figure is affected by the inclusion of two abnormal years 1321 and 1326 fasli in which extensive remissions of revenue were allowed; if these two years be excluded the average comes to 634,810 acres. Where the cultivated area of the year of record exceeded the normal cultivated area, an allowance for unstable cultivation was given, the total area so excluded from assessment being 5,167 acres. How the net assessed area was arrived at will appear from the following details :—

				Acres.
Cultivated area of the year of record	..	..	..	608,245
New fallow in holdings brought under assessment	..	..	..	19,043
			Total	627,288

Add.

Rent-paying groves (assessed before the introduction of the amended Land Revenue Act)	..	..	..	418
Grafted mango groves	..	..	..	139
Land temporarily or designedly thrown out of cultivation	..	..	..	920
			Grand total	628,565

Subtract.

Cultivated area of the year of record, excluded from assessment on account of unstable cultivation	..	..	..	5,167
Assessed land acquired for the Sarda canal	..	..	..	432
Net area brought under assessment	..	..	..	622,966

*(a) Expropriatory and occupancy.***Cash rent.**

34. I have as a rule avoided correction of these rents on the ground of inadequacy but in certain villages rents were extremely low and additions were made as follows :—

	Recorded rent.	Net valuation after deduction of statutory and caste privilege.	Accepted rent.	Percentage of addition to recorded rent.
	Rs.	Rs.	Rs.	Rs.
Expropriatory	35,274	43,629	37,307	5.6
Occupancy	17,301	35,707	29,286	17.8

The accepted assets under each tenure are thus extremely moderate, about one-seventh below net valuation in the case of exproprietary and about two-fifths below net valuation in the case of occupancy area.

(b) *Statutory and non-statutory.*

These are the most important tenures occupying 60 and 12 per cent. respectively of the area in holdings and between them contribute three-fourths of the total net assets. Where the recorded rents were reliable and adequate, they were discounted 5 to 10 per cent. for short collections. In a considerable number of mahals in pargana Auras-Mohan rack-renting was discovered and allowed for by liberal deductions varying from 15 to 25 per cent. of the recorded rents with a view to bring the latter down to a safe level. The main difficulty in the treatment of these tenures, however, sprang from the wide-spread non-genuineness of rentals to which reference has been made more than once before. In every case in which rent was rejected as unreliable, direct evidence collected on the spot was the basis of the action taken. But I did not content myself with this alone and invariably tested my information by a close scrutiny of the figures relating to movement of rents, unit-values derived from older and recent rents, and rents of neighbouring villages or mahals of the same village believed to have genuine rents. In correcting non-genuine rents, the valuations at village rates were usually reduced from 5 to 15 per cent. to leave adequate margin for safety. In many cases the additions on account of substituted rentals turned out to be lower than the additions entered up by landlords after the year of verification. In quite a number of estates the levy of nazrana was admitted by landlords; in others, neighbouring landlords testified to its prevalence. Occasionally evidence was available from the records of suits for arrears of rent. The process of analysis and correction of rents thus proved to be a source of the greatest difficulty and anxiety, and wherever I had the slightest doubt regarding the reliability of the evidence collected on the spot I gave the benefit of that doubt to landlords. The tenderness thus shown was perhaps excessive and has been adversely commented upon in some of the reviews on my assessment reports. The comment is certainly not without force, as will appear from the following incidences based on the accepted assets of mahals with different types of rentals :—

Description of mahals.	Record- ed rent in lakhs of rupees.	Valua- tion in lakhs of rupees.	Accept- ed assets in lakhs of rupees.	Per- centage of addi- tion or deduc- tion.	Inci- dence per acre on accepted assets.
Mahals in which rents were reliable	12.29	11.99	11.41	—7.1	9.5
Mahals in which rents were accepted intact owing to uncertainty as regards their genuineness.	5.17	5.88	5.17	Nil	8.1
Mahals in which rents were corrected for inadequacy prior to the introduction of the amended Land Revenue Act.	3.20	3.86	3.45	+7.5	8.8
Mahals in which rents were rejected on account of concealment or nazrana.	10.0	13.4	12.45	+23.0	9.1

It will be tedious to enter into a separate discussion of privileged statutory rents and non-statutory rents. The following brief statement is appended to

show at a glance the adjustments made to each class of statutory and non-statutory rents :—

Description of rent.					Record- ed rent.	Deduc- tion.	Addi- tion.	Net assets.
					Rs.	Rs.	Rs.	Rs.
Privileged statutory	..	..	..	..	1,15,869	3,125	7,956	1,20,100
Non-privileged statutory	..	..	..	..	30,70,688	87,438	2,63,045	32,48,300
Privileged non-statutory	..	..	..	..	34,486	1,838	1,933	34,513
Non-privileged non-statutory	..	..	..	..	4,92,110	19,180	54,017	5,26,947
Total					37,13,103	1,11,596	3,23,951	39,29,860

Correction for inadequacy were made only to the enhanceable portion of the rent and were kept well below the valuation, the additions being limited, in accordance with the instructions of the Board, to a maximum of 20 per cent. of the rent. After the introduction of the amended Land Revenue Act, inadequate rents were invariably accepted without adjustments.

Under-proprietary area.

35. The assets and revenue of each under-proprietary holding were worked out separately at the time of assessment of the mahals. These holdings exceeded 10,000 in number and the labour involved in assessing them individually was heavy but fully justified in view of the effect the proposed revenue was to have on the rent paid by under-proprietors to superior proprietors. Before the introduction of the amended Land Revenue Act, this area was treated and assessed as assumption area, but on the enforcement of the amended Act, it was assessed in exactly the same manner as proprietary area. Allowances for proprietary cultivation and for improvements were given liberally,—the former at 25 per cent. and the latter at the difference between wet and dry rates, or at the difference between the actual soil-rate of the protected area and the rate of the next lower soil-class.

The holdings area under this tenure is 22,267 acres. Out of this only 17,466 acres have been assessed. The percentage of assets taken as revenue was varied freely to avoid hardship to under-proprietors. In a large number of cases in Unao, however, under-proprietary rent has undergone a reduction owing to the lenient methods of calculation of assets at the present settlement. It was therefore found necessary fairly often to take a higher percentage than 40 in order, as far as possible, to maintain under proprietary rents which did not call for reduction. The total revenue of the under-proprietary area bears a percentage of 38·7 to the under-proprietary assets.

Miscellaneous proprietary plots.

36. These holdings number over 12,000. Here again the assets of each holding were worked out before the assets of the mahals were built up, and revenue was fixed on each holding with due regard to its effect on the expiring revenue.

Assumption area.

37. Sir, khudkasht, grain-rented, favoured, rent-free and unrented areas have been valued at village rates less 25 per cent.; in the case of some precarious unrented land, however, the valuation was made at two-thirds or even half of the valuation at village rates.

As a rule, landlords were allowed the full proprietary deduction of 25 per cent. and only in a very limited number of cases, in which the proprietors were non-resident and non-agriculturists and the area of the proprietary cultivation large, was the allowance pitched below 25 per cent. Cultivating communities have invariably received the full allowance of 25 per cent. while some sub-settled mahals have been given the maximum deduction of 30 per cent. since the introduction of the new Act.

38. The following table shows the incidences of the accepted valuation of different tenures for the whole district:—

Description of tenure.								Inci- dence.
								Rs.
Under-proprietary	..	..	..	..	..	..	..	7.5
Exproprietary	..	..	..	..	..	..	..	7.1
Occupancy	..	..	..	..	..	..	..	5.8
Privileged statutory	..	..	..	..	..	..	..	7.5
Non-privileged statutory	..	..	..	..	..	..	..	8.9
Privileged non-statutory	..	..	..	..	..	..	..	6.9
Non-privileged non-statutory	..	..	..	..	..	..	..	7.7
Sir	..	..	..	..	..	..	..	7.0
Khudkasht	..	..	..	..	..	..	..	6.1
Grain rent	..	..	..	..	..	..	..	7.1
Favoured rent	..	..	..	..	..	..	..	6.8
Rent-free and unrented	..	..	..	..	..	..	..	6.5

Sir and under-proprietary land contain a much higher proportion of superior soils than other tenures; but for this fact the incidences for these tenures would have been lower than they are.

Relatively to the non-privileged statutory incidence the grain-rented incidence appears at first sight to be from 5 to 10 per cent. too stiff, but this is really not the case. In the first place, the grain-rented area is more or less well distributed over different soils, e.g., 39 per cent. of it lies in superior and good soils 26 per cent. in average soils and 35 per cent. in inferior soils. Secondly, the non-privileged statutory area brought under assessment includes 9,600 acres of new fallow, whereas the grain-rented area assessed to revenue includes only 6 acres of new fallow. Thirdly, the non-privileged statutory incidence is rather low owing to the extreme caution exercised in the assessment of mahals with suspicious and non-genuine rents. The incidence per acre on accepted assets in mahals with clearly reliable rents is 9.5 as shown in paragraph 34 (b). If this incidence be adjusted to allow for the new fallow included in assessment, the resulting statutory incidence would be 9.8 per acre. The grain-rented incidence of 7.1 per cent. is well below it, and may be safely described as fair.

39. The principal sources of siwai income in Unao are pasture, thatching grasses, dhak jungles, fish, saltpetre, khari (sulphate of soda), and babul plantations. Natural products utilised by landlords for domestic purposes or, in other words, products from which the proprietors receive no cash income have been excluded from assessment. The total siwai income comes to Rs. 38,537 against the average recorded siwai of Rs. 68,878 and of Rs. 74,779 in the year of record. Careful estimates were made at the time of inspection but these were reduced substantially at the time of assessment in deference to the traditional lenience with which these items are always treated. Non-assessable siwai is dictated by landlords with meticulous care, but in the case of assessable siwai concealment is as common as in the case of rents. The bulk of the assessed siwai accrues in tarai tracts in which facilities for grazing are excellent and thatching grasses grow abundantly.

40. Improvements mainly consist of masonry wells, though in a few cases allowances have been given for tanks and establishment of inhabited sites. The allowance was usually calculated at 10 per cent. of the estimated cost but several wells have been constructed by holders of small pattis with limited areas; in such cases the allowance was based on the area benefiting from the well. The total allowance made for improvements is shown in the statement of

assets as Rs. 52,748 but, in addition to this, specified plots also received liberal allowances, separate figures for which cannot now be abstracted without undue labour. A good deal of uncertainty and confusion arose in the matter of masonry wells owing to the failure of patwaris to prepare correct lists of wells at the time of map-correction and fresh inquiries became necessary in many cases. I earnestly hope that in record operations elsewhere this part of the patwari's work which is of the greatest importance to the assessing officer will receive the attention that it deserves.

Land acquired for
Sarda canal.

41. Wherever figures were available for land acquired for the Sarda canal after the year of record, assets were worked out for it separately and reduced from the assets of the mahal. In many villages, however, this information was not available at the time of assessment; since then statistics have been prepared for the remaining villages and supplied to the Deputy Commissioner for necessary action.

Grafted mango
groves.

42. These were valued at soil-rates in the tracts assessed before the introduction of the new Act and at soil rates less 25 per cent. in tracts assessed after the introduction of the new Act. The area thus brought under assesment is 139 acres.

Net assets,
revenue and
percentage of
revenue to assets.

43. The net assets amount for the whole district to Rs. 50,59,104 distributed over khalsa, permanently settled, and revenue free area as follows:—

						Rs.
Khalsa	..	..	..	..	..	45,34,22
Permanently settled	..	..	..	..	..	5,10,008
Revenue-free	..	..	..	..	..	14,814

The revenue assessed including nominal revenue for cesses is shown in Appendix II. The revenue payable to Government for the ordinarily settled area amounts to Rs. 17,25,349; that of the permanently settled area amounts to Rs. 1,22,742-12-0 payable to Government and Rs. 2,01,436-6-0 for cesses. The nominal revenue for cesses on revenue-free area amounts to Rs. 5,892-8-0. The new Government demand exceeds the expiring demand by Rs. 2,64,717-9-0 giving an increase of 16·7 per cent. for khalsa and permanently settled area combined and 18·1 per cent. for khalsa area only. The percentage of assets taken as revenue has been varied freely with due regard to the character and economic condition of the proprietary body, and varies ordinarily from 35 to 40 per cent. The percentage exceeds 40 only where it was felt that a reduction of the expiring demand was not justifiable; before the introduction of the new Act the percentage in some cases went up to 50 wherever a large reduction in the expiring demand was considered unnecessary but after the introduction of the new Act it has never exceeded 45 per cent. A percentage above 40 became necessary chiefly for mahals cultivated by proprietors who have received large statutory and proprietary deductions for sir and khudkasht with the result that an assessment at 40 per cent. gives a revenue lower than the expiring. In some sub-settled mahals and those held by large coparcenary bodies in poor circumstances the percentage has been lowered to 30 and even 25 per cent. In seven sub-settled mahals the rent payable to the superior proprietor represents a definite percentage of assets under the pukhtedari decrees; a low percentage of assets in such cases would have merely meant a reduction of the Government demand payable by the superior proprietors without any relief to the sub-settled holders. To get over this difficulty I have proposed in some cases that on condition that the superior proprietors agree to reduce under-proprietary rent by a certain reasonable amount, the superior proprietor might be allowed a corresponding reduction in revenue payable by him to Government. In other words, in such mahals Government has borne on its own shoulders a certain portion of the pukhtedari rent in the interest of the pukhtedars. The sanctioned revenue of the khalsa

area represents 38.05 per cent. of the assets while the nominal revenue for cesses for the permanently settled area represents 39.49 per cent. of the assets.

The assets of the temporarily settled area were Rs. 29.95 lakhs at last settlement. The present assets of the temporarily settled area are Rs. 45.38 lakhs giving an increase of Rs. 15.43 lakhs. Thus the additional revenue, which amounts to Rs. 2.65 lakhs, represents 17 per cent. of the additional assets. But the present temporarily settled area is slightly larger than the temporarily settled area assessed at last settlement and includes the alluvial mahals. Excluding the alluvial area, the present assets amount to Rs. 44.33 lakhs, while the increase in revenue amounts to Rs. 2.64 lakhs. Thus, taking into consideration the tract assessed at last settlement only, we find that the increased revenue is about 18 per cent. of the increased assets.

44. The incidences of the revenue actually payable (nominal revenue for permanently settled and revenue-free mahals being excluded) are shown below :—

				Of expiring revenue.	Of sanctioned revenue.
				Rs.	Rs.
Incidence on present cultivated area ..	..	..	..	2.67	3.16
Incidence on average cultivated area ..	..	..	..	2.64	3.11
Incidence on assessed area ..	..	..	..	2.62	3.10
Incidence on holdings area..	..	..	..	2.45	2.89

The incidence of statutory accepted rent is 8.9 per acre so that the revenue incidence on the assessed area is 35 per cent. of the valuation at the all-round incidence of statutory accepted rents, that is, of stable statutory rent realisable year in and year out, without hardship to the tenant. The all-round incidence of rent paid by sub-tenants of sir who may be regarded as paying competition rents is 11.1 per acre. The sanctioned revenue is thus 28 per cent. of the "Shikmi" incidence.

45. Quinquennial settlements have been made in all alluvial mahals. The Raja of Murarman who holds certain alluvial mahals in the Baiswara parganas is entitled to a conditional long term settlement and has been offered one on the usual conditions; his consent is still awaited. A short term settlement in deteriorated non-alluvial mahals has been usually avoided even though this step required the acceptance of a smaller area for assessment than would be justified by figures of normal cultivated area. Two mahals in tahsil Unao, namely Bahraula and Rampur, have however been assessed to a short term settlement for 10 years and one other mahal, Chak Udhintal pargana Daundia Khara, though not assessed to a short term settlement, will have to be inspected every five years in terms of the order of the Settlement Commissioner recorded in paragraph 6 of his review on the assessment report of the Baiswara parganas.

46. As shown in paragraph 16 there has been a stable extension of cultivation since last settlement, amounting to 29,000 acres. In considering the increase in assets due to extension of cultivation it must be borne in mind that the assessed area of last settlement included a considerable area of fallow in holdings; it will therefore be fairer to compare the assessed area of the present with that of the expiring settlement. The present assessed area exceeds that of last settlement by 32,509 acres, but out of this must be excluded the area of the tract which was not brought under assessment at the last settlement but has been brought under assessment now. The net increase in assessed area would thus amount to approximately 6,800 acres. This area lies mostly in poorer soils and its assets may be fairly estimated at an all-round rate of Rs. 5 per acre. Thus approximately Rs. 34,000 out of net assets may be

Revenue
incidences.

Short term
settlements.

Increase in assets
due to extension
of cultivation and
rise in rents.

assigned to extension of cultivation. To what extent assets have increased owing to increased facilities for irrigation is a difficult question to answer with any preciseness. Against an increase of 5,577 masonry wells since last settlement must be put down a large allowance of about Rs. 53,000 given for improvements. The net increase in assets due to increased facilities for irrigation must therefore be negligible. The result is that with the exception of Rs. 34,000 assignable to extension of cultivation, the increase in assets is due to a general movement of rents since last settlement.

Prospects of the revised settlement.

47. The revised settlement has unfortunately started off with a series of unfavourable seasons. In tahsil Unao the revised jama was given effect to from the rabi instalment of 1335 fasli. The succeeding kharif harvest of 1336 fasli suffered badly from drought and the rabi of 1336 fasli was damaged by frost in many places. The current year has again opened with visitations of locusts. The revised revenue of the bulk of the district has therefore received no fair trial yet and it is premature to express any opinion on the working of the revised settlement. Judging from opinions expressed by landlords of various classes it appears that they are as a whole satisfied with the moderation with which the present revision has been carried out. Inspection of assessment statements was made freely by landlords, the assessments of 54 out of every 100 mahals being formally inspected. In addition to these, landlords frequently obtained information about the proposed revenue from patwaris and lambardars of sister mahals. Objections to the assessment were lodged in respect of one-sixth of the total number of mahals. Most of these emanated from rent concealers whose hopes of escaping from a fair assessment were not fulfilled. A large number of objections were merely filed on the off-chance of success. Appeals against assessment have not been numerous. In what way the assessment will affect the circumstances of the tract cannot be estimated at this stage. The theory has been often advanced that on an increase in assessment landlords are forced to screw up rents to meet the increased demand, and that if a revision of Government demand were done away with, a new millenium would come into existence. In Unao at any rate this theory could be disposed of with the greatest ease. During the currency of the settlement the highest increase of rent has taken place in the permanently settled villages belonging to the Khattri Taluqdars of Maurawan. The general rise in prices and a keen competition for land are the principal causes which lead to enhancement of rent. If and when these causes fail to operate, a revision of the Government demand cannot induce tenants to accept higher rents imposed by landlords. The condition of the tenantry therefore cannot be affected adversely by the present revision.

Distribution of revenue.

48. The distribution of revenue made at last settlement over the various khatahs was in many cases unequal and it is difficult to ascertain on what basis it was made. Mr. Moreland's final report is silent on the point. At the present settlement revenue has been distributed on the basis of assets worked out for each khata in the same manner as the assets of the mahal. In fact in quite a number of cases the assets of the mahals were built up from the assets of individual khatahs. To prevent hardship to individual khatahs the percentage of assets was often lowered while in some cases it was raised with a view to maintain jamas which did not require reduction.

Fixation of under proprietary rents.

49. This part of the work has been one of considerable difficulty but every care has been taken to fix rents on an equitable basis. The notices issued to under-proprietors under settlement circular rule 71 requiring them to file copies of decrees under which they held their lands elicited a large number of applications with some of which copies of decrees were filed. The bulk of the under-proprietors, however, had no decrees in their possession and found it difficult to obtain copies. To prevent injustice to this large body of petty owners I

deputed munsarims to the record room of the Deputy Commissioner to trace out the original judgments and decrees in order to ascertain the basis on which under-proprietary rent was fixed at last settlement or by courts during the currency of settlement. The notes thus prepared served as a most useful guide.

The revised rent of each under-proprietary khata was fixed with due regard to the effect it was likely to have on under-proprietary rent. Wherever the revenue fixed was subsequently found to result in a large and abrupt enhancement of under-proprietary rent the Board was moved to reduce under-proprietary revenue and assets and if necessary also the revenue of the mahal. As a result of such references made to the Board the following changes were made:—

	Rs.
Assets reduced	58
Under-proprietary revenue reduced	195
Revenue payable to Government reduced	265

As noted previously, under-proprietary rents have in many cases undergone reductions mainly as a result of the lenient methods of calculating assets under the new rules. The corresponding loss to superior proprietors in rent was, however, made good where necessary by taking a lower percentage of assets.

50. The record and settlement operations of this district have had a chequered career and have lasted all told nearly 9 years. The operations commenced in the year 1921-22. Map-correction actually started in October 1922 and was completed in the cold weather of 1924-25. During this period Mr. Panna Lal worked as settlement officer from October 1923 to April 1924. He carried out the soil-classification of tahsil Unao but did no assessment. Fairing of records was still in progress when I joined the district as settlement officer in October 1926. I left the district in September 1929 after completing all assessments. Proposals regarding re-allocation of patwari circles were worked out before I left the district. I have since written out the tahsil hand-books also. Miscellaneous work, such as, Muafi registers, registers of groves exempted from assessment, register of alluvial mahals, mauza registers, pargana books and circle registers have been completed by the office under the supervision of the Deputy Commissioner.

Course and cost
of operations.

The total cost of the operations amounts to Rs. 5,12,545 up to March 1930. Out of this expenditure Rs. 1,82,148 roughly represents the cost of record operations and the balance of settlement proper. The expenditure on settlement proper would have been roughly Rs. 36,000 less if the course of settlement operations had not been suddenly interrupted by the Legislative Council in April 1924. The cost of record operations has been rather high owing to the length of the period over which the work lasted. The average expenditure per square mile amounts to Rs. 287.

51. The amount of litigation is shown in Appendices XI and XII. The number of suits relating to record of rights would have been smaller if the khatauni had been fully attested. Most of the disputes related to groves which are prized by tenants above everything else. That the appellate work was not heavy testifies to the care and judgment with which original suits were tried out.

Litigation.

52. The alluvial mahals lie along the course of the Ganges. The strip of land demarcated as alluvial at last settlement was rather wider in places in tahsils Safipur and Unao and after due consideration of the history of the alluvial mahals during the last 30 years I have reduced their number considerably. In tahsil Purwa, on the other hand, the alluvial strip was too narrow and had to be widened by the formation of fresh alluvial mahals. The net result has been to reduce the alluvial area from 118 to 115 square miles. The total number of alluvial mahals is 151.

Action taken
under the alluvial
rules.

Acknowledgments.

53. The land record staff has, with a few exceptions, worked hard and well. The prolongation of record and settlement operations over a period of nearly 9 years necessarily meant much hardship to patwaris who had to stay for long periods away from their homes. Those of them who worked particularly well have been liberally rewarded. Among the kanungos who did excellent work, the names of Pandit Shiv Adhar, Babu Bhagwan Prasad and Babu Sanwal Prasad deserve special mention.

The head clerk, Pandit Narmadeshwar Sukla, had no previous experience of settlement work but rendered a good account of himself and pushed through a vast amount of statistical work with expedition and without friction. He was ably assisted by the second clerk, Pandit Brij Gopal Dikshit, an experienced settlement official and a statistician of considerable merit. Babu Manohar Lal worked as Sadar Munsarim for 2 years and much credit is due to him for the energy, tact and ability with which he controlled the vernacular office. He was succeeded by Qazi Ziauddin who did equally well. The Nazir, Munshi Hakimuddin, carried on his duties efficiently. He and the second clerk, Pandit Brij Gopal, have been recommended to the Board for the post of Sadar Munsarim and head clerk respectively and I strongly hope that the Board would be pleased to recognise their good work by promoting them.

The English and Vernacular offices of this settlement have, throughout the course of operations had to encounter special difficulties owing to the changes made at various times in the Assessment Rules. They responded to the calls made on them with exceptional loyalty and cheerfulness. Their names have been circulated to other settlement offices and I hope they will find suitable employment. It is hard for deserving people to be left without jobs for any length of time and I take this opportunity to recommend that a permanent cadre of settlement employees with Provident Fund Benefits may be recruited as in the Punjab to secure fixity of tenure and greater contentment.

Of the gazetted officers, Syed Mohammad Abbas Zaidi worked as Assistant Record Officer from April 1923 to September 1927 and was then appointed Assistant Settlement Officer which post he occupied till October 1928. His work as Assistant Settlement Officer has come to the notice of the Settlement Commissioner through his reports and assessments. He spared no pains to acquire the general principles of assessment. His soil classification, local inquiries, and assessments were careful and on the whole sound. With more experience he should make a successful Settlement Officer. His work as Assistant Record officer earned for him a well deserved popularity in the district. Babu Bishen Chand, M.B.E., joined the district as Assistant Record Officer in May, 1924, and worked in that capacity for nearly two and a half years. His work was characterised by thoroughness and sound judgment and he was able to turn out a large quantity of work with despatch. I have a high opinion of his integrity and ability. Babu Krishna Murari Lal was appointed Assistant Record Officer early in August 1929 to assist me in winding up the settlement and within two months of my departure from the district he was able to dispose of the remaining portion of the work relating to distribution of revenue and fixation of under proprietary rents. Both he and Babu Bishen Chand impressed me as officers of considerable ability and a high sense of duty.

Lastly, my thanks are due to Mr. Panna Lal, I.C.S., Rai Bahadur Pandit Sham Behari Misra, Mr. Flowers, I.C.S., and Rai Bahadur Thakur Thamman Singh who as Deputy Commissioners, gave invaluable assistance with their local knowledge. Among landlords, Raja Shankar Sahai and other taluqdars of Maurawan, Rai Bahadur Babu Gopi Nath (manager of Sissondi estate) and Rai Sahib Lala Raghubar Dayal of Kantha, deserve my warmest thanks for placing valuable information at my disposal.

54. The Unao settlement was one of the seven settlements started in October, 1926 after the introduction of the revised settlement rules which involved radical departures from the old circular of the Board of Revenue. The rules for the guidance of Settlement Officers were new and were supplemented by instructions from the Board of Revenue and the Settlement Commissioner from time to time. The need to prepare a fresh set of rates and to form fresh topographical circles for tahsil Unao made the position still more complicated. On top of these difficulties, came the amended Land Revenue Act just six months before the due date for completion of assessments. These sudden transitions from one set of rules to another involved much additional labour and inevitably resulted in delays at various stages of the work. In spite of these difficulties the work has been completed within the prescribed time and I hope at no great cost. It is too early yet to form an estimate of the soundness of results but the guiding principles I had constantly in view were evenness and moderation of the demand and I earnestly hope that the settlement may be found workable.

Conclusion.

HIMMAT SINGH K. MAHESHWARI,
Settlement Officer, Unao.

JODHPUR :
May 9, 1930.
July 31, 1930.



APPENDIX I.
Comparative area statement.

Period.	Total area.	Not culturable.					Culturable.				Cultivated.							Total of columns 12 and 19.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
		Revenue free.	Total.				Groves.	Waste.	Fallow.		Total.	Irrigated.				Unirrigated.	Total.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
			Covered with water.	Otherwise barren.	Village site.	Acres.			Acres.	Acres.		Acres.	Acres.	Acres.	Acres.				Acres.	Acres.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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NOTE.—Last settlement figures given in this statement do not agree with those given in the Final Report of last settlement. The difference is due to the fact that certain villages of Baiswara tract, which were assessed at last settlement, have now gone out of existence.

APPENDIX II.—Statement of Jamsa.

Description.	Revenue of settlement.			Expiring revenue.			Revenue payable to Government.						Revenue not payable to Government.				Percentage of increase or decrease of columns 6 and 13.	
	First.	Second.	Total.	Payable to Government.	Not payable to Government.	Total.	Ordinary villages.			Permanently settled.	Total.			Permanently settled.	Revenue from.	Government property.		Total.
							First five years.	Intermediate.	Final.		First five years.	Intermediate.	Final.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Proposed by the Settlement Officer.	Rs. 12,58,262	Rs. 15,42,654	Rs. a. 15,83,974 3	Rs. 55,405	Rs. a. 16,30,279 8	Rs. a. 16,56,425 14	Rs. a. 17,24,369 12	Rs. a. 17,26,134 13	Rs. a. 1,22,601 8	Rs. a. 17,89,027 6	Rs. a. 18,46,971 4	Rs. a. 18,48,766 4	Rs. a. 70,511 2	Rs. a. 6,077 8	Rs. a. 1,973 2	Rs. a. 87,566 12	12.5	
Sanctioned by the Settlement Commissioner.	..	..	..	..	..	16,65,735 2	17,24,954 0	17,26,764 0	1,22,601 8	17,85,396 10	18,47,555 4	18,49,365 8	79,946 2	5,392 8	1,838 2	87,076 12	12.5
Sanctioned by the Board.	..	..	..	..	..	16,65,165 2	17,23,539 0	17,25,349 0	1,22,712 13	17,87,907 14	18,46,281 12	18,48,031 12	78,698 10	5,392 8	1,833 2	86,424 4	12.5

Note.—The total revenue for cesses in permanently settled villages is equal to revenue shown in column 10 plus revenue shown in column 14.

APPENDIX III.—Rent-rolls and collections.

Years.	Miscellaneous property.		Under-proprietors' land.		Tenants' land held in—				Total demand (columns 8, 9, 10 and 11).		Collections including arrears.		Sir area.		Khudkash area.		Rent free unrented and favoured areas.		Total area in holdings.		Shikmi.	
	Area.	Rent.	Area.	Rent demand.	Cash.		Kind.		Ra.	Ra.	Ra.	Ra.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	Acrea.	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	18	19				
Former Settlement (a) ..	..	..	18,855	42,855	4,26,319	24,65,318	10,976	..	32,886	25,41,550	..	55,438	33,233	45,983	(b) 5,65,981	19,835	84,446	4,59,298				
Average of 12 years ..	..	..	20,948	56,079	5,22,883	38,53,580	14,253	1,03,433	66,873	98,81,975	34,43,678	48,423	40,176	33,911	6,21,365	59,339	1,93,433	12,56,365				
Year of verification ..	(c) 3,977	29,183	22,267	57,963	4,00,062	37,65,679	14,664	1,13,075	74,779	40,40,679	..	69,338	16,619	50,319	6,08,245	59,001	1,00,463	9,46,062				

(a) Excludes figures for alluvial mahals.

(b) Includes 49 acres for revenue-free plots.

(c) Shows figures for miscellaneous property in tahsil Purwa except pargana Purwa.

NOTE.—The cultivated area in this statement differs from that in Statement I owing to the assessment of certain estates being based on figures before or after the year of verification.

APPENDIX IV.—Area, Table and attested Rent-roll.

Last settlement.		In year of verification.										Remarks.
Area.	Rent.	Description.	Number of Khataas.	Cash paying.		Grain rented.		Sub-tenants.				
1	2			Area.	Rent	Area.	Rent.	Area.	Rent.			
Acres.	Rs			5	6	7	8	9	10			
				Acres.	Rs.	Acres.	Rs.	Acres.	Rs.			
13,855	42,855	Miscellaneous property	..	2,031	3,751 226	20,121	..	C. 176 K. R. 85 U. R. 10	1,992 85 1,035	In columns 5 and 7 numerators denote cultivated area and denominators denote uncultivated area. In column 9— C. denotes cash-rented area. K. denotes kind-rented area. U. R. denotes unrented area.		
12	47	Under Proprietors	..	11,456	16,929 5,338	57,963	..	C. 9,074 K. 1,537 U. R. 278	1,06,149 11,566			
4,691	18,968	Expropriatory	..	2,437	5,165 326	85,274	..	C. 1,720 K. R. 297 U. R. 107	22,371 8,531			
		Occupancy	..	1,884	3,700 359	17,302	..	C. 1,312 K. R. 338 U. R. 81	18,722 4,973			
4,91,610	24,40,713	Statutory	..	1,47,257	15,625 1,127	1,15,839	..	C. 1,349 K. R. 391 U. R. 26	18,442 4,388			
10,976	..	Non-Statutory	..	21,010	3,50,907 25,162	80,70,658	18,490 1,174	C. 22,163 K. R. 10,101 U. R. 612	2,69,171 93,911			
55,459	..	Sir	..	21,706	4,640 817	31,436	..	C. 511 K. R. 64 U. R. 22	4,734 732			
93,292	..	Khudkasht	..	12,635	65,880 9,213	4,92,110	..	C. 8,323 K. R. 2,599 U. R. 243	73,509 20,630			
45,962	23,604	Favoured	..	7,384	64,742 4,595	..	..	C. 14,218 K. R. 3,063 U. R. 569	1,32,114 32,151	
		Rent-Free..	..	33,822	16,437 182	..	..	..	..
		Unrented	..	47,740	15,985 1,726	65,065	..	C. 4,619 K. R. 1,255 U. R. 57	41,018 10,160			
5,65,816	25,81,977	..	..	4,28,952	28,244 7,014	..	..	C. 6,080 K. R. 1,625 U. R. 600	44,444 13,007	
					5,94,755 57,837	39,17,890	18,490 1,174	..	1,00,468	9,46,062		

APPENDIX V.—Census and agricultural statistics.

WELLS.				DEPTH TO WATER.		PLOUGHS.		PLOUGH-CATTLE.		POPULATION.					NUMBER OF INHABITED SITES.	
Masonry.		Earthen.		Last settle-ment.	Present settle-ment.	Last settle-ment.	Present settle-ment.	Last settle-ment.	Present settle-ment.	Census of 1891.	Census of 1901.	Census of 1911.	Census of 1921.	Last settle-ment.	Present settlement	
Old.	New.	Old.	New.													
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
7,632	9,885	1,337	13,662	14 ft.	13 ft.	90,854	1,05,236	1,93,306	2,02,854	6,92,407	9,71,333	9,19,613	8,18,044	4,680	4,787	

APPENDIX VI.—Crop statement.

Year.	Total cultivated area per Khasra.	Rabi.						Kharif.						Total.	Zaid.	Dofasli.		
		Wheat alone.	Wheat mixed.	Barley and Beghar.	Gram and Peas.	Miscellaneous.	Total.	Cotton alone and mixed.	Rice.	Juar alone and mixed.	Pajra alone and mixed.	Sugar-cane.	Maize.				Miscellaneous.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Former settlement	..	65,805	36,894	1,51,831	70,575	12,485	..	3,42,189	16,943	89,582	77,815	64,431	15,939	26,829	34,703	3,96,541	..	1,11,861
Average of 5 years	..	80,264	39,256	1,39,279	44,957	6,762	..	3,10,518	24,206	75,204	1,08,271	94,641	19,150	46,228	95,278	3,96,045	4,833	1,10,855
Year of verification	..	85,758	46,667	1,56,685	67,312	9,496	..	3,66,198	15,849	75,071	1,04,470	74,545	14,534	52,311	35,793	3,43,463	4,244	1,04,275

(a) Excludes figures for alluvial mahals.

(b) Includes 245 acres revenue-free cultivated and 150 acres cultivated Government property.

APPENDIX VII(b).

Statement of assets : holdings area of the whole district including plots.

Soils.	Miscellaneous property.				Under-proprietor's land.				Tenants, cash-rented area.					Assumption area.					Percentage on total area.	Remarks.
	3	Acres.	3	Acres.	4	Acres.	Occupancy.	Statutory.		Non-statutory.		Sir.	Khudkash.	Grain-rented.	Favoured tenures.	Rent-free and un-rented.	Total 2 to 14.			
								Privileged.	Non-privileged.	Privileged.	Non-privileged.									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17				
Kachhiana, A	..	8	1	1	1	93	..	9	3	5	..	3	15	139	..					
Kachhiana	..	5	11	22	7	1,469	4	134	153	99	18	23	91	2,073	..					
Goind I, A	..	28	7	19	34	329	9	92	112	4	9	17	20	620	..					
Goind I, B	..	1	..	..	4	18	..	..	8	4	1	8	..	34	..	
Goind I	745	990	573	1,720	33,440	506	4,573	12,162	2,022	1,340	1,257	1,954	64,732	9.7					
Goind II	..	15	177	88	544	7,961	124	761	1,536	253	196	366	491	12,968	1.9					
Har I, plus	..	8	24	10	47	1,246	13	212	471	92	43	31	79	2,410	..					
Har I	1,671	1,637	1,273	2,692	98,163	889	13,103	22,293	4,874	3,408	3,126	5,200	159,505	23.9					
Har II, plus	47	19	185	3,316	72	420	723	166	109	88	219	5,466	..					
Har II	763	662	624	2,341	71,640	627	9,662	10,237	2,988	2,612	2,816	6,631	115,524	17.3					
Har III	237	236	242	1,310	36,538	352	5,331	3,835	1,363	1,441	1,666	4,723	53,156	8.9					
Har IV	59	34	71	232	7,116	46	1,219	626	235	365	237	1,096	11,774	1.8					
Matiar I, A	1	45	1	3	6	..	6	1	6	69	..					

	1	3	15	4	11	..	..	1	3	38	..
Matiar I, plus	11	..	..	..	..	..	..
Matiar I	..	132	32	175	1,190	1,401	342	558	903	15,185	2.3
Matiar II, B	..	5	..	8	8	20	..	6	35	585	.1
Matiar II, plus	..	6	..	..	20	47	4	..	14	250	..
Matiar II	..	239	86	183	2,99	2,248	655	733	1,593	25,627	3.8
Matiar III	..	55	84	19	1,169	965	894	289	952	12,397	1.9
Dumat I, A	..	3	5	..	5	28	1	5	8	130	..
Dumat I, B	..	2	..	5	17	11	5	..	9	190	..
Dumat I	..	421	243	769	3,409	4,231	767	1,945	2,903	55,615	8.8
Dumat II, B	18	..	..	..	5	283	..
Dumat II	..	34	23	73	328	391	94	210	463	5,835	.9
Bhur I	38	12	102	440	272	36	266	446	6,081	.9
Bhur II A	..	3	..	..	84	69	9	..	30	398	.1
Bhur II	..	39	1	41	261	156	21	137	259	4,467	.7
Falez	18	386	..	..	..	2	403	.1
Tarai A	97	65	47	1,848	835	128	115	207	6,097	.9
Tarai I, plus	..	13	22	130	1,386	221	76	111	107	3,085	.5
Tarai I	270	230	386	10,492	3,186	876	1,019	1,381	37,823	5.7
Tarai II, plus	..	1	..	22	1,016	17	..	6	17	1,099	.2
Tarai II, minus	120	..	1	10	7	188	..
Tarai II	..	203	240	423	9,915	2,156	760	1,280	2,161	37,647	5.6
Tarai III	..	96	60	488	6,119	979	400	741	1,226	19,350	2.3
Total .. { Cultivated	..	5,165	3,700	4,610	65,880	64,742	16,437	13,490	26,344	608,245	100.0
Uncultivated	326	853	847	9,913	4,596	183	1,174	7,014	59,001	

APPENDIX VIII A.

Statement showing proprietary tenures, district Unao.

Tenures.					Number of mahals.	Area in acres.	Co-sharers.		Percentage.
							Resident.	Absentee.	
1					2	3	4	5	6
Talugdari mahals.	Permanently settled.	Khalsa .. .. .	..	..	160	1,16,586	58	134	10.2
		Miscellaneous property	..	..	..	540	66	28	1
		Government property	..	..	1	310	..	..	..
		Shankalp .. .. .	..	..	1	444	..	..	..
		Total	..	..	162	1,17,880	124	162	10.3
	Temporarily settled.	Khalsa .. .. .	..	..	360	1,82,110	345	735	16.1
		Miscellaneous property	..	..	..	4,624	706	423	4
		Government property	..	..	1	1,683	..	..	2
		Revenue-free	..	..	2	3,518	3	15	3
		Shankalp .. .. .	..	..	1	321	..	..	..
		Total	..	..	364	1,93,256	1,054	1,173	17.0
	Grand Total				526	3,11,136	1,178	1,335	27.3
Non-Talugdari mahals.		Single zamindari	..	..	845	1,53,535	903	545	13.9
		Joint zamindari	..	..	2,313	3,41,365	6,625	8,572	29.9
		Perfect pattidari	..	..	912	1,34,042	5,896	4,705	11.8
		Imperfect pattidari	..	..	463	1,13,031	5,414	5,141	10.4
		Bhaiyachara	..	..	123	23,709	1,724	591	2.5
		Miscellaneous property	..	..	..	24,151	9,390	6,503	2.1
		Resumed muafi	..	..	..	225	26	16	..
		Shankalp .. .. .	..	..	45	15,130	..	..	1.4
		Revenue-free	..	..	6	857	..	13	1
		Shamlat deh	..	..	11	746	..	..	1
		Government property	..	..	122	5,466	..	..	5
		Total	..	..	4,840	8,27,907	29,384	26,086	72.7
	Grand Total				5,366	11,39,043	30,562	27,421	100.0

APPENDIX VIII.—B.

Serial number.	Caste of proprietors.	Figures for area assessed at last settlement.					Area not assessed at last settlement.		Total.		Remarks.
		Last settlement.		Present settlement		Percentage of variation.	Area.	Percentage.	Area.	Percentage.	
		Area.	Percentage.	Area.	Percentage.						
1	2	3	4	5	6	7	8	9	10	11	12
		Acrea.		Acrea.			Acrea.		Acrea.		
1	Thakur ..	4,72,797	44·8	3,70,493	35·2	—21·4	30,985	35·3	4,01,418	35·2	
2	Brahman ..	1,99,828	18·9	2,35,695	22·4	18·5	30,667	35·0	2,66,302	23·4	
3	Musalman ..	1,48,652	14·1	1,48,448	14·1	..	733	·8	1,49,181	13·1	
4	Khatti ..	87,822	8·3	1,03,723	9·9	19·3	12,363	14·1	1,16,036	10·2	
5	Kayasth ..	36,368	3·4	35,936	3·4	..	153	·2	36,094	3·2	
6	Faqir Nanak Shahi ..	20,465	1·9	20,979	2·0	5·3	3,599	4·1	24,578	2·1	
7	Vaishya ..	13,539	1·3	21,581	2·0	53·8	70	·1	21,651	1·0	
8	Kalwar ..	18,544	1·8	18,246	1·8	..	133	·2	18,384	1·6	
9	Ahir ..	15,247	1·5	16,950	1·6	6·7	14	..	16,964	1·5	
10	Kurmi ..	12,353	1·2	14,081	1·3	8·3	..	..	14,081	1·2	
11	Gamel, Lodh and Kachhi. and	} Figures included in miscellaneous.		13,691	1·2	..	..	..	12,691	1·1	
12	Waqf ..			11,142	1·1	..	5,575	6·4	16,717	1·5	
13	Miscellaneous ..	26,197	2·5	34,511	3·3	32·0	2,861	3·3	37,972	3·3	
14	Government property.	4,090	·3	7,047	·7	133·3	417	·5	7,464	·7	
	Total ..	10,53,502	100·0	10,51,513	100·0	..	87,530	100·0	11,39,043	100·0	

APPENDIX VIII.—C—Leading Proprietors.

Serial number.	Name of proprietor with residence.	Total area held in acres.	Expiring revenue.	Proposed revenue.	Percentage of increase or decrease.	Remarks.
1	2	3	4	5	6	7
1	Mahant Har Narain Das of Lucknow	25,994	38,866	45,191	16·2	For the most part permanently settled.
2	Lala Tirloki Nath of Maurawan	40,273	41,074	42,005	2·2	
3	Raja Shankar Sahai of Maurawan	35,017	39,069	40,798	4·4	
4	Thakur Rameshwar Bakhsh Singh of Paho	14,570	18,712	23,890	27·6	
5	Thakur Rajendra Partap Singh of Galgalba	18,169	19,654	23,465	19·3	Has permanently settled villages also.
6	Lala Prag Narain of Maurawan	14,008	17,903	19,168	7·9	
7	Chaudhri Surendra Singh of Bangarman	12,485	16,345	17,198	5·3	
8	Chaudhri Nabijan of Sandila	14,624	17,630	18,780	6·5	
9	B. Bishan Narain Bhargava of Lucknow	11,179	12,102	14,430	19·2	
10	Thakur Lal Muneshwar Bakhsh Singh of Gopal Khara	13,834	12,747	13,813	0·5	
11	Thakur Lal Raghuraj Singh of Sonari	6,736	10,392	12,574	21·0	

APPENDIX VIII C.—Proprietors.

Serial num- ber.	Name of proprietor with residence	Total area held in acres.	Expir- ing rev- enue.	Pro- posed revenue.	Percen- tage of increase or dec- rease.	Remarks.
1	2	3	4	5	6	7
12	Chaudhri Kewal Singh of Sarosi,	6,189	10,511	13,195	25.5	Mostly permanently settled; decrease ow- ing to diluvium.
13	Syed Ezaz Rasul of Sandila ..	6,863	9,253	12,12	30.6	
14	Rani Subhadra Kunwar of Sis- sendi	14,576	12,343	11,697	—5.2	
15	Srimati Sarda Devi of Kardaha	6,379	9,770	11,570	18.4	
16	Pt. Sheo Dulare and Jamna Pra- sad of Makhi	7,930	9,999	11,330	13.3	
17	Thakur Rajendra Bahadur Singh of Bhutpurwa	4,978	7,987	9,462	19.2	
18	Raja Bishwa Nath Bakhsh Singh of Parenda	4,045	7,425	8,810	18.6	
19	Madho Prasad and Badri Prasad of Purwa	4,023	7,432	8,734	17.5	
20	Chaudhri Basdeo Singh and others. Ahirs of Tiyar ..	3,803	6,965	8,655	24.3	
21	Pandit Shiam Sundra Nath Ran Kaul of Belhar	3,777	6,392	7,915	23.8	
22	K. B. Shaikh Wasiuzaman of Asiwan	5,534	7,174	8,348	16.3	Mostly permanently- settled.
23	Raja Sri Ram of Maurawan ..	6,063	7,093	8,294	15.7	
24	Babus Prag Narain and Har Narain of Unao	6,254	6,900	8,633	27.0	
25	Must. Ali Begum of Unao ..	4,175	6,445	7,796	20.9	
26	Chaudhri Mohd. Mah of Unao	4,567	6,449	7,499	16.2	
27	Raja Lal Bhagwati Bakhsh Singh of Murarman	9,844	7,074	7,467	5.5	
28	Rani Deo Kunwar of Bharawan, district Rae Bareilly ..	4,433	6,134	7,430	21.2	
29	Lala Brij Kishore of Maurawan	4,232	6,345	6,594	3.9	
30	Rai Sahib Lala Atal Bihari Lal of Unao	2,543	5,244	6,375	21.5	
31	Thakur Jagdish Bakhsh Singh of Behar	5,235	5,466	6,513	19.1	

APPENDIX IX.

Cultivating castes.

Serial number.	Caste.	Tenants' cash-rented area.			Under propri- etary.	Grain-rent- ed.	Sir and khud- kasht.	Favoured, rent- free and un- rented.	Total.	Percentage of total hold- ings.
		Area.	Rent.	Incidence.						
1	2	3	4	5	6	7	8	9	10	11
		Acres.	Rs.	Rs.	Acres.	Acres.	Acres.	Acres.	Acres.	
1	Brahman	74,350	5,51,273	7.5	7,283	1,121	21,682	15,555	1,19,991	18.0
2	Thakur	42,619	2,56,315	6.9	8,471	763	42,861	6,796	1,01,609	15.2
2	Ahir	72,110	5,31,595	7.4	479	2,517	2,926	2,543	80,575	12.1
4	Lodh	57,646	4,45,887	7.7	158	2,052	1,083	1,507	62,446	9.4
5	Pasi	47,561	3,61,192	7.6	91	2,685	152	4,954	55,883	8.3
6	Musalman	21,856	1,80,727	8.3	3,108	493	7,917	4,031	37,408	5.6
7	Chamar	34,274	2,60,735	7.6	26	1,437	44	975	36,803	5.5
8	Kachhi and Murao	19,236	2,13,345	11.1	32	489	323	604	20,681	3.1
9	Kurmi	12,861	1,19,362	9.3	587	503	3,413	894	18,188	2.7
10	Kadher	15,117	86,632	4.4	27	138	342	1,177	16,801	2.5
11	Gamel	9,368	80,599	8.6	45	286	1,217	228	11,142	1.7
12	Gadaris	5,781	33,959	6.6	..	176	55	195	6,219	.9
13	Miscellaneous	70,008	6,37,351	8.0	1,927	2,573	4,357	10,910	1,00,003	15.0
	Total	4,92,428	27,85,773	7.7	22,244	15,283	86,972	50,280	6,67,246	100.0

APPENDIX X.

Actual expenditure of Unao Settlement.

Serial number.	Heads.	On assessment.	On record.	Total.	Remarks.
1	2	3	4	5	6
	Salaries.	Rs.	Rs.	Rs.	
1	Pay of settlement officer	63,328	..	63,328	
2	Allowance to settlement officer ..	6,404	..	6,404	
3	Pay of assistant settlement officer ..	9,038	..	9,038	
4	Allowance to assistant settlement officer	687	..	687	
5	Pay of assistant record officers ..	16,805	25,210	42,015	
6	Allowance to assistant record officers ..	1,765	2,649	4,414	
	Total salaries ..	98,027	27,859	1,26,886	
	Establishment.				
7	Quasi permanent establishment (a) ..	26,595	2,530	29,125	
8	Temporary establishment (b) ..	1,27,081	1,00,149	2,27,234	
	Total establishment ..	1,53,616	1,02,733	2,56,349	
	Allowances.				
9	Travelling allowance of officers सयमेव ..	5,848	4,095	9,443	
10	Travelling allowance of establishment ..	3,521	2,885	6,406	
11	Rewards to kanungos, patwaris and honoraria to clerks.	4,570	1,652	6,222	
12	Daily allowance to patwaris working at headquarters.	19,232	12,821	32,053	
	Total allowances ..	32,671	21,453	54,124	
13	Supplies and services	18,397	12,597	31,494	
14	Contingencies	2,968	6,644	16,612	
15	Contract contingencies	16,943	10,862	27,205	
	GRAND TOTAL	3,29,523	1,82,148	5,11,670	
16	Anticipated expenditure during March, 1930.	875	..	875	
	GRAND TOTAL ..	3,30,397	1,82,148	5,12,545	

APPENDIX XI.

Statement showing cases instituted and disposed of during the period of settlement operations in district Unao, Lucknow division (1922-23 to 1929-30).

Description.	Total number of cases instituted for disposal.			On merits.			Otherwise than on merits.						Total disposed of.	Pending.	Remarks.
	Total for disposal.	For plaintiff.	For defendant.	Total on merits.	By compromise or consent.	By default of plaintiff.	By personal service of summons.	By substitute service of summons.	Total exparte.	Withdrawn.	From any other cause.	Total decided otherwise than on merits.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Record of rights ..	12,672	6,797	3,168	9,965	168	1,111	98	78	176	267	985	2,707	12,672	..	
Pent cases ..	222	107	37	114	10	33	..	..	..	4	25	78	322	..	
Miscellaneous ..	6,088	247	296	543	5	65	..	2	2	14	6,053	6,144	6,087	91	*Transferred to deputy commissioner.
Grand Total ..	19,582	7,151	3,501	10,652	189	1,209	98	80	178	285	7,063	8,929	19,581	1	

APPENDIX XII.

Statement showing the number of appeals instituted and disposed of during the years (1922-23 to 1929-30).

District.	Designation of officer.	Instituted.	Total.	Decided.						Remaining.
				Confirmed	Modified.	Reversed.	Remanded.	Dismissed.	Total.	
1	2	3	4	5	6	7	8	9	10	11
Unao	Record and Settlement Officer.	357	357	227	30	45	31	24	357	

