

FINAL REPORT
OF THE
REVISED SETTLEMENT OF THE AGROR VALLEY,
HAZARA DISTRICT,

BY
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Settlement Officer.

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No. 19-C., dated the 30th March 1902.

From—The Hon'ble Mr. J. WILSON, C.S.I., Settlement Commissioner, Punjab,

To—The Revenue Secretary to the Hon'ble the Chief Commissioner, North-West Frontier Province.

I HAVE the honour to submit the Final Report on the Settlement of the Agror Valley, which has been forwarded to me without remark by the Deputy Commissioner of Hazara.

2. This small and isolated valley, lying at the foot of the Black Mountain and separated from the rest of the Hazara District by a range of hills, has had a somewhat chequered history since it came under our rule over fifty years ago, mainly owing to the repeated misbehaviour of its chief, and his intrigues with the independent tribes whose territory it adjoins. These gave rise to several expeditions, and ultimately in 1888 the Khan was arrested and deported, and in 1891 a

Appendix I.

Regulation (IV of 1891) was passed, declaring that he had been guilty of disturbing the peace of the border, and that all his rights in the valley were forfeited to the Government. The Regulation also provided for the appointment of an officer to deal with the forfeited rights, to determine how far they should be retained by Government, transferred to persons having interests in the land or to the Khan's kinsmen, or restored to the Khan.

Appendix II.

Rules were drawn up for the guidance of the officer appointed—directing him, among other things, to revise the assessment of the valley. Mr. Cunningham, Deputy Commissioner, who was the officer first appointed under the Regulation, submitted a preliminary report, on which detailed instructions were issued. The whole area of the valley was re-measured and Assessment Report submitted. The orders passed on that report and the reports submitted from time to time on the other matters dealt with in the Regulation have been carried out by Muhammad Sarfaraz Khan, Extra Assistant Commissioner, who was invested with the powers under the Regulation, and the Final Report now submitted summarises the orders passed, and states how effect has been given to them.

3. The previous assessment of the valley was admittedly a very light one, having been fixed by Captain Wace at Rs. 4,000, although his own revenue rates and other estimates indicated an assessment of about Rs. 10,000. Since then cultivation has increased by more than 6 per cent., prices have risen by about 50 per cent., communications have been very much improved, population has doubled, and the number of cattle has very largely increased. The soil is unusually fertile and the rainfall abundant and certain. A produce estimate, founded on the new measurements and the ascertained rates of rent, indicated a half net assets of about Rs. 30,000. The Settlement Officer proposed an assessment of Rs. 20,181, which was supported by the Financial Commissioner. Government, however, thought that the half net asset estimate was in some respects too high, and sanctioned an

Revenue Secretary's No. 1933, dated 14th December 1899.

assessment of only Rs. 13,000, besides Rs. 300 on mills, and this amount has been distributed over the villages according to the reduced rates given in paragraph 44 of the Report. Although this more than trebles the previous demand, there can be no doubt that, as compared with ordinary Punjab assessments, it is a very light charge on the fertile land of this valley, its incidence being less than 10 annas per cultivated acre.

It has been distributed over the holdings according to the different classes and qualities of the soil. Soon after it was announced and distributed, I paid a visit to Agror, saw most of the estates in the valley, listened to any objections brought by the people (there were no regular appeals), and satisfied myself that the distribution had been fairly made. The assessment will be easily paid and there should hardly ever be any need for suspensions.

4. By far the most important part, however, of the special officer's work was to carry out the orders regarding the disposal of the Khan's forfeited rights in the land. At the Regular Settlement he had been declared sole owner of nearly

Preliminary report, paragraph 2,

three-fourths of the whole area of the valley and overlord of the rest, entitled to demand service and exact vexatious

dues from most of the sub-proprietors, and in all cases to succeed to their rights in case of failure of male heirs. It was decided to confer on all these proprietors

Revenue Secretary's No. 1711-A., dated 17th November 1897.

full proprietary rights free from any restrictions, services or dues to the Khan. Similar rights were conferred, as regards the land held by them at last settlement, on the Swathi tenants of Jaskot, who had held on a quasi-occupancy tenure and had done good service in repelling raids. It was also decided to confer proprietary rights on the relations of the Khan, descendants of Akhund Sad-ud-din, who had at Regular Settlement been made entirely dependent on his pleasure and on the allowances he chose to give them. The manner in which these orders were carried out is shown in paragraph 50 of the Report. The areas there stated as given in proprietary right do not exactly tally with the areas mentioned in Muhammad Sarfaraz Khan's letter No. 66, dated 12th March 1899, the proposals in which letter were sanctioned by Chief Secretary's No. 1118, dated 25th July 1899. The difference is chiefly due to correction of areas made at measurements. In the case of the son of Jabbar Khan, the area granted (26 acres) is equivalent to what his father held at last settlement. Aminulla, though not specifically mentioned in Mr. Cunningham's report, has been given 33 acres as being one of the descendants of Akhund Sad-ud-din. The arrangements made are sufficiently covered by the orders passed, and may now be confirmed. The general result is shown in paragraph 42 of the Report, from which it will be seen that the proprietary right of the Khan is now restricted to 51 per cent. of the total cultivated area of the valley,

Report, paragraph 50.

full proprietary right having been granted to his relations, the Khan Khels, in 17 per cent., to other Swathis, chiefly to the old Begal *warises*, in 15 per cent., and to Saiyids and others in 17 per cent. Thus the proprietary rights in nearly half the cultivated land are now held by others than the Khan, independently of him, and free from the vexatious claims to which they were formerly subject, but on the condition that they shall be

Revenue Secretary's No. 1711-A., dated 17th November 1897, paragraph 4.
Report, paragraph 32 VII.

bound to render military service in the defence of the border, and a day's work, when required, on building forts or posts, and that the rights conferred shall be liable to forfeiture for abetting raids or disturbance in the Agror Valley, or other acts of disloyalty.

5. While proprietary rights have thus been conferred on those classes who were deemed to have a claim to that status, care has also been taken to secure in the possession of their fields the actual cultivators who had held them for a considerable time or had other claims to protection, by conferring on them a right of occupancy. At the Regular Settlement no tenants were held to have such a right, so that their tenure was very insecure. As regards the land previously recorded as owned by the Khan and now restored to him or bestowed in proprietary right on his relations the Khan Khels, Government had a free hand and could grant occupancy rights to whom it thought proper. Accordingly, as regards land so owned, occupancy rights have been granted (under Section 8 of the Tenancy Act, where no higher right could be proved) to all tenants who occupied land in

Revenue Secretary's No. 1711-A., dated 17th November 1897.

1870 and have since continuously held possession, to all who, at the founding of a district hamlet, broke up waste and have since been in occupation, and to all who have held continuous possession since 1888, when the Khan was deported, and who do not belong to

Revenue Secretary's No. 165, dated 23rd June 1899.

the Kaumi class. The special officer, in his No. 63, dated 10th March 1899, also proposed that occupancy rights should be granted to all tenants of the Khan who, at the time of their eviction by Ali Gauhar Khan, had been for ten years in cultivating possession, and whom he evicted on account of their loyalty to the British Government or on account of their refusing to join in his intrigues or plans. He mentioned in his letter that so far he had not found any tenants of this description, and this particular proposal was not mentioned in the forwarding letters and was not among those sanctioned by Government in Revenue Secretary's No. 165, dated 23rd June 1899, as Muhammad Sarfaraz Khan seems to have thought. However, I learn

Report, paragraph 53.

from him that no tenant has been actually given occupancy rights on this ground.

The result of these orders is that as regards land formerly owned by the Khan and now owned by him or his relations, of the total number of 2,729 tenants, formerly tenants-at-will, 1,858 have been given rights of occupancy in land amounting to 52 per cent. of the total cultivated area of the valley. The rents of these tenants have been fixed in cash in terms of the land revenue, with malikana at rates varying

from 2 to 12 annas per rupee of the land revenue assessed at their holdings. As regards those tenants of the Khan who could not establish a claim to right of occupancy under the above very liberal conditions and who will therefore remain his tenants-at-will, the Deputy Commissioner, as Manager of the Khan's estate, has power

to alter their rents as he thinks proper. For the present their rents also have been fixed in cash, on the basis of the rents previously realised, at sums amounting to more than three times the land revenue assessed on the land. A number of these tenants-at-will objected before me to these rents as being too high, but I satisfied myself that they were not on the whole higher than they had already been paying, and that there was no reason to reduce them. As regards those tenants on the lands granted in proprietary rights to the relations of the Khan who could not establish their

claim to a right of occupancy under the conditions laid down, they were left as tenants-at-will of their landlords, but some protection has been afforded them by requiring their landlords, as a condition of the grant to them of proprietary rights, to execute leases in favour of those tenants for ten years at rents fixed by the special officer at the same rates as those applied to the Khan's tenants-at-will. The number of tenants thus temporarily protected from ejectment is 240. There remains the case of those tenants who held, not under the Khan, but under the persons who previously were recorded as having an inferior proprietary right in the land. In their case

it was held that the Agror Valley Regulation did not authorise Government to interfere, and the rights of such tenants have been left to the operation of the ordinary law, *viz.*, the Hazara Tenancy Regulation of 1887.

6. The general results of these proceedings as regards the rights in the soil may be summarised as follows. The inferior proprietors have been set free from the vexatious dues which the Khan could formerly claim from them, and made full proprietors of their holdings. Proprietary right in a large area has also been conferred on the relatives of the Khan and a few others; so that now 49 per cent. of the total cultivated area of the valley is owned by persons independent of the Khan. The actual cultivators of 53 per cent. of the total cultivated area have also been secured in the possession of their holdings by the grant of occupancy rights at favourable cash rents. All this has been done at the cost of the Khan, who has thus been largely shorn of the powers which he had so grossly abused. But instead of an arbitrary and disloyal chief oppressing a subject population, the valley now presents the picture of a prosperous body of small proprietors and tenants with a right of occupancy, secure from ejectment and holding their land on a low rate of revenue and rent. The people generally are very well satisfied with the action taken, and the main object of the Regulation, *viz.*, that we should establish in the valley a body of contented peasantry, opposed to intrigue and anxious to maintain peace and order, appears to have been attained. What remains of the rights in the land, after providing for the claims of the different classes above enumerated, has, with the exception of 5,997 acres constituted Government Forest, been recorded as

Revenue Secretary's No. 1711-A., dated 17th November 1897.

belonging to the Khan, who still remains the proprietor of nearly half the total area of the valley, with a present income of Rs. 7,621 after deducting land revenue and cesses. The Khan and four of his brothers are in detention at Lahore, and his estate is under

the management of the Deputy Commissioner of Hazara.

7. The opportunity has been taken to deal with a number of miscellaneous matters concerning the land revenue administration. Frontier remissions aggregating Rs. 360 of land revenue and Rs. 147 of rent have been granted to 22 hamlets at rates varying from 7½ to 15

Report, paragraph 60.

per cent. of the demand: All assignments of revenue and rent have been revised, and the amount now sanctioned is Rs. 682-9-6 of land revenue and Rs. 157 of malikana. The recommendations affecting six cases which were referred to the Government of India have been sanctioned in Under-Secretary's unofficial No. 520, dated 4th March 1901. An area of 5,997 acres has been constituted Government Forest, and rules for its management notified. Village headmen have been appointed and the Patwaris' circles revised.

8. The new assessment has been brought into effect from Kharif 1899 as regards all the land formerly recorded as owned by the Khan, but it was held that it could not be introduced as regards the land formerly owned by other proprietors until the expiry of the term of settlement, which runs up to Rabi 1902 (see paragraph 17 of Captain Wace's No. 557, dated 1st November 1874, submitting his Final Settlement Report of Hazara, and paragraph 4 of Government's Review No. 2376, dated 23rd December 1875).

The whole of the new assessment might therefore have been brought into force from next kharif, but in paragraph 8 of its Review of the Assessment Report, Government directed that as to that part of it which applied to those who previously held proprietary rights, it should not come into effect until the new assessment of the Hazara District is imposed, which will not be for a year or two yet. The amount so deferred is Rs. 2,362 out of the total assessment of Rs. 13,300, and meanwhile the owners of these lands remain subject to the disabilities and exactions to which they were formerly liable. The term of settlement has been fixed in the same letter as extending up to the latest year sanctioned in the new settlement of the Hazara District.

9. Colonel Montgomery inspected the measurements and expressed himself satisfied with them. During my tour in the valley, I examined the maps and records and enquired in presence of the people into some 200 objections that were made to me. I found that the measurements had been made with satisfactory accuracy, that the decisions passed had been in accordance with the instructions received, and that the record-of-rights had been correctly drawn up. I can therefore confidently recommend that these proceedings, which bid fair to confer a period of peace and prosperity on this hitherto much troubled little corner, should be formally confirmed by the Local Government under Section 7 of the Agror Valley Regulation, 1891.

10. Muhammad Sarfaraz Khan, on whom, as the officer appointed under the Regulation to carry out the various orders passed, the burden of the work has fallen, has completed his complicated and delicate task with great industry, tact and success, and has submitted a very good and clear report of his proceedings. He gained the confidence of the people and has earned the approbation of Government.

No. 1389-G., dated the 13th August 1902.

From—The Revenue and Financial Secretary to the Chief Commissioner, North-West Frontier Province,
To—The Settlement Commissioner, Punjab.

I AM directed by the Chief Commissioner to acknowledge receipt of your letter No. 19-C., dated 30th March, submitting the Final Report on the settlement of the Agror Valley by Muhammad Sarfaraz Khan, together with your review of the proceedings.

2. These proceedings involved not only the revision of the assessment and record-of-rights, which are the ordinary incidents of a settlement, but also the wider question of the disposal of the rights of the Khan of Agror which, under Section 9 of Regulation III of 1818, were forfeited to Government for disloyalty and disturbing the peace of the border, with effect from 1st August 1888. The Agror Regulation, No. IV of 1891, was especially passed to authorise these proceedings, and one of the chief duties of

the Settlement Officer empowered under Section 5 of the Regulation has been to determine under Section 6—

- (1) how far these forfeited rights should be retained by Government,
- (2) how far and on what conditions they should be transferred to kinsmen or relatives of the Khan or to agriculturists in Agror,
- (3) how far and on what conditions they should be restored to the Khan.

3. For the guidance of the officer empowered to deal with these and the other matters referred to in the Regulation, a set of rules was drawn up and sanctioned by the Punjab Government in 1898. These rules required him *inter alia* to submit special reports for the orders of Government on the following points which had not been disposed of by the Regulation or in the subsequent proceedings prior to the settlement :—

Appendix II.

- (1) The grant of occupancy rights to tenants other than those specified in the Financial Commissioner's orders of 1894.
- (2) The fixing of cash rents for all occupancy tenants and, as far as possible, for all tenants-at-will.
- (3) For maintenance grants in land or cash from the Khan's property to his relations the Khan Khel, exclusive of his four brothers who were removed from Agror with him.
- (4) The protection of the tenants on such grants.
- (5) The areas to be treated as "reserved forest" and "village waste" under the Hazara Forest Regulation and draft rules for the management of the same.
- (6) The frontier remissions to proprietors and occupancy tenants.
- (7) The assignments and remissions of revenue proposed.

4. These special reports have been submitted and orders passed on them by the Punjab Government from time to time. These orders have been duly given effect to, and they are summarised in paragraphs 32, 48, 50, 57, 58, 61 and 62 of the present report. The Chief Commissioner is satisfied that the action taken is in accordance with the letter and spirit of the Regulation, and the subsequent instructions of the Punjab Government and the Government of India, and he is now pleased to confirm the proceedings referred to above, under Section 7 of the Regulation. The political aspect of the case will be the subject of a separate report to the Government of India.

5. At the same time, the re-assessment and the revision of the record-of-rights have been completed under the orders of the Punjab Government, and you now ask sanction—

- (1) to the confirmation of the assessment and of the record-of-rights ;
- (2) to the assessment having effect from Kharif 1899 in the lands of the Khan and Khan Khels and in the case of the other owners who held proprietary, and sub-proprietary rights at last settlement from Kharif 1904 ;
- (3) to the term of settlement being fixed so as to expire with that of the new settlement of the rest of the Hazara District.

I am to convey the remarks and orders of Colonel Deane on each of these matters seriatim.

The new assessment.—

6. Captain Wace in 1870 assessed the valley at Rs. 4,000, of which one-tenth, or Rs. 400, was remitted as an inam to the Khan who was then practically recognised as sole owner of the valley. The assessment was extraordinarily light even for the time. The theoretical State demand at one-eighth share of the gross yield, as estimated by Captain Wace, was about Rs. 11,000, so that the actual

demand was only about 4·5 per cent. of the gross produce. Subsequent events have shown that the political considerations which were supposed to fortify this extreme leniency were not well founded, and the result of such under-assessment at the start has been to tie our hands in the re-assessment.

7. The new assessment sanctioned by the Punjab Government, Rs. 13,300*, may at first sight appear to be a large enhancement to take *per saltum*, but an examination of the data on which it is based clearly proves that it is a very lenient demand, that the assessment of Rs. 20,181 originally proposed by the Settlement Officer was well within the half assets standard, and that the inadequacy of the old demand is the only practical bar to our imposing it. Since last settlement there has been a substantial increase in cultivation, estimated at 6·4 per cent., but in fact much greater (paragraph 5, Final Report). The quality of the agriculture has much improved. The security of life and property in this isolated and formerly disturbed valley has been assured, and population has almost doubled since Captain Wace's settlement. Prices have increased enormously owing to the general development and opening out of the tract.

8. This increase has been estimated (paragraph 6, Report) at from 46 to 50 per cent., but it may here be pointed out that the prices sanctioned for a re-assessment carried out in 1899 were those tentatively suggested by Mr. Cunningham in his Preliminary Report of 1892, and no account has been taken of the subsequent steady rise in the value of produce. The following table compares the Agror commutation prices with those recently sanctioned for the rest of the Hazara District for the three chief staples—maize, wheat and barley—which represent 84 per cent. of the harvested area in Agror.

Prices assumed in seers per rupee.

Crop.	Per cent. of total.	Agror.	Rest of Hazara.	Difference.
Maize	58	45	28 to 33	50 per cent.
Wheat	19	27	22 to 24	20 "
Barley	7	45	36	25 "

From this it is clear that the Agror prices might have been pitched 30 per cent. higher, and a liberal margin would still have been left for fluctuations.

9. The rates of yield assumed by the assessing officer were considered rather too high at the time by the Financial Commissioner and Punjab Government, but having regard to the copious and certain rainfall, which the statistics now available show to be much greater in Agror than elsewhere in the District, and to the further data as to the letting value of land now available, they seem to have been fully justified.

10. The corrected half assets estimate, based on the average area of the previous five years and the assumed rates of yields and prices, come to Rs. 35,072, or Re. 1-10-0 per cultivated acre (paragraph 41). The actual receipts of the Khan's estate from 7,000 acres, or one-third of the total cultivation for the 5 years 1893—98 held by tenants-at-will, come to Rs. 14,724, or about Rs. 2-2-0 per acre, without allowing for what was lost by speculation or mismanagement. This would give a half assets rate of Re. 1-1-0 per acre, which, applied to the local area under cultivation, 21,709 acres, would give a demand of Rs. 22,600.

This too omits all the profits from miscellaneous produce—sales of *ghi*, wool, etc.—which were estimated (paragraph 34, Assessment Report) at over Rs. 12,000.

11. The main reasons for reducing the Settlement Officer's proposed demand to Rs. 13,300 were—

- (1) that the actual cash rents (which the Settlement Officer had explained—paragraph 21, Assessment Report—to be non-competitive and non-representative) were the safest guide to the half assets estimate, and these average only Re. 1-1-0 per acre ;
- (2) that the actual value of the kind rents for 5 years on the Khan's estate should be calculated, not on the *actual* prices realised, but on the assumed prices of 1892, which would reduce their average from Rs. 2-2-0 to Re. 1-6-6 per acre.

As regards (2), sufficient has been already said to prove how unduly lenient and misleading the prices assumed in 1892 were, and further evidence of this is given in paragraph 6 of the Report.

As regards (1), the correctness of the Settlement Officer's assumption is established by the statistics given in paragraphs 56 to 58 of the Final Report, which show that the average cash rents now paid by tenants-at-will on the Khan's estate average Rs. 2-2-8 per acre. That these are privileged rents and do not represent the full letting value of the land is proved by the fact that when a holding becomes vacant, the rents tendered by the new tenants are, as a rule, considerably higher than those fixed in the settlement proceedings. Another reason for the low jama finally fixed was that the cultivated area was then taken as 20,192 acres (paragraph 7, Punjab Government Review), whereas the Final Report shows it to be 21,279 acres.

12. From the above considerations the Chief Commissioner has come to the conclusion that a fair assessment on revenue lands would have been about Rs. 22,000, giving an all-round rate of about Re. 1 per acre of cultivation as against $9\frac{2}{3}$ annas, the incidence of the jama actually assessed. He has gone into the matter at some length, because he thinks it should be made clear that neither the Agror rates nor assessment which he now confirms should be taken as a standard for the rest of the Hazara District which is now under assessment, and also because the leniency of the assessment has an important bearing on the term for which it should run.

From what date it should take effect.—

13. Under the orders of the Punjab Government, the new assessment takes effect on the lands of the Khan (50 per cent. of whole), and of the Khan Khel and others who have now received proprietary rights from what was formerly the Khan's estate (19 per cent. of the whole) with effect from Kharif 1899, when it was announced and distributed. This discretion of Government is in no way fettered in those cases, as it has full authority under the Regulation to deal with the Khan's estate.

As regards the other owners (holding 30 per cent. of the cultivation and paying Rs. 2,362, or 18 per cent. of the new demand), who were sub-proprietors at last settlement, the Punjab Government has directed that "it will not come into effect until the new assessment of the Hazara District is imposed, and till then they will be subjected to the disabilities and exactions to which they are liable at present."

The current settlement of Hazara was sanctioned in 1874 for 30 years, with effect from Kharif 1872 and expired therefore in the present rabi, but the correspondence shows that till recently, through some misunderstanding, it was assumed that it does not expire till Kharif 1904, and this apparently was one cause of delay in starting re-settlement operations. The old settlement in Agror was actually introduced in 1870.

In the Agror assessment proceeding of last settlement the following entry appears :—"The said assessment to remain in force for the same term as may be fixed for the new assessment of the rest of Hazara or till re-settlement and to be subject to revision thereafter." This has apparently been interpreted to mean that the new assessment of Agror (excepting the Khan's estate) cannot be introduced before the new assessment of Hazara, which will not come into force till 1905 or 1906, or possibly later. Colonel Deane considers that we are justified in accepting the obvious and natural meaning of the words to be that the assessment of Agror should be for 30 years (the term sanctioned for Hazara) or till re-settlement. The 30 years term expired for Agror in Rabi 1900, the re-settlement operations have been completed, and there seems to be no adequate reason why their introduction over a fraction of the tract should any longer be deferred. It is believed that the section of the owners affected, who have already held for 32 years under the old settlement, will have no objection to this measure, which, though it increases their assessment, will at the same time remove various cesses and disabilities. The Chief Commissioner accordingly proposes, with the sanction of the Government of India, to introduce the remaining portion of the assessment with effect from this kharif.

Paragraph 8 of Punjab Government orders on Mr. Cunningham's Preliminary Report.

Term for which it should run.—

14. In passing orders on the Assessment Report, the Punjab Government directed that the terms of settlement should extend up to the latest year sanctioned in the new assessment of the Hazara District. The term in Hazara will probably be either 20 or 30 years from the announcement of the new assessments, which will be presumably in Kharif 1905 and in Kharif 1906. Thus the term of the Agror settlement would run till rabi 1926 (even if the Hazara term is only 20 years), or for 27 years in the case of 70 per cent. of the area and for 24 years in the rest. In view of the extremely light assessment imposed, Colonel Deane would prefer that the term be fixed for 15 years from the kharif of 1899, or till re-settlement, and will make proposals to the Government of India accordingly.

15. In conclusion, I am to say that the Chief Commissioner agrees with you that the Settlement Officer, Muhammad Sarfaraz Khan, deserves the thanks of Government for the tact, industry and ability which he has displayed in carrying out the difficult task assigned to him without friction or misunderstandings. Colonel Deane also wishes to express cordial acknowledgments to yourself for your able supervision of the proceedings. From all Colonel Deane has seen and heard, the settlement has inaugurated a period of peace and prosperity in this once turbulent valley, and the substitution of a contented peasantry with defined rights for the arbitrary rule of the Khan, will, it is hoped, form a guarantee for the peace of the border.

No. 109-C., dated the 16th August 1902.

From—The Hon'ble Colonel H. A. DEANE, I.S.O., C.S.I. Chief Commissioner and Agent to the Governor-General in the North-West Frontier Province,

To—The Secretary to the Government of India, Foreign Department.

Your office letter No. 1418-F., dated 31st May 1897, conveyed the orders of the Government of India on the proposals of the Punjab Government for the settlement of the Agror Valley and the other matters connected with the disposal—under the Agror Valley Regulation (No. IV of 1891)—of the rights of the Khan of Agror which were forfeited to Government, under Section 9 of Regulation III of 1818, with effect from 1st August 1888; for disturbing the peace of the border.

2. Muhammad Sarfaraz Khan, Extra Assistant Commissioner, Punjab, was accordingly appointed under Section 5 of the Regulation—as sanctioned in your office letter No. 4120, dated 20th December 1898,—to give effect to its provisions, and a set of rules was framed for his guidance defining the matters for determination and the procedure to be applied. He began operations in August 1898, and completed them in May 1900. Within that period the new record-of-rights was prepared, the new assessment sanctioned and introduced (as regards the Khan's estate) and all the subsidiary questions connected with the settlement disposed of under the orders of the Punjab Government.

3. The Final Report on the settlement has now been received with a Review from the Settlement Commissioner, Punjab, for confirmation of the proceedings under Section 7 of the Regulation. I have accordingly confirmed the action taken, with the exception of a few matters concerning the term of the settlement and the date of its introduction on lands other than the Khan's which are reserved for the orders of the Government of India. The present seems a suitable opportunity to pass under review what has been done in Agror in pursuance of the Regulation and to explain the present situation to the Government of India.

4. I have therefore the honour to submit copies of the Assessment Report (including the orders of the Punjab Government) and of the Final Report, together with copies of the Hon'ble Mr. Wilson's Review and my orders thereon. The latter orders, it will be observed, deal only with the revenue aspect of the case, and I now solicit the early orders of the Government of India on the following points :—

- (1) The date from which the new settlement should take effect on lands other than the Khan's (paragraph 13).

- (2) The term of the Agror settlement (paragraph 14). This disposes of the question of assessment.

5. The other matters which may conveniently be dealt with at the present stage are :—

- (1) The management of the 6,000 acres of Government Forest formed out of the waste lands of Agror.
- (2) The disposal of the accumulation of the Khan's estate while forfeit to Government.
- (3) The future allowances to the Khan including his four full brothers who were deported from Agror with him.

These will be considered in order.

6. *The management of the Government waste.*—The action taken under Section 8 of the Regulation to divide the waste lands of Agror into "reserved forest" and "village waste" is explained in the Punjab Government letter marginally noted. At Captain Wace's settlement of 1870 all the waste lands of Agror had been recognised as the property of the Khan, subject to certain rights or customs of user by the tenants and sub-proprietors. On the confiscation of the Khan's rights, this waste area, about 11,000 acres, lapsed to Government. In the new settlement, about 5,000 acres, which were of little value for forest purposes, but were necessary to meet the requirements of the people for fuel and fodder as well as to provide a margin for extending agriculture, were transferred under Section 6 (2) of the Regulation to the proprietors and tenants of the adjacent villages as "unprotected village waste" in which, under Chapter III of the Hazara Forest Regulation of 1893, the Deputy Commissioner exercises certain powers of control to prevent denudation, etc. The remaining 6,000 acres (the actual area is 5,997 acres) was retained as Government property. It was not considered advisable to constitute this "reserved forest" under the Hazara Forest Regulation, partly because of its outlying position in several detached blocks—as shown in the map attached to the Final Report—partly because of legal difficulties connected with the definition of "reserved forest" in the Regulation. The Punjab Government therefore suggested that certain of the rules framed under Sections 48 and 50 of the Punjab Laws Act for the management of Government waste and sanctioned in the letter of the Revenue and Agriculture Department, No. 30—322-2, dated 6th January 1896, might be extended to the Agror Valley. This was sanctioned in Mr. Holderness' letter No. 1421—107-4, dated 17th July 1900. The notifications and the rules made applicable are quoted in Appendix IV of the Final Report. They allow for free grazing, cutting of grass, gathering of fuel and natural produce, in fact for unrestricted user by the residents of the valley, the only limitation being that wood cannot be cut without the sanction of the Deputy Commissioner. The object of this is to preserve the timber, which is valuable and plentiful, from the wanton destruction which has hitherto proceeded unchecked. The Deputy Commissioner has now applied for sanction to the following protective establishment which, in his opinion and that of the Forest Officer, is the minimum required :—

				Rs.
1 Darogha	...	...	...	20 per mensem.
3 Forest guards on Rs. 7	...	...	...	21 " "
Total Rs.				41 per mensem.

I agree with him as to the necessity of the establishment, and as it involves a new charge, the sanction of the Government of India is now solicited to it. The cost of demarcation being an incident of settlement will, like the latter, be a charge against the Khan's estate.

7. *Future position of the Khan, and management of his estate.*—One result of the Regulation and of the settlement carried out in pursuance of it has been to deprive the Khan of the almost unlimited feudal authority conferred on him—apparently through a misapprehension of his position and of his relation to his fellow tribesmen—at Captain Wace's settlement, and which he so grossly misused. What few vestiges of that authority have been retained (*e.g.*, liability for service, etc.) have passed to Government. His position as personal owner of nearly all of the valley and overlord of the rest has also been greatly curtailed, and the income of his estate, which at the passing of the Regulation in 1889 was estimated at Rs. 20,000, has been reduced (paragraph 59, Final Report) to about Rs. 7,600. This has been brought about by—

- (1) the reduction of the area owned by the Khan from 70 per cent. to 51 per cent. of the cultivation, owing to the transfer of lands to his relations the Khan Khels and others under Section 6 (2) of the Regulation ;
- (2) the abolition of a number of feudal dues and imports ;
- (3) the grant of occupancy rights at fixed cash rents to nearly all of the Khan's tenants (holding 80 per cent. of his estate), and the fixing of reasonable cash rents for the unprotected tenants. The present net income, Rs. 7,600, is not likely to increase appreciably during the term of the present settlement, and the present charges against it are as follows :—

			<i>Per mensem. Per annum.</i>	
			Rs.	Rs.
(a) Cost of management	...	...	115	1,380
(b) Allowances to the Khan and his four full brothers who reside with him.			365	4,380
(c) Allowance to Ghulam Haidar, half-brother	...	...	125	1,500
Total Rs.			605	7,260

leaving a margin of about Rs. 340 per annum which can be applied to increasing the Khan's allowance or to other objects connected with the estate.

The question whether, instead of conferring on the Khan the proprietorship of any of the confiscated lands in Agror, we should not give him an equivalent in the shape of a hereditary pension charged on those lands, was

considered by the Punjab Government in 1897, and Sir D. Fitzpatrick, while admitting that the latter would be

more in accordance with the letter and spirit of the Regulation, finally recommended that he should be given whatever was left of the lands he possessed at the time of the confiscation after providing for the matters referred to in Sections 6 (2) and 8 of the Regulation, the grant to be subject to the condition, among others, that the Khan for the time being and certain of his relations should not come within the prescribed distance of Agror, and that the lands should be managed for him by Government. The Government of India, in their letter of 31st May 1897 already quoted, sanctioned these proposals, adding that it was "unnecessary to hold out any hopes to the family that their exclusion from the valley or from the possession of the lands is intended to be other than perpetual."

The results of the settlement summarised above appear to me to render the return of the present or of any subsequent Khan to Agror more impossible even than before. He could never reconcile himself to the altered position. Under the circumstances, it would have been advantageous had the question of the re-grant of proprietary rights to the Khan been held in abeyance till such time, if ever, as Government might see fit to restore the family to Agror.

In the present settlement the Khan has been recorded as owner of one-half the valley, and this has given rise to false hopes on the part of the Khan and his adherents, and to apprehensions among the rest of the inhabitants that he is likely to return. These hopes and fears are of course futile, but the logical consequence of the action taken appears to be that instead of the present fixed allowance of Rs. 365 per mensem, we should in future remit to the Khan—subject to his observance of the conditions and his providing for the four brothers deported with him—the net profits of these lands after deducting the Government revenue, cost of management, and the allowance of Rs. 125 per mensem to his half-brother Ghulam Haidar. The Khan has more than once asked for an increase to his allowance, but the matter was held over till the completion of the settlement, and the proposal now made offers a final solution of this aspect of the case. The above arrangement should come into force from the present kharif harvest, when, if my proposals regarding the settlement are approved, it will take effect over the whole of Agror.

8. *Disposal of the accumulations of the forfeited estate.*—Under Government management of the forfeited estate since August 1888, a considerable surplus accumulated, which in 1898 amounted to Rs. 75,000. The question of its disposal was at the time discussed, and the Punjab Government decided—

No. 1185, dated 22nd September 1898, to Commissioner, Peshawar, (1) to charge the cost of settlement to the estate ;

(2) to increase the allowance to Ghulam Haidar, half-brother of the Khan ;

(3) to leave the disposal of the rest over till the completion of settlement.

The cost of settlement, Rs. 16,784, of erecting boundary pillars, etc., total Rs. 19,420, has accordingly been defrayed from the surplus, which on 30th April 1901, amounted to Rs. 68,512. Of this the Punjab Government sanctioned an expenditure of Rs. 22,512 on the construction or repair of the Border Military Police posts necessary for the protection and security of the valley, and a grant of Rs. 2,000 to Ghulam Haidar. After these disbursements, a sum of Rs. 44,000 remains available, of which Rs. 36,000 is invested in Government securities, bringing in an income of Rs. 1,260 per annum.

Proceedings, August 1901, Frontier. 187—188.

As these savings represent the accumulation of the forfeited rights of the Khan, the latter has no legal or moral claim to them, while to admit him to a share in them would probably provide him with funds to renew intrigue in Agror and the adjoining border. Government seems beyond a doubt entitled to deal with those savings as it thinks fit. This principle has already been acted upon in the past by the Punjab Government. I propose, therefore, to constitute the present surplus and the future income from it into a separate fund, to be kept apart from the income of the Khan's lands, and to be utilized on local improvements for the benefit of the Agror estate and people.

For example, a first class hospital has in recent years been opened at Oghi in Agror. The total cost, about Rs. 100 per mensem, was at first charged to the estate, but as the institution was primarily intended for the Border Military Police, the Punjab Government last year directed that Rs. 500 be allotted from Provincial revenue and only Rs. 500 charged to the Agror estate. This latter charge and others of a similar nature will be met from the above-mentioned fund.

It may here be explained that in the settlement of Agror, lands bringing in a rental of Rs. 686 per annum have been allotted to Ghulam Haidar, half-brother of the Khan. As his return to the Valley was inexpedient on political grounds, as well as dangerous to himself, the Punjab Government in 1899 agreed to his being given in lieu thereof the allowance of Rs. 1,500 per annum "till such time, if ever, as he is allowed to return to Agror and take over his share

in the estate." Meantime the income of the Agror lands is credited to, and the cash allowance to Ghulam Haidar paid from, the Khan's estate. There seems no reason to disturb this arrangement.

In view of the impracticability of permitting the Khan or any of his family to return to Agror within any reasonable period, it may be desirable to consider the advisability of utilising the accumulated fund in acquiring an estate for the Khan outside Hazara in lieu of his lands in Agror, and thereby providing him and his descendants with an occupation and a livelihood. This is a question which I shall keep under consideration, and on which I may hereafter address the Government of India, but at present I have no definite proposals to make.

In conclusion, I have the honour to solicit the orders of the Government India on—

- (1) the date from which the new settlement should take effect on lands in the Agror Valley other than those of the Khan ;
- (2) the term for which the settlement should run ;
- (3) establishment for Government waste land in Agror ;
- (4) disposal of the accumulated funds of the estate ;
- (5) the future allowances to the Khan.

No. 64-F., dated Fort William the 14th January 1903.

From—L. W. DANE, Esq., Offg. Secretary to the Government of India in the Foreign Department,
To—The Chief Commissioner and Agent to the Governor-General, North-West Frontier Province.

I AM directed to refer to the correspondence ending with your letter No. 1766-P., dated the 18th December 1902, regarding the settlement of the Agror Valley.

2. In your letter No. 109-C., dated the 16th August 1902, you ask for orders on the following points :—

- (a) The date from which the new settlement should take effect on lands in the Agror Valley other than those of the Khan of Agror ;
- (b) The term for which the settlement should run ;
- (c) The management of the 6,000 acres of Government Forest formed out of the waste lands of Agror ;
- (d) The disposal of the accumulation of the Khan's estate while forfeit to Government; and
- (e) The future allowances to the Khan, including his four full brothers who were deported from Agror with him.

3. I am now to convey the orders of Government on the above points, *seriatim* :

(a) It appears from paragraph 13 of the letter noted on the margin that you understand the entry in the Agror assessment proceeding of last settlement to mean that because the Hazara settlement was sanctioned for 30 years, therefore the Agror settlement need run for 30 years only without reference to the date on which the Hazara settlement expires. I am to say that the Government of India are not prepared to accept this argument. The meaning clearly is, and would be so understood by the people, that, in accordance with the usual practice, the settlement of Agror is to expire at the same time as the settlement of the rest of Hazara. If, however (as appears from paragraph 8 of the Settlement Commissioner's letter No. 19 C., dated the 30th March 1902, to be the case,) the settlement of Hazara expires in 1902, but its revision has been delayed, there is then no need to postpone the revision in Agror also, and the assessment may, as proposed by you, be introduced with effect from this kharif. Even if the former alternative is the correct one, there is no objection to giving at once to the people concerned (if desirable or feasible—which depends upon whether they hold villages or holdings only) the choice between the old assessment with its attendant exactions, or the new assessment

From the Revenue and Financial Secretary to the Chief Commissioner, North-West Frontier Province, to the Settlement Commissioner, Punjab, No. 1389-G., dated the 13th August 1902.

without them. In any case, the term must be so fixed as to expire at the same time for the whole of Agror.

(b) Your proposal that the term of the settlement be fixed for 15 years from the kharif of 1899 is approved.

(c) Sanction is accorded to the maintenance of the protective forest establishment detailed in paragraph 6 of your letter No. 109-C., at a cost of Rs. 41 per mensem.

(d) The Khan has already been informed that no hopes can be held out to him or his family that their exclusion from Agror, or from the actual possession of their lands, is intended to be other than perpetual. It is also evident that the operations of this settlement, by conferring proprietary rights on many of his former tenants and granting occupancy rights at fixed rents to many others, have rendered it impossible that the present Khan or his descendants for some time to come could ever return to Agror or to their lands. It is also clear that he or they can have no claims to the mesue profits which have accumulated while the estate has been under direct management. In these circumstances, I am to sanction, as an experimental measure, your proposal to form the surplus accumulation and the future income from this into an excluded local fund to be utilised on local improvements. Should, however, the existence of this fund be found to give rise to trouble, either administratively or politically, it will be open to the Government of India to at once cancel the arrangement and to credit the whole of the proceeds of the escheated estate to Government.

(e) As the Government of India have agreed to allow to the Khan, for the future, the net income derived from the lands still left to him, your proposals in this respect are accepted.

4. In conclusion, I am to add that the opening sentences of paragraph 3 (d) above are a sufficient answer to the petition forwarded with your letter No. 1766-P., dated the 18th December 1902.

No. 65—66 F.

A copy of the foregoing letter, together with a copy of the letters, with enclosures, to which it is a reply, is forwarded, for information, to the Revenue and Agricultural and Finance Departments.

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FINAL REPORT

OF THE

REVISED SETTLEMENT OF THE AGROR VALLEY, HAZARA DISTRICT.

CHAPTER I.—GENERAL DESCRIPTION OF THE TRACT.

The Agror Valley is bounded on the north by Tikri (independent territory of the Swáthis) and by Paryári (independent territory of the Sayyads); on the west by the independent territory of Isázaís (Akázaís and Hasanzaís) and by part of Tanaul (British territory of the Nawáb of Amb); on the south also by Tanaul; and on the east by the Pakhli plain and Konsh. It is a part of the Mansohra Tahsíl and is situated in the west of it. Its greatest length from south-east to north-west is about 13 miles, and its greatest breadth from east to west is about 11 miles. Its area is 66 square miles.

2. The valley is surrounded on all sides by high hills (except at Khhari Galli) on the Tanaul border to the west of Uggí, where there is an outlet for the waters of the Unhár and the Sarori streams and which separates the Black Mountain from the Goryá; by the Khabab hills on the north; by the Black Mountain, which is 9,157 feet above the sea level, and 5,000 feet above the level of its basin, on the west; by the Goryá on the south, and by the Tinglái on the east. In the middle of the valley is a large plain, the ground of which is almost level.

Captain Waco described Agror "as an irregular valley with three horns" i. e., the Arborár, the Kathái and the Dilbóri Valleys. Other smaller valleys in Agror are the Chulundrian, the Khabab and the Shadaur glens:—

(i). The Arborár Valley is in the south-east of Agror and extends from the Susal Galli up to the hamlet Malogá, about five miles in length. On its south is the Goryá hill and on its north, the Tinglái. A branch of the Sarori stream rises in this valley, and flowing to the north-west joins the Kathái branch of the Sarori to the east of Uggí. The estates Arbora, Dharrá and two hamlets of the Uggí estate are situated in this valley. Its lands, especially of the western part, are very fertile.

(ii). The Kathái Valley forms the eastern portion of the Agror Valley. It extends from the Kathái Galli up to Shamdharrá. The Kathái branch of the Sarori stream rises in Tinglái; and flowing towards the west is joined by the Arbora branch in the east of Uggí. The lands of this valley are very fertile especially of the hamlets Shamdharra and Malúkrá, which are considered the most fertile in Agror. The Shadaur glen is a part of this valley.

(iii). The Dilbóri Valley forms the western part of Agror. It is traversed by the Unhár stream, which rises near Bágrian, and flowing towards the south-west, is joined by the Sarori in the west of Uggí. The stream never dries, several smaller streams from the Black Mountain as the Káltora and the Belian streams and others are its tributaries.

(iv). The Chulundrian glen is between the Khhabal hills on the east and Tatoli hill on the west. Its lands are not so fertile as those of the other valleys. The Chulundrian stream, which rises in this glen joins the Unhár to the west of the Manchorá hamlet.

(v). High up the Khhabal hills are two small glens, the Lower Khhabal and the Upper Khhabal. The stream Khhabal rises in these glens and falling from a great height flows through the lands of the hamlet Bankot, and joins the Kathái branch of the Sarori to the north of the hamlet Malúkrá.

With the exception of the northern part of the Black Mountain near the Jál Galli, which is treeless, all the high hills are covered with thick forests of *chír* (*pinus longifolia*), *biár* (blue pine), *rhin* (*Quecus incona*), *paludar* (*picea Webbiana*) and other kinds of trees; the Tinglái forest in Kathúi being the thickest.

3. No rain-gauge is kept in Agror, but the average rainfall for the twenty-nine years ending 1898-99 at Abbottabad is 48 inches, and that at Mansehra 37.95 inches. The rainfall of Agror is believed to be considerably more than that of Abbottabad, and the crops of Agror therefore seldom fail for want of rain.

The rainy season commences from about the middle of June and lasts till about the middle of September. The winter rains commence towards the end of December, and last till about the beginning of March. Heavy snow also falls during these months, and it sometimes falls even in the month of April. In proportion as the fall of snow is heavier, the springs and streams are fuller in summer, and water abundant for the irrigated lands.

4. Captain Wace had classed Agror with Konsh and Bhogarmang as a "cold Mountain tract." As snow falls in the valley in winter, its winters are bitterly cold, made colder by the cold northerly wind, which blows for about three days in the week. In the summer the days are not very warm even in the plain part, while nights are always cool.

CHAPTER II.—GENERAL STATISTICS.

5. The total area according to the measurements of the present Settlement, is 41,995 acres, of which 21,279 or about 51 per cent. is cultivated; 1,636 acres, culturable; 5,997 acres Government forests and the balance 13,083 acres unculturable.

In the last Settlement the total area was 42,138 acres, of which 19,998 was cultivated, i. e., there has been an increase of 1,281 acres in the cultivated area or an increase of 6.4 per cent. In the last Settlement, however, large areas of uncultivated land were wrongly returned as Kalsi (the worst class of cultivated soil), and therefore the real increase in the cultivated area is much more than 6.4 per cent.

In the irrigated area, however, there has been little increase; it was 1,134 acres in the last Settlement, while now it is 1,144 acres.

6. The prices assumed in the present settlement for assessment purposes, compared with those assumed at the last settlement, are as follows:—

Name of harvest.	Name of crops	In last Settlement, in sers per rupee.	Sanctioned for present Settlement, in sers per rupee.	Increase per cent.
KHARIF	Rice	43	32	34
	Maize	65½	45	46
	Mung	23½	18	32
	Mash	23½	20	19
	Cotton	13½	10	35
	Kangni	63	30	107
RABI	Wheat	36	27	33
	Barley	60	45	33
	Sarshaf	81	18	72
	Masúr	38½	23	67

On the average the kharif crops have increased by 46 per cent. and the rabi by 51 per cent.

The prices assumed at the last Settlement were the average of the 26 years (1844-1869) prevailing in the Mansehra Tahsil. The average prices for the 28 years, 1871 to 1898, prevailing at Abbottabad and as recorded in the books of the *sahukars* of Agror are given below :—

	GAZETTE PRICES PREVAILING IN ABBOTTABAD.		RECORDED IN THE BOOKS OF THE SAHUKARS OF AGROR.	
	Sérs.	Chatánka.	Sérs.	Chatánks.
Rice (husked)	10	9	12	...
Maize	24	13	35	8
Mash	12	6	14	8
Cotton (cleaned) ... ..	...	...	2	6
Kangui	16	...	49	1
Wheat	18	2	22	13
Barley	28	13	37	15
Sarshaf	11	8	17	1
Masúr	16	8	36	3

From which it will be seen that the prices of the chief staples—maize, wheat and barley, which are 84 per cent. of the harvested area—have been assumed 27, 18 and 18·6 per cent. lower than those prevailing in Agror itself and 81, 49 and 56 per cent. lower than the Gazette prices prevailing at Abbottabad.

7. The census of cattle was taken in February 1899 and the result of the census, and the number of cattle and ploughs at the last Settlement are given below :—

	Bulls and bullocks.	Male buffaloes.	Cows.	Cow-buffaloes.	Young stock, calves, and buffalo calves.	Sheep.	Goats.	Horses and Ponies.	Mules and donkeys.	Ploughs.
Last Settlement ...	2,645	3,999				1,274		142		1,203
1899 Census ...	3,939	154	2,919	2,788	2,732	3,962	3,276	92	75	1,916

As was said in the Assessment Report, para. 34, this shows that the Bullocks have increased by 49 per cent, cows and buffaloes by 115 per cent. The sheep and goats together in the last Settlement were 1,275, while now the sheep alone are 3,962 and goats are 3,276, or nearly six times more. Ploughs have increased from 1,203 to 1,916, which fact also shows that there must have been considerable increase in cultivation.

The following table gives the value of the live-stock :—

	Bulls and bullocks.	Male buffaloes.	Cows.	Cow buffaloes.	Young stock, calves and buffaloes calves.	Sheep.	Goats.	Horses and ponies.	Mules.	Donkeys.
Number of cattle ...	3,939	154	2,919	2,788	2,732	3,962	3,276	92	52	23
Average price, per head .. Rs.	18	30	15	50	10	2	3	20	100	10
Total value, Rs.	70,902	4,620	43,785	1,39,400	27,320	7,924	9,828	1,840	5,200	230

The total value of cattle is Rs. 3,11,049, or nearly 24 times the new land revenue.

As was shown in paragraph 34 of the Assessment Report, the profits in a year from sale of *ghi*, after allowing two-thirds for home consumption, are Rs. 10,313, and the profits from wool and goats' hair, after allowing half for home consumption, are Rs. 1,473 and 307, respectively, or Rs. 12,093 in all, or only Rs. 907 less than the amount of the new land revenue, Rs. 13,000.

8. In paragraph 39 of the Assessment Report the amount of pay and pensions of the Agroris was given, the table is repeated below :—

1	2	3	4	5	6	7
	PAY.			PENSION.		Total.
	Military.	Civil including Police.	Hazara Border Military Police.	Civil.	Military.	
Number	32	3	67	3	4	109
Annual pay and pension Rs.	4,968	252	5,904	384	240	11,748

or only Rs. 1,252 less than the amount of the new annual revenue.

9. Communications have much improved since the last Settlement. Besides the old roads being much improved, the following new roads have been made since the last Settlement.

- (1). A road from Uggí through Tanaul to Darband, which being a short cut to Haripur, is much used for traffic with that town.
- (2). A good road to the hamlet Barchhar on the Black Mountain.
- (3). A road to the hamlet Shabtut on the Black Mountain.
- (4). A good road from Uggí through the Kathái Valley leading to Ahl in Konsh, and
- (5). During the present Settlement a new road was made to Khhabal from the income of the Kháns' estate. The agriculturists have therefore now little difficulty in disposing of their surplus produce.

10. The population of Agror according to the various censuses is given below :—

Year.	No. of persons.
1869	8,721
1881	11,243
1891	13,813
1901	16,925

That is, the population according to the Census of 1901 is nearly twice that of 1869. The increase in the present Census over that of 1891 is 23 per cent., which is greater than that of any other tract in the Hazára District.

The population per square mile of the cultivated area in the last Settlement was 281; it is now 515. The density per square mile of the total area is 257.

11. The number of proprietary holdings in the last Settlement was 350 ; it is now 838, and the average size of a proprietary holding in the last settlement excluding that of the Khán of Agror was 14 acres of cultivated area, and it is now 13·5 acres. The reason of the small decrease in the average size of holdings, notwithstanding their great increase in number, is that in the present Settlement the Khán Khels have been given proprietary rights, and their holdings are comparatively large, otherwise the average size of the holdings of the other proprietors is much less than in the last Settlement.

The average size of a tenant's holding is 9 acres.

12. The following table gives the area held by the various tribes, after carrying out the present Settlement operations, and the new revenue payable by them :—

Tribes.	Cultivated area owned in acres.	Uncultivated area owned in acres.	Total.	Per cent. on total cultivated area of the valley.	Total new revenue payable.	Per cent. on total revenue paid.
					Rs.	Rs.
The Khán of Agror	10,957	9,665	20,622	51	7,259	56
The Khán Khels	3,576	1,256	4,832	17	2,007	15
Other Swáthis	3,220	1,025	4,245	15	2,089	16
Sayyads	2,053	1,378	3,431	10	876	7
Kureshis	678	747	1,425	3	384	3
Awáns	330	426	756	2	129	1
Others	465	78	543	2	256	2
Total	21,279	14,575	35,854	100	13,000	100

The total area of Agror being 41,998 acres, this shows that the Khán is even now proprietor of nearly half of Agror.

The Sayyads own four whole hamlets, and the greater part of a fifth. The Kureshis own two whole hamlets, the Awáns own one whole hamlet and part of a second, and the other tribes, which include Káká Khels, Jadíms and Madá Khels, do not own much land.

13. The following table gives the percentage of total area alienated :—

Per cent. on cultivated area mortgaged to { Agriculturists ... 1·3
Money-lenders ... 1·5

Average debt per acre=Rs. 67.

Per cent. on cultivated area sold to { Agriculturists ... ·37
Money-lenders ... ·02

Price per acre=Rs. 58.

The total area mortgaged is 2·8 per cent., while the sales are only ·39 per cent. The area sold to money-lenders is only 4 acres which they purchased during the present Settlement operations. The value of land has increased considerably, it is 253 times the revenue of the land sold. The mortgage money from Rs. 14 per acre in the last Settlement has risen to Rs. 67. The reason of the sale price per acre being less than the mortgage-money is that inferior lands are sold and good lands mortgaged in the hope that they may be redeemed some day.

CHAPTER III.—POLITICAL AND FISCAL HISTORY.

14. "Up to the beginning of the 18th century all the present Swáthis country was owned and ruled by a powerful Turk Chief. About A. D. 1703, a Sayyad named Jalál Bárá (who is buried in Bhogarmang) collected a heterogeneous body of all classes and drove the Turks." The Swáthis divided the conquered country among themselves. The first *wesh* held good for forty years. In the second *wesh* in 1744 A. D. the lot of the tribe known as Matrání fell in Agror and the Pakhli plain. The Matrání were in two sections, the Begáls and the Ali Sheris. In 1763 a riot took place at Khaujagán in the Pakhli plain, when Akhund Sád-ud-din was barely saved by the bravery of his son Ináyatulla Khán. After this Akhund Sád-ud-din and the other Begáls went to Agror, and the other Swáthis except

the Begáls left the Agror Valley. Akhund Sád-ud-din was a learned man, and by his marriage with the sister of Súbá Khán, chief of Tanaul, he became very powerful and became the Khán of Agror. He died in 1788. When, Ináyat-ullah Khan succeeded his father as Khán, by one pretext or another, he dispossessed most of the Swáthís and gave their lands to his retainers. "He, however, let them keep what they themselves cultivated, provided they would fight for him." He died in 1819 A. D., and was succeeded by his younger son, Ghafúr Khán, who was Khán for 15 years. In 1834, the Nawáb of Amb, Paindá Khán, took possession of Agror, and Ghafur Khan had therefore to flee from there. He was assassinated in 1835 "at the instigation of the Tanaul Nawáb." Agror was held by the Nawáb of Amb from 1834 to 1841, in which year the Sikhs restored Ata Muhammad Khan, son of Ghafúr Khan. The Sikhs gave Ata Muhammad Khan 15 villages in *jágir* and gave him the lease of the rest of the Valley. Major Abbott, however, in 1846 gave the lease of those villages "to Allah Dád and the Zamíndárs." In the Regular Settlement Ata Muhammad Khan was recorded proprietor of the whole of Agror.

With the exception of the Serikhors-i-Khairt all the sub-proprietors paid him 25 per cent. in addition to the Government revenue as *warisáná*. They were subject to other disabilities also, all of which have been removed in the present Settlement, and they have been given "full proprietary rights free from any restrictions or services or dues to the Khán." The Khán Khels, relations of the Khán, have also been given full proprietary rights.

15. The first Black Mountain Expedition took place in 1852, and was undertaken against the Isázaís, for the murder of two Salt Officers at Nikka Páni in Tanaul.

16. "In 1867, in consequence of the unsatisfactory attitude of the Khán, whose object was always to be an independent chief, and the repeated complaints by cultivators, Government decided to establish a Police post in the valley. This led to an attack on the Police post by independent border tribes at the instigation of the Khán, in which Allahdád Khan was also implicated. The result was that the Khán, Ata Muhammad Khan, was banished and all *jágirs* and *ináms* confiscated. In June 1869 there was an attack on Barchhar, a small village on the Black Mountain, after which there was a blockade of the Hasanzaís, Akázais, and the Paryári Sayyads." Captain Wace says that "this was followed by a ruthless and cruel attack by members of the same tribes, on a militia post in Jaskot, whereby a number of our Agror subjects were injured and several killed. In regard to this last raid there was no doubt that a number of our subjects in Agror were well aware that it was going to take place, and could have warned us in time to save the village; but the influence of the party of the Khán, in whose interests the marauders believed themselves to be acting, was so great, even in his absence, that they did not dare to do so." On the recommendation of Captain Wace the Khán was allowed to return to Agror in 1870.

17. "In March 1883, a body of Khán Khel Hasanzaís committed a raid on Kulakka in which three persons were killed and one wounded.

"In 1884 the Khan had a dispute with Abdullah Khan of Dilbori, and in May and June of that year no less than nine different outrages were committed on different villages in Agror. In September 1884 a serious raid was only repelled by the personal efforts of the Deputy Commissioner and an officer of the 5th Gurkhás, who led out the sepoy and Police from the Uggí fort.

"On 16th July 1887, the Paryári Sayyads and the Chagharzaís of Parári raided on Bágrian and killed two British subjects.

"On 11th August 1887, another man was murdered in the most unprovoked manner. Then in March 1888 two British subjects were arrested and detained by these Sayyads for some days.

"On 9th January 1888 the followers of Háshim Ali Khan, Hasanzaís, raided on Odigrám (a hamlet of Ghanián), killing two men and kidnapping two." The Khán was related to Háshim Ali Khan by blood, his mother being Háshim Ali Khan's aunt, and his wife Háshim Ali Khan's sister. The raids on Bágrian

and Odigrám were instigated by the Khán. He was in consequence arrested in 1898, and eventually deported to Kángra.

18. On 18th June 1888 Major Legh Richmond Battye, of the 5th Gurkhás, and Captain Henry Brabazan Urnston, of the 6th Punjab Infantry, went on patrol to the Black Mountain; they were attacked by Gujars and both were killed. "To exact the release of the kidnapped British subjects, and as reparation for the series of murderous raids (described in paragraph 17 above) as well as for the unprovoked and murderous attack on the patrol led by Major "Battye, an expedition was necessary." The country of the Hassanzaís and Akázaís was occupied and these tribes punished sufficiently.

19. "In 1890 it was decided to prolong the roads to Sambalbút and Barchhar, another six miles up the crest of the Black Mountain, to make the road to Pabal Galli; and to repair and maintain a mule road from Pabal Galli up, and along the crest of the Black Mountain, and down by Manna-ka-Danna to the Jál Pass, which is our border line with the tribes; and it was also decided that troops be marched along the crest of the Black Mountain. The tribes were duly informed of this. Much opposition was not anticipated, but "a considerable number of Hasanzaís and Akázaís combined at the last moment to oppose the advance of the troops,"—and an expedition was therefore necessary, the objects of which were "to assert our right to move along the crest of the Black Mountain without molestation, and next, and more particularly, to inflict punishment on the tribes concerned for the hostility practised in October 1890 to the movement of troops." The country of the Hasanzaís and Akázaís was occupied; Háshim Ali Khan fled, and the Hasanzaís and Akázaís accepted the terms imposed by Government, and their country was then evacuated.

20. "In April 1892, the Hasanzaís, against the term of the agreement executed by them in 1891, allowed Háshim Ali Khan to live in Baio, in the Hasanzaí country trans-Indus; and the Madá Khels gave Doba to his brother. The expedition was necessary to expel Háshim Ali from the country of the Hasanzaís and Madá Khels."

21. In 1891 the Agror Valley Regulation was passed declaring "all rights recognised as existing in the Khán of Agror or conferred by or in" the records of rights of the Agror Settlement, made and sanctioned in 1870, as forfeited to Government. The Regulation is given as Appendix I.

22. The Sikhs for the first time assessed Agror with revenue in 1841. The total amount of the revenue was Rs. 1,515. Seven villages assessed at Rs. 875 were assigned to Ata Muhammad Khan, and the remaining villages were leased to him for Rs. 700. At annexation the assessment was continued the same by Major Abbott till 1853, when it was raised to Rs. 3,315. Of this, however, Rs. 1,500 were given to the chief in *jágír*; Rs. 300 to the Gorrahs as *jágír*; Rs. 994 were given as good service money, of which Rs. 800 were given to the chief and Rs. 194 to the headmen in Agror. Rupees 20 were on account of roads, and the unassigned revenue was only Rs. 20. In the Regular Settlement the assessment was raised to Rs. 4,000; the Khán of Agror was settled with and the revenue being extremely light, was paid regularly.

CHAPTER IV.—REVISION OF THE RECORD.

23. The Settlement Commissioner in his No. 327, dated 29th March 1898, said that "the old maps were believed to be very incorrect, having been prepared at a time when fighting was going on," and he therefore proposed the re-survey of the whole valley, which was ordered by Government in Revenue Secretary's No. 469, dated 29th April 1898.

24. The establishment sanctioned was one Settlement Tahsildár, one office and three Field Kánúngos and 13 Patwáris, besides the three already in Agror and one Settlement Clerk.

Scale of establishment.

25. The Patwáris were deputed from the district establishment, and arrived in the months of August and September 1898. The Field Kánúngos arrived in the months of September and October.

Progress of re-measurement.

The Patwáris were unacquainted with measurements both on the square and plane table systems of surveying, and had therefore to be taught survey work. The measurements were commenced in September 1898 and finished in April 1899. The plain portion was measured on the square system and the hills on the plane-table system of survey. The actual cost of the survey is Rs. 5,239-3-6, or Rs. 79-6-1 per square mile.

26. In the last Settlement although the whole of Agror was a single *mauza*, separate records were prepared for the 51 hamlets included in it. In the present Settlement these 51 hamlets were formed into 14 estates with the sanction of the Financial Commissioner conveyed in Senior Secretary's No. 3321, dated 23rd May 1899. The Revenue Survey was made in 1865 to 1869. In two villages, Uggí and Bágrian, the difference in the areas by the measurements of Survey Department and those of the present Settlement is 1·1 per cent., in Tarawra it is 2·5 per cent., in Jaskot 3·7, in Arborá it is 4·2, and in Shamdharrá it is 4·7. The difference in the remaining eight is more than 5 per cent., and in some of these the difference is very great, the reason being that the boundaries of the new estates are much different from those of the previous Settlement. But the total area according to the Revenue Survey is 41,192 acres and according to the Patwári measurements it is 41,995, giving a difference of 1·9 per cent. only.

Comparison with the professional Revenue Survey.

27. The proceedings of the Agror Valley Settlement have been conducted under the Agror Valley Regulation, IV of 1891, but by Rule 1 of the rules sanctioned by Government under Section 6 of the Regulation, and which are given in Appendix II, the same records were to be prepared as if the Settlement had been conducted under the Punjab Land Revenue Act. For each of the 14 estates the standing record prepared, therefore consists of the following :—

The standing record.

- (1). A preliminary proceeding stating (a) the authority under which and the officer by whom it has been prepared. In this case the authority was the Agror Valley Regulation and the Officer, who conducted the Settlement, was appointed Settlement Officer under Section 5 of the Regulation (Appendix I); (b) the documents comprised in the record and (c) the date of the commencement and completion of the record.
- (2). A *shajra kishtwár* or field map;
- (3). A *shajra nasab* or genealogical tree.
- (4). A *jamabandi*, or register of the holdings of owners and tenants, showing the fields comprised in each, the revenue for which each owner is responsible and the rent payable by each tenant; with copies of (i) register showing yearly totals of transfer; (ii) yearly register of area and (iii) yearly revenue account.
- (5). A list of revenue assignments and pensions.
- (6). A statement of rights in irrigation.
- (7). A *Wájib-ul-arz* or statement of customs respecting rights and liabilities in the estate.
- (8). The order of the Settlement Officer determining the assessment.
- (9). The order of the Settlement Officer distributing the assessment over holdings, and
- (10). List of village cesses.

28. The scale of the old maps was 60 *karams* to an inch, the scale adopted in the present Settlement is 40 *karams* to the inch, or 24 inches per mile. The area measures are—

9 square <i>karams</i>	...	...	...	...	...	= 1 marla.
20 marlas	...	...	...	...	...	= 1 kanál.
8 kanáls	...	...	...	...	...	= 1 <i>ghumáo</i> .

The *karam* is equal to $5\frac{1}{2}$ feet and the *ghumáo* is, therefore, equal to an exact English acre. Some of the new maps have been prepared partly on the square and partly on the plane-table system of measurements, and some on the plane-table system only, and plotted on English mapping sheets ruled with squares. Two copies of the field map have been made and supplied to the Patwari, one on the tracing cloth, in which the linear measurements of fields are given and the second on an ordinary cloth for *girdáwari* purposes, in which the field numbers are given, but the linear measurements are not given. The areas were worked out by the diagonal and perpendicular system as given in Section 53 (A) (2) of the Manual of Land Measurement.

29. In the last Settlement, out of the 51 hamlets, for which separate records were prepared, genealogical trees were prepared for five only. These 51 hamlets, as has been seen, have now been formed into 14 estates, and a new genealogical tree prepared for each. In these the descent of the proprietors in all cases, when this could be done, has been traced back to the founder of the village.

The statements of the proprietors concerning the previous history of the village have been arranged into (a) origin of rights and primary division of the land; (b) the foundation of the village and how named; (c) method of collection of the revenue under former governments and under British rule.

30. The old *jamabandís* were very incorrect, and the Kánungos had therefore to prepare the *khataunís* very carefully, and all mutations brought to light were entered in the register of mutation. As will be seen in paragraph 33 below Mislis Tankih Hakúk were also prepared, and as the proprietary and occupancy rights conferred were to be incorporated in the *jamabandís*, in respect of these also mutations were entered in the register of mutations. The entries in the register of mutations were compared with those in the Mislis Tankih Hakúk and with those of *jamabandís*. The *jamabandís* were consequently very carefully prepared, and these have been included in the standing record. The former revenue in respect of each holding was recorded in black ink and the new assessment in red ink.

The mutations were 3,751 in number, and were all attested by me. The mutation sheets in five villages, the *jamabandís* of which were not very large, have been bound up with the *jamabandís*, and in the remaining nine villages they have been bound in one or more separate volumes.

31. There are no wells in Agror. The irrigation is made from hill streams and springs. For every village the rights in irrigation have been separately recorded. All the embankments (*bands*) have been recorded; the names of the persons whose lands are irrigated from the same embankments with their shares and turns have been minutely recorded, and the statement is therefore a complete record of irrigation rights.

32. Many of the provisions of the *Wájib-ul-arz* prepared at the Regular Settlement have been set aside under the provisions of the Agror Valley Regulation, and therefore a new *Wájib-ul-arz* has been prepared for each estate. The chief provisions of the new *Wájib-ul-arz* are briefly given below:—

I. *Rights of grazing in the common land and the waste hills.*—It has been provided in the *Wájib-ul-arz* (paragraph 2) that occupancy tenants and tenants-at-will and other residents of a village, and in some cases the residents of other villages also, shall have free right to graze their cattle in the waste hills of the village, cut and gather dry wood for fuel without payment of any dues.

whatever. The same conditions are attached to these rights as are given in VII below, as required by Rule 11 of the rules under Section 6 of the Agror Valley Regulation.

II. *Customs relating to irrigation of land.*—The general customs of irrigation from the various hill streams are given under this head; the detail of embankments, the share of co-sharers and turns of irrigation being given in the statement of rights of irrigatoin.

III. *Custom of alluvion and diluvion.*—There is not much alluvion or diluvion of land, but the rule is that when an owner's land is washed away, it belongs to him, whether it forms on his side of the stream, or on the opposite side. The law of accretion (*maház*) is not followed.

As regards mills it is provided, that if a mill is washed away, its revenue shall be remitted, and if a new mill is constructed it shall be assessed with reference to the income from it.

IV. *Rights of cultivators of all classes not expressly provided for by law, and their customary liabilities other than rent.*—Under this head it has been recorded that "occupancy tenants may cut and plant trees for agricultural wants within their tenancies. The produce of the fruit trees belongs to them." "That tenants-at-will may cut trees in their holdings "for agricultural or farm needs" with the permission of the owner. In case of fruit trees the landlord is entitled to one-quarter of the produce." The liabilities of the cultivators to the owners other than the Khán and Khán Khels as the payment of *ára* or (*muhásil's* dues) one fowl per season and other services, have also been recorded under this head, as required by Rule 5 of the rules under Section 6 of the Agror Valley Regulation, 1891.

V. *Customary dues to village Servants and Customary Services to be rendered by them.*—Little alteration has been made under this head. The provisions of the old *Wajib-ul-arz* have been repeated.

VI. *Rights of Government in quarries, &c.*—The usual clause has been inserted under this head. It is also added that the people are entitled "to pasture cattle, cut grass, and gather fuel, or other natural product in Government forests, at the pleasure of Government."

VII. *Conditions of the grant of the proprietary and occupancy rights.*—The Khán Khels, relations of the Khán, have been given proprietary rights in eight estates. The Swáthi Wárisés and the Seri-khors-i-Ulus, paid the Khán 25 per cent. of Government revenue and other dues, and their powers of alienation were restricted; and in case a proprietor died sonless, his lands reverted to the Khán and not to his collateral relations. In case of Seri-khors-i-Khairát, also, if all the male descendants of the original donee died sonless, the land reverted to the Khán. In all other respects they were full proprietors. The Sayyad proprietors of Bágrían also paid the Khán 25 per cent. of Government revenues, although they had full powers of alienation, and the Khán had no reversionary rights to their lands.

All these sub-proprietors have now been given full proprietary rights.

Most of the tenants of the Khán and the Khan Khels also have been given occupancy rights.

All the above rights conferred are conditional upon loyalty to Government, and willing and ready co-operation with the officers of Government, and on the following further conditions:—

- (1). That the grantees shall be liable to render military service in repelling raids or in defence of the border.
- (2). That they shall be liable to furnish labour to build forts or posts for not more than one day at a time.

The rights are also liable to forfeiture for taking part in or instigating or abetting raids or disturbances in the Agror Valley by anybody, and for disloyalty and want of assistance to the officers of Government. These have been inserted in paragraph 12 of the *Wajib-ul-arz*, and formally accepted

by the grantees as directed in Rule 2 of the rules under Section 6 of the Agror Valley Regulation.

VIII. *Succession to Khánship*.—Sir F. D. Cunningham in his Preliminary Report, paragraph 11, clause (c), said that Section 10 of the Agror Valley Regulation, 1891, might be repeated in the *Wájib-ul-arz*, and the Financial Commissioner, in his Review of 1894, head VIII, clause (c), said that "Section 10 of the Agror Valley Regulation may be repeated in the administration papers so as to bring it more prominently to the notice of the Khán and his successors," and Government in paragraph 14 of Revenue Secretary's No. 1711 A, dated 17th November 1897, said "that there was no objection to Section 10 of the *Wájib-ul-arz* being referred to in the administration paper," and therefore Section 10 of the Agror Valley Regulation has been inserted in the *Wájib-ul-arz* as paragraph 13, and is as follows:—

"On the death, deposition or abdication of any Khán of Agror, the Local Government may appoint to the headship of the family from among the sons, grandsons or other relatives of the late Khán, the person, whom it may consider fittest to succeed, notwithstanding any nomination of a successor by the said Khán."

33. Besides the documents comprised in the standing record, *Misls* Tankih Hakúk or Registers of Determination of Rights were prepared for each estate as required by Rule 3 of the rules under Section 6 of the Agror Valley Regulation.

These registers have been prepared both in English and Urdu. In the Urdu registers the entries of the records of the Regular Settlement and those of the last detailed *jámabandís* of the villages were copied.

The enquiry was made in presence of a whole village community. The statements of each tenant and proprietor were recorded by me with my own hand, and orders passed in each case pronounced before the whole assembly. The parties were informed that appeals from my orders lay to the Commissioner of the Pesháwar Division. The registers were then submitted through the Deputy Commissioner, Hazára, to the Commissioner, Pesháwar Division, for sanction, and after the period of appeal had passed and the two or three appeals that had been made had been disposed of, the registers were duly sanctioned by the Commissioner.

34. Boundary disputes between the different estates were not many and there was not much difficulty in settling them. But the boundaries with the independent tribes and with the Nawáb of Amb were to be settled. On all sides the watershed is the limit of the boundary.

There was no dispute on the Black Mountain, but the Swáthis of Tikri laid claim to a plot on the frontier of the village Khhabal. This was settled peaceably according to possession in favour of the Agroris.

On the southern and western side the Nawáb of Amb had encroached upon a good deal of land on the Agror side of the watershed of the Goryá hill and on some land on a spur of the Black Mountain, also on the Agror side of the watershed. There was, however, a file prepared by Captain Wace, in the last Settlement, in which the watershed was shown as the boundary between Agror and Tauaul both on the Black Mountain and the Goryá which was attested and signed by the Nawáb of Amb and Ata Muhammad Khan, Khán of Agror. The Nawáb referred the case to Mr. W. Merk, Deputy Commissioner, Hazára, who decided the dispute in accordance with that map, and the Nawáb's claim was disallowed.

35. There was a separate village note-book for each of the 51 hamlets, of which the single *mauza* of Agror consisted. As these were formed into 14 estates in the present Settlement, new note-books were prepared for each estate. The statistics for each year since 1885-86 of the several estates now formed into one estate were added together (with the exception of the quadrennial statements, which could not be so added together as the detailed *jámabandís* for the several estates had been prepared in different years) and entries made in the new note-books accordingly.

In the abstract village note-book the statistics have been written up since 1885-86 and brought up to date, and in this, notes have been recorded by me for every village.

36. Mr. (now Sir) Frederick Cunningham, in his preliminary report, page 22, said, that "there was no reason to alter the description of local customs as regards inheritance, marriage, dower, &c., recorded in the existing *Wājib-ul-arz*; they can be repeated in the new record"; and the Financial Commissioner in his review of Mr. Cunningham's report, paragraph VIII (e), concurred in this view and the *Riwāj-i-am* of the regular Settlement has therefore been merely copied.

CHAPTER V.—THE ASSESSMENT.

37. In the Regular Settlement the valley was divided into three assessment circles, Dhāka, Kandhi and Maidān. In the present Settlement the whole of Agror has been constituted one assessment circle.

Soils.

38. The same classification of soils has been adopted as was the case in the last Settlement. The soils are :—

- (1). *Hotar*, or land irrigated from hill streams or springs.
- (2). *Bāri*, or regularly manured land, situated near the village sites, cattle-sheds or outlying homesteads.
- (3). *Bela*, or land situated in the beds or on the bank of hill streams or torrents.
- (4). *Maira*, level or fairly level land not situated on the banks of streams nor immediately adjacent to village sites.
- (5). "*Kalsi*, or the terraced fields on the hill sides. They are partly dug out of the hill sides and partly built up with rough walls."

The people also divide their lands into the above five classes.

39. On the average of the five years ending 1898-99, on every 100 acres of cultivated area, were sown 105 acres of crop, of which 2 had failed and 103 come to maturity. Of 100 acres of harvested crops 68 are grown in the kharif and 32 in the rabi. Of this 7.5 per cent. are irrigated, i.e., 5.9 per cent. of the kharif crops and 1.6 per cent. of the rabi, and 92.5 per cent. are unirrigated, i.e., 62.1 of the kharif crops and 30.4 of the rabi crops.

The following table gives the proportions of the chief crops to the total cultivated area :—

Kharif.								Rabi.							
Per cent.								Per cent.							
Maize	...	...	...	...	...	...	58	Wheat	...	...	...	...	...	...	19
Rice	...	...	...	...	...	...	5	Barley	...	...	...	...	...	...	7
Pulses	...	...	...	...	...	...	4	Masúr	...	...	...	...	...	...	2
Kangni	...	...	...	...	...	...	1	Sarshaf	...	...	...	...	...	...	2
								Others							
Total								Total							
68								32							

After the submission of the Assessment Report, experiments were carried on in Kharif 1899, and the results were greater than in the previous year. Every effort was made to select average crops, but the lands of Agror are very fertile, and the crops in these years were good, and the outturns are therefore large.

41. Cash rents were paid in respect of 27 per cent. of the total cultivated area. They were levied by the Khán of Agror only.

Cash rents.

The details are given below:—

Class of soil.	Hotar.	Bári.	Bela.	Maira.	Kalsi.	Total cultivated area.	Total amount of cash rents.	All round rate per acre.
							Rs. a. p.	Rs. a. p.
Area in acres	297	940	187	2,064	1,987	5,425	5,449 0 2	1 0 1

As was stated in the Assessment Report the reason of the low cash rents was that seven whole hamlets, situated on the Black Mountain, which were included in the last Settlement in Chak Dháka (the worst of the three assessment circles) paid cash rents, and further the area of the worst class of soil *kalsi* in these villages, was more than that of the four better classes put together, and the lands of other villages paying cash rents were comparatively poorer than those of the *batai* paying villages. A further reason was that the cash rents had been fixed many years ago, and the tenants of the Khán had increased their holdings by breaking up waste land, while there was no increase in the rents.

42. The area for which pure *batai* rents were paid was only 1·7 per cent. of the total cultivated area. The most prevalent kind of rent was the mixed rent, which was taken by the Khán and by the other landlords from their tenants. The area for which mixed rents were paid was 41 per cent. of the total cultivated area. The landlord's share was one-fourth *plus* Rs. 4-8-0 per plough.

43. Taking 100 as the gross produce, the divisible produce after deduction of 4 per cent. for the *kamins* was 96. The landlord's share at one-fourth was 24, and Government's share at half net assets was therefore 12 per cent. only. Besides this, as has been seen in paragraph 42 above, the owners received Rs. 4-8-0 per plough in addition, and Government's share of this *halchuri* was therefore Rs. 2-4-0 per plough.

44. The average harvested area of the five years ending 1898-99 was then taken, the assumed rates of yield and the prices were applied, and thus the total amount of the gross produce was obtained, and then the Government's share at 12 per cent. was found which was Rs. 35,232. But the average harvested area of the five years was 23,169 acres, while the total cultivated area at the time of the submission of the Assessment Report was 20,192 acres, and the above estimate should have been reduced proportionately, *i.e.*, the Government's estimated share should have been Rs. 30,707 and not Rs. 35,232. The tenants who paid this one-fourth share of the produce paid Rs. 4-8-0 cash per plough and 21 *odis* (12 *odis* of maize in the kharif and 4½ *odis* of 'each' of wheat and barley in the rabi) as *ará* per plough. The total amount of cash thus paid and the money value of grain paid as *ará* amounted to Rs. 3,452 (paragraph 27 of the Assessment Report). The area in respect of which this was paid was 7,973 acres, and therefore the amount for the whole cultivated area was Rs. 8,730 and Government's share of this was Rs. 4,365. The total Government's share was therefore Rs. 30,707 + 4,365 = Rs. 35,072. I, however, proposed the following rates:—

	Rs.	a.	p.
Hotar	2	8	0
Bári	2	0	0
Bela	1	8	0
Maira	0	12	0
Kalsi	0	6	0

which gave an assessment of Rs. 20,181.

The assessment according to Colonel Wace's rates for the Maidán Assessment Circle was Rs. 14,238. Increasing this by 43 per cent. on account of the rise in prices, as stated in paragraph 5 of the Assessment Report, the assessment should have been Rs. 14,238+6,142 or Rs. 20,380.

The average rents of the five years, 1893-98, realized by the Manager of the Khán's estate from tenants paying one-fourth share of the produce and Rs. 4-8-0 per plough was Rs. 14,724 (Appendix VI), and the area in respect of which this was paid was 6,999 acres, giving an all-round rate of Rs. 2-1-8 per acre. Government's share was therefore Rs. 1-0-10 per acre, which gave an assessment of Rs. 21,444, and, as I quoted Mr. Cunningham in paragraph 48 of the Assessment Report, "under official management, much is lost by speculation and corruption, which the natural care and better supervision of the landlord on the spot could secure," and I therefore think that the full share of the Khán from *batai* paying tenants must have been much greater than the above.

Government, however, sanctioned the assessment at Rs. 13,000 basing it on the cash rents and the value of collections of the Khán's estate at "the commutation scale of prices sanctioned by the Financial Commissioner," and Rs. 300 were sanctioned as the assessment on mills.

The rates proposed were consequently revised, and as the cultivated area eventually was 21,279 acres, the revised rates were as follows:—

Class of soil.						Area in acres.	Rate per acre.			Total.		
							Rs.	a.	p.	Rs.	a.	p.
Hotar	...	...	...	...	...	1,143	1	8	0	1,714	8	0
Bári	...	...	...	...	...	3,812	1	3	0	4,526	12	0
Bela	...	...	...	...	...	994	0	15	0	931	14	0
Maira	...	...	...	...	...	9,469	0	8	0	4,734	8	0
Kalsi	...	...	...	...	...	5,861	0	3	0	1,098	15	0
Total	...	...	...	...	...	21,279	...	...	...	13,006	9	0

But the amount assessed is exactly Rs. 13,000. The incidence per acre of cultivation is 9 annas and 8 pies.

45. At the last Settlement the Khán of Agror was settled with, and the revenue of the other owners was fixed by agreement with him. As the assessment of the whole valley was extremely light, and the Khán had been made proprietor of 70 per cent. of Agror and superior proprietor of the rest, the revenue payable by the other proprietors was comparatively lighter. In the last settlement each of the 51 hamlets was assessed separately. In the present Settlement these have been formed into 14 estates, but the hamlets have been constituted separate tarafs or pattis. The assessment of each estate was determined with regard to the character of the soil, the condition of the people and the share of each *patti* or *taraf* was determined by me on the same considerations. The owners accepted the same classes of soil for the distribution of assessment over their holdings as are recorded in the measurement papers.

There was only one appeal to the Commissioner of Pesháwar by the son of Muhammad Akbar Khan, Jágírdár of Gidarpur, a non-resident proprietor, which was dismissed.

46. The new assessment in respect of the property of the Khán of Agror and the Khán Khels and of the persons mentioned in paragraph 51 below has come into force from Kharif 1899; and "in the case of the other owners it will take effect when the new assessment of the Hazára District is imposed, and till then, they will be subject to the disabilities and exactions to which they are liable at present."

47. Government has ordered that "the term of the Settlement should be the same as for the rest of the District, and should extend up to the latest year sanctioned in the new Settlement of the Hazára District."

The proprietors have been informed of this.

Rates and Cesses.

48. The old cesses in Agror were—

							<i>Per cent.</i>		
							Rs.	a.	p.
Local rate	...	...	...	...	...	...	10	6	8
Patwári cess	...	...	...	...	...	...	3	0	0
Total							13	6	8

The new cesses as in the rest of the Hazára District are—

							<i>Per cent.</i>		
							Rs.	a.	p.
Local rate	...	...	...	...	...	...	10	6	8
Patwári cess	...	...	...	...	...	...	6	4	0
Lambardári cess	...	...	...	...	...	...	5	0	0
Total							21	10	8

49. The total Government assessment in the last Settlement was Rs. 4,000 and that of the year preceding the new assessment Rs. 3,970. The new assessment including mills is Rs. 13,300 or 232·5 and 235 per cent more, respectively. Out of this Rs. 10,938 (which includes Rs. 1,180 on account of the revenue of the other proprietors under the Regular Settlement and Rs. 264 on account of mills and Rs. 228 on account of land granted in proprietary rights to the persons mentioned in paragraph 51 below) have been imposed since Kharíf 1899. Of this Rs. 322 have been remitted on account of *mufis*; Rs. 272 on account of *inams*; Rs. 233 on account of frontier remissions, leaving a balance of net *khálsá* demand of Rs. 10,111, and Rs. 2,362 will be imposed when the assessment of the rest of the Hazára District comes into force. Out of this Rs. 88 will be remitted on account of *inam* and Rs. 127 on account of frontier remissions. The total net *khálsá* demand when the full assessment has been imposed will be Rs. 12,258.

CHAPTER VI.—GRANT OF PROPRIETARY AND OCCUPANCY RIGHTS AND OF LEASES

50. Proposals were submitted under Rule 8 of the rules under Section 6 of the Agror Valley Regulation, regarding the maintenance grants of land out of the Khán's property for the Khán Khels, in my No. 66, dated 12th March 1899, which were sanctioned by Government in Chief Secretary's No. 1118, dated 25th July 1899. No proposals were made for the Khán's full brothers who have been removed from Agror. The pedigree-table of the Khán Khels is given in Appendix VIII.

Each family will be dealt with in the order given by Sir F. D. Cunningham in his Preliminary Report.

(1). *Abdullah Khan of Dilbori and his brothers sons of Allah Dad Khan.*—Allah Dád Khan was grandson of Mir Abdullah, brother of Inayat ullah Khan. He left seven sons, the most important of whom was Abdullah Khan. He is dead, and has left four sons, the oldest of whom is Muhamniad Amín Khan. The sons of Abdullah Khan have been given in proprietary rights in equal shares the hamlet of Sháhtút, which is now included in the estate Ghanián, and the area of which is 949 acres, of which 450 are cultivated. They and their five uncles (excepting Jahándád Khan) have also been given the whole hamlets of Kungali, Pírpatta and all the land in Dilbori and Lower Khabab that belonged

to the Khán, and some land in Ghanián, Tarwái and Tarawra. The total area given them and their five uncles is 1,769 acres, of which 1,364 are cultivated.

Jahándád Khan has been given 144 acres in the hamlet Tarawra, of which 126 are cultivated.

(2). *The sons of Rasúl Khan of Tarawra.*—Rasúl Khan was brother of Allah Dád Khan. His sons Abbás and Nawáb have been given 102 acres in proprietary rights in Tarawra, of which 92 are cultivated.

(3). *Sons of Jabbar Khan.*—Jabbár Khán was brother of Allah Dád Khan. His son Feroz Khan has been given 26 acres in proprietary rights in Tarawra, of which 24 are cultivated.

(4). *Family of Juma Khan of Kulakka.*—Juma Khan was brother of Allah Dád Khan. He had seven sons, three of whom died sonless. The remaining four were Samandar Khan, Bahádur Khan, Abdul Azíz Khan, and Amírullah Khan. The three sons of Samandar Khan have been given in the hamlet Kulakka in equal shares 95 acres, of which 91 are cultivated.* They have also got 18 acres of land by gift from Sayyads of Sambalbút, of which 11 acres are cultivated, and which have been included in the land given in paragraph 12 as owned by Khán Khels.

The three sons of Bahádur Khan have been given 47 acres, of which 45 are cultivated. Abdul Azíz Khan has been given 42 acres, of which 40 are cultivated. Ghulám Umar, son of Amírullah, has been given 89 acres, of which 83 are cultivated.

(5). *The family of Zaman Khan of Bagrian.*—The son of Zamán Khan, has been given 34 acres in Bágrian, of which 31 are cultivated. Sir F. D. Cunningham had proposed for Zamán Khan two-thirds of Upper Khhabal, but his conduct in the expedition of 1892, was not satisfactory, and his son has therefore been given only the land of which he was in possession.

The descendants of Zamán Khan's brothers, Mahmúd, and Madat, have been given 345 acres in Jaskot, Ghanián and Upper Khhabal, of which 212 are cultivated.

(6). *Family of Wali Muhammad Khan of Bagrian.*—"Wali Muhammad Khan was first cousin of Ata Muhammad Khan." His three sons have been given in proprietary rights 523 acres in Talwári (now included in the estate Dilbóri), Bagrián and Jaskot. Of this 376 acres are cultivated.

(7). Amírullah, grandson of Ibádullah, brother of Ináyatullah Khan, has been given 33 acres in proprietary rights in Ghanián, of which 26 acres are cultivated. He has not been mentioned by Mr. Cunningham.

(8). *Brothers of the present Khan of Agror.*—Ghulám Haidar Khan, eldest brother of Ali Gauhar Khan, Khán of Agror, has been given 627 acres in proprietary rights in Shamdhárrá, of which 605 are cultivated. The full brothers of the Khán, who have been deported from Agror, have not been given any proprietary rights, as by Rule 8, Appendix II, I had no power to make any proposals for them.

The land given to Ghulám Haidar Khan will be managed by Government as if it were the Khán's property, as long as he is not allowed to return to Agror, and till then he will be paid Rs. 1,500 per annum from the Khán's estate.

51. (a). The Swáthi (Kamrú Khel) tenants of Jaskot, who were not given proprietary rights in the last Settlement, have now been given full proprietary rights in respect of 206 acres they held in the last Settlement, and in respect of the excess land in their possession, which they had got after the last Settlement, they have been given occupancy rights.

(b). Kázi Ahmad Gul, Káka Khel of Tarawra, had been given 13 acres. 5 *kanals* of land in *seri* in Tarawra by the Khán of Agror. This has now been given him and his brother and nephew in proprietary rights.

(c). Kázi Mír Hassan of Shamdhárrá had 13 acres and 2 *kanals* in *seri* from the Khán of Agror, which have now been given him in proprietary rights.

(d). Sáhíb Gul and Habíb Gul, Káka Khels, of Jaskot, had 10 acres of land in *seri* from the Khan of Agror in Jaskot and Belian. They had 12

acres and 4 *kanals* of land in proprietary rights in Jaskot in the last Settlement which were taken from them by the Khán of Agror. The land in their possession has now been given them in proprietary rights.

(c). Abdul Azíz, Gujar of Bholú, father of Gul Ahmad and Ali Ahmad, was killed by Akézaí Gujars, in the expedition of 1891, in the service of Government. His sons have therefore been given 80 acres of land in proprietary rights in Bholú (now included in Jaskot).

To (a) and (b) the proprietary rights have been given with the sanction of Government, and to the rest with that of the Commissioner of Pesháwar.

52. As has been seen in paragraph 32 (VII) above the Serikhors-i-Kháirát, Serikhors-i-Ulus, the Swáthi Warises and the Sayyad proprietors of Bágrian have been given full proprietary rights.

Grant of full proprietary rights to the sub-proprietors.

53. The rules for the grant of occupancy rights first sanctioned by Government in Revenue Secretary's No. 1711 A., dated 17th November 1897, were that "the following classes of tenants were to be recorded as having rights of occupancy.

Grant of occupancy rights.

(1). "All tenants who occupied land in 1870, and have since continuously held possession.

(2). "All tenants, who at the founding of any distinct hamlet, broke up waste and have since been in occupation.

"Lands taken in exchange for other land by a tenant to be subject to the same right as that to which the land given in exchange would have been.

"In these cases the tenants to be held to have rights of occupancy under Section 8 of the Tenancy Act.

"Any tenant who could prove a higher status than under Section 8 of the Tenancy Act, might claim that right under Section 5 of the Act as amended by Regulation No. XIII of 1887, the Hazára Tenancy Regulation." (Sir F. Fryer's Review of 1894, head II).

Under Rule 4 of the rules under Section 6 of the Agror Valley Regulation, I submitted proposals in my No. 63, dated 10th March 1899, that besides the persons mentioned in the Financial Commissioner's Review of 1894, occupancy rights under Section 8 might be granted to—

(1). All tenants, if any, who at the time of their eviction by Ali Gauhar Khan, had been in ten years' continuous cultivating possession, and whom he evicted on account of their loyalty to the British Government, or on account of their refusing to join in his intrigues or plans.

(2). "All tenants who have held continuous cultivating possession since 1883, when the Khán was deported, and who do not belong to the *kamín* class."

These proposals were sanctioned by Government in Revenue and Financial Secretary's No. 165, dated 23rd June 1899.

The tenants of the Khán of Agror and the Khán Khels have been given occupancy rights under the above rules.

54. In my No. 42, dated 18th December 1898, to the Deputy Commissioner, Hazára, I said that we could not confer occupancy rights on the tenants of the Warises and the Serikhors of both classes under the Agror Valley Regulation, 1891, and that in their case the ordinary tenancy law applicable to the Hazára District was applicable and the Financial Commissioner, (the Honourable Mr. Tupper) in Senior Secretary's No. 1995, dated 30th March 1899, after referring to the orders of Government as regards the tenants of sub-proprietors said that "what followed from these orders may be thus stated—

"I. If the tenant can show to the satisfaction of the Settlement Officer, that he has an occupancy status, under the Tenancy Act as amended by Regulation XIII of 1887, an entry should be made accordingly in the record of rights.

"II. If the tenant cannot do this, but (1) occupied land in 1870 and has since continuously held possession of the same, or (2) at the founding of any distinct hamlet broke up waste, and has since been in occupation, he should subject to the provision as to exchanges proposed by Sir F. Fryer, and if the landlord agrees, be recorded an occupancy tenant under Section 8 of the Act."

In paragraph 11 of the letter he said that "there remains the case not at present provided for, i.e., when a tenant cannot maintain a claim under the Tenancy Act as applicable in Hazára, but fulfils the condition, mentioned in Rule II above, and the landlord does not agree to his having the status of an occupancy tenant under Section 8 of the Act," and in paragraph 12 the Financial Commissioner's opinion in his case is given, i.e., that "he does not see at present how we can award the status here as apparently proposed by Sir F. Fryer without amending the Agror Valley Regulation, or incurring the liability of our proceedings being hereafter upset by the Civil Courts on the ground that we had dealt not with the forfeited rights of the Khán, but with rights of intermediate holders, and in assigning them to others had exceeded our powers, and were not protected by Section 11 of the regulations."

These views were approved by Government in Revenue and Financial Secretary's No. 637, dated 13th May 1899.

Of course, the landlords did not agree that their tenants should be given occupancy rights under Rule II above, and their tenants were therefore dealt with under Rule I above. Most of them brought regular suits to establish rights of occupancy.

55. The following table gives the number of tenants of the Khán, the details of occupancy tenants. Khán Khels and the other owners and of their holdings and other details:—

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
OWNERS.	OCCUPANCY TENANTS UNDER SECTION 5 OF ACT XVI OF 1887, AS AMENDED BY REGULATION 13 OF 1887.				OCCUPANCY TENANTS UNDER SECTION 8 OF ACT XVI OF 1887.				Total number of tenants.	Total number of holdings.	Total area (columns 4 and 8) (in acres).	Total cultivated area (columns 5 and 9) (in acres).	Per cent. on total cultivated area of owners.	Per cent. on total cultivated area of the valley.
	Number.	Holdings.	Total area (in acres).	Cultivated (in acres).	Number.	Holdings.	Total area (in acres).	Cultivated (in acres).						
The Khán of Agror	308	218	2,140	2,065	1,219	853	7,536	6,857	1,527	1,071	9,676	8,922	81	42
The Khán Khels	51	40	429	421	280	165	1,924	1,730	331	205	2,353	2,151	60	10
Other owners ...	38	27	318	219	3	2	8	8	41	29	326	227	3	1
Total ...	397	285	2,887	2,705	1,502	1,020	9,468	8,595	1,899	1,305	12,355	11,300	...	53

which shows that 81 per cent of the cultivated area of the Khán and 60 per cent. of the Khán Khels is under occupancy tenants.

In the last Settlement Agror was excepted from the operation of the rules as to the rights of occupancy, and there were therefore no occupancy tenants in Agror.

56. Under Rule 8 of the rules under Section 6 of the Agror Valley Regulation, proposals were submitted for the grant of leases to the tenants-at-will of the Khán Khels, and Government sanctioned in Chief Secretary's No. 1118, dated 25th July 1899, the grant of ten years' leases to the tenants-at-will of the Khán Khels. The Khán Khels therefore gave ten years' registered leases to their tenants-at-will. Their rents were fixed by me according to the rates for tenants-at-will of the Khán of Agror. The details are given in paragraph 58 below.

As the estate of the Khán will be managed by the Deputy Commissioner, Hazára, for a long time, it has not been thought necessary to grant leases to his tenants-at-will.

57. Rule 6 of the rules under Section 6 of the Agror Valley Regulation provided that "every occupancy tenant on the Khan's property shall pay cash rents," and that "cash rents (Rule 7) payable by occupancy tenants shall in no case exceed the rates given in Section 22 of the Punjab Tenancy Act, as amended by Regulation XIII of 1887, or be less than the total amount of the land revenue and cesses payable on the tenancy."

The rents of occupancy tenants under Section 5, sub-section (1), clause (a), have been fixed at 2 annas per rupee of Government revenue; of those under clauses (c) and (d) at 6 annas, and of those under clauses (e) and (f) and of the tenants under section 8, who had held continuous possession since 1870, at 8 annas, and of the occupancy tenants under Section 8, who had held continuous cultivating possession since 1888, at 12 annas per rupee of Government revenue in addition to the land revenue and cesses. The total revenue in respect of the occupancy tenants of the Khán of Agror, including cesses, is Rs. 7,205, and the rent payable by them is Rs. 10,739, leaving a balance of Rs. 3,534; and the revenue including cesses in respect of the land in possession of the occupancy tenants of the Khán Khels is Rs. 1,457 and the rent payable by them Rs. 2,212, leaving a balance of Rs. 755.

58. Government in Revenue Secretary's No. 1711 A, dated 17th November 1897, paragraph 5, said that the rents of all tenants should be fixed in cash, unless the Financial Commissioner saw any objection. As the Financial Commissioner had issued no orders to the contrary, Mr. W. Merk in his review of the Assessment Report, paragraph 7, instructed me "to fix the cash rents upon the basis of the prices and accounts of the estate for the past five years (1893-1898), paragraph 48 of the Assessment Report, at what would be an all-round rate of Rs. 2-1-8 per acre." I accordingly submitted proposals which were sanctioned by the Deputy Commissioner, Hazira, in his endorsement No. 616, dated 7th March 1900. The rents of all the tenants-at-will of the Khán and of most tenants-at-will of the Khán Khels have therefore been fixed in cash.

The details are given below:—

Owners.		No. of tenants.	No. of holdings,	Area in acres.		Rent.	Revenue.	Frontier remissions.	Cesses omitting fractions.	Profits of proprietors.
				Total.	Cultivated.					
						Rs.	Rs.	Rs.	Rs.	Rs.
The Khán of Agror.	Tenants-at-will	895	454	2,284	2,035	4,408	1,318	21	282	2,808
	Tenants-at-will who have got leases and whose rents have been fixed in cash	240	166	938	890	1,304	386	23	79	839
	Tenants-at-will who did not want leases, but whose rents have been fixed in cash	116	60	190	186	595	98	2	21	476
	Total	1,251	680	3,412	3,111	6,307	1,802	46	382	4,123
	Tenants-at-will who pay kind rents.	20	16	43	33	...	15	0-11-0	3	...
	Cultivated by proprietors themselves.	...	...	1,308	316	...	303	16	63	..
The Khan Khels.										

In the 895 tenants-at-will of the Khán of Agror and 376 of the Khán Khels are included 308 and 92 tenants, respectively, who have got occupancy rights also.

The average rent per cultivated acre of the Khán's tenants-at-will is Rs. 2-2-8, and of those of the Khán Khels is Re. 1-12-3. The reason of the average rent per acre of the Khán Khels being less than that of the Khan of Agror

is that the area of the inferior classes of soils *maira* and *kalsi* in possession of the tenants of the Khán Khels is about four-fifths of the total cultivated area, while that under the tenants of the Khán is less than three-fourths as is given below :—

OWNERS.	CULTIVATED LAND IN POSSESSION OF TENANTS-AT-WILL PAYING CASH RENTS IN ACRES.					
	Class of soil.					
	Hotar.	Bari.	Bela.	Maira.	Kalsi.	Total.
The Khán of Agror	98	344	105	939	549	2,035
The Khán Khels	40	158	5	435	437	1,075
Total	138	502	110	1,374	986	3,110

59. The total income of the Khán excluding land revenue and cesses is Rs. 7,621. The details are given below :—

	Rs.
1. Rent of occupancy tenants	3,534
2. „ of tenants-at-will	2,808
3. „ from mills	175
4. Frontier remissions	21
5. Kandar or house rent	397
6. Rent of Ghulám Haidar Khan's lands	686

Out of this Rs. 1,500 will be paid to Ghulám Haidar Khan, half brother of the Khán, and Rs. 1,380 is the cost of the management of his estate or Rs. 2,880, in all. The balance left for the Khán and his four full brothers is Rs. 4,741.

CHAPTER VII.—MISCELLANEOUS.

60. Under Rule 12 of the rules under Section 6 of the Agror Valley Regulation proposals were submitted in my No. 67, dated 12th March 1899, for frontier remissions of land revenue for proprietors, and of rent for the occupancy tenants in the Khán's property, which were sanctioned by Government in Chief Secretary's No. 1118, dated 25th July 1899. The remissions are $7\frac{1}{2}$ per cent. in 5 hamlets, 10 per cent. in 7 hamlets and 15 per cent. in 10 hamlets, and the amount of remissions of land revenue in the 22 hamlets is Rs. 360 and of rent Rs. 147.

61. Under Rule 14 of the rules under Section 6 of the Agror Valley Regulation, all *ináms*, *muáfis* and other assignments of revenue and rent were investigated afresh, and proposals for the future were submitted to Government, which have been sanctioned by Government in Revenue and Financial Secretary's No. 16, dated 7th February 1901, with the exception of 6 cases for which "reference has been made to the Government of India." The total amount of assignments and *ináms* payable out of the land revenue is Rs. 682-9-6, of rent Rs. 157. The details are given below :—

	Rs.	a.	p.
1. Assignment of land revenue for two generations to Sakhi Sháh of Bágríán	300	0	0
2. <i>Ináms</i> for life	220	0	0
3. <i>Ináms</i> till next Settlement	52	0	0
4. <i>Muáfis</i> in perpetuity at pleasure of Government	4	15	3
5. <i>Muáfis</i> for two generations	11	6	3
6. <i>Muáfis</i> till next Settlement	72	2	6
7. <i>Muáfis</i> for life	22	1	6
Total	682	9	6

62. Government in Revenue and Financial Secretary's No. 1041, dated 12th July 1899, ordered that 6,000 acres of forests in Agror should be retained as Government property, and about 5,000 acres constituted as village waste land. The exact area under forests recorded as Government property is 5,997 acres. These forests will be managed under the rules framed under Sections 50 and 50B of the Punjab Laws Act, IV of 1872, and published in Punjab Government Notification No. 1086, dated 11th August 1900.

Rules 1 to 9 and 17 have been extended to the Agror Valley by No. $\frac{1421}{107-4}$, dated 17th July 1900, from the Secretary to the Government of India, Department of Revenue and Agriculture, to the Revenue and Financial Secretary to Government, Punjab, and by Punjab Government Notification No. 1087, dated 11th August 1900, "all persons permanently resident in the Agror Valley have been exempted from the prohibitions contained in Rule 3 except in regard to the cutting of wood." The rules are given in Appendix IV.

63. Section 9 of the Agror Valley Regulation provided that the headmen shall be appointed by the Collector of the Hazára District. The headmen were therefore appointed by the Deputy Commissioner (Mr. W. Merk), and the number of headmen appointed (including the Khán of Agror) is 41, of whom 7 are Sayyads, 2 Kureshis, one Awán and 31 Swáthis. The Khán is headman in 13 estates out of the 14. In the case of the Khán's property 43 deputy headmen have been appointed, all of whom (with the exception of three who are owners) are his occupancy tenants. The headmen and deputy headmen will receive Rs. 5 per cent. on the land revenues as remuneration; the deputy headmen have not been allowed any remuneration on the rent they collect. In the last Settlement the Khán was the sole headman for the whole of Agror.

64. There were three Patwáris in Agror before the Settlement who, on account of the hilly nature of the tract, were quite insufficient to do the work well. The circles were revised and two Patwári circles have been added at the close of Settlement.

65. Two-thirds of the revenue are paid in kharíf by the 15th January and one-third in rabi by the 15th July. These are also the dates fixed for the rest of the Hazára District.

66. I arrived in August 1898 and the measurements were commenced in September 1898, and finished in April 1899. The Assessment Report was submitted in May, and orders were received in December 1899. The Settlement was finished in May 1900.

The cost of the Settlement is Rs. 16,784-7-4, all of which has been paid from the estate of the Khán of Agror. The details are given in Appendix VII.

The income from mutation fee is Rs. 776-12-0, and the two tents and two *pals*, which were purchased at Rs. 530, have been made over to the Settlement Officer, Hazára.

67. Of the three Field Kánúgos, two, Amrit Rái and Alif Khan, worked hard and well. Amrit Rái has now been appointed officiating Deputy Superintendent of Settlement in the Hazara Settlement. Alif Khan was at his own request transferred to the Gujrát District, of which he is a resident.

My Office Kanúgo, Nának Chand, has worked very satisfactorily, and has been of much assistance to me, and I have recommended him to the Settlement Commissioner to be accepted as a candidate for the post of Deputy Superintendent of Settlement. The Settlement Clerk, Allah Ditta, also worked very satisfactorily. He writes an exceedingly good hand and is now 2nd Clerk in the Settlement Office, Hazára.

MUHAMMAD SARFARAZ KHAN,

Settlement Officer.

APPENDIX I.

REGULATION No. IV of 1891.

A Regulation for the better administration of the Agror Valley.

WHEREAS it was provided in the record-of-rights of the Agror Settlement made and sanctioned in 1870 that the Khan of Agror, under pain of forfeiture of all rights recognized as existing in him or conferred upon him by or in the said record-of-rights, should do all in his power to promote and preserve the peace of the border ;

And whereas Ali Gohar Khan, Khan of Agror, has been guilty of disturbing the peace of the border, and his estates and lands have been attached under Section 9 of Regulation III of 1818 ;

And whereas all his rights as entered in the said record-of-rights have become liable to forfeiture ;

And whereas it is necessary to revise the said record-of-rights and otherwise provide for the better administration of the Agror Valley ;

It is hereby enacted as follows :—

Title, extent and commencement.

1. (1). This Regulation may be called the Agror Valley Regulation, 1891.

(2) It extends only to the Agror Valley ; and

(3) It shall come into force at once.

2. Rule 60 of the Hazára Settlement Rules, appended to Section 13 of Regulation 1 of 1872, so far as it extends to the Agror Valley, is hereby repealed.

3. The estate of the Khan of Agror shall be deemed to have been attached under the provisions of Section 9 of Regulation III of 1818, upon the first day of August, 1888.

4. All rights recognized as existing in the Khan of Agror, or conferred upon him, by or in the said record-of-rights, are hereby declared to be forfeited to the Government.

5. The Local Government shall appoint an officer to deal with the said forfeited rights.

6. The officer appointed under the last foregoing section shall, subject to any instructions which he may receive from the Local Government, enquire and determine with respect to the said forfeited rights—

(1) How far they shall be retained by the Government ;

(2) How far and on what conditions they shall be transferred to persons now in possession of land or any interest in land in the Agror Valley, or to the kinsmen or relatives of the Khan or any one or more of them ; and

(3) How far and on what conditions they shall be restored to the Khan.

7. Every determination made by such officer under the last foregoing section shall be subject to revision and confirmation by the Local Government, and when so confirmed shall be final :

Provided that any person, other than the Khan, aggrieved by any such determination as aforesaid may, at any time within six months after the same shall have been confirmed by the Local Government, apply to the Governor-General in Council to rescind or vary the same, and the Governor-General in Council shall thereupon pass such order as may be just.

8. The Local Government may also direct such officer to divide the waste lands of the Agror Valley into waste to be reserved as forest and as village waste, respectively, and to ascertain and record all the rights, if any, existing in either or both of the classes of waste.

9. The headman of each village in the Agror Valley shall, after the commencement of this Regulation, be appointed by the Collector of the Hazára District, and be entitled to such remuneration, not exceeding 10 per centum of the revenue of the village of which he is the headman, as the Collector may fix.

10. On the death, deposition or abdication of any Khan of Agror the Local Government may appoint to the headship of the family from among the sons, grandsons or other relatives of the late Khan the person whom it may consider fittest to succeed, notwithstanding any nomination of a successor by the said Khan.

11. No Court or Revenue Officer shall have jurisdiction in any matter which the Governor-General in Council or the Local Government or an officer appointed under Section 5 is empowered by this regulation to dispose of, or take cognizance of the manner in which the Governor-General in Council of the Local Government or any such officer may exercise any of the powers vested in him or it by or under this Regulation.



APPENDIX II.

Rules under Section 6 of the Agror Valley Regulation of 1891, sanctioned by Government in Revenue Secretary's No. 1513, dated 24th November 1898.

1. The proceedings of the Agror Valley Settlement of 1898-99 are conducted

NOTE.—The arrangement of subjects in these rules is that given in Financial Commissioner's Review, dated August 1894 of the Preliminary Report. Matters already decided by Government are omitted.

(Sd.) W. R. H. MERK.

under the Agror Valley Regulation of 1891, but shall, as far as possible, conform to Settlement proceedings conducted under the Punjab Land Revenue Act and Rules thereunder; and the same records shall be prepared as if the settlement were conducted under the Land Revenue Act. Appeals from the orders of the officer appointed under Section 5 of the Regulation shall lie to the Courts of the Commissioner of the Pesháwar Division, and of the Financial Commissioner, as if the officer appointed under Section 5 of the Regulation were a Settlement Collector appointed under the Land Revenue Act. The orders of the Financial Commissioner are subject to the provisions of Section 7 of the Agror Valley Regulation.

2. The services to be rendered to Government by the landowners known as *wárisán-i-sábq* and *seríkhórán*, also by the Swáthís of Jaskot and the owners of the village of Bagrián, also by such Khan Khel as receive lands in proprietary right in Agror,

NOTE.—For the conditions see together with the conditions attached to the rights conferred upon all the above classes of proprietors, shall be distinctly recorded in a separate paper for each estate.

3. For each estate an enquiry shall be made into the rights of owners and tenants and record of such rights to be termed the "Misál Tankih Hakúk" or "Record of Determination of Rights" shall be prepared by the officer appointed under Section 5 of the Agror Valley Regulation, who, when the enquiry is complete, shall pass orders defining the status of the parties concerned in the enquiry. Such orders shall be submitted through the Deputy Commissioner for the sanction of the Commissioner.

4. In the event of the officer appointed under Section 5, considering that it is desirable, or expedient to grant occupancy rights to tenants of land, other than those specified in Section 11 of the Financial Commissioner's Review of 1894, he shall submit a report for the orders of Government.

5. A distinct record of the services due to Government and to their landlords respectively by occupancy tenants shall be prepared.

* See Government of India letter No. 1418, dated 31st May 1897, and paragraph 2 of Punjab Government letter No. 286, dated 5th March 1897.

6. Every occupancy tenant on the Khan's property shall pay a cash rent.* As regards rents on other properties, the officer appointed under Section 5 shall submit a report for the orders of Government, after consulting the landlords and occupancy tenants.

(Sd.) W. R. H. MERK.

7. Cash rents payable by occupancy tenants shall in no case exceed the rates given in Section 22 of the Punjab Tenancy Act, as amended by Regulation XIII of 1887, or be less than the total amount of the land revenue and cesses payable on the tenancy.

8. A special report shall be submitted for the orders of Government, by the officer appointed under Section 5, regarding the maintenance grants, whether of land in proprietary right, or of cash out of the proceeds of the Khan's property or of both, proposed by him for the Khan Khel, exclusive of the persons who have been removed from Agror and regarding whom the decision of Government is conveyed in paragraph 2 of Foreign Department letter No. 1418, dated the 31st May 1897. This report shall include proposal for the protection, if any, of tenants on such grants of maintenance other than the protection afforded by the conferment of occupancy rights.

9. A special report shall be submitted, as above, regarding the areas which it is proposed to define respectively as "waste land" and as "protected waste land" under the Hazára Forest Regulation, and if in the case of any area this seems desirable, of land, which it is proposed to treat as if it were "reserved forest" together with draft rules for managing such "forest" under Section 8 of the Agror Valley Regulation. The report should also record the rights found to exist in each class of waste.

10. In defining waste as "waste land" and "protected waste land" (and "forest" under Section 8 of the Agror Valley Regulation, if any), regard shall be had not only to the present requirements of the people but also to such, as far as can be anticipated, for the next twenty years, in respect of the expansion of cultivation and the increase of the population.

11. The same conditions of service, &c., as attach to proprietorship and occupancy tenure in Agror (*vide* Rules 2 and 5 above) shall attach to rights and privileges in "waste land" and "protected waste land," and this shall be clearly recorded in the administration paper of each estate.

12. The officer appointed under Section 5 shall have discretion, subject to the approval of Government, to fix frontier remissions of land revenue or of rent for proprietors or for occupancy tenants in the Khan's property, as the case may be, to such extent and in such estates or portions of estates as may be approved by Government.

13. The rates and cesses payable to Government throughout the Agror Valley shall be the same as elsewhere in the Hazára District.

14. All *ináms*, *máfis* and other assignments of the land revenue and all remissions or assignments by the Khan or his father of rent due to the Khan, shall be investigated afresh, whether granted by Government or by the Khan, and a special report regarding proposals for the future shall be submitted for the orders of Government.

15. The whole of Agror shall be considered one assessment circle. It shall be divided into as many separate estates as may be found to be advisable. Each estate shall have its own record-of-rights as indicated in Chapter IV of the Land Revenue Act.

16. One or more village headmen shall be appointed for each estate, but in the case of the Khan's property deputy headmen shall be appointed from amongst the occupancy tenants on it, if any. If there are no such occupancy tenants for any portion of the Khan's property in any estate, the Deputy Commissioner shall appoint a deputy headman for that portion, representing Government, who manages the property on behalf of the Khan.

17. Such village headmen or deputy headmen shall receive as *pachotra* 5 per cent. on the land revenue or rent for which they are respectively responsible, and the rules under the Land Revenue Act regarding village headmen shall be applicable to them.

18. There shall be no zaildárs or chief headmen in Agror.

19. The officer appointed under Section 5 shall report proposals for a revision of patwáris' circles in Agror.



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APPENDIX III.

Appointment of Settlement Officer.

Revenue Secretary to Government, Punjab's, No. 936, dated 18th August 1898, to the Senior Secretary to Financial Commissioner, Punjab.

IN continuation of the endorsement from this office No. 951, dated the 12th August 1898, I am directed to say that the Lieutenant-Governor is pleased to appoint Muhammad Sarfaráz Khan under Section 5 of the Agror Valley Regulation to deal with the forfeited rights of the Khan of Agror subject to the provisions of Sections 6 and 7 of the said Regulation.

Foreign Department Frontier, dated 12th August 1898.

No. 949—*Powers*.—In exercise of the powers conferred by sub-sections (1) and (2) of Section 27 of the Punjab Land Revenue Act, 1887, the Hon'ble the Lieutenant-Governor is pleased to confer, and hereby confers, upon Muhammad Sarfaráz Khan, M. A., all the powers of a Collector under the said Act (with the exception of Chapter VI thereof) ; such powers to be exercised within the local limits of the Agror Valley in the Hazára District.

No. 950—*Powers*.—In exercise of the powers conferred by sub-sections (1) and (2) of Section 105 of the Punjab Tenancy Act, 1887, the Hon'ble the Lieutenant-Governor is pleased to confer, and hereby confers, upon Muhammad Sarfaráz Khan, M. A., Assistant Collector all the powers of a Collector under the said Act: such powers to be exercised within the local limits of the Agror Valley in the Hazára District.



APPENDIX IV.

Treatment of waste lands in the Agror Valley which formed part of the forfeited estate of the Khán of Agror in Hazára District.

No. $\frac{1421}{107.4}$, dated Simla, 17th July 1900.

From—T. W. Holderness, Esquire, c.s.i., Secretary to the Government of India, Department of Revenue and Agriculture,

To—The Revenue and Financial Secretary to Government, Punjab.

WITH reference to the correspondence ending with your letter No. 688,* dated 6th June 1900, I am directed to convey the sanction of the Government of India to the extension to the Agror Valley in the Hazára District of Rules 1 to 9 and 17 of the Rules under Sections 50 and 50 B of the Punjab Laws Act to regulate the use of the pasturage and other natural products of certain lands which are the property of Government, and to the issue of the draft notification amended as shown in the copy enclosed.

2. As regards the request made in paragraph 6 of your letter No. 233, dated 5th March 1900, I am to say that the Government of India are pleased to authorize the Local Government to add districts or specified parts of districts to the schedule attached to the draft rules from time to time as occasion requires. The exercise of this authority should on each occasion be reported to the Government of India for their information.

No. 37, the 11th August 1900.

No. 1086.—*Notification.*—In exercise of the powers conferred by Sections 50 and 50 B of the Punjab Laws Act, 1872 (IV of 1872), and with the previous sanction of the Governor-General in Council as required by Section 50 A, clause (c) of the said Act, the Lieutenant-Governor is pleased, in supersession of Notification No. 58, dated 1st February 1896, to make the following rules to regulate the use of the pasturage and other natural products of certain lands which are the property of the Government:—

RULES.

1. (1). This rule, Rules 2 to 9 (both inclusive) and Rule 17 apply in the first instance to all waste lands which are the property of the Government in the local areas mentioned in the schedule, except—

- (a) protected and reserved forests;
- (b) lands under the control of the Military, Canal or Railway authorities;
- (c) lands under the control of District Boards and Municipal Committees;
- (d) encamping grounds;
- (e) Government lands to which any special rules having the force of law under any Act for the time being in force in the Punjab apply;
- (f) lands included within the area of any cultivating lease, or which have been allotted under the Government tenants (Punjab) Act, 1893.

But the said rules may be extended to lands of classes (c) and (d) by special order of the Local Government published in the official Gazette.

(2). Rules 10 to 16 (both inclusive) apply in the first instance to the Mooltan, Montgomery and Jhang Districts only, but may be extended to any other local area by special order of the Local Government published in the official Gazette.

2. In these rules—

- (a) "cattle" includes, besides horned cattle, camels, horses, asses, mules, sheep, goats, and the young of such animals;
- (b) "Collector" means the Collector of the district, and any person on whom the powers of a Collector have been conferred under Section 27 of the Punjab Land Revenue Act, 1887;
XVII of 1887.
- (c) "Forest Officer" means any officer of the Forest Department not below the rank of Ranger;
- (d) "farmer" means a person to whom the right to collect fees for the pasturing of cattle or to cut wood or grass or to remove fuel or any other natural product of any land to which these rules apply, has been leased by the Collector;
- (e) "graze" includes "browse."

3. Save as hereinafter provided in Rule 10, no person shall pasture cattle, cut wood or *sajji* plants or grass, or gather fuel or any other natural product in the above-mentioned lands except—

- (i) under the authority of and in accordance with the conditions of a license granted by the Collector or Forest Officer; or

- (ii) with the permission of a farmer and in accordance with the conditions of such farmer's lease.

4. Every license granted under Rule 3, clause (i), shall be in writing and signed by the Collector or Forest Officer, and shall state—

- (a) the nature, extent and duration of the rights thereby conferred;
- (b) the consideration paid or to be paid by the license-holder; and
- (c) the special conditions, if any, on which the license is granted.

5. (1) Every lease granted to a farmer shall be in writing signed by the Collector, and the farmer and shall state—

- (a) the nature, extent and duration which shall in no case exceed five years, of the rights thereby conferred;
- (b) the consideration paid or to be paid by the former; and
- (c) the special conditions, if any, on which the lease is granted.

(2). Every such lease shall include,—

- (a) in cases where the consideration money is payable by instalments, a statement as to the amount of the said instalments and the dates on which they will fall due;
- (b) in cases where the lease relates to the right of grazing—
 - (1) a specification of the maximum grazing dues which the farmer may levy; and
 - (2) a clause providing that the farmer shall not, without the written permission of the Collector, transfer the lease, or close any portion of the leased area to grazing by any cattle in respect of which grazing dues are tendered under Rule 6; and
- (c) in all cases a clause providing that, if the leased area or any part thereof is at any time required by the Government for public purposes the lease shall be terminable on payment to the farmer of reasonable compensation to be assessed by the Collector.

6. (1). The owners of cattle grazing on any lands to which these rules apply shall pay to the Collector or Forest Officer, or to the farmer, as the case may be, fees according to a scale fixed from time to time by the Financial Commissioner for each district: Provided that no fee shall be charged for any sheep or goat less than six months old, or for any other animal less than one year old.

(2). The fees to be charged for licenses to cut wood, *sajji* plants or grass, or to gather fuel or any other natural product in any lands to which these rules apply, shall be fixed from time to time by the Commissioner of the Division and shall be paid by the license-holder to the Collector or Forest Officer or such other person as may be authorised by the Collector in this behalf, or to the farmer, as the case may be.

7. The Local Government may in respect of any local area exempt from all or any of the provisions of these rules any person or class of persons and any cattle or description of cattle.

8. Every license-holder and every farmer shall be bound by the conditions stated in the license or lease, as the case may be, granted to him, and every person acting under Rule 3, clause (ii), shall be bound by the conditions of the lease granted to the farmer.

9. (1). In case of any breach of the provisions of Rule 8, the Collector may, at his discretion, cancel the license or lease, and thereupon the license-holder or farmer, and every person acting under the farmer under Rule 3, clause (ii), shall forfeit all claims to any produce or wood which at the time of the cancellation of the license or lease has not been removed from the land to which the license or lease applies.

(2). On the cancellation of a license or lease under sub-section (1), the license-holder or farmer shall not be liable for any fees outstanding on the produce or wood so forfeited; but he shall have no claim to refund of dues already paid, and he shall not be thereby discharged from his liability for the payment of other dues in arrears or of instalment overdue under the terms of his license or lease at the date of the forfeitures.

10. (1). The Collector may, with the previous sanction of the Financial Commissioner, make an agreement on behalf of Government with the whole community of cattle owners residing in any estate to pay such an annual assessment by way of commutation for grazing dues, as may be agreed upon between the Collector and such community.

(2). Such assessment shall not, without the sanction of the Local Government, be made for a period exceeding five years; and when such an assessment has been concluded and recorded in such manner as the Financial Commissioner shall direct, no person comprised in such community of cattle-owners, shall be liable to separate assessment in

respect of any cattle belonging to him and grazing during the period mentioned in such agreement on lands to which these rules apply within the limits of the tract regarding which the agreement is made.

(3). Similar agreement may under the orders of the Financial Commissioner, be entered into between the Collector on behalf of the Government and associations of cattle-owners, in respect of cattle owned jointly or severally by the members of such associations.

(4). For the purpose of this rule, the consent of persons owing two-thirds of the cattle belonging to a community or association as aforesaid shall be deemed to be the consent of all the cattle-owners of such community or association.

11. If the cattle-owners of any community or association, which has accepted an assessment made under Rule 10, prove to the satisfaction of the Collector that the owner of any cattle, in respect of which the assessment was made, has with his cattle left that community or association and resides permanently with his cattle in another community or with another association in the same district which has accepted a similar assessment, the Collector may reduce the assessment payable by the former community or association and enhance the assessment payable by the latter community or association proportionately to the number and description of cattle removed from the one and added to the other.

12. The Collector may require the headmen of any community or association of cattle-owners with which an agreement is in force under Rule 10, to furnish him with a nominal roll of the cattle-owners belonging to such community or association showing the number and description of the cattle owned by each.

13. Disputes arising among the cattle-owners of any community or association which has accepted an assessment made under Rule 10, regarding the incidence as among themselves of the assessment, shall be decided by the Collector, whose order shall be final.

14. (1). All sums due under an assessment made under Rule 10 shall be payable at such times and places and to such persons as the Financial Commissioner shall direct.

(2). The amount assessed under Rule 10, shall be collected by lambardárs of estates or headmen of associations of cattle-owners, or by such other persons as the Collector may appoint, and such lambardárs, headmen or other persons shall levy grazing dues from the cattle owners in accordance with rates which shall be fixed by the Collector so as not to exceed in the aggregate the total assessment and to apportion the incidence thereof among the cattle-owners as nearly as may be in proportion to the number and kind of cattle owned by each.

(3). If the amount of grazing dues leviable under this rule from a cattle-owner belonging to any community or association which has accepted an assessment under Rule 10 is not paid by such cattle-owner or by some other person on his account when duly demanded, the Collector may entirely rescind the agreement made under Rule 10 in respect of such community or association.

15. The persons authorised under Rule 14 to collect the assessment shall be entitled to a drawback not exceeding 5 per cent. on all sums paid by them into the Government Treasury on account of such assessment.

16. Three per cent. of the net collections after deducting sums payable under Rule 15 shall be credited to the District Patwári Fund, and shall be expended, under the orders of the Financial Commissioner, in remunerating the establishment maintained, and in paying the contingent charges incurred, in connection with the assessment and collection of grazing duties.

17. Any person acting in contravention of any of these rules shall be liable, on a first conviction, to simple imprisonment for a term which may extend to one month, or to fine not exceeding Rs. 100, or to both, and on a subsequent conviction under this rule within three years of first, to imprisonment for a term which may extend to six months, or to fine not exceeding Rs. 300 or to both.

No. 38.

SCHEDULE.

Local areas to which Rules 1 to 9 and Rule 17 apply :—

Hissár	District.	Jhelum	District.
Rohtak	"	Gujrát	"
Karnál	"	Shahpur	"
Lahore	"	Gujránwála	"
Mooltan	"	D. I. Khan	"
Jhang	"	D. G. Khan	"
Montgomery	"	Bannu	"
Ráwalpindi	"	Muzaffargarh	"

The Agror valley in the Hazára District.

No. 39.

NOTIFICATION,

The 11th August 1900.

No. 1087.—*Notification.*—In exercise of the powers conferred by Rule 7 of the rules to regulate the use of the pasturage and other natural products of certain lands

* No. 37 of these Pro. which are the property of the Government, published with Notifications.

cation No. 1086* of this date, the Lieutenant-Governor is pleased to exempt all persons permanently resident in the Agror Valley from the prohibitions contained in Rule 3, except in regard to the cutting of wood.



APPENDIX V.

Outturn of crops in sers per acre assumed for Assessment purposes.

Name of crops.	CLASSES OF SOIL.					REMARKS.
	Hotár.	Bari.	Bela.	Maira.	Kalsi.	
Maize	900			500	180	
Rice	1,044	...	...	...	...
Kangni	120					
Cotton	120				50	
Pulses	160			80		
Wheat	500	500	480	360	160	
Barley... ..	450	500	450	350	100	
Masúr	250					
Oilseeds	300		200		50	

APPENDIX VI.

STATEMENT SHOWING THE RENTS IN KIND AND CASH REALIZED IN ADDITION TO ONE-FOURTH OF PRODUCE
BY THE AGROH ESTATE AND THE AVERAGE OF FIVE YEARS 1893-94 TO 1897-98 AND
THEIR VALUE AT FINANCIAL COMMISSIONER'S PRICES.



APPENDIX VI.

Statement showing the rents in kind and cash realized in addition to one-fourth of produce by the Agror Estate and the average of five years 1893-94 to 1897-98 and their value at Financial Commissioner's prices.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
PERIOD.	KHARIF.								RABI.								
	Maize.	Rice.	Másh.	Moth.	Lohia.	Kaŋgu.	Cotton.	Total.	Barley.	Wheat.	Sarsahat.	Masauri.	Karák.	Total.	Total Kharif and Rabi.	Halchary.	Total.
1893-94 in sérs ...	153,001	24,692	4,746	7,045	1,886	387	241	191,998	39,578	29,280	3,964	3,780	1,159	78,061	...	...	...
Prices realized by the estate in rupees.	5,100-1-3	820-1-0	180-10-3	191-8-0	48-14-3	11-7-0	24-1-3	6,385-11-0	604-7-6	901-4-9	228-15-0	55-5-3	34-0-6	1,879-10-3	8,265	2,478	10,748
Prices at sanctioned rates in rupees.	3,400	772	237	176	47	13	24	4,639	870	1,086	220	165	29	2,378	7,047	2,478	9,525
1894-95 in sérs ...	152,490	31,518	5,060	1,937	676	504	281	192,465	28,224	31,820	802	459	376	61,771	...	...	...
Prices realized by the estate in rupees.	3,812-3-4	824-9-0	223-9-9	61-7-0	16-6-0	10-2-6	26-10-9	4,976-0-3	414-1-0	727-1-3	55-12-0	6-12-6	6-14-9	1,210-9-0	6,186	2,508	8,694
Prices at sanctioned rates in rupees.	3,388	985	253	48	17	17	28	4,736	627	1,179	50	20	8	1,884	6,020	2,508	9,128
1895-96 in sérs ...	168,065	27,870	907	2,987	283	1,226	840	203,178	25,942	31,975	8,873	1,482	602	68,934	...	...	...
Prices realized by the estate in rupees.	5,173-4-6	819-12-3	54-13-9	103-15-6	6-6-9	53-11-0	76-14-3	6,258-14-0	1,111-13-3	2,131-8-0	681-10-9	43-7-3	25-8-6	3,093-15-9	10,253	2,498	12,746
Prices at sanctioned rates in rupees.	3,735	871	46	75	7	41	84	4,859	576	1,184	493	64	13	2,380	7,189	2,498	9,682
1896-97 in sérs ...	175,910	34,348	440	3,438	542	15	1,400	210,039	30,878	38,711	15,862	3,649	1,116	10,204	...	...	...
Prices realized by the estate in rupees.	17,590-13-6	1,578-1-9	39-15-0	218-4-6	32-12-6	7-0-9	117-2-9	2,484-2-9	1,453-0-3	3,256-3-9	1,173-6-6	179-1-9	74-6-3	6,136-2-6	25,730	2,500	28,230
Prices at sanctioned rates in rupees.	3,909	1,074	22	86	14	1	140	5,246	686	1,434	881	159	22	3,162	8,428	2,500	10,948
1897-98 in sérs ...	191,037	33,645	696	3,896	484	556	441	230,759	31,207	32,440	510	243	181	64,611	...	...	...
Prices realized by the estate in rupees.	6,025-1-9	1,319-7-0	63-3-6	228-6-3	23-8-6	29-9-3	34-14-0	8,615-2-3	430-8-0	1,614-3-9	39-2-0	7-5-0	7-9-6	2,104-12-3	10,720	2,495	13,215

Prices at sanctioned rates in rupees.	4,245	1,051	35	98	12	19	44	5,504	684	1,201	30	11	4	1,940	7,444	2,495	9,939
Total of prices realized by the estate in rupees.	38,601-3-9	8,370-15-9	562-3-3	803-9-0	128-0-0	72-14-6	279-11-0	45,818-14-3	4,079-14-0	8,630-5-6	2,173-14-6	291-15-9	149-0-6	1,595-2-3	61,144	12,474	73,618
Total prices at sanctioned rate in rupees.	18,677	4,753	593	483	97	91	320	25,014	3,462	6,088	1,674	419	76	11,714	36,728	12,474	49,202
Average of the prices of the five years realized by the estate in rupees.	720-4-11	1,074-3-2	112-7-1	160-11-5	25-9-7	14-9-3	55-15-0	9,163-12-5	815-15-7	1,720-1-1	434-12-6	58-6-4	29-12-11	3,005-0-5	12,229	2,495	14,724
Average of the prices of the five years according to the sanctioned rate in rupees.	3,785	951	119	97	16	18	64	5,003	692	1,217	335	94	15	2,843	7,344	2,495	9,841

B.

Area in acres owned by Khan for which Batai rent is realized.

Hotár	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	271
Bári	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1,191
Bela	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	294
Maira	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	3,025
Kalai	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2,218
Total	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	6,999

APPENDIX VII.

Statement of Expenditure of the Settlement under all heads.

Major Heading of Service.	Budget Headings.	Amount.
		Rs. a. p.
	Salary and allowance of Settlement Officer	6,600 0 0
	A.—OFFICE ESTABLISHMENT.	
	1. Kánúngo	1,010 7 8
	2. Menial Establishment	522 0 6
	Total	1,532 8 2
	B.—FIELD ESTABLISHMENT.	
	3. Settlement Tahsildar	453 3 7
	4. Field Kánúngos	1,476 12 1
	5. Field allowance of Field Kánúngos	310 0 0
	Total Field Establishment	2,239 15 8
	6. Temporary establishment	3,815 8 9
	Total pay of Establishment	7,588 0 7
	7. Travelling Allowance of Settlement Officer	570 14 0
	8. „ „ of Establishment	103 8 0
	9. Contingent Expenditure	1,658 0 11
	10. Stationery	263 15 10
	Total Expenditure	2,596 6 9
	GRAND TOTAL	16,784 7 4

APPENDIX IX.

Glossary of Vernacular Terms.

Bárl	... Manured land.
Bátal	... Kind rent.
Belá	... Land situated on the banks of a stream.
Chhatáuk	... A weight one-sixteenth of a sér.
Dháká	... Mountain.
Gallí	... Pass.
Ghí	... Clarified butter.
Girdáwari	... Crop inspections.
Halchurí	... Cash rent per plough in addition to kind rent.
Hotar	... Irrigated land.
Inám	... A grant of land revenue.
Jágir	... An assignment of land revenue.
Kalsí	... Terraced fields on hill sides.
Kamín	... Menials.
Kandar	... House rent.
Kandhí	... Skirt of mountains.
Kangni	... A grain.
Kharíf	... Autumn harvest.
Maház	... Accretion of land.
Maiaán	... Plain.
Maira	... Level or fairly level unirrigated land.
Mauza	... Village.
Masúr	... A pulse.
Mothi	... A pulse.
Múng	... A pulse.
Odí	... A measure of capacity.
Patwári	... Village accountant.
Rabi	... Spring harvest.
Sáhúkár	... Money-lender.
Sarshaf	... Oilseed.
Sér	... A measure of weight equal to 80 tolás.
Serí	... Grant of land for religious purposes.
Wárisána	... Superior proprietary due.
Wesh	... Partition.
Zamíndár	... Landowner.