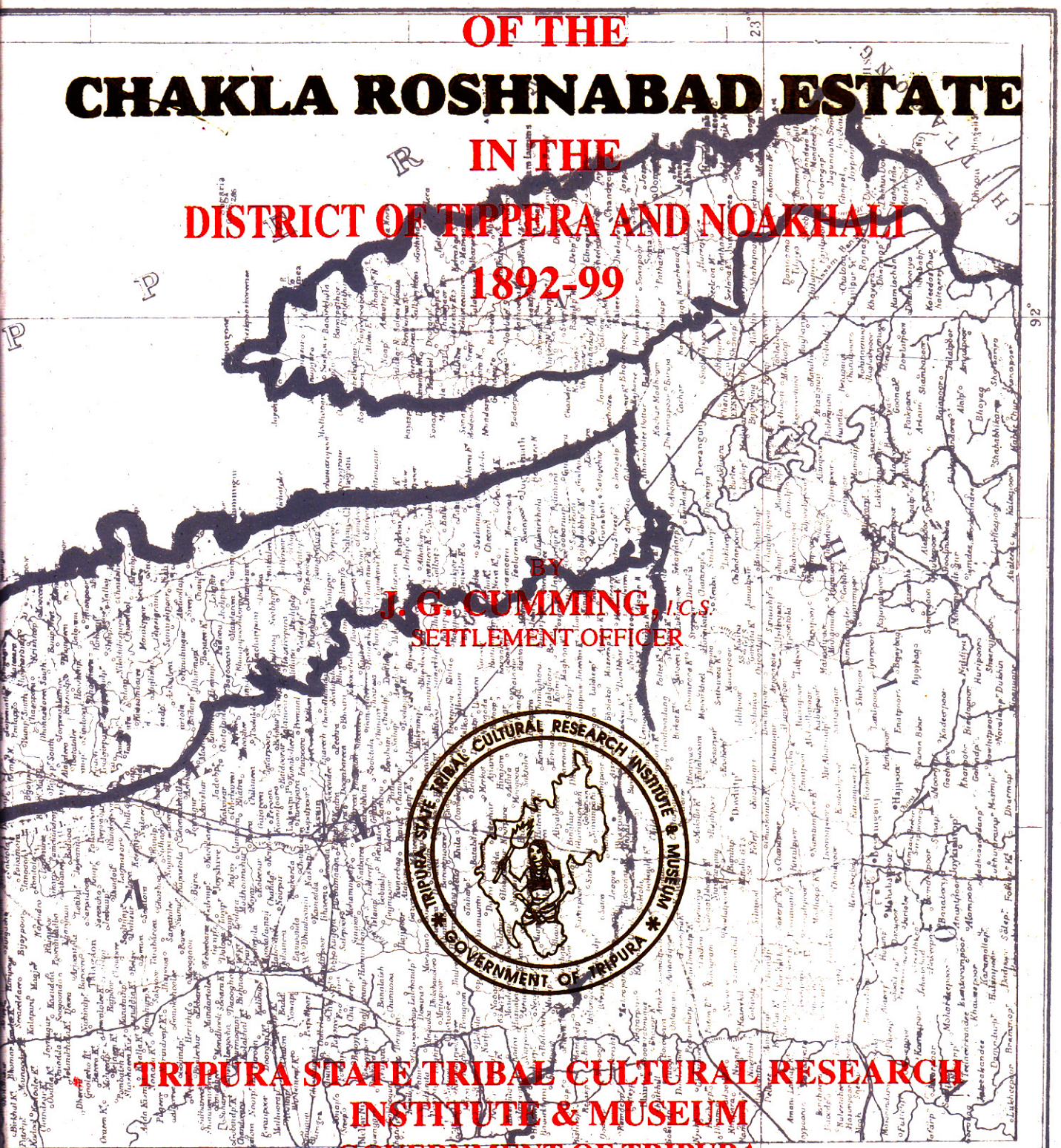
SURVEY AND SETTLEMENT OF THE

CHAKLA ROSHNABAD ESTATE

IN THE DISTRICT OF TIPPERA AND NOAKHALI

1892-99



BY

J. G. CUMMING, *I.C.S.*

SETTLEMENT OFFICER

TRIPURA STATE TRIBAL CULTURAL RESEARCH INSTITUTE & MUSEUM

GOVERNMENT OF TRIPURA

AGARTALA

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FOREWORD

Directorate of Tribal Research, Government of Tripura has been re-publishing old historical documents which are of great relevance to academicians and practising administrators. The report on Survey and Settlement of the Chakla Roshnabad Estate was conducted by Settlement Officer J. G. Cumming, ICS. The report is throws insight into the various aspects of Tripura State. It also provides various informations as are relevant for understanding the geographic, Topographic and other features of the Chakla Roshnabad Estate. The details and the manner in which survey and settlement operation was undertaken in those times also speaks about the sincerity and dedication of the staff and officers involved in such activities. It is a very comprehensive document and can be used by the people involved in research and academic activities.

The present book have been compiled and edited by Shri R. G. Singh and shri Arun Deb Barma of the Tribal Research Institute. It is a recommendable work done by them.

I am Sure that the present book would be of utmost relevance and provide a comprehensive and detailed information regarding Chakla Roshnabad Estate of Tripura to all concerned and interested in such studies.

Date, Agartala
The, 20 March, 1998

(M.L.REANG)
DIRECTOR
TRIBAL RESEARCH INSTITUTE
Government of Tripura.

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SURVEY AND SETTLEMENT
OF THE
CHAKLA ROSHNABAD ESTATE
IN THE
DISTRICTS OF TIPPERA AND NOAKHALI
1892-99
Part I.
Description of the Estate

CHAPTER I.
GENERAL DESCRIPTION.

Situation

The estate of Chakla Roshnabad is situated on the confines of Eastern Bengal and lies between the parallels of N. latitude 22°54 and 24° and meridians E.longitude 91°4 and 91°37. It is made up of four compact blocks; one in Sylhet district, two in Tippera district, and one in Noakhali district. As it adjoins the hills of the Native State of Hill Tippera throughout on the east, one would infer that the lands of the estate formerly appertained on the Native State; and such is the case. The estate represents so much of the plains of Sylhet, Tippera, and Noakhali as have remained out of what was once a very large dominion of the Rajas of Tippera. These plains were the limits of the possession taken, though not of the authority exercised , by the Moguls; and they came under the sway of the British in 1761.The estate thus formed is bounded on the north by Sylhet district, and parganas Daudpur and Sarail in Tippera district; on the west by parganas Bardakhat, Gangamandal, Homnabad, and Kadba and the Lalmai Hills in Tippera and Amirabad and Bederabad parganas in Noakhali, and on the south by Chittagong district: on the east is Hill Tippera. It is interesting to examine the geography of this part of Eastern Bengal as revealed in four maps which I have obtained and examined: Rennel's map of 1779, Rushon's of 1835 (for the approximate date of which I am indebted to a descendant of the publisher), Gastrell's of 1865; and the latest of the Survey of India, 1898. The first shows that the estate was conterminous with what was the original Tippera district under British control up to 1789, when the boundaries were altered and parts of the then districts of Dacca and Mymensingh were included. In this map no distinction is made between the plains and the hill country. The place Nurnagar represents the present Kasba. Sementagarh, Pattan and Soidabad still exist; Calcagunge is now called Rajdharganj.In the parts south of Comilla all the names are now identifiable in spite of eccentricities of spelling, such as Pagangurra for Phalgunkara. The Comilla- Chittagong road was already by that date in existence, and also the picturesque hill tract across the first range of Tippera hills to Khandal. The 1835 map was evidently largely copied from

Rennel's map, it shows the estate to be entirely included within the then district of Tippera,which had extended widely on the west. The separation from Hill Tippera on the east was then complete. The thanas at Nurnagar (Kasba),at Jagannath Dighi, and at Chhagalnaya were already in existence. The modern Jorekaron (a pair of tanks) was then called Joorpuchrea. After the Revenue Survey the map of 1865 was prepared. The boundary between Hill Tippera and British Tippera had been demarcated in1854; and this map reproduces this demarcation.What is now known as the Chhagalnaya thana of Noakhali had an ancestral connection with Tippera as the southern part of the estate ; and in this map that thana appears as part of Tippera.All the rest of modern Noakhali had by that time been parted off as a separate district. In this map the name of Kasba appears instead of Nurnagar. Wazeer is now known as Singarbil. Pathdea became Patudada in 1875, and by 1895 this was corrupted into Patadda. Kherabarea is now Berabariya and Tolakava is Talbariya; and Jungameear goes by the name of Mokamiah. Finally, the latest map shows Chhagalnaya cut off as a thana of Feni subdivision in Noakhali district ; the separation was effected in 1876.

Area

2. The estate according to the Traverse Survey of the Survey Department had an area of 553.77 square miles; but a few villages were included which did not belong to the estate proper and some of the villages were excluded from survey. The details of the adjustment are given under Part III . The Sylhet area of 16.5 square miles is excluded from the above amount, as it was not brought under settlement. The area under settlement is made up of a tract of territory 5 to 15 miles broad, bordering Hill, Tippera for about 80 miles. The actual frontier line is, however, 168 miles long. This tract is distibuted over three administrative divisions, called the Northern, Central, and Southern Divisions, with an area respectively of 205, 221, and 129 square miles, These Divisions are approximately equal to the size of the counties of Nairnshire, Dumbartonshire and Linlithgowshire in Scotland. The creation of these Divisions dates from the order of the Minister Rai Uma Kanta Das Bahadur of the 20th *poush* 1300 Tippera Era, The Northern Circle is the part of the estate within the Tippera district north of the Nayanpur river, and includes parganas Nurnagar and minor parganas. Most of thana Kasba and parts of thanas Nabinagar and Brahmanbaria are included in this Circle.Thana Kasba, though not coincident with pargana Nurnagar, has almost the same area. The central Circle includes the four important parganas- Meherkul, Bagasair, Chauddagram and Tishna, Pargana Meherkul takes up most of thana Kotwali and a corner of 36 villages belonging to thana Laksham and the other parganas take up the greater part of thana Chauddagram, In the Southern Circle, the Division is coincident with thana Chauddagram, and covers parganas Dakshinsik, Jagatpur, Sabek Ratnanagar, Khandal, and minor parganas. I give below the details of the areas and the number of villages of the 31 parganas which make up the estate. There were originally 54 parganas. This is the number mentioned by Mr. Alexander in his report made 24 years ago. The redistribution of 49 old parganas under the present 31 in Tippera and Noakhali is shown below. There are four in Sylhet. The 54th was Bridhanagar, and it is not known with what pargana it was amalgamated at the time of the revenue survey. It would be tedious to give all the reasons for the change. For instance, Ashtajangal has now ten villages; one is the old pargana Madla Champaknagar. There are left nine, two of which were formerly counted as one village. Hence the name- a collection of eight jungly villages.

No.	Name of former parganas.	No	Present distribution	Area.	Number of villages.
1	2	3	4	5	6
			Northern Divisions	Aeres.	
1	Asht jangal	1	Ashtajangal	3,328	10
2	Madla Champaknagar				
3	Uttar Ganganagar				
4	Pipaliya ditto	2	Uttar Ganganagar	13,867	34
5	Rajamati				
6	Gopinathpur Uttar	3	Gopinathpur	357	3
7	Ditto Dakshin				
8	Champaknagar	4	Champaknagar	3,121	29
9	Joydebnagar	5	Joydebnagar	4,694	25
10	Joydebpur				
11	Jahnabanagar	6	Jahnabanagar	1,021	5
12	Dharampur	7	Dharmapur	1,147	5
13	Dhalesvar	8	Dhalesvar	2,081	11
14	Nurnagar				
15	Dharmanagar	9	Nurnagar	97,992	271
16	Rajdharnagar				
17	Dharmanagar-Kashirampur				
18	Dhananjoynagar-Asanpur				
19	Sibnagar				
20	Patharghata	10	Patharghata	1,549	6
21	Bamutiya	11	Bamatiya	773	6

No.	Name of former parganas.	No	Present distribution	Area.	Number of villages.
1	2	3	4	5	6
22	Bisalgarh	12	Bisalgarh	1,177	4
23	Meherkul		*Central Division.*	Acres.	
24	Balarampur				
25	Fultali	13	Meherkul	81,977	520
26	Krishnanagar, Chakbasta Bhangara				
27	Bagasair	14	Bagasair	24,964	142
28	Chauddagram	15	Chauddagram	6,297	37
29	Tishna				
30	Khamar - Tishna				
31	Tishna - Rajdharnagar	16	Tishna	30,029	194
32	Ditto Ganganagar				
33	Ditto Dari Rajdharnagar				
			Southern Division.		
34	Dakshinsik	17	Dakshimsik	22,420	33
35	Ditto Ganganagar				
36	Khandal	18	Khandal	20,107	62
37	Julaiganganagar	19	Julaiganganagar	768	5
38	Sabek-Ratannagar	20	Sabek-Ratannagar	12,110	26
39	Julai ditto	21	Julai ditto	2,689	14
40	Chandranagar	22	Chandranagar	1,552	4
41	Kalikapur	23	Kalikapur	2,957	11
42	Gadanagar	24	Gadanagar	2,010	7
43	Julai - Rajdharnagar	25	Julai - Rajdharnagar	1,556	7
44	Jasadapur	26	Jasadapur	399	3
45	Rajmanipur	27	Rajmanipur	1,943	8
46	Gadadharnagar	28	Gadadharnagar	1,272	3
47	Julai-Durjoynagar	29	Julai- Durjoynagar	2,390	9
48	Jagatpur	30	Jagatpur	9,927	16
49	Kholabari	31	Kholabari	917	1
			Sylhet Divisions.		1,511*
50	Mantala - Ganganagar				
51	Manipur				
52	Mantola				
53	Ratannagar				
54	Bridhanagar				

* Of which five vilages have been excluded from settlement.

It is clear that for comparative or statistical purpose the pargana divisions are of little use, as they vary is size from one village to five hundred and twenty. The exact area surveyed was 357,529 acres. this result was obtained by the summation of the fields after the cadastral survey. In round numbers $2^1/_2$ lakhs of acres are cultivated out of these $3^1/_2$ lakhs; and of the balance of lakh, one quarter is culturable and three -fourths are unculturable . The unculturable portion covers 21.2 per cent.of the

whole area , and is made up of 2·8 per cent. for village sites, 5.5per cent.for roads and rivers, 3.4 per cent. for tanks, and 9.5 per cent.for every other kind of unculturable land , such as waste, jhil, burial grounds,etc. In England the unculturable portion, made up of woods , mountains , rivers and other waste land , is 23per cent.of the entire area and 77per cent.is cultivable and pasture land .

Physical features

3. The greater portion of the estate is nothing but a large rice -producing plain with village dotted over it . The village sites , with their bamboo clumps, jack, mango, plantain,and palm trees, their quartettes of houses , some occasionally humpbacked, with grass sides and bamboo-workwalls, are not significantly different from others in East Bengal. But the trees and jungle growth are more numerous towards the hills on the east,and the areca-nut tree is not so common as it is along the littoral tracts of Tippera and Noakhali. In the Northern Division, the hilly portion, consisting of small tilas alternating with bils or boggy valleys, lies to the east of the Kasba - Brahmanberia road, and in the pear-shaped portion lying north of Akhaura. The rest of the division consists of a cultivated plain with drainage towards the north-west . The average height above mean sealevel of this part is 26.5 feet. The lowest parts are the villages near the junction of the rivers Titas and Buri, where the water lies twenty feet deep in the rains over what is high and dry land during the cold season. The Central Division has practically no hilly village ; and those on the Native State boundary are all capable of further jungle-clearing. This division is more of an absolute plain than the northern, and the drainage fall is not so decided. In the south , again, the tract is a rice plain intersected with very numerous hill streams converging from the west, the north ,and the east.The centre of the tract is subject to the bad effects of flood;but all the edges are quickly drained.

The rocky formation of the meridional hills of Hill Tippera is described as soft upper tertiary in Medlicott and Blanford's Geology. It is of dull reddish colour ,and this characteristic gives the name to the line of hills of decomposed gneiss,the Lalmai Hills ,which about the Central Division on the west . The soils of the plains are all obviously of alluvial origin ; and on the surface made up of clay or sand in varying proportions. They have the following names:-

(1) Ataliya ,heavy sticky clay, sometimes with a sprinkling of red sand.

(2) Baliya , mixed clay and sand : near the hills and rivers half sand ,elsewhere one quarter sand.

(3) Doashia ,mixture of sticky clay and sand.

(4) Lalmati ,a reddish under -layer beneath water -logged places . It comes next to Ataliya in adhesive ness and is used in coating mat walls and in polishing idols.

(5) Chaliya, contains clay and sand in equal proportions ,but black in colour :also in water -logged places,not good for jute ,but produces rich dhan when the rains are under the normal.

(6) Dhulamati, soft sandy soil: contains about three-fourths sand and becomes powdery to the touch.

(7) Laldhulamati, of the same proportion as dhulamati,but reddish: fertile.

(8) Matialmati,with three- fourths clay and one-fourth sand :very fertile loam.

(9) Kadamati ,earth found on the edge of a tank or bil.

(10) Chiknamati, shining clay used for plastering plinth of kutcha houses, taken from below ground.

(11) Charmati, earth formed by yearly deposit of sand and clay.

(12) Otla, boggy soil , in which water always lodges: also called "lun" in pargana Nurnagar.

(13) Chang,similar to, but not so bad as, otla, in heavy clay:in pargana Meherkul.

(14) Damama ,boggy soil with water beneath, so called from the noise made in passing over it.

(15) Chuya, containing very little sand .

(16) Peramati,black soil found in swamps.

(17) Salyajala,special kind of low land.

4. In March 1897, near the villages Bridhanagar and Haripur in pargana Ashtajangal, about 16 miles north of Comilla and quite close to the frontier hills, I found a mound, from a hole in the centre of which a small flame about six inches high was issuing. Specimens of the mud round about were sent to the Geological Survey Department; and at page 111 of the Records of the Geological Survey of India, Volume XXX, Part 2, 1897, is contained the result of the examination.There in it is stated; "The dried mud sent was of the same type as that thrown by the mud volcanoes of Arracan and Muibu, and Mr. Cumming's account left no room for doubt that he had discovered a small mud volcano or salse in a previously unrecorded locality". The earthquake of June 1897 affected the banks of the Howrah river in the Northern Division, leaving flssures and depressions. As a curiosity, I may mention that there exists about half a mile south-east of Baidyer bazar an ant-hill about 9 feet high.

5. The tanks from a very striking feature of the whole of the estate. They are more numerous towards the south, till we find 10, 12 and even 14 per cent. of the total area of a village taken up with tanks and their banks. Tanks cover 14,671.85 acres or 3.42 per cent. of the whole area of the estate, and as much as 6.40 per cent of the area of the Southern Division. Joynagar, a village to the east of Chandgazi Hat in the Southern Division, has 141 tanks, covering an area of 122 acres out of 992 acres. Comilla town itself has about 400 tanks. I have had extracted from the registers of water-supply kept in the office of the District Boards so much as is relevant to the estate in the two districts. The result is here given. The list could not have been exhaustively prepared, but it is useful for the purposes of comparison.

Sources of water-supply in tanks.

Name of Division of the estate.	In what thana contained.	Whole some	Unwhole-some	Perma-	Inter-nent	Total. mittent
1	2	3	4		5	6
Northern	Kasba	503	925	742	686	1,428
	Brahmanbaria	15	23	15	23	38
	Nabinagar	139	337	211	265	476
	Total	657	1,285	968	974	1,942
Central	Kotwali	585	538	777	346	1,123
	Chauddagram	260	316	404	172	576
	Laksham	8	12	12	8	20
	Total	853	866	1,193	526	1,719
Southern	Chhagalnaya	1,645	1,092	2,047	690	2,737
	Grand total	3,155	3,243	4,208	2,190	6,398

The following points are to be noted after an examination of these figures :- That there is no well water-supply at all; that the tanks of the Northern Division must be particularly bad, in as much as there are two dirty ones to every one clean tank; that the purity increases towards the south; and, finally, that the permanent supply of water increases in the same way as one passes from the Northern through the Central to the Southern Division. The water-supply in Chhagalnaya is quit adequate, and it is worst in the part of the estate within thana Kasba. My later remarks on epidemics show the sequel to this state of things. In February 1899, I had a chemical examination made of the water of the fine tank, Gangasagar, facing the Raj Cutchery at Mogra. Specimens taken from both the centre and the edge of the tank were declared impure and unfit for drinking. In the case of khas tanks, the water of which is used for drinking purposes, the Raja should either have them dug; or let them out on condition that they be re-excavated. In the Northern Division, where the tanks are more frequently under other immediate landlords than the Raj, the talukdars can only be stirred by their self-interest. I saw very few instances of re-excavation by talukdars. I had a Raj tank excavated in 1898, at Kuthi, but the local Raj staff would not even take the trouble to preserve it from pollution, although their houses and office are on the bank of the tank. According to the District Board figures, there are more than 11 tanks for every square mile in the estate.

It is a truism to state that the excavation of tanks has lapsed as a social and religious duty. In former days land was cheaper, and so was labour, while the system of corvee (*or begar*) was not unknown. Tanks are found next the maths of Hindus and the musjids of Musalmans, and frequently close to large deserted homesteads. Sometimes enormous tanks are found with their banks covered with small jungle in the midst of a cultivated plain. The largest tank in the two districts is Jagannath Dighi, the water area of which is 40.77 acres. It was called after Jagannath Thakur, one of the sons of Kalyan Manikya, a ruler of Tippera in the middle of the seventeenth century. Two tanks are famous for their waters, a panacea for all diseases. One is Kamalasagar, the banks of which form the boundary with the Hill State, at the station on the Assam-Bengal Railway called Tarapur. Another is Shamsher Ghazi's tank, at Kaiara, about, 4 miles to the south of Chhagalnaya thana in Feni subdivision. Besides these, there are several tanks, the names of which take one back at least 100 years. Shamsher Gazi, the notorious usurper of the Tippera throne, has left near the Feni River in the extreme south of the Southern Division several tanks, some near Amli ghat and some near Subhapur, as evidence of his presence. Another tank at Purba Chhagalnaya is called after his Dewan Abdul Rezak. I give the following list of the more important tanks :-

Name.	Division.	Village.	Note.
1	2	3	4
Rajbollobh Narayan Chaudhuri.	Northern	Sementaghar	.....
Nanda Kumar Chauduri	Ditto	Merkuta	
Gangamani dighi	Ditto	Ditto	A daughger of the Chaudhuri family.
Rajar ,, ...	Ditto	Bidyakut	
Durga Sundari ,, ...	Ditto	Durgapur	Ditto Ditto
Rajar ,, ...	Ditto	Mulagram	
Chaudhuri ,, ...	Ditto	Natghar	
Rudrakshabari ,, ...	Ditto	Rudrakshabari	
Gunsagar	Ditto	jajiara	After the queen of Raja Gobinda Manikya
Raja ,, ...	Ditto	Dighirpur	
Bagbari ,, ...	Ditto	Kheora	After mango orehard on its banks
Kalyansagar	Ditto	Kasba	After Raja Kalyan Manikya
Dharmasagar	Ditto	Ditto	After Raja Dharma Manikya (1714-1732)
Raja dighi	Ditto	Kuti	In Beribil
Gangasagar ,, ...	Ditto	Gangasagar	Next Mogra, After Raja Ganga Manikya
Subar dighi ,, ...	Ditto	Maniyand	After Dhananjay Subah of Agartola
Raja ,, ...	Ditto	Radhanagar	Excavated by Raja Kalyan Manikya when temple to Radha Madhab was erected.
Dharmonagar ,, ...	Central	Comilla	After Raja Dharma Manikya (1407-1490)
Ranir ,, ...	Ditto	Ditto	After a Rani of the Tippera Raj family
Nanuar ,, ...	Ditto	Ditto	Nanua is title of Bara Thakur's consort
Wazirer ,, ...	Ditto	Ditto	After Sib Jay Wazir
Amir Mohammad,, ...	Ditto	Ditto	In Chak Bazar
Bali Narain ,, ...	Ditto	Durgapur	Adjoining Dadkandi road
Gunmanikya ,, ...	Ditto	Baidyer bazar	Very high banks. Made by Raja Gobinda Manikya.
Jagannath ,, ...	Ditto	Keskimura	Adjoining Chittagong road, named after the third son of Raja Kalyan Manikya
Gotrasar ,, ...	Ditto	Samaksar	Said to have been made by the Mughs
Kaiyara ,, ...	Southern	Kaiyara	Excellent tank made by Shamsher Gazi
Chhagalnaya ,, ...	Ditto	Purda Chhagalnaya	Made by the Mughs.
Abdul Rezaker ,, ...	Ditto	Ditto	After Dewan of Shamsher Gazi
Satkuchiya ,, ...	Ditto	Satkuchiya	Made by Shamsher Gazi
Basura ,, ...	Ditto	Basura	Made by Chaudhuris of Basura. Two tanks
Siluar ,, ...	Ditto	Purba Silua	By Muhammad Akbar Chauduri
Chaudhuri ,, ...	Ditto	Dakshin Dharmapur	By the Chandhuris
Aliar Gair ,, ...	Ditto	Subhapur	by Aliar Mohammad Chaudhuri
Mahabbat Ali Chaudhuri dighi.	Ditto	Daulatpur.	

The rights and interests in tanks will be discussed under the head of the record of -rights

The low-lying parts of west of Nuranagar pargana, the west of Bagasair and Chauddagram and of the centre of the Southern Division have formed into large bils. The tendency of rivers to raise their banks above the surrounding country is very marked in the centre of Southern Division. There, during the rains, the central streams are like high level canals. Within living memory the level of the bils at the extreme north-west corner of Nurnagar has been raised by the yearly deposit from the floods of the Titas river; and the bils themselves have thus become more cultivable.

River system.

6. Communications come under the heads and of rivers and khals, roads and railways. The river-system throughout the estate makes water carriage easy, except in the part bordering the Comilla-Chittagong Trunk road, which during the dry season is inaccessible to even the smallest boats. In the Northern Division, the Titas and Howrah on the north, the Buri on the west and south, and the Senai river in the centre, are navigable throughout the year. The Bijay, which is an of-shoot of the Buri river near Nayanpur bazar, entirely dries up the cold weather. This stream is not one of nature's making : it was a canal constructed by Raja Bijay Manikya more than 300 years ago. The bed of the Buri is well defined, and, as it is mostly in stiff clay, it seldom changes its course, though its course meanders in an appalling fashion. The larger Titas also keeps to its old banks; but at its confluence with the Howrah it silts up badly, and also a little further down stream at Krishnagar. Beyond Akhaura are Kodali Nullah, Rup Nullah, and Lohar Nullah, the boggy nature of all of which gave trouble during the construction of the railway line. Forest produce, bamboos, and grass are floated down all the small streams leading out of the hills, when the channels are on longer open for the passage of any but smallest boats. The larger bend of the Titas where it leaves the estate is cut off by the Moullah khal; and the Kaitola khal is a direct passage from the Titas river to the Buri river. In the Central Division there is the large river Gumti ; it traverses the estate from east to west immediately south of Comilla. Like all the hill streams, it can come down inspate ; but it is fordable at Comilla during the cold weather. Before the opening of the railway, Comilla depended on the Gumti river for its export trade. Large logs of timber are floated down during the rains to the timber -sawing centres , such as Kuti . North and south of Comilla and flowing westwards are small hill strems. From the southern extremity of the Lalmai Hills to the Noakhali boundary , the estate is confined on the west by a river which goes under a multitude of names , such as the Dakatia, the Sindurganga and the little Feni. It is fed by the Kakri river passing Singher bazar from the east , and by offshoots of the Dakatia from the west. It is extremely tortuous . The Bijaypur khal from Comilla to Bijaypur and the Chauddagran khal in the direction of Laksham are feeders to this river. In the Southern Division, the large Muhuri river traverses the whole division from north to south where it joins the Feni at short distance west of the bridges of the Assam-Bengal Railway over the two rivers. The Muhuri has two main tributaries -the Selonia (also called Abhaya in its upper reaches) which separates the Zamindari of the Raja of Hill Tippera from the estates of Maharaja Durga Charan Law on the southern side, and the Gutiya river in the centre of the division. The Selonia and the Muhuri receive the waters of very numerous hill streams . The Muhuri , Selonia, Titas, and the Feni are the only rivers in the estate affected by the tide. At certain seasons the bore on the Muhuri is no small one;but the salt water does not affect the lands as the gradient of the stream is so steep,nor is the saltness perceptible in the river . The Muhuri is navigable throughout the year . The river Feni touches but a small portion of the estate on the south . The Gutiya is gradually becoming silted up owing to the bandhs used for fishing.

Ferries.

7. Most of the ferries in Tippera are under the proprietorship of the Raj; but the District Board hold the ferries on the main district road. Those held by the Raj are all let in farm. There are no ferries under the Raj in the Southern Division. The sadar ghat ferry at Comilla is let out by the municipality at an annual rent of Rs.1,500.

Under the District Board are the following:-

District.	Name	River	Thana	Rent
1	2	3	4	5
				Rs. a.
Tippera	Banasua and Kamarkhara	Gumti	Kotwali	1,056 0
	Nayanpur	Bari	Kasba	200 0
	Ujanishar	Titas	Ditto	162 0
	Akhaura and Durjjaynagar	Ditto	Brahmanbaria	106 0
	Parikot*	Chhota Feni	Chauddagram	50 0
Noakhali ...	Subhapur	Feni	Chhagalnaya	120 0
	Panchu Fakir's Hat	Ditto	Ditto	90 0
	Hinguli	Ditto	Ditto	28 0
	Parsuram	Muhuri	Ditto	25 0
	Fulgazi	Ditto	Ditto	60 0
	Jhalua	Ditto	Ditto	26 0
	Rona	Ditto	Ditto	25 0
	Panua	Ditto	Ditto	50 0
	Karaiya	Ditto	Ditto	160 0
	Fazila	Ditto	Ditto	125 0
	Sandipa	Ditto	Ditto	100 0
	Silonia	Silonia	Ditto	775 0

*Half ferry belongs to Yusuf Ali Chandhuri.

Under the Raj are :-

District.	Name	River	Thana	Rent
1	2	3	4	5
				Rs.
Tippera	Kasba	Bijay	Kasba	153
	Brahmangram	Senai	Ditto	22
	Binauti	Bijni	Ditto	15
	Bhatamatha	Ditto	Ditto	8
	Mogra	Howrah	Ditto	70
	Trimohana	Howrah and Titas	Ditto	35
	Krishnanagar	Titas	Ditto	8
	Kodalkata	Kodalikata khal	Nabinagar	2
	Sagartola	Bijni-Bijay	Kasba	21
	Baek	Bijni	Ditto	12
	Maidaganj	Titas	Nabinagar	
Masaura	Ditto	Brahmanbaria		
	Natghar	Ditto	Nabinagar	
	Rauthat	Bijni	Kasba	
	Napiter Bazar	Ditto	Ditto	
	Manipur-Gosaipur	Titas	Nabinagar	Unsettled
Budhagachha	Buri	Ditto		
	Gholkhar	Titas	Kasba	
	Kaliganj	Buri	Ditto	
	Majlispur	Bijni	Ditto	
	Jaluyapara	Gumti	Kotwali	36
	Kamarkhara	Ditto	Ditto	12
	Subarnapur	Ditto	Ditto	25

8. The estate is fortunate in its roads . It is bisected for almost its entire length by a series of main roads. In Tippera,apart from the roads in and about Comilla,there are the following main lines of communication :-

Roads

To the North-

Comilla- Araibari,due north 21 miles,with trees for 15 miles ;ferries on Gumti and Buri rivers . This crosses the Gangamandal estate for about 6 miles.

Araibari - Titas river ,main line continuation on way to Brahmanbaria,8 miles;ferries on Titas river,

Araibari- Howrah river , continuation on the right , constructed in 1878, on way to Agartala in Hill Tippera, 9 miles. Howrah river nearly always fordable. Ferries on Bijni and Senai rivers replaced by bamboo bridges in the dry season. Bijni fordable in cold weather

To the South -

Comilla - Datesvar, on border of Noakhali district, 31 miles; bridged; trees on roadsides; part of the Dacca Chittagong Trunk Road. This was reported more than a century ago to be in tolerable repair and passable at all times for foot passengers. Pucka bridges were started after 1795.

Comilla- Dakatia river, on road to Laksham; 7 miles, bridged.

To the South -West -

Comilla - Lalmai hills, on road to Kalirbazar; 6 miles, bridged,with trees.

To the East-

Comilla - Bibirbazar,on road to Sonamura in Hill Tippera ;5milles ,bridged , with trees.

To the South-East-

Comilla- Kaneshtola, 8 miles.

To the West-

Comilla- Alekharchar, on road to Daudkandi; 5 miles; part of he Dacca- ChittagongTrunk road. There are some important cross and offset roads.-

Kuthi Bazar road from Araibari, 6 miles, partly bridged. Pilgrims' road from Kalirbazar road to Chittagong Trunk road; 3 miles, bridged with trees,

Chanddagram-Laksham road which leaves the estate at the crossing of Chhota Feni river 6 miles, unbridged.

Rasulpur-Burichang, 5 miles.

There are several small roads abutting the Chittagong Trunk road; and there has lately been constructed a cart track to conect Gunabati station with Jagannath dighi on the Chittagong Trunk road.

In Noakhali district the estate is also well supplied with road communication. Starting from Feni there is a road which runs east to Chagalnaya, $8^1/_2$ miles and another north to Parsuram, 15 miles, both of which are fit for cart traffic. The former is wholly, the latter is almost entirely, bridged. The Muhuri

river on the Chhagalnaya road is bridged by a magnificent wooden bridge; the result of he public spirit of the late Berju Poddar of Chhagalnaya. The Nokhali District Board have erected the same type of bridge, but on a smaller scale, across the Selonia river on the Parsuram road. On the latter road the Gutiya and Muhuri rivers still await permanent bridges. Parsuram bazar and the Feni river are connected by Mr. Leake's road, 20 miles, which must have been made about 1781 (A.D.) It is not yet as well bridged as the other two roads, though I am glad to say that the Noakhali District Board are gradually taking steps to replace the temporary bridges by permanent structures. It is continud on the north-west for seven miles across the tongue of the Tippera hills to Chauddagram within the thana of that name in Tippera, and southwards for six miles to the Feni river, where is a ferry on the boundary of the Chittagong district.

Railway.

9. The Assam- Bengal Railway was opened for traffic throughout the estate in 1895-96. It has greatly increased means of communication within the estate, and furnishes direct communication between the headquarters of the Northern, Central and Southern Divisions From Comilla here are eight miles due north, and after the break in the Gangamandal estate another 25 miles to the very limit of the Tippera district on the Sylhet boundary Again, to the south of Comilla, nine miles on the way to Laksham junction falls within the estate; and four miles more in the vicinity of Gunabati. In Noakhali district only the portion, three miles in length, between the big bridges on the Feni and Muhuri rivers, is part of the zamindari. Starting from the north, Mukundapur station is in the midst of jungle and *bils*. In time it will tap the markets in the extreme north of the estate. The station at Akhaura is well situated on bend of the Titas river; and it is intended to make a direct commumication by road from there to Agartola, the capital of Hill Tippera. The site was very valuable, as the old bazar huts had to be acquired. Rupees 29,000 was paid for 62 acres here. The silting up of the Titas river, a couple of miles further down from Akhaura, will always be an impediment to the usefulness of Akhaura. Agartola was first started as a flag station after all the other stations had been erected. It is only three miles from Akhaura and is really Mogra Bazar, Agartola being six miles off. It meets a great want both for passenger and goods traffic. Tarapur is well situated, close to the headquarters of a Munsifi and connected by a cart tract with the Brahmanbaria road. Nayanpur is on the main Brahmanbaria road ; but its usefulness in impaired until a khal is made to provide water communication with Nayanpur itsef, two miles off, and the Buri river a channel open all the year round. Rajapur is usefully situated for passenger traffic, ten miles by road from Comilla; the original site of Bag Simail was not well chosen, and has not been utilized. Nayanpur and Rajapur are just outside of the borders of the estate. On the south of Comilla Lalmai is a very quiet station : there is no road next it, except the Comilla main road to Laksham. Laksham and Nangalkot are outside of the estate; but Gunabati is within the estate. The feeder road from Gunabati to the Chittagong Trunk Road has already been mentioned. The whole of the Tishna pargana is now more easily accessible by rail through Gunabati than by road through Chauddagram. In Noakhali district there is no station actually within the estate; but Feni station gives access o the administrative centre of the Southern Division of the estate, and is within nine miles by road of Chhagalnaya; while Fajilpur is convenient for all residing in the southern part of the Southern Division.

Rest-houses

10. The estate possesses its fair share of rest-houses. At Nayanpur and Kasba (16 and 22 miles respectively from Comilla) in the Northern Division there are District Board inspection houses ; a mat-walled building with mud plinth and thatched roof at the former place and a masonry-walled building with pucka plinth and thatched roof at the latter. The District Board admit the accommodation in their mud plinth buildings to be poor. On the Trunk road in the Central Division there are staging bungalows with mud walls and pucka plinth at Jorekaron and Baidyer Bazar. 10 miles and 22 miles, respectively, from Comilla. The Nokhali District Board have their inspection bungalows most conveniently situated throughout the Southern Division. On the Feni-

Parsuram road there is one at Munsirhat (nine miles) and on Mr. Leake's road, which traverses the whole division, there are bungalows at Parsuram, Amjaderhat, Chhagalnaya and Ballabhpur, at intervals of about six miles.

11. The Kuthi bazar track is an embanked road, but is has still three unbridged breaches. It has been proposed more than once to restore the old "hod,' an embankment going right across the drainage of the country from the Agartola railways station to the west, passing through the estate and beyond into Bardakhat pargana. I myself doubt the usefulness of such, if made, and whether it would be worth the expense in bridging and in acquiring the parts on which village sites have been erected, Further south a khal to connect the Buri river with the station at Narayanpur would prove useful. The Chauddagram- Laksham road should be improved, and substantially bridged, The Feni Subdivision does not require any improvement so far as the estate is concerned, except that Mr. Leake's road from Parsuram to the Feni river should be properly bridged throughout and widened where necessary ,and that the Muhuri and Gutiya river should each be crossed by a strong wooden bridge on the Parsuram road. Some of these projects have I understand, been already considered by the respective Boards. It has often set me thinking when I find out -of -the way little used roads crossed with iron girders on stone abutments, and I contrast these with the bamboo monstrosities on which money is spent year by year over far more important water channels . The Tippera District Board would do well to imitate more the good example set by the Noakhali Board in gradually replacing temporary by permanent bridges.

Improvements suggested.

It can safely be asserted that before roads are made and bridged, bullock carts do not exist. The road communcation between Comilla and the Brahmanbaria subdivisions was not complete till the year1868. In 1865 it was asserted that there were practically no bullock carts in the district. During the survey in 1895, the number counted within the estate was 561; but this number must be very much under the truth . At the present day the part of the estate in Noakhali is much better off for carts than the Tippera part . One seldom meets carts north of Comilla. Notwithstanding the Railway , there are still many to be found on the Chittagong Trunk road. The Railway has called forth a much larger number than formerly for purely local work at Comilla as the station is about $1^1/_2$ miles distant from the town proper. The locally used bullocks are under-fed and over -worked; they compare unfavourably with those employed in Noakhali. Bullock carts usually cart 6 maunds in the mufassal, and 8 to 10 maunds in the town of Comilla. For short distances, they take 10 to 15 maunds. The cartmen's rates are about 2 annas per cart per mile. Cart hire from Comilla to Chauddagram is Rs 2-8, and Feni to Chhagalnaya Rs.1; halting allowance is annas12. Palkis are kept by a few well -to-do people ; and in Comilla there are some bearers who ply for hire. In the estate there were counted as many as 127 ponies. There are several elephants, kept rather for display than for use. Pack -bullocks are never met with; but the "bhar" is universal for carrying weights up to $1^1/_4$ maunds. A Muhammadan carries to market in a "bhar" a weight of25 seers to 1 maund. AHindu cooly will carry from half maund to one maund on his head.

Kinds of conveyance.

Boat traffic is most common in the Northern Division . In that part , the following kinds of boats are used:-

Panshi, a fairly large,well-made boat, with a single mat awning, for passenger and goods traffic.

Bhaoyalia, with a wooden cabin,used by well-to-do natives.

Bajra,and slightly smaller, *Kush*, with large cabin and mast, hired by affluent zamindars and Europeans.

Patam, for goods traffic, and *Buddi*, similar, but clinker built.

Lakhai, usually for goods traffic,with a knob at the bow.

Saranga, is a hollwed-out boat, of *telshar* or *gorjun*, with awnings.It is slightly curved from the middle.

Kunda, also hollowed out of a piece of wood, with platforms at each end and three or four awnings,also a flat bottom. The familiar dug-out is a small *Kunda*.

Morkush, a broad-beamed, uncovered boat,used as a ferry boat for goods.

Uther, avery long, narrow boat curved throughout, used for the net finhing.

Mut, is a small boat, with a knob at the bow.

Mayurpankhi, an ostentatious boat on the Dacca side. Pottery is brought in this type of boat to both Tippera and Noakhali, and *dhan* is taken away

Bhaol, is a small boat for ordinary use, curved more at one end than the other.

13. In the Southern Division there are practically only three kinds used- the large and small *kunda*, the *saranga*, and the *balam*. This last is quite peculiar to the south of Noakhali. It is used in the salt water tracts :the framework is of *telshar, garjun*, or *chaplais* and the sides are built up of *jarail* wood. The seams are fastened by *san* grass bound with cane after the method of canoes used by American - Indians. The *patam* has a capacity up to 300 the *lakhai* to 550, and the *morkush* to 125 maunds. I have found that no fewer than 27 different kinds of woods are used; the *jarail*, however, seems the favourite wood. Gab (*diospyrus glotinosa*) is used for the seams of boats and also for fishing nets. It is dificult to give any idea of the price, as boats vary so much in size. A small sized patam would cost Rs. 40 and a first-class *bajra* ("budgerow") Rs. 5,000.

13. In this estate there is certainly some irrgation, but it is spasmodic, and is not undertaken as part of the system of agriculture, When the rainfall is in defect, water is taken from tanks and from pent-up streams; and the best chili and onion crops are obtained by those who take the trouble to water their lands. An exception must be made as regards the eastern portion of the Southern Division. There full advantage is taken of the possibilities of irrigation afforded by the hill streams. As a rusult, this is an area in which two crops are general, and it is properly part of the most highly-assessed area in the whole estate. No special statistics are available regarding irrigated lands.

Irrigation.

14. The rainfall for the decade 1888-1897, reported by the Meteorological office, is given below. The

	Tippera	Hill Tippera			Noakhali	
Comilla		Kasba	Laksham	Agartala	Feni	Chhagalazya
1888	88.70	83.67	98.67	82.08	122.61	
1889	73.15	71.46	75.48	56.46	89.80	
1890	74.90	61.22	80.60	–	114.61	
1891	87.15	–	7.51	84.60	83.91	
1892	81.07	71.29	84.38	76.10	104.78	
1893	114.52	71.20	102.07	91.09	156.96	Net available
1894	97.64	79.89	92.21	72.90	126.65	
1895	69.72	65.43	52.63	78.47	97.17	
1896	68.70	56.39	70.29	51.38	84.31	
1897	82.54	71.94	90.66	97.41	90.07	
Average	83.81	70.27	81.84	76.72	107.08	

Rainfall. Chhagalnaya rainfull reporting station was opened only in 1898. The fall recorded within that year was 106.39 inches. The year 1893 had the largest rainfall within recent years. The characteristic of the rainfall in this part of Eastern Bengal is that it usually begins in March with storms and occasional showers, sometimes even in February. Out of the 12 months, December and January are the only consistently rainless months. These early storms were a source of much anxiety during the settlement.

15. There are no thermometrical observation taken in the Southern Division; but those of Comilla, in the centre of the estate, in 1897 showed 87.2° as the mean maximum and 68.7° as the mean minimum. The average of the previous ten years were 86.1° for the mean maxmium and 67.9° for the minimum. The highest temperature during these ten years was 101.3 recorded on the 13th April, 1897; and lowest was 44.1 on the 28th January 1893. In January 1899, there was a low temperature all over North India, and the minimum record in Comilla was 43° on the 20th January. The two districts are not subject to excessive heat; but the constantly high humidity is such that except in December it is seldom less than 90. The prevailing wind is from the North from November to February, and then from the South till the rains become steady in July.

16. That health depends much upon the rainfall is a mere truism. But it is interesting to note what amount of rainfall is best for the estate. In Tippera there was very heavy rain in 1893, as much as 114.53; and the death-rate was above the normal. The same was the cases in Noakhali. In 1896, the rainfall was small and the death-rate was again high ; the same in Nokhali. Excessive rain brings on rheumatism and fever : deficient rain permits cholera to become epidemic. In the Tippera part of the estate, 85 inches rain brings comparative health, and if well-distributed, good crops, In the Noakhali part, 95 inches will produce the same good result. Taking the two years, 1896-97. one finds the death-rate to be in the thanas, within which the estate chiefly falls, Kasba 28.80 and 30.16 per mile; Kotwali 26.1 and 24.60; Chauddagram 28.25 and 27.59, and Chhagalnaya 30.3 and 34.82. I knew cholera to be bad in the North - West of the Northern Division, which falls partly in thana Kasba and partly in thana Nabinagar; and along the western edges of the Central Division. It was occasionally a real hindrance to settlement work. Cholera affects the Southern Division only in occasional years, but fever is bad there. A written prayer, pasted on an earthern plate, is fixed at the top of a bare bamboo pole, in Muhammadan villages, as a preventive against cholera. I do not think the lands of the estate are more unhealthy as a whole than other parts of the two districts; but it is a fact that, within the two years 1896-97, the death-rate of the than as containing the estate was higher than the district averages. When the Assam- Bengal Railway was constructed, it was fear by the Civil Surgeon of Tippera that it had increased the mortality from fever by locking up the drainage. The line passes through quite half of the estate. But subsequent investigation of the statistics of mortality do not confirm that view. The raiyats of course complained in places that the embankment had flooded certain parts. This is true to a certain extent, as when a big embankment crosses a bil, such as north of Bijaypur in the Central Division, or where the embankment has a long stretch without an opening as between the Tarapur station and the Senai river in the Northern Division. Small- pox is non-existent within the estate. It has only appeared virulently in recent year in Comilla town. Nowhere throughout the estate is there nowadays active opposition to vaccination. Formerly the Hindus refused to lend calves; and the Muhammadans asserted that it was against their religion. Within the estate there are at present dispensaries at Comilla, Kasba, Chauddagram, Phulgazi, and Chhagalnaya. It would be of great benefit if new dispensaries were erected at either Mogra or Akhaura and at Gunabati.

Health.

17. There is but one town in the estate, Comilla the sadar station of Tippera. It is in latitude 23°28'N. and longitude 91°14' E, and is thus immediately to the south of the Tropic of Cancer. In1865, it was said to contain 24 pucka houses. In 1895, thirty years

Town and markets.

afterwards. it contained 55 pucka houses. It has an area of about 4 square miles, with a population of 13,372 in 1881 and 14,680 in 1891.Its municipality dates from the year 1864. The largest villages are Simrail, with an area of 4.25 squara miles; Bidyakut, with 4.02 square miles, and Maniyand, with 2.95 square miles in the Northern Division. Outside of Comilla, in the Central Division, there are Bagsimail with 1.81 square miles; Jagatpur with 1.48 square miles, and Jugirkandi with 1.43 square miles,The Southern Division has very many moderately large villages, the chief of which are Nijkunjra, Dakshin Satara, and Uttar Daulatpur, with areas of 2.83, 2.17, and 1.71 square miles, respectively. Pucka houses are most common in the North, the seats of the well-to-do tenure-holders. The home of the Bardhan family in Kaitola has the largest collection of well-made masonry houses. The use of corrugated -iron roofing is not so-common outside of the bazars, as it is in the parts on the bank of the Meghna.Bocha Gazi's house, east of Nayanpur Bazar and Naju Patwari's house, north of Chhgalnaya thana, are some of the few instances. The Northern Division possesses 162 pucka houses in all; the Central Division 131, and the Southern Division only 33. There are thus 326 pucka houses within the estate. Kutcha houses number 161,393, or 290 to the square miles thoughout the estate. The census figures for the Chhagalnaya thana, which coincides with the Southern Division, show 23,813 occupied houses , while the survey figures give a total of 33,630 kutcha houses for the same area. Until very recently the building of pucka houses within the estate was not encouraged even in Comilla itself.

18. Bazars are held twice a week troughout the entire area, with a few exceptions. Some are owned by the Raj, others by tenure-holders under the Raj. I give below a complete list :-

BAZARS.

L- Owned by Raj.

Name of Bazar.	Village where held and pargana	How held ie. khas or in farm	If in farm, rent	Days when held
	NORTHERN DIVISION.			
			Rs. a. p.	
Nayanpur Bazar	Nayanpur, paragana Nurnagar	Ijara	180 0 0	Sunday amd Thursday
Shadasibganj	Mandabhag, ditto	Ditto	35 0 0	Tuesday amd Saturday.
Krishnakishorganj	Rauthat ditto	Ditto	100 0 0	Sunday amd Thursday.
Rajdharganj	Mogra, ditto	Ditto	1,650 0 0	Tuesday and Saturday.
Maydaganj	Sibnagar, ditto	Ditto	150 0 0	Monday and Friday.
Radhanagar	Radhanagar, ditto	Khas and ijara	289 3 0	Ditto
Ditto.				
Kalachhara	Kalachhara, pargana Dhalesvar	Khas	—	Tuesday and Saturday.
Merkota	Merkota „ Nurnagar	Ijara	50 0 0	Ditto Ditto
	CENTRAL DIVISION.			
			Rs. a. p.	
Brichandraganj	Sukchail, paragana Tishna	Ijara	549 12 0	Tuesday and Saturday.
Gunabati	Gunabati, ditto	Khas	—	Sunday and Thursday
Birendra Kishor	Kalikapaita ditto	Ditto	—	Monday and Friday.
Markut	Markut, ditto	Ditto	—	Wednesday and Saturday
Siber Bazar	Ujirpura, ditto Bagasir	Ijara	230 0 0	Thesday and Friday
Leharia, alias Rajar Bazar	Abdullapur,, ditto	Ditto	50 0 0	Wednesday and Saturday
Kashinagar	Jatrapur ditto	Ditto	—	Thursday and Sunday.
Matiyara	Matiyara, ditto Meherkul	Ditto	—	Tuesday and Saturday.
Bamisha	Bamisha, ditto	Ditto	—	Ditto Ditto
Ditto				
Raghu Nath's Bazar	Subanagar Chandranagar, pargana	Ditto	—	Wedenesday and Saturday

	Meherkul.				
Siber Bazar	M. Bijaypur, paragana Meherkul		Ditto	—	Ditto Ditto
Ditto.					
Baghsimail	Baghimail,	ditto	Ditto	—	Sunday and Thursday
Chak Bazar (Comilla)	Bajrapur	ditto	Ijara	2,034 0 0	Sunday and Thursday.
Dainik „ („)	Ditto	ditto	Ditto	122 0 0	Every day.
Raiganj „	Monoharpur	ditto	Ditto	540 0 0	Sunday and Thursday.
Mirpur „	Mirpur,	ditto	Ditto	14 0 0	Sunday and Wednesday.
Bibir Bazar „	Aranyapur.	ditto	Ditto	80 0 0	Monday and Friday.
Sahebganj „	Rampal,	ditto	Ditto	60 0 0	Saturday and Wednesday.
Kharera „	Kharera	ditto	Ditto with other mahal.	—	Ditto Ditto
Ditto					
Chowara Bazar „	Chowara	ditto	Khas	—	Tuesday and Saturday.
Fakirer Hat „	Bardail,	ditto Tishna	Ditto	—	Monday and Friday
Ranir Hat „	Kendua,	ditto	Ditto	—	Ditto
Ditto.					
Chhaygaon „	Chhaygaon,	ditto Meherkul	–	—	Tuesday.
Bijaypur „	Bijaypur,	ditto	Ditto	—	Wednesday and Saturday

Name of Bazar.	Village where held and pargana	How held ie. khas or in farm	If in farm, rent	Days when held
	SOUTHERN DIVISION.			
			Rs. a. p.	
Parsuram Hat	Kolapara, pargana Kolapara	Ijara	505 0 0	Sundary amd Thursday
Bahak Mamud Hat	Mamudpur, ditto Khandala	Khas	—	Tuesday amd Saturday.
New Hat	Guthuma, North, paragna Khandal	Ditto	—	Wednesday and Saturday.
Saldhar Hat	Saldhar, South, ditto Ditto	Ditto	—	Monday and Friday
Rajdharnagar Hat	Rajashpur, South, ditto Julai Rajdharnagar.	Ditto	—	Ditto Ditto
Kafir Hat	Alaks, West, ditto khandal	Ditto	—	Wednesday and Saturday
Captain Bazar	Teteswar, North, ditto, ditto	Ditto	—	Monday and Friday.
Kafir Bazar	Anandapur, South, ditto,julai, Ratannagar.	Ditto	—	Monday and Thursday
Kafir Hat	Ditto ditto ditto	Ditto	—	Every Saturday
Gangadhar Mojumdar's Hat	Sarpipur, pargana Sabek Ratannagar	Ditto	—	Sunday and Wednesday
Chan Gazir Hat	Matiyagoda, ditto Jagatpur	Ijara with other mahal	—	Monday and Thursday
Ramdeb's Hat	Bashpara, ditto Daksinsik	Ditto	48 0 0	Sunday and Wednesday
Bangali Bibi's hat	Niz Panua, ditto ditto	Ditto	100 0 0	Monday and Friday
Bibir Hat	Debpur, West, ditto Jagatpur	Khas	—	Thursday and Saturday
Bogaraj Hat	Andarmanik, ditto Daksinsik	Ditto	—	Thursday
Kasba	Kahuma. South, paragana Daksinsik	Ijara	299 0 0	Sunday and Wednesday
Mahamaganj	Joypur, ditto	Ditto	96 0 0	Monday and Thursday
Sahebi's Hat	ditto ditto	Khas	—	Monday and Friday.

11- Owned by other than Raj

Name of Bazar.	Village in which held and pargana	Name of holder	Held in. khas or in farm	If in farm, rent	Days when held
	NORTHERN DIVISION.				
Kasba	Kasba, pargana Nurnagar	Madan M. Podder and others.	Khas	Rs. --	Wednesday and Saturday

Kasba	Ditto ditto	Ditto ditto	Ijara	70	Vegetable bazar Wednesday and Saturday.
Kuti	Kuti ditto	Kailas Ch. Dutta and others.	Khas	--	Monday and Friday.
Kuti	Ditto ditto	Ditto ditto	Ijara	45	Cattle market Monday and Friday
Kuti	Ditto . ditto	ditto ditto	Ditto	375	Vegetable bazar everyday
Sahapur	Sahapur, ditto	Syed Abu Adbulla Ibrahim and others.	Khas	--	Sunday and Thursday
Singarbil	Singarbil, pargana Uttar Ganganagar	Wazir Gopi Crishna Dev and others.	Ijara	500	Monday and Thursday.
Simna	Pattan, pargana Uttar Ganganagar.	Ditto ditto	Ditto	52	Sunday and Wednesday.
Bidyakut	Bidyakut, pargana Nurnagar.	Gurudas Barman and others.	Khas	--	Tuesday and Saturday.
Bitghar	Bitghar, pargana Nurangar	Members of Bitghar Dewanbari.	Ditto	--	Sunday and Thursday.
Kaitala	Kaitala, pargana Nurnagar	Ishan Chandra Roy and others.	**Ditto	--	Tuesday and Saturday.
Deli Pataisar	Deli, ditto	Jagabandhu Chaudhuri	khas	--	Sunday and Thursday.
Binauti	Binauti ditto	GagonCh. Ghosh and others.	Ditto	--	Monday and Friday
Badair	Badair, ditto	Mairameninesa Bengum of Dacca.	Ditto	--	Wednesday and Saturday.
Dvajanagar	Dvajanagar, pargana Nurnagar.	Raj jointly with talukdar and some talukdars.	Ditto	--	Sunday and Thursday.
Natghar	Natghar, pargana Nurnagar	Nabin Ch. Chaudhuri and others.			
Chandidwar	Chandidwar, pargana Nurnagar.	Asrafaddin Kazi and others.	Ditto	--	Monday and Friday

CENTRAL DIVISION.

Name of Bazar.	Village in which held and pargana.	Name of holder	Held in khas or in farm.	If in farm rent.	Days when held
Munshi Bazar	Italla, pargana Meherkul	Parna Ch. Chakravarti	---	---	Tuesday and Saturday.
Baidyar Bazar	Batisha, pargana Tishna	Nabakumar Sen and others.	---	---	Tuesday a nd Friday.
Nanuar Bazar	Kadamtali, pargana Meherkul.	Kailas Ch. Dutta and others.	---	--	Monday and Friday.
Munshir Hat	Meshtala, pargana Bagasair.	Tarak Ch. Sinha Roy	---	---	Sunday and Wednesday.
Lalghar Bazar	Bealghar, pargana Bagasair	Mr. E.F. Sandys	---	---	Monday and Friday
Hat Afsarganaj	Belghar, pargana Bagasair	Bsrarat Ali Majumdar	---	---	Thursday and Sunday.
Dewan's Hat	Durgapur, pargana Meherpur	Tarak Ch. Sinha Boy	---	---	Tuesday and Friday
Suya Gazi Bazar	Jogamhanpur, pargana Meherkul.	Muhammad Faez Chauddhuri.	---	---	Monday and Friday.
Kanashtala Bazar	Kanashtala, pargana Meherkul.	Yusaf Ali Chandhuri	---	---	Friday and Tuesday.
Sen Bahadur's Hat Chauddagram.	Chandishkara, pargana	Sasi Mohan Sen and others.	---	---	Monday andThursday
Kalir Bazar	Kamalpur, pargana Chauddagram.	Mahesh Ch. Chaudhuri	---	---	Sunday and Wednesday
Harai Sardar's Bazar	Kdmtala, pargana chauddagram	Ishan Ch. Sardar	---	---	Tuesday and Friday.
Kazir Bazar	Chiora, pargana Tishna	Innat Ali Kazi	---	---	Sunday and Thursday
Burichang	Burichang, pargana Meherpur.	Dwartka Nath Bhutta Charga	---	---	Wednesday and Saturday.

SOUTHERN DIVISION.

				Rs.	
Ramgati Majumdar's Hat	Baurkhuma	Ganga Ch. Das	Khas	---	Monday and Fridsy.
Sabar Hat	Manipur	Devidas Bhattacharji	In farm	80	Tuesday a nd Saturday
Fulgazi Hat	Sripur, North	Ansar Ali and others	Khas	---	Wedenesday and Saturday.
Basura Hat	Basura's South	Haris Ch. Chaudhari and others.	Do	---	Sunday and Thursdday.
Munshir ..	Sripur, North	Aplap Banu and others	Do	---	Tuesday and Friday
Daulabi's ..	Bathania	Abdul Roy Chaudhuri	Do	---	Sunday and Thursday.
Amjader ..	Tarakucha, North	Nurbaksh Miah	Do	---	Wednesday and Sunday.
Sonagazi mirda's Hat	Satara, South	Lalmiah	Do	---	Tuesday and Saturday.
Rajumiah's .. Ditto	Bashpara	Rajiuddin	Do	---	Ditto Ditto
Dangra's	Kaiyara	Bodial Alam and others	Do	---	Monday and Friday.

19. There are two well-known "dargas"which are respected by the Muhammadan population. One is that at Kharampur, of Saiyid Ahamed Gayiz Udraj Masud Pir Kala Sahid. It dates from the seventeenth century. Kala Sahid is said to have been killed in a battle in which 12 Ghazis came to proselytise. The irony of the story is however,not appreciated by the tellers. There are contained within one enclosure the shrine,a mosque and the grave of Dhanu Khadim. This man was a famous Khadim of the shrine; and was one of the witnesses of the permanent settlement of Chakla Roshnabad. The holders of the shrine possess a large chiragi, but have twice made large encroachments,which they are enjoying free of rent. The Raj recognises the shrines by payments on accession and at the yearly punya; The other shrine of importance is that of Shah Jelal Saheb near to Bibi Bazar.

Shrines.

Some Hindu temples are also very well known. The Raja is held to be the sebait of all the temples, to the revenue of which he may contribute directly or by rent-free grants. The temple of Radha Madhab at Radhanagar is a double-storeyed building,which copies in plaster the curved roofs of thatched houses. The Mohunt,a native of Agra,holds the anomalous ;position of gomashat *cum* ijaradar *cum* sebait. The Debagram temple of Siva was a striking and handsome landmark. It was destroyed during the earthquake of 1897. The Satara Ratna temple near Comilla is dedicated to Jagannath and dates from the end of the seventeenth century. The resident Panda is an Uriya. The funds for the support of the temple were taken formerly from certain villages; but now a fixed money contribution of Rs.300 a year is made by the Raj. The Jagannath car is dragged every year in the month of Asharh from this temple along a track. There is no religious building which I have seen in Tippera or Noakhali,which can compare with this temple in beauty.It is unfortunately much out of repair, and it would cost about Rs.20,000 to restore the temple.

20. The enclosures for pounds are simply open-work bamboo fencings,with a space in the centre sheltered only above from sun and rain. In both districts,they are all under the District Board. In the Northern Division of the estate there are 10, or one to every 20 square miles: at Mogra, Kasba, Kuthi, Bidyakut, Pattan, Amdabat, Mulagram, Dharkhar, Bitghar,Nayanpur Hat. In the Central Division there are 12, or one to every 18 square miles:at Kadamtali, Uttar Majhigachha, Shibpur, Bardail, Rasulpur, Nanua, Paschim,Belghar, Nirbhayapur, Durgapur, Bibirhat, Chhotara, and Lakshmipur. And in the Southern Division there are only six : at Chhagalnaya, Karaia, Bathania, Munshirhat, Parsuram and Bakshmahammud, or one to every 21 squre miles.

Pounds

Post offices. 21, No complaint as to postal conveniences can be made,The post offices are

disttributed as under :-

District Tippera portion of the estate.

Head post office-
Comilla.
Sub-post Office--
Kasba, Chauddagram,
Branch post office--
Pattan.
Akhaura
Mogra
Bidyakut
Bitghar
Kuti
Kaitala

District Tippera portion of the Estate - concld

Branch post office- *concld-*
Binauti
Miar Bazar,
Jagannath Dighi

District Noakhali portion of the Estate.

Sub - post office-
Fulgazi
Chhagalnaya.
Kaiyara
Parsuram.

The north-west part of the Northern Division is extremely well served. I am indebted to the Superintendents of Post Offices in the Tippera and Chittagong Divisions for statistics for the year 1897-98. The figures show that in the matter of money-orders the offices in the line of the railway are large issuing offices,a fact due doubtless to the transmission or remittances from railway coolies to their homes,and the other post offices of the Northern Division are mostly receiving offices. In the cluster of the five post offices in the north west of Nurnagar, Bidyakut,Bitghar, Kuti, Kaitala,and Binauti there was a net balance in favour of the residents of Rs. 16,179. This does not argue in favour of the poverty of the tenants of that part of Nurnagar.Leaving out of account the town office of Comilla, the following offices in order distributed most articles:- Kasba, Kuti, Akhaura, Kaitola,and Mogra. In the Noakhali part,Chhagalnaya and Parsuram do most business.I venture to say that a post office could now be advantageously situated at Gunabati near the railway station for the tract at present served by the Jagannath-Dighi post office. Times have altered since it cost five annas to send a letter from Comilla to Calcutta, and three days for the post to travel from Chittagong to Dacca, as it did in 1794.

22. In Tippera district, the bulk of the estate falls within the three thanas,Kasba within the Brahmanbaria subdivision and Kotwali and Chauddagram within the Sadr sub- division of the district. The normal police strength of these thanas is- *Kasba;* one Sub-Inspector, one Head-constable and nine constables; *Kotwali,*-three Sub-Inspectors and 14 constables;and *Chauddagram,* one Sub-Inspector, one head constable and nine constables. The Northern Division is conspicuous for its large number of rioting cases. The nature of tenures in that part is more complex and leads to disputes,and the struggle for land and rights over land is keen. In the Noakhali part, there is the Chhagalnaya thana and the Parsuram independent outpost, both within Feni subdivision.The first has one Sub-Inspector and six constables, the second, one head constable and four constables. In both parts, serious crime is rare,but occasionally a village murder takes place when an unpopular man is done to death with the connivance of a whole village. Dacoity was once bad on the Chittagong road, south of Chauddagram, but the gangs concerned have now been entirely broken up.

Police Stations

23. The bulk of the population is Muhammadan,and there is not much country liquor manufactured. There are six outstills within the estates, two in Comilla, and one at each of the following places:- Kasba, Mogra,Kuti,and Akhaura, within Tippera district,and Karaiya,within Noakhali. The liquor is manufactured from molasses,*rab* (imported fromJessore), and bakhar, a fermenting agent at about 40° under proof. It is sold as such at Re.1 a bottle of $^{3}/_{4}$ seer,of which six make a gallon. A weaker quality

is also sold at 50^0 or 60^0 under-proof. Only Sunris, Domes, Haris, and Chamars among the inhabitants of Tippera , and up - Countrymen, such as Dusadhs, Chamers, and Koiris, drink country liquor. Musulmans very seldom take it. , Ganja is the chief stimulant used.There is no caste prohibition against it. There are two shops in Comilla, and one each in Nanuahat, Afsaraddin Bazar, Chauddagram, Birchandraganj, Kasba, Mogra, Nayanpur, Kuthi, Akhaura, Bitghar, and Merkota in Tippera and two in the Noakhali portion, one at Karaiya and one at Fulgazi.Thus, within the estate, there is one ganja shop for every 35 square miles in Tippera, and every 64 square miles in the Noakhali area. The flat (*chipti*) ganja is the kind used; it is usually bought at Rs. 60 to Rs. 80 per maund, and sold in retail at 3 to 5 annas per tola. This year the prices are 25 per cent, higher, owing to short outturn. It is much used by boatmen, fishermen, and by those who have hard manual labour : a small quantity is bought for one or two pice on a bazaar day. The use of opium is very rare. It is considered a degrading habit; and the word *aphingi* is used as a mark of contempt. There are only two shops in the whole estate--at Comilla and Mogra. There is no class particularly addicted to the smoking of opium. It is purchased from the treasury at Rs. 31 a seer, and retailed for 12 annas a tola. In Comilla a license is also granted for *bhang* and *majum*. Zamindars do not levy anything on *tari* trees; and Government takes nothing for tapping. *Pachwai* is used by the hillmen within the Tippera district, and is brewed for home consumption only. The tax on this is a poll tax, at the rate of 2 annas per head per month.

Excise.

24. In both districts the estate does not show up well in the matter of education. Tippera district, as a whole, is backward ; and the Brahmanbaria, North Comilla, and South Comilla Circles of the District Board's organization within which the estate is included, are the most backward in the district. Moreover, in Noakhali there is more educational activity within the Sadr thana than within the Feni subdivision. Where the Muhammadan element preponderates, it is to be expected that the population should not be so advanced. For the Hindus, the pathsalas are few where the Middle school are few, as the latter supply the teachers. Among the Muhammadans, the maktabs are numerous, managed by a Miaji, a man who knows some Koran texts, who does writing for his neighbours, and who can celebrate a marriage. I have found throughout a difficulty in obtaining efficient Muhammadan amins and muharrirs; and most of those who did obtain employment, came from the southern part of Chhagalnaya thana. The district figures show in Tripura 76 per cent. of Hindu males, and 88.3 per cent. of Muhammadan males, to be illiterate, and in Noakhali 75.9 per cent. of Hindu males and 89.7 per cent. of Muhammadan males. In pargana Nurnagar, in the north of Tippera, the hitherto well-to-do talukdars and rent - free holders have not troubled their heads nor their purses about the education of their poorer neighbours. It is there fore with great pleasure that I record two honourable exceptions. Har Chandra Barman, of Bidyakot, started a Middle English school about 40 years ago ; and maintains it still with the help of a grant from the District Board. And at Bayek, the descendant of a former guru of the Rajas of Hill Tippera, Prakas Chandra Chakrabarti, started in 1888, in his own house, the Bayek Poor Library. He has gathered a no mean collection of about 600 books, chiefly good Bengali literature. It has a large membership, and has received subscriptions in the form of money from about 150 donors. It is not too common an instance of self-help. One of my assistants expressed the hope that it would be for the villagers a counter-attraction to the usual intrigue in party faction. The Raja's contribution to the cause of education amounts to Rs. 948 a year, as follows :-

Education

		Rs.	Rs.
High Education--			
One junior scholarship of Rs. 10 a month to the Comilla Zilla School tenable for two years	...	20 X 12	240
Middle Education--			

Northern Division--			
Subscription to Kasba Middle English School	...	5	
Central Division--			
Subscription to Comilla Middle Vernacular School	...	5	
Ditto to Comilla Giridhari Middle Vernacular School	...	5	
Ditto to Chauddagram Middle English School	...	5	
		20 X 12	240
Female Education--		Rs.	Rs.
Subscription to Comilla Girls' School, Middle Vernacular	...	2 X 12	24
Primary Education--			
Three Lower Primary Schools of Rs. 2 a month tenable for two years	...	2 X 12	144
Technical Education--			
Grant to the Elliott Artizan School, Comilla	...		300
Total	...		948

A subscription is also given to Feni School, which is outside the estate and of Re. 1 a month to the Balyasram School in Sylhet.

25. The following Schools are meant for hill people, and ought to be supported by the estate :-- Chandi Mura Tipra School (Lower Primary Stipendiary); Sri Bidya Tipra School (Lower Primary Rewarded); and Lalmai Gandhamati Tipra School (Lower Primary Rewarded). The estate might also very well spend more on primary education of the most rudimentary form. The Raja has not accepted the proposal that he should build and endow a College in Comilla. A local zamindar has, however, in June 1899 founded a college there.

The following is a list of the schools of different classes within the estate at the end of 1898. Neither the Tippera nor the Noakhali districts seem to approve of the stipendiary system :-

		Northern and Central Divisions (Tippera district).	Southern Division (Noakhali district).
I. Public Schools			
(a) For boys-			
(1) High English	...	3	...
(2) Middle English	...		

(i) Aided	...	4	1
(ii) Unaided	...	2	...
(3) Middle Vernacular			
(i) Boards	...	...	4
(ii) Aided	...	3	2
(iii) Unaided	...	1	...
(4) Upper Primary			
(i) Stipendiary	...	21	4
(ii) Rewarded	...	10	4
(5) Lower Primary			
(i) Stipendiary	...	12	3
(ii) Rewarded	...	201	84
(b) For girls			
(1) Middle Vernacular	...	1	...
(2) Upper Primary	...	...	...
(3) Lower Primary			
(i) Rewarded	...	29	...
(ii) Unaided	...	...	4
II. Private Schools	...	73	79
Total	...	360	185

Domestic animals.

26. In an agricultural country the cattle are an important part of the capital of the cultivators. During the survey, statistics were collected,and though inaccurate they probably are in defect and not in excess. Plough bullocks are throughout the estate in sufficient numbers, proportionate to the area and to the number of tenants. In Tippera they are imported from Dacca, Rangpur, Mymensingh, and Manipur ; but in the Southern Division there are no importations. I particularly like the sturdy dark-coloured Manipuri breed. There are over 112,000 plough bullocks in the estate; and about 50,000 of other bullocks. Cows have been used for many years now by Muhammadans for ploughing. I have been told that the practice came into vogue after the cyclone of 1876 in Noakhali; but it probably existed before that. Cows are comparatively not so common in the Central and Southern Divisions as in the Northern Division,where the Hindu element is stronger. There are altogether about 53,000 cows within the estate. There is no special breed of cattle within the estate. Buffaloes are uncommon in the Northern Division; and common in the Tishna pargana and more so in the Southern Division. The total number in the estate is over 3,500, and more

than half this number are in the Southern Division. The deterioration of the quality of cattle is obvious; and the principal cause is insufficient food, while the next cause is the absence of any organised means or method of improving the breed. As long ago as 1795, the Board of Revenue wrote to Mr. Thomas Parr, the Collector,about improving the breed of cattle in Tippera.This is a point to which attention ought to be paid by the management. In the Tippera portion there were recorded only 55 Brahmini bulls and in the Noakhali portion there are none at all. On every side is evidence of the cutting up of waste lands for cultivation, and this process will continue. I did not meet with much success in my proposals to the Raj that they should definitely recognise certain lands at present waste as set aside for grazing. During the survey the raiyats included in their holdings every little plot of waste or semi-waste ground over which, but for the survey, they would never have bestowed a thought. I fear that after the inclusion of these lands within their jots there will be a still greater reduction in the area fit for pasturage. It is the exception for cattle to get kalai,bhusi or mustard oil-cake in addition to their straw fodder. The raiyats, however, do stock yearly their straw for cattle fodder. There is a market for their straw within five miles of Comilla every December and January, but elsewhere they do not sell their straw. This straw is sold according to the superficial area covered by the straw stubble.Cattle are grazed in Hill Tippera, buffaloes at Re.1, and young buffaloes at annas 8 for the whole year. In the hot season in Tippera the cattle are often badly off for drinking-water; but never in the Noakhali part. Bull calves are gelded at various ages, usually about three years of age; and they are worked from three to four years of age. Calves are weaned when a little less than a year old:they get at first all their mother's milk, and about one-third to one-fourth after a month or so.Cows give from half a seer to 2 seers of milk a day. If fed with oil-cake, they cost not less than Rs.8 a month. The prices in the case of locally-bred animals vary from Rs.25 to Rs.30 for bulls, Rs. 10 to Rs.25 for bullocks, and Rs.15 to Rs.20 for cows. I have, however, paid Rs.80 for a pair of bullocks and Rs. 40 for a cow. Imported cattle cost about Rs. 5 to Rs.10 more than the local animals. In a letter of 1790 I have seen Rs.5 quoted for cows and Rs.15 for buffaloes. Amongst smaller domestic animals, there are over 16,000 goats and 1,300 sheep.An ordinary goat can be bought for Rs.2 to Rs.8 and sheep at Rs.5 to Rs.10. There were very few horses -- 127in the whole estate: likewise mules, 54. There were counted about 200 donkeys, all in the service of the *dhobis*.

CHAPTER II.

POPULATION.

27. The figures of the census of 1891 refer to thanas; and the estate in contained chiefly in the thanas of Kasba, Kotwali, and Chauddagram in Tippera district, and the thana of Chhagalnaya in the Noakhali district. The Southern Division is coincident with the Chhagalnaya thana: the area of the latter is entered as 131 square miles in the Noakhali census report, and the area of the former was surveyed as 129 square miles. Hence the census papers give the population of the Southern Division, namely, 124,288 in 1891. For the Northern and Central Divisions a sufficient approximation can be made by inference. The population of the former with a density of 811 per square mile over an area of 205 square miles would be 166,255; and of the latter with an average density of 796 per square mile over an area of 222 square miles would be 176,712. Hence the total population of the estate in 1891 must have been approximately 467,000. The total number of tenancies in the estate, exclusive of the holdings held by the Raj, were 181,454; and hence, so far as population goes, there were two tenancies held by every five units of the population.

Density

All parts of the estate had in 1891 a very even increase of population as compared with the census of 1881: the increase varied from 12.5per cent.in Kasba to 13.7 in Chhagalnaya. The Chhagalnaya portion is most densely populated, as the number of persons per square mile is given as 949 for that area; but it has been said in the census tables that the area of 131 square miles may be incorrect.The cadastral survey, however, corroborates the area,and furnishes 209 villages, as against the 233 adopted for the census.Pargana Nurnagar has a density of 811 per square mile; and parganas Meherkul and Tishna have 877 and 716, respectively. In the south-west of the district of Tippera outside the estate, there has been a larger increase of population; and yet the density of the population is less. The average population per occupied house within the Tippera and Noakhali portions of the estate does not differ sensibly from the district averages,5.7 and 5.3 respectively, except in the case of Kasba, where there are only 4.7 units per occupied house. This may be explained by the fact that Hindus are relatively more numerous in Kasba thana.

28. In the Chhagalnaya portion of the estate the Musalmans are twice as numerous as the Hindus; and yet it is in that part of Noakhali district in which there are most Hindus. Chhagalnaya thana contains 34.3 per cent. of the population as Hindus, while near the sea at Noakhali there are only 18.3 per cent. The writer of the Noakhali district census report considered that it is due to the fact that the area from time immemorial has belonged to a Hindu Raja. But the fact has been that those of the old pargana Chaudhuris who were Hindus brought in their train large numbers of their fellow religionists of lower castes. In Tippera district in the Kotwali thana the disproportion is still greater; and in the Chauddagram thana the Musalmans outnumber the Hindus by three to one. In Kasba, however, the Hindus are comparatively more numerous than anywhere else in the estate: in this area they abound as lessors and cultivators of land, as merchants and as labourers. In this thana the proportion is nearly equal; but even there the Musulmans are in the majority.

Religion

The Ferazi element among the Muhammadans is scarcely visible north of Comilla; the parganas. Bagmair Chauddagram, and Tishna disclose the element on their western borders; and in the Southern Division the element is very noticeable. Maulvi Raumat Ali, the leader, came to the district of Tippera about 1850. In the Southern Division there are many Hajis -- a fact explained in the Noakhali report as due to the means of communication.

In 1891 there were 32 Brahmos in Comilla.

As regards immigration, the census returns show only what would be expected. The Southern

Division has immigrants from Tippera and Chittagong ; and the Northern and Central Divisions from Noakhali, Dacca, and Assam. For information regarding the Muhammadans in the Southern Division I am indebted to my former assistant, Maulvi Aminul Islam. The Chittagong settlers are called Chattagramis, whereas the descendants of the original inhabitants are called Dandaras after a village near Feni. Each of these two classes is pleased to consider itself better than the other; and they do not intermarry. A Dandari woman will not appear in public, while the Chattagrami may do so. In pargana Bagasair in the Central Division there is a class of Muhammadans called Sandvip or Sundrissa, or settlers from the island of Sandvip. They are a turbulent lot. passionately fond of party factions which lead to rioting and murder. The Hindu element in pargana Nurnagar contains very many old families; and the genealogy of one of the oldest shows that it came to the district from Central Bengal about thirteen generations ago. The pargana Bikrampur in Dacca at one time supplied a large number of Hindus for the staff on the managing and collecting establishment of the Raja. Barisal district has also furnished men for the same object. They are quiet, fairly well educated men and not so clannish as the Bikrampuris. Comilla contains the houses of well-to-do traders and money - lenders who came originally from Unao district in Oudh. The building of the Assam- Bengal Railway has given a new impetus to the immigration of men from the Eastern districts of the North Western Provinces. In addition to those for whom the railway provide a more or less permanent employment, many have remain on in Tippera district as watchmen, grooms and labourers. In a Muhammadan district the cobblers have to be recruited from without. At Mogra, Bitghar and Bidyakut in the Northern Division, at Comilla, Jorekaron and Chauddagram in the Central Division, and at Munshirat and Fulgazi in the Southern Division, Dhusiya chamars from Ballia and Azimgarh district have settled themselves,and have all done well. Gopi Mochi of Jorekaron is the most flourishing,with his houses,his lands and his live stock.

Immigration

30. Amongst the Hindus in the Southern Division (thana Chhagalnaya), the Kayasthas are the most numerous, and then come in order Jogis, Kaibarttas,Napits, Brahmans and Dhabas. There are very few Namasudras in this part. In the Kotwali thana portion of Central Division, the Jogis are in the majority; and the same castes re-appear, their order being Namasudras Kayasthas, Sunris, Brahmans, Kaibarttas, Napits, and Dhobas. The Chauddagram thana portion of the Central Division has much the same selection in this order. Jogis are the most numerous, and after them come Kayasthas, Dhobas Kaibarttas, Brahmans, and Namasudras. Turning further north in the Kasba thana of the Northern Division we find an extremely large number of Kapalis, of whom there are practically none south of Comilla within the estate. They are met with in the hill tracts to the north-east of Kasba and Brahmanbaria thanas. In the north Namasudras are more numerous than elsewhere in the estate, while,on the other hand, Dhobas are fewer. Otherwise the selection of castes is much the same as in the other parts of the estate. In order of number they are Jogis, Namasudras, Kayasthas, Kapalis, Brahmans, Sunris,Kairbarttas,and Napits.

Castes

In the Sarail estate to the North of Chakla Roshnabad across the river Titas, the Hindus, both high caste and low caste, are much more numerous.In Chakla Roshnabad itself the castes which most consistently prevail are the Jogis, Kayasthas, Kairbartas and Brahmans, and in this order. The early records of the Tippera Collectorate show how important a class the Jogis were a hundred years ago. Now the most have taken to agriculture, and as a body I have found them to be poor.

The majority of agriculturists are of course Muhammadans, who form so large a proportion of the population. Amongst Hindus some will cultivate themselves, and others by hired labour only. On this point I have made much enquiry besides consulting the census papers. Those who cultivate themselves are of the following castes:-

Namasudras.- They are also engaged in other occupations such as boating. In Noakhali it is said

that the cultivators amongst them are endogamous.

Jogi - The erstwhile weavers have taken to other occupations besides agriculture. In Noakhali, I am told, they will work as day labourers,but are unwilling to cultivate for themselves.

Kaibartta -- But the fisherman Kaibarttas do not cultivate.

Haliya Das.- It is their calling.

Napits and Dhobas.- They carry out their caste professions,but the most hold and as well. They had no traditional objection to cultivation.

Similary, Sutradhar, Goala, Kapali, Sudra, Bhuinmali, Patni, Malo,Harimali,and Jaliya. In the Noakhali census report it was noted in proof of the great tendency towards agriculture that even the lowest castes like fishermen and sweepers have turned to cultivation.

The castes who will not cultivate themselves, but may do so through hired labour are the following.

Brahman, Baidya, and Kayastha.- They are found principally among tenureholders and rent- free holders.

Saho, Sunri, Kumbhakar, Teli,Chamar, Karmakar, Gandhabanikya and Muhci.- They adhere to their respective callings.

Barui - They cultivate only pan.

CHAPTER III

CONDITION OF THE PEOPLE.

31. It is undoubted that within recent years the standard of comfort a increased within the estate just as has been the case throughout Eastern Bengal. The evidence of that is apparent. Earthenware has given way to brassware and vegetable oil to kerosine oil. The use of the umbrella is almost universal. All but the poorest have tailor- made coats and imported shawls or blankets. Doolies were formerly good enough to bring the bride in a marriage procession now palkis are considered the proper thing. But it may be asked whether, notwithstanding all these tangible signs of prosperity, it is the fact that the position of the cultivating classes has improved. On the one hand all have hitherto had the advantages arising from the steady increase in the price of the staple food crop,rice, of which the district exports one-third to one-half of its production, and from the increased production of jute; while,on the other hand,there has been an increase of rents, marked within the area held by tenure-holders, and slight within the area held direct by the proprietor, and a small but still significant increase in the price of labour and in such necessaries of the cultivator as he cannot himself produce.The resultant of these two sets of factors has been a positive gain to the cultivators up to 1897, and a positive loss to those living upon a fixed money income. With increased prosperity the cultivator has had more opportunity for indulgence in his favourite form of gambling, namely, litigation; and occassionally has tasted the pleasures of extravagance. Intelligent native public opinion is, and I agree with it, that the standard of comfort has increased, but that the income of the raiyats has not increased in exact correspondence ; or, in other words, that the raiyat in spite of increased income has a smaller margin for profit and saving than he formerly had.If one were to believe all that the raiyat himself says, one would have to believe that he continually made a loss of 50 per cent.on a year's working; while again, native gentlemen of position have affirmed to me that the raiyats are as a rule living above their income.I shall deal now in turn with the houses, food and dress of the people,and then with the economic condition of the people.

Standard of comfort.

32. The dwellings in all the divisions are usually made with wooden supports,interlaced bamboo walls,and roofs of thatching grass laid upon a bamboo frame work. in the houses of the well-to-do, the walls are of cane work,or more elaborate bamboo work. There are usually four houses facing one courtyard, and out houses for stores and cattle-sheds.A cultivator with six houses would have round the courtyard two living rooms,one for the male and one for the female members,a cook-shed and a baithakkhana;and outside a cattle-shed and a rice store house. The plinth is of raised earth, plastered over with glistening earth and cowdung. A wealthy Saha leaving near Mogra had actually fixed in his mud walls a window frame with class panels . In the Northern Division there are no particular rules as to the size of the homesteads; but in pargana Tishna,in the Central Division,and in the Southern Division, there are certain well- recognized sizes. They were first described by Babu Hemendra Nath Roy, a former Sub- Manager under the Raj. The most common size is seven nals by ten nals (the nal being 12 feet); very poor people use seven by five, and comparatively well-to-do adopt the rectangle 8 nals by 15 nals. Other rectangles are (7 X 12) square nals,(8 X 9) square nals, (8 X 11) square nals, (6 X 9) square nals, but these are of rare occurrence. When these homesteads are built, an astorologer is called in to determine what dimension would be auspicious. Even Muhammadans called in Hindu Acharjyas; but lately they have returned to calling in Maulvis. A ditch marks the exterior boundary, and charms are placed at the corners when it is set out. The contents of houses vary of course with the position in life of the owner. I give a list of such articles as might be found in the house of a cultivator, though all might not be found in any one house. For materials in connection with the preparation of this list, I am indebted to Babu Kailas Chandra Biswas,a former Assistant Settlement Officer.

(a) Furniture for sitting and sleeping.

1. ***Mora,*** cane or bamboo stool.
2. ***Chota chouki,*** stool.
3. ***Pati,*** mat of fine texture.
4. ***Chatai,*** coarse mats of different sorts.
5. ***Piri,*** plank seat.
6. ***Balish,*** pillow stuffed with cotton or rags.
7. ***Kantha,*** covering made of old cloths and rags instead of a quilt.
8. ***Chauki,*** wooden bedstead, one or two kept by well-to-do cultivators.
9. ***Dhusa, quilt,*** also to be found in the house of well-to-do cultivators.

(b) Eating utensils

1. ***Thal,*** a plate, generally of bell-metal.
2. ***Ghati,*** a brass water pot.
3. ***Basan,*** crockery plate.
4. ***Hanki,*** earthen plate.
5. ***Bati,*** brass cup.
6. ***Glash,*** of brass, rarely to be found
7. ***Badna,*** a brass or earthen water pot.
8. ***Kharti,*** an earthen water pot.
9. ***Khada,*** a stone cup.
10. ***Khora,*** an earthen cup.

(c) Cooking utensils

1. ***Deg,*** a pot, for cooking rice, It is made of *pital* (alloy of copper and zinc). It is used by well-to-do cultivators.
2. ***Bokna,*** brass pot.
3. ***Karai,*** Iron pan.
4. ***Raing,*** earthen pot.
5. ***Patil,*** earthen pot, smaller than raing.
6. ***Shara,*** earthen pot cover.

7. *Kalsi,* a brass or earthen water pitcher.

8. *Jhanjhar,* earthen perforated vessel for straining water when washing rice.

9. *Hata*, iron ladle or spoon.

10. *Heta*, wooden ladle, also called *deoya.*

11. *Tagari,* bowl.

12. *Mala,* cup made of a cocoanut shell.

13. *Dailer-kata*, a pestle used for grinding pulses after they are boiled. It is made of iron and also of wood.

14. *Pata* and *Puta*, a flat stone and a stone roller used in grinding condiments for curry.

15. *Baoli,* made of iron or pital for plac- ing the cooking utensils over the hearth, or for taking them down.

16. *Degchi*, large and small copper vessels: invariably used by Muhammadans.

(d) Instruments for cutting and digging.

1. *Hat dao, l*arge hand knife.

2. *Bati dao,* fish knife.

3. *Sarta*, nut cracker.

4. *Kanchi,* sickle.

5. *Kodal*, spade.

6. *Khanta*, digging hoe.

7. *Kural*, axe.

(e) Miscellaneous implements.

1. *Changa,* bamboo ladder.

2. *Hok*, a piece of hard wood with a pointed end, used for making holes in the ground when putting stakes round a field.

3. *Phorbash,* bamboo needle used in thatching houses.

4. *Sunch* and Bar *Sunch,* small and large needle.

5. *Gamla,* earthen vessel containing fod-der for the cattle.

6. *Ser,* cane measure containing one seer.

7. *Katha,* basket measure for grain, of various sizes.

8. *Sik,* an iron rod for the cleaning hukka hube.

9. *Kupi*, earthen or tin pot to contain kero-sine and a lamp wick.

10. *Gachha,* earthen or wooden stand for the lamp.

11. *Hukka*, a hubble-bubble pipe for smoking tobacco, usually made of cocoanut shell.

12. *Kalki*, an earthen bowl for tobacco, placed on the top of the hukka when smoking.

13. *Baithak hukka*, stand made of wood, earth, or brass.

14. *Dhenki,* pedal used in husking rice.

15. *Kail or gail,* wooden mortar.

16. *Chhia*, pestle for the above.

17. *Kula,* winnowing basket.

18. *Chimta*, a pair of tongs made of iron or bamboo.

19. *Chalani*, a sieve.

20. *Tukri,* a basket.

21. *Jhata,* a broom.

22. *Luri-patil*, an earthen pot, filled with water and mud, used in giving a fresh coating of mud to the floor of the house every morning.

23. *Hain,* comb, made of bamboo.

24. *Aina,* mirror.

25. *Chhati,* cloth umbrella.

26. *Patla,* a covering for the head and shoul-ders against rain, made by leaves of *gab* fruit.

27. *Jongra,* a tortoise-like covering for the head and shoulders agains rain,made o *kuruch-patta*.

28. *Bansi,* a fish hook.

29. *Konch*, a fish harpoon.

30. *Hocha, pala, thui*, most common bamboo traps for catching fish.

(f) Receptacles.

1. *Jhail,* small bamboo-made box used for keeping toilet articles.

2. *Macha,* bamboo platform for keeping the grain pots.

3. *Dol,* large cylindrical basket made of bamboo mats, used for storing grain.

4. *Dula,* small basket for keeping fish.

5. *Mathi,* earthen jar.

6. *Dala*, small bamboo basket.

7. *Ailla,* earthen pot for keeping fire.

8. *Tamaku-dibi*, bamboo vessel used for keeping tobacco.

9. *Sikka*, a jute net bag for holding earthen pots of various kinds and sizes.

10. *Chhala,* sack for carrying or storing grain.

11. *Jhaka*, large bamboo basket.

12. *Saji,* small bamboo basket.

13. *Kalsi,* large earthen pots for keeping rice, *kalai* etc.

14. Petara, bamboo work box for keeping clothes and rent receipts.

15. *Sindhuk*, a small wooden chest to be found in the house of well-to-do cultivators.

Shop-keepers and townspeople have many of the above articles, and in addition they have articles which are of European pattern or which are of native make, but superior to the standard expected by the cultivators :-

(a) Furniture for sitting and sleeping

1. *Kursi,* chair made of iron or wood.

2. *Taktaposh*, wooden bedstead.

3. *Satranji,* striped carpet of thich cotton cloth.

4. *Jal-chauki,* small wooden stool.

5. *Sap,* a kind of mat not so fine as *pati.*

6. *Kusasan,* seat made of *kusa* grass.

7. *Mashari,* mosquito curtain.

8. *Toshak*, bed mattress.

9. *Kolbalish*, a long round pillow.

10. *Dari,* carpet used by well-to-do people in the *Baithakhana,* especially during winter season.

11. *Lamba tu*l, long bench.

12. *Gol tul,* round stool.

13. *Kambal*, blanket.

14. *Takiya* thick round pillow.

15.*Me*j, table.

(b) Eating utensils.

1. *Pathar,* a stone plate.

2. *Pali,* a brass tumbler.

3. *Pathariya bati,* stone bowl.

(c) Cooking utensils.

1. *Kerosine stove.*

2. *Belani,* made of wood for bread-making.

(d) *Instruments for cutting and digging.*

1. *Kharya,* a sword for sacrificing goats, etc.
2. *Ram Dao*, a very large one used for sacrificing goats, etc.
3. *Kalam-tarash,* pen-knife,
4. *Shaphal,* made of iron, by which building materials are uprooted.

(e) *Miscellaneous articles.*

1. *Kakai*, comb.
2. *Khata,* account-book.
3. *Kharam*, wooden sandal.
4. Fishing net.
5. Lanterns and lamps.
6. *Algani, alna*, wooden stand for hanging up articles.

(f) *Utensils for holding things.*

1. *Trunk.*
2. Iron-safe.
3. Tin-box.
4. Cash-box.
5. Wooden hand-box.
6. Book-shelf.
7. Almirah.
8. Different sorts of bottles.

(g) *Works of Art.*

1. Pictures of different sorts, mostly of gods and goddesses.
2. Putul, earthen images of various kinds of animals and also of gods.

33. The study of a market on any hat day will show what is the food of the people. The articles for sale are rice and pulses, condiments and vegetables, fish and molasses. The well-to-do consume a great deal of milk. Bengalis are very fond of fish, fresh or dried (*sukti)*.The cultivators take as a rule three meals a day. In the early morning the rice, left over from the previous evening, is taken, or some *chira, khai, muri,* or some jack or mango when in season; and well-to-do have *rotis* made of *atta*. The midday and evening meals have boiled rice as their foundation, and with it is mixed *dal* of different kinds or fish or vegetables. At a Hindu marriage feast delicacies are prepared, such as fine rice boiled with milk and sugar, curdled milk with sugar or molasses and sweet-meats. The preparations of rice are named as follows :- Husked after boiling *siddha;* husked after being dried in the sun, *atap;* boiled rice, *bhat;* boiled then parched, then beaten in a pounding mill, *chira;* rice; soaked, boiled, dried, husked and blown out by cooking it in a pot in hot sand, muri; rice husked, in heated sand, the husk coming off naturally as the grain expands, *khai;* and rice cakes, *pitha.*

Food.

The messing expenses, if every article of diet has actually to be paid for, work out per month to the

following:-

	Rs. a. p.	Rs. a. p.
Coolies on irregular pay	3 8 0	
Labourers on fixed pay	4 0 0	
Cultivators generally	5 0 0	
Bhadralok on small pay	7 0 0	or 8 0 0
Ditto on good pay	10 0 0	or 12 0 0
Well-to-do on a large income	20 0 0	

In calculating the number of mouths to be fed, it is right to consider 2/3 seer or 3 ./ 1/3 lbs. of rice, as required per day for every person above 18 months of age. This agrees with an independent statement that a family of five requires 2 ./1/2 or 2 /.3/4 seers of rice per day. The average family numbers five in the two districts. A family of five members requires for themselves and their animals not less than three maunds of rice per month. Those higher in the social scale eat as a rule less rice than those below them. The ordinary cultivator will eat up to 12/16 seer per day. Well-to-do people eat up to 8/16 seer per day. I remember meeting a railway coolie of the Azimgarh district, who said that he ate himself a whole seer of rice in a day. Like the English navvies in the Crimea, such coolies produce corresponding work in return for their consumption of carbon. These amounts may be compared with Jail and Famine Code dietaries.An able-bodies Bengali labouring convict receives 13/16 seer per day, and an undertrial prisoner 11/16 seer. In famine time an adult able-bodied man receives the equivalent of 12/16 seer rice as a maximum wage, and as a penal wage, the equivalent of 12/16 seer per day.

Food stocks

34. During the autumn of 1896, when famine was approaching in Western and Central Bengal, full enquiries were made as to the amount of stocks in hand, and the position of each thana, as regards its surplus or deficit till the next crop was reached. Fortunately, in the end, Tippera district was not so badly off as was anticipated, but there undoubtedly was great distress amongst the population living on a money income and amongst the begging classes.The areas declared likely to bring forth a deficit were Kasba, Kotwali and Muradnagar and Chandpur thanas; and of these the first two are within the estate. It was computed that Kasba required 63,399 maunds and kotawali 79,212 maunds per month to feed the population. Kasba showed about one month's deficit, and Kotwali three months'.

Dress

35. The dress of the people is the ordinary dhuti and chaddar, with the small skull cap added in the case of Muhammadans. Those who can afford it have pirans or chapkans, while Muhammadans of position wear paijamah and achkans. Such women as are allowed to appear in public, wear only the sari. They are not so well clad as women of the same position in Behar. Among the Feraji Muhammadans, the dhuti is worn as a lungi, and is frequently of coloured cloth. The following are the cheapest rates for the purchase of ordinary articles of attire :-

	Rs. a. p.
Coat	0 10 0

Shirt	...	0	14 0
Chapkan	...	1	0 0
Achkan	...	1	4 0
Haji Kurta	...	2	0 0
Pugri (12 haths)	...	0	12 0
Chaddar	...	0	10 0
Dhuti (10 haths)	...	0	12 0
Paijamah	...	0	10 0
Topi	...	0	0 6
Coloured lungi	...	1	8 0

And according to quality or size the prices increase.

Ornament's

36. On the subject of ornaments, I am indebted to some notes of Babu Jogendra Kumar Bose, which refer to the southern part of Tippera district. A gold ornament for the nose is besar. As it hangs down, with a large fringe in front of the mouth, it is of great inconvenience to the wearer at meal times. Some Muhammadans wear a simple silver nose ring. Some well-to-do Hindus wear a fringed golden earring, phuljhumka. Dana-tabiz is a neck ornament worn by Hindus. Baju is a plain armlet, usually of gold. Kalsi is another armlet, more ornamented, worked in silver. Bala is a simple silver bangle for the wrist. Bekkharu and gol kharu are anklets, worked in silver, worn by well-to-do people. Churis of silver or brass are sometimes worn, three on each wrist, in preference to balas. Muhammadan women are fond of wearing plain, round earings in silver or in brass : sometimes five, one below the other, in the lobe of the ear.

Liability to famine.

37. The estate escaped the ravages of the famine of 1896-97; but in common with the rest of Tippera and Noakhali districts, it suffered from excessive depletion of stocks. The history of the past teaches us that flood, rather than drought, has been the cause of the loss of crops in these districts. The low lands in the angle between the Titas and Buri rivers, on the north of the Gumti, on the east of the little Feni, and in the centre of the Southern Division, are all liable to flood from local rainfall, and the floods may be exaggerated by the large size the catchment area of these rivers within Hill Tippera. In 1792, there were serious floods, and throughout the century there have been periodical floods up till the last bad one in 1893, which necessitated relief measures within the estate in the Northern Division. If a bad famine should ever overtake the estate, there will be little difficulty in getting the men in the Southern Division to do earthwork, but those in Tippera district will give trouble. As long ago as 1790, Lieutenant Parlby, who repaired the Gumti embankments said that the Tippera labourer was the worse he had ever seen, and at present, except in or near Comilla, local labour is scarcely available. Every year Noakhali Muhammadans come up to Tippera to cut paddy and dig tanks. As far however as I can learn, the estate has never suffered a famine comparable with those of North Bihar in 1874 and 1897.

The well-to-do people keep 2 or 3 years stock in hand, which they sell in years of scarcity. The *bhada*i crop is mostly retained, except by those who have not much, and these usually dispose of half, and retain the rest. After dealers have taken their supply from the pausha crops, there is little further dealing in dhan. As people require money, and as the price rises, a few maunds are husked and sold in the bazars.

38. The professional money-lender does not flourish within the estate outside of Comilla itself. During attestation, a record was kept of such transfers of occupancy rights as had been made to mahajans. It was necessarily an imperfect record; yet it agrees entirely so far as it goes with the records which I have consulted of all the Registry offices in and near the estate and with local opinion. My statistics showed that transfers to professed mahajans were only 2.2 per cent. of the total number of transfers recorded. The truth is that throughout the estate it is generally the well-to-do cultivator who lends money to his poorer neighbours. The same remark was made in the Land Revenue Administration Report of the Punjab for 1896-97, in which it is recorded that the extent to which the more thrifty agriculturists in that province, stepping in the place of the money lender, made advances on the security of the land of their less thrifty neighbours' was somewhat remarkable. The transfers to mahajans were found to refer to clearly defined localities :- the north-western part of thana Kasba, where Baniya, Sahas, and Hindu cultivators are numerous, the south part of thana Chauddagram and in Noakhali to the triangular tract of country between the large grain centres of Kalir Bazar, Fulgazi, and Chhagalnaya. In general terms, I believe that one-fourth of the tenants of the Northern Division, one-fifth of the Central Division, and one-sixth of the Southern Division are in a general state of indebtedness. I must mention however, that one experienced native informant said that three-fourths of the Northern Division were always in debt. The following are different methods of borrowing money. Simple pawning of movable property is *bandhak*; pledging movable property as a security with the proviso that it will be forfeited if the money be not returned by a given date is *kat bandhak*; simple mortgage of immovable property is *rehan;* and usufructuary mortgage is *daishodhi rehan.*

Indebteness

Interest is paid on various scales, as the following list will show :-

Up to Rs.	Rate per, Re per month.	Rate per Rs. 100 per month.	Rate per cent. per annum	Name.
1	2	3	4	5
	Rs. a p.	Rs. a. p		
25	0 1 0	6 4 0	75 per cent.	Ekana
	0 0 6	3 2 0	$37^1/_2$ „	Adhana
50	--	2 8 0	30 „	Arhai taka satkara.
	--	--	25 „	Sowai.
200	--	2 0 0	24 „	
		2 0 0 to 1 0 0	24 „	
Over 200 to middle class people.			12 „	

39. The Tippera Loan Office, Limited, was started in 1871, and has a capital of a lakh. The Directors are nearly all pleaders and Civil Court officials.

40. An examination of the mortgages registered in the area covered by the estate, or adjoining the estate, show considerable fluctuations; but they all point to much loan-taking during the year of dearth 1896-97. I have been able to obtain complete figures for the last three years from the Registration offices, and they are as follows :-

Year	Kasba		Nabinagar		Comilla		Laksham		Chauddagram		Feni		Chhagalnaya		Pulgazi	
	No.	Value.	No.	Value	No.	Value.	No.	Value	No.	Value.	No.	Value	No	Value.	No.	Value
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
		Rs.		Rs.		Rs.		Rs.		Rs.		Rs.		Rs.	Rs.	
1895-96-	839	87,692	1,297	1,88,402	1,114	1,60,163	509	79,777	916	51,124	969	80,564	855	52,195	755	47,271
1896-97-	987	96,075	1,180	1,86,194	1,269	2,51, 711	648	76,306	11,98	73,906	784	60,201	935	51,163	927	59,579
1897-98-	796	89,435	1,040	1,76,468	1,501	1,50,505	803	1,13,555	1,040	69,929	670	78,137	863	45,790	914	58,516

41. As has been noticed elsewhere, labour is easily available in the Noakhali part : hence it is cheaper there. In the Southern Division the labourer is content with 4 annas a day, in Tippera his price is 5 annas for purely unskilled labour. I have analysed the remuneration paid for different classes of labour throughout the estate, and present the results in Appendix VIII. This wage list should prove useful as a record. The divisions adopted are self-explanatory. As a general statement it is correct to say that in Eastern Bengal the price of labour has been increasing with the price of commodities. When Government had to repair the Gumti embankment in 1790, the rates varied from 2.3/4 kuyas to 3.1/2 kuyas per rupee. A kuya is (6 X 12 X 1.1/2) cubic cubits, or 365 cubic feet. Now-a-days at the cheapest rate only one kuya is excavated per rupee: this equals Rs. 2-14-5 per 1,000 cubic feet. District Board rates vary according to the nature of the work from Rs. 3-8 to Rs. 5 per 1,000 cubic feet. The remuneration of the Noakhali labourer, who comes north for the harvesting season between *Bhadra* and *Kartik* and again between *Agrahayan* and *Pausha*, is 4 annas with two meals or 7 or 8 annas without meals.

Wages of labour

42. The raiyat in Tippera is popularly supposed to be able to just support himselfs his wife and family, five units in all, on half a drone or eight kanis, that is, nearly 3.1/4 acres of land; and his prosperity increases in proportion to any increase in the size of his holding. The three acres and a cow are almost in practical realization. It is, however, very difficult to find out exactly what area a raiyat does hold. The average area per tenancy in the Central Division was nearly two acres; but it cannot be ascertained from the survey statistics how many tenancies on an average a raiyat holds. In sarail estate the Settlement Officer, Babu Kali Sankar Sen, found the average area per tenancy as a little more than 1.3/4 acres, and estimated the avarage area held by a raiyat as nearly 33/4 acres, or two tenancies per raiyat.

43. A carefully-prepared balance sheet showing estimated income and expenditure bears out the popular opinion in regard to the minimum area required to keep a family of five out of want. For this I am obliged to my Assistant, Babu Bipin Chandra Deb. A family of five has been chosen, as that is the average size of a household in the two district.

Statement showing the outturn and outgoings of an average agricultural family of five members.

			Minus				
	Details of holding	Average outtarn.	Cost of production	Rent.	Total	Net otturn of profit to raiyat.	Remarks
1	2	3	4	5	6	7	8
Fertile tract, of Comilla town	Kanis. Dafasli paddy lands, i. e., yielding two crops (ans and amon)-4 Lands yielding single crop (aman)4 Total ... 8	Rs. a. Aus paddy in 53 2 4 kanis 40 maunds. Aman paddy 42 8 (2nd crop) in 4 kanis 32 maunds. Aman paddy in 4 63 12 kanis (single corp) 48 Mounds Total 159. 6	Rs. a. Coptribution to 4. 0 the purchase of bullocks Fees to black 1. 8 smith and carpenter, including the price of materials for ploughs Wages for labours 12 0 for ploughing maunds. Transplanting 8. 0 Harvesting 12. 0 Total 37. 8 Deduct Value of cultivators' own labour 28. 0 Total 9. 8	Rs. a. Rent 16 .0 Cesses 0. 8 16 .8	Rs. 26	Rs. a. p. 133 6 0	Afamily consisting of five members should spend Rs. 124-6 per annum, as the cost per head is about Rs. 25 a year The details are given below : Average consumption of rice by each person per month is 25 seers. In 12 months the whole family cosume 1,500 seers or 37 maunds 20 seers, which in Rs. a an ordinari year at Rs. 2.4 a maund, costs 84 Costs of pulss, salt, oil fish tobacco, etc. 28 Clothing 12 Total 124 6 Or Rs. 25 per head.

44. The barber and the was herman received from the raiyats contributions which vary considerably. In one case a barber received 15 seers of rice a year from one man, and another got 25 seers. In another case 4 annas, 8 annas, or 12 annas were paid in cash. A ghat manjhi in one instance received 1/2 maund of grain per head per year.

Village servants.

45. Amongst Hindus of the ordinary cultivating class, the cost of marrying their children varies from Rs.60 to Rs. 150. Among the higher classes,it is the bridegroom who has in effect to be paid for; among the lower classes it is the bride who is practically purchased. Amongst Muhammadans the same amount of consideration money has not to be paid; but the expenses are practically never under Rs.50. Well-to-do people will spend from Rs.500 upwards.

Marriage expenses

46. At Jorekaran is a small masonry structure about 4 feet high. The story goes that a jamadar of police lost his prisoner whom he was escorting along the Chittagong road. He vowed he would make a permanent memorial on the spot if the prisoner was captured. The prisoner was caught and the small monument remains as a token that he kept his vow. In Uttar Andharmanik in Chhagalnaya thana is a tree called Debangsi. People say that anyone who cuts a branch off the tree will assuredly die; and, if as much as a leaf is torn off, the offender will be subject to some dangerous disease. Instances are cited of these results following in the case of rash men who have touched the tree.

Legends and worship of local deities.

47. In these parts the following trees are the subject of respect or devotion :-

(1) *Bat* (Ficus indica),

(2) *Asvattha* (Ficus religiosa),

(3) *Bel or sriphal* (Aegle marmelos). These three are held to be most sacred of all trees; in the first two resides the goddess Kali, while the sacred trefoil of the bel is the favourite of Siva. Only a Brahman can use their wood as fuel.

(4). *Tulasi.* - The leaves of the sacred basil (Ocymum sanctum) are used in worshipping Vishnu. The juice of the leaves is used for fever, cough. and ringworm.

(5) *Nim* (Melia Azad-dirachta). This tree is the favourite haunt of ghosts. The therapeutic uses of the leaves are well known.

(6) *Amlaki* (Phyllanthus emblica) and *Har-taki* (Terminalia chebula). The latter fruit is used as an aperient. The former is the most sacred.

48. The local deities most generally worshipped are - Sitala, goddess of infections diseases; Raksha kali, worshipped to avert an epidemic;Magadeshvari ; Trailokya Narain, a form of Vishnu; Trinath, a form of Siva worship; Sani or Saturn, the most dreaded of all planet gods; Manasa Debi, goddess of snakes; and Satyapir, the incarnation of Vishnu as a Muhammadan Saint. The worship of Magadhesvari is thoroughly local, pertaining as it dose to Chittagong district and Dakshinsik pargana in Tippera. She is a very dreaded goddess; her influence is powerful in causing or averting evil. The name shows that it is a relic of the occupation of the country by the Mughs. A she - goat or duck is sacrified at the *Sebakhola*. No Brahman is required. The sacrifice is made not by one stroke, but by successive strokes of the dao. A portion of the meat is roasted; and this, with the skin or feathers, is placed in a new bamboo basket. The people retire and the vultures swoop down, If they do not turn up, then the wrath of the goddess must be appeased by a fresh sacrifice. The worshipper brings home most of the flesh; and on this occasion a she- goat is not forbidden food to Hindus. In another way, the services of a Brahman are required.

The shrine of Kala Sahid at Kharampur has already been mentioned. This is respected also by

Hindus. So too I understand that at Chittagong the tomb of Badar Sahed, a Muhammadan Fakir, is worshipped by the offering of *sinnis* and lights. In Chauddagram Sankatpir is worshipped by Hindus and Muhammadans together. They gather in a reserved place after sunset, and await till the moon rises. Then the image of the moon in a mirror is washed with milk.

Language.

49. The Bengali spoken within the estate is a mongrel Bengali, though not as had as the Kachari Bengali on the one hand and the Chittagongian Bengali on the other, The apparent cockneyism in the use of " h" is quickly remarked. " H" is often substituted for "s" and "chh," Svashur (father - in -law) is pronounced "haur." So in Sindhi "Syam" is I believe, pronounced "ham." The genitive of 'use' is 'her' instead of " tahar". The accusative in the patois is "re" as in Uriya, instead of "ke." The *inflectional* termination for the furture is "am" instead of "iba". "I cannot say" has a double aoris "ami kahitam paritam na." The other substitution are of the lazy, non- mouth - opening kind, such as "z" for "j" "n" for "l" and "chh" for "s". I made a list of the few words alleged to appertain only to Tippera district ; but two words therein included, "badla" and "bagchar," are mentioned in Beveridge's Bakirganj (Trubner and Company, London, 1876) as peculiar to that district. A vocabulary of Bengali Peasant Life has yet to be written.

CHAPTER IV.

LAND TENURES.

Introductory

50. "All native systems," wrote Mr. Browne of the Revenue Survey in 1866, "whether of land measurements, of accounts, of rent agreements, are, as a rule, remarkable for their want of clearness and practical accuracy, and afford numerous loopholes for deception. Their real nature is veiled by a voluminousness of detail and specious minuteness, which often commands the admiration of a superficial observer, but a careful examination always reveals some radical defect which vitiates the whole."

What could exemplify this dictum better than the following schedule to a six years' raiyati settlement at Rs. 9-8.

Kist.	1283	1284.	1285.	1286.	1287.	1288.
1	2	3	4	5	6	7
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Asarh	–	0 14 0	0 14 0	0 14 0	0 14 0	0 14 0
Sraban	–	1 3 0	1 3 0	1 3 0	1 3 0	1 3 0
Bhadra	3 14 0	1 13 0	1 13 0	1 13 0	1 13 0	1 13 0
Asvin	1 13 0	1 13 0	1 13 0	1 13 0	1 13 0	1 13 0
Karttik	1 7 0	1 7 0	1 7 0	1 7 0	1 7 0	1 7 0
Agrahayan	1 13 0	1 13 0	1 13 0	1 13 0	1 13 0	1 13 0
Pausha	0 9 0	0 9 0	0 9 0	0 9 0	0 9 0	0 9 0
	9 8 0	9 8 0	9 8 0	9 8 0	9 8 0	9 8 0

51. To begin with, it is unbusinesslike to have more than three kists in the year ; seven is intolerable in the case of a raiyat with a normal jama. In the second place, no attempt is made to collect at every kist here recorded : the only result is complicated minute calculations of interest on the arrears of each. In the third place, the lease is not promptly renewed at the end of the six years. This spurious accuracy,combined with unwritten mental reservation by both parties, is the feature of many of the documents which it has been my duty to examine in connection with the land tenures of this estate.

52. First of all, we may put aside the area held by Government or by Government on behalf of public bodies, which is, of course, revenue free. This amounts to 3,054.48 acres, or 0.8 per cent, of the gross area of the estate.

53. The whole estate may next be divided into the part paying rent to the proprietor and the part not so paying. Within the three divisions the areas in acres are the following :-

Division.			Paying rent.	Not paying rent
Northern	–	–	123,682	8,036
Central	–	–	129,709	8,488
Southern	–	–	77,492	5,005
Total	–	–	330,883	21,529

Over the whole estate the proportion which does not contribute rent to the Raja is 6.1 per cent. This again is made up of 57.1 per cent., the alienation of which is permanent, and of 42.9 per cent,. which I am unable to declare to be permanent, but of which I can say that it is very doubtful indeed whether the proprietor will be ever able to resume any of it. I shall now examine the details of the tenures within

these two large classes.

54. Taluks are the chief of the paying tenures. The word taluk alone means a dependent tenure and in actual practice it means a tenure permanent in time but variable in rent according to the nature of its assets. In Chakla Roshnabad it has been for the past 50 years the constant practice of talukdars, who hold tenures called simply taluks, to affirm their fixity of rent, but falsely, as I shall show in the chapter on settlement of rents. The word taluk itself does not connote anything as to rent : but in this estate, unless there be a prefix such as kaimi, mukarrari, mushakhasi, patni, and so on, to express the fixity of rent, the word taluk alone expresses a tenure variable in rent. It is also inheritable and transferrable. The word taluk unqualified means therefore a takshishi taluk; and takshishi from the Arabic root, to ascertain, gives the meaning of liability to assessment. Mr. Browne, the Superintendent of the Revenue Survey, in 1866 defined the takshishi *(takhsisi)* taluk to be one the rent of which may be raised or lowered after the lapse of a fixed number of years; and Mr. Alexander, the Collector of Tippera, in 1875 said that it meant a taluk on which the zaminder reserves to himself a right to enhance rent after measurement and assessment at proper rates at some future period. A corresponding term is *taskhhisi* in which the lease is granted after a measurement and assesment. In the first the Arabic root is and in the second. These taluks are to be found principally in the northern division of Chakla Roshnabad, where they number 2,450. In the Central and Southern Divisions there are 25 and 4 respectively. The history of the talukdars of pargana Nurnagar, in which most taluks of this class exist, will be given in the chapter on the History of the Estate.

Rent-paying tenures

(2) *Mukarrari taluk, kaimi taluk or mushakhas (mushakhkhas) taluk* all represent that the rent is fixed. It is understood, however, that the rent is fixed for the area recorded in the document originating the tenure. So also the well-known patni. Under *patni*, dar-patnis have been found. There are only 403 taluks paying a fixed rent to the Raja; and of these 235 are patnis.

(3) *Miras* signifies an ancestral tenure. Here the term does not express anything as to rent. But in practice within this estate, it is a tenure at a fixed rent, heritable and transferable. Such tenures are usually small; and under tenure-holders, not under the Raja.

(4) *Deota taluks* are taluks whose lands are retained for the worship of certain gods. In all cases the Raja for the time being is the *sebait* and the local Panda is the *Pujahari*. There are in the Northern Division deota taluks for which fictitious rents are entered in the Raj-papers. These are :-

1. Kala Sahid	Kharampur.
2. Narsingh Deota	Durgapur.
3. Dvajanagar Hissa 8 annas taluk, Bepin Bihari Goswami	Dvajanagar.
4. Mahadeb	Debagram.
5. Radhamadhab	Radhanagar.

(5) *Abadi taluk* is the same as jangalburi, but the latter term has never appeared to my knowledge in any document in this estate. The terms of such taluks are that it be assessed at progressive rates and ultimately on all cultivation up to some rate such as Rs. 5 a drone. Of such a nature is the taluk Nanda Kishor Tahbildar in the mauza Madla which is now included within pargana Ashtajangal; and the very large tenure taluk Durga Charan Dewan in 48 villages in pargana Bagasair. A specimen sanad of a jangalabadi taluk is given in Appendix IV.

(6) *Miyadi taluk*. - A taluk at a variable rent for which successive settlements must be made. The proprietor may refuse to make a fresh settlement with the former holder.

(7) *Kat taluk.* - Very rare; a taluk subordinate is a dar-taluk.

(8) *Bandobasti.* - Similar to miyadi taluk.

(9) *Oshat taluk.* - Similar to a dar-taluk. Only one found under taluk Roshan Bibi in the Paharpur quarter.

(10) Dar-taluk. - This term has now a double meaning. The number of real dar-talukdars, i.e., under tenure-holders to talukdars, is minutely small. There are, however, a number of tenures which hold under the proprietor as the auction purchaser for arrears of rent of the rights of the talukdar. Such tenure-holders took settlement exactly like any other talukdar; but they are entered as dar-talukdars in the landlord's papers.

This kind of settlement arose from the desire of the proprietor to retain some property in land if it should ever occur that his zamindari rights should be sold up for arrears of Government revenue.

(11) *Khas taluk.* - This is a taluk purchased by the Raja and held under direct management. There is one, however, called Nij-taluk Mogra Wagairah of which there is no trace that it was ever out of the khas management.

Under the head of tenures I must record -

(12) *Agat taluk, dar-agat and kat-agat taluk.* - The original agat talukdar at the end of the last century was a small talukdar who preferred to place himself under the wing of a big talukdar to escape interference from the zamindar's agents. He thus in modern language ceased to be a tenant of the proprietor. Then the big talukdar became the tenant responsible for the rent of the area of both taluks. But this was really not an *agat taluk,* but *agata taluk.* The *agata taluk* signifies what has come from a taluk. The holder of such is in the same position to the talukdar and the proprietor as the purchaser of portion of the land of a settled raiyat is to the raiyat and the raiyat's landlord. That is to say, the *agat talukdar* is a recognized local tenure, but is not a tenure under the Bengal Tenancy Act. Mr. Mitra, my predecessor, examined the nature of *agat taluks* closely from a legal point of view, and he came to the conclusion, in which I share, that the *agat talukdar* is not subordinate as a rent-paying tenant to the talukdar, but is merely an offshoot of the talukdar, and co-equal with him in responsibility to the proprietor to the extent of his share of the rent. The record of taluks and *agats* has been prepared on this principle; and hereby the talukdar is liable for the assets of all the offshoots. Opportunity was given both by the Special Judge and myself during the settlement of rents for this view to be challenged by the parties; but it has not been done. I mention this because in the past some Munsifs have treated the *agatdar* as the talukdar's tenant, which is incorrect: the *agatdar* should be sued in a contribution suit. No such suits have yet been made by the talukdars, though there was no bar to their institution immediately after the talukdar's own rent had been settled. If and when such suits are instituted, I hope the principle adopted will be that the new rent of the taluk should be to the contribution of the agatdar as the gross area of the taluk is to the area of the agatdar. This will be fairer than to enhance the agatdar's former contribution at the same rate as the talukdar's former rent has been enhanced. To take an actual case : if the gross area of a taluk be 18*dr. 6 k.* and if an agat included in it measures 3*dr. 1k.*, and if the old and new rent of the taluk be respectively Rs. 79-4-6 and Rs. 140, and the former contribution of the agatdar Rs. 9-4, the new contribution ought to be Rs. 23, and not Rs. 16. In actual practice an agat is acquired by paying as a price a lump-sum which works out from 10 to 14 years' purchase of the net profits, and by agreeing to pay a contribution to the talukdar until the agatdar may have himself separately registered as a talukdar. Of course, however, the price is not fixed with such conscious precision; it depends upon other factors ; such as whether the land is let or not to cultivators, the necessity for the purchase or sale and the amount of contribution fixed. The "khanda" agat is a block out of the taluk, the "ansik" agat is a share out of the taluk. Many talukdars have found appertaining

to their taluks *agats* of whose existence they were previously unaware. In Appendix IV will be found an example of a document transferring an agat by purchase.

Among temporary leases are -

(13) *Ijaras, dar-ijaras, and khas-ijaras.* - These farms were seldom let out for more than five years at a time, and it is due to this pernicious practice that parts of this valuable estate have been managed so badly in the past. The raiyats under constantly changing ijaras suffered considerable oppression. Some ijaradars managed, however, to continue for term after term. The bankers in Comilla who have lent money to the Raja, liquidate the loan through the lease of blocks of villages. These transactions were really usufructuary mortgages; but they are white washed under the name of farming leases. I need hardly say that the temporary landlords of this class are not conspicuous for any solicitude for the welfare of their tenantry.

(14) Other temporary settlements are -

Jimbadari and thika jimbadari. - Similar to a farming lease, but granted to an outsider.

(15) *Mina bajyaci taluks* are clearly resumed rent- free tenures. Their rent is a fixed one for the area for which they were settled.

(16) *Madhya-sattva-jots.* -- These are nearly all resumed rent-free tenures. Not withstanding that the erstwhile rent-free holder had full-blown jotdars under him, the settlement was made by the Raj with him as a jotdar; and his name was entered in the rent- roll along with other jotdars. In the present record such a man was ascertained to be a tenure- holder and he was so recorded. To this practice the Raj authorities have assented.

(17) *Nagdi- pattadar,* also called *Nagdi- ijaradar Sodhai ijaradar* or *Khaibankhakdar*.- This lease was formerly in vogue exclusively amongst tenure- holders with a permanent interest, but now ordinary occupancy raiyats have adopted it. It is to be found in the Southern Division. A temporary lease is granted for complete possession of the land leased for a certain number of years, usually not exceeding ten, on consideraction of the cash payment in advance of a certain amount of money. The lessee may cultivate himself or let the land out again. The premium *nagdi bandhak taka* is calculated at half the ordinary annual value multiplied by the number of years for which the arrangement is made.

55. At this point I give the numbers of tenures at fixed and variable rent -

As stated by Raj officers before the settlement.

Division	Tenure at fixed rent.	Tenures at variable rent.	Farming Leases.
1	2	3	4
Northern Division	64	2,454	...
Central Divison	292	18	34
Southern Division	134	4	12
Total	490	2,476	46

As ascertained during the settlement

Division	Tenures at fixed rent	Tenures at variable rent.
Northern Division	55	2,479
Central Division	241	103
Southern Division	107	32
Total	403	2,614

56. Many of the farming leases lapsed before the settlement proceedings came to an end; and there were several tenures at a fixed rent in the villages left out of settlement, as explained in Part III, Chapter I.

57. Turning to the rent-free tenures, I have subdivided them into those for which no titular parentage can be found and those which can be recorded under specific names. The former are simply called non-rent-paying (khajana anadayi madhya sattva) and the letter embrace the following. I give in Appendix IV examples of the more peculiar of rent-free tenures selected from a collection of sanads. The nature of the grants is sufficiently represented by their titles :-

Rent-free tenures.

I. - Grants for religious purposes :-

(a) Hindu -

(1) Debottar.

(2) Brahmottar.

(b) Muhammadan -

(1) Cheragi.

(2) Cheragi khairat.

(3) Piran.

II. - Gifts :-

(a) Hindu -

(1) Bhogottar.

(2) Jibika Mina. Only one example found. This has continued for more than one generation though meant only for life.

(3) Khanebari. Usually homestead land.

(4) Minahi maurasi khanebari.

(5) Khamar. Properly home farm land.

(6) Mina.

(7) Inam. A Muhammadan name: granted to a Hindu.

(8) Inami mina.

(9) Deed of gift.

(10)Bhumidan.

(11) Baiydottar. The grants to the Sen family are nearly all near Chauddagram and Baidyer Bazar in Tishna pargana.

(12) Baidya anka mina.

(13) Abadi mina.

(14) Jangal abadi mina.

(15) Baishnabottar.

(16) Khoshbash.

(17) Madadbash.

(b) Muhammadan -

(1) Khairat.

(2) Mina.

(3) Fakiran. Only one example.

(4) Ayma.

III. - Grants for service :-

(a) Zamindari -

(1) Nankar.

(2) Chaudurai Khidmat.

(3) Chaudurai Nankar. This has continued, though originally meant only for temporary any service.

(4) Mathan Mina

Personal :-

(1) Chakran, Principally to washerman or barber.

Culivators

58. After tenure - holders come raiyats and under-raiyats. These will be dealt with in detail. For the whole area there is 13.8 per cent. of the tenancies held by cultivating tenure-holders; and 3.2 per cent. held by cultivating rent-free holders. Under-raiytats are called korfas, and have admittedly no status under the Tenancy Act. There are a few paying in kind ; such have yearly settlements for so many maunds or kathas of paddy, or else settlements to pay a certain proportion of the crop. The proportion in the latter case is usually half ; but occasionally 9 or 11 annas out of 16 annas, and very rarley 4 or 6 annas. The word "bargadar" is used indiscriminately for such

an under-tenant, and for the tenant's servant, who is supposed to receive his share of the crop in return for his labour in cultivation. A specimen of a barga agreement is given in Appendix IV.

59. The distribution of land amongst all the above classes and the proprietor is shown below in acres :-

Class of Landlord	Northern Division.	Central Division.	Southern Division	Total.	Percentage.
Held by Government	1,096	1,623	335	3,0594	0.9
Held directly by the Raj	18,599	80,481	62,228	1,61,368	45.4
Held by tenure-holders permanent in rent.	15,220	20,482	510	36,212	10.2
Held by tenure- holders temporary in rent.	89,863	28,747	14,694	1,33,304	37.5
Held by rent-free tenure holders	8,036	8,488	5,005	21,529	6.0

60. The details of the rents of holdings of the different classes of raiyats after the settlement proceedings throughout the estate are given in the following table, which shows how rents are governed, firstly, by the whole area of holdings, and secondly, by the cultivated portions of holdings :-

	Raiyats at fixed rates.		Settled and occupancy raiyats		Non - occupancy raiyats		Under raiyat	
	Average rent per acre of holding.	Incidence of rent per cultivated acre of holding	Average rent per acre of holding.	Incidence of rent per cultivated acre of holding	Average rent per acre of holding.	Incidence of rent per cultivated acre of holding	Average rent per acre of holding.	Incidence of rent per cultivated acre of holding.
	Rs a. p.	Rs. a p	Rs. a. p	Rs. a. p.	Rs.a. p.	Rs.a. p.	Rs. a. p.	Rs. a. p.
Northern Division	0 15 2	2 1 3	3 5 4	4 1 7	2 1 2	3 4 0	3 3 8	4 4 3
Central Division	1 13 2	3 7 3	4 4 10	3 11 2	1 11 9	2 6 0	3 15 11	4 12 6
Southern Division	1 12 6	2 2 0	3 10 4	4 4 8	0 10 8	1 4 2	5 3 3	6 6 4

61. As regards the area and number of holdings, we obtain the following interesting figures. It should be noted that the Northern Division figures were prepared before the acquisition of the Assam-Bengal Railway line by Government :-

62. The number of plots per holding shows a curious tendency to increase as one travels south in the estate. From the plains of the Northern Division where there is on an average less than 3 fields per tenancy, the increase is to 5,6,7,8 and even 9 plots on an average in parts of Tishna pargana and in the Southern Division. The fact can be shortly stated in the formula that the number of plots and the size of holdings vary inversely with the number of rent receivers. The plot varies from 0.30 acre in the Southern Division to 0.38 in the Central Division, 0.44 in the plains of the Northern Division, and 0.78 in the hills of the Northern Division. The average size of a settled raiyat's holding in the Northern Division is practically the same as that on the other side of the Titas river in the Sarail estate, 2.84 acres. The late Babu Parbati Charan Roy was of opinion that the raiyats in Dacca, Faridpur and Tippera were worse off than those in Jessore and Backergunge on account of the comparative smallness of holdings. The country in Europe in which there are small holdings due to subdivision in Belgium, and there the average is less than 2.47 acres. Throughout the estate the average village covers 595 plots and an area of 235 acres.

63. Broadly speaking, the Northern Division is the home of the *Takshishi* talukdar, and in the

	Northern Division.			Central Division.			Southern Division.		
	Precetage of holdings to total	Average area per holding.	Average culti-vated area per holding.	Precetage of holdings to	Average area per holding.	Average culti-vated area per holding.	Precetage of holdings to total	Average area per holding.	Average culti-vated area per holding.
		Acres	Acres		Acres	Acres		Acres	Acres
1. Government	--	5.22	--	0.21	4.14	--	0.49	5.43	-
2.Held by proprietors-	0.83	26.47	0.18	1.86	16.61	0.58	1.42	54.78	2.55
3. In cultivating pessession of tenure holders	23.79	2.87	0.88	3.82	3.94	0.95	13.08	2.8	1.26
4. Raiyats at fixed rate or fixed rents	0.06	4.71	2.15	0.33	5.42	4.42	0.13	8.28	6.96
5. Settled and occupancy raiyats	70.25	2.89	2.33	89.55	2.96	2.65	70.87	6.72	5.70
6. Non - occupancy raiyats	2.37	0.75	0.47	1.56	0.91	0.67	6.56	0.62	0.32
7. Rent-free-holding	2.70	1.74	0.53	2.67	1.86	0.71	6.85	1.27	0.87
Total :-	100	--	--	100	--	--	100	--	--
8. Under - raiyats	--	0.70	0.53	--	0.59	0.57	--	0.50	0.41

Southern and Central Divisions are to be found patni taluks. In the Northern Division the Rajholds a portion direct, and the greater part of the other two divisions is now held direct by the Raj. The most of the rent-free tenures are in the Northern Division, and in the Southern Division are most of the under-raiyats to be found. The juxtaposition of tenancies of the three Divisions shows curious contrasts; in the Northern Division is a tenure-holder paying a rent of nine pies, and in the Southern Division is a jotdar, paying a rent of eighty rupees, under whom is a korfa whose rent is twenty rupees.

General view o land tenures.

In the khas area, of course, a record-of-rights is simplicity itself : the only difficulties arising from the conduct, past or present of the parties themselves. In the rents now ascertained all re-collection of the method of the original assessment has been lost, though half a century ago rates were adopted and imposed. After a course of the *ijara* system the accounts emerge with no further detail than gross *guzasta* areas and gross rents. Nevertheless the quotient of the rent by the area was still acknowledge as a rate, and rates were admitted in the villages, until the touters and lawyers put it into the heads of the raiyats to deny all knowledge of rates. They said their rents were chukti, though such a term never appears in any raiyati settlement. That their rents are mostly now lump rents is undoubtedly true but the meaning which was sought to be imported into the phrase was not only a lump rent, but a fixed unenhanceable rent. A real *chukti* rent was such a one as in the following example from the Southern Division : a raiyat agreed to pay Rs.100 for his job of 7 kanis 19 gandas for 11 years from 1304 to 1315 T.S.

On the other hand, in the taluki area of the Northern Division, especially to the north-west corner, rates are known and acknowledged for different classes of soil, and the rent-roll preserve the separate classification and assessment. When such were found, they were recorded in the raiyat's khatian. There is one peculiar class of raiyati tenures in the south of Tishna pargana in the Central Division.

This is the Charcha system, prevalent in the jala mahals, - low-lying land abutting the Little Feni river. In its system of appraising, it has points of similarity with the jaedadi system in Behar. The system is that Rs. 2 per kani is the rate for the area in which the crop does not fail in any particular year as ascertained by an estimate. The standard is a 16-anna crop. Only the area found to bear this quantity of crop is assessed. There are 17 jala mahal villages, of which 13 are let in. fall at Raghu Nath Prasad Tewari, in a block known as the Bhangarar Chakbasta. At the settlement of rents this indefinite system was replaced as far as possible by an assessment at Re. 1-2 on the total area held. The tenants had offered to pay at 8 annas and one rupee on the whole area held.

In the area held by tenure-holders it may be generally asserted that the prevailing feature is not subinfeudation, but subdivision. There is subinfeudation, but not to the extent which exists in the neighbouring district of Backergunge or in the Sadr part of Noakhali. One instance found was as follows :- proprietor, then a taluk, then adartaluk, then a patni, then a darpatni and then the raiyat. Herein are four intermediaries between the cultivator and the Raj. The process of subdivision is the result partly of inheritance, especially amongst Muhammadans, and of transfers; but the subdivision is principally due to the system under which tenures were created without definite areas in a country in which and at a time when spontaneous increase of cultivated area was both possible and permissible.

The result is an intermixture of tenures similar to that existing amongst the estates in Mazaffarpur and Chittagong. Anomalies of course are discovered when the record-of right is prepared. Several taluks are found to be holding some land jointly, but the holders cannot say what the proportionate share of each taluk is . This is the chrysalis stage. Again certain land is recorded as held jointly (ijmali) under several taluks and the shares are settled; but the holders of the taluks are receiving rents from the tenants out of Proportion to the nominal shares. This is a further development, in which the weaker go to the wall. The last stage is when the area orginally held jointly has been parcelled out by mutual arrangement, so that each taluk has the entire possession of the lands allotted to it (chinnit dakhal). The more inchoate the stage of growth of the tenure, the greater is the difficulty of record. Out of the taluks in the Northern Division there are 1,280 in one villaes, 501 in two villages; 257 in three villages, 193 in four villages, 90 in five villages, and 184 in more then five villages. Two odd mixtures are the following. The land covered by the Jail in Comilla belongs I an. 5 p. to the Raj; and 14 ans. 7 p. to a Collectorate kharij taluk. Under the Raj Government holds a kaimi taluk,and under the holders of the kharij taluk Government holds a mukararri tenure. And again, mukararri taluk and a takshishi taluk possess jointly lands in the shares of 6 annas and 10 annas. From the tashishi taluk has been granted an agat taluk, 4 of the 10 annas of which are held by the holder of the mukararri taluk and the remaining 6 annas by an outsider. The mukararridar under one rent receipt collects the whole of his shares. To show the combinations which result from the subdivision of the lands, I take a small village Dvijapur of 186 plots covering 60 acres. There are 9 taluks concerned. Five holdings are held by separate taluks in their possession (nij-dakhal), 5 holdings are held in nij-dakhal by different combination of 7 taluks, 2 at a time, 3 at a time and 5 at a time, five holdings are held by tenants,each entirely under a separate taluk, and one holding is held in the nij-dakhal of an agatdar under one of the taluks. In one bil division of title had to be distributed amongst 27 taluks whose lands surrounded it.

Occupancy rights.

64. A great change has come over the district, and certainly over the Chakla Roshnabad estate since the passing of Act. X of 1859. The nomadic habits of tenantry were commented upon very early in the century, and with a vague exception in favour of Chakla Roshnabad the existence in Tippera district of Khudkhasht raiyats was denied at the time of the Revenue survey. At present as much as 89 per cent of the tenancies in the Central Division of Chakla Roshnabad are the holdings of settled raiyats and raiyats with right of occupancy. In the other divisions a proportion of over 70 per cent. is so held. Neither by the Raja 's agent nor by any of the intermediary landlords was the settled status ever denied with very few exceptions. The trouble to question it was

scarcely ever taken. Hence only about 2 per cent. of the tenancies are found to be held by non-occupancy raiyats. These were most numerous in the Southern Division. On the other hand, claims to the status of raiyats at a fixed rent were made industriously, but with no conspicuous success. Less than 2 per mille of the total number of tenancies were recorded at attestations as holdings of raiyats at a fixed rent. The climants really produced evidence entitling them to the presumption of section 50, Bengal Tenancy Act, but they were recorded as *kaimi*. The decision in I.L.R. Cal., XXI,p.152, published in 1897; distinguished the *kaimi* status and protection from enhancement ; but the last decision, published in 1898, contained in I.L.R., Cal.,XXV, 744, approved of the same procedure which has been adopted in this settlement. The distinction is real, yet nevertheless an academical one; as the result is the same. The number of false rent receipts produced, manufactured chiefly by ijradars, was astonishing. The bad conduct of some attestation muharrirs and corruption of some Raj officials were also, in certain camps causes tending to the manufacture of frivolous claims to this status. The subject will again be referred to the head of settlement of rents. I can affirm here that within the estate amon under agricultural jots held either now directly under the Raj or previously under an ijaradar, I have not found a single one which was granted in a real *kaimi* settlement, consciously in a formal patta by the landlord.

Tranfer of occupancy-rights.

65. Transfers of occupancy- rights within the Chakla Roshnabad estate are governed by the practice that in theory they cannot be made without the landlord's permission, but that this permission is obtained by the registration in the landlord's sherista, which means simply the payment of the usual amount called *nazar, gun* or *salami* required for *nam- jari,* as it is called, or *dakhil-khairj* or *gat-agat.* Neither the Raj nor the tenure - holders trouble much about refusing to accept any one as a tenant if the fee be paid. The petty landlord can, however, watch more strictly over the actions of his tenants.The effect of this proviso as to the landlord's consent is that the custom of transfer of jots does not exist as an admitted and accepted practice. I apprehend that if the custom really existed, the landlord would be bound to recognize it. It is, I think, to the advantage of the account-keeping in the case of a good landlord that this state of things should continue. The bad landlord, on the other hand, will always give annoyance to his tenants, whether the Civil Court says the custom exists or not. Within the khas area there has been in the past no definite system as to payment of fees. The tenants were therefore looted ; and the proprietor got all the bad name for the principle with none of the pecuniary benefit for the practice. Since 1892, the rate has been 25 per cent. on the purchase money or Rs. 2 per *kani* whichever is greater, with a limit of Rs. 10. The rate was subsequently reduced to half of this, namely, 12 per cent. of the purchase money, or Re. 1 per *kani* with a limit of Rs.10. If this rule be maintained, it should be made more widely known than it is, and more precaution should be taken against peculation by the tahsildars and their staff.

As to the number of transfers made, enquiries were made at attestation in 1,481 out of the 1,506 villages. It was found that there had been transfers in 1,048 villages. After taking statistics over an area of 547 square miles, the area found to have been transferred was only the one hundredth part of that area. It was of course natural that more information should be obtained for later years : but even after making an allowance for this it was clear that the Tenancy Act had given a great impetus to such transfers as the proportion between those which occurred before and after 1885 was 1.6 per cent, to 98.4 per cent. As shown in the preceding chapter, the transfers to professional mahajans were few. The Registration Department returns have shown more transfers to fellow raiyats than in any other district in Bengal. There were three times as many transfers of part holdings as whole holdings, and usually the price per acre was more in the case of the former. The number actually registered has steadily increased, as for example to Chauddagram from 794 in 1889-90 to 1,564 in 1896-97. The average yearly registration of transfes is as follows for offices in or near the estate :- 1.021 at Kasba, 1,450 at

Nabinagar, 966 at Bancharampur, 2.014 at Comilla, 594 at Laksham, 1,107 at Chauddagram, 932 at Chhagalnaya, 811 at Fulgazi and 125 at Feni. The contrast is stricking between land within and without the estate in Noakhali district. The compulsory sales of occupancy rights by auction has varied considerably : only inference that can be made is that within the estate they have a tendency to increase year by year. In 1890-91 and 1897-98 the number were 345 and 323 at Nabinagar Munsifi; 127 and 283 at Kasba Munsifi; 351 and 516 at Comilla Munsifi, and 132 and 362 at Chauddagram Munsifi.

The standard case in this district is that of Uma Lochan Mazumder, the holder of the taluk in mauza Noagaon, pargana Nurnagar, versus Sheik Mohaddin and others. Certain pepole had purchased the occupancy - right from the heirs of Uma Lochan Mazumdar's tenants. In 1888 he sued for khas possession, denying the custom of transfer. The defendants alleged that raiyati jots were transferable in that part of the country, also that they had asked that their names be registered in the landlord's sherista, but that the landlord had asked for an exorbitant bonus. In the Lower Court (Nabinagar Munsifi Nos. 1127-1128 of 1888) it was decided that the purchasers-defendants could not prove the custom of transfer if jots without the landlord's consent. In the Lower Appellate Court (Subordinate Judge, Tippera, Nos 487-488 of 1888) it was held that instances within 12 years were not sufficient to maintain custom and that there was no evidence that a sale could take place against the landlord's consent or wishes. In the High Court (Appeal No. 182 of 1890) the appeal was dismissed. In june 1897, I was informed that the people of the district believed that a new law had been passed forbidding the sale of occupancy - right; also that the Sub-Registrars had been forbidden to transfer them in the future. I instituted enquiries, and found that the basis of the rumour was the High Court ruling in Indian Law Reports, Calcutta, XXIV, p. 355, decided in January 1897. The ruling must be understood along with the circumstances of the case, and not from the head note alone. The effect was in short to refuse the right of transferability of an occupancy - right on a compulsory sale on a money decree, unless the landlord's consent is obtained promptly. The district registration figures for 1897 and 1898 were examined by me, but they did not show any abatement in the number of transfers registered, but on the contary an increase.

66. The passing of the Tenancy Act made most landlords alive to the necessity of amalgamating all outside cesses with the rent; still even 10 years after 1885 both the Raja and some of the tenure-holders were entering unauthorized cesses along with the rent. One old gomashta in the employment of a tenure-holder said to me that certain villagers were so wicked that they would not pay even "tahari" or writing charges. It has been generally recognized that the realization of these cesses in moderation represents a good feeling between landlord and tenant. In the case of the Uttarayan received by the Raj the cess represents the relic of the worship of the goddess of lands. The following cesses have been found :-

Abwabs.

(1) Batta - (a) Amalgamated with talukdar's rent at 1 per cent ; also called *kami ojan batta.* Most of the talukdars' rents had been settled in sikka rupees.

(b) One anna per rupee entered occasionally separately as a demand against raiyats in the collection papers of both the Raj and tenure - holders.

(2) Ratib godara and *naukabhara.* Also amalgamated with talukdar's rent at 1 anna per rupee. *Ratib* means expenses for religious worship, *godara*, ferry charges and *naukabhara*, boat hire.

(3) *Tahari,* meaning "writing charges." This is not entered in the rent-roll, nor is the payment compulsory. It goes into the pockets of members of the collecting establishments at 2 pice or 1 anna per rupee.

(4) *Kharcha,* (5) *Katao*, at I anna per rupee.

(6) *Multan* at annas 2-6 per rupee. I have seen all these three entered in collection papers. They are of rare occurrence. The last I have seen only in the papers of the Chaudhuris of Natghar mauza; and *katao* only in the case of Atma Ram Das taluk in Jajiara mauza.

(7) Uttarayan - This means the subscription for the Uttarayan Sankranti, the last day of the month of Pausha, on which the goddess of lands (Bastu Debi) is worshipped. The tenants of the Southern Division used to bring their contribution to the Raj in kind, in the shape of goats, etc. It was commuted during the management of Mr. Sandys to one pice per rupee of rent, and this cess has since been entered in most of the village collection papers of the Southern Division. This cess, however, has been excluded from the record-of-rights.

(8) Both talukdars and lakhirajdars frequently record in their papers for Road and Public Works Cesses, the amount due from their raiyats as 1 anna per rupee, instead of the legal 2 pice per rupee. the additional 2 pice is an irregular, additional demand. Some ijaradars I found taking even 6 pice per rupee.

67. At the beginning of this chapter, I have referred to the 7 kists according to which the Raj nominally realize. The instalments are : Asharh, $1^1/_2$ annas ; Sraban, $2^1/_2$ annas ; Bhadra, 3 annas ; Asvin, 3 annas ; Karttik, $2^1/_2$ annas ; Agrahayan, 2 annas ; and Pausha, $1^1/_2$ annas, By an analysis of the gross monthly collections of the Raj over several years, it was found that as a matter of act there are three occasions in the year on which rent is freely paid, Bhadra-Asvin, Karttik-Agrahayan -Pausha - Magha, and Chaitra. The two months Bhadra and Chaitra are invariably good rent collecting months. These three seasons agree with the seasons of crops and with the popular ideas. It would, I venture to suggest, be advisable for the Raj to adopt three kists only, namely, in Bhadra Pausha and Chaitra. The jute crop in the Northern Division makes the raiyats better able as a whole to pay more at the Bhadra-Asvin kists than the raiyats of the other two Divisions; and may analysis showed higher proportional payments in the Northern Division that season than in the other two Divisions. Hence I propose the following kists and enstalments :-

Northern Division	–	1	Asvin	–	–	6 annas.
	–	15	Pausha	–	–	8 annsa.
	–	1	Chaitra	–	–	2 annas.
Central and Southern Division	–	1	Asvin	–	–	4 annas.
	–	15	Pausha	–	–	8 annas.
	–	1	Chaitra	–	–	4 annas.

The tenure - holders collect themselves or their gomashtas whenever they can. Some of the raiyats in the estate take rather a pride in the fact that they remain always in arrears, and only pay after they have had the satisfaction of causing their landlord to go to the expense of instituting a suit for arrears of rent.

68. On the subject of the standard of measurement in the estate, I have to acknowledge the great assistance given to me by Babu Mati Lal Ray, Assistant Settlement Officer, It is an important subject, and the misrepresentations in connection with it require to be set aside once and for all.

In this estate, as in most other estates of Tippera, Noakhali and Sylhet, as also in the other neighbouring districts of Chittagong, Mymensingh, Dacca, Faridpur and Backergunge, the land measure is expressed in terms of a *kani,* and its fractions ganda and kara. Four karas are equivalent to a ganda, and twenty gandas make a *kani.* A kani itself is the sixteenth of a *drone*, which is the highest denomination for expressing areas. In zamindari measurement the length and breadth are expressed in kahans and pans. The product so found divided by $7^1/_2$ gives the number of *kanis.*

The area of a *kani* is not everywhere the same. It differs according as the nal or measuring rod is different, and according to the number of square nals that is customary in particular localities to constitute a kani.Mr. Browne, the Superintendent of the Revenue, Survey found as many as ten different kinds of kanis in the Tippera district with areas varying from 10 bighas 16 kattas, to 1 bigha 1 katta $1^1/_2$ chittaks.

In the present settlement the areas of fields in each of the Central and southern Divisions of the estate, which are chiefly khas area, have been converted in kanis of (5 X 6) square nals of 16 cubits; while those in the Northern Division, which is almost entirely *taluki* and in which, therefore, in determining the fair rent payable the rent which the talukdar assesses on his tenants on his own measurement has to be taken into consideration, have been expressed in terms of *kanis* of (5 X 6) square *nals* of 14 cubits. These are same of course as (10 X 12) square nals of 8 cubits and (10 X 12) square nals of 7 cubits. It was quite natural that the variable nature of the kani would arouse, rightly or wrongly, objection from interested parties to the adoption, for the Central and Southern Division of the 16 haths nal as the Raj standard nal for the estate, and for the Northern Division, of the 14 haths nal as an universa standard. The advantage for the future in the maintenance of an uniform standard over a known tract cannot be overrated, and to put this beyond all doubt, the mature of the standard of measurement has been sealed on every *khatian*, original or copy. The discussions which followed the objections which were raised have in the main resulted in the rejection of arguments put forward against the standards that we have adopted, though, in particular cases, the tenants have been found to be entitled to some consideration. The conclusions, and the reasons for them, are summarised below :-

(1) The Raj standard *nal, i e.*,the nal used by the Raj with regard to the tenants directly under them, is that of 16 *haths* of 18 inches and the standard *kani* is equivalent to 30 such square nals, i. e., 17,280 square feet or 0.396 acre.

The question was discussed fully in one of the earliest applications for settlement of fair rent under section 104 of the Tenancy Act, the parties having been allowed in that case* to produce all available evidence bearing on the patter. The contention that has been raised by the tenants from time to time is twofold, *first,* though a *kani* presupposes a *nal*, no standard nal has been proved ; *secondly,* that the prevalent nal must have been either one of 18 haths, 5x6 square *nals* making a kani, or one of 16 *haths* of 19 inches, a *kani* being equal to 120 square *nals*. The earliest document on which they rely is a table of land measure prepared on the 4th May 1858 by the then Collector Mr. W. J. H. Money, in accordance with a requisition from the Commissioner of Chittagong. It shows the *nal* to be 16 *haths* of 19 inches, and a kani to be 120 square nals. The next documents is what ia popularly known as the "Nal Paymana" for Chakla Roshnabad prepared in 1844 by the Collectorate amla apparently in pursuance of an order of the Collector.There are four entries in it of which one is of 17 *haths,* one of 18 *haths* and two of 16 haths ; and the first entry states that the *kani* is equal to 10 X 12 square *nals*, and the second, that ti is 5 X 6 square *nals*. Then there are a few judgments of the Civil Court holding the *nal* to be of 8 haths in regard to particular villages. The evidence on which the latter are based way much short of what has been now obtained. No particular value can therefore be attached to them. The "Nal Paymana" and Mr. Money's table are the only documents worth any consideration. But both seem to be incorrect judging from other Collectorate papers both of previous and of a contemporaneous period. I shall deal with them one by one.

The first is as old as 1195 Bengali era corresponding to 1788 A.D., being a parwana under the signature of Mr. John Buller giving directions to a certain amin to measure lands in pargana Nurnagar

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* Suit No. 3 of 1894 section 104, Bengal Tenancy Act.
Raj, against certain number of tenants of village Kartikpur in pargana Meherkul.

within the estate. The second is a letter, dated 12th September 1794, of the then Collector of Tippera, appointing one Jagannath Sarkar as an amin to measure certain land in mauza Chhotara in pargana Meherkul. The third is a letter of Raja Rajdhar Manikya of Tippera, received by the Collector of Tippera on 28th September 1802 in reply to a query as to the standard of measurement in vogue in the estate. In the first unfortunately the word indicating the length of *nal* to be used has been partially torn, but what is left seems sufficient to show that the *nal* intended to be used was one of 16 *haths*. The second document is quite clear in stating that the 16 *haths nal* is the standard nal for the pargana, while the third says in unmistakeable terms that the *nal* in use in the whole estate is one of 16 haths, 5 X 6 square *nals* making a *kani*. Two other documents have been found in which the Raj aver that the *nal* in vogue in the estate is one of 16 *haths*. The one is a rubakari of the Chittagong Commissioner, dated the 24th June 1837, calling for a report in connection with a petition of the Raj protesting against a 17 *haths nal* being used in resuming two invalid rent- free grants within the estate, and the other is a similar rubakari of the Collector of Tippera, dated 19th April 1838, in connection with a similar petition. It is unfortunate that no further documents can be found to show what enquiries followed, and what result was arrived at. Other documents bearing on the question are two petitions of 1825 and 1827 of Abu Sardar and others of Champaknagar in pargana Meherkul, and of Gaur Hari Dhar, holder of Taluk Ananda Mohan Roy of Pattan in pargana Uttar Ganganagar, respectively, praying for copies of the *Nal Paymana* of the estate. In each of these the record keeper reported that there were papers showing five kinds of nal, one of 18 *haths*, one of 17 *haths*, and three of 16 *haths*. Of these only two of the latter bore the signature of Collectors and the others were unattested documents. On each of the petitions the Collector's order was that in the copy to be prepared a *kaifiyat* was to be attached stating that the 16 haths nal papers were the only authorized ones. Lastly, we come across rubakaris of three settlement proceedings, a few out of many of a like nature of invalid lakhirajes held within the estate in pargana Meherkul, two of which are dated 1843, and the third 1844 A.D. All of these express areas in both *kanis* and acres and leave no doubt that the nal used was 16 haths of inches, 5x6 square *nals* making a *kani*.

The document on which the tenants rely, viz, table of land measure, signed by Collector Mr. W.J.H. Money, is inconsistent with a document prepared by the same gentleman a few months before on the 20th July 1837. This latter document which purports to give the standard of measurement in use in the estate according to the documents available in the Bengali Sherist of the Collector's own office, states that the nal was of 16 *haths,* that *kani* is equal to 5x6 square nals and that 5 *drones* 3 *kanis* 6 *gandas* and 2 *bags* make 100 *bighas*. If the *hath* be 18 inches, a kani works out to 0.394 acres; and hence this document entirely agrees with our conclusions. According to the forwarding letters accompanying it addressed to the Chittagong Commissioner, the above mentioned table of land measure was not prepared by the Collector himself, but by his Deputy Collector. At any rate, in view of the earlier documents, it must be considered to be based on incorrect information. The second document on which the tenants rely, the *Nal-Paymana* is misleading. It gives four kinds of nals,but in respect of three of these no particular locality within the estate is mentioned wherein each is prevalent, Against the 17 *haths* nal and 18 *haths nal* entered,it has been remarked in the document itself that these are based on reports of muharrirs. As to the 16 *haths-nal* entries, the first states that the kani is 120 square nals ; but this is evidently a mistake, for the remark against the entry shows that it is based on the letter of Maharaja Rajdhar Manikya of 28th September 1802. The fourth relates to the standard adopted by us. The weight of the evidence thus unquestionably is to show that the 16 *haths nal* has been in use in the estate for at least half a century and that a *kani* is equivalent to 5 X 6 square *nals*.

In the table of the land measures of the district appended to Mr. Browne's report, all the parganas of the estate are entered as having a kani equal to 1 b. $4^1/_4$ k. with the exception of Meherkul for which a kani of 4 b. 16 k. is entered. Now 1 b. $5^1/_4$ k. is 0.399 acres. The standard kani which we have found is equivalent to 0.396 acres. Hence there is almost complete agreement except as regards Meherkul.

But here we have stronger proof than with regard to any other pargana as to the real standard; and so 4 b.16 k. is certainly wrong. Moreover, it is popularly stated that the *kani* of Paitkara pargana is three times as big as that of Meherkul pargana. Now there is no dispute that the paitkara *kani* is 3*b* $13^1/_2$ *k.* or 1.21 acres, and according to this the Meherkul *kani* must be 0.40 acre which it practically is.

I shall conclude my remarks under this head by saying that a simple test about the falsity of the contentions of the tenants to that in general the areas of their existing settlements admitted by themselves, if really fixed on the standards claimed by them, would on conversion produce more than the area actually found and expressed in the measure of the 30 square *nals* of 16 cubits. The kani formed by the 18 haths nal claimed without the vestige of proof by so many khas raiyats would for example, cover 0.50 acre. I once measure a *nal* which the raiyats affirmed was the half of the 18 haths nal of 18 inches to the *hath* and found it measures almost exactly 12 feet or the half of the *nal* of *16 haths* of 18 inches to the *hath.*

(2) Different *nals* have been held by Courts (in some cases it seemed to me erroneously held) to be prevalent in certain cases, and of course these had to be made the basis during the present settlement for a comparison of the present areas with the previous ones.

(3) Formerly each hath was considered to be of 19 inches.

The earlier of the papers which we have mentioned before are silent about the number of inches constituting a *hath*. The earliest mention is in Mr. Money's table of land measure of 1838. It speaks of the *hath* being of 19 inches. This statement goes unrebutted. The previous document of Mr. Money wherein he states that 5 *drones* 3 *kanis* 6 *gandas* 2 kags is equal to 100 *bighas* does not necessarily contradict it, for the element that comes into consideration in a *bigha* is also a *hats*, and the comparison was evidently drawn without any reference to the number of inches which a *hath* cotains. Enquiries made with regard to plots mentioned in measurement papers older than 60 years back seem to tend to this conclusion. And in fact in the fair rent case of Alekharchar in pargana Meherkul there was an admission on behalf of the Raja that one or two old leases in respect of rent-free tenures assessed to rent contain a distinct mention of the 19 inch *hath*.

Very shortly after 1837, and even in course of that very year in the time of Raja Krishna Kishor Manikya, extensive survey operations were conducted in the khas area of his estate through the agency of trained surveyors. And in 1841 there were several assessments by Government of resumed revenue-free tenures within the estate. It is exceedingly probable that from that time the hath has been reduced to the length of a standard cubit, *viz,* 18 inches. All the subsequent documents we have seen, even the *Nal-Pymana* of 1844, take the length of the *hath* to be 18 inches.

(4) The areas of rent-free grants which are all dated more than sixty years back have therefore been considered to be estimated according to a nal of 16 haths of 19 inches. A kani according to this is 0.44 acre. The raiyatwari areas in the Central and Southern Divisions have been nearly all subjected to measurement within the last sixty years, and so in respect of these areas the finding of 16 haths of 18 inches holds good.

(5) In the Northern Division in all cases where lands were let out by the talukdars, and in any renewals of settlement in which there was any consideration of area, the nal used must have been the one of 16 haths of 19 inches. However, this was practically never recorded in the measurement papers; in fact to reference at all was made to the standard of measurement. In one solitary case of Taluk Gauri Prasad Ghosh measured in 1868 there is the phrase "according to the measurement of the 16 dasti nal of pargana Nurnagar." This nal was probably at first in use among the talukdars also, and in connection with some enhancement suits courts have found that this is still the prevalent nal in the taluks in suits. Gradually, however, the length of the nal has been reduced, and during the present settlement almost

all the talukdars have acquiesced in the adoption by the Settlement Department of the 14 cubits nal as the real prevalent nal within the taluki area. The kani according to this is 13,230 square feet or 0.303 acre.

In one case there has been a finding of the Court that the nal of the taluk in suit is 14 haths of 19 inches*. The few small talukdars of kheena has been found to have been using a 15 cubits nal. In an enhancement suit against Taluk Darpa Narayan Chaudhuri of Natghar, the nal in use was decided to be 16 haths of 19 inches. But the present holders are found to be using a nal of 15 cubits. The majority of talukdars then at present use the 14 cubits nal, while a few use the nal of 14 haths of 19 inches, others the 15 cubits nal; and some use even the *18 haths nal* of 19 inches.

I may note by the way, that the short *kani* of 14 cubits ordinarily used by the talukdars of this division is known by the name of the t*usrupi kani,* from (tasarruf) use, i.e., the *kani* which the talukdars uses in his dealings with the raiyats. This practice of using a smaller kani than the one which the talukdar gets from his superior landlord is not peculiar to Nurnagar alone. In pargana Bikrampur, in Dacca, the kani for which the raiyat pays rent is a quarter less than the talukdar's own *kani*. There the rayats' kani is known by the name of *kasuri kani* (kusur, deficiency).

(6) Some areas in the Northern Division have come under khas management owing to the purchase by the Maharaja of the tenure-holder's rights over them. The Raj have not disturbed the talukdar's *kani* prevalent in these areas. The 14 cubits *nal* in some places, and the 15 cubits in others have been found. The khas area however in the following villages in the division, *viz.,* Charnal Akubpur, Bangaj, Krishnanagar, Bhavanipur, Durjaynagar, Mogra, Ganganagar, Darain, Nilakhad and Chak Bhadai in Leshiara is called Nij-Taluk Mogra Wagaira; but there is no record of the lands ever having been out of khas possession. The Raj have used at the time of measurement the shorter *kani of* 14 cubits *nal* adopted by the neighbouring talukdars. The probability is that the settlement was formerly made with the 16 cubits nal, but this has been lost sight of.

69. The *kani* of 16 cubits is in use in almost all districts where areas are expressed in k*anis*. Here it is known by the name of *tiprai kani.* In Chittagong it is called *mughi kani.* There is another *kani* also extensively used. It is called *shahi* (a corruption of *badshahi*) kani and is 1.586 acre that is the quadruple of the *tiprai kani.* As the name implies, it was introduced by the Moghuls: It is prevalent in Faridpur, Backergunge, Bikrampur in Dacca, and in pargana Nizampur in Chittagong: also in some of the Tippera district. The Feni subdivision has the Tiprai kani in the Chhagalnaya thana, and the Shahi kani in the Feni thana. I give here in a comparative form the standard of measurements of the estate and of surrounding lands.

	Standard pole.	Square poles to the kani.	Kani in acres.
Chakla Roshnabad-			
Northern Division – –	14 haths of 18"	(5X6)	0.304
Chakla Roshnabad-			
Central and Southern Divsions –	16 „ 18"	(5X6)	0.396
Pargana Sarail – –	12 „ 21"	(5X6)	0.304
–	14 „ 18"		
„ Bardakhat – –	14 „ 18"	(5X6)	0.304
	16 „ 18"	(5X6)	0.396
„ Gangamandal – –	16 „ 18"	(10X12)	1.586
	18 „ 18"	(10X12)	2.008
	16 „ 18"		0.396
„ Lohagarh – –	18 „ 18"	(5X6)	0.502
„ Singair – –	18 „ 18"	(5X6)	0.502
„ Kadba – –	16 „ 18"	(10X12)	1.586
„ Paitkaea – –	14 „ 18"	(10X12)	1.214
„ Homrabad – –	14 „ 18"	(10X12)	1.214
	16 „ $19^{3}/_{4}$"	(10X12)	1.910
„ Amirabad and Bederabed 14	„ 18"	(10X12)	1.214

70. It is necessary for the purpose of reference to put on record the various names of the lands. In the settlement said to have been made by the Raja Indra Manikya in 1743 the following were the term for different kinds of the soil of lands :-

Basat bari :- Homestead ; still so called.

Ikshu - Sugarcane not now separately assessed

Baras. -- Betel garden ; still so called.

Chara -- Seedling land near the Jomestead, still so called.

Deskul amuna -Paddy land, cultivated by khudkhast raiyat; not now used.

Parkul amuna. - Paddy land, cultivated by paikasht raiyat; not now used.

Fasli --Rabi land; not now used.

Boru.-- Spring dhan ; called now boro.

China -- China land, not now separately assessed.

The following is a glossary of the terms now used :-

ভিটী

1 বসত বাড়ী– Homestead.

2.ছাট বাগান– Orchard. Next homestead.

3. বাগান– Orchard.

4. ভিটী পতিত– Waste homestead.

5. ভিটী লায়েক পতিত– Highest waste land suitable for raising homestead.

6.ছাড়া বাড়ী– Deserted homestead.

7.বাটীর রাস্তা– Road for ingress to a house.

8.বাঁশ বাগান– Bamboo tope.

9. মসজিদ বাড়ী-- Mosque and its surroundings.

10.খিল ভিটী – Very old waste homestead.

11.পুনির পার ভিটী – High land on bank of tank.

12.বাড়ীর ঘাটা– Land in front of main entrance of house.

13.জিরাত ভিটী– Deterted homestead in the possession of a raiyat

14.বরজ ভিটী – Pan grove.

নাল ।

1.নাল– Cultivated.

2.চার ভিটা– Cultivated high land for seedlings or rabi corps.

3. [illegible] ভিটা— Cultivated land for garden crops next house.

4. ছাট – Cultivated land for rabi crops next chhat bhiti.

5. ছাট লায়েক পতিত - Waste land near homestead suitable for use as (4).

6. ছাট পতিত - Similar to (5).

7. ছন ভিটী - High land used for growing thatching grass.

8. পানের বর (বরজ) - Pan plantation.

9. গড় লায়েক পতিত ছাট - Waste land near homestead unsuitable for cultivation.

10. ভরট পুনী নাল - Silted up tank, cultivated.

11. ছাট ভিটী পতিত - Waste high land, next to homestead.

12. লায়েক পতিত চাড়া ভিটী - Waste high land, suitable for use as seedling bed.

13. চারা পতিত - Fallow land usually used for seedling.

পতিত

1. পুনির জল -Water.

2. পুনির পাড় -Side of tank.

3. গড়- Ditch round house.

4. ঘাই- Round hole; land excavated for making a homestead.

5. খন্দক -Dirty pool.

6. নদী- River.

7. খাল-Canal.

8. গড়ের পাড় - Land next ditch.

9. খাইয়ের পাড়- Land next a Khai.

10. গো পাট- Cattle path.

11. নিম্ন জঙ্গল- Low jungle, grass, etc.

12. উচ্চ জঙ্গল - High jungle, bushes, etc.

13. নাল লায়েক পতিত- Waste land, newly reclaimed, fit for cultivation.

14.নালা- Drain

15. সাধারণ রাস্তা- Public road.

16. ডোবা- Very small tank.

17. জঙ্গল- Jungle.

18. বট খিলা- Grazing ground.

19. কবর স্থান- Graveyard.

20. লায়েক পতিত- Waste as 13

21. গড় লায়েক পতিত- Waste land unfit for cultivation.

22. ঢেপা- Deep spots is the middle of bils.

23. পুনীর ছাট- Cultivated land between the tank bank and the water.

24. ভিটী জঙ্গল- A homestead which has lapsed into jungle.

25. ভিটী পতিত নাল- Highest land used occasionally for dhan

26. টান- High land

27. খোচ- Low -lying land.

CHAPTER V

AGRICULTURE

71. **Introductory.** The principal crop within the estate is of course rice; 97,543 acres are recorded to be sown regularly with autumn rice; and 201,636 acres with the winter rice. The whole cultivated area of the estate is $2^{1}/_{2}$ lakhs acres, and 29 per cent of this is twice cropped. More than three-quarters of the cultivated area is subject to winter crops, two-fifths to autumn crops and less than one-tenth to nabi crops. The value of the rice crop in the estate in an ordinary year I compute to be at least nine lakhs of rupees. I shall deal in detail with the leading crops; but first present in a succinct form the usual and normal dates of the sowing and the reaping of some of the principal crops in different parts of the estate. I had compiled in addition the earliest and latest dates for these operations, but now purposely leave them out. It is sufficient to say that in abnormal seasons the dates may be from one to three weeks anterior or posterior to the dates here given.

Times of sowing.

	Northern Division			Central Division.		Southern Division.
	Nuhinagar thana.	Kasba thana (plain).	Kasba thana (Hills).	Chaud dagram thana	Kotwali thana thana.	Chhagal naya
1	2	3	4	5	6	7
Aus dhan {	27.3	17.3	1.4	20.3	27.3 1.5	30.3
{	26.4	112	26.4	30.3	26.4 (br.) 7.5 tr.)	30.4
Bune {	15.12	....	19.2	10.1	6.12	...
{	13.1	....	11.2	31.1	24.12	...
Aman {	13.3 13	17.3 13.8	17.3 13.8	20.6	26.6 23.3 29.7	15.7
{	11.5 11.9	13.4 14.9	26.0 49 (br) (tr)	10:7	14.7 25.5 15.8 (s) (br) (tr)	15.9
Linseed {	....	....	....	31.10	31.10	1.11
{	....	....	....	30.11	30.11	1.12
Til {	27.3	24.4	7.8	25.3	25.2	20.2
{	26.9	6.5	24.8	30.3	30.3	20.3
Mustard {	1.11	4.11	30.10	10.10	30.10	....
{	19.12	24.11	19.11	30.10	30.11	....
Jute {	12.3	29.3	...	15.3	15.3	....
{	16.4	23.4	...	12.4	10.4	....
Tobacco {	24.10 9.11	25.10	25.11	10.11	10.10	....
{	.11 24.11	4.12	30.10	5.12	25.10	
Sugarecane {	....	.....	13.4	....	1.3	
{	...	....	6.5	....	11.4	
Mashkalai {	9.11	25.10	19.10	14.10	11.10	...
{	2.12	18.11	11.11	7.11	2.11	....
Kheeari {	6.11	22.10	15.11	....	6.10	....
{	31.11	12.11	5.11	....	28.10	....
Badishes {	29.9	23.9	27.9	26.9	26.9	
{	2.11	29.10	29.10	23.10	25.10	
Musuri {	3.11	17.0	11.10	4.10	4.10	....
{	25.11	6.11	1.11	25.10	25.10	....

S. = Sowing reedlings
Br.= Broadcast swing
Tr.= Transplanting

27.3 } means – From the 27th March till 20th April.
26.4 }

Times of harvesting

–	Northefn Division			Central Division.			Southern Division.
	Nabinagar thana.	Kasba thana (plain).	Kasba thana (Hills).	Chaud dagram thana	Kotwali thana thana.		Chhagal naya
1	2	3	4	5	6		7
Aus dhan	28.6	28.6	24.7	15.5	29.7	25.8	25.7
	13.8	29.7	20.8	15.6	30.8 (br)	14.9 (tr)	18.8
Bore ,,	13.3	....	6.4	20.3	6.4		....
	11.4	....	1.5	28.3	30.5		....
Aman ,,	15.11	22.11	19.11	1.11	29.11		1.12
	14.12	3.1	3.1	12.2	29.12		15.1
Liuseed	....	....	....	5.3	5.3		15.3
	....	....	....	11.4	11.4		31.3
Til	13.5	13.5	5.2	25.5	25.5		1.5
	11.6	11.6	2.3	15.6	15.6		15.5
Mustard	8.1	27.1	27.1	10.3	27.1		....
	20.2	20.2	20.2	11.4	20.2		....
Jute	15.7	15.7	....	15.7	25.7		....
	20.9	30.9	....	30.7	25.8		....
Tobaco	26.2	1.2	1.2	5.4	1.2		....
	11.4	25.2	25.2	25.4	25.3		..
Sugarecane	....	.....	29.12	....	27.1		
	....	.....	11.2	....	17.2		
Mashkalai	25.1	3.1	29.12	22.12	22.12		
	17.2	26.1	24.1	15.1	15.1		...
Kheeari	26.1	28.12	27.12	....	19.12		....
	22.2	23.1	21.1	....	14.1		....
Badishes	24.1	19.1	22.1	22.1	22.1		....
	22.2	15.2	14.2	16.2	16.2		....
Musuri	22.1	25.12	23.12	23.12	13.12		....
	19.2	18.1	17.1	11.1	11.1		....

RICE (Dhan)

72. There are the three well-known main divisions according to the season at which the crop is reaped : *aus* (asu, early), the autumn crop, aman, the winter crop, and boro, the spring crop. The two first cover all parts of the estate; of the last more than half the total is in the Northern Division, and there is none in the Southern Division. There are, however, very many varieties under each head. I collected specimens of 172 different kinds, and these are to be seen in the Economical Branch of the Indian Museum in Calcutta. The list is too large to be given here, but is contained in Appendix VI. The kinds called Gobindabhog and Jafrail and aristocrats amongst rice seeds : delicate, almost round grains, pure in colour, and grown in a ther short plant, which thives on high fertile soil. The coares varieties come from long-stemmed plants in lowlying lands.

Varieties

Heavy clayey soil, which retains moisture, is best fitted for ordinary kinds of paddy. But the varieties are so accommodating that the plant will grow in bil lands with 15 feet of water, on high-ridged lands, and in the valleys of Tippera hills.

Soil

The peculiar point about aus in this estate is that so much of it is transplanted. Land for aus has to be ploughed about four or five times, and eight or ten times harrowed. After sowing it is ploughed and harrowed again. Sowing is in Phalgun, Chaitra or

Mode of cultivation Aus.

Baisakh. If seedling beds are prepared, the transplanting takes place about a month after the seeds are sown. Aus dhan may require 1 to 1 1/8 maund per acre of seeds.

Boro

Seedling beds for boro are prepared in the end of Karttik in well-cultivated ground. The seedlings are transplanted about the end of Agrahayan in lowlands, which still hold water during the cold weather. About 3/8 maund of seed is used per acre. After three months, the crop is cut. Hailstorms are to be feared. The return is less than that of moderately good aman.

Aman

The aman sown broadcast is grown in lands in which much water remains during the rains: and is always of a coarse variety. First, four or five ploughings are given from Agrahayan on to Phlalgun, and twice as many harrowings. The seeds are scattered from Phalgun to Jyaishtha, beginning from the lowest lands. After sowings are given another ploughing and harrowing. Then the lands require to be ridged to keep in the rains they may get. They are weeded by hand, or by the scarifier (achra). The transplanted kind requires seedling beds. These are well-prepared beds in which manure is often put. The seeds are sown in Jyaishtha onwards, and are ready for transplanting in Sraban, Bhadra and onwareds. The land in which it is transplanted may have been used already for the aus crop or it may be ekfasli. If the latter, the land is ploughed four or give times and harrowed eight or ten times. This cultivation may last from Agrahayan to Sraban. The Northern Division is usually a fortnight at least ahead of the Central Division. More than five ploughings in all are not given. Transplanting takes place about a month after the sowing of the seeds. Thef crop is ready for cutting from four to six months after transplanting. The use of seed varies from 15 seers to two maunds an acre. The seedling bed ought to supply six times its area in the transplanted field.

Cultivation formula

73. Three ploughs and three pairs of bullocks are required to plough an acre in half a day (six hours: if hired, the cost is four annas to five annas per plough, or eight annas to ten annas per pair of ploughs (gathan or phairal, Northern Division). The achra can cover 1 1/4 to 1 1/2 acre in a day. The ordinary harrow with two bullocks will cover 1 1/4 acre in a day. At the time of transplanting men are required to tie up bundles and to plant the seedlings. For bundle-tying 9 men are required to do an acre in a day: and transplanting of an acre needs 9 to 13 men for one day. Reaping the paddy-heads and straw-cutting take 10 men for one day per acre. The labour is usually done by the cultivator and his relatives; or by the exchange system. But if it be paid for, it costs about four or five annas per day per man, and at paddy-cutting time the rate is as much as eight annas.

Outturn

74. The outturn varies very much; and it is difficult to obtain exactness on account of the varying standards of measure used. In the Northern Division in a moderate year aus dhan yields from 20 to 23 maunds, boro 13 to 17 maunds and aman from 20 to 33 maunds of paddy per acre. In the Central and Southern Division aus yields per acre 15 to 20 maunds and aman 10 to 40 maunds of paddy. This may be compared with the standard of the Agri-Horticultural Society, namely, 9 to 15 maunds of rice. I grew myself paddy as an experiment; and carefully measured the result and obtained 13.2 maunds of cleaned rice per acre. Crop experiments were made by my assistants, and gave for medium-class lands returns of 19 to 21 maunds of paddy an acre. An ordinary cultivator, if he gives the labour of himself and his family and uses his own seed, should not require to pay in cash, inclusive of rents, more than Rs. 8 for bringing up an acre of rice; and should get, after paying his rent, a net profit at least Rs. 35 to 50 an acre with rice at Rs. 2-8 per maund. If he pays for all the tillage and reaping, his net profit is proportionately reduced. The ordinary out-of-pocket expenses might be per kani of 0.30 acre -

	Rs.	a.
Soil	0	8
Ploughting	1	0
Cutting	1	8
Transplanting	0	12
	3	12

In fair-rent cases, some tenants wished me to believe that for aman paddy, exclusive of rent, their cash outgoings had increased from Rs. 7-8 to Rs. 14-6 per acre, while the outturn had decreased by one-third, as compared with previous years.

JUTE (Naliya)

75. The jute-sown area is extremely sensitive to changes in the Calcutta market, and there is a constant swinging of the pendulum. A year of high prices is followed by increased cultivation of jute; and in the following year there is a slump. The low prices then cause reduced cultivation in the succeeding year. In 1892, the jute area was one-third of the total covered by the bhadai crop; and in the following years it increased, till in 1896 there was about two-thirds sown with jute. This meant contraction of the rice-grown area: and the suffering entailed thereby taught the raiyats a lesson, till in 1897, the crop was only two-fifths of the bhadai. In June 1896, there was in idea among some people that Government had ordered that two out of every four kanis of land should be sown with jute; I cannot say what was its origin. The cash payments make jute a tempting crop to improvident or litigious people.Jute payments are of great help in paying rent and mahajans' debts. A failure in the early rice crop will also stimulate the cultivation of jute.

Varieties. - The jute grown in the Northern Division is known under two heads by the jute-buyers, (1) kachari grown towards Agartola and the hills, (2) nurnagar grown in the plains of the Northern Division. There is a third class known as (3) sarail, grown on the north bank of the Titas on the Sarail Estate. The nurnagar is lighter in colour than the sarial. The kachari is strong and fine. The sarail gives the largest outturn; but the kachari is the best in quality. For commercial purposes, Messrs. David & Co. divide the fibre into six classes according to quality.

Soil. - The jute grows on a sandy, loamy soil best; and in Nurnagar pargana the best jute is found on the lands which are not inundated overlong, such as medium lowlands and the banks of rivers.

Cultivation. - It is sown in Phalgun, Chaitra and Baisakh after as many as seven or eight ploughings and as much manuring as a man can afford. A man can sow about three acres in a day. The seed is cheap after a cheap year when some plants are left to go to seed, and it may be had for the asking. After a dear year it is eight annas a seer. About 5 1/2 to 7 seers are used to the acre. A ploughing and a harrowing are requiring after sowing to push the seeds into the earth. As soon as the plants appear above ground, much weeding has to be done after the scarifier (achra) has been first used; from 6 to 40 men per acre required according to the state of the ground. The plant begins to be ready for cutting after being about 4 1/2 to 5 1/2 months in the ground, i.e., in Asharh and Sraban and onwards. The cutting of an acre requires about 14 to 16 men per day. The rate of remuneration varies according to the depth of the plant in water and the consequent trouble. The labour costs from 6 to 12 annas a day. The cut plant is then steeped about 10 or 15 or even 20 days under a layer of grasses, earth and brushwood. When sufficiently rotten the outfibre easily stripped off by pushing one hand quickly along the stalk while the stalk is held by the other. It takes 30 men to separate in a day the fibre from an acre of land. Women and even children can do this quite expertly. If paid in kind, they may get half a maund per day. The stalks are dried, and are used for fuel or fencing. The jute fibre is then washed, preferably in a flowing stream. Six men can wash as much in a day as the produce of an acre. The washed jute is tied up in bundles of about five seers, and taken for drying on bamboo poles. The selling of the jute is made outright at so much a maund of 40 seers of 85 tolas to the travelling merchants who take the fibre to the large purchasing agencies of Messrs. Ralli Brothers at Ujanisar and Messers. M. David & Co. at Char Narayanpur. But in 1898, five additional firms planted themselves chiefly at Akhaura, where there is a station on the Assam-Bengal Railway convenient for them. There is, however, not enough business for them all. At these stations the agents calculate the proportion of

each quality in the consignment and pay the byaparis. There is a system of advances adopted either by the big or small intermediaries; but not so complete as in opium or indigo. The fibre is made un and into drums of 1 or 1 1/4 maunds; and is despatched by large, country boats to Narayanganj with a burden of 800 maunds and upwards. The price of jute per maund between the producer and Narayanganj varies from four to eight ann as, of which four annasgo, as a rule, as the byapari's profit.

Outturn. - The average outturn is 20 maunds an acre. The value of such at Rs. 4-4 is Rs. 85. If a man has to pay for ploughing, weeding, cutting, retting, washing as well as his rent, even then he has a net profit of Rs. 35; and anything above that as he pleases according to the labour which he furnishes himself. The average local price of jute, - I mean the price which the producer receives from the travelling byapari, - has varied as follows within recent years :-

				Rs.	a.
1895	....	....	....	4	8
1896	....	....	....	4	4
1897	....	....	....	3	4
1898	...	....	....	4	2

SESAMUM (Til)

6. Varieties. - There are two crops in the Northern Division, one the Tippera til usually of a light colour (chaura), and the country til, usually dark in colour (kali).

Soil. - Rather sandy loam is required: or chharabari land.

Tillage. - Five or seven ploughings and three harrowings required. Five seers per kani (12 1/2 seers per acre) of seed in the end of Chaitra. When they are about five or six inches high, they require to be weeded. The crop is then cut from Jyaishtha to Asharh. The above refers to the ordinary country til. The hill til is sown in asvin and cut in Pausha.

Outturn. - About 5 to 6 1/2 maunds per acre.

MUSTARD (Sarisa)

77. Varieties - There are two well-known varieties (Brassica junctea), rai or perchuriya rai or mustard, and (Brassica campestris var. sarisa) sarisa or pechuria sarisa or cloza. The former has small white seed and the latter a reddish black seed.There is a large variety of rai grown in the hills, called variously Tippera rai, hathiya rai, Manipuri rai.

Soil. - Heavy sandy loam, highish ground.

Tillage. - In the Northern Division where jute is common, it follows jute. Elsewhere it is sown in Karttik in the lands used for paddy seedlings after they have been taken up. About eight or ten ploughings are given and half as many harrowings. The soil must be well pulverized. In the parts not inundated, considerable quantity of manure has to be taken. About 10 seers of seed per kani (25 seers per acre) are sown. It is harvested in Paush or Magha.

Outturn. - 6 to 10 maunds per acre.

Pest. - Tuthia poka is the insect which preys most upon sarisa.

CHILLI (Marich)

78. Variety. - There is one variety the lamba marich. In gardens are to be found gol or hathiya marich, in which the seed is stout and rounded.

Soil. - The soil must be moderately heavy, not too sandy.

Tillage. - A nursery is prepared in a suitable place near the house or in one corner of a field. The seeds are first dried in the sun, and then sown in the nursery in Asvin. For the first seven days they are protected from excessive sunshine. The bed has to be kept watered, and the plants are then transplanted in Karttik in lines about nine inches apart. The field has to be well pulverized by ploughing about seven or eight times, and harrowing three or four times. Manure is also given as far as a raiyat can afford it. The earth must then be moved about with kodali. It has to be weeded, and the more

ploughing, the less need there is for weeding. Dead plants have to be replaced by fresh seedlings. The seedlings can be purchased in the bazaar for one pice a score. The plants are taken up in the end of Asharh, and are then thoroughly dried.

Outturn. - At rate of 2 1/2 to 5 maunds per acre. But, of course, the area sown is generally small. In one-quarter kani will be 10 to 20 seers. This, if sold at two annas to two annas six pies per seer, gives Rs. 12 to Rs. 24 an acre. The rate of selling has gone up to eight annas, 10 annas and even 14 annas per seer.

SUGARCANE (Kushair)

79. *Varieties*.-(1) Shamshara was formerly cultivated in pargana Maherku but not nov. (2) Khagra, called Khagri in Dacca; (3) Nagra called Dhalsandar in Dacca;(4) Kali and (5) Lal Bombai are the kinds known. The red Bombay is the best of all.

Soil.-It is common for sugarcane to follow mustard in the same field.

Tillage.- The soil is ploughed about two times, then manure has to be given, then it has to be ploughed six or eight times. For the cutting much trouble is taken. A portion is cut from the old plant, leaving the root part for fuel. This is placed in the mud on the edge of a tank. After15 days or a month these are taken up and divided into portions containing three joints each. Then these cuttings are placed in a prepared place on the bank of a tank in which are mixed tank mud, *dhan* chaff and cowdung. After the eyes and roots have come forth, they are taken up in bundles and transplanted in the prepared field in lines 18 inches apart. The land has subsequently to be weeded, and when the crop is about two or three feet high the lines have to be heaped up with earth in the same way as potato furrows. In lowlands on the other side of the Meghna this is not done. The transplanted plant remains about 10 or 11 months in the ground, from *Chaitra* to *Phalgun*. Seedlings are sold from 100 for a rupee in the case of Bombays, and 400 to 500 for a rupee in the case of other varieties.

Outturn.- The good Bombay plant is not expressed into juice ; but the others are. The return varies much in *gur*. In the Southern Division I found per kani of 0.40 acre 10 maunds of *gur* : near Comilla only four maunds.The work of *gur* manufacture is described in the chapter on products.The outturn of cane is about 40 maunds an acre. These,if sold, would fetch Rs. 100 to Rs.133 per acre.

BETEL (Pan)

80. *Varieties*.- Most common is the *lal-dok*, though *dhal-dok* is also found.

Soil.- Should be sandy and strong : high land, or the bank of a tank. With each *bhiti* is a small plot of land from a ditch in which earth is taken ; this is *chhat* land. This *chhat* in some cases is assessed.

Rate of rent.-- At the rate of Rs. 4 to Rs.5, including land of *chhat* on tank bank for a kani of 0.30 acre. In the less fertile lands from Rs.2-8.

Tillage.- Shoots of about four or five inches are purchased, if necessary, at four pan (20 gandas) for a rupee : planted usually in *Karttik*, if high lands. Ground is cleaned and new earth is added from *Baisakh* up to *Asvin Karttik*. After the shoots grow , they are trailed up by sticks. The plant is brought down three times in a year, in *Karttik, Jyaishtha* and in *Sraban*. Excess of rain will spoil the plant. Under good conditions, a plant will last three years. Leaves are always coming forth, and are ready for market.Coverings are made by means of bamboo, grass and canes. *Barais* usually sell their own produce, except when they are badly off.

Outturn.- The outturn varies considerably. It is sold in the Northern Division at 24 gandas per *bira*,and at Comilla in the Central Division and in the Southern Division at 28 gandas per *bira*, in the Northern Division it has been half a pice per *bira*, and as much as eight pice per *bira*. Usually two to three pice per *bira* is the price. Maijkhar, Kasba, Maniyand and Singarbil are the centres of the planting in the Northern Division. There is no export from the Northern Division ; all is locally sold in the bazaars. In the Southern Division were found many highly assessed *baras-bhitis*, which have not yet been worn out. It is well -known to be an exhausting crop.

TOBACCO (TAMAK)

81. *Varieties*.-- There seems to be only one kind, which receives different name according to the nature

of the dried leaf.

Soil.– Very strong, fertile soil required. Such is found on the wel-inundated banks of rivers. It frequently follows a jute crop.

Tillage.- The seeds are first sown in a nursery in *Asvin* or *Karttik*. The seed required is about one chitak for a *kani* of transplanted land. The nursery must be well cultivated and manured or surrounded with ashes : these eep off red ants (*pipra*).After 25 or 30 days, in *Karttik* or *Agrahayan,* they are ansplanted. The seedlings are sold very cheaply, for two pice to eight pice a seer. The plot should either be a newly-raised soil on the bank of a river ; or one in which cale manure has gathered. The plot has to be well -tilled with six or seven .....When the seedlings are transplanted, the land has to be made level with the horow. Then a hole is made, the seedling is put in, and the earth is pressed around it by hand. The lines are about 18 inches apart, and there is the same distance between each seedilng. The small seedlings have to be protected from the sun for five or six days by coverings made of plaintan trunk, straw, grass or weeds. The coverings are, of course removed every evening. About a month or so after transplantation, the earth has to be loosened by a *kodali* or by the hand. The old leaves have now to be removed, until at last six or eight leaves remain. In three months the plants are ready for cutting. The stalks become then whitish yellow, and there are red marks on the leaves. The plants are cut close to the ground. They remain usually two days in the field :then the are gathered and allowed to remain for about two or three days : then they are hung by means of a string inside the house near the roof, so that no sun may get at them. Then the leaves are cut, are tied up in bundles and placed in the sun to be finally dried up for three days more. They are taken up at night. The people here usually produce the plant for their own consumption ; and mix rab with the dried leaves Another mixture, called *masalyadar tamaku,* or scented tobacco,used by the higher classes, is kept two or three manths before use. About one-half or two months after the first cutting, another cutting can be made, with of course a small outturn. About four to five maunds per acre of dried tobacco are obtained from two cuttings.

POTATO (Alu)

82.*Variety*.- White.

Soil.- Must be not too sandy.

Tillage.-In *Jyaishtha* and *Asharh* small fine potatoes are planted in high strong land, such as the side of a tank and the plants are allowed to grow very large. Then cuttings are made, about 27 inches long, in *Karttik* and planted in lines which are three -foot lengths apart. In about 2 1/2 gandas of land, 1,000 cuttings are required which,if purchased, cost three annas or four annas. For the land itself eight or ten ploughings are required, and after each two ploughings, a harrowing is required. Manure is also ploughed in at the last ploughings. Then after about 15 days the whole land is worked up with a *kodali* ; and the plants are then heaped up with earth in furrows. The crop is ready in *Phalgun* or *Chaitra.*

Outturn.- For the same area of $2^1/_2$ gandas (0.05 acre), the return is about five or six maunds of potatoes. This is equal to a return of 100 to 130 maunds per acre. Potato sells sometimes at two seers for a pice, sometimes at four pice for a seer.

SAKARKAND (Alu)

83. *Variety.*- Red.

Soil.- Moderately sandy.

Tillage.- By Asvin land must be ploughed about 12 or 14 times and manured. If there has been too much cloudy weather, the cuttings are planted in *Karttik*. Cuttings of 18 inches are made from the growth which has come up from the seeds planted in *Baisakh* or *Jyaishtha*. The seedling bed does not require much prepartion beyond digging and some manuring. In about 20 or 25 days after planting the cuttings the land must be moved about with a *kodali,* and piled up on the lines of the potatoes. The plants are placed in lines about one *kodali*-breadth apart ; and three finger breadths between each plant. There is no account taken of the quantity required for sowing : smaller *bhiti* will supply a very

large area.

Outturn.- Out of a Tippera *kani* (0.40 acre) the value is Rs.20 to Rs. 30, if the price is 10 annas a maund, *i.e.*, the outturn is about 40 maunds a *kani.* The crop is taken up in *Magh.*

LENTIL (Masur)

84.- *Variety.*-One kind.

Soil.- Land in which there is hardly any sand.

Tillage.- In *kattik* and *Agrahayan* sown at rate of half a pucka seer 2 1/2 gandas of land (0.05acre) Cultivation consists of 10 or 14 ploughing ; and one harrowing after each two or three ploughing. After $1^1/_2$ or 2 months, burnt ashes are scattered over the plants to prevent insects coming up. The crop is harvested in *Chaitra*.When cut the plants are dried in the sun, and then the seeds are beat out with a flail. The grain is then winnowed. The grains are then again dried : and the plant shoots are burnt.

Outturn.- In 2 1/2 gandas of land (0,05 acre) the return expected may be 13 or 14 pucka seers. Unhusked grain is Rs. 2 to Rs. 3 per maund ; if prepared, Rs. 4 or Rs. 5 per maund.

RADISHES (Mula)

85. *Soil.*- Tairly high sandy soil.

Tillage.- Land is ploughedand manured in *Jyaishtha* and ploughed again in *Sravan* and *Bhadra.* Manured again and sown in *Asvin.* About three seers of seed are used per acre. Seed costs. Rs. 2 to Rs. 5 a seer. The roots are taken up in *Agrahayan* and *Pausha.*

Outturn.- Radishes are sold at eight annas to twelve annas a pan. There are four roots to a *hali* (*muta*), and 20 *halis* to a pan. When the crop is mew, four roots fetch two pice, and at the end of the season eight or twelve may be purchased for one price.

86.- The most common mixtures are rice and linseed ;rice and *Khesari* ; rice and *Masur* ; or chillis, mustard and raishes. I have seen in one tiny patch all the following :- garlic, coriander, chillis, castoroil plant, red spinach and radishes.

87.- The statistics regarding the area held by each kind of crop relate to the year 1894 ; and, although subsequently to that date cadastrally surveyed land was acquired for the railway, yet the figures obtained are sufficiently accurate for the sake of comparison. There was a serious defect in the original *rabi* statement on account of the transfer of headings ; and the figures were recompiled. The *rabi* crops cover 24,755 acres.The more important are named in order, and are - chillis with 6,712 acres or 27.1 per cent. of the entire *rabi* area ; mustard, with 4,760 or 19.2 per cent. ; sesamum, with 3,489 acres or 14.0 per cent. and sugarcane, with 2,288 or 9.2 per cent.These four take up nearly 70 per cent. of the *rabi* cropped area.The difference between the mustard and chillis is, I think, not so much as these figures show. Chillis got the benefit in a large measure of the area which bears both mustard and chillis. The other fairly important *rabi* crops which have been recorded are *khesari* with 1,489 acres *kaun* with 427 acres, potatoes with 376 acres, linseed with 321 acres, *bangi* (pumpkin) with 319 acres, castor oil plant with 254 acres, *mug* with 200 acres, *pan* and *china* with 17 acres each, cotton plant with 159 acres, *arhar* or pigeon pea with 137 acres, onions with 127 acres, *masur* or lentils with 126 acres and *dhaniya* or coriander with 118 acres. The comparative position of these crops in this list agree with outside knowledge, except in the case of *pan* and *china.* The area under china must be much less then that of *pan.* One thousand five hundred and eighty- two acres, however, were classified simply under *' tarkari* or *vegetables'* ; and 602 acres under food crops. The following were separately classified with less than 100 acres each, *boro dhan, mashkalai,* turmeric, gram, garlic, black cummin, an seed, fenugreek, *Jowan,radhuni* or wild celery, *tarmuj, khirai,* tobacco and *san* grass.Tobacco covers 19 acres, and spring paddy only 23 acres in the estate.The *bhadai* crops are made up principally of *aus dhan* with 97,543 acres or 91.4 per cent. and jute with 8,156 acres or 7.6 per cent. out of a total bhadai area of 106,503 acres. Almost the whole of the jute is grown in the Northern Division, namely, 7,933acres in 1892;and the very small amounts of 151 and 72 acres in the

Extent of crops.

Central and Southern Divisions, respectively. The variations in the area cultivated for jute have already been the subject of remark. After a long interval is *kachu* with 113 acres. Other tiny *bhadai* crops recorded were *makai, dhenras, janera,* all under one acre. Indigo has nearly six acres and china one acre ; and nearly four acres were unspecified. The *aman* crop is, of course, entirely *aman* paddy with over 201,614 acres.An area of 22 aeres is recorded as holding non-food crops.

88. In Appendix VII is given a fairly complete list of the field and garden crops, plants, fruit trees and wild flowers as found within the estate. The order of the Bulletin No. 2 of 1896 of the Department of Land Records and Agriculture has been followed as far as possible. I make no pretence to any deep botanical knowledge.

89. The raiyats' implements are of the usal kind :-

Agricultural appliances.

(1) Nangal (plough). There are three kinds which are each used within defined areas ; north of Kasba in the Northern Division, south of Kasba to the south of the Central Division, and in the Southern Division.

The beam (*is*) is 6 ft. long fixed with a wedge, (*isata*) in Northern and Central Divisions and *aral* in Southern Division. The yoke, *joyal*, $3^3/_4$ ft. long is piered by two or four yoke sticks (*hani* in Northern and Central Divisions and *huali* in southern Division). In the Northern Division, the handle (*kuti*) and the share (*gada*) are one piece ;in the two other Divisions these are separate pieces of wood. The is made of *am, rana, jam* or *ariuniya* wood. The plough share is *phal.* The goads (*pajan*) and the cane be sket muzzle for the bullocks (*kawin* or *kapair*) complete the equipment. The parts of a plough will cost altogether about Re. 1 or Re. 1-8. The censusof ploughs during the survey gave the number in the estate as 34,779. Mutual help in ploughing is called "pairal" or "badali karja".

2. *Chagam*- (harrow) made of bamboo, shaped like an ellipse with the ends cut off ; costs 5 to 7 annas.

3. *Kodali*- (spade). the local kodali has the mechanical defect of having too small a handle : costs 6 or 8 annas.

4. *Kanchi*- (sickle) : costs one anna sik pies to annas five.

5. *Achra*- (rake) with long bamboo pegs, serves the same purpose as the English horse hoe or scarifier ; costs Re. 1-4 if prepared.

6. *Khanta*- (crowbar) for, digging hole ; costs Re.1.

7. *Dao*- (hatchet)- The kind used in the plains is of the usual carved pattern. There is a Hill Tippera dao, with a straight blade sharpened on one side only like a chisel : costs 6 or 8 annas.

8. *Kural*- (axe)- costs 10 or 12annas.

9. *Bhar*- a strong piece of bamboo for carrying loads.

10. *Dhenki*- foot lever for dhan husking ; costs about Rs.2.

11. *Mosal* and gail (*okli*)- hand pestle and mortar for dhan husking.

90. The use of manure is dependent on the means of the cultivator, and of course in parts in which good silt is deposited it is not required. It consists of cowdung and straw ashes, either separately or together, prepared near the homestead. Some times the old stubble in lowlying lands is burnt where it lies, and the ashes are ploughed in. I believe the last practice to be economically wasteful. There is no rule about the quantity of manure applied. The jute lands in the Northern Division and the chilli lands elsewhere receive as much as ever the cultivator can spare. From 25 to100 basket loads of manure are given for kani (0.40 aere): an average of 50 or 60 loads. Each load weighs 10 to 15 seers. Hence if a man has the material, he may use up to30 or 40 maunds an acre. If it had to be purchased, the manure would cost about annas 2 a maund ; but in practice a big heap near a man's homestead can be purchased for Rs.2.

Manure.

91. The ingenuity of the raiyat is apparent in his manner of adopting any kind of material to fence his lands. Chilli lands are most frequently fenced ; and in the Surthern Division adjoining the hills paddy lands are fenced too. (1) The common form is open horizontal work of split bamboo, about 3ft. high, plaited horizontally and vertically ; (2) the pith of jute stalks when dried is

Fences.

used in cross lattice work ;(3) straw is tied closely over horizontal bamboo poles, held in position by bamboo uprights at distances 4yds. or so.This is found only in the Northern Division, and, though low, is extremely efficient. (4) Diagonal lattice bamboo work is used round of the well-to-do ; (5) bamboo poles are tied horizontally, forming two bars, to any kind of upright, either bamboo or jungle wood ; (6) trees, usually *mandar,* are planted closely together.

Embankments.

92. The only embankment against flood which is kept up within the estate is the Gumti bund. This was first erected by Raja Gobinda Manikya in the seventeenth century. Since about 1845 it has been under charge of the proprietor. The cost of its repair within the last ten years has averaged Rs. 2,463 a year.The last agreement with Government dates from the 20th July 1878, when the late Maharaja Bir Chandra Manikya engaged to maintain that portion of the cmbankment which is included in the zamindari, and to make such repairs as the officers of the Public Works Department may think necessary.

Irrigation

93. In lifting water up a short distance the *seunt* is used : a ladling basket lifted by two or four men. The *kunda* is the hollowed tree filled by being depressed, and emptied by being raised by means of the weighted bamboo lever. In the Southern Division rivers are dammed across and a separate outlet (*amair*) at the side of the stream permits the water to be led where it is required.

Protaction of crops.

94. Various expedients are adopted as scarecrows:- (1) a man made up of straw (*murtti*); (2) a cow's head to scare jackals in fields where there are many insects (*gorur matha*); (3) an ordinary cloth a ok (*nishan, jhanda*); (4) a kerosene tin and a piece of basket matting to represent the head and body of a man, the tin jangling as moved by the wind. For watching crops, a *tang* is made, a covered staging erected about 12 or 18 feet from the ground on crossed bamboo supports. All along the boundary of the Lalmai hills and of the Hill Tippera hills the cultivators give reports, somewhat exaggerated of course of the ravages of monkeys and wild pigs.

CHAPTER VI.

COMMERCE AND INDUSTRIES.

95. Exports are chiefly represented by rice and jute, the latter affecting only the Northern Division. Imports are the usual articles -- piece-goods, tobacco, spices, salt, gur, metals, and cereals from Calcutta and the districts on the west; and cotton and forest produce from Hill Tippera. Prior to the constructon of the Assam- Bengal Railway, all export was by boat to the south and west of the estate. The railway has furnished for rice a straight line of communication into Sylhet in the north in place of the long water carriage by the Meghna. The famine year of 1897, with its demand for rice and accompanying high prices, gave a shock to the conservative methods of exporting and stocking. I give in detail the features of rice trade during that difficult year. In the Northern Division the general tendency of the large markets of Rajdharganj, Kasba, Kuthi, and Nayanpur was to send on the rice westward towards the Meghna, by which it was carried to Bhairab Bazaar and Narayanganj. During the cold weather of 1896-1897 the exportation continued,and there was an unusual importation along the line of railway of Feni, Chittagong, and Chandpur rice. But only one-fourth was sold for consumption, the balance went along the usual exporting routes. This contrasts with ordinary years, in which from one-half to three-fifths of the gross produce is retained for consumption. In ordinary years there is a steady drain from Agartala to Mogra, and from Bisalghar in Hill Tippera to Narayanpur Bazaar.In this Northern Division there was a little better than half an average crop; and I could get no satisfactory solution in that part as to whether a raiyat would deprive himself of all his surplus,and even seed - grains, on account of good prices. In Kuti Bazaar there was an extension of the middlemen principle. About 15 chattidars, as they are called, buy up during the bazaar to sell to large grain-dealers at the close of the day. In the Central Division, neer Comilla,the people sold all their rice rather imprudently ; but in the area within Chauddagram thana matters were easier on account of absence of water transport to the westward. It has yet to be seen how far the feeder road from the Chittagong Trunk Road to Gunabati station will compensate in the way of land carriage. In that year the people themselves admitted that 15 to 30 per cent of the raiyats had a surplus : and such an admission was necessarily under the truth. In the Southern Division, though exportation has there reached a science, and land transport is cheaper than in any other part of the estate, yet a good surplus was kept in hand.

Exports and Imports.

Jute is sent westwards from the Buri and Titas rivers to Narayanganj. Messrs Ralli Borthers have an agency at Ujanisar, and Messrs. David and Company at Charnarayanpur, both on the Titas river. Up till last year these two firms obtained most of the Northern Division jute; but several competitors for the trade have been attracted to Akhaura owing to the facilities offered by the railway.

Amongst imports no details need be furnished, as they are very similar to other parts of the two districts. I mention, however, the short staple cotton which is in evidence at all the bazaars along the Hill Tippera frontier, especially those in the Southern Division. In the Tippera collectorate correspondence of 1789 is to be found an interesting account of the cultivation and export of this Hill Tippera cotton. At Kalir Bazaar it is used for making country razais. The fine cocoanuts for hukas come from Noakhali, Arracan and Burma. Gur is obtained from Jessore district. Currystones come all the way from Chunar. The railway now, and in future, will bring to the estate all its ex-district imports.

96. The bazaars have been named and classified in a previous chapter. The chief centres of trade are Mogra and Kuthi in the Northern, Comilla and Chauddagram in the Central, and Chhagalnaya and Fulgazi in the Southern Divisions. The business of buying and selling merchandise in principally in the hands of Hindus; and of Sahas among the Hindus In Mogra, however, one of the largest piece-goods merchants is a Brahmin. In Comilla, Chhagalnaya and Kuthi Sahas have built for themselves solid substatial pucka buildings. It is the exception for Sahas to put much of their capital in landed property, except as a security for loans.

Trade centres.

97. The transit duties on jungle produce come under the head of -- tax upon imports, as the whole of this class of imports is thought into zamindari territory, and is intended for the use -- zamindari tenants. These transit duties at certian ghat or crossing stations between Hill Tippera and British India are referred to under the chapter on the history of the estate. The discussion regarding the propriety of these dues is summarised at page 281 of Mackenzie's North-Eastern Frontier (1884 Edition). The duties bring a considerable revenue to Hill Tippera, and these revenues are steadily increasing. The stations are :-

Import duties and Forest Produce.

1. Lat Kamthana Bankar (Howrah, Jaji, Burima Rivers).
2. Lat Khairajuri Bankar.
3. Lat Senai Rive Bankar
4. Lat Sonamura Bankar (Gumti River).
5. Muhari River Bankar
6. Feni River Bankar

I obtained a full list of the rates of these duties : it is too long a document for insertion here. I need only mention that the articles on which transit duty has to be paid are the following :- Bamboos, cane, matting, grass, charcoal, firewood, and wood. for all purposes, manufactured or unmanufactured, in logs, branches or pieces. The tax at the station in the Feni River is divided between government in the Forest Department and the Hill Tippera State in the proportion of one-sixth and five-sixths. Bamboos are muli at Re. 1 to Rs. 2-8 per 100, bhari or jat at 5 or 9 per Re. 1, and barak at 3 or 4 per Re. 1. Cane is sold in muras, a mura being 20 gandas less one and a ganda consisting of four pieces. A mura sells at from annas 12 to Rs. 2. San grass is sold in bojhas (bira) at Rs. 20 to Rs. 35 per 100 bojhas. There are 2 or 3 gallas in a *bojha and* 2 *bojhas* in a *bhar*. Since the railway has been opened at Kasba, the hillmen have been bringing in muli bamboos $3^1/_2$ to 4 feet long for export to Calcutta for umbrella handles. They sell per rupee 320 pieces, i. e., 4 pans, a pan being 20 gandas.

98. Just as in land measure, so in measures of capacity there are in different areas apparently arbitrary standards. Uniformity with regard to the majority of articles is obtained by means of the tola weight. Cotton and chillis are sold by a ser of 82 tolas; and milk and rice by a ser of 80 talas. If a weight (sil) is used, it is usually correct. Dhan or unhusked paddy is not sold by weight, but by measure; and those measures vary with an irritating want of method.

Weights and measures.

After frequent and careful enquiries, I believe that the following is a correct statement of the local measures of paddy. The grain is measured and sold by the katha a measure which, like a lump of chalk, may be of any size. At Comilla the katha is a kind of bamboo dish, while in Parsuram it is a basket. "Chunga katha" means that the measure is filled up, and the excess grain is cut off by a bamboo knife, so as to make all the grain lie level on the top, flush with the edges, In the Northern Division, north of Singarbil, there are 10 pucka seers of cleaned rice of $7^1/_2$ pucka seers of nuhusked rice to the katha, eight and six respectively around Mogra, and five seers at Kasba. Sixteen kathas make an ari. There is a smaller measure used, called pura, and there are four puras to the katha, Again, in the Central Division, we find at Comilla a small basket measure of capacity called turi or pura. It holds one kacha seer. This corresponds to the kuchi at Chauddagram and the seri at Parsuram and Chhagalnaya. Akacha seer is approximately two-thirds of a pucka seer. At Comilla 15 kacha seers or puras (used for cleaned rice or chaul) or ten pucka seers (used for unhusked rice or dhan) make a katha; and eight kathas equal one mocha. Hence one mocha equals two pucka maunds of dhan. Further south, in pargana Chauddagram, there are 16 and 18 kacha seers to the katha, and in pargana Tishna 18 or 20 kacha seers. The 20 Kacha seers katha equals 14 pucka seers. In pargana Tishna there is another measure, the paiya, which equals two kathas. Then in the Southern Division at Parsuram 16 peris of kacha seers go to the katha, which equals 11 pucka seers. In pargana Dakshir Sik, in the Southern Division, the same amount of kacha seers is called an ari, and also a paiya, and four of these aris make a katha there. This last is a very large katha, the same as is used in the north of Chittagong. Shortly,

the katha reduced to pucka seers, is as follows :

Mogra	8
Katha	5
Commilla	10
Chauddagram	12
Chhagalnaya	11

99. In no part of the estate is there any industry which is known outside its borders. In fact in Mr. Collin's Arts and Industries of Bengal the only place mentioned in either Tippera or Noakhali is Ramchandrapur in Tippera, as noted for its brasswork ; and that is outside of the estate. There are, in order of importance, the following industries within the estate; - Metal work, pattery work, mat work, and weaving. A short account of each is given.

Industries.

100. There are colonies of braziers (kansari) at Mogra, Bitghar, and at Singarbil in the Northern Division. They obtain brass sheets weighing 10 to 25 seers (4 parts copper, 3 parts zince) from Brahmanbaria. In making a lota they cut three pieces for the top, centre portion and bottom, and make a neat joining of all three. their solder (pain) is made of brass filings (pital) and borax (sohaga). This is placed in a fire blown by a blow pipe (bater), the sheets heated red hot, the solder fitted, and than the whole is suddenly immersed in hot water. The article is, when roughly prepared. hammered on a smooth anvil. When the whole is complete, it is fastened on a lathe (khond) by means of a resinous substance called laha; and one man works the lathe backwards and forwards with a piece of rope, while another smooths the article with a file. The article is afterwards polished. A lota when finished will sell at Re. 1 to Re. 1-4 a seer. Within the estate are prepared the following kinds of brassware. Other kinds are imported :-

Brassware.

I. Sacrificial -

Dhupti, Dhunchi - incense bearer.
Ghanta, bell.

II. Water-carrying -

Kalsi, kalas (ghara), water vessel,
Jhari, (garu), vessel with narrow mouth and spout.
Ghati, lota, small waterpot.

III. Cooking -

Tagari, (gamla), brass basin.
Deg, large cooking pot.
Jhanjhar, for cleaning rice.
Hata, spoon.
Karai, frying pan.
Khanti, flat spoon for frying fish.
Baukna, brass vessel for washing purposes, also used for cooking,
Baoli, beri, tongs.
Sara, lid.

IV. Eating and drinking -

Bati, malsa, cups.
Thala, plate.
Nimak-dani, salt-cellar.
Panerbata, pan box.
Dabar, pot for holding betel leaves whole.
Huka, hubble-bubble.
Jhinuk, small hollowed cup.

V. Household articles -

Pikdani, spittoon.
Pilsuj, lamp stand.
Dip. lamp.
Kupi, oil-holder.

VI. Musical instruments -

Kartal, cymbals.

101. Tin work seems to be confined to making useful articles out ---- oil tins, such as water pots and roofing for house. Iron work is the metier of the humble blacksmith (kamar). His main requirements are iron and a blast furnace. The iron he gets at Rs. 6 to Rs. 6-8 a maund in different sizes. His blow pipe is an ingenious arrangement, in which the spring back is caused by a bent bamboo. the power of the native craftsman to work under what in European eyes would be disadvantages, is exemphfied in the blacksmith whom I have seen working with his left foot the lever attached to the bellows, and having the free use of both his hands, one for holding the heated iron with a pair of pincers, the other for grasping his hammer. He propares the following articles here, a and sells them in the market at 8-10 annas a seer. His labour is thus worth from $5^1/_2$ to $7^1/_2$ annas per seer of material: ko ali, spade; kural, axe; phal, plough share; kanchi, reaping sickle; dao, bill hook; batail, carpenter's chise; khanti, instrument for digging holes for house posts; kurpi, grass-cutter's spud; takuwa, used by cotton sdinners; gaj (sik), wire for cleaning hukkas; narikel kurani, cocoanut chopper; martul hammer, khainchi, long scissors; and churi, knife.

Tin and iron work.

The few instruments which he requires are made by himself, except perhaps a Sheffield file. He has an anvil (niyahi), hammer (hathur), pincers (sarai), wedge (chheni), nail-maker (sas), and bolts of different sizes for different purposes (sabal and bena).

102. The methods of the native potter have often been described. It is enough for me to give the local names of his instruments and other local details. The earth meant for use in the rainy season I have seen in the Southern Division, put by in pits on the banks of tanks where it remains for about four months. The earth is brought in from the excavation in baskets (bhar). After being heaped up, it is cut by a double-handed knife (asra); and well-kneaded. The round plate-like pieces used for the bottom of jars are called patil, the lip is kanda and the body tali. Women work by hand, because they are not strong enough to work the wheel (chak). For working by hand are used a hollow concave receptacle of wood (atail), a piece of wood for scraping, either smooth or filed (ata) and the stone mallet (dala). Small vessels are prepared outright : in the case of large vessels, first the lip then the bottom and the middle are prepared. A man can prepare the earth for, and make, 20 milkman's pots in a day. In Dakshin Bijaypur within the Central Division, potters are found to be paying for small areas very high rates equal to Rs. 8-12 or Rs. 10-8 per acre. At pottery centres the straw used as fuel is seen stacked not in the usual native round stacks, but in oblong stacks like English stacks. In the Northern Division, the chief centres are Akhaura, Durjyodhanpur Binauti, Dharkhar and Merkuta. In the Central Division, Dakhin Bijaypur near Matiara, Durgapur Kanashtala and Falgunkara. And in the Southern Division Andharmanik, Champaknagar, Satara, Doyachari and Gabtali. The following are prepared :

Potery

Raing or patil	Cooking vessel with small mouth	1 to 2 pice.
Karaiya	Cooking vessel with large mouth	3 pice.
Kalas	For carrying water	1 to 3 pice.
Kartti	For keeping water	1 to 2 pice

Jortuli	For keeping small articles	3 pice
Hanak	Large eating dish for rice	1 to 2 pice
Khora	Small eating dish for vegetable	1 pice
Ghat	For keeping water	1pice
Sarpis	Cover for raing or karaiya	1 to 2 pice
Hukka	Hubble-bubble	2 pice
Kalki	Tobacco bowl of a hukka	4 for1 pice
Jhanjhar	Earthen ware colander for cleaning rice	2 pice
Machhi	Small dish for holding oil and wick	4for 1 pice

103. The industry of preparing baskets from cane or bamboo is confined almost entirely to Comilla. There Namesudras, Kaibarttas, Patnis, and north-west methars among Hindus and also Musalmans are engaged. Barmans or Bhats, a division of Kshatriyas, prepare the native unmrella chhata. Other articles prepared are the following, costing from two pice to two annas : kula, winnowing fan; dhuchui, for washing rice ; petara, for keeping clothes for papers : pura or katha, for measuring paddy; dula, for carrying fish; chalani bamboo sie--- ; dala, kept by baniyas for exposing rice, pulse, etc. for sale; seuet, for raising water; gail, tukri, lai, for carrying articles; jongra, tortoise-shaped covering against rain, made -- plaited leaves and bamboo; patl--, head covering against sun and pala, thua, hocha ---------- konch, chai and others, all fishing implements. Murag is the substance from which mats are prepared. They are made of all sizes, and of different qualities. On an examination of these, I find that they work out as follows per square cubit - Fine, murag, 4 annas; sital, 6 annas; coarse, mortag 1 anna, sital 2 annas. This mortag is a useful plant. After the outer bark is shaved off for matmaking, the inner portion is burnt and the ashes are used by washermen.

Basket and mat work.

104. Last taken up is weaving, the importance of which is now in strange contrast to the time when the jogis all followed their caste occupation and when the business was carried on by Government under a system of advance such as now obtains for the cultivation of opium. In the chapter on population I have mentioned the present position of the jogis, who outnumber all other Hindu castes in the estate. There is no place within the estate now set a part for the trade; but within the Raja's territory in the Mainamati hills there is a colony of Bengali weavers, who manufacture goods after European patterns. The Kapalis, who weave gunny-bags, are to be found in the Northern Division.

Weaving.

Jogis manufacture country cloth in pieces of various lengths. A piece of 4 yeards or 8 haths will sell for eleven annas to one rupee. The same length of imported cloth can be purchased for eight annas.

105. After industries come what may be dignified with the name of art in the shape of goldsmiths' and silversmiths' work. Work of this nature within the estate is not remarkable for either its design or its execution. The workman charges usually from Rs. 2 to 5 per tola for his labour in gold, and from two annas to six annas per tola for his labour in silver. He has a very large number of tools. The principal ones are anvils of different kinds, chaukaniyahi kalaniyahi, nippers of various kinds, sun, gaz, gaul, plesh, majna, different froms of hammers, tokua (brass) hathur (of brass

Arts.

or of iron) and bars with various markings for different purposes, kitkata, jhaul, dais, and jantri.

106. There are no distinctive characteristics of any manufactures in the estate. The preparation of sugar, oil, and ghi is practically entirely for local consumption. The country sugarcane mill of these parts consists of two long rollers, made of goda wood standing vertically. The one on which the long handle bar (hatha) is attached is nar, and the other medi or madi. A massive threading (Khirki in the Norther Division, kaunra in Central Division, komra in the Southern Division) is cut in each, and by means of this they revolve in opposite directions. Two uprights (khila) support a cross beam (chandpat) in the middle of which the rollers revolve, fastened by a block of wood (ghuri) fixed firm by a wedge (Barkhal, ubherkhal). The beam at the foot of the hole in the ground in which the rollers stand upright, is lot, and the ledge for carrying the expressed juice into jar a below is khulapat. The talghar is the name of the pit in which the mill is erected. The sugarcane is first planed off on each side; then cut into pieces about $2^1/_2$ feet long, which are placed in the mill. Four men are required to drive the long arm of the mill. The expressed juice is placed over a fireplace in a large earthern pan (marua) which is itself covered by a perforated pan for the egress of steam. The juice is boiled six or seven hours; then taken out, put in kalsis and allowed to cool. The return of gur is one-eight of the quantity of juice; and the gur is sold at Rs. 2 or Rs. 2-8 for an earthen kalsi containing about half maund. The price in the bazaar varies from two annas six pies to three annas a seer. The outurn of juice per day of eight hours is about six or eight kalsis of two seers each. Gur from khejur juice is imported : so also is rab.

Manufactures. Sugar manufacture.

I have introduced in the estate as an example a genuine Thomson and Mylne's iron mill. In the Southern Division a Calcutta-made imitation has been used, framed with wooden supports.

107. The oil mill is also of the traditional pattern. The centre trough (gachha), usually oil jack wood, is about six feet long, and one-third is buried in the ground. The revolving roller in the hollow of the trough is jait, or melain. The pole joyal with a peg hali for the bullock's rope rests against the jait by two prongs dindalia, made of pitrasol sometimes the joyal is itself pronged. The revolving platform chandpat, on which the weights of wood or stone are placed is held up by a rope fastening attached to the bandra, a curved piece of pitrasol wood, which rests as a cap in the revolving jait. This bandra, in the Southern Division, is called maguri, and is of jack wood. Another piece of wood called the berani or alyani, travels round, assisting to keep the jait in its place, Leather blinders andhuti or thuli for the oxen and the bamboo spo--- tonta for the expressed oil complete the equipment. The cost of the mill is about Rs. 5. The return of oil is about one part out of three parts of seed ; 5 seer at are put in the mill, and the outcome of that should be $1^1/_2$ to $1^3/_4$ seer of oil. For 2 annas the oilman will produce this. Mustard seed in purchased at Rs. 3 to Rs. 5 a maund according to the season; and is sold according to the season at 5 annas to 18 annas per seer. Wholesale prices are Re. 16 to Rs. 18 a maunds. The price in Comilla Jail is 7 annas a seer. In Comilla itself good mustard oil is never more than 6 annas. The oil-cake khalli brings him in Rs. 1 to Re 1-12, a maund, usually Re. 1-8. The oilman can express from 10 to 20 seers a day; and on an average his gross profit per maund is the difference between Rs. 4-8, the cost of a maund of a seed, and Rs. 7-12, the value of his sales of the oil and cake. His average net profit is about 8 annas per day. The stock in trade of an oilman ----, including bullocks, comes to Rs. 60 to 80.

Oil manufacture.

108. The dairy man's utensils are very simple. The churn consists of an earthenware jar *baiyam* about 18" in diameter, and a split bamboo *sitki.* The latter is revolved by means of a rope *karandari,* and is held upright by two rope loops *parchas* attached to a bamboo upright. The *goalas* prepare the following preparations of milk :- *dahi* curdled milk, *matha* butter-milk, *sura* fermented milk, *makkhan*, *gopalbhog* butter ; *ghi,* clarified butter, *chhana* curds and *khir* thickened milk. The milch cattle in the district give as a rule from 1 1/2 seers up to $3^1/_2$ seers a day, and vary in value accordingly from Rs.25 to Rs. 70. Milk sells generally at 2 annas per seer, and fluctuates from annas 1-6 to annas 2-6 ; but the demand during the marriage season in Asvin and in Phalgun

Dairy produce.

months or under other special circumstances, makes the price 3 annas or even 4 annas. Butter is usually 2 annas a chittak, and ghi varies according to quality from Re.1-2 to Re. 1-6 a seer.

109. The last occupation to be mentioned under this chapter is fishing. The fishing castes are numerous, and comprise both catchers and sellers. The following have fishing as their caste occupation, *Jaliyas,* *Jhalos, Malos, Kaivarttas.* All may also sell fish. *Jhalos* and *Namasudars* are the fish salesmen. I do not remember having seen within the estate Musalmans selling fish, but have seen old women of the Namasudra class so engaged. On the other hand,in Midnapur and Western Bengal generally, women are the usual sellers of fish. The methods of calching fish are varied, and the means employed are basket traps, nets, rods or spears.Traps are usually placed where there is a flow of water ; and where the breadth is large, the channel is closed by a *bandh* or a portable fence called *para* made by *khagra* wood. To face the stream are placed square traps *chai,* triangular traps *hocha,* bottle traps *tua*, oblong traps with curved end and three square opening *duonr*, oblong traps with square ends and two triangular openings amta and barrel shaped traps *parang*. If the opening be a tiny one, then a split bamboo *jurkha* is used. For hand- catching a basket, with a narrow neck and no bottom (*pala*) is employed. Nets are used in little pools, in tanks, and in rivers. The triangular push net is the *thelajal* or *pelun.* The square net supported by two curved bamboos at right angles is the *dharmajal* or *tonijal.* The small circular net weighted with iron and thrown from the shoulders is *kanijal* or *jhankijal.* A similar one used in rivers and weighted with bricks is *otlajal.* A trawling net used by two boats, is *berajal*. The large triangular lever net fixed to the side of a boat, is *bheljal* (*berat*), *dipajal, kharajal* or *khirkijal*. The large net used for rivers is *otharjal;* the one buoyed with corks is *bujorjal* ; and the very large one for large rivers is called *barajal*. Angling is followed by many who are not professional fisher people. A hook (*bausi*) bought for a pice and baited with a worm (*jir*) is fastened to a string (*suta*) at the end of a bamboo rod (*sip*) with a piece of sola as a float (*sucha*). Very many strings may be let down, all fastened to one main line *barat ;* and at the end of each is a double- pronged piece of bamboo bent back so as to be baited with an insect. Catching fish by spears is not common ; but I have seen the harpoon-like *tui* or *konch* used, and the fish spear *tenta*. Fish when caught are placed in hottle-shaped bamboo-plated baskets called *dhala*, or in oblong baskets called *baiva* made of *ulya* reed. The spawning beds (*khatis*) in tanks are frequent sources of squabbles , and as they are so small it is not possible to always accurately delincate them on our maps.

Fishing.

Part II.

History of the Estate

CHAPTER I.

GENERAL HISTORY

110. The account of Chakla Roshnabad is necessarily connected with that of the Native State of Hill Tippera and that of the early British district of Tippera. Partly for the purpose of this report and partly to correct certain wrong impressions held by both the Raj and some of its educated tenantry, I have examined at first hand the original authorities, and give here references to the chief ones.

A general account of the Tippera district which included, up till 1876, the Chhagalnaya thana, which now appertains to Noakhali district, is given in Browne's General Report of Tippera district (Calcutta, 1866), in Smart's Geographical and Statistical Report of Tippera district (Calcutta, 1866), and in an article in volume XXXV, pages 324-349 of the *Calcutta Review.* A short account of the land tenures of the district and of the fiscal history of Chakla Roshnabad is contained in Alexander's Land Tenure Teport submitted by him when Collector of Tippera in 1875. The general relationship of the Hill Tippera State and the zamindari with the Moghul rulers is described in Stewart's History of Bengal, pages 70,83,372,427 and 447(Calcutta,1813). The details of the assessment of the zamindari previous to the permanent settlement are given in Grant's Analysis of the Finances of Bengal (Calcutta, 1786),in Hunter's Bengal Manuscript Records (London, 1894), and in the early correspondence in the Tippera Collectorate. The history of the Native State of Hill Tippera appears in the History of the Relations of the Government with the Hill Tribes of the North-East Frontier of Bengal by Mr. A.(now Sir Alexander) Mackenzie (Calcutta, 1869-1884). There are short references to Hill Tippera in Aitchison's Treaties (Calcutta, 1893) and in Lee Warner's Protected Princes of India (London, 1894) as to the position occupied by the Raja towards the British Government in India. The views taken as to the subjection of the title to the State and of suits for maintenance to trial before Civil Courts within British India are found throughout the proceedings of the Privy Council and of the High Court in previous litigation. (1Sel.Rep. p. 361, new edition ; 2 Sel. Rep. p. 177, new edition ; 3 Sel. Rep. p. 54,new edition ; 12 Moore's Indian Appeals, p. 523; 1 W. R., p. 194; 1 W.R.,p. 177;12 W.R. Privy Council, p.21;25 W.R., p.404; and 9 I.L.R., Cal.,p.535.)

In volume XIX, page 533 of the "Journal of the Asiatic Society of Bengal" for 1850 is to be found an abstract of the Rajmala,or History of the Kings of Tippera. This abstract was prepared by the Rev. James Long from a copy of the original manuscripts obtained from the Raj Pandit by Mr.J.P.Wise when Manager for the Raj. The original annals were compiled by the pradhan mantris at the Tipper Court, and the earlier portion dates from the fifteenth century, "the oldest specimen of Bengali literature extant." Under the title of "Rajmala," a book was written in Bengali by Babu Kailas Chandra Singh and published at Comilla in 1896, giving an account of both the State and the zamindari. This book, though revealing the bias of the writer, shows careful research and gives interesting information. There are unimportant references to the early history of Tippera in Tavernier's Travels in India (volume II, page273, London, 1889), in Benier's Travels in the Mogul Empire, and in the Ain-i-Akbari translated by Blochmann (Calcutta, 1873), while in ....brooke's Husbandry of Bengal (Calcutta, 1804) are to be found statements as the early cultivation and tenancies in Tippera.

111. It is not, however, my present purpose to give a detailed historical account of the original country of Tippera. The historical portion of Babu Kailas Chandra Singh's book is, on the whole, fair and complete up to the beginning of the present century though it somewhat minimises the power exercised by the Moghuls. I have given with brief notes in Appendix II, a formal list of the Tippera rulers from 1279 A.D. to the present day. The line has run principally through the descendants of Gobinda Manikya, son of Kalyan Manikya, and then of Mukunda Manikya. The

Early history

Tippera era, it may be noted in passing, is three years in advance of the Bengali era. It was started by Raja Bir-raj . The present Englisn year 1899 after the 15th april is the Bengali year 1306 and the Tippera year 1309. The early history is chiefly mythical until the thirteenth century. From then until the beginning of the seventeeth century, the rulers of Tippera were in a state of continual warfare, first with the Muhammadan rulers of Bengal who had a longing for the territory, and then with the Mughs of Arrakan. A brief account will be given of the modern history of Tippera from the time of Raja Kalyan Manikya, a contemporary of Shah Jehan in India and of Charles I in England. The title Manikya, which is still borne, was bestowed first on Raja Ratnapha by the King of Gaur about 1279. The old capital, Rangamati, received its name Udaypur in the time of the aggressor Udaya Manikya. It is the irony of fate that a dynasty, which prides itself on its lineage, should hold its title of honour from a foreign king and name its capital after a lowborn adventurer. Many suggestions have been given for the word Tippera : three cities Tripura ; the country of the goddess Tripuresvari ; and others. The suggestion of Babu Kailas Chandra Singh, the author of the Rajmala quoted above, has, to my mind, more probability. *Tui,* water, and *pra,* adjoining: hence the country near the sea; corrupted into *tipra.* Such a name was appropriate enough when the rulers held sway from the Garo Hills to Arrakan. The hill people of the present day speak of *Tipra,* not of *Tripra.*

Modern history

112. The first real imposition of Moghul authority, according to the admission of Moghul records, was in 1620, just before Kalyan Manikya's time, when under the orders of the Emperor Jehangir, the country was invaded up to Udaypur. The notes in the appendix show how the Moghuls had come and gone from the time of Tughral Khan (1279A.D.). In 1613 Jasodhar Manikya succeeded to the throne, and, after being defeated by the Moghuls, was sent a prisoner to delhi. The plains, including the present estate, were then settled by the Muhammadans. By 1685 the Moghul yoke was virtually shaken off. In the beginning of the eighteenth century, during the reign of Raja Dharma Manikya, the Governor of Bengal subdued the Tippera rule; and the country, "which from time immemorial had been independent, became annexed to the Moghul Empire" (Stewart). The Moghul account admits that there was no annexation until this second subjection. The date of this conquest is variously given from 1726 to 1739; it was probably 1732. Though the Moghuls by force of arms were master, of the Raja's dominions, yet they did not occupy actually more than the plains, the easternmost part of which is now the present estate. Their influence however, was exercised on the appointment of several of the succeeding Rajas until the arrival of the English. From 1733 the conquered country was called Roshnabad (the country of light, that is, of the east; in other words, the orient of the Moghu Empire) by Suja-ud-daula, the Bengal Covernor. Even educated men here think that the name means the country settled by one Roshan. The impress of Muhammadan names was the result of the Muhammadan hold over the country and of the grant of lands to Muhammadan nobles and officials, chiefly in the times of Uday Manikya (1585-1596), Jasodhar Manikya (1613-2623), and later of Dharma Manikya(1714-1733).For example, the names of the villages Hosseinpur and Sahapur near Kasba recall the attacks of Sultan Hossein Shah in the beginning of the sixteenth century ; the Suja Badshah Mosque in Comilla takes one back to the time of that Sultan's presence in Tippera in the seventeenth century. The pargana Nurnagar recalls the reclamation of that pargana under a Muhammadan agent, Nurul Khan ; and the tank of Abdul Rezak, the Dewan of Shamsher Gazi, refers to the period of the rule of the latter subsequent to the second conquest in the beginning of the eighteenth century. In the beginning of that century the land of the Tippera rulers, which had once extended to the Meghna, was contracted on the western side to the limits of the present zamindari.

Of the period subsequent to the second conquest it is correct to say that the Raja was forced to send all the revenue direct to the Murshidabad treasury, the Raja Bijay Manikya being merely a puppet set up by the Bengal Governor. This was a darn period in the history of the State. Shamsher Gazi was appointed Governor of Tippera province, after he had taken forcible possession of the country; and

the tradition of his power and of his oppression remains to this day, especially in thana Chhagalnaya. He set up, on his own behalf, a puppet ruler. His oppression became ultimately intolerable ; and the Dacca Nawab with " strict impartiality" punished him by mean of a violent death. This was about 1760. In the following year the British took up arms against Raja Krishna Manikya, who was already subject to an invasion by Moghul troops. The Raja placed himself in the hands of the British under Lieutenant Mathews, acting under instructions, from Calcutta and Chittagong : and the British assessed the Raja's territory under the Collectorship of Chittagong. In 1765 the Civil authority passed to the British over this tract along with the rest of Bengal. Up till that time, the hills and the plains were considered one ; but what passed then, though this was not explicitly recorded, was simply the assessment of the present zamindari, not of the hills. As sill appear in the next chapter,the Moghuls did not trouble themselves about the tract beyond the plains, as it was not remunerative : their settlements had been really only for the plains. So the British settled with the Raja for the plains only, and it was ultimately the zamindari of the plains which was permanently settled. A later ruler would not attend to the call of the resident at Tippera. So in 1782 the British took direct possession of the territories and retained them till 1792, when they permitted Raja Rajdhar Manikya to give a settement.The details of the settement will be found in the next chapter. The zamindari formed the nucleus of the British district of Tippera.

113. After the permanent settlement the zamindari and the hill territory were considered an "impartible Raj," yet the succession to nearly 4,000 square miles of hill territory was practically regulated by the succession to nearly 600 square miles of zamindari, as the latter was subject to British Courts. Within the present century about twenty years have been spent by successive disputants over litigation for the territories. The years 1809, 1821 and 1870 saw the conclusion of long pending suits and quarrels, as the result of which Durga Manikya, Ram Ganga Manikya and Bir Chandra Manikya became proprietors of the zamindari and the rulers of the State. The last was the father and predecessor of the present Raja. He became *de facto* ruler in 1862, but was not invested till 1870. He died after a long reign of 36 years, in December 1896 during the course of the present settlement. He had received the personal title of "Maharaja" in 1877, the year of assumption by Her Majesty the Queen of the title of "the Empress of India." The formally appointed Jubraj, his son, Radha Kishore Deb Barman Manikya, became Raja, and was duly invested in April 1897.

Relation ship of the State and the zamindari

114. I have adverted above more than once to the two facts that the zamindari and the State have been considered by both the Moghuls and the British as an entire whole, but that both Moghuls and British received revenue for the zamindari only. In Rennel's map of 1779 the zamindari and the State are shown as one under the one title of Tippera. On the other hand, the Moghuls did not concern themselves about assessing the hills. As for the British in 1800 an offer to farm the hills was made, as will appear from the Tippera Collectorate papers, by one Chandra Narayan Chaudhuri. It was even understood by officers of the Government in Calcutta that the Raja's engagement was for his whole territory, but the local Collector pointed out that the hills of Tippera were not included in the *Kabuliyat* of the permanent settlement, though they were understood to be the Raja's property. Again, in 1827, another farming application was made by Sambhu Chandra Deb Thakur, and the ground of its rejection was that the "hill had been so long unassessed, and had become to be looked upon as independent territory." Then in 1836 the matter was brought to the special notice of Government by the proposal to abolish the transit dues levied at the border of the State on hill produce.

Quod the zamindari, a former Raja, Rajdhar Manikya, had received an abatement on account of the abolition of the *sairat* duties. The then Raja maintained his right to levy them outside of his zamindari. Lord Auckland decided that he was not entitled to impose these as well as to receive the above -

mentioned remission. In 1838 it was held by the Deputy Governor of Bengal (see Appendix D of the History of the North-Eastern Frontier), after a review of the previous history of the Raj, that,owing to the unchallenged possession from at least 1793, the Raja had obtained a prescriptive right to the territory within the hills. The independence of Hill Tippera was thus recognised, and it arose from the passive conduct of the British administration. Here, again, I quote Sir Alexander Mackenzie : " And yet nothing can be more certain than the fact that the Moghul Government through whom our paramount power comes would have recognized no such vital distinction between the high lands of the Tippera State." Both passed together from the time that the Moghul conquered the Raja's troops. The independence of Hill Tippera as rather broadly laid down in the Government letter of 1838, is qualified by the formal recognition of the British as the paramount power by each successor to the throne.

Family custom of succession to the State and the zamindari.

115. The *Kulachar* of the Tippera territories seems to have been made with the object of avoiding disputes and preventing intrigue on behalf of a successor. The heir apparent called Jubraj, must be a male member of the ruling house, and is nominated by the ruling Raja. A deputy successor is also appointed, called the Bara Thakur. If a Jubraj had been formally appointed, then he would become Raja on the death of the Raja, against the latter's natural heirs. The Bara Thakur is then entitled to be appointed the Jubraj, and the new Raja has then the power to appoint a new Bara Thakur. This, I repeat, was the theory ; but it has been so frequently broken in practice that there is but little of it left, except that a duly appointed Jubraj should succeed against the natural heirs. The present Raja appointed as Jubraj in March 1899, with the approval of Goverment, his son, Kumar Birendra Kishore, against the supposed claims of the existing Bara Thakur, Samarendra Chandra.On the whole,the Bara Thakur appointment is to be condemned as a bad system. As far as my own researches go, I find that only three Bara Thakurs ever became Jubraj, and ultimately Raja, namely, Dharma Manikya, Mukunda Manikya and Kirshna Kishor Manikya.It would seem that the *Kulachar* in future will approximate the principle of primogeniture, for if there be on Jubraj appointed and no Bara Thakur, the son will naturally succeed, while a ruler will usually appoint, and has usually appointed in past,his eldest son as Jubraj.

Custom as regards alienation by members of the Raj Family

116. Another custom on which a note should be recorded is in connection with the transfer of lands to members of the Raja's family.The custom, as interpreted by Courts, is shortly that no Raja can transfer to any relation more than a life interest of any lands in the zamindari. It is a custom capable of abuse, not in its application, but in the sequel on the death of the granting ruler. In 1837 (Krishna Kishor Manikya *v.* Harimala, S.D.A.VI,p. 186), it was held that a reigining Raja cannot alienate lands of his zamindari beyond his own life. The instance had been of Kashi Chandra Manikya who in 1829 granted lands to his queen Harimala. His successor brought the suit. This decision was further interpreted by the decision (Isan Chandra Manikya *v.* Mussamat Myrana and others, S. D. A. of 1857, p. 1375) to the effect that the prohibition extended only to the grant to members of the family of the Raja of Tippera.Then in 1868 an attempt was made to defeat the obvious meaning of the prohibition by alleging that by marriage out of the family a grantee might cease to be a member of the family. This was very properly held to be a quibble (Rup Munjari Koiri *v.* Bir Chandra Jubraj, W.R. IX, 308) ; and the same decision added the corollary that, if grants of this nature are actually made, they are voidable by the succeeding ruler. A lady member of the family, who held taluk Nanda Kishor Tahbildar, has gone so far as to grant some permanent leases,though she herself had only a life interest. These have not yet been formally set aside.

Administration

117. The estate has been divided into tahsils or dihis for the purposes of collection of rent.

These are the following :-

Northern Division.--(1) Bidyakut, (2) Sibnagar, (3) Kasba, (4) Siodabad, (5) Uttar Ganganagar, (6) Mogra, (7) Maniyand, (8) Ashtajangal.

Central Division.-- (1) Bagsimail, (2) Banasua, (3) Bagilara, (4) Jagatpur, (5) Comilla, (6) Barapara, (7) Rajapara,(8) Jorekaran, (9) Khaish, (10) Bagasair, including the subordinate tahsil of Dhanushara, (11) Chauddagram, including the subordinate tahsil of Bailpur, (12) Sukchail, including the subordinate tahsils of (a) Cheora, (b) Ranirhat, (c) Bhajankara, and (d) Pathanpara.

Southern Division -- (1) Mrijanagar, (2) Kolapara, (3) Baksh Mohammed, (4) Fulgazi, (5) Kalirbazaar, (6) Chandgazi, (7) Pathannagar, (8) Andharmanik, (9) Daulatpur, (10) Subahpur.

These divisions are mostly of broken parganas. Bagasair and Chauddgram, how ever, cover exactly the parganas of those names ; Sukchail deals with Tishna pargana and Chandgazi with Jagatpur pargana only.

Previous to 1890, the Northern Division was managed from Agartala, and the Central and Southern Division from Comilla. In that year the present three divisions were constituted with headquarters for sub-managers at Mogra, Comilla and Feni Even now, the Feni headquarters are three miles outside of the limits of the estern. For effective supervision further sub-division of the administrative circles is rent. Formerly, in the Northern Division, the rents of all taluks were paid at Mogra. Since 1892 the rents, which are under Rs. 50, have been paid into the local tahsils.

There have been European managers for about sixty years. Babus Suramani Sinha Ray, Kali Charan Sinha Ray, Durga Charan Sinha Ray, and Gopal Krishna Sinha Ray were dewans between 1760 and 1820. In the name of durga Charan dewan was created the enormous Chakbasta taluk of Durga Charan Ray. Mr. Pierre Courjon was manager from about 1820; Mr. J. P. Wise in 1842, and Mr. W. F. Campbell in 1843. Babu Ram Dulal Nandi and Babu Har Kishor Ray were managing dewans for a short time in 1842 and 1857. Mr. Campbell had a long service of over 20 years, and his name is still reverenced. Babu Ram Manikya Ray was dewan in 1877. Then followed Mr. Smith in 1874, Mr. Larminie in 1876, Mr. E. F. Sandys in 1885, and Mr. C. W. McMinn from 1892. Previous to Mr. McMinn's appointment Babus Raj Mohan Mitra and Sarat Chandra Bosu had been dewans.

The ijara system in the estae.

118. There is hardly a part of this zamindari, which at one time or another has not been in farm. Now leases are falling in yearly, and are not being renewed : the result is that the Raja is holding direct nearly two-thirds of his property. It needs no words of mine to condemn the ijara system which prevailed in the past. The system had the worst effect in the area in which the nature of the tenures assisted any tendency to dishonesty on the part of the ijaradars. I gave the details of the ijara leases in the large and well-known Nuanagar pargana in the Northern Division from the beginning of this century. Lala Dhir Sing held it from 1805 till 1809. Jagannath Bardhan, the well-known dewan of the Bitghar family, held it at a rent of Rs. 33,601 from 1810 to 1814. It is not now known who held the pargana from 1815 to 1819. The Mir Sahebs of Shahapur (said to be the descendants of one of the officers of Sultan Hossein Shah) and Lal Chand Ratan Poddar of Kasba held the farm from 1820 to 1825; and Lala Dhir Sing held it again from 1826 to 1830. Two other members of the Bitghar family held the farm from 1831 to 1835, the rent being Rs. 28,201. In 1836 the pargana become khas. In these thirty years a wholesale confusion had been made both of rent-free and rent-paying tenures. In the Central Division. Raghu Nath Parshad Tewari and other wealthy settlers from the North-Western Provinees have been the largest holders of land in farm. It is said that shamsher Gazi once obtained the farm of Meherkul pargana in the Central Division. In the

Southern Division there have been many and frequent changes of farmers.

The taluki system of argana Nurnagar

119. The taluks of Nurnagar and of the adjoining parganas in the Northern Division have been referred to in the chapter on Land Tenures. The tenure-holders of this area are the most important of the intermediary holders within the estate. Their tenures have been the subject of much litigation; and most contradictory assertions have been made regarding their origin. The view of the leading talukdars is that they are more important than the zamindar, or, as they told Sir Charles Elliot. "that they possessed very ancient titles, in some cases anterior to the Maharaja's" They hold that the pargana was not originally part of Chakla Roshnabad; and that they paid, as proprietors, their revenue direct into the treasury at Dacca. When the capital of Bengal was removed from Dacca to Murshidabad, it was found difficult, so they say, to collect the revenue from the talukdars, and it was therefore arranged that the Raja of Hill Tippera should be the collecting and remitting agent, and that he should obtain a share of the profits. I do not say that all the talukdars hold these views; but these are the views held by some of the more important amongst them.

They date their present condition of penury and loss of prestige from the decision of Mr. John Buller in his letter of the 13th May 1792, addressed to Mr. MacGuire, Collector of Tippera. Government had been enquiring as to the taluks which might be made independent. Mr. Buller wrote as follows :

"In this zamindari there are no talukdars of that description which are liable to separation. There are several persons who state themselves talukdars in the northern parts of the zamindari but the zamindar is the proprietor of the soil, and the talukdars do not hold their taluks by any tenure such as to prevent the zamindar or person in charge from raising his rents upon them ad libitum at the expiration of the term of every engagement which (Mr. Leake's five years settlement excepted) has been generally from year to year.

On the other hand, the Raja has not gained by the immoderate statements of his agents that the talukdars are mere commission agents and liable to be turned out at any time. I am certain that the superior officials of the Raj do not no hold this view; but it was gravely put forward before the District Judge on behalf of the Raj in a land acquisition case only five years ago (No. 3 of 1894). The few in the talukdars allegations is that the rulres of Hill Tippera were prietors of the land of the Northern Division of the estate long before the inroads of the Moghul or of the English. It is, however, true that the first taluks of Nurnagar were created during a temporary eclipse of the rule of the Tippera Rajas. As far as I can impartially state the facts regarding the Nurnagar talukdars, they are as follows : The whole country covered by the Nurangar and adjacent parganas was part of the ancient Tippera realm, referred to in the earlier part of their chapter. At the end of the sixteenth century, the country was called Hiung Bing and Kailargar (some say Hung Thung and Kailasi). The most of it was then uncultivated. After the Moghul's invasion in the beginning of the seventeen century, they entered into an engagement for the reclamation of the pargana with one Kayet Ram Dhar. He and Banamali Bardhan had come from Western Bengal in the train of the Governor of Bengal as Chaudhuri and Mazumdar. Kayet Ram Dhar did not reclaim the lands himself, but started the reclamation by making settlements of taluks with other persons. At first during his management no rent was assessed, nor any revenue paid to the Moghul Governor. His successors, Dhan Ray and Basanta Narayan, settled rents for these taluks, and paid revenue to the Moghul Government into the treasury of the Nawab of Dacca; but only for a short period, for they afterwards withheld payment. In consequence of the internecine quarrels among the successors of Kayet Ram, the Nawab sent out Nurulla Beg to manage the reclamation, and he christened the pargana after himself. At the end of the seventeenth century, the Rajas had become again independent, and then the country was once more subdued by the Moghuls after the first quarter of the eighteenth century. Immediately before that the Raja Dharma Manikya was liable to an assessment for Rs. 25,000 for pargana Nurnagar, but this was remitted to him as a military jagir. This remission continued till the time of the British assessment. Now the talukdars were undoubtedly at first created

under Moghul chaudhuris or collectors of revenue; but they were never looked upon as in any way proprietors. I have traced the genealogy of the great Bardhan family of Bidyakut, Bitghar and kaitala, and of the Chaudhuri family of Natghar and other places. These are admittedly two of the oldest famlies in the pargana, but in no case is the starting point in this district earlier than the beginning of the seventeenth century. When the Rajas became free, rent was paid to them, instead of to Dacca. This state of things has continued till the present time. The right to take rent belonged to the family of the rulers of Tippera as a territorial power and the Moghuls obtained that right through conquest and exercised it. The right reverted to the Tippera Rajas when they regained their independence, and continued when they paid revenue to the paramount power. In a well known case (Appeal No. 104, Ram Mohan Das v. Rajdhar Manikya) decided in the Provincial Court on 15th June 1797, the right to independent settlement of revenue was refused to a typical talukdar. It is admitted by talukdars themselves that the Rajas themselves granted taluks and rentfree lands out of taluks as far back as the reigns of Kalyan Manikya, Gobinda Manikya, Ram Manikya and Ratna Manikya, all in the seventeenth century. Subdivision, amalgamation, and later grants have brought about the present state of the taluks. It can then be asserted with accuracy that the Nurnagar talukdars were always dependent, and never did pay revenue direct. Kayet Ram Dhar and Narulia beg under Muhammadan rule bore the same relation to the talukdars as the Rajas after the restoration of their territory.

120. The place names of Nurnagar reveal the immigration of the Bardhans and other well-known families. Banamali Bardhan came with Narulla Beg to Dacca from Burdwan district. On setting in Tippera, his son, Bidyarambha founded the now large village of Bidyakut. Numerous descendants have settled in Ramchandrapur, Bitghar, Khairala, Ramnagar, Kaitala and other places. Chandi Prasad was a well-known member of the family ; he obtained for the family the title of Ray Neogi from the Raj. After one of his sons, Rup Ram Ray, the Rupkhal is named. The village Ramchandrapur is called after another son. One of Rup Ram's sons, Ram Deb, founded Ramnager. The well-known Bhairah Bazaar in the Mymensingh district is called after Bhairab, a great-great-great grandson of Rup Ram. In litigation concerning that bazaar and by internecine feuds, this family has lost a mint of money. The present leading member is Isan Chandra Ray of Kaitala, a great-great grandson of Rup Ram Ray. One member of the family, Jagannath, was a dewan of the Raj. The members have in their time received large taluks and large rent-free grants; but of the latter, they now claim very much more than they ever received. Isan Chandra Ray has now lost much of his property by mortgage to Raghu Nath Das of Dacca; but in our powers his name still remains, as Raghu Nath Babu has done little to take possession. The extensive pucka buildings at Kaitala and Bitghar represent great wealth and stige in the past.

The next family of note is the Chaudhuri family, who came from West bengal. Now they are settled at Pattan, Majlispur, Mainpur, Merkota and Natghar. The huge taluk of the merkota branch is now held direct by the Raj, while the members of the Natghar family have fallen upon evil days, and will continue to fall unless they can stop their senseless family squabbles and their bickerings with the Raj. I am indebted to Babu Krishna Kishor Ray Neogi of Kaitala for his account of these families.

121. The attitude of the Narnagar talukdars is a curious mixture of submissive deference and independent pride. Litigation has admittedly been the curse of their community in the past. Their future role as much with themselves as with the Raj. Their margin of profit will of course be considerably curtailed by the present settlement; but on the other hand, it will be a matter of surprise if the records now given to them do not facilitate their collections and by disperising uncertainty enhance the value of their tenures.

CHAPTER II.

FISCAL HISTORY.

122. The Rajas of Hill Tippera have continued to hold the property of Chakla Roshnabad as an estate in British India from the time of the Permanent Settlement. Disputes as to the succession to the State gaddi have been tolerably frequent ; and the claim in such disputes has included the zamindari as well as the state. There have been two views held--- one that as part of the claim was for the territory within British India, the British Courts had jurisdiction, and that the succession to the State was governed by the succession in the zamindari ; the other, that no amount of assenting to the jurisdiction of British Courts in the past could make the question of succession in a Native State necessarily subject to legal decision in British Courts.The last pronouncement is that of the High Court in 1883 (I.L.R. Cal. IX, p. 535), namely, that the British Courts have no jurisdiction to deal with the title to the succession. The Privy Council, in the body of their judgment in 1869 (12 W. R. Privy Council, p. 21) had already said that the contest as to the title to reign was a "matter, rather, of State policy than one proper for judicial decision."

Proprietorship

Unlike so many of the Bengal zamindaris, the estate has escaped sale on account of default of paying Government revenue, notwithstanding these difficulties of succession. The proprietor is, and has been, the 16- anna holder of the whole mahal. Ever since the permanent Settlement the principal residence of the proprietor has been at Agartala within the Hill State. New Agartala or Natun Habeli was founded in 1838, in the time of Raja Krishna Kishor Manikya. As far as zamindari is concerned, the proprietor is practically an absentee proprietor. Last century the ruler of Hill Tippera had palaces within the zamindari; and ruins are visible to-day at Salbanpur and Noagaon, while tradition affirms that there was a Rajbari next the Gunmanikya tank at Baidyer Bazaar, and another to the north -west of Mrijanagar in the Southern Division.

123. The Permanent Settlement in 1793 (1199 B.E.) was made with Raja Rajdhar Manikya for Rs. 1,39,676 sicca. Kistbandis for this amount were executed by him under his seal in the years 1793,1794,1795,1796,1797, and 1800. The first formal kabuliyat was taken by the Collector of Tippera in 1805 (1212 B.E.) form his successor, Raja Ram Ganga Deb Manikya, for this sum equal in Company rupees to Rs. 1,48,987-11-9. The estate was then called Chakla Roshnabad of Subah Bengal, Sarkar Udaypur, Mahal Khalisa, zilla Roshnahad (Tippera). Kistbandis were again executed in the years 1805, 1809, 1813, 1827, 1829, and 1855. By the resumption proceedings of 1842, a sum of Rs. 4,626-7-9 was added to the sadr jama. The total then became Rs. 1,53,614-3-6 ; but on account of subsequent abatements for lands acquired for the Comilla municipality and the Assam -Bengal Railway, this amount was reduced to Rs. 1,52,530-8-5 $^{1}/_{2}$. In addition, there are the small amounts due to Government on account o the revenue of minor mahals. The present Government revenue is made up as follows:-

Government revenue.

	Rs.	a.	p.
Chalka Roshnabad -	1,52,530	8	$5^{1}/_{2}$
Dharma Narayan Taluk	104	114	
Mauza Chandsri Wagairah	260	9	0
Do. Mirpur Wagairah	51	5	0
Do. Falgonkara -	80	14	10
Police bajapti mahal,Mudaft Panchu Hazari-	235	11	9
Mauza Chhotala	19	7	6
	1,53,283	168	$10^{1}/_{2}$

There are no data available for the apportion ment of the sum among the different parts of the estate in the two districts. The incidence of Government revenue, exclusive of all cesses, is per acre of the whole area 6.7 annas , or 2 annas per talukdar's kani, or 2.6 annas per Tippera kani.

Settlements of the estate previous to the Permanent. Settlement.

124. Before proceeding to give an account of the earlier settlements I must first lay it down that, previous to the permanent Settlement, the Hill State and the zamindari in the plains were looked upon as one under the name of Tippera; also that the only trustowrthy account of these settlements is contained in Mr. James Grant's Analysis of the Finances of Bengal, Written in 1786.

In the year 1582, the Asal Tumar Jama was prepared for the Emperor Akbar by Todar Mal. In that the area then known as Tippera was not included, as it was then unconquered. The most of the rest of the present district Tippera, together with Noakhali, after excluding the Chakla Roshnabad area, was settled with outsiders as Sarkar Sonargaon. In the time of the Emperor Jehangir, in 1620, the Moglhul troops advanced to Udaypur in Hill Tippera ; tribute had been demanded, but was refhsed by the Raja ; the Raja Jasodhar Manikya was sent a prisoner to Delhi, and the Moghuls laid waste the country. The Raja kalyan Manikya stood forth and proclaimed the independence of Tippera in 1625. But the Governor of Bengal. Sultan Suaj Khan, again invaded the country. After first suffering defeat, he was able to reduce the country when Shah Jehan had become Emperor. A settlement for the newly -called Sarkar of Udaypur, including Nurnagar Meherkul, and two other parganas of the zamindari, had been made, probably about 1628, with Raja kalyan Manikya for Rs. 99,860, and this amount appears in Sultan Suja Khan's accounts for the year 1658.

The area settled shows that the Moghuls did not trouble themselves about the hill country. In the beginning of the eighteenth century, the then Tippera was again free, and had ceased paying tribute. During the reign of Emperor Mohammed Shah in 1722, Jaffir Khan (Murshid Kuli Khan), who was then Governor of Bengal, rearranged the Sarkars under the heads of chaklas. One of these chaklas was called jehangirnagar, which included the present districts of Tippera and Noakhali, excepting the part then known as Tippera. This territory ofTippera was made up, after the exclusion of pargana Daudpur, of the whole of Sarkar Udaypur and of part of Sarkar Sonargaon, and remained practically unassessed. Nevertheless in the time of Jaffir Khan the superiority of the representative of the Moghul Empire was then acknowledged by the Tippera Rajas by the presentation of elephants and by the receipt of khilats in the same way in which the suzerainty of the British Government is now acknowledged by the presentation of nazar and acceptance of a khilat on the occasion of each succession to the throne. At this time Dharma Manikya (1714-1733) was liable to a nominal tribute of Rs. 25,000 for the pargana of Nurnagar, which at the same time was entirely remitted by the Moghul rulers as a military jagir. The Chakla Jehangirnagar was made up of a number of small zamindaris classed under the name of the principal one, Jellalpur. The Moghul accounts show that the territory then known as Tippera was a dismemberment from this chakla; but it was so in name only, for Tippera had never been really united with it. However, between 1725 and 1733 the next Governor, Suja-ud-daula, through the treachery of a distant nephew of the reigning Raja, Dharma Mainkya, was able to send an army under his dewan, Mir Habbib, into the territory ; and for the second time the lands of the Tippera Raja were brought under the subjection of the Moghul arms. When Suja-ud-daula was proceeding to settle all the lands in the Bengal Governorship or subah, he re-arranged the old chaklas, and called the new divisions ektimans or zamindari tracts. Tippera or Roshnabad now consisted of 24 Parganas, 20 of Sarkar Udaypur and 4 of Sarkar Sonargaon, and was settled in 1732 with the usurping nephew,Jagat Manikya, for Rs. 92993. The twenty parganas of Sarkar Udaypur make up what is now called the Northern Division. They were--

			Rs.
Akorailla	.....	...	75
Ambarpur, etc.	....	...	....
Dharmapur	....	....	4,453
Haveli Raipur	....	....	947
Hotwali, etc.	....	....	29,926
Comilla Gar	....	....	188
Rot Kenulla	....	....	80
Nurnagar	....	....	25,000
Rajgaon	.....	....	325
	Total		60,993

I am sorry I have not been able to identify all of these. the other four parganas make up the Central and Southern Divisions.--

	Now called	Rs.
Mhercool	Meherkul	18,000
Bagasar	Bagasair	2,400
Burak-Kindal	Khandal	8,000
Bilsa	....	3,600
	Total	32,000

The tract then settled thus corresponded with the present estate of Roshnabad ; for the Moghuls, as before, left the hilly portion alone. The capital in those days was udaypur, 25 miles east of Comilla. But this sum of Rs. 92,993 was not all paid, inasmuch as a remission of Rs. 45,000 was granted -- Rs. 25,000 on account of the Nurnagar jagirs and Rs. 20,000 on account of elephant-catching. The same Suja-ud-daula during his rule between 1725 and 1739 imposed several abwabs, one of which was a general impost of Rs. 1,84,751 on "Tipra Roshnabad" under the name of fauzdari abwab; but in this, too,a deduction of Rs. 87,993 of excess valuation had to be made, leaving a balance of Rs. 96,758. Out of the nominal assessment of Rs. 1,84,751 the Rajas actually paid only nominal amounts. the abwab of Rs. 1,84,751 was for a long time not entered in the public accounts. In 1757, in the time of the Bengal Governor, Mir Jaffir, this total was cooked up as follows:-

	Rs
original revenue	92,993
Additional revenue	24,405
Revenue for pargana Daudpar	13,453
Abwabs	8,900
Jagir	25,000
Elephant-catching compensation allowance	20,000
Total	1,84,751

When Mir Mohammed Kasim Ali Khan become Governor, this assessment was publicly accounted for in the accounts of 1762-63 under the head of Kaifiyat. In his time the assessment was altered to Rs. 1,09,376 in 1762, during the reign of Raja Krishna Manikya. After the annexation by the British in 1761, the first year's assessment was Rs. 1,00,001 sicca. The amount was changed to Rs. 1,05,000in 1765 - the year of the transfer of the Dewani to the British under the East India Company to Rs. 1,50,602 in 1766 to Rs. 1,33,001 in 1769 and to Rs.1,68,001 in 1781. Throughout these old accounts one is struck with the fictitious entries, and abrupt and unexplained alterations. In 1782, as the then Raja refused to appear to make a settlement for a term of years for the lands in the plains (not, as Babu Kailas Chandra Sinha says, because the estate was being ruled badly) Mr. Ralph Leake, the Resident in Tippera (then corresponding with the present estate of Chakla Roshnabad), was enjoined by the Board, in a letter of the 30th January 1782, to take the management in his own charge and issue parwana to the chaudhuris and raiyats. Intrigue and attempts at usurpation were then rampant within the state. the order was carried into effect,and the estate was managed by the Resident, until immediately before the permanent Settelment, by collecting direct from the pargana chaudhuris or other farmers. The arrangements made for settlement by the Resident were confirmed in a letter of the 29th April 1782. An allowance of Rs. 1,000 a month was granted to the zamindar, contingent on his staying in Comilla. Among the zamindari charges for 1786 is contained an item of *mushahara* for the xamindar of Tippera, Rs.11,379-4-19g.The estate was not delivered up till 1792.In December 1792,the Collector reported that Tippera had been divided into small portions,and settlements concluded with the farmers, and he gave the reasons for the dispossession of the zamindar and the arrangements for the maintenance of his family. In the meantime minai papers of rent-free lands, which are now in the Collectorate, were prepared under the orders of June 1782 of the Revenue Committee (the predecessor of the Board of Revenue) to "compile an account of all lands included under the general denomination of lakhiraj, or rent-free lands, the annual amount, the person to whom granted, the date of grant, and the names of the present holders." In 1785 the jama was reduced on account of the calamities of the previous season. In 1786 Rajdhar Manikya, who had succeeded his uncle, Krishna Manikya, in 1785, petitioned the Board of Revenue, to the effect that Mr. Buller, the then Resident, would not give him a direct settlement. In 1787 a settlement was again made to the exclusion of the zamindar. In 1788 the board still disapproved of a direct settlement with the zamindar, and there was a settlement with the pargana chaudhuris for Rs. 1,70,000 subject to the deduction on account of rahdari duties a bolished at Nurnagar, Singhhat, and Hajiganj. The following are some of the mahals then separately settled :-

Meharkul (Rs. 22,161), Uttar Kalipur (Rs. 5,501), Kandipara, etc. (now part of Comilla), Nurnagar and Bisalghar, Champaknagar and Joydevnagar, (Rs. 1,788), Caliapur (Rs. 1,201), Tishna (Rs. 8,580), Bagasair (Rs. 5,025), Chauddagram (Rs. 3,760), Khamar Tishna (Rs. 1,701) (now included in Tishna pargana),

Julai Ratannagar (Rs. 2,001), Khamar Fultali (Rs. 1,500) (now included in pargana Meherkul), Rajdharnagar (Rs. 1,261), Dhaleswar, Durjaynagar, Sabek Ratannagar, and Jagannath. These divisions are nearly all modern parganas. In June 1790 it was decided That an yearly settlement be made and that the decennial settlement be postponed in the districts of Mymensingh, Dacca, and Tippera. About this time the extent of the Tippera district was altered; but the original Tippera or Roshnabad was the subject of the Permanent Settlement in 1793. The fiscal history from the time of the Permanent Settlement has already been discussed.

Previous surveys and settlements of lands within the estate.

125. Towards the end of the period during which the estate was held direct without settlement with the zamindar Raja, Mr. John Buller made a survey of pargana Nurnagar. Some of his chittas I find dated 1791 (1201 T. S.). In the chapter on Survey has been given the headings of the papers used by him. He prepared a record of the lands held rent-free as well as of the lands of rent-paying tenures, and there is an incresting correspondence between the total of rent free lands as given by him and as recorded in the minai papers. In 1792 the Raja had an abstract made, probably from John Buller's papers, in which all the rent-free areas are shown as having been extracted out of the gross area held by taluks and in which the net area is shown as subject to deduction for cost of collection and tenure-holder's profit after which deduction the final net area was assessed with rent. If in the Nurnagar tract these records had been retained and referred to, it would have been well for the Raj. But the pargana was let out in farm from the time of the Permanent Settlement till 1836, and in that period it passed through the hands of at least five sets of farmers. The result was, that when the pargana emerged from its period of farming, all trace of the origin of rent-free holding was lost, and the method of assessent of the taluks had been altered. I can find no papers relating to any surveys in the Central and Southern Divisions before the year 1837; but everything points to the conclusion that there had been before that date surveys on the basis of which settlements were made. In that year, 1837 (1247 T. S.), a very large area then held either khas or in farm was measured. The original chittas are not now forthcoming. Copies were prepared in the time of Mr. Campbell, who was manager between 1843 and 1865. A large number of these copies are now in existence. In 1838 the Chakla Bisalgarh, which included the smaller parganas Dharmapur, Gopinathpur, etc. in the east of the Northern Division, was surveyed. A settlement was made with the talukdars on the basis of that survey. During Mr. Campbell's management Mr. Sweeney was appointed Surveyor, and he continued to act till the time of Mr. Larminie. He surveyed altogether 36 villages in the north-east part of the Northern Division. His maps are in the Raj record-room and represent neat work; but the papers are incomplete or lost. The chittas do not appear to have been ever totalled. He also surveyed some villages in the Central Division. Absolutely nothing was done to take advatage of his survey. The money spent on it was simply wasted. With these exceptions no forther general survey was ever made in the north; only scattered tenures which had been obtained by auction-purchase or which were being used for enhancement were measured; and the talukdars also by survey found out what tenants they had and made settlement accordingly. In Raj surveys everybody, - talukdar, raiyat and amin - had a motive for deceiving the proprietor. In the Central Division, Tishna paragana seems to have been most often measured. Parts of Bagasair, Tishna, and Meherkul were measured between the years 1877 and 1890. The maps are good. There are both khasras and khatians. The kani was then, as now, 0.40 acre. Similarly, in the Southern Division from 1874 onward to 1888 the greater part of parganas Khandal, Dakshin Sik, Sabek Ratannagar, Julai Ratannagar etc., were measured according to the same standard; and khasra, khatian, and goshwara were prepared. These surveys in the Central and Southern Division were carried on under the superintendence of the late Dewan Babu Raj Mohan Mitra, himself an old Civil Court amin. Two things are noteworthy in connection with these surveys : first, the measurment was made in bighas and kattas, and then converted to kanis and gandas : this needlessly magnified the office of the amin : and secondarly, the result of a large survey,

which is traditionally in the Raj supposed to have come a lakh of rupees, was almost never used in the settlement by kabuliyat which succeed it. The kabuliyats were taken as if the record of plots did not exist. It is almost comprehensible, if one was not aware of similar instances of fatuity in zamindari adminisration. I have taken a good amount of trouble to find out whether any inference could be drawn from a comparison of the statistics of that survey and of the cadastral survey. Unfortunately homestead was included under one total with cultivated land, and the old records are very incomplete. However, by taking a number of selected village. I was able to prove the following observations, which are probably correct for the whole area : 1) that the present cadastral survey has been completed with fewer plots, 2) that the number of tenants has increased, 3) that there has been an increase in the area cultivated - II percent. - within 17 years in the case of the selected villages and 4) that the amount of cultivable area has decreased considerably.

PART III.

Account of the present Survey and Settlement proceedings

CHAPTER I.

SURVEY AND PREPARATION OF THE RECORD -OF- RIGHTS UP TO ATTESTATION.

126. Soon after the passing of the Tenancy Act, it was the subject of enquiry in 1887 by the District Officers of Tippera and Noakhali as to whether the relation of the proprietorof Chakla Roshnabad with his tenantry did not require that a record- of- rights should be made under the Tenancy Act. In the beginning of 1890 the Commissioner of Chittagong maintained that such a record-of- rights was necessary in the interests of both parties Rai Uma Kanta Das Bahadur, then Minister of the Raj, admitted the probable benefits, but demurred on the score of the great expense.Thereupon, in the end of 1890, the Commissioner made further enquirieswith a view to having proceedings instituted by Government under section 101(2) (b) of the Tenancy Act. In the beginning of 1891 the Minister, already having pointed out the objection to the work being done on a large scale, agreed to apply for the settlement of pargana Chauddagram, and later of some villages in pargana Bagasir, both in the Central Division. The Bengal Government at this stage did not wish to take any action which might embarrass the Minister. For causes which I need not mention here, the Minister was over-sanguine as to his power to put the rent - rolls straight, independently of a cadastral survey, and was not too successful. As the result of further discussion, the Minister applied, in his letter of the 7th October 1891, for the survey and settlement of the whole of the Northern Division. This is the only formal application which has been recorded in the Land Revenue Proceedings of the Government of Bengal, No. 69-82 of June 1892. There is no subsequent letter applying for the remainder; but when, in April 1892, the Director of Land Records visited Comilla to make the preliminary arrangements, it was an accepted fact that all the zamindaris in the Central and southern Division were to be brought under survey and settlement. Indeed, as early as the 21st October 1891, it was understood by His Honour the Lieutenant- Governor of Bengal that all the zamindaries were to be settled, as will (appear from His Honour's letter of that date addressed to His Highness the Maharaja of Hill Tippera. The matter had been settled orally. The proposed arrangements for the survey and settlement were contained in Mr. Finucane's note of the 6th and 7th April 1892 ; and these were embodied together with the pronouncement of Government in No. 136T.- R., Land Revenue, of the 12th May 1892, addressed to the Commissione of Chittagong. It had been proposed by the then Collector, Mr.Greer, that the survey in the two districts should be completed in one year ; but the Minister, on the 12th August 1892, in reply to the Government order of 12th May 1892, requested that the survey might be protracted over two years. In the meantime, in March 1892,Mr. McHatton had been gazetted as Assistant Superintendent of Survey for the two districts; and in April 1892, the first notification was issued for the survey, under the Survey Act, of the Northern Division.

Institution of Proceedings.

127. Traverse survey began at the end of the cold weather of 1891-92 ; and from April till the middle of July, Mr. McHatton had completed the traverse survey of 150 villages in the Northern Division. The obstruction which he may there from the talukdars resulted in the visit of the Collcetor, Mr. Greer, to Mogra on the 19th May. Mr. Greer recorded then that steadfast passive resistance was being offered; that the talukdars would apparently lose a large proportion of the enormous profits which they were then enjoying -a probability which has become fact -as the areas and the rents of the taluks were being ascertained ; and that they naturally desired to be left alone. The demarcation was therefore carried on under great difficulty. I shall refer to this later in discussing the principles of demaraction. In the recess of 1892, 300 men were under training under the Survey Officer, but only 125 were chosen for the work

of the next season. In November 1892 Hazaribagh coolies were imported to overcome the labour diffculty. During the next season, 1892-93, the traverse survey was completed in the remaining two Divisions ; and the cadastral survey was began in January 1893. Mr. McHatton was the Survey Officer, and his two European Assistants remained till the end of the traverse survey. the Settlement Officer first appointed was Babu Kali Sankar Sen, Deputy Collector, and he was gazetted in December 1892. The traverse was carried on by means of sub- surveyors, and the agency for the cadastral survey was over 200 Bengali amins and 22 Hindustani amins with inspectors and head -inspectors. All the Northern Division and more than one third of the Central Division were khanapuried by June 1893. The staff had to contend against passive obstruction from the people, inexperience of newly trained amins, intricate mixture of tenures, and the ignorance of the proprietor's officers regarding the position of tenures. The difficulty, too, about cooly labour was a real one. The cadastral survey and record -writing were continued in the next season, 1893-94, in the Central and Southern Divisions, until in July all was complete. In that season there were changes in the appointment of the Settlement Officer. It was proposed by the Director of Land Records in May 1893 that a civilian should be put in charge of the settlement ; but the matter remained pending till December, when it was determined that Raj Sarat Chandra Banerjee Bahadur be invited to come from Assam. He joined on the 28th December 1893, but remained only till the 6th February1894. He was succeeded by Mr. Barada Charan Mitra from the Orissa Settlement, who remained till the 21st August 1894. Three assistant Settlement Officers joined the settlement within that season. Babu Kali Sankar Sen had remained on as Asistant Settlement Officer. Kanungos were also attached ; and their number was increased to four in the month of June 1894. I note here that I have given in the AppendixNo. I details of all the Government notifications concerning both the survey - settlement operations and the officer employed.

128. It is here necessary to put on record the facts connected with the traverse and cadastral surveys.The intersection of the meridian of 91° E.long.With the parallel of 24° N.lat. was taken as the origin of the survey for the Northern Division : the same had been used for the survey of the Sarail estate. For the

Traverse survey.

Central and Southern Divisions the origin of survey was taken as 90° E.long and 20° N.lat.The permanent stations were differently marked in the different divisions.In the Northern Division the stations were marked by rough-dressed prism-shaped stone pillars procured from the Bengal Stone Company: 969 of the larger ones(3' X 9" X 9" X 9") for the t rijunctional points and 2,531 of the smaller ones(2' X 5" X 5" X 5") for the traverse stations. In the Central and Southern Divisions glazed pottery cylinders obtained from Messrs.Burn & Co, Raniganj, were used to the number of 11,211; the 3X'8" size at 12 annas for the trijunctional points,and the 2'X2" size at 6 annas for the traverse stations.

The receipts from the leading villagers fof these marks were taken,and are being deposited in the Tripeura and Noakhali Collectorates. They will be useful in cases of future enquiry,and are the only portion of the demarcation nathi which has been preserved.Unfortunately,in a few villages I have rec eived no receipts from the Survey Department.

The unused stone pillars were left principally at Kasba and Nyanpur, and my last census of them shows 193 large whole ones,140 small whole ones, and number of broken pieces.The unused cylinders have been stacked principally at Comilla.There are 63 large ones,3,051 small ones, and a number of broken pieces. The details have been furnished to the Collector in my letter No.436 dated 25th March 1899. The Collector has signified in his letter No.2062G.,dated 30th March 1899,his willingness to take over these articles.

The traverse operations were connected with the following Great Trigonometrical stations:-

1. ..... or Kataniamura, H.S.
2. .....or Okhiamura, H.S. } Eastern Frontier series.
3. Gojalia or Gajaliamura, H.S.
4. Chikania, H.S.
5. Bijar Singh, H. S. } East Calcutta longitudinal series.

Area and number of the villages included within the Cadastrain survey.

129. The purpose of the survey was to embrace only the zaminari known as Chakla Roshnabad. By the Conference of December 1892 it was determined that the property of the Raj in the Lalmai Hills in Tippera district should not be surveyed. The same Conference resolved that the villages in which the Raj had a 4-anna share in Noakhali district should be surveyed; but this decision was altered by the letter No. 298 of 19th April 1894 of the Manager to the Collector , in which it was said that the Raj did not wish pargana Dandra to be surveyed. Certain adjustments are next required before the exact area of Chakla Roshnabad can be determined. The sylhet portion of that estate, amounting to 10,574 acres, was expressly excluded in 1892. In the course of the survey further deductions were made. The Alekdiha mahal of seven villages in the south-west of pargana Meherkul in the Central Division was omitted, because it had been surveyed and settled under the Tenancy Act in 1888. Three villages of the Southern Division, Ballabhpur, Uttar Panua, and Jagannath Sonapur, were entirely omitted, as they were held entirely in patni. Two villages, Asrabpur and Unaishar, within two miles south of Comilla, were formerly included within Chakla Roshnabad, but now they form a separate estate surrounded by the zamindari : they form the Unaishar No. 110 Bajapti mahal of the Collectorate, and are held now by the heirs of the late Muhammed Gazi Chaudhuri, a zamindar of Paschimgaon.

Now the Northern Division of the zamindari was notified for demarcation in Notification No. 1564 L.R., dated 29th November 1892 ; and for survey and record-of-rights in No. 4157L. R., dated 29th November 1892; and the Central and Southern Divisions for demarcation in No. 4156 L.R., dated 29th November 1892, and for survey and record-of-rights in No. 1108 L.R., dated 27th February 1894. Subsequently in No. 453 L.R., dated 23rd January 1894, the mauza Soidabad,a resumed revenue free estate entirely surrounded by the zaimndari and owned by the then Maharaja, was notified. The total area surveyed under these notification in the three division wasas follows:-

Division	Traverse survey.	Cadsral survey according to Survey Office.	Cadstral survey according to summation of fileds in the safawar register by the Survey Office, after reconcilation of discrepancies by the Settlement Officer.
	SQ.M	SQ. M	SQ. M
Northern Division ...	262.02	202.02	204.89
Central „ ...	223.83	223.83	223.86
Total ...	553.77	553.77	558.47

This area should presumably be all Chakla Roshnabad and Soidabad zamindaris, but within the above area there are further exceptions to be made. First,4.36 square miles are the property of Government ;

and Collectorate kharij taluks surveyed in 68 villages because intermixed with land of the zamindari, cover 2.05 square miles. These are the property of proprietors other then the Raja of Hill Tippera. The balance is land held by the Raja of Hill Trppera. It was found later by me that several minor mahals owned by the Raja had been included in the survey, and these were notified for survey and settlement in Notification No. 543 L.R., of the 8th February 1897. The details of these are as follows:-

Tauzi nmber	NAME	In what mauzas of present survey.
52 544	Dharma Narayan taluk (Pargana Meherkul Chakbast Mahaddinagar, Chakla Roshnabad.	Dhanpur Mahad- dinagar * Hadgara Pargana Meherkul Mogra within Sridharpur
355 305	Chandsree Maza gairah No. 92 Mahal Lakhiraj Bajapti (Pargana Baasair and Meherkul).	Chandsree ... „ Bagasair. Komardaga ... „ Daudkhara ... „ Meherkul. Daulatpur ... „
669 1274	Mirpur Mauza gairah No. 109 Mabal Bajapati (Pargana Meherkul).	Mrijapur within Mirpur. Pargana Meherkul.
671 1493	Falgonkara Mauza No. 1 Mahal Lakhiraj Bajapti Sheikh Jamaluddin (Pargana Tishna).	South Falgoonkara, Pargana Tishna.
2053 1464	Police Bajapati Mahal Mudafat Panchu Hazari	Senamuri. Sonaihere Futlara (within Potekara).
1190 424	Chhotara Mauza No. 20 Mahal Bajapti (Pargana Meherekul).	Shhotara, Potekara)

Of all the above, the separate area of only Chhotara (0.57 square miles) can be ascertained, as the others have been mixed up with the zamindari. Excepting the fifth, these were all originally revenue - free mahals which, after resumption, have ultimately come into the hands of the holders of the zamindari. The Police Bajapti mahal has a curious history, which is shortly as follows. The lands were originally given in lieu of pay to keep the country free from dacoits, previous to the establishment of the regular police. In 1796 the Board directed that they be resumed, and that the Raj be called upon for the revenue. Revenue was fixed at Rs. 235-11-9, and from the kabuliyat of 1810 it appears that the lands were granted as a jimbadari taluk in a temporary settlement to Panchu Hazari, who had previously held the jimba of the police lands. The settlement was made for three villages, and for the small amount of Rs. 17-1-1. For some reason the agents of the Raj declared later that the lands were in one of the three villages only ; and at the same time the descendants tried to claim as rent -free the lands of the other two villages. A further unexplained change is that the Raj papers now admit the rent of the taluk to be mukarrari, though there is nothing to show the change in status. A precis of the history is given with the village note of Chhinamuri (Senamuri).

Then ceratin other villages were found to appertain to different mahals ; but,as they are not the property of the Raha as zamindar, no notification was issued for them.

Maynamati mauza - It was surveyed but not attested, because found to belong to the Lalmai and Maynamti Hills purchased by the Raj in 1874 from Government.

Mithilapur mauza - It is a resumed revenne-free independent taluk No. 107 Bajapti Mithilapur of the Collectorate, settled with the Raj guru Kishori Mohan Gosvami, and now held his heirs.

Other villages,again, though surveyed, were for certain reasons left out of settlement.

Uttar Chartha. - It is part of Comilla town containing no agricultural lands.

Italla --It was surveyed, but no record-of-rights was made, It is a resumed revenue-free independent taluk No. 117 Jagannath Uttar of the Collectorate, settled with Balak Das Mohunt of Chittagong, and let in patni. A share of the patni is now held by the Raja through Auction-purchase.

Jaypur --This is one of the villages in the Alekdiha mahal mentioned above. By Mistake it was surveyed, but no record-of-rights was made.

Durlabhpur : This is another village in the Alekdiha mahal. It was surveyed and a record-of-rights prepared, but no settlement of rents was applied for or made. The preparation of the record-of-rights was of course an error, but it was not illegal, as the village was within the notified area.

130. We are now in a position to learn the exact area of Chakla Roshnabad and of the minor mahals for which no separate area is ascertainable -

		Sq.M.	Sq.M.
Gross area surveyed	....		558.47
Deduct lands held by Government	...	4.36	
Deduct Collectorate kharija taluks	...	2.05	
		6.41	
	Balance		
Deduct areas of-			
S dabad	.....	2.06	
		0.57	
M	...	0.10	
Mithilapur		0.30	
Italla	...	0.18	
		3.21	
	Balance		
			548.85
Add areas of-			
Alekdiha mahal (exclusive of Durlabhpur and jaypur already			
surveyed	....	1.19	
Ballabhpur	....		
Utttar Panua		1.43	
Jagannath Sonapur	....		
Rajnagar		0.01	
sylhet portion of the zamindari	....	16.52	
		19.15	
Total			568.00

131. The total number of villages surveyed was 1,510. In 1896, I found a small chak,called No.I chak,

Rajnagar,within the geographical limits of pargana Daudpur,but appertaining to pargana champaknagar, which according to the revenue survey papers, was already included in Chakla Roshnabad. This, therefore, was subject to the notifications already issued; and it was accordingly surveyed and a record-of-rights was prepared. There were thus 1,511. The five villages Maynamati, Mithilapur , Jaipur, Italla, and Uttar Chartha should be deducted; and hence 1,506 villages were the subject of the survey and sattlement operations. Again,the total number of villages in Chakla Roshnabad and in minor mahals which are not capable of differentiation is made up as follows:-

Total number surveyed by survey Office		1,510
Add settlement Officer		1
		1,511
Deduct villages which belong to other mahals and which have been erroneously entered by the survey party as appertaining to Chakla Roshnabad	....	5
Balance of villages surveyed and belonging to Chakla Roshnabad and minor mahals in Tippera and Noakhali	....	1,506
Add villages Chakla Roshnabad which for various reasons were not included by the survey party	.....	8
Add villages in Sylhet portion	.....	53
Total number of villages of Chakla Roshnabad and minor inseparable mahals in the districts of tippera, Noakhali, and Sylhet	.....	1,567

For the same area the collectorate mauzawar register shows 2,379 villages.

132. On the subject of demarcation there was a considerable amount of controversy; and it all took place before I joined the settlement , and as the whole fact are before me , it can be discussed now without any warmth. The Government letter of the 12th May 1892 directed that the survey party under Mr. McHatton should do the demarcation of the boundaries according to the revenue survey maps; and at the conference of the 6th and 7th December 1892 it was settled that surveyors to directed to find out the collectorate mauzas and , if it could not be ascertained, to survey the mouzas as pointed out by the villagers; but that the head of each sheet should contain the name and number of the revenue survey mauzasa. Now Chakla Roshnabad estate contained 905 thaks of the revenue survey of 1861-63; yet the same area comprises 2,379 mauzas in the collectorate mauzaas resister. The result of the present survey, as has been already noticed , was 1,514 villages in tippera and Noakhali. The revenue survey was, it can at once be inferred, not a mauzawar survey. After two year experience of the work ,the survey officer ,Mr.McHatton, said that it could be discovered on what principle the thaks were determined ; and, as some of them had an area of 10 or 11 square miles, the thak were dropped as serviceable working units. It does not appear in this connection that the explanation of the Superintendent of the Revenue survey in Tippera district was ever examined . Mr Browne in his report on Tippera district said in 1866 that the cause of the discrepancy between the total number of the survey circuits and of the villages appertaining to them was two-fold. " One is , that according to survey practice when two or three villages belong two one estate, they are often lumped up in one circuit . The second is , that many so called villages are merely bits of land dignified with that name because they are so noted in the collectory lists , in accordance to which the survey has necessarily been carried on ." IN the season of 1891-92, the traverse surveyors supplied

Demareation.

with copies of the revenue survey maps and of the collectorate mauzawar register, put down bamboo 9 posts at every turn of the boundaries of mauzas as pointed out to them by the villagers ; but in the sessions 18912 -93,1893-94 the travers surveyors with the same aids , But in accordance with the circular of the 17th November 1892 of the Director of Bengal Surveys , in which no mention is made of the revenue survey mauza , only fixed theodolite station at convenient inter vzals along the boundary of mouzas, leaving the details of the boundary of the field in during the cadastral survey . It was found to impossible to enforce the demarcation of the boundaries of the villagers themselves . In this way trzvers polygon were framed , the corners of which were not necessarily coincident with points on the actual boundary of the village. In the course of the work the following notices were served:-

Number	Old form number (Survey manual of 1888)	New form number (Survey Settlement Manual of 1895)	Name.	Under what section of the Survey Act.	For what purpose.
1	A	A	Goshanapatra	5	To demarcate boundaries by ereeting mounds ; and to attend to Suvery and Settlement officer.
2	C	B	Bishwsh notice	7	To attend personally or by agent to point out boundaries of lands.
3	D	C	Etlanamsh ..	7	To neighbouring landords and tenants to give assistaince.
3	-	-	Bijnapan..	14	Information of erection of temporary boundary marks ; and that occupnts were required to maintain them.
5	-	-	Bishesh notice	14	Same to indviduals.
6	H	D	Notice	15	Notice of election of permanent boundary marks.
7	H (Second) part).	-	Bishesh notice	29	Notice to individuals that they are responsible for permanent boundary marks.
8	-	-	Sadharan pan.	5	To all attend to have work accurately done.

133. The point was raised by Mr. Mitra almost immediately after he joined in February 1894 that the map unit was incorrect. There was an academic discussion raised as to whether the survey was a revenue survey; and as to whether the notification for survey under the survey Act was a be followed. But Mr. Mitrs point was that after a survey had been ordered under the Tenancy Act for the avowed object of making a record of-rights under the Tenancy Act, the map unit recognized by the Tenancy Act, namely, the revenue survey mauza, must be followed; and so far he was right. As far back, however, as August 1892, it had been recorded in an inspection note by the Lieutenant-Governor that the mauzas within that should be demarcated when the villagers point them out ,as the thaks were too large for working purposes, and would have to be broken up into arbitrary polygons if the sub-villages of a thak were not demarcated. But Mr. Mitra objected, not to the splitting up of the portions of a thak, but to the intermingling of portions of one thak with another ,and the creation of hybid villages. And the gravamen of the Manager Mr. McMinn's objection to the procedure of the Survey Department was not so much the disregard of the revenue survey mauza ,as the fact that villages were permitted to be created according to the amin's idea of possession. Now the map unit had been defined in the Survey Office as a tract comprising an aggregate of raiyati holdings registered by the proprietor as a maujza under separate rent-roll, together with the lands of any other tenure which are shown by the tenure-holders' receipts to be situated within the tract. By adopting this method there

was a divergence in nearly 80 per cent. of the thaks; and the amin's idea of possession was sometimes wrong and considerable alteration of boundaries were required to be made in the recess of 1894. Nevertheless, I am now in a position to maintain that the method adopted by the Survey Department was the right one for obtaining an intelligible record of the villages as they exist a present, when the peripheries a revenue survey may have to relevance to present facts and many mauzas of the Collectorate Register are mere At the same time it was necessary that for the purposes of the Tenancy Act a record of the boundaries of the original revenue survey mauzas be preserved. Mr in March 1894, proposed the drastic method of reconstructing all the map and re-aranging all the records. But the only of the revenue survey boundaries in a survey under the Tenancy Act is in the determination of the status of tenants and in the determination of prevailing rates. If, then ,revenue survey boundary lines are laid down distinctily all the maps of the

estates, any old revenue survey mauza can be obtained by the juxtaposition of two or three village maps. This ,in fact was done by means of red ink lines and thak number was given to every revenue survey mauza, or part of a revenue survey mauza, contained on a village sheet. The final order is contained in the letter of the Director to the Board of Revenue, No. 793S. ,dated 12th March 1895, in which this method is mentioned and approved. The Manager anticipated that the revenue survey mauza might have been obscured for then purpose of ascertaining status and prevailing rates No such practical difficulty has occurred. Out of all classes of tenants, only 2 per cent, have been entered as no -occupancy reiyots; and, generally speaking, no attempt was made by landlord to use the prevailing rate where it did exist, usually in the taluki area; while in the large khas area over which settlement of rents was made, the prevailing rate section was not employed

134. The survey of the municipal area of Comilla was undertaken separately.It was sanctioned by the Board in No.1629A., dated 27th November1893,to the Director of Surveys ,and complited by May 1894. The Raj had agreed through the Manager to meet the cost.

The following details are given ,as the rest of the estate was surveyed on the scale of 16 inches in the mile:-

Sale of inches to the mile	Number of Villages.	Number of poles.	Number of areas.	Deteription of area arveyed.
64"	3	2,992	352	Bazar.
32"	4	3,640	1,140	Civil station.
16"	9	2,050	892	Suburbs.
	16	8,682	2,384	

135. I now turn to the discassion of the boundary disputes which were instituted during the course of the cadastrral survey.When the whole estate io under one proprietor,obviously the disputes about boundary are not of much importance;and when examined they were found to be principally objections on the part of tenure-holders to the measurement of their lands in separate blocks. Inasmuch as the lands of the tenure-holder are gathered togetner in one abstract from all the blocks in which they are contained, there is no practical harm done even if their objections were corret. In all 125 .boundary disputes were instituted and ,decided. There were some important cases relating to the boundary of the estate itself, and I propose to refer to these in detail, so that the record here given may be of use in the future.

Boundary disputes.

136. The chief boundary is with the native State of Hill Tippera.The native State is now called colloquially Rajgi or Svadhin,or Khajanabari .Its official name is Hill Tippera and this in our maps is translated "

Parbbatya Tripura." The country in former times has been called Tippera Parbbata,Koh-i-sthani Tippera. Pahar,or Raghunandan Pahar.As long ago as 1848, the Commissioner of Chittagong directed that the boundaries between the lands held by the Raj in British Trippera, and that held in Hill Tippera should be laid down to prevent the possibility to disputes arising. In 1853, the matter was referred to arbitration between Mr.W.F.Campbell, the Raja's Agent and Mr. Halkett, Collector of Trippera, with Mr. Henry Roe as referee. Messrs. Leicester and Campbell had the mapping and adjustment done, and the award dates from 1854. In the words of the arbitration," the object of the deputation of arbitrators will be best attained by avoiding unnumbered zigzags (which if left will be fertile sources of disputes and squabbles) and running straight lines This was accordingly done. The maps and reprinted of the award are in the time. Brick boundary pillars were erected later,in 1866, at the angles of the boundary. In Government order No. 5655, dated 11th November 1871, of the Judicial Department, ... was decided that the pillars should be under the control of, and subject to be rep...red by ,the British Government. In the Chittagang Commissioner's No. 428.... dated 2nd September 1885, it was determined to replace disabled pillars by .....In the Present survey the arbitration line has been followed absolutely. Even though there be crusading of possession, the arbitration line is the real boundary, namely, straight lines from one pillar to the next, through jungle or cross jots was about equal on each side. In my No. 952, dated 12th January 1895 ,I enquired through the Political Agent how the Hill Tippera authorities proposed to have the boundary on the ground marked with more detail. They required four years to furnish a reply. I submitted all the details in letter No. 952, dated March .... to the political Agent ,finally requesting that Government be moved to have the line on the ground clearly marked at intervals of at least one-eight mile over the whole length of the 168 miles in the two districts; and Mr. Harris ,the Collector and political Agent, has submitted the matter to Government.

137. The only dispute of importance on the Hill Tippera boundary was near in the mouza Baidyerkhil, in Chauddagram pargana. The State authorities claimed land west of the present site of an arbitration pillar which marked the limit of possession for at lowest 20 years. The difficulty was to decide with accuracy whether the pillar was erected at the original and correct point of the boundary. The Settlement Officer Mr. Mitra, determined that the line through the present site of the pillar was the correct one. The Lieutenat-Governor, Sir Elliott, in August ,1894 , on learning the facts directed that actual facts should be respected, namely, that the area of 92 acres in dispute be included within the zamindari and the boundary laid accordingly. The survey maps of the mauzas Baidyerkhil and Ramchandrapur will who the limit of the zamindary accordingly to that direction.

138. On the western side the estate abouts the Lalmai and Mauynamati Hills. After discussion in which it was alleged for the Raja that he had the same right in these hills as Hill Tippera. Ultimately the Raja Bir Chandra Manikya determined to purchase the property, outright, and did so on payment of Rs. 21.100 in 1874. On the boundary with Chakla Roshnabad pillars were erected by Government at the exams of the Raj in 1886 after a survey had been made. The village lying at the foot of the Maunamati hill is known by the same name. It was included within the purchased territory.

139.On the northern extremity of the estate lies the river Titas and the parigana Sarail lies to the north of that river.With this pargana there has been dispute and litigatioin about the chars formed in the bed of the Titas.The net results are not particularly clear.It has been alleged by the Raj that chars belonging to the estate have not been put in the maps. The matter was first brought up before me at the time of attestation.I have nt interfered with the cadastr survey;and simply leave on record a precis of the

* Case No. 358 of 18.0 (Court of Munsif, Babu Kishori Mohan Sikdar, of Brahmanbaria)
Case No. 397 of 1892 (Same Court)
Case No. 398 of 1892 (Same Court).
Case No. 1418 of 1890 (Court of Munsiff, Babu Nanda Lal Dey, of Brahmanbaria).
Babu gopal Chandra Bose, on 28th March 1896, in Appeals Nos. 428, 429 and 519 of 1893.

facts.The belief is current among Raj officials that all the chars of the Titas belong to the Trippera Raj.This belief is pncorrect for two reasons. The decision from which this belief emanates is that of a title suit between Raj Krishna Ray of Kassim Bazaar ,12-anna holder of pargana Sarail,and the Tippera Raj (Principal Sadr Amin's appeal No. 9 of 1865 ,decided 15th September 1865);but that decision did not say all,but certain chars mentioned in certain schedules in tjat case.After that case,the defendant took a permanent lease of the chars called Dogangi. ,These Dogangi chars have been marked opposite Khairala. etc, in our maps although the Raj authorities have alleged otherwise.The second reason is that the questionof the boundary between the Sarail and Tippera Raj estates was decided at the time of the revenmue survey.The decision of the 13th October 1860 was --'I hereby decree the whole of the Titas river,together with the chars therein, to the plaintiff,except those chars which are Lukht paisth in pargana Sarail which come under the category of those undr XI of 1825".

This decision governed 35 cases, all along the Titas river.The appeals against all except one case,were dismissed as barred by limitation; and in that casse ,which referred to the Dogangi chars the abovementioned decision was made.Thus the effect of the Revenue Suirvey decision ,which has never been reversed in that the thak line which represented the north bank, of the Titas river is the limit of Chakla Roshnabad which thus covers the Titas river and all chars formed in the bed of the Titas as that ... existed at the time of the revenue survey;but that if by encroachments of the ... chars are formed to the north of that thak line ,i,e, in space which was land of pargana Sarail at the time of the revenue survey, those chars appertain to pargana Serial. The cadastral survey has followed that decision. Now in the case of the char opposite mauzas Bangaj and Krishnanagar in pargana Nurnagar, the char is north of the thak line, and hence does not appear in our maps. The fact, however, is that the Raj has been in possession since 1885 ; but the Raj has no right to it. There has been litigation, and the result is a muddle. Four suits Case No. 358 of 18.0 (Court of Munsiff, Babu Kishori Mohan Sikdar, of Biahmanbaria) Case No. 397 of 1892 (same Court). Case No. 598 of 1892 (same Court) Case No. 1418 of (Court of Munsiff, Babu Nanda Lal Dey, of Brahmanbaria) Babu Gopal Chandra, Bose, on 28th March 1896, in Appeals Nos, 428, 429, 450 and 519 of 1893were brought by the shareholders of the adjoining villages of Sarail pargana, Baishnabpur and Barisal, to have a declaration of title and to obtain possession. The thak line was not clearly identified by the Civil Court amin in the first instance, and the Munsif inferred that the thak line must be wrong.However, the ultimate decisions were upheld by the Subordinate vdge; and the result is as follows- The char measures 50-24 acres.For 4 annas 7 gundahs 2 karas' share the Raj has been in possession adversely for more than 12 years.The first three suitns represented 7annas 12 gundahs 2 karas share,and the oowners have received the char with the exception of parts marked ..... measuring 271 acres in the Civil Court amin's map and DG measuring 3 13 acrres which were given to the Tippera oRaj.The owners in the last of the four suits hold the remaining 4 annas share; and to them was granted the amount claimed inclusive of D G . In this case only ... was given to the Tippera Raj: it is an accretion to the south of the thak line. The position is not one on which the Raj authorities can congratulate themselves.

140. In connection with the northern boundary of the estate, I would point out that ,at the junction of the Buri river and the Titas river, the Titas has changed its course leaving Urkhuliya mauza of the Sarail pargana attached by means of a driedup river bed to the mauzas Manipur and Chanderchar of pargana Nurnagar. There is no squabble at present,but there may be some day over this dried-up bed which is now cultivated.

141. With the Gangamandal estate there has been one important case during the course of the survey proceedings.There was a big case in the past ,known as the Bakshanagar case,decided in 1854.According to that case,the mauza Gaurangona on the Bijay river,east of Nayanpur bazaar,belongs to pargana Lohagar.The other relates to the mauzas Jagatpur in pargana Meherkul and purnamati in

pargana Gangamandal.The result of the orders in the appeals to the High Court No.569 of 1878 and No. 11 of 1880 was to cancel the boundary as laid down by the revenue survey without indicating any definite boundary to be laid in its place.There was,therefore and armed ;peace between the raiyats under the two Rajas of Gangamandal and Hill Tippera,as no reliance could be placed on the discredited thak boundary.I settled the matter for good, I hope ,by lying down the boundary between the two villages by possession,except where there were some cross-claims in which I directed a compromise.I took as a guide the centre line of the watershed.The details are contained in an account of the proceedings which I forwarded in memos. Nos.83 and 84, dated 3rd June 1895 ,to the address of the Managers of the two estates,together with a map in each case showing the exact boundary.No appeal was made to the Commissioner against the proceddings which were formally held under the Survey Act.

142.On the Feni river in the south of the Southern Division,there were two important cases.The first paschim-Jowar-Nangalmura case has had a curious history.As it was north of the Feni river, the surcey party enquired whether it was to be surceyed;the reply of the manager in his No. 130 of 23rd February and No.151 of lst March1894 was that paschim-Jowar should not be surveyed,as it was outside Chakla Roshnabed. The case of this village was recorded as a boundary dispute in August 1894.In Notification No. 109 L.R dated 7th January 1895, Babu Hari Pada Ghosh of the Chittagong settlement was entrusted with the demarcation of this village,which was a trans-Feni village of the Chittgong district.When his survey was proceeding there was resistance made by the local talukdar within the Chakla Roshnabad zamindari;and from several sources official remonstrances were made to the Tippera Raj authorities.The Raj authorities communicated their remonsrtarnces to their subordinates,but urged that no land of Chakla Roshnabad should be frandulently included in Paschim-Jowar.As it trranspired ....that all the encroachment had been made by the oitalukdar under the Tippera and, not by the talukdar under Government on the Chittagong side,the reason for all the trouble is obvious.Nothing more was done till April 1897,when the Settlemenrt officer of Chittagong requesed me to assist Babu Hari Pada Ghosh in demarcatin the line between Government land in the trans-Feni village and Chakla Roshnabad land in the adjoining village Nangalmura.I met the Assistant Settlement office in May 1897 on the spot,and after examination of the maps, laid the boundary on the groud according to what was the middle line of the Feni river in the revenue survey map. The line of demarcation was of a horse-shoe form; and I laid down pegs at every turn. Later, I had the whole time traverse-surveyed; and placed baeked clay cylinders at every turn in the boundary.According to this demarcation,some land cultivated by tenants of the Chakla Roshnabad talukdar really belonged to Government. The field-book and a map showing the boundary laid down and the banks of the river at the time of revenue survey are contained amongst the records of this boundary dispute .The history of all the trouble, now I hope settled,dates from 1882, when the narrow neck of the peninsular Paschim-Jowa was maliciously cut through and the waters of the Feni river were diverted. The old bed of the Feni soon silted up, and was in course of time cultivated. Kalimaddin of Paschim-Jowar first wanted settlement under Government : and Ram Sundar Sen of Jaypur wanted settlement under the Raja. There were criminal and civil court cases.Previous to the visit of Babu Hari Pada Ghosh and mysef, two Deputy Collectors from Chittagong and two subdivisional officers of Feni had made local enquiries without attempting to lay the boundary on the spot.

143. The other trouble on the Feni river was with Nijkunjra. About this,too, there has been an unnecessarily large amount of controversy.The char Hinguli adjoins this mauza.The Raj authorities claimed the whole as a re-formation of their permanently-settled estate. The Collector of Noakhali in his No.1146G,dated 18th February 1895 stated the results of his enmquiries: namely ,that (1) 43b. 4k. 6ch. of excess were outside the thak boundary, and should be offered firtst in settlement to Raja; (2) 100b. 5 k. 2 ch.were within the thak of Nijkunjra and should remain as part of that mauza; and (3) that

there was a portion of the east which was a re-formation of an old island which belonged to Govermnent and that this might he settled with any one. The proposals went through the Commissioner of Chittagong and the Board to Government .In Government Order No.1903L.R.,dated 6th April 1895,Government released the 100 bighas odd.On certain representaitions a further survey and demarcation of the rest were directed.This the Collector of Noakhali arranged to have done under section 3of Act IX (B.C) of 1847.,Mr. Mason,the Settlement Suprintendent,represented the Raja.The map prepared by the Sub-tahsildar Kally Sunker Mookherjee(filed in the Noakhali Collectorate) shows the demarcation made. An area of 59 bighas 5 kattahs was offered in farming settlemtnt to the Raja on a jama of Rs.61-0-6 for 15 years from 1303 B.S.according to No.28 S.,of 18th May 1896 , from the Collector of Noakhali to the Manager.This ,in his oreply No. 251 dated 25th June 1896 ,was accepted by the Manager; but the kabuliyat was not executed till 29th january 1897 .

144. The principles connected with survey and record-writing were settled first at the Conference on the 6th and 7th December 1892 .Shortly,they were that the Settlement Officer and Survey officer should exercise joint control, and that the survey and khanapuri should proceed simultaneously. It was at first determined that soils be classified as first class,second class,and third class; but this was not carried out.

145.I give here for the sake of comparison examples of the distribution of the kinds and qualities of land as adopted in this and in previous surveys:-

John Buller's Survey- Pargana Nurnagar, 1791.	Raj Survey Pargana Gopinathpur and others, 1838.	Mr. Sweeney's Survey Part of Northern and Central Divisions, 1838.	Raj Survey- Southern Division 1878	Present Survey, 1892-94
Total.	Total.	Total.	Total.	Total.
1	2	3	4	5
L.- Reclaimed 1. Homestead 2. Cultivated lands– 1. Paddy land– (a) Hh khud mants. (b) Held paikhast, 2. Rabi land (a) Held by khudkhast (b) Held by paikhast 3. Seediling lands. II.- Waste– 1. Homestead 2. Culrtuable 3. Non-culturable.	Total. lakhiraj. Balanve- L- Waste– 1. Culturable waste. 2. Waste homested. 3. Ditckes and hollows. II- Reclained– 1. Homestead land 2. House. 3. Sugareane 4. Garden land with in homestead: 5. Orchards 6. Lowland, 1st class 7. „ 2nd „ 8. „ 3 rd „	L.- Reclaimed 1. Lowland, 1st class 2. „ 2nd „ 3. „ 3rd „ 4. Highland 1st class 5. „ 2nd „ 6. „ 3rd „ II- Culturable waste– 1. Waste highland. 2. Grass 3. Hill 4. Jungle 5. Tank edges. III- Non-culturable- 1. Road. 2. Cattle path 3. Burning and burial- grounds IV- Water– 1. Tank 2. River. 3. Khai 4. Bil 5. Ponds.	L.- Reclaimed 1. Lowland, 1st class 2. „ 2nd „ 3. „ 3rd „ 4. Homested 5. Highland near homested. 6. Garden land with 7. Grass land. II-Culturable area- 1. New fallow low 2. Old „ „ 3. New „ highland 4. Old „ „ 5. Hills 6. Jungle III- Non-culturable– 1. Road 2. Cattle - path 3. Burning and burial- grounds IV- Water. 1. Tank. 2. River. 3. Khal. 4. Bil. 5. Ponds	L.- Cultivated area- 1. Upland. 2. Lowland. II- Culturable area- 1. New fallow. 2. Old fallow. 3. Groves. 4. Grass 5. Bush 6. Others. 7. Total land. III-Non culturable 1. Village site. 2. Temples and burial- grounds. 3. Waste. 4. Tanks. 5. River. 6. Jhils 7. Government roads. 8. Other roads 9. Other unculturable 10. Total.

146. The areas were to be entered in the khasras in acres, and in the khatian both in acres and in the local measure. The local measure finallyh adopted by Mr. Mitra after in March 1893, an opportunity had been given for the hearing of all claims, were the 7 haths nal of 18 inches to the hath for the Northern Division and the 8 haths nal of 18 inches to the hath for the Centrral and Southern Divisions. In each case (10X12) square nals equal 1 kani or 13,230 and 17,280 square feet respectively .The unit of survey was defined in the khanapuri instructions as each parcel of land lying in one spot in the occpuation of one person under one title , of several persons holding jointly, provided it be all of the same class and is all rented at a uniform rate.

147. As regards the entering of disputes,the order at first was that the amin could enter in the khasra in red the name which was presumably correct,making at the same time a brief entry of the dispute in the dispute listr,but from the beginning of the 1893-94 season the rule was that,until the Inspector had recorded a preliminary order in the dispute list,the amin was not allowed to make any entry in the khasra or khatian and parcha. In the same season the following was the rule regarding claims to hold lands rent-free:- "When a person claims to be a rent-free holder,and the claim is not admitted by a person properly authorized on behalf of the proprietor, but it is not denied that such person is the occupant, such person's name should be entered in red ink without any specification as to whether he is a rent-free holder or not, and an entry should be made in the dispute list that the claim as to the tenancy being rent-free is asserted and also denied.

148.Only about a thousand disputes were decided by the khanapuri checking officers; all the rest were left to be decided at attestation.Looking back on this part of the work after the experience of attestaion, I think now that it would have been better if all disputes, with the exception of lakhiraj disputes, had been recorded and decided as far as possible at the khanapuri stage. Lakhiraj disputes are excepted, inasmuch as a decision depends upon the area claimed;and the area could not be known until the areas were extracted and writtren up. The process ofn attestation was dreadfully hampered by the numer of disputes then filed. At the same time I find that it is recored that the staff was insufficent at first,and that at the end of the 1893-94 season it was jusrt sufficient for the purpose of khanapuri checking,let alone the decision of disputes.

149. The entries as regards rent were the subject of serveral charges of orders: first that the amins should record rents; second,that the rent should not be recorded until attestation;and third,that the inspector should prepare lists of rents after local enquiry,which rents should be entered in the columns of the parchas.Looking back upon this,too,after the experience of attestation,I think all the labour on rents at the khanapuri stage in this settlement was labour thrown away.Fortunately in this settlement, except in parts of the Southern Division ,and amongst the area held by ijaradars generally, there has not been much dispute between landlord and tenant about rent,and the forebodings of the Manager,Mr McMinn, in a letter of the 9th December 1893 to the Collector,were not fulfilled.When there was no dispute the rents were easily ascertained and recorded at attestation without any assistance from previous enquiries;and when there was a dispute it required more materials for efficient decision than the inspector was likely to obtain.

150. The method of record of tenncies which had been split up by transfer was dealt with in a Conference held on the 9th January 1894. Different methods were propsed ,but the pinciple which was finally followed was to efer all lands to their original jots as recgnized by their immediate landlords. This was amplified at attention as will hereafter be noticed.

151. The distributiion of parchas was a point the importance of which was recognized by the survey staff; but it was made a difficult task on account of the attitude of the people and inevitable dishonesty among the amins.I found that for the whole of the Northern Division,parchas were undistributed at the

end of 1893-94. In the Central and Southern Divisions , parchas were found to be in the hands of more than half of the poople when attestation came round. On the khanapuri part of the operations I refrain from criticism as I joined after it was completed; but considering the previous relations of the Raj and its tenantry,the frequent chare of Settlement officer,the newly-trained staff,and the undeniable difficulties of the record-writing in the traluki areas,I cannot help remarking that bad as the khanapuri was in parts, the wonder to me was that it was ever done at all.The completion of hkanapuri showed 897,851 plots within the surveyed area.

Attestation

152.The work under the head of attestation, which had been completed prior to the beginning of the working season 1894-95, consisted of the attestation of 20 villages with 7,327 plots in the Northern Division by Babu Kedar Nath Banerjee and of 9 villages with 3,714 plots in the Central Division by Mr.Mitra and his assistants .The first was faulty and all the villages were subsequently re-attested ;.and the latter was done under considerable disadvantages at the beginning of the rains of 1894. Hence practically 9 lakhs of plots awaited attestation when I joined the settlement in October 1894; and , moreover, nearly all the Northern Division tenatns had no parchas.The letter No,229T.S. dated 9th October 1894 ,from the Director to the Board, describes the situation at this point.At that time the Manager's desire was that the estate should not be embarassed by too much attestation being taken up at once;and from then till the end of attestation in March 1898 the Manager more than once expressed his opinion that the camps were too many and the work too swift;while on the other hand, in coparison with other settlements,the outturn per officer was low. There was, however, a steady improvement: 9,196 plots per attestation officer per month in 1894-95;12,542 in 1895-96; and 16,770 in 1896-97. The following is a short account of the progress in this branch of the operations. The whole area was marked out into 75 circles,each with an average area of seven square miles;24,34,and 17 being the number in the Northern,Centraland Southern Division,respectively.In 1894-95 there were three assisants.The Northern Division part was difficult; the tenants were out of hand and suspecious, and parchas had to the distributed before attestation.The outturn was a little more than $1\,^{1}/_{4}$ lakhs of plots.Again,in 1895-96 there were five assistant's and slightly more than $2\,^{3}/_{4}$.. lakhs were completed.In this season the Northern Division was almost completed;and more than the upper half of the Central Division . In the third season of attestation in 1896-97 , there were six assistants. They completed nearly $4\,^{1}/_{4}$ lakhs . The balance of over half a lakh in the Southern Division was completed by two assistants in 1897-98 .The cadastral survey and khanapuri suffered from charge of officers;and the attestation suffered from casualties. Babu Bisvesvar Bhattacharjya, Maulvi Fazlar Rahaman and Babu Moti Lal Roy had each, at different times to take privilege leave urgently on medical certificate, while Babu Charu Chandra Chatterjya's health did not permit him ot rejoin. Attestation from the beginning was an up-hill task. First,the people would not attend; then,when they came,they would profess to know nothing. Some amused themselves by making false statements as to shares and names with a view to discrediting the record. After a few leading men had been criminally prosecuted for disregarding formally -issued summons to appear, it was acknowledged that to escape punishment it was better to attend; but the legal advice which the people received was to admit nothing and to sign nothing.The Raj muharrirs deputed to look after the Raj interests saved themselves from trouble and responsibility by contesting indiscriminately waste lands held by tenants. Claims to hold rent-free had been made in enormous numbers: some were quite genuine,others were utterly false,and some were partly true and partly false. It required painstaking accuracy to discriminate; and this meant time. The Raj inspecting staff was inadequate with not sufficient devolution of authority .The attestation staff contained a certain number of dishonest men who,when found out,were properly dealt with.When the third season came round the taukdar is in the Northern Division came to the conclusion that the settlement which the had tried to smash was going to be an accomplished thing after all. In that season the Noakhali raiyats, had to be educated like the Tippera raiyats, and a bed beginning was made with an

inexperienced officer. By the end of that season many tributes were paid to the increased confidence which the people had in the attestation officers.On the subject of parchas I noted that if a man had no parcha to begin with, his first instinct was to refuse to take one. If he had one, he would hesitate about its production at the attestation camp.The reasons for their conduct came under one or more of the following heads, the importance of which is in the order here given: (1) general suspicion born of ignorance; (2) rascality on the part of particular villages; (3) bad conduct on the part of attestation muharrirs; and (4) bad advice from lawyers.The lesson ,that the object of the parchas was to keep them informed of what was being recorted, was taught only when after much patience their self-interest had been excited. There was, on the whole,very little dispute about present rents. In the Northern Division the talukdars began by making their tenants understate their rents;but that was soon stopped. Gagan Chaudhuri of Natghar was found to be issuing receipts with false statements as to rent ; and most of the rents of his raiyats had to be calculated. In Jagatpur in the Southern Division no present rent at all was found, as the tenants for over a decade had paid no rents.The principles followed at attestation were that the people had to be individually sent for; that preliminary attestation was then to be done by means of muharrirs and that mistakes and disputes were to be all formally recorded; that all disputansts in disputes had to be separately sent for again and the disputes decided; that all corrections required to be made in consequence of orders in dispute and mistake lists were to be carried out in all the papers, inclusive of the parcha handed in by the tenant; and that then the officer in charge was to do the final attestation, consisting of the passing over of every khatian and the return in his presence of the corrected parcha to its owner if present,or to his fellow-villagers if he were absent.And it was laid down that no change would be made in any khanapuri entry without the signatures of the parties affected,signifying that the alteration was admitted. For the whole three Divisions there were 39,151 disputes decided at attestation;60,240 mistakes were recorded on the admission of the parties;and there were 12,411 applications for local enquiry dealt with.

There was a considerable amount of remeasurement done. Deposits were refunded in 56 per cent. of the cases and altogther Rs. 830-11 were forfeited and credited in the Treasury.

It is convenient to deal under this head with certain matters, because they came up for decision the progress of attestation, and not prominintly at any later stage. I refer to disputes about partition of jots, disputes about rent-free lands, disputes about tanks, disputes about the roadisde lands of the Chittagong Trunk Road, and disputes about railway and bazar lands.

Partition of jots.

153. It was settled in the beginning of 1894 that the tenancies known to the immediate landlords must be recognized. When jots had been split up without the consent of the landlord required under section 88 of the Bengal Tenancy Act, the lands of the original jot were recorded in one khatain, the name of the original tenant was entered, and notes regarding purchasers were made opposite the plots concerned.Early in 1895 the Manager agreed to recognize all transfers made before 1890 in the case of khas tenancies. If a deed of transfer anterior to that date was produced, the transferred land was entered in a separate khatian,and the rent adjusted accordingly. I doubt, however, whether the importance of this concession was realized by the tenantry. The people seemed quite to go on paying the rent for the purchased portions through a "marfatdar." There was an extraordinarily large number of transters found in the tract known as the Dewan's chakbasta.

Claims to hold lands rent-free.

154. It has been remarked that the claims to hold lands rent-free demanded much expenditure of time and labour. They could not be investigated until after the areas had been extracted after khanapuri. The genuine and semi- genuine had some origin in real grants of former Rajas of Hill Tippera, and the fictitious arose from a variety of

causes. I enumerate a few of these. A jot or tenure was sold up, but through the remissness of the Raj management no new settlement was made, while the old occupant remained in possession. After a number of years has elapsed, he or his heir says he holds the land rent -free. A talukdar holds a taluk about which the Raja's collecting agents know only its yearly rent and the names of the registered owners.The talukdar sells some land purporting to be four annas share to one person, four annas to another, and eight annas to a third. Hence the whole taluk is nominally transferred, but he has taken care to omit a certain portion of the lands previously held by him as a part of the taluk, and when a convenient opportunity appears, he says the land is his rent-free land. Again, a taluk is sold up for arrears of rent: the proprietor purchases and tries to take possession. The ex-talukdars admit as much as they think properly and when the raiyats in the remainder are asked for rent by the Raja, they produce .rent -receipts in which the property is described as a lakhiraj held by the ex-talukdar. If the Raj have taken only formal possession and made no resettlement, the whole taluk disappears,and re-appear s as a fictitious lakhiraj. Sometimes it is not deemed worth while to take any precautions beyond half-a-dozen bogus transfers between members of a talukdar's family, in which the land receives some fancy title of lakhiraj. Or again, the talukdar is, as talukdars very frequently are, in want of money on account of litigation. He mortgages a portion of his taluk as taluki land, and the remainder undersome rent-free title. The mortgagee is a stranger, and does not know anything to the contrary. In process of time the mortgage is foreclosed, the land is sold up as lakhiraj, and purchased perhaps by some one else. A further refinement is when the mortgage itself is collusive, and, as in many other cases, the only object is to pass the property through the papers of some civil court under a false name. Claims manufactured in these ways were frequently backed up by false sanads. The matter was complicated by the fact that in the past forgery of seals to accompany fictitious grants of rent-free land was not uncommon.In case No. 2 of 1851 before the SessionsJudge of Tippera, Sib Das Chakravarti of Kaliyajuri and Kamal Chaudhuri received seven years and three years' rigorous imprisonment, respectively, for the forgery of Raj seals ; and again for the same offence, Paran Baksha received five years' regorous imprisonment in case No.113 of 1873. It is interesting to quote in this connection the remarks of Mr. Browne at the time of the revenue survey. Speaking of the pancity of rent-free tenures in the district as a whole, he said that this was fraught with many advantages-

"For wherever they exist, the aptitude of their owners for fraud of every description is quite astonishing, and the amount of mischief caused by them is enormous.They are always trying to increase the area of their holdings by surreptitious means (e.g., seducing other landholder's tenants by the promise of smaller rents), and as they have no land tax to pay are very often successful in doing so. One of their favourite schemes is to obtain, sometimes in as underhand way, and sometimes with the foolish connivance of revenue-paying landholders, the farm of the villages in which their rent-free tenures are situated, with the view of filching away some of the mal (or revenue-paying) land. The practice is most common in the Raja of Tippera's estates. Whenever leases come to an end, a furious dispute ensu a between the Raja and the quondam lease-holders, who invariably amalgamate some of their landlords' lands with their own lakhiraj estates, and are only ousted after a protracted litigation."

And the tenants in one part of the estate which was distinguished for the obstinacy which is born of ignorance, said to me with the triumphant ring of truth "We may be fools, but at least we can manage to hold our land free of rent."

155.Obviously the chief difficulty arises when a tenure- holder, holding under the Raj landlord some admittedly rent-free and rent paying lands,the area of the latter being an unknown quantity, takes the opportunity of increasing his area, claimed rent-free at the expense of the rent -paying area, in order that the real assets of the latter area might be concealed when rent had to be settled upon it. In other cases the chief point for determination, whether certain land is actually paying rent or not, can easily

be determined either affirmatively or negatively, but in the cases referred to above, there is frequently nothing to guide one, except the area of a known original grant. An analytical chart was prepared by me showing all possible cases. If no rent was found to be paid, it was ascertained whether the land came under some grant or decision which the Raj admitted or not. If the former, it was specifically entered lakhiraj ; if the latter, non-rent-paying. The Raj authorities admitted all entries in the minahi papers of 1791 and other years and all decisions in a set of dismissed resumption suits decided in 1862. In 1862, in the time of Raja Ishan Chandra Manikya, the Prabhu Bipin Bihari Gosain, with his superintendent, Dwarika Nath Ghosh, had instituted 1,089 cases for the resumption of rent -free lands, and about half of these were dismissed. Even in many cases in which decrees were obtained, no attempt was made to make a settlment with the holders of the land. This was due to the deplorable state of things which existed when, after the death of Ishan Chandra Manikya, Bir Chandra Manikya, Bir Chandra Manikya became Raja in face of a strong opposition from Nil Krishna Manikya. The minahi papers were filed in the Collectorate, presumably by the farmers of the parganas, and they showed that all grants had been made out of previously - existing taluks, and the names and residence of all the recipients were entered. The standard of measurement in the minahi papers was a kani of 0.44 acre, and in the cadastral survey a kani of 0.30 acre in the Northern Division and of 0.40 acre in the Central and Southern Divisions ; further allowance had to be made for the close measurement of the cadastral survey. Hence the formula was (S—$^{1}/_{10}$S) (or) $^{44}/_{30}$M or $^{44}/_{40}$M Table for comparison were prepared and circulated. If the area claimed now was less than or very little more than the converted area the minahi papers, this was entered as lakhiraj: if the excess was considerable, it was a question to be decided in each case, with reference to the extent of the rent-paying area now held and other circumstances, whether the excess should be considered to be a false claim and really taluki land, or land held really without payment of rent, for which no authority could be traced, in which case it was recorded as non-rent-paying. In this procedure there is no point of contact with the decision in Nitai Singh's case, entered in Indian law Reports, 21 calc.,38. In that case lands were resumed, which the Settlement Officer had no power to resume.In the above procedure it is simply recorded after enquiry whether, as a matter of fact ,certain land is held as part of rent-paying area or as of non-rent paying area.This enquiry is necessarily antecedent to dether the declaration that the land which was not paying rent, was so held without any title, or the resumption of any such lands, --the two points to which High Court decisions had been directed (Indian Law Reports, 20 Calc., 577 ; 21 Calc., 38 ; 22Calc., 244 ; 27 Calc., 721).Non -rent paying is the generic title ; and such part of the non-rent-paying area as comes under titles accepted by the Raj is specially recorded lakhiraj or brahmottar or debottar and so on, and the portion not so accepted goes under the generic title. The detifition recorded by me of the phrase was given in a letter to the Manager, No. 72,dated 22nd May 1897, as follows:-

"The connotation is more defined than simply the present non-payment of rent. It means that land which was found at attestation not to appertain to any known rent-paying area ; and at the same time, being land not paying rent, which was not capable of being referred to any specifically granted or legally-made rent -free tenure which was either known to or accepted by the Raj."

156. Under the Tenancy Act, as amended in 1898, there is an additional clause section 102 (i) which may be added to the notification for settlement. By virtue of this clause, the Settlement Officer can record, when rent is not actually paid, whether the occupant is entitled or not entitled to hold the land without payment of rent. This clause, however was not in the Notification of 1892 for the present settlement,and so there is no entry in the record regarding these non-rent-paying lands, as to whether they are being held with or without title. For the same reason the Raj could not, after the Act became law in November 1898, take advantage of the new section 105 (2) whereby the Settlement Officer has power to assess such lands.I do not however, advice the Raj to attempt on a wholesale scale in the Civil Court to resume the lands now entered as non-rent paying : the odds are very much against

success. The past mismanagement is to blame as well as the chicanery of the claimants . I have dwelt at lenght of this to prevent doubt or misunderstanding in the future. In this connection. I would leave a few words on record about the compromise of 1842, as it seems to be misumderstood, In 1840-41 Government ser about resuming lands within the ambit of the zamindari which were invalid revenue free, and which Government was competent to resume. After 16 mahal with a jama of Rs. 3, 282-4-5 had been ettled with their holders, an agreement was made in 1842 between Raja Krishna Manikya and Government., Where by the Raja agreed to pay an additional Rs. 4,753-3-7 with the view of stopping the further resumption by Government of lands appertaining to the zamindari. The agreement is given in Appendix III, and clause 3 snows what the result was. The embargo upon all kinds of resumption was onlt aganst Government ; the Raja capitalized all future possible resumptions by paying a lump sum himself as addtional Government revenue. The Raja had before that agreement the power to resume lands under 100 bighas; and that power was not taken away by the agreement. The idea that the Raj was by virtue of this agreement estopped altogether from resumption is incorrect. This incorrect impression has been spread abroad by a perusal of the correspondence without an examination of the actuae terms of the agreement.* The whole matter is referred to in the High Court Judgenent in case No. 192 of 1863, decided on the 21st May 1864. In order to indicate the manner in which the rent-free disputes were disposed of, I have taken three typical circles from each of the three divisions of the estate. It will be seen that the proportion of land entered as not paying rent to the total area claimed as such, is sufficiently high to show that claims have not been disposed of with any harshness to the claimants, while the volumious dispute lists show that the claims were very thoroughly sifted in the interest of the proprietor :-

Circle	Total area.	Total area claimed rent-free.	Percentage of total area claimed rent-free.	Entered		
				Lakhiraj speincally	Nentent paying	Under a rent paying title
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
Circle Mogra, Northern Division	6,177.86	741.06	8.34	462.46	112.77	165.83
Circle Batia, Central ,,	4,555.72	645.57	7.06	378.10	201.45	66.02
Circle Andharmanik, Southern Division	6,654.65	531.29	12.53	342.04	169.66	19.59

* Sec No. 525, from commissiner to Government, dated 2nd August 1844; No 222, from Government to Commissioner of Chittagong , dated 16th September 1844,and No.755, from Commissioner to Collecter of Tippera, dated 1st October 1844.

The distribution of the rent-free and rent-paying areas through the whole estate is shown under part 1 ,Chapter IV, on Land Tenures.

Dispute about tanks.

157. there were two general kinds of disputes about thanks:- By the Raj in claiming tanks to be entered under the nijdakhal of the Raj; and the much more numerous class , by the tenants claming tanks to be ancestral (mauasi) or rent-free(niskar). The Raj disputes were, however, by far the larger in number in parts of the Southern Division, where they were 90 percent. of the tank disputes. Of these last about 5 per cent. were recorded as khas,40 within a tenant's jot.and 55 per cent.outside of a tenant's jot and 55 per cent. outside of a tentan's jot. On account of the attitude of the Raj authorities in the Southern Division,the tenants obtained the idea that mourasi must mean niskar; also that a tank just outside a jot will be left unassessed. Now the kinds of claims put forward were as follows:-

(1) *Claimed as ancestral and in possession* (Southern Division) ; or *claimed as rent-free and in possession* (Central Division):- In some cases letters for excavation were shown; but often claimants could show nothing. The letter for excavation simply gave permission to dig: usually with no reference

as to whether the tank was inside or outside a tenant's jot. They could sometimes prove very long possession. If it was really outside a jot , it was entered separately and recorded "Unassessed." If not, it was entered as part of the jot . But there were many false claims to ancestral and rent -free: sometimes as many as 546 tanks were claimed in a village, although the claimants had neither title nor possession, in order that one perhaps by change might be recorded. One case was that of a man who claimed as ancestral a tank called Napit's tank. The man's name was Gokul Chandra De, and when asked how a Napit could be the ancestor of a De,he said his great grand father was Napit Chandra De, the word "Napit " being , according to him , the name of a person and not of a caste.

(2).*Claimed simply on account of possession*:- These were usually old and dry tanks in which the claimant grew grass, or kept spawning beds(khatis). Such were frequently disputed by the Raj; and the lands were usually witten in the nij dakhal of the Raj , with a remark showing the claiments possession. For such lands the holders had also sometimes the opportunity of having them entered as unsettled excess area of their holdings, the land being entered in their own khatian. If, however, there was clear possession from the time of the claiments forefathers,they were entered, if the tanks still existed as tanks, in a separate khaitian as unassessed.

(3) *Claimed as being old tank which the claimant had re- excavated by paying a premimum (gun):-* The payment of 'gun' has been,on the whole, more strictly demanded in Southern Division, and, in Tishna pargana,a representative of theRaj was once sent to look up all cases of re - excavition. Such where entered in separate khatians outside of the jot as unassessed.

(4) *New tanks exavated on payment of a premium*:- These were entered in the same way.

(5)*Tanks claimed as ancestral; but in the possession of others with owner's permission:-* The possession would be recorded.

(6) *Old tanks settled with a tenent who has undisputed possession:-* This is, of course, a separate , jot and rent is paid for it.

(7) In the Southern Division, tanks had been settled with other than those who had possession in the village. This was usually the outcome of bad feeling on the part of the tanent or of the ijaradar or tahsildar. Such a tank was , of course , a jot or part of a jot.

(8) These were a few cases of squabbles between different holders for a share or for possession of one of the banks.

(9)There is a large number of small ditches and tanks near homesteads which have been continuously recorded as part of the jot. An attempt was made to get these recorded outside the jot,partly in order that they may remain unassessed, and partly to redress the balance of the known increase in area in the holding.In former times as it was considered discreditable to dig tanks near homesteads, all the really large tanks were made in the open.I understand that convenience gradually drove away the idea of degradation. This is said to be the case in the Southern Division.

158.The theory generally of the possession of tanks, apart from the small once which have always been part of a holding, is that they were never dug without a premium for excavation being paid to the Raj; and that the Raj , like all Hindu zamindars, refrained from levying rent for the use of water in the tank.In practice, however, many tanks were excavated for which certainly no excavation fee was ever paid, This I think, was very common under the ijaradars of pargana Meherkul. Neverthe less the holders benefited from the theory of the non-levying of rent . More over , the excavation fee, if levied, was about equivalent to the capitalized value of a possible retal, although it was not conciously

calculated as such. People claimed tanks as rent - free; but we entered them, and correctly so,as "rent not assessed." The principle is that tanks for which such a capitalized sum has been paid remain unassessed as long as they bear a water area; but that as soon as they silt up , they lapse into the assessable area of the Raj . But not only was a fee levied for new tanks , but a fee was also levied for the re-excavation of old tanks. And the levying of the fee was made irrespecttive of whether the land was already within or without a tenant's jot, i.e , whether rent was already being paid or not . If the tank were excavated on waste land ,then,of course, no adjustment was necessary; but in the case of land already paying rent,no adjustment was made. The reason of this was due party to the desire of the tahsildars to keep up the rent ;and partly because the tenant knew that , if he objected ,the whole of his area might be measured and he might be saddled with a still higher rent. Hence he was content to keep quiet, pay a premium for the excavation of the tank,and continue to pay the same rent for his jot the cultivable area of which had diminished by the area of the tank. there was hardly ever a letter of permission in which reference was made to the adjustment of the rent ; specimens with and without this adjustment are given in Appendix iv. High rates were in theory to be levied; but in actual practice the levying of the fee was the occasion for much abuse . It was simply a haggling between the tahsildar and the raiyat , and an opportunity for either corruption or embezzlement on the part of the tahsildar. There was no system ; and until very recently there was no sufficient check over the tahsildars. The scale of fee has been altered as follows:-

Excavation of tanks--

(i) In cultivated land within a jot–

		Rs.	a
(1) Formerly	....	2	8 per kara.
(2) Now	....	1	4 „
(ii) In waste land	....	1	0 „
Re-excavation–			
(1) Formerly	...	1	0 per kara
(2) Letter	...		
(a) Ancestral	...	0	4 „ for the water area.
(b)	...	0	12 per kara

No charge is to exceed Rs. 40; and during water scarcity the special charge is to be Rs 5. Now the most common is there-excavation of ancestral tanks. Onthis the fee of 4 annas per kara is equivalent to Rs.50 per acre. This is not excesive; and , if understood to be the rule , would be willingly paid. Onn the one hand new tank should be discouraged; while every inducement should be given for the re-exavation. The Raj management have fixed definitely,on my suggestion,where the area assessed is only the water area or the gross area; and have let the rates be widely known. But in the case of land within a jot , nothing has been said about the case of land within a jot , nothing has been said about the abate ment or on - abatement of rent.

Writing in 1883, before the Tanancy Act , Mr. Towers, the district Judge of Tippera , stated (Report of the Bengal Government on the Tanancy Act , volume 11, page 217 , 1883)that permission to dig a well or exavate a tank had h herto been held a high prerogative of the landlord.

159 The roadside land of the Chittagong road were form,erly under the management of the Tippera

Readside lands.

District Board. By Government order number 2918aA. dated 31st May 1895 , itwas directed that the board receive Rs . 671 which was taken as the average receipt of the previous five years , and that the revenue of the land should be credited to the Government. Theadditional grant was made to make up the grant Rs. 5,000 for the maintanence of the road , given from 1889-90. The board stopped all collection from April 1895, without making any arrengement for the transfer of the lands. The Commissoner of the Divisionin his No. 818.C, dated 8th Decenmber 1885 , ordereed that the Collector,should receive charge of the lands and manage them as a khas mahal. Effect was subsequently given to these orders after some after some further correspondence and the lands were entered as 22 separate estates for 22 miles aas follows:-

Serial No.	Tauzi No.	No. of mile.	Rental.		
1	2	3	4		
			Rs.	a.	p.
1	2205	69	24	6	9
2	2206	70	46	6	4
3	2207	71	17	2	2
4	2208	73	55	8	1
5	2209	74	40	13	3
6	2210	75	76	8	6
7	2211	76	81	7	6
8	2212	77	54	4	11
9	2213	78	35	14	4
10	2214	82	48	0	10
11	2215	83	93	0	6
12	2216	84	29	2	6
13	2217	85	33	3	4
14	2218	86	26	10	7
15	2219	87	55	2	7
16	2220	88	60	1	3
17	2221	89	51	9	4
18	2222	90	74	15	9
19	2223	91	43	5	0
20	2224	92	45	5	7
21	2225	93	54	14	0
22	2226	94	31	8	1

Beoond mile No.94 is Noakhali district; and on the Daudhandi road up to mile 62 at Comilla, zamindaris have permitted earth to be taken for the road without objection .The rent at present entered and realized bty the Sadr kanungo on behalf of the Collector is othat settled by the District Borad after a measurement .The road side lands include Kalir bazaar, Jagannath Dighi and part of Chuddagram bazaar. There are pillars making the limits of the roadside lands.In the straingt line from pillar to pillar: sometimes the boundary is an imaginary line, and othe lands are held jointly with those of Chakla Roshnabed lands.Even after much enquiry in various offices,the date of the erectio of these pillars

cannot be found. These lands appartaining to Government have in the couruse of attestatioin been as for as possible properly marked off,and trhere should be no doubt in the future as to their rents and areas.

160.Under the subject of attestation it is proper t state the manner in which the lands appertaining to the Assam-Bengal Railway were treated.In the villages surveyed after the demarcation of the railway line there was no difficuity.In the villages in which the cadastral surveyed proeceded the land acquisition, all the lads which had subsequently fallen within trhe railway way limit were marked off at the time of attestation of the tracers,and in every case the areas of .... were reduced by the areas of the plots or parts of plots which had become railway land.Hence the holdings .I mwntion thtis particulaly so that it may not be hereafter falsely alleged before munmsiffs in rent suits that the artea recorded in the finally publised papers should be reduced on account of raiway lands.No attempt was made at atestaion to adjust the rents of the reduced areas-partly because in the case of tenureholders thay alleged that they would setle amicably with their tenantrs aftter their own rents were settle, and partly because the Manager said he sould deal with the case of khjas raiyats t the time of the settlement kofr fair rents.I wish now I had adjusted all the rents concerned at the time of attestation The tenure-holders have settled in most cases with their raiyats; but in the area held durecrt by the Raj fron Lalmai station to Rahjapur satation some raiyhats who had lost lands were not made defendants in rent cases,and I had then no power to deal with them .I brought this to the notice of the Raj management,and a promise has been made to deal with such cases.The Railwy Company have not yet placed permament boundary marks throughout the eomplete length within the teritories of the estate, the tenants of the adjoining area are begining to cultivate lands within railway boundaries.

Railway lands.

161. The matter of non-agricultural lands come up first for decisioin in connecion with Rajdharganj bazar at Mogra;and the principole teen determined upon was followed in connectioin with the non-agricultura holdings in Comilola and other bazaars.The Tenaney Act is silent on the point ,and different views have been held. However,I decided that the swtationary shopkeepers who pay yearly amouonts and the hawkers who pay 2 to 4 pice for the use on bazaar days of the smallbooths,have no rights as occupancy raiyats under the Tenancy Act. Hence is their cases the status oientry was blank,and the amount paid was entered,not in the rent column, but immediately under the name of the cooupier in the phrase bhara sutre eta taka dey.Several shopkeepers,onevertheless,thought they were entitled to be recorded as settled raiyats.The mauza Uttar Chartrha, within Comilla,contains nothing but non-agricultural lands.

Bazar and non-agricultural lands.

CHAPTER II.

SETTLEMENT OF RENTS.

162. Any sanguine hopes that the number of cases actually filed would be considerably reduced by means of amicable settlements have been completely dissipated.Towards the end there was some restraint in the filing of applications against talukdars,and there was a larger percentage of with drawals against raiyats in raiyati cases; but on the whole it has been a ding-dong process of deciding cases according to the directions of the Tenancy Act.Looking back I am not able to absolve the Raj authorities from blame for their reticence as to the terms on which they would amicably settle with raiyats. As for the talukdars, it was understood that 50 per cent of the assets was the minimum which the Raj would voluntarily accept.Five main facts stand out,which explain why landlord and tenant have failed here to settle amicably .The first was the almost intolerable delay whic took place before the oders of the Appellate Court were announced in connection with the earliest decisions of revenue officers -nineteen months after the first raiyati cases and nineteen months after the first taluki cases.In these long intervals the tenant-defendants had got into the habit of appealing as a matter of course;and the Raja landlord could not determine on what point his claims would be upheld.Secondly, the Court-haunting instinct of the tenants prompted them to accept only a Court's decision as regards any change in their rent.Thirdly, the orders of the Manager as to the selection of defendants to be sued were designed to work mechanically,and prevent corruption amongst his subordinates; but the arithmetical results produced,namely ,the rents applied for were regularly so high that no tenant could possibly have been expected to accept them,and, with very rare exceptions,the rent settled was less than the rent applied for.The fourth fact was that for a season the diversity of opinion among the Appellate Judges encouraged some to refrain from amicab'e settlement. And fifthly,when a proportion of over eighty per cent.of the decisions of the revenue officers was being upheld ,and both parties knew the points on which they could not succeed,the proposals of the Raj of settlement with the tenants were refused, because the remaining tenants thought that,having fought so long, they might as well fight to the end.

Reasons for prolonged litigation.

The views of Government in June 1898 were that the increased expenditure in this settlement was due to the action taken by the Raj in its struggle with the tenants for the enhancement of rents. At the time the Lieutenant-Governor expressed no opinion as to whether the Raj was or was not right in making efforts to that end,or whether the methods adopted were the most judicious that might have been followed.

163.The cases have throughout been distinguished under two heads - raiyats and tenure cases.Out of the 1,506, there were 1,130 villages in which the Raj held khas lands; and applications were made in 1,025 of such villages. It was reported by me in 1896, on the basis of the applications made up till the date of writing,that applications were being made against 42 per cent of the khas tenants. In correspondence after that the Manager said that the future institutions were expected to much fewer in number. The figures of the Southern Division show that that expectation was not fulfilled. In July 1898 the Manager directed that on an average only 25 per cent should be sued.

Institution

–	Number of khatians held by khas raiyats.	Number of khatians of khas raiyasts for which applications were actualled made.	Percentage of the khas raiyats who were sued.
1	2	3	4
Northern Division	5,423	2,129	39.2
Central ,,	40,166	15,931	39.6
Southern ,,	27,459	9,597	38.5

There were altogether 1,288 raiyati cases filed.These referred to 29,004 tenandcies; and,as there are 73,048 tenancies held direct under the Raj,there was thus altogether 39.7 per cent. of the raiyati tenancies sued.Amongst tenure cases, there were 1,414 against taluks proper, 59 against patni tenures and 87 against miscellaneous tenures.As there are 2,479 ordinary taluks in the estate ,there were thus 57 per cent. sued. All, except 143, referred to the Northern Division. Only 76 cases were instituted by landlords other than the Raj proprietor,and 25 by tenants against landlords.

164. The settlement of fair rents began in December 1894, and continued up till April 1899.The leading cases on every point were taken up at Comilla; but there were 13 local centres throughout the estate for the trial of rent cases. Between the above dates the progress was-

Disposals.

–	1894-1895	1895-1896	1896-1897	1897-1898	1898-1899.	Remarks.
1	2	3	4	5	6	7
Raiyati cases	13	114	182	860	119	
Taluki cases	3	197	370	550	440	

165. In raiyati cases,among the 29,004 tenancies sued,there were only 470,or 1.6 per cent,compromised. Altogether there were 1,245, or 4 per cent, dismissed, 3,370, or 12 per cent, withdrawn and 24,389, or 84 per cent, settled with a fair rent. In connection with withdrawals,the Manager had directed in May 1898 regarding the Southern Division that (a) when there was no kabuliyat,(b) when the area was under 1 kani,(c) when the rent was under Rs. 10 and (d) in the case of unsettled tanks,the applications for settlement should be withdrawn.The old rent of the tenancies settled with a fair rent was Rs. 2,87,068,and the new rent Rs. 3,48,013: hence the gross percentage of increase was 21.2 . It is misleading to give statistics for the amount settled on account of excess area,as it might be supposed that when there was no additional rent granted,there was no excess area.The correct inference,however, is that,when there was proof of excess area in the shape of either previous survey chittas or of kabuliyats,settlement was made on this round.With the exception of a tract south of Chhagalnaya, there was really excess area throughout the whole tract held under direct management ;but there was not legal evidence in every case to prove this fact. Again amongst the 1,560 tenure cases, enhancement was granted in 1,238 cases, lower rent was settle in13 cases and the original rent was settled fair in 27 cases. Fourteen cases were dismissed and 268 cases were withdrawn.Only 26, or 1.6 per cent, were compromised .The gross increase was from Rs. 50,227 to Rs.82,078,or 63.4 per cent.

166. The details of settlement given above refer to the original decisions .But appeals were made in1,385,or 48 per cent. of the 2,848 cases decided by revenue officers. It should be noted here that under section 108 (now section 109A) of the Bengal Tenancy Act,a Notification No. 1230L R., dated 22nd March 1898 ,was issued appointing the District Judge of Tippera to hear appeals from the Noakhali portion of the estate.By a Notification of the 9th April 1888,the District

Appeals.

Judge of Tippera was already the Special Judge inTippera district. All, except 160 , were decided by Mr.B.G. Geidt,the Special Judge.The views of the Appellate Courts will be discussed under the different grounds of settlement.The revenue officers in the beginning laboured under no inconsiderable difficulties from the delay and diversity of opinion to which allusion has already been made.Out of the total number of appeals the revenue officer's decision was up hpheld in 83.3 per cent, modified in 16.3 per cent, and reversed in 0.4 per cent.At the time of writing, there are 153 appeals pending.The reversals were mostly for the settlement of rent on lands which had been left unassessed by the revenue officers. There were 60 remands made for rehearing or further enquiry and report.

Principles followed in applications propared by the Raj.

167. When cases against raiyats were first instituted in 1894-95,the orders of Mr. Mc Minn,the Raj Manager ,to his subordinates were to file applications--

(1) when the increase of area was not less than 20 per cent.;

(2) when the present rent was under Re. 1-8 per kani ; and

(3) when the increase asked for was not less than Rs.3 .

Applications were usually made on two out of the three grounds-prevailing rate, excess area,and rise in prices;but there were several instances in which enhancement and increased rent were applied for on all the three grounds. In the case of taluks the applications were at first made against every taluk which fell within the area for which a notice calling for applications had been issued.In the following seasons more discriminatioin was exercised,but the principles adopted were not placed upon record in the Manager's office. In all cases however against taluks,the claim made was that both by contract and by custom the Raj was entitled to receive 80 per cent.of the gross assets.

Subsequent proposals by the Raj with a view to compromise.

168. In the Southern Division the Manager in February 1897 offered to accept an average increase of 20 per cent. when the incidence of the former rent on the survey area was Rs.3 or more, and of 25 per cent.when the incidence was under Rs.3. I am not aware that this was accepted by any tenants.

In January 1898, after a large proportion of the raiyati cases had been completed and after Mr. Geidt's decisions had cleared the air,the manager laid down the following principles for amicable settlement:-

(1) Twenty-five per cent. enhancement on the whole village would be accepted.

(2) In individual cases where the incidence of rent was Rs.2-8 on the survey area,20 per cent. enhancement would be accepted.

(3) Where land was poor or flooded ,15 per cent.

(4) Where the survey area was less than the existing area,10 per cent.

Again ,in February 1898 a further rule was laid down:- Two-thirds of the excess area assessed at the existing rate or the village average rate, whichever is the higher,would be accepted,and nothing further would be asked if the increase obtained is 25 per cent. above the present rent. The acceptance of these offers was comparatively small. During the Lieutenant-Governor's visit of 1898 ,while I was absent on leave,Sir John Woodburn suggested that the Manager should accept,if the tenants did, fair rents as proposed by the Assistant Settlement Officers with an enhancement of 15 per cent .The Manager accepted the suggestion,but with a condition which made it inoperative.It was accepted on

behalf of the Raj if the rent came to Re.1-8 or more on the khatian area. Now, in practice these two conditions --enhancement up to 15 per cent, and incidence of not less than Re. 1-8 per kani on the khatin area--did not work fairly together. If the existing incidence was already low, or if there was much excess area, then an enhancement of 50 per cent. or 100 per cent, might be required to give an incidence of Re. 1-8 on the new area ; on the other hand, if the existing incidence was already very high, the incidence on the khatian area might be Re. 1-8, but the rate of enhancement would often be lower than 15 per cent. So the proposal turned out to be of no effect. In the tenure cases the first proposal was a general one, pronounced in August 1894, expressing the readiness of the Raj to settle amicably at 50 per cent, of the assets. After the first cases were taken up, the proposals made in regard to them in April 1896 were (1) to unconditionally accept 50 per cent, of the assets in lieu of the 80 per cent. to which the Raj had been declared entitled ; (2) to accept 40 per cent, of the assets (*a*) if the new rent at 50 per cent. would be more than three times the old rent, and (*b*) if the defendant agreed to litigate no further. These were not accepted, and subsequently only a very few talukdars, who were connected by ties of service with the Raj, effected amicable settlements. In August 1898 the Manager agreed to accept any percentage of the assets between 25 and 50 per cent, which the Settlement Officer might consider fair, and any application of section 154, Bengal Tenancy Act, for deferring the increase of rent which might appear to him to be right. But after my return from leave in 1898 I practically ceased trying taluki cases. Under the amended Act of 1898, it was permissible to propose at the outset a fair rent to both parties under section 105 (5) ; but in no case did a tenant accept such a proposal in the cases tried after the introduction of the new Act. in November 1898.I pointed out to the Manager that, as regards acceptances by the Raj, there was an invidious distinction between the Settlement Officer and the Assistant Settlement Officers. The Manager agreed to accept in the case of the latter any proposal giving to the Raj at least 33 per cent. of the assets.

169. The raiyats throughout the khas area never attempted to make proposals with the exception of a few individule villages, who made offers in reply to proposal by the Raj.Amongt the tenure holders only the Nurnagar talukdars made any proposals. They started with a Nurnager Talukdars Association, which represented only a few well- to -do men. It has been defunct since 1894. My predecessor, Mr. Mitra, had an interview with a gathering of talukdars at Kasba in March 1894 Nothing was settled than, but the talukdars afterwards held a meeting on their own account, and in April submitted the proposals :- (*a*) that they should pay 25 per cent of the assets, (*b*) that they should receive a 30 years settlement, and (*c*) that the 25 per cent. proportion should be employed at any resettlement after 30 years. These were not accepted by the Manager. a meeting was convened before the Lieutenan-, Governor, Sir Charles Elliott, in August 1894 , at which certain leading talukdars were present, namely, Hari Nath Das of Binauti, Ishan Chandra Ray of Kaitala, Gagan Chandra Chaudhuri of Natghar, Haradas Chakravarti of Bidyakut, and Kailas Chandra Singh of Maijkhar. They asked for a settlement at 25 per cent. of the gross assets. They represented that they had very ancient titles, that a severe enhancement would bring them to ruin and that the conditions in the old leases were not precise. The Manager on behalf of the Raj made the offer of 50 per cent, of the assets for any talukdar who paid less. Sir Charles Elliott expressed his opinion that the last offer was fair, and added that no Settlement Officer could possible hold than a fair rent for the talukdar was less than this percentage. At that time the assets of the talukdars had not been collate ; and so Sir Charles Elliott cold not then be informed that the talukdars were then paying on an average only a little more than 25 per cent. of the assets. The Manager in a letter of May 1894 had even stated that the majority were paying more than 50 per cent. His Honour at the same time was not informed that owing to the system of agats, there was considerable divergence between the gross assets of a taluk and the income of the holder. Then in March 1896 I had an interview with a number of the leading talukdars. Their proposals were-- (1) After deduction 20 per

Proposals by the terants with a view to compromise.

cent for collection expenses from the assets, to give six-sixteenths of 80 per cent. to the Raj , and retain ten-sixteenths ; or (2) collection expenses be separately assessed to give 25 percent. to the Raj and retain 75 percent. of the assets. These also proved abortive ; and nothing further has been done. The Nurnagar talukdars, it must be remembered, are after all a very heterogeneous body. They include resident Muhammadan cultivators, who have no collection expenses, and non resident Hindu pleaders,who collect through their local agent. It can thus be understood that they have had no organised combination. Such organisation as did exist among the wealthy men commanded very little respect from their poorer neighbours.

170. The grounds on which applications were made have already been entered. I shall now take in turn the settlement on each ground. In case No. 3 of 1894 in village Kartikpur (decided on the 14th January 1895), I found the prevailing rate by taking the divided of the rent by the area in the landlord's papers, both rent and area being admitted by the tenants, and found 22 rates for 36 holdings. The rate of Re. 1-8 was found to be that rate of which it could be said that the majority of the lands paid at least that rate ; and for that reason was taken as the prevailing rate. Against this decision there was no appeal, but the Board of Revenue asked the opinion of the Advocate-General on the case. The reply was that in this village there was no prevailing rate, but only a letting of estimated areas at a lump sum. The case was quoted at lxxi of Appendix I of the Settlement Manual of 1895. The villagers, however, admitted to me in the village, what they never did when asked in Court to state the truth on oath, that Re. 1-8 was the usual rate of the village. In fact to the same conclusion I have come in regared to this and similar, villages, as is stated by Mr. Collin in his Srinagar - Banaili report. I have seen his remarks three years after my decision, but they are so apposite that I quote them in full ;- "It is probable that at some time "there were rates for different classes of soil, and specific lands were granted to "tenants at these rates. The raiyats, however, added to their holdings by taking up "new lands, and all records or rates have been lost."

Principles of raiyati assessment. (1) Prevaillage rate, section 30 (a), Act VIII of 1885

Hence I admit that there was in this village no prevailing rate as understood by the Act, of 1885. The amended Act. of 1898 has adopted in section 31 A, a definition which, coincides with the one given above. The method of prevailing rate was very early discarded, but I retained the same principle and called the rate so found as the guiding rate throughout the settlement. This guiding rate has been of the greatest possible use in checking rates and enhancements. A contrast of the view of the Advocate - General is to be found in connection with a village similar to Kartikpur and contained within the same ijara mahal of Raghu Nath Prosad Tewari under the Raj. The ijaradar had sued his tenants in the Civil Court before the present settlement began. In second appeal No. 812 of 1895 before the High Court, Messrs. Justices Macpherson and Hill on August 6th, 1896, declared that when the prevailing rate varied by small amounts between Re. 1-8 and Rs. 2. there was nothing to prevent the Court adopting the lowest of the rates between these amounts as the prevailing rate, and upheld the Munsif's enhancement up to Re. 1-8 which had previously been upheld by the subordinate Judge. As was stated in that judgement, this method is a different thing from drawing an average. This decision in effect gives the same result as in the Kartikpur case ; and the two villages are quite close to one another, and their circumstances are quite similar. But there is hardly any point on which authorities have differed so widely in connection with the settlement of rents as in the case of prevailing rate.

171. The revenue officers and the public had before them the well- known decision of Messrs. Justices Prinsep and Beverley in the High Court decision, known as Gauri Patra's case of 30th May 1892 (I. L R. 20 Calc, 579) in which the lower Court's finding was that areas had been entered by guess work. In my case No. 2 of 1895 (mauza Alekharchar, decided on the 29th November 1895). I found that there had been a

(2) Excess area - section 32, Act VIII of 1885

measurement of the village in 1837, and that there was every presumption that the areas entered in the landlord's papers had been arrived at by measurement. Hence excess area was considered to have been proved. This was upheld by the late Mr. Cox on the 7th December 1896 and by the High Court Judges, Messrs, Justices Ameer Ali and Pratt in second appeal No. 484 of 1897, decided on the 19th July 1898. The High Court considered that the case was differentiated from Gauri Patra's case, and that it was a settlement of so much measured land for so much rent. From my presen knowledge I can say that there is hardly an acre of cultivated land in the estate which has not been measured at least twice this century. Before the ratification of this Alekharchar case, one of the very first of my cases, more than $2^{1}/_{2}$ years after my decision, there was a diversity of opinion among the Special Judges who heard appeals from the revenue officer's decisions. Mr.Hamilton upheld decisions similar to the above, but Mr. Ransom did not uphold it (appeal No. 52 of 1896) on the ground that the former rent was a consolidated rent. The High Court have recently said that they could not understand Mr. Ransom's decision, and have remanded the case No. 92 of 1895 back to the Special Judge. Again, Mr. Geide, who became Special Judge in November 1897. was of opinion, though not without some hesitation, in case No. 154 of 1895, mauza Shauratali (appeal No, 402 of 1896, decided on 30th November 1897) that the mere proof of previous measurement was not sufficient but that there must be something to show the connecting link between it and the guzasta jotes. The case was therefore remanded for settlement on the ground of the rise in prices. Enhancement was allowed on that ground, and the settlement was confirmed, There was an appeal to the High Court (No. 30 of 1898), but on the 24th January 1899, the appeal was dismissed on a technical ground. Although excess area certainly existed in abundance throughout the estate, and although assessment on this ground gave the fairest and most consistent settlement, yet I had to defer to the Judge's decision, and thereafter settlements were turned out on the basis of the rise in prices, a ground the proof of which he upheld, especially as previous cases were remanded because additional rent had been settled on the ground of excess area. Appeals were made to the High Court even against these orders of remand, but without success. The exceptions to this course were in some cases in the Northern Division, in which there was clear proof of previous measurement and settlement, and in the Southern Division generally in which excess area was assessed on the basis of the proof of kabuliyats which agreed to pay rent for excess area. Under this head to be decided the issue as to the standard of measurement and so to the rate of assessment. The standard of measurement was decided once for all in my case No. 3 of 1894, in which the measuring pole (nal) of pargana Meharkul was found to be 16 haths of 18 inches to the hath, of which 5x6 squre nals equal a kani. This was discussed in the chapter on land tenures. In other parganas of the Central and Southern Divisions, this decision was refered to, and the decision in all cases, whether in Meharkul or the other parganas was not controverted. It is a fact that the above is the standard for these two Divisions, and I look back upon the uniformity of measurement by one standard through these areas as one of the undoubted benefits of this survey and settlement. In particular villages in the Northern Division separate decisions were made for calculating the old zamindari kani, and these were all upheld on appeal. The allowance for close measurement was 10 per cent., or 2 gandas per kani. The tenants in the Northern Division had the example of Sarail settlement, in which 3 1/2 gandas per kani were granted for both difference of standard and closeness of measurement, and they concocted some mythical deduction based on the Sarail deduction. So, too, the raiyats of the Central Division alleged some mythical 18 haths kani, which they never attempted to prove and which never existed elsewhere than in their imaginations. The rate of assessment was checked by the guiding rate.The general principle was to assess the excess at the old rate of the jote, as long as it did not exceed the guiding rate. Hence if the admitted existing area and rent was 4 kanis for Rs. 10 and the guiding rate was Rs.2 any excess after allowance for close measurement was assessed at Rs. 2 and not at Rs.2-8 per kani. The guiding rate was calculated from the zamindari papers proved for the whole village.There was also a further check in calculating the incidence per kani of the

new rent proposed over the whole area actually held, as shown by the survey papers. In the cases of jotes taken up by the railway, remission was first given for the lost land. In kabuliyat cases the rate of assessment according to the kabuliyat was frequently high, and my officers exercised wise discretion, which was upheld on appeal, in not employing the kabuliyat rate if it exceeded materially the guiding rate.

Rise in price - section 30 (b) Act VIII of 1885

172. There remains but one ground for raiyati assessment-- that under section 30 (b) of the Tenancy Act on account of the rise in prices of staple food-crops. This means for Chakla Roshnabad that rents should vary with the price of rice. In case No. 94 of 1895 (decided on the 26th December 1895) all the proof in favour of a rise in prices was examined. The books of a local baniya from 1877 to 1886 showed an average price of 20 seers 14.79 chitaks per rupee, and the books of Comilla Jail showed an average of 21 seers 11.9 chitaks per rupee for the same period. The Gazette prices from 1877 to 1886 gave an average of 21 seers 10.35 chitaks per rupee, and from 1887 to 1896 of 14seers 12.31 chitaks per rupee. After taking the item most favourable to the tenant, and after deducting one-third of the difference according to section 32(b),Bengal Tenancy Act, an enhancement of 27.7 per cent., or 4 annas 3 pies per rupee was found admissible at the end of the 1887--1896 decade. For the 1885-1894 period the permissible limit was 3 annas 10 pies per rupee. The nature of the proof permitted the same kind of evidence to be furnished in all other cases in the Central Division, which was all in the sadr subdivision of the Tippera district. Similar evidence, namely, Gazette prices, Jail prices, and bani's prices showed enhancements of 29.4 per cent, and 20.9 per cent. permissible respectively in the Northern Division, included within the Brahmanbaria subdivision of the Tippera district, and in the Southern Division, included within the Feni subdivision of the Noakhali district, The rise in the price of common rice within the last two decades in the two districts is show in the accompanying diagram in a graphic form.

In appeal Mr. Geidt upheld the decision (Appeal No. 356 of 1896). Mr. Ransom reversed it on the ground that those who proved the prices were subordinates of the plaintiff (Appeal No.253 of 1896); but this was set aside on appeal in the High Court (Second Appeal No. 300 of 1897) because the ground mentioned by the Special Judge had not been alluded to in the Revenue Officer's Court. Now on this subject, in the very first case, I laid down not only that the proof given was legally sufficient but that very first case, I laid down not only that the proof given was legally sufficient but that from are examination of the statistics of prices and of trade enhancement on this ground was equitable in these districts, Trippera and Noakhali. The tenants in the estate are very large exporters of rice, and an increase in price is a direct benefit to the cultivator. One proof of this is that in the autumn of the famine year 1897, when the very poor classes and the classes living on money wages were in no small distress with rice at Rs. 5 a maund, the cultivators paid up their autumn and winter kists in phenomenal amounts in every zamindari in the Tippera district, and cleared off too many debts as well. The reply of the tenant was that the price of many commodities, including labour itself, has increased along with the price of their staple food-crop. This is true, and I doubt whether in all cases the one-third decrease in the difference of price is a sufficient set - off against the increase to which the tenants refer. However, in this settlement the highest permissible rate of enhancement has not been generally given, and although the Raj have frequently appealed on this point, the Special Judge has upheld the discretion exercised by the revenue officers. The actual average enhancement on this ground was only 17 per cent. in Tippera and 13 per cent. in Noakhali. According to the nature of the tract of the country and the generally existing rates of rents, sliding scales were prepared on the principle that the rate of enhancement should vary inversely with the previous incidence of rent. The incidence must be understood to be the old rent divided by the cadastral area. One scale used was as follows:-

Where incident of rent is as follows in rupees and decimals.	Then enhancement per rupee of old rent will be in annas.
Under 1.50 ...	3 annas 5 pies.
Between 1.50 and 1.75 ...	3 annas.
„ 1.75 and 2.00 ...	2 „
„ 2.00 amd 2.50 ...	1 anna.
Over 2.50 ...	Nil.

At the same time care had to be taken in the case of lowly-assessed jots that their rents were not improperly enhanced; and the painstaking diligence shown by my subordinates in examining the khatians and in testing every objection raised has been the subject of remarks by more than one impartial observer of the records . In a few cases in the south of the Central Division I regret that one Assistant Settlement Officer went further than I would have done myself in giving both additional rent and enhancement. The Special Judge , it is true , decided that this was not illegal , and that the results were not inequitable; still with this one exception all officers followed my instructions that the general rule was to be increase or enhancement on one ground only.

173. In Munshi Nundji's report of Dubalhati estate, he found that for two decades in Rajshahi district the prices had not altered so as to give any ground for enhancement on the ground of the rise in prices. In this case evidence was wanting . Again , in Mr. Lyon's report for 1894-95 in Saran district it was shown that there were grave doubts whether in that area enhancement on account of rise in prices , even if it could be proved , was equitable. But the only produce in Tippera , which is comparable to the opium and indigo of Behar districts, is jute , and it is shown only in the Northern Division of the estate , and even there the majority of the raiyats have some paddy to export . The other parts are like most of Orissa simply rice growing tracts. And in these parts , while the applicability of this ground has been found equitable , the proof has been accepted as legally sufficient.

174. Lands recorded as unassessed at attestation were frequently the subject of an application for the settlement of a fair rent . Such were pure waste lands , silted up tanks , admitted excess area, and many tanks which were still in use . In all cases , except tanks in use , there was hardly any denial of the liability to pay rent . Such lands were always lightly assessed at half rates or even less. Tanks in use were almost invariably left unassessed on the principle recorded in Chapter I of Part II . The most curious case was the village of Jagatpur in the Southern Division. In case No.882 of 1897 , I held that no existing rents were capable of ascertainment ; and as no one denied his capability to pay rent , I assessed the different classes of lands at rates which were found to be fair. In appeal No. 635 of 1898 , this decision was upheld . The villagers had paid no rent of any kind for 14 years.

Settlement of unsettled lands.

175.The tenures of the estate have already been described , and in connection with their settlement they may be divided into (a) patni and resumed lakhiraj tenures , (b) jangalabadi taluks , and (c) ordinary taluks. The first class presented little difficulty as regards excess area , except in the wording of the kabuliyats. In this class the existing area was always given , but the standard according to which this was measured was not. The standard was taken practically in all cases as the nal of 8 haths of 19 inches, in accordance with which a kani is 0.44 acre . The condition on which new settlements could be made varied in different kabuliyats. For example , (1) no condition was entered , in which case the section 52 of the Bengal Tenancy Act would apply . (2) The relief was that the landlord was to get

Principles of the asessment or tenures - (a) patnis, etc.

	Drone	Kanis.
Total area	1	9
Less Brahmotar	...	5
Balance	1	4
Less das hissa	...	2
„ Patwariyan Kharach	....	2
Net area	1	...

The method of assessment was thus to assess a net area at a certrain rate.Then followed periods of ijara till 1836 ; and in that year kabuliysts called dauls were taken by the Raj direct from a very large number of talukdars.The "dowl tuckshees bundobast" is mentioned as one of the revenue records of the Moghul Government in a letter written in 1787 by Collector of Bhagalpur to the President of the Board of Revenue.Of course by 1836 there had been subdivisions and transfers.There is a very large number of kabuliyats of that settlement in the custody of the Raj.There are very few kabuliyats of previous settlements, made in 1797 and 1810 .Again, in 1849 and 1852 there were renewed settlements,but the documents are not so numerous as of the earlier settlement in 1837. The method of settlement was simplicity itself. The holders were called into Agartala,and after a considerable parley they agreed to pay so much more on their original rent.Sometimes this was called izafa, enhancement; sometimes kami-uaay, levelling up. In a few cases kami,reduction,occurs. The fair inference from all this is that, unless a taluk lost in size, the only thing required at the settlement was a small addition to the old rent : the taluk received the earmark of variability of rent without any real hard pressure upon the holder. An example of a schedule giving different kinds of settlement is here given-

	Rs.	a.	p.
Agat taluk A - Rent decreed by Civil Court	51	0	8
Less remission by favour	22	0	8
	29	0	0
Less gat 4 annas of taluk B	7	5	3
	21	12	0
Less gat taluk C	2	5	3
	19	6	9
Agat purchased portions of taluk D	27	6	0
Kami-uday	3	9	0
Izafa	1	6	10
	32	5	10
Agat purchased portions of taluk E	4	8	11
Izafa	0	0	11
	4	8	11
	56	5	6
Ratibgudara	3	8	0
Kam-ojan batta	0	9	0
	60	6	6

A phrase of Sir james Lyall is peculiarly applicable to this kind of settlement. It was a "medley of compromise and casual arrangement." All these settlements seem to have been carried out practically

without any litigation.Then into 1858, the whole of a tract called Chakla Bisalgarh within the Northern Division was measured and settled.Again,the method was semple enough. Most of the holders were Muhammadan cultivators. The taluks were divided by the Agartola officer into three classes,namely, those who should pay 4 annas or 3 annas or 2 annas per rupee of the old rent.This was clearly described as in the following example:-

	Guzasta Jama.	Awal Izafa at 4 annas per rupee.	Detyam Izafa at 3 annas per rupee.	Total	Kamojan batta at a per cent.	Total.
1	2	3	4	5	6	7
	R. a. p. g	R. a. p. g.	R. a. p. g.	R. a. p. g.	R. a. p. g.	R. a. p. g.
Agat 4 annas of taluk A	0 8 8 10	0 2 2 0	....	0 10 10 10	0 0 1 5	0 10 11 15
„ „ „ B	1 3 2 5	.....	0 3 7 5	1 6 9 10	0 0 2 15	1 7 0 5
Total	1 11 10 15	0 2 2 0	0 3 7 5	2 1 8 0	0 0 4 0	2 2 0 0

This settlement was made quite amicably.There were throughout Nurnagar at different other times settlements on the model previously mentioned. In1872 it struck one Agartala statesman that the old preamble of the kabuliyat was not clear enough;so he proceeded to make the meaning clearer in more modern language. But the Raj stil proceeded to settle as before according to the old isafa,or if this was not done ,the amount of assets recorded was under-estimated so as to fit in with the terms of the daul. From that time two unpleasant facts-one ,that the Raj officials deliberately set themselves to get decrees from the Civil Court according to certain terms, which terms in the documents they knew to be unduly hard, and which had never been adhere to in their own private settlement;the other,that the talukdars invented the falsehoothed thatmeaning of the document was otherwise than what it was .

178. I now turn to consider what was the nature of the document which the talukdar granted at every settlement.This was discussed by me in the first taluki case taken up (cases Nos.82,etc,of 1895). The exact words of the preamble of one of these documents are as follows:- "Daul bandabasta rupiya khajana, Chakla Roshnabad zamindari,Sri Srijut Maharaja Krishna Kishor Manikya Bahadur, pargana Nurnagar madhye taluk pandad Tal Sau, dakhalkar Sri Ramsankar sau o Sri Radhu sau sakin Taltala, taluk majkurer sewai brahmottar o debottar o khanebari nankar gairah hujure minha talukdarer das hissa o patwariyan tahsil kharach ,o sewai kharijan mai agatiyan, taluk majkurer darobasta rakba sime istak 1257 lagatyat 1262 san trippura muddat chhay san miyad mahafiktafsil.

The tafsil is of the kind given in a previous paragraph. There are three separate points for discussion,and I wish to emphasize that much of the disputation,which has been made about these taluks has arisen from a disregard of the essential distinctivenes of these points-

(1)What is the meaning of the words in the kabuliyat with this preamble and tafsil?

(2)What is the agreement made in a kabuliyat of this nature?

(3)Does the kabuliyat provide a method for future settlements?

179. It is evident that this from of phrasing relates to conditions which no longer exist.To begin with, it provides for the assessment on the basis of area. The yearly method of referring all rent free grants to a taluki area accounts or the statement"with the exception of brahmottar,debottar,and khanebari, which were grants by the proprietor." Then the further deduction of das hissa, the 10 per cent,for the talukdar,and of the patwariyan tahsil,the collection expenses, was made in area. Then the practice of adding or subtracing

(1) Meaning of the phrases in a daul.

parts taluks at the time of fresh settlements is referred to in the phrases' "mai agatiyan sewai kharijan"."Darobasta reakba sime" means the entire area (thus produced after these adjustments) .Hence the statement at the heading of a daul was "Kabuliyat for rent in the Chakala Roshnabad zamindari of Maharaja Krishna Kishor Manikya for the taluk Pandab Tal within pargana Nurnagar,in the possession of Ram Sankar and Radhu So of Taltala. The entire area of the said taluk,exclusive of lands transfered from it and inclusive of lands transferred to it,also exclusive of all rent-free grants,also exclusive of the talukdars' 10 per cent ,and collection ecpenses, is settled for a complete term of six years from 125,to 1262 ,Tippera era,according to the sehedule."All this is perfectly inteligible. Some Civil Courts have argued that because this phrase about the exclusion of rent-free lands was used, there must have been in all cases rent-free lands which were excuuded,not knowing that the landlord adopted the same set of phrases for every taluk and that the simple object was to state that the area settled was all assessable area. Others, again ,have misunderstood the preamble because they were unaware that when it was first framed it referred to area and not to assets. There is, however,one phrase which requires further explanation.

180. Above I have recorded the meaning of das hissa as 10 per cent.: what is meant is 10 parts of 100. The talukdars have urged within recent years that it meant 10 annas or ten-sixteenths. This statement has been nothing but a ruse de gurre;and the very pleader who argued so successfuly before the Special Judge,the late Mr. Cox,that this was the meaning, admitted to me personally that he did not himself know what the meaning was. The phrase belongs to the time when 10 per cent.was the deduction given on account of talukdars'profits. There is the clear deduction of one-tenth in the old Raj papers, and there was a decision so long ago as 1797 in the Provincial Council and another as late as January 1898 in the Sub-Judge's Court of Comilla that the malikana of the Nurnagar talukdhars was das hissa,or 10 parts out of 100 . On the other hand, there is absolutely no decision in which das hissa has been declared by a Court to mean ten-sixteenths. In the dauls,called tahut dauls,granted by outsiders who ousted the real talukdars,the phraseology was distinct enough; "if satra das taka." I have been such dauls dated as early as 1843. A still earlier phrase to the same effect was"dasottra." Even the advocate of the talukdars in the "Rajmala" does not adduce the ten-sixteenth theory. The real reason for the talukdar's perverse continuance of this false allegation lay in the fact that if settlements were really going to be made on the bais of a 10 per cent. profit to the talukdar,there would be enomous enhancements, and they thought that they would receive better terms if they got a decision declaring the phrase to mean an equivalent to 62 per cent.of the profits. I held in my case No. 82 of 1895(decided,25th May 1996) that das hissa meant ten parts of a 100. Mr. Cox in appeal said that if the phrase mean an ything at all, it possibly meant tensixteenths. Every tulakdar, however, knows that this is not the meaning. Mr. Geid, the next Special Judge who took up the matter, decided in a similar case that it was unnecessary to consider which construction was right, and he informally expressed the view that the phrase did mean 10 per cent. As it will appear, later, all the dissertations on the meaning of the phrase have been so much beating of the air for in the formar settlements 10 per cent. of the profits were never explicity granted and in the present settlement effect has not been given to the alleged contract to accept 10 per cent as profits. Even in the few cases in which at the first the contract was held to have been proved, 50 per cent and not 80 per cent. of the assets was accepted by the plaintiff. In all other cases the proportion of the assets to be fixed as a fair rent has been determined with reference to equity.

Das hisa.

181. What then are the facts as regards the kabuliyats? A set of phrases is subscribed, the purport of which according to old methods was that the talukdars should pay out of the assumed assets,being the area multiplied by a certain rate, the balance of 80 per cent. after deducting 10 per cent. for profits and after deducting the collection expenses, which in early days, as will appear form the old settlement papers

(2) Nature of the agreement in the kabuliyat/

of the Raj,were taken as 10 per cent.At the same time the schedule of the settlement showed that the old rent was enhanced by a certain amount with no details as to the method of calculation.My enquiries among old papers from Agartala have shown me that the old dewans enquired whether the taluk was prosperous or not, and as a result of haggling with the talukdar, made him agree to a certain increase. My decision in 1896, based on the papers then before me, was that, notwithstanding the departure from the terms of the daul, the agreement was an arrangement to pay 80 per cent. of the assets.

182. Now in no previous litigation had the point been thoroughly discussed as to whether the daul formed the basis for a future settlement. I came to the conclusion that, if in the first instance it was an enforcible agreement, the same terms would hold good on the occasion of a resettlement at the at the expiry of the previous term of settlement. This is the very point on which I would have wished that there had been an exhaustive decision by an Appellate Court. But Mr. Cox having decided that the terms of the document were ambiguous(appeal No. 529 of 1896, decided on 15th March 1897) proceeded to uphold the fair rent settled at 50 per cent. of the assets on the ground that there was an issue as to fairness apart from contract or custom, and that 50 per cent. of the assets was fair ; and Mr. Geidt declared (appeal No. 229of 1897, decided on 10th december 1897) that the case was not one for enforcement of a contract, but for the settlement of rent, while he also upheld the fairness of settlement at 50 per cent. What had happened was this. In the first set of cases the Raj plaintiff accepted 50 per cent. of the assets in lieu of the 80 per cent. decreed to them. And in subsequent cases after the publication of the appellate judgments, I fixed fair proportions according to the circumstances of each taluk under the issue of what was a fair and equitable rent, after it had been proved that the rent was varible. I frankly admit that I could not have wished a better method of settlement, as it permitted the Settlement Officer without any illegality to exercise the discretion which he ought to use between case and case. And although I still hold that a Civil Judge might have upheld a contract of the nature described, if there had been no dispute as to its meaning, and even if the full terms had not been carried out in the first instance, yet when I know, as I now do, that upwards of 3,000 such kabuliyats were taken and in not a single instance were the nominal terms of the document carried out, I am justified in saying that the 80 per cent. claim of the Raj was based on a giganitc fiction ; and that it would be improper to give effect on resettlement to the words which were never carried out in the first settlement. The same conclusions were arrived at when the question of the distribution between the zamindar and talukdar of the compensation for land acquired for railway purposes came up as a civil case before the Sub-Judge in Comilla in January 1898. He held that the daul by itself did express the condition on which the taluk was held ; that this was an agreement to take only 10 per cent. of the assets and collection expenses ; but that this was never carried into effect ; that therefore on general grounds he divided the compensation half and half between the parties. In another land acquisition case which went to the High Court (appeal form No. 28 of 1896 of the District Judge of Tippera) one- half of the compensation was granted to the Raj and one- half to the talukdar. This agrees with the general division of the assets at 50 per cent. and 50 per cent. adopted as a standard throughout the settlement. Mr.Geddes' judgement (appeal No.11 of 1877) had previously been the great stand-by of the Raj. But it was based on one taluk (taluk Jahnaba). He pointed out that the Raj could not (because the assets were not accurately known) and did not (because the Raj gave concessions) realize 80 per cent. If however, the practice came to be to never take 80 per cent. and to settle on a different method while retaining the formal agreement to take 80 per cent. the point of view is altered. Even Mr. Geddes, who said that the courts must enforce contracts when not manifestly illegal, admitted that it would be hard on Nurnagar pargana if the Raj were to press in all cases for 80 per cent. of reasonably possible realizations. But the Raj in the present settlement have claimed in all their applications 80 per cent.of the actual real assets.

(3) Provision for future assessment.

In my original case I was much impressed by the conclusion that the agreement must be enforced as a whole or not at all ; and that a Settlement Officer had, an proof of a contract, no option other than that of giving effect to it under section 7of the Tenancy Act in the same way as a Civil Court. If he wished to settle otherwise, he must hold all the agreements, except in so far as they proved variability of rent, to be of no value for the purposes of the settlement of a future rent : even the later dauls must be so held, in which since 1872 the phrase "das hissa" has given place to "das anser ek ansa." My words recorded at the time were that I should have to consider all the agreements as waste paper, and that seemed a very futile conclusion. This futile conclusion from which I then recoiled I now find to be truth; and I find now, and the Special Judge, Mr. Geidt has substantiated this conclusion, that all these dauls by their systematic nonconformance to their own terms cannot be held to be binding for the present settlement when fair rents have to be settled. Mr. Geidt in his later decisions laid stress on the fact that the cases were applications for the settlement of fair rents,and not suits for the specific performance of a contract. In later cases the issue about contract has been declaredly left open, and the rent settled on equitable grounds ; and if the advisers of the Raj are wise, they will let the 80 per cent.controversy sink into the limbo of the past, and be content without reference to contract with an ordinary limit of 50 per cent. of the assets of takshishi taluks. I did endeavour to have the question of future settlements discussed, but my proposals were received with indifference.

Before I leave the subject of ordinary takshishi taluks, I put on record the procedure followed with regard to certain taluks of Chakla Bisalgarh in the Northern Division. They were nearly all held by cultivators. Their kabuliyats contained the same agreement as those of ordinary talukdars, namely, to accept 10 per cent. of the assets as profits in addition to collection expenses, but their settlements had actually been, as described above, enhancements at so many annas in the rupee of their former rents. Their lands were chiefly in the hilly area of pargana Dharmapur. I made both parties agree to make a settlement at 5 annas per kani of the cultivated area reduced by 10 percent ; the talukdars to pay after 15 years on any excess at a rate then to be fixed ; and if they had then become tenure-holders in reality as well as in name, to submit to pay as rent the proportion of assets then fixed for ordinary talukdars.

Custom as regards taluks.

183. In previous paragraphs I have purposely made no mention of custom . It has been already stated that the claim of the Raj was that by contract and custom they were entitled to 80 per cent.of the assets of taluks. In cases before the Munsif at Kasba in 1880, the Raj obtained decrees based on proof of custom, and the daul was produced as an instance of the custom. In the original case of this settlement, the question of custom was not judicially decided by me. Now one thing that my knowledge of this estate and of its papers has put beyond all doubt is that there never was any custom of getting 80 per cent. of the assets. There has been a custom, alluded to above, of recording in every talukdar's kabuliyat the liability to pay what the Raj understood to mean 80 per cent., but this was never taken. I did find one instance in which the talukdar paid 90 per cent., and in one case more than 100 per cent. of his assets. But the present settlement has shown that the talukdars were paying on an average only slightly more than 25 per cent. of their assets. In the cases referred to, which were in the Kasba Munsif's Court,the proof given was, according to my present lights, very imperfect.

variability in rent of taluks.

184. I have adverted above to the advantages accruing to the Raj from the possession of the dauls. These dauls and their cemcomitant documents are to a very large extent more than 30 years old. Hence their proof by transmission from the proper custody of the Raj record-keepers was easily received. They were able to rebut the false allegation of the talukdars, monotonously reiterated, that their rents were kaimi. There were a few honourable exceptions but almost every talukdar put in writing in his written statement that his taluk was *kaimi*, or that it was protected from enhancement. I do not complain that they should take

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advantage of the privilege which section 50 of the Bengali Tenancy Act affords ; but, as it is notorious that the ordinary taluks of the estate, unless specifically called kaimi or makarari, are variable in rent on the occasion of fresh settlement, it was foolish on the part of the talukdars to maintain a plea of this kind. It protracted the litigation without doing them a particle of good. No inconsiderable number of taluks had been left unsettled for half a century and upwards, and the present generation of holders hoped that they might be able to continue to hold them without any increase of rent. But that any of them was unaware that his rent was variable, I obsolutely disbelieve. In the High Court judgment of Messrs. Justices Ghose and Wilkins in appeal from original No. 28 of 1896, decided on the 21st December 1897, it was held in the case of an ordinary Chakla Roshnabad taluk that the tenure was permanent in interest, but that it was not permanent in rent when changes posterior to the Permanent Settlement were proved by dauls and other documents. The taluk therein mentioned,called Ram Joy Guha, gives an instance of the way in which the Raj subordinates committed fraud to strengthen the plea of the talukdars. One unauthorized tahsildar took it upon himself to add "kaimi" before the name of the taluk in the rent -receipt of 1887. There have been some Civil Court enhancement cases in the past in which the talukdars sought, under section 16 of Act X of 1859, the privilege now conferred under section 50 of Act VIII of 1885, and proved continuous payment of one rent for twenty years. In those cases no rebutting proof could be given by the landlord.These have become law-made kaimi taluks. One case was No. 175 of 1895 in connection with taluk Ram Ratan Laskar. Complete rebutting evidence was produced before me ; but as a Civil Court has declared, though on imperfect knowledge, the taluk to be unenhanceable, I upheld that decision under section 13 of the Code of Civil Procedure. The Special Judge, however, reversed my decision, and remanded the case to the Settlement Officer.There was another appeal to the HighCourt against the decision of the Special Judge. The High Court have, on the 10th February 1899, remanded the case back to the Special Judge.

185. Throughout the settlement the proportion to the assets which it was considered fair to leave to the talukdars was 50 per cent.but on general principles of equity greater or smaller shares have been given. In order that there may be no disputes as to the ract, I record here exactly the shares settled. It should be noted that, out of the 1,278 taluks settled, in 141 cases the fair rents were settled without reference to their assets.-

Proportion of assets allowed for talukdars' profits and collection expenses.

Precentage assets given		Number of cases	Proportion percent to total number of cases.
As landlord's rent	As talkudar's gross profits.		
Up to 10	Over 90	2	0.2
10 to 20	90 to 80	24	2.1
20 to 30	80 to 70	169	14.8
30 to 40	70 to 60	424	37.2
40 to 50	60 to 50	463	40.8
50 and over	50 and under	55	4.9

Hence the share most frequently granted as gross profits was 60 to 50 per cent of the assets. Before the settlement the average distribution amongst the taluk settled was 25 percent as rent and 75 per

cent gross profits to the talukar. Comparing these amounts with the amounts given elsewere, we annot say that the taluks settled were too highly assessed, even though there has been a large increase in rent. This class of taluk at the begining of the century theoretically received 10 per cent. profit in addition to collection expenses. That was the share given to dependent talukdars under section 8 of Regulation V of 1812. This section was repealed by Act X of 1859. After that Act in some cases it was held that the gross margin of profit could be 16 to 33 percent. The Rent Commission of 1881 held that the limit of 10 percent. was too low, and suggested a maximum net profit of 30 per cent. on the gross assets less collection expenses. The Tenancy Act Bill No. I proposed for all ordinary cases, a maximum profit of 30 percent and a minimum of 10 percent. on the gross assets less collection expenses. In Bill No. II no maximum was mentioned; and the Select Committee of Bill No. III determined to lay down no maximum either of enhancement or of tenure-holders' profits. The words of Sir Steuart Bayley in Council in February 1895 were as follows on this point : - "It seemed to us expendient to leave to the Courts a wide scope in both directions ..... We were unwilling to offer to the Courts any inducement to take a royal road to a decision instead of giving the fullest consideration of what would be fair and equitable under the circumstance." If the collection expenses were 10 per cent., and if 30 per cent. of the net assets be granted as profits, the gross profits to the talukdar would be 37 per cent.If, again, the collection expenses were 20 per cent., and 30 per cent. of the net assets be granted as profits,the gross profits would be 44 per cent." The present Tenancy Act in section 7(3) directs simply a minimum of 10 per cent. on the net asseats. The proprietary talukdars of Chittagong have received only 30 per cent. of the gross assets, and the highest grade of proprietary tenure-holders in Orissa (sikmi zamindars) formerly received the same share.

186. Altogether the rents of the ordinary tluks sued have been increased from Rs. 41,323 to Rs. 69,330, i. e., by 67.7 per cent. The enhencements varied greatly according to the locality. The great practical difficulty found was to settle a fair rent in the cases of taluks which had been split up by numerous agats. The mul-talukdars remained responsible for the assets of the whole area; their present rent was in exceptional instances only 10 per cent. or less of the assets, and their income only one quarter of the assets. Hence, if 50 per cent. of the assets were taken, they would be asked in such cases to pay twice as much as their total income. On the one hand, it was urged that the Raj was not bound by the actions of the tenure-holders in parting with portions of their taluks for a lump sum and a small annual payment. On the other hand, it can be said that many of these transfers to agatdars were made more than one generation ago, and that all the original benefit of the so-called purchasemoney has been lost. My view was that, while the Raj was right in saying that it should not be prejudiced by the transfers of the falukdars, yet the facts must be looked in the face; and a percentage of 20 or 25 ought to be taken, or the taluk should be left alone. As I have recognized agatdars, not as under-tenure-holders, but as sleeping partners of the talukdars, liable only when the whole firm is sold up, the agatdars could not be sued before me. The talukdars were told both by the Special Judge and myself that they could sue the agatdars for contribution in the Civil Court before the conclusion of the settlement, but to my knowledge they did not avail themselves of this relief. In any case, if they go to the Civil Court for contribution, they will have to expend some money in recouping themselves for their own enhanced rent, and it will not be worth their while in a case of a number of small agats. Twenty-five percent of the assets may indeed seem a small percentage, but in the case referred to it is $2^{1}/_{2}$ times the present rent. If a rent be fixed, which, however theoretically fair, the talukdar is unable to pay for some time to come, if at all, the only result is that the Raj will have the taluk on its hands when the tenure is sold up for arrears. In the present settlement for 15 years, it is better to take a moderate increase than to take more than the tenure-holder can pay. The Special Judge Mr. Geidt, was inclined to be rather strict in this matter against the talukdars; and in some appeals made by the Raj plaintiff the

General results of the settlement of takshishi taluks.

rents of some taluks were further enhanced by the Appellate Court, e. g., from 35 percent. of the assets to 50 percent. But Mr. Geidt in later cases admitted the difficulty very fully, and did not interfere if the enhancement was a large one, even though the percentage of the assets granted was less than 50.

187. As for the fact that talukdars hold rent-free lands as well, this in itself is no ground for taking a larger share of the assets than an examination of the taluki assets alone would warrant, if such rent - free lands have been specifically granted by the Raj. It is however , a ground for causing an enhancement on a taluk to come into force earlier than in the case of a taluk the holders of which have no such rent-free lands to mitigate the force of an enhancement. I make an exception in the case of the taluks of the Bitghar Dewan family. Their rent - free claims were not passed through the refining process at attestation , as the total claim was submitted by me in May 1897 to the Raj for amicable settlement. No compromise was made , and Itook up the applications for the settlement of fair rents at the very end of the operations in April 1899. As I held that a considerable portion amongst the lands entered rent-free were really taluki lands, but could not then separate them , I allowed the entries to remain , but directed settlements at percentages upto 67 percent. on the admitted taluki assets.

188. Another practical difficulty was the fact that some taluks , though really liable to change in rent , had remained at a low, almost pepper-corn , rent for half a century or even a longer period . The talukdars in these cases had been enjoying the large profits, living up to their income and indulging in expensive litigation. Regarding this class , it is appropriate to quote the words of Mr. Dampier, contained in his minute of 25th June 1883 :- "Illogical as it may be in this instance , the argument of long continuance without change is one which will always command some sympathy." In the Raja's zamindari , however , there is what has been aptly styled as contributory negligence. If the rent of a tenure-holder were left untouched by a landlord , it might mean complacency on the part of the zamindar or contumacy on the part of the tenure-holder. Examples of both are to be found in this zamindari, but if it be the former, it is hardly fair to restore the rent at one bound to a theoretically fair proportion of the assets .

189. The existence of these difficulties in fixing an equitably fair proportion of the assets has been acknowledged by the Appellate Court. It is therefore necessary at this point that I should notice certain criticisms made by the Raj management. A serious statement was made by the Manager to the effect that the settlemen to fany portion of the assets less than 50 percent. would make it impossible for the Raj to ever obtain in the future more than the present percentage, and that the present settlement would practically be a kaimi one. I reply to this here because it is necessary that Civil Courts should hereafter know exactly what has been actually done. The present assets have been determined , the circumstances of the taluk have been examined , and a proportion of the assets deemed fair has been fixed . In all ordinary cases50 percent . has been taken , and where circumstances warrant, a smaller or larger share of the assets . The rent thus obtained holds good for a 15 years ' settlement. After 15 years the Court before whom the tenure is brought may find its then assets and may examine its then circumstances, and may fix whatever proportion may be thought fair. That Couts in the future will take the trouble to examine what proportion was fixed at the present settlement , is probable; but that they will consider themselves necessarily bound to follow the percentage adopted at present , is an opinion which the Settlement Officer, as legally advised , understands to be incorrect. If he had conceivably thought it to be correct, he would not have adopted the proportions which he did . Of course opinions may differ, but I do not wish that there should be any misapprehensian as to the methods or views of the Settlement Department. The other criticism to which a reply is necesary is the affirmation by the Manager that if the talukdars are let off gently, they will rack-rent their tenants. Time only can show how the talukdars will behave; but, in view of all past experience, it is improbable that they will obtain from their tenants without litigation more than what is now recorded in the khatians;

and open litigation, which will expose an increase in their assets or an attempt to increase their assets, is exaactly what the taukdars will avoid.

190. The total new rent of talukdars will be only Rs.64,156 for the first year after final publication, and thereafter in a large number of cases progressive enhencements will be in force in accordence with section 8 of the Tanancy Act. The impossition of the enhencement has also under section 154 of the Tanancy Act been postponed in many cases . The total amount sett led b y the revenue officers on ordinary taluks was Rs.69,330. orders of the Appellate Court have increased this to Rs.69,886.

191. Amongst the Nurnagar taluks , I mention four curious cases. In one the rent had altered immediately after the Permanent Settlement, but it had remained stationary since 1797A.D. Very few taluks have escaped some change or other within the last 100 years; yet, on the other hand, one taluk had given 8 kabuliyats for as many alterations in rent between 1811 A.D. and the present date. A third peculier case was one in which the taluk, what ever its rent, was subject to a *nagdi minaha* (cash reduction) on account of the worship of the goddess Kali. In the fourth case, the whole rent of the taluk was converted into the *britti* or subsistence allowance, of a Brahmin. The total alterations in the assets of the Raj will be discussed under the fiscal results of the settlement.

General remarks on the settlement of rents.

192. Reviewing the settlement of rents as a whole, I am constrained to put on record a few remarks relative to the principles followed. Rents amounting to Rs. $4^{3}/_{1}$ lakhs were settled by therevenue officers. About three - fifths of the tenures, nearly half of the raiyats paying direct, and practically none of the raiyats under tenureholders were sued. For the applicatoins for the settlement of rent the Raj is entirely responsible. If the power to select cases for settlement had been in my own hands, I would have discriminated more amongt the tenure-holders. The rents of some should have been loweed, but neither party has instituted proceedings. Amongst those sued far more discrimination might have been shown. Many tiny taluks were hardly worth the pleader's fees paid on them . In the case of the large number of khas raiyats, there would have been a more consistent settlement either if far fewer tenants have been sued or if entire villages have been sued. The revenue officers would have had a better opportunity of producing a consistent and equitable result . Then , as regards the mechanism of the settlement , it can be stated as an absolute fact that , except for an area surveyed comparatively lately in the Feni subdivision , the whole estate had excess area. This is the ground which can give a consistent assessement in every case . But the diverse views of the Special Judges obliged me to adopt the ground of the rise in prices . This also is undoubtedly applicable to the whole estate. But its range of application is too confined: either the old rent or nearly one-third more. This is useless if a raiyat is paying 4 annas for land for which he should pay, and would willingly pay now , Re. 1-8. All that the revenue officer could do was to make the rent about 5 annas 3 pies. Hence the grumbling which has reached my ears since the work was over. The ordinary raiyat does not trouble much about grounds of enhancement, nor does he distinguish between enhancement of rent and additional rent. He knows that his rent has been raised two rupees and that the rent of another raiyat has been raised eight annas , while he knows that he had much less excess area than the other. My officers have done their best to procure consistency, but in the conditions imposed this was hardly possible . Therefore I record that Iam responsible for this settlement, in so far as I have tried to make the best of an awkward task, amidst unsymmetrical applications and embarrassing changes of appellate opinion; but that the settlement is not mine, in so for as I had nothing to do with the inclusion or omission of proposed assessees. Nootwithstanding the inherent possibilities of injustice, however , I thing and trust that the rents now fixed will remain for a long time to come , and that the proprietor will realize the necessity,expediency, and propriety of returning to his zamindari in the shape of permanent improvements and measures for the public good such increase in income as may have been now obtained.

CHAPTER III.

PUBLICATION TO RECOVERY OF COSTS.

193. The order of procedure had to be altered from the 2nd November 1898 owing to the introduction of the Act amending the Tenancy Act of 1885. The publication in draft and final publication had proceeded very slowly up till the middle of 1898. By the end of October 1898, there had been published 1,103 villages in draft and 530 villages finally. The case-work then pending had to be postponed until the rest of the villages had been copied and published; and by the middle of January 1899, it was able to proceed again. By the end of March 1899, the final publication of the fair copied Collectorate khatian was completed in all but two villages out of 1,506. In the Northern Division the raiyati khatians, excepting the few in which suits against khas tenants had been instituted by the Raj, were first published, and later the khatians of the tenure-holders. Elsewhere the whole village was published in one visit of the kanungo. The remaning two villages were finally published in June 1899. It is just as well that it should be made quite clear here that the paper bound in the Collectorate volume was the actual paper taken to and finally published in the village, and that thereon is the holograph report of the kanungo. Of course it was first a fair copy of the working khatian, but after final publication it become the real record. It is not improbable that, because the name of the copyist is entered on this paper, the objection may be made that the record is a copy. It is capy no longer; it is now the real record-of-rights; and there is no other record, as the working khatian is being destroyed.

Publication

194. It was recorded by me in August 1897 that the people took very little interests in the proceeding after attestation. For the first 1,090 villages the average of objections agter draft publication was between one and one-and-a-half per village. Then in the remaining villages of the Central Division and of the Southern Division great activity was shown in filing objections, chiefly in the southern part of the Southern Division. On the other hand, in many villages there were no objections filed at all, chiefly in the northern part of the Northern Division. The total number instituted was 3,467 and of these 61 per cent., were instituted by the Raj. There were very few new matters raised in these cases: very few which had not been decided either at attestation or during the fair rent litigation. The subjects of the objections were divided in the following proportions:-

Objection after draft ublication.

	per cent.
(1) Existing rent	18
(2) Rent-free claims.	15
(3) Possession of land	23
(4) Title to land	26
(5) Status of tenancy	7
(6) Miscellaneous.	11

In 56 per cent., or in more than half of the objections, changes were required to be made in the records.

195. The case work, which was tried with the formalities of the Civil Procedure Code under section 106 of the Bengal Tenancy Act, was much greater in the villages taken up at the end of the settlement; and

Dispute under section 196 of Bengal Tenancy Act.

also I think, more than would have been the case if the settlement had completed before the amending Act was passed. There were instituted in all 263 section 106 cases ; and of these only 198 actually came on for trial, the balance being withdrawn or struck off. As many as 62 were dismissed after trial, and in 136 cases decrees either wholly or in part were given. There were 1,331 villages in which no case was instituted at all ; and in one village as many as 12 were filed. The Raj were concerned in 74 per cent. of the total number of cases. These cases may also be divided into subjects as follows :-

	Per cent.
(a) Existing rent	25
(b) Rent-free claims	10
(c) Possesion of land	41
(d) Title to land	24

Copying

196. The work of copying had to proceed very slowly under the old law, as it had to keep the same place as case-work ;but after November 1898 it became necessary to copy against time ; approximately 25 lakhs of plots had to be copied ; and previous to November1898 only 6 lakhs had been done. In the five months November 1898 to March 1899, there were copied on an average 33/4 lakhs per month. The work of copying and comparing is always unpopular. The standard rates were all increased towards the end, 4 annas to 5 annas per100 plots for copying, and Re. 1-8 to Rs. 2 per 1,000 plots for comparing in the Central and southern Divisions ; and from 6 annas to 7 annas and 6 pies per 100 for copying,and Re. 1-8 to Rs. 2-8 per 1,000 for comparing in the Northern Division. The work of copying and comparing the three sets of khatians was entirely completed by end of April 1899.

Final check and binding

197. Each village record was made the subject of careful check, in order that it might be beyond doubt that no appeal was pending, that orders in appeals had been carried out, that all objections after draft publication were heard, and that the orders in their decisions were carried out. When the village was passed, it was bound and computation was the next item of work. In the Collectorate volume have been bound title page with a table of contents, the certificate of rinal publication, the khewat, the khatian of raiyats and the khatian of tenure holders, together with the terij. The working khatians of raiyats were all copied before final publication and the copy thus prepared became the final record-of- rights. The working khatians of tenure-holders have themselves been finally published and these are the record -of-rights. The terij is not itself part of the record-of -rights, but an useful abstract of it ; and has, therefore, been bound along with these other papers. The Collectorate khatian volume is strongly bound in half leather, with cloth sides. In a wallet of the cover is contained the map. On the volume in stamped the name of the pargana and the standard number of the vellage in the pargana. The khasras have been separately bound in plain kharua cloth. The cost of binding for the Collectorate khatian volumes is 13 annas and for the khasras 4 annas, per volume.

Apportionment and computation.

198. In Government order No. 5628, dated 17th December 1895, I was directed to make preparations for calculating the cost to be borne by the various tenants. In the following August I submitted a report (No.137,dated 27th August1896), though I feared that even then it was premature. In general terms I proposed that the occupiers' share and proprietary share of the acreage rate should be half and half, and that

talukdars should pay half of the proprietary share. I assumed a total cost of about 41/2 lakhs, and an acreage rate of Re. 1-2-3. My report was discussed by the Director in his No. 262T.S., dated the 10th June 1897. Mr. Macpherson suggested an acreage rate of Re. 1-4, of whichthe occupier's share was to be 10 annas, and generally adopted my proposals; the principal exception being in the case of tenure-holders at fixed rents and rent free tenure-holders. In these case he recommended that the Raj should pay one quarter of the proprietary share. The Board recommended, in No. 963A., dated the 2nd September 1897, that the occupier's share should not be more than 8 annas. Government in No. 770L.R., dated the 23rd September 1897, agreed ; and it was directed that the draft order of apportionment prepared by the Director should be amended.This was done ; but in the apportionment order remained the proviso that the Raja would be liable for all expenditure beyond the recoveries. The Raja, through his Manager, Mr. McMinn, protested against this clause direct to the Director. The Board communicated the Director's proposals to Government in their No. 307A., dated the 28th March 1898; and it was determined to delete the clause in question, to assume a gross expenditure of 6 lakhs and to adopt an acreage rate of Re. 1-9. The occupier's share was again altered to 10 annas per acre and the proprietary share became 15 annas per acre. The apportionment, as finally adopted, was sanctioned in the Government letter No.1797, dated 28th April 1898, and is contained in Appendix I. The computation was carried on in accordance with this apportionment order. The work had at first to go slowly until the pending appeals had been disposed of by the Special Judge. By the end of June 1899 computation was finished in 1,387 villages.

Recovery.

199. It was anticipated that the work of recovery of costs would give difficulty, but the Certificate Act was very early put in force and the tenantry became more concerned about escaping certificates than about obtaining copies. Recovery similarly to computation had to proceed slowly at first, as there was not a sufficiently large number of village ready for recovery. Recovery first began at the end of August 1898, and the villages dealt with were in the Central Division. Asecond recovery camp was started at the biginning of May 1899 to deal with theNorthern Division. Recovery was started in the Southern Division in June 1899. By the end of June 1899, 985 villages or about three-fifths of the total number had been taken up for recovery ; and reconery was complete in 262 of this number. Out of the remainder, in 125 villages certificates had been issued against all defaulters. The percentage of collection was up to that date 84 per cent. on the occupier's share, 65 per cent. on the landlord's share and 81 per cent. on the whole. By that date demand had been made against 5,661 landlord assessees for Rs. 36,734 and against 88, 699 raiyat assessees for Rs. 1,13,603 and collection had been made against 3,659 landlord assessees for Rs. 23,838 and against 75,184 raiyat assessees for Rs. 98, 408. The 985 villages taken up till the end of June covered an area of 287 square miles,or about one-half of the estate. The total demand for the whole estate exclusive of the book debits against the Government and against the Raj, is Rs. 3,14,589; and of this sum, Rs.2,43,000 have been realized by the end of October 1899. The recovery should be complete by December 1899. In the chapter on finance I shall give the balance sheet of the credits and debits as far as the Raj is concerned.

200.The volume of record -of-rights proper contained in the bound volume alluded to above.Besides, there is the bound khasra volume for each village. The other papers handed over for each village consisted of the following :-

I.- A file with a fly-leaf containing--

(a) the kanungo's ueport of final publication,

(b) boundary dispute papers.

II. -B file with fly-leaf,containing-

(a) dispute list,

(b) mistake list,

(c) local enquiry,

(d) objections after draft publication [section 105 (old) and section 103A. (new)of the Tenancy Act].

III.- Bundle containing the fair rent cases of the village [section 104 (old) and section 105 (new) of the Tenancy Act] arranged in A, C_1, C_2 and D files in accordance with the rules prescribed by the High Court, together with a slip showing the details of the cases in the village bundle.

IV.- Bundle containing the dispute cases of the village (section 106 of the Tenancy Act) arranged in A, C_1, C_2, and D files, together with a slip showing the details of the villages in the village bundle.

The reference in all cases is to the pargana and the standard number within the pargana. The papers in I to IV are contained in each village in one cloth basta,with the pargana name and number recorded thereon. In the case of tenures which extend over one village, the fair rent cases are contained in the records of that village in which the rent and the status of the tenure are entered. A reference to that village is contained in all the mauzawar khatians of tenure -holders, and also in the register of fair rent cases. The receipt of these village records in the Tippera and Noakhali Collectorates is shown in the following Register No.I :-

Serial number of village in Division	Name of village	Name of pargana.	Number of village in pargana.	Bound volume of record of rights, including village map.	khasra	A class papers, including final publication, reports and bundary disputes.	B class papers including, mistake and remeasurement lists and draft publication objections.	Case records.								Date of deposit.	Signature of record-keeper.
								Number in nathis of section 104 (old Act). 105 (amended Act). cases				Number in nathis of section 106 cases					
								A	C	C_2	D	A	C_1	C_2	D		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

The papers which have been handed over for the estate as a whole are shown in the accompanying list. The Tippera district record -room has to receive papers of the Northern and Central Divisions of the estate, and the papers of the Southern Division are to be desposited at Noakhali. In cases in which the registers could not be thus separated , the volume for the whole estate is deposited in the Tippera district record room.

(1)Mujmili index in bound volumes, one set for Tippera and one volume for Noakhali district.

(2) Index Register of villages, showing details of thak number, pargana and pargana number, thana and C Register number, Circle and Circle number,- one volume for Tippera and one volume for Noakhali.

(3) Parganawar Register of villages showing the villages alphabetically under each pargana, with their standard pargana number, -- one volume for Parganas in Tippera, and one for Noakhali.

(4) Register of statistics in bound volumes, giving details for each village,- one set for Tippera and one set for Noakhali.

(a) Statement showing area held by each class of landlord.

(b) Statement showing distribution of cultivated and uncultivated area.

(c) Statement showing distribution of crops according to their seasons.

(d) Statement showing distribution of crops according to their nature.

(e) Statement showing statistics of animals, ploughs and houses.

(f) Statement showing distribution of rent-paying and non-rent- paying area.

(g) Statement showing the rent, status and area of tenancies.

(5) Village notes in bound volumes, - onefor Tippera and one set for Noakhali.

Villages are arranged alphabetically.

(6) Receipts for permanent survey marks, with indices attached,- one set for Tippera and for Noakhali.

(7) Register of boundary disputes,- one for the whole estate to remain in Tippera Collectorate.

(8) Civil Court Registers of section 104 (Old Act) and section 105 (Amended Act) cases for the whole estate to remain in Tippera Collectorate. Opposite each case is entered the name of the village with its pargana and pargana number, in the basta of which the record will be found. In the case of tenure cases extending over more than one village, there will appear the name of the village in which the status and rent have been entered and in the basta of which the record will be found.

(9) Register of section 105 (Old Act),103 (Amended Act) objections for the whole estate to remain in Tippera Collectorate. The record will be found in the basta of the village to which the objection refers.

(10) Civil Court Register of section 106 cases for the whole estate to remain in Tippera Collectorate. The record will be found in the basta of the village to which the case refers.

(11) Chronological Index of the operations for all villages arranged according to the circles mentioned in the Index Register,- two volumes for Tippera and one for Noakhali.

(12) Register of recoveries in each village,-two volumes for Tippera and one volume for Noakhali.

The receipt of these estate records is contained in the following from in Register No.II :-

Name of papers	Number of-		Rate of deposit.	Signature of record keeper
	Volume	pages.		
1	2	3	4	5

All miscellaneous papers and working settlement registers have been destroyed as much as possieble. All the working khatians are being destroyed as soon as recovery is complete. The following is the register No. III of settlement office registers, principally of account, which shoule be kept for a term of years:-

Name of papers	Number of-		How long to be preserved.	Date of deposit.	Signature of record-keeper.
	Volume.	Pages.			
1	2	3	4	5	6

In addition a bound volume has been left with the Collector of all rules prescribed during survey and settlement for khanapuri, attestation, case-work, computation and recovery. A similar copy has been sent to the office of the Director of Land Records.

PART IV.

Results of the Surveg and settlement.

CHAPTER I

FISCAL RESULTS.

201. At the commencement of the settlement operations, the Raj officials furnished an account of the gross rental received by the Raj, which I have abstracted as follows :-

Division.	On account of Taluks	On account of Farms.	On account of land held in direct possession.	Total.
1	2	3	4	5
Northern	78,779	9,964	38,088	1,26,831
Central	35,747	68,693	1,79,450	2,83,890
Southern	4,721	38,814	64,069	1,07,604
Total in rupees	1,19,247	1,17,471	2,81,607	5,18,325
Per cent.		23	77	100

But the former gross rental as attested during the settlement was as follows. I leave the farming leases out of consideration as so many fell in and were not renewed during the period of the settlement. The rent of such is entered with the rent of the lands khas :-

Division.	On account of taluks and other tenures	On account of land held directly.	Total
1	2	3	4
Northern	75,083	35,859	1,10,942
Central	15,034	2,60,224	2,75,258
Southern	4,615	1,93,374	1,97,989
Total in rupees	94,732	4,89,457	5,84,189
Per cent.	16	84	100

On the conclusion of the settlement the gross rental of the estate has become as follows :-

Division.	On account of taluks and other tenures	On account of lands held directly.	Total
1	2	3	4
Northern	1,03,153	40,638	1,43,791
Central	18,573	2,91,976	3,10,549
Southern	5,353	2,16,155	2,21,508
Total in rupees	1,27,079	5,48,769	6,75,848
Per cent.	19	81	100

Here too, I have included the ijara area within the khas area,as almost the whole of the ijara is held khas, or will be within two years.

These *realizable* totals may becompared with the *actual* collections of rent(exclusive of cesses) within the last five years :-

Division	1893-94	1894-95	1895-96	1896-97	1897-98
1	2	3	4	5	6
Actual in area held by raiyats	1,64,121	1,08,216	1,06,867	94,706	1,53,192
Central	2,33,879	2,49,514	2,30,088	2,49,162	2,73,743
Southern	64,269	2,04,762	1,88,024	1,66,369	1,95,125
Total in rupees	4,62,269	5,54,492	5,24,979	5,10,237	6,22,120

The Government revenue was at the beginning of the settlement 29 per cent. of the gross rental as understood by the Raj, and 25 per cent. of the gross rental as ascertained by the Settlement Department, and it is now 22per cent. of the gross rental as fixed during the settlement. Two observations require to be made on this point. One is that it was discovered at attestation, especially in the Chauddagram and Tishna parganas, that there were many rents recorded in the landlords papers which had in fact no existence. Such fictitious rents should have been deducted from the total rental alleged to exist before the settlement. Another remark is that in the case of talukdars the new rental will not have full effect for atleast two years in the majority of cases, and in some cases , for 6 or 7 years, or even longer periods. Hence the gross rental recorded is in excess of what may be collected during these periods.

Gross Assets

202. Throughout the present settlement , there has been occasionally a confusion of ideas as to the meaning of the phrase "gross assets." It means the annual renting value of the estate, that is, the amount which the proprietor would receive if every occupier paid his rent direct to the proprietor . On the one hand , in gross assets are not included cesses received from raiyats and tenure holders. At the same time cesses should,not be added to Government revenue when the proportion of Government revenue to gross assets has to be calculated. On the other hand , the phrase does obviously not mean the same as gross rental ; for the whole estate is not held direct , and the intermediate holders do not hand over the whole of their receipts from their raiyats, while some holders pay nothing at all to the proprietor. Furthermore , it is not the same as gross

income, because under this head the Raj include the whole of their income under cesses and their income from miscellaneous sources, such as bazaars, ferries and fisheries. And gross assets in the case of land held by tenure-holders include both the actual rent-roll of their raiyats and the assumed rent - roll of lands held in their own possession.

203. The final figures of this settlement furnish the following comparasion:-

Assets	Before the settlement	After the settlement
1	2	3
	Rs.	Rs.
Actual in area held by raiyats	8,63,233	9,23,248
Assumed assets in cultivated area held- by tenure-holders in their own possession.	49,067	49,067
Gross assets of the estate	9,12,300	9,72,315

204. The Government revenue paid for this area is , after proportionate deduction for areas not surveyed, including the Sylhet portion of the estate, approximately Rs. 1,48,157. Hence the Government revenue is 15 percent. of the gross assets of the estate within Tippera and Noakhali. It formerly was 16 percent. In case No.539 of 1897, I declared from the meterials then before me that the percentage was 12 percent . on the then existing assets. in the Manager's letter No. 108 , dated the 9th April 1895, to the callectar at Tippera, it was stated that the Raj paid Rs. 2,10,000 out of an average income of Rs. 5,50,000. In both these amounts the cesses had been included. In another communication the Manager stated that the gross assets might be estimated at 8 lakhs, and that the Raj paid 25 percent. as Government revenue. Under Government revenue the Manager had included cesses . And this allegation that the Raj paid 25 per cent. of the assets as Government revenue has been repeated in other communications. It is necessary that this matter should be made quit clear, because it was alleged in connection with the settlement of talukdars that a settlement at less than 25 percent. of their assets was one in which the Raj would receive less than the share of the Government revenue which the Raj had to pay. I have pointed out in the chapter on the settlement of Rents that settements were made on the talukdars' assets ; not on their income; and the same principle should be kept in view when comparing the Government revenue with the assets of the estate.

205. At attestation the cesses were entered in the working khatian, but no cesses were entered in the final Collectorate khatian in cases in which a fair rent had been fixed. Hence the cesses reali zable by the Raj can now be only estimated on the basis of the realizable rent. I give , however, the actual realizations for the last five years under the head of cesses:-

Cesses

	1893-94	1894-95	1895-96	1896-97	1897-98
1	2	3	4	5	6
Realized cesses in rupees	22,804	32,081	28,667	26,691	35,447

The amount of cesses payable by the Raj is made up as follows :-

Name of estates.	Road and Public Works Cess.	Zamindari Dak Cess	
1	2	3	4
	Rs.. a. p.	Rs. a. p.	
Chakla Roshnabad	46,878 10 0	1,148 5 6	
Dharma Narayan Taluk	20 10 6	0 12 9	
Mauza Chandsri Wagaira	70 12 6	1 15 6	
Mauza Mirpur Wagaira	13 10 6	0 6 3	
Mauza Folgoonkara	12 7 6	0 9 9	
Police Bazapti Mahal Mudafat Pachu Hazari Mauza Chhotara	7 60	1126	Within Municipal limits.
Total	47,003 90	1,153 14 3	48, 157 7 3

As the average collection for the five years given above is Rs. 29,138, it is clear that the Raj is able to realize from its tenants slightly more than half the demand against the Raj, or, in other words that the net payments by the Raj on account of cesses average nearly Rs. 20,000. On the conclusion of the settlement proceedings, a revaluation will be made on the of basis the record-of rights for the purpose of the assessment of cesses.

Miscellaneous Revenue.

206. The estate has a few items of income in addition to rental and cesses. Bazaars and ferries have been mentioned in Part I, Chapter I ; in the Year 1897-98 under these heads the income was Rs.7,350-12-3 and Rs.419, respectively. Again there is in the Northern Division a regular feudal agreement with twenty- four sets of *kaibartlas* to supply fish in certain quantities at certain seasons, and also for the use of the royal family when required, in return for the right of fishing in certain rivers (jalkar). The rivers are the Titas, Buri, Bijoy, Hawra Haindara, Baliyajhuri, Maijganga, Dighaliya, Jazi and salda. An example of the amount to be given is as follows:- "On the occasion of the Sripanchami, *kai,* 1 bhar of one maund, in default to pay its value Rs.10, *magur,* one bhar of one maund, in default to pay its value Rs. 10. On the occasion of the Uttarayan, *sail,* one bhar at one maund, in default to pay its value Rs. 10. Total three bhars =Rs.30". The total for all the agreements come to 50 bhars or the value of Rs. 500. There was a curious case No. 453 of 1895, in which the Raj applied for a settlement of rent according to a kabuliyat given by the fishermen of village Char Narayanpur. The agreement was if they did not supply boats at certain fixed rates their lands might be measured by a smaller measuring rod and the assessment accordingly increased. The Raj witnesses, however, could not prove satisfactorily that the fishermen had refused to ply boats and the fishermen gave their assurance that they would continue to ply their boats at rates which the Raja himself might fix. Besides the *jalkar* agreements, there are in the Northern Division fourteen settlements for what are called *maimakals,* that is, the right to fish in certain bils. There are three in Bidyakut, two in Chander Char,one in Mahalla,five in Manipur, one in Kuti and one

in Beangaj. The annual value of this easement varies from Re. 1 to Rs. 280. The total under this head comes to Rs. 561. In the Southern Division,the Uttarayan demand was transformed into a cash Abwab (see Abwab in Chapter IV of part I. The Raj own the important and valuable bazaar of Feni, which is, however outside the estate. The income under *bankar* for the export of forest produce from HillTippera is credited to the Hill State (see Transit duties in Chapter VI of Part I). Another small easement for which rent is taken is *Khuntgari,* the right to make boats fast at a certain landing place.

Rates of rent previous to the settlement.

207. It is proposed to examine first in some detail the pressure of rent on the land as it existed before the settlement. The pargana areas are useless for the purpose of comparison on account of their want of uniformity ; one pargana covers nearly one-third of the estate, while another can boast of but one village. Hence advantage is taken of the circles or blocks into which the estate was divided for the purpose of settlement ; they are 75 in number, and have an average area of 7 square miles. The rent rate per acre for settled and occupancy-raiyats has been extracted for each of these circles, and the rent rates thus found have been divided into six classes. It must be understood that the rent rates here given are not those according to which the raiyats were supposed to be holding ; but the incidence as found by dividing the rent actually paid by the area actually found on cadastral measurement to be held. Also it must not be overlooked that the incidence is an all- round rate ; it is for the whole area, not for the cultivated area only. The results are given below :-

class.	All round rate per acre of whole holding previous to the settlement.	Percentage of area held at each rate to the total area
	Rs. a. p. Rs. a. a.	
I	1 10 0 to 2 0 0	3
II	2 0 0 to 2 8 0	19
III	2 8 0 to 3 0 0	16
IV	3 0 0 to 3 8 0	32
V	3 8 0 to 4 0 0	21
VI	4 0 0 and upwards.	9

Thus by far the greater part of the estate was discovered to be paying from Rs.2 to Rs.4 per acre ; and nearly one - third of it was paying from Rs. 3 to Rs. 3-8 per acre. Circle average rates varied from Rs.1-10-11 to Rs. 4-5 per acre. The lowest assessed area was the part in the extreme jungly north-east part of the Tippera district. This is included within the Trans Titas part of Brahmanbaria thana. The most highly assessed areas are (Northern Division) the tract of country extending southwards from Chhagalnaya, the head - quarters of the thana of that name, to The Feni river (Dakshin Sikh pargana). The first named tract is yearly covered with the silt of thr Titas river : it is mainly held under talukdars and rent- free holders, who frequently take Rs. 2 and more for a kani of 0.30 acre, that is , at the rate of Rs. 6-5 and upwards per acre. The last named tract in the Southern Division is chiefly held under direct management, through there are many rent-free holders. The rents have been raised by successive farmers by whom the tract was held in the past. Nearly all the arable area is twice cropped, and the hill streams afford opportunities for extensive irragation. On the other hand, no single circle rate in the Central Division, exceedds Rs. 4 an acre. More than half of class V, the second highest class, is within the Northern Division, and covers the central portion of the Northern Division, and the north-

western corner of the Northern Division which is encircled by the Titas river. The highest circle rate of the Central Division is in this class V, and is found within the following four tracts; (1) on the banks of the Gumuti river at the foot of the Mainamati hills; (2) in the portion immediately west of Comilla; (3) to the south of Jorekaran; and (4)in the extreme south east corner of Tippera district, adjoining the Noakhali boundary. In the Southern Division, the tracts appertaining to this class V are conterminious with those already mentioned in class VI, northwards to Amzader Hat from Chhagalnaya, and west wards along the north bank of the Feni river. Hence it may be affirmed as a generalization that the Northern Division was the most highly assessed part of the estate, a result to be ascribed chiefly to the existence of middlemen whose tenures have the virtue of continuity. Next comes the Southern Division, and last the Central Division , in which the greater part of the area was held either from Rs. 2 to Rs. 2-8 per acre, or from Rs. 3 to RS. 3-8 per acre. The incidence per cultivated acre has been shown in Part I, Chapter IV: the above statistics refer to all-round rates. On one occasion it was understood by the board of Revenue that a rate of Rs. 3-8-2 for a certain area attested was for the whole holding; and the remark was made "that this was not low for a Bengal district." I pointed out that this was the incidence per cultivated acre, andthat the all round rate per acre for the same area was Rs. 2-14-10. For the whole estate, the all- round rates per acre on the holdings of settled and occupancy raiyats were-

	Rs.	a.	p.		Rs.	a.	p.
Tippera	3	5	1	Northern Division	3	5	4
Noakhali				Central Ditto	3	4	10
				Southern Ditto	3	10	4

and for the whole estate Rs. 3-6-10.

208. These all round rates may be compared with the rates found in portions of other districts. From the 1896, 1897and 1898 reports of Mr.Stevenson-Moore, the following rates of whole holdings per acre for settled and occupancy-raiyats are obtained in the case of North Bihar district:-

	Rs.	a.	p.
Saran	3	14	3
	3	14	6
	4	1	3
Muzaffarpur	3	15	9
	4	3	2
Champaran	1	11	6
	2	0	3
Gaya(Tikari estate)	4	4	4
	4	5	0
And in Bakarganj district the rates for settled and occupancy raiyats on whole holdings per acre were found by Babu Pyari Mohon Basu to be	3	2	1
	3	6	11

209. The preceding paragraph has dealt in acres, whereby comparision is possible between different parts of the estate and with other districts. In local notation the rate per kani varies as follows. It must be remembered that the kani of the Northern Division is three- quarters of the kani at the Central and Southern Divisions; and that only broad generalizations are attemped. The detailed rate for each village may be found in the village notes and in the case - records of the villages concerened.

Rates of rent according to local standards.

The low rates are found in the hilly tracts in the Bamutiya and adjoining parganas, and in Dharampur and its adjoining parganas, - 4 annas to 10 annas per kani. Ordinary rice land in the centre of pargana Nurnagar varies from Re. 1 to Re. 1-8. The better class lands in which jute can be produced as well as rise go up from Re. 1-10 to Rs. 2 per kani. In the Central Division the khas raiyats pay from Re.1-8 to Rs. 2-8 for ordinary rice land; the small tenure- holders, however, rack - rent as far as they can,and extract from their tenants as much as Rs. 5 for land for which a khas raiyat would pay Rs 2-4. Again, in the Southern Division, the ordinary rates for ordinary rice lands are Re. 1-8 to Rs. 4 a kani. Here the under -raiyats are forced to pay competition rates up to Rs. 7 a kani. Throughout the entire khas area the rents are lump rents, and the same rates are practically imposed upon all classes of land. Within certain parts of the taluki area, the homestead and arable lands are separately assessed at acknowledged rates. Homesteads generally work out to about Rs. 2 per kani, but of course supply and demand are determining factors.

210. The same calculations as to circle rates were made with reference to the assessment of lands after the settlement, as was done for the ascertained assessment previous to the settlement. The results are shown in a similar statement:

Class.	All -round rate per acre of whole holding after the settlement.				Percentage of area held at each rate to the whole area.
	Rs.	a	Rs.	a.	
I	1	12	to 2	0	3
II	2	0	to 2	8	6
III	2	8	to 3	0	16
IV	3	0	to 3	8	25
V	3	8	to 4	0	32
VI	4	0	and upwards.		18

Out of the 75 blocks or circles for which these statistics were framed ,44 circles,including the whole of the Northern Division , remained unchanged in their rate ,and 31 cirles had an increase in each of their rates. The incidence of rent both before and after the settlement is graphically represented in the coloured maps which accompany this report.

211.The value of occupancy- rights has increased very considerably . From different sources I have obtained data on the subject. At attestation a record was kept of such transfers of occupancy-rights as came to notice. The records of the proceedings in connection with land acquisition for the Assam-Bengal Railway furnish some details,and the figures of eight registration offices have been analysed.From these entirely different sources a surprising agreement has been obtained in the case of Chhagalnaya and Chauddgram thanas. Outside the estate in Tippera district, land is much dearer in Gangamandal estate;while in Noakhali district land

Value of occupancy-rights

is cheaper in the adjoining estates of Maharaja Durga Charan Law contained within the Feni thana. It also appears that throughout the district of Tippera land was acquired fairly cheaply by Government for the Railway Company . In the accompaning statement,the land in the immediate vicinity of Comilla must of course be excepted. In that quarter there in an increasing demand for land ; and within this year 1899 the occupancy rights of agricultural lands within Comilla have been sold from Rs.500 an acre:-

Valule of occupancy rights in rupees per acre.
(1 Acre= 2$^{1}/_{2}$ Tippera kanis)

Thana Division	Estate Division.	Settlement Officer's enquiries.	Railway land acquistion office.	Sub-Registry offices.
1	2	3	4	5
District Tippera				
1. Brahmanbari (Hills)	Northern Division (Hills)	42.1	20.0	...
2. Ditto (plains)	Sarial Estate	75.8	...	...
3. Nabinagar	Northern Division (plains)	73.0	...	81.4
4. Kasba (North) Ditto	59.9	35.0	78.2	
5. Ditto (South)	Gangramandal Estate (East)	....	61.4	....
6. Muradnagar	Ditto Ditto (west)	....	....	102.4
7. Kotwali	Central Division (North)	71.8	61.5	65.0
8. Chauddagram	Ditto Ditto(South)	43.7	...	43.8
9. Laksham District Noakhali.	Homnabad Estate	45.8	...	...
10. Chhagalnaya	Southern Division	65.0	...	66.2
11. Feni	Durga Charan Law Estate	38.0	...	28.7
12. Sandwip and Hathiya	Government Estates	32.0	...	...

212. These figures may be compared with those which have appeared in the Settlement Reports of North Bihar. For Muzaffarpur and Darbhanga the transfer price is Rs.50 to Rs.60 per acre; while in the North of Champaran an average of Rs. 17 has been found , and in Saran an average of over Rs. 100.

213.The proprietary right is that right which is vested in all the rent receivers . This proprietary right was calculated by the Land Acquisition Officer, Babu Rasik Lal Sen, according to a sliding scale which I have converted as follows:-

Value of the proprietary right.

Land of whihc the rent per acre is				May be worth for the proprietary right the following number of years purchhase of the annual value.	
				Northern Division	Central Division
Rs.	a	Rs.	a.		
	Up to	3	12	20	20
3	12 to	6	4	16	18
	Above	6	4	12	14

The value of the taluki right in taluks held at a veriable rent varies of course very much: there are so many determining factors. But in vague terms it is stated by the people themselves to be 14 to 18 years' purchase. During the Land Acquisition proceedings the following formula was employed for calculating this taluki right after the total sum to be paid for the proprietory interest had been determined:-

$$\frac{\text{Value of talukdars' interest}}{\text{value of talukdars' interest}} \quad \frac{\text{Rental paid by raiyats less collection expenses, less rent paid to zamindar}}{\text{Rental paid by raiyats less collection expenses, less rent paid to zamindar.}}$$

This ,it is to be noted ,applies only if an abatement for Government revenue is allowed. If no abatement is allowed, then the proportion is as follows:-

$$\frac{\text{Value of talukdars' interest}}{\text{Value of zamindars' interest}} \quad \frac{\text{Rental received from raiyats less collection expenses, less rent paid to the zamindar.}}{\text{Rent paid to the Zamindar.}}$$

Previous to the present settlement the value of the ordinary talukdar's interest was about three-fourths of the gross proprietary interest. In the Civil Courts, however, there has been a tendency to consider the talukdar's interest and the zamindar's interets as each about one half of the whole proprietary interest.. As for taluks held at fixed rent the shares in such cases were nine-tenths of the proiprietary interest for the talukdar and one-tenth for the zamindar.

214. There is much in the fiscal history of Eastern Bengal which is the reverse of the history of Ireland. Here prices and rents have steadly risen, there they have steadily falen ; e.g. , in Munster, prices have fallen by 10 and 14 per cent, rents by 30 and 50 per cent . The landlord's interest is now 14 , 15 and 17 years of the annual value in Ireland; in Eastern Bengal one ought to expect at the least 18 to 20 years purchase.

CHAPTER II.

FINANCE AND FINANCIAL RESULTS.

Estimates.

215. When the operations were commenced in 1892, it was hoped by the Director of Land Records that the survey and settlement would be completed within the three years 1892 to 1895,and that the cost would be only Rs. 1,77,920. The actual cost has been Rs.5,28,002 up to the end of June 1899 ;and the settlement has taken slightly over seven years. Intervening estimates were made by the Director in June 1893 for Rs.3,20,236 ; in October 1893 for Rs.2,81,243; and in September 1895 for Rs. 4,50,000. In submitting my apportionment report in August 1896 , I estimate Rs.4,41,417; and the Director,in forwarding the report , made an estimate of the total cost, which works out to Rs, 4,50,000. In submitting the budget estimate for 1899 -1900 , the Director estimated the total cost at Rs.5,91,435. It has been found possible to complete the operations within this amout. The budget for 1897 -1898 was Rs,73,860 , but only Rs.58,883 was spent; for 1898-1899 Rs. 92,512,, but only Rs,80,478 was spent. I mention a few of the remarks which were made from time to time regarding the in crease in the cost as orginally estimated. It had been recorded in the Government letter No. 136T.-R, dated the 12th May 1892, that unforseen difficulties might present themselves, and that the cost could not be acourately gauged. In June 1893 , Mr. Macpherson showed that the cost depended upon the extent to which applications for fair might be $4^{3}/_{4}$ annas per acre; but it might be twice as great,or even greter, if the parties did not settle their disputes amicably. Then in November 1895, by which the estimates had been raised to $4^{1}/_{4}$ .lakhs ,t he Board wrote that the Manager admitted that the Maharaja had no just cause of complaint at the increae in cost.

Deposits.

216. In the case of the settlement of private estates, it is the rule that the estate should deposit sufficient funds to carry the operations to a close. By April 1897 the Raj had advanced in different sums a total of Rs 1,85,000. The amount transferred from the compensation due to then Raj for lands acquired by the Assam-Bengal Railway was Rs. 46,164-0-6. Under Government order No. 2065 L.R. dated the 17th April 1894 , the principle of this transference was approved. Now the gross expenditure by April 1897 was above $3^{1}/_{2}$ lakhs. The account at the credit of the Chakla Roshnabad Settlement Fund had therefore been considerably overdrawn, ,he overdrawings being simply advances by Government. The late Maharaja had been informed in Government order no. 136 T.-R., dated the 12th May 1892 , that after deposit had been made up to a lakh, he should apply to Government from time to time for advances to carry out the work. This direction was repeated in Government order No .953 T-R, dated the 5th September 1893 , to the effect that a loan to bear interest at $4^{1}/_{2}$ per cent. should be applied for of such amount as was desired or considered necessary; and that such security as might be necessary would be required . Up till the end of 1894 the deposits were sufficient. The Coimmissioner of Chittagong then requested the Raja to deposit more or aply for a loan. The Collector then pointed out that Rs. 40,000 might be paid in on account.But i n April 1895 the Manager remonst rated against paying any more ,and requested an ad advance up to a lakh without the necessary of giving security by the mortage of the zamindaris(No.108, dated 9th April 1895) . In November 1895 the Board submitted the papers accompanying the Manager's litter to Government, with the remark on this point that the order of 1892 disposed of the matter, and that it was for Government order, No. 5628, dated the 17th December 1895, directed that, in order to enablethe Maharaja to meet the cost, ,Government would be prepared to advance whatever funds we required in reason, without calling upon him to mortage any portion of his estate as security, with interest at.$4^{1}/_{2}$ per cent. It was understood by the Board that this superseded the orders of 1892 and 1893, and that no formal application would be required , and they passed by, within comment,a report of mine dated a year later, No. 215, dated the 26th November 1896, in which my intention was to show that nothing was being done by the Raj authorities. I stated that

no advances on definite terms had been given, nor was I aware that any such had been applied for. The excess expenditure had been treated in the office of the Accountant-General as advances recoverable,but no interest had been charged upon the outgoings in excess of the deposits. As far back a s December 1893, Government, in the Financial Department, had set aside Rs. 25,000 as the first part of a propsed loan of Rs.1,25,000 to the Raj;but this was never applied for. Then in January 1894 Government were aware that no application for this loan of $1^{1}/_{4}$ lakhs had been made;but that enquiry had been made regarding the interest to be charged. In the Manager's letter of April 1895 , the reason of the failure to make this application was stated to be repugnance to the idea of mortgaging the zamindari. So Government in July 1897 began to enquire as to this expenditure in excess of deposits, and how future expenditure was to be met. It was snown that the overdrawings had simply been made from cash balances at the reasury. The interest on the past overdrawings was first settled in communication with the Accountant-General,and the amount up to 31st March 1897 was put down at Rs. 8,826-1-11. Next it was settled that the Government would advance a sufficient amount to complete the proceedings. But the questions were put by Government ,why the Raj could deposit no more, and why the irregular practice had arisen of paying in excess of deposits. These orders and enquiries appear in Government order No.155 T.R. dated the 7th June 1898. Before replying to Government ,the Board asked the Raja, in their No.210A., Dated the 16th June 1898, through the commissioner of Chittaong, to take a formal loan of two lakhs, or to deposit that amount. They reply to the enquiries of Government are contained in the Board's No.634A , dated the 6th July 1898 , in which it is explained ,as noted above, that the Board had understood that the order of 1895 superseded the order of 1893 . In that letter of the Board ot was stated that their interpretation of Government orders had governed all the proposals of the Settlement Officer, of the Director of Land Records,and of the Board. In this connection I record that I wa well aware that the Raj was not doing why it had been asked to do namely to apply for advances. Hence my report of n December 1896 ,and my proposal in January 1898 to the Director that the past overdrawings should be calculated as specific loans(Director's No 49 T.S., dated the 29th January 1898) .The Manager, in his no .219 C.R. ,dated the 19th July 1898, agreed under protest to take a loan of two lakhs. The Governement of Bengal then communicatedthe facts in Government order No.571 T.R., dated the 3rd October 1898, to the Government of India ,and after a reappropriation had been diirected in Government of India, Finance and Commerce Department's No.4840A., dated the 5th November 1898 ,the Bengal Government sanctioned the loan in its No.3960, dated the 27th December 1898. The letter of October 1898 explains the history of the financing of the settlement ,and how the two lakhs are made up.Rupeess 1,39,386, previously expended by Government in excess of deposits to carry on the settlement and entered under advances recoverable, were to be treated as a loan. This amount has now ben entered as a deposit to the credit of the Raja. The balance of Rs. 60,614 was to be also lent and credited to the deposit account.The orders of Government were communicated to the Manager towards the end of January 1899; but it was not till the very last day of the financial year that the bond was properly prepared and executed and the transfer made in the Treasury. The Manager had asked for instalments of Rs. 13,000 in repayment, by Rs. 40,000 was required to be paid in half-yearly instalments. The Board subsequently in No .328A., dated the 12th June 1899 , directed that no cash repayments were at present required.

217. In the above account I have kept in view that the deposit account is a matter purely between the Raja and Government. The Raja overdrew his account,and he has been asked to convert his amorphous overdrawings into a tangible loan. The amounts which will be set off against the total expenditure should not be confused or amalgamated with deposits.They come under three heads,-(a)Traverse survey, (b) Court-fees and(c)Miscellaneous deposits. The first item was calculated according to precedent at Rs.25 a square mile on an area of 559.15 square miles. The amount of Rs. 13,978-12 was

Amounts to be set off against total expenditure.

sanctioned in Government of India order No.$^{871}/_{55.2}$. dated the 9th April 1896. There was much correspondence resulting from the manager's request that the Government share should be 25 per cent. of the total cost; but the matter was decided in No. 5628L.R., dated The 17th December 1895, and the question was not permitted to re-opened. Under the general rule, receipts from process and court-fees are to be deducted from the total costs. The amount has been much underestimated. The amount was first estimated at Rs. 5,000: later, in Government order No. 571T.- R., dated the 3rd October 1898 , at Rs. 17,000; but the actuals up to the end of June 1899 amounted to Rs. 37,865-1-0, made up as follows:-

	Rs.	a.
1893	129	7
1894	260	10
1895	3,071	8
1896	4,221	5
1897	13,933	14
1898	11,468	13
1899	4,779	8

Miscellaneous receipts have been made up of confiscated deposit of fees for amins Rs.830-11-0, sale-proceeds or forms Rs.44-12-9 , sale -proceeds of Trading cloth Rs. 75-6-6 , sale-proceeds of old stores Rs. 323-3-6, fees for copying and comparing deposited in cash Rs. 680-11-8 and other items of receipts Rs, 1,131-7-6 ; in all Rs, 3,086-4-11. The total of the above set-offs,Rs. 54,930-1-11, has to be deducted from the gross cost of the operations.

Gross expenditure 218. The total expenditure form the beginning to the end of June 1899 was-

Survey	Rs.
Traverse	22,829
Boundary pillars	21,230
Field survey	75,379
Record-writing	1,07,136
Total	2,26,574

Settlement	Rs.
Attestation	1,30,999
Settlement of fair rents	95,161
Other case work	16,607
Publication	9,966
Copying	21,521
Statistics	14,500
Recovery	12,674
Total	3,01,428

219.The incidence of gross expenditure,according to different units, is-

	Per 100 field numbers	per acre	Per square mile.
			Rs.
Survey	4 annas	$10^{1}/_{6}$ annas	409
Settlement	$5^{1}/_{3}$ annas	$13^{3}/_{5}$ annas	545

The gross cost of the survey and settlement proceedings is thus slightly under Re.1 annas 8 per acre, and net cost nearly Re.1 annas 6 per acre. The cost of computation and the cost of collectiin are included against recovery, and their total was 6 per cent. of the amount realized.

220.The accounts of the settlement cannot be closed for some time after I have left. To prevent future misapprehension, I record here exactly how the net amount due to or from the Raj will have to be calculated.

Adjustment of accounts with the Raj.

At present the Accountant-General has entered to the credit of the Raj account items which are more properly-set-offs against the whole settlement.

E is the gross expenditure, inclusive of -

(a) Cost of forms and stationery.

(b) Share of the Director's office.

(c) Cost of badar work in the Survey office.

S is the set-offs, including-

(a) Cost of Traverse Survey .

(b) Court and process-fees.

(c) Miscellancous credits-

(1) Amin's feess

(2) Sale-proceeds of old stock etc.

E - S is the apportionable amount of all landholders and occupiers.

G is the amount payable by Government on account of lands for public purposes.

E -S- G is the amount due fron the Raj and its t nants, including tenure-holders and raiyats.

R is the amount of which may ultimately be recovered in cash from the tenants.

E - S -G - R is the amount due from the Raj.

L is the amount of the past overdrawings and the present loan.

I is the interest on L.

D is the amount deposited in cash.

C is the railway compensation.

The adjustment depends upon whether

(D+C+L) or (E-S-G-R+L+I).

If the former is the greater, Government will pay the difference to the Raj; and if the latter is the greater, the Raj will pay the difference to the Government.

Of the alove items, S,G,D, and C are known with tolerable accuracy; but E,R and I can still only be estimated.

CHAPTER III.

CONCLUDING REMARKS.

221. Throughout this report will be found instances in which in the future the administration might be imprved. The cardinal defect has been the want of good survey papers and maps. The ijara system can boast of no virtue except facility of collection ; yet the Raj has had in the past to sue for the ijara rents and to be content tlo receive them in instalements. The whole system of taluki assessment has been without system, based was it ws no kabuliyats to which efect was never given. The jala mahals were base on a fiction. Taluks have been assessed at too high amount by Courts with the result that the rents had to be subsequently amicably reduced. Alleged rent-free lands were declared by Courts to be mal lands,but they were never assessed. Taluks were bought in when auctioned for arrears of rent,and re-settlements were not made ,but money was wasted in attempting to hold them direct in the face of the opposition of ex-talukdars and ijmali talukdars. No satisfactory audit was made of tahsil accounts, and tahsildars, when found out in embezzlement,have been too easily let off. Not sufficient devolution of power was given to a manager in connection with rents. In the following instances a manager should have the power to deal with the case direct . A man pays regularly Re. 1-4: it is accepted,but no rent receipt is given. In the landlord's papers Rs 2-8 is entered; and the nominal arrears go no piling up. A manager should have the power of strike off the fictitious arrears if he finds that arrears are fictitious . Regarding arrears before the settlement record was prepared, some steps should be taken tro distribute them in the standard from-

Defects and abuses and their remedies.

(1)admitted and payable;

(2)admitted and not payable;

(3)disputed , but landlord in the right;

(4)disputed and landlord likely to lose in the Civil Court .

The Raj has been negligent in the matter of jots sold up for arrears. The old holder simply remains as an occupant without payment, and in due course manufactures some false rent- free title. Or, if he gives up possession, the neighbours all take pieces out of it until the *jot* disappears. A fresh settlement with a new man or the old holder should be promptly made. Sometimes it is not entered in the *talabbaki* that the *jot* has been sold up. As rent is not paid, fictitious arrears accumulate and give a wrong impression. In Tishna pargana I found more than 300 of these lost *jots*.The ijaradars are to blame in great measure, too, for confusion about the rents. Before an *ijara* expires, the ijaradar says to a raiyat: "Pay me Rs. 2, and I shall alter your rent of Rs. 5 to Rs.3 in the rent-roll ; if you do not, I shall make it Rs. 7." The tenant refuses to pay. The mahal then reverts to the Raj. The tenant says his rent is not Rs. 7, and pays nothing. This is "*ozuri jama.*" Or the tenant pays the gratification asked for ; then the ijaradar writes him down for Rs. 3 and the balance Rs. 2 against some mythical personage,say, Karim Baksh. When the Raj obtains the mahal and proceeds to collect, no one admits this Rs. 2 rent: no one has ever heard of Karim Baksh. This is the "*bhua jama.*"

In the Southern Division the interlocking of collection-registers is good, but the chief check which is followed in Government estates, namely, the comparison of the receipts in the raiyats' hands with the counterfoils in the tahsil office, is altogether wanting. It is not enough to check the cash-book with the counterfoils. The centralization of zamindari administration at Agartala could not have been a good plan. A change was made for the better by the subdivision in 1890 into the three present division. But

there is still room for more decentralization of supervision. It should not be made quite easy for a tahsildar to go on for years embezzling, then to destroy his cash-book, to pass the limit of his security, if any is given at all, and to have his security never checked. The local management at tahsils should be made to use the maps which have been prepared and of which the Raj is taking copies from the Survey Office. The only sound way of making resettlements is to see the land or its tracing on the map. The tahsildars, if left to themselves, would prefer to examine the khasra without using the map at all.It is hoped that with the help of a fairly reliable set of records, the Raja may cause the administration of the zamindari to be better than it has been in the past, and not permit his resources to be squandered, and his tenants to be oppressed.

222. It is a pity that so little is returned to the tenants in the shape of permanent improvements. There is still much scope for the exercise of the qualities that appertain to a good landlord.There are openings for beneficent expenditure in the extension of dispensaries, in the furtherance of primary education, and in the improvement of the water-supply by the re-excavation of tanks. The office buildings at Mogra, Feni and Comilla should be kept in a state worthy of the position of their owner,and proper protection for records might be made at all collecting centres. As in all well managed estates, a fixed proportion of the income should be set aside yearly for improvements and repairs. As long, however, as the income from the zamindari is looked upon as a bank account, in connection with which a blank cheque book is given to the Agartala officials to draw on at will , there is no hope of the estate ever receiving its fair share of repairs and improvements. In such a case, instead of being a modes to other landlords in East Bengal,there is every chance of the estate exhibiting the worst features of absentee landlordism.

Views of civil and Criminal Courts since the settlement.

223. There seems to be want of uniformity in the Civil Courts about giving remissions on account of lands which have fallen in the Railway. AMunsif can find from the khatian the present net area and compare it with the previous *guzasta* area. In the Northern Divisions our maps were prepared before the acquisition of land for the Railway,and show the fields now covered by the Railway embankment, and the two boundaries of the Railway. In the other divisions the mapping was, as a rule, subsequent to the demarcation of the Railway boundaries. In case No. 510 of 1897 before the third Munsif of Brahmanbaria, the defendant's admission as to the net rent was accepted. In case No. 1459 of 1897 in the Court of the second Munsif of Brahmanbaria, though the Khatians were examined, yet no remission was granted, and a decree was given at the old rent, the reason being that there was nothing on the record to snow the amount of reduction of rent. Then, again, in connection with *guzasta* rents there are some discrepant decisions. In rent suit No. 282 of 1898, before the Sadar Munisf of Comilla,the Munsif said that it was no doubt necessary in the settlement proceedings to find out the *guzasta jama* for the purpose of settling fair and equitable rents, but the Settlement Officer's decision on the amount of the *guzasta jama* was not conclusive in a case for recovery of tent at the guzasta rate. He further said that he could discern no clear finding as to the *guzasta jama* in the judgment of the Settlement Officer. The finding was, however, as a matter of fact, included in the general finding on excess area. I may remark that in the majority of cases there is a separate issue as to *guzasta rent.* In that particular case the tenant's admission as to the former rent was accepted by the Munsif. The Subordinate Judge, who heard an appeal against this case (rent appeal No. 414 of 1898), said that, whether the decision was taken in the light of a decree under section 107 or as an undisputed entry under section 109, the *guzasta jama* in the record-of-rights should have been accepted in the absence of any evidence on the side of defendants. Even he, however, guarded his conclusion by saying that he came to it "not without some degree of hesitation." There was another case at Feni, No. 340 of 1898. In that case a certified copy of the judicial decision under section 104 was filed. The village had recently come out of farm, and the plaintiff had no other evidence. The defendants had no evidence as to their rent and no rent receipts.

The Munsif worte that he could not take the Revenue Officer's decision as to *guzasta* rent as binding on his Court. Now in this case there had been a separate issue as to *guzasta* rent, and this had been judicially decided. I contrast the attitude adopted by some of the Civil Courts in these districts with that of the Munsif of Bhola, in Bakargunge district, within those jurisdiction is Dakshin Shahbazpur, as indicated in his remarks, which are here quoted:-

That the record has to a great extent contributed to the speedy disposal of rent suits must be confessed. In cases in which there is no such record, to be utilised,we are now required to wade through an interminable mass of collection papers in order to determine the rents." --(*Report of the Survey and Settlement of the Dakshin Shahbazpur Estates by Babu Pyari Mohan Basu, paragraph 200, Calcutta, 1896.)*

The magisterial staff at Comilla and Feni, have acknowledged that the existence of a settlement record has been of considerable assistance, and there has been a marked decrease in criminal complaints, especially at Comilla, within the thanas to which the record refers. At Brahmanbaria, on the contrary, neither the Subdivisional Officers nor the people seemed to show the slightest cognizance of the existence of the record.

Maintenance of the records

224. Nothing has yet been done to arrange for the maintenance of the records. The Raj are making copies from the copies given to them for the use of their tahsil cutcherries; and in these drafts they might keep all changes up to date for their own information. If the copy of the map is kept in use, it is sufficient to keep in a working *jamabandi* the numbers of plots opposite each tenant's name. At present there is no separate *jamabandi.* The tenant's rent and area are simply recorded at the head of the *talabbaki.* I would suggest that the present from of *talabbaki* be retained, and that a working *jamabandi* be kept, showing the numbers of the plots with their areas and gross area and rent.To my mind the important point is, in the absence of any staff for maintenance, to have record with some antecedent probability, which can be taken as the basis of an enquiry at any future date, either in a title suit or in a criminal complaint for trespass. And the next chief point is that the tahsil staff should be made to use their copies and their maps, especially the latter, on the occasion of re-settlements.

Attitude of the tenants throughout of the procedings.

225. In the yearly reports mention was made of obstructiveness on the part of the tenantry. In three sporadic instances they resorted to violence. As time went on, they gave up their passive opposition; and after the recovery of costs was properly started, some who had previously done their best to oppose the preparation of the record, were most desirous of obtaining the copies prepared for them.

Acknowledgements.

226. In concluding this report an acknowledgement of my indebtedness is due to Mr. McHatton, the Survey Officer. Of my prodessors, Babu Kali Sankar Sen, Rai Sarat Chandra Banerji, Bahadur, and Mr. Borada Charan Mitra, I am not in a position to speak. There have been altogether ten Revenue officers under me. The following Deputy and Sub-Deputy Collectors bore the burnt of the work : Babus Bivesvar Bhattacharjee, Moti Lal Roy, Jogendra Kumar Bose, Surjya Kumar Das and Annada Charan Guha. My acknowledgements are due to them for much hard uninteresting work, which, nevertheless, had to be performed with patient forbearance and unceasing attention. Babu Charu Charan Chatterjee, Maulvi Fazlar Rahaman, Maulvi Aminul Islam and Babu Sarat Chandra Mukherjee were engaged for shorter periods. Babu Kailash Chandra Biswas was a kanungo in the beginning and was promoted to be Revenue Officer, and deserved his promotion. The Recovery Officers, Babus Bipin Chandra Deb and Mohendra Lal Chowdury, have done well.

Amongst subordinate officers, Mono Mohun Dutt has been head clerk and Accountant since 1895, throughly efficient and reliable; Ananda Chandra Pal was a good Peshkar; and Jnan Chandra

Chowdhury has managed well his share of the Head Office work. Amongst head muharrirs, I wish to thank especially Sarat Chandra Ghosal and Tara Prosanna Basu for their unselfish and accurate supervision; and others worthy of mention are Umed Raja, Rasik Chandra Bhattacharjya and Srish Chandra Guha. To all these and to many others too numerous to mention, my thanks are due for the hard work they have done and the assistance they have rendered.

Six District Officers have been in Comilla since 1894, Messrs. Carlyle. Bell, Radice, Kennedy, Rankin and Harris; and to each I am indebted for cordial help. To Mr. McMinn, the Manager of the estate, and to the Raj Dewan, Babu Baikuntha Chandra Chakravarti, I have been very considerably indebted. And the last, by no means my smallest, obligation is to the Directors of the Department of Land Records and agriculture, Mr. Macpherson and Mr. Lyon, to whose confidence and encouragement is due whatever degree of success may have been obtained.

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[Nos. 55-56]
Member in charge.
THE HON'BLE MR. G. TOYNBEE

No. 766A

From

R. W. Carlyle, Esq., C. I. E.
Offg/. Secretary to the Board of Revenue, L. P.

To

THE SECRETARY TO THE GOVERNMENT OF BENGAL REVENUE DEPARTMENT

Dated Calcutta, *the 27th June 1900*

Sir,

In continuation of the Board's letter No. 70A. dated the 18th January 1900, forwarding a copy of Mr. J. G. Cumming's Final Report on the survey and Settlement of the Chakla Roshnabad estate n the districts of Tippera and Noakhali, I am directed to submit herewith, for the consideration and orders of Government, a copy of letter No. 115T. S., dated the 15th May 1900, from the Director of Land Records, Bengal, containing his review thereof.

2. The Final Report is a very valuable and suggestive record of facts, and the Director's review leaves very little for the Board to add. While considering its matter, mode of execution, etc., to be excellent, the Board agree with Mr. Lyon that further information as to the results of the settlement of rents would have been acceptable. The inclusions of fractions of rupees in paragraph 123 and other parts of the Report is also a breach of Rule 85 (as inserted by Circular Order No. 21 of October 1897), Chapter 4, Part III, page 84 of the Survey and Settlement Manual, 1895.

3. Mr. Cumming's suggestions as to the remedies to be applied to remove the defects and abuses existing in the present management of the Raj, and as to the improvements, etc., that should be effected, are worthy of the special attention of all concerned with the administration of the tract recently settled. These, inserted in various parts of the Report, are summarised in paragraphs 221 and 222. In paragraph 3 of his review Mr. Lyon invites attention to some of them, and the Board agree with him in thinking that a yearly contribution of only Rs. 948 to the cause of education from such a fine property of over 550 square miles, with an actual rental after settlement, of Rs. 6,76,000 is quite inadequate. In this connection the attention of the local officers will be specially invited to the Settlement Officer's suggestions in paragraph 25 of the Report.

4. The Settlement Officer's solicitude (vide paragraph 26 of the Report) regarding the increased deterioration of the cattle in this estate, owing to the reduction of the grazing area (due to the incorporation of many plots of waste land into rai ati holdings at the present survey and settlement), appears to be real and of some considerable importance to the local landlords and tenants, but the Board do not see how any organised method of improving the breed can be of effect until the food-supply is also improved or increased. Tillage by cows is a special feature in this estate, which is apparently unknown in other parts of Bengal.

5. In the case of the Burdwan Raj khas mahals, the Settlement Officer stated in paragraph 132 of his Final Report that the custom of transferring occupancy holdings without the consent of the landlord was universally prevalent; and that although the transferees were not recorded in the landlord's

papers as tenants, they were sued for the rents of their purchased holdings. Mr. Cumming, however, in paragraph 65 of the Final Report makes a guarded statement regarding the existence of this custom in Chakla Roshnabad. He says it exists there subject to registration in the landlord's sherista by payment of fees, and the Board think this is the general rule in other private zamindaries also.

6. A satisfactory conclusion to which the statistics collected during settlement of transfers of occupancy rights point is that the professional money-lendar has no perceptible hold on the tenantry in the area settled, the well-to-do cultivator lending money to his needy neighbours. Another good feature is, as noticed by the Director, that in this estate the tendency of development is towards subdivision and not subinfendation, showing less speculation in land by middlemen. The very small proportion of non-occupancy to other tenants, as disclosed by Appendix V (g) to the Report, is an excellent result of the settlement, but the chief benefit conferred by it appears to be the uniformity of measurement by one standard throughout the whole area.

7. The question of rent kists is a always more or less important to the tenants, as interest is usually added on the arrears of rent accruing after the kist is over. In this connection paragraphs 50, 51 and 67 of the Report should be read, and the suggestion of Mr. Cumming for the substitution of three in place of the existing seven kists of rent-payments may be pressed by the Collector, in his capacity of Political Agent, on the consideration of the Raj.

8. Two other points to which the Board desire to call attention of the local authorities are those mentoned in paragraph 160 of the Final Report, viz.-

i) Adjustment of the rents of some raiyats in the khas area from Lalmai Station to Rajapur Station, who lost lands in the acquisition proceedings for the Assam-Bengal Railway; and

ii) Demarcation throughout of the railway lands by permanent boundary marks so as to exclude tenants now cultivating lands within railway boundaries.

9. On the subject of the re-writing, in accordance with the settlement records of such portions of the Collectorate registers as are concerned with the Chakla Roshnabad estate, proposed by Mr. Lyon, a special report is being called for from the Comissioner of Chittagong to be submitted through the Director of Land Records, Bengal.

10. With reference to paragraph 205 of the Final Report, I am to say that the Board have already directed proceedings to be taken for the valuation of the estate for the assessment of cesses.

11. The survey and settlement work has taken eight years to complete, and it has been done at a gross expenditure of Rs. 5,29,000 or Re. 1-8 per acre, resulting in an increase in the rental of Rs. 92,000. The cost rate is three times as much as the standard rate of 8 annas per acre, but the reasons for this high incidence of cost have been fully explained by the Director.

12. After the trouble and expenditure incurred, it is hoped that the Raj will not neglect to take all necessary steps to maintain the records properly, and the Board recommend that the special attention of the management staff be called by the Collector to Mr. Cumming's suggestions in paragraph 224 of the Report and to Mr. Lyon's remarks in paragraph 17 of his review, and also to the rules on the subject in Appendix M to the Board's Survey and Settlement Manual, 1895.

13. In conclusion, the Board desire to acknowledge the good services of Colonel Sandeman and Mr. W. C. Macpherson in connection with the survey-settlement. In view of the difficulties (set out in paragraphs 152, 166 and 192) overcome, and the excellent result of the numerous appeals, they also

desire to point out that the greatest credit is due to Mr. Cumming, and they entirely concur with Mr. Lyon in the high encomiums passed on him. He is an officer of most untiring zeal and energy who never spares himself when work has to be done, whether in office or in the field. The Board also acknowledge with pleasure the services of Mr. McHatton, the Survey Officer, and the good work done by Mr. Cumming's subordinates.

I have the honour to be,

Sir,

Your most obedient Servant,
R. W. CARLYLE
Offg. Secretary

No. 248A

Copy forwarded to the Director of Land Record, Bengal, with reference to his No. 115T. S., dated 15th May 1900, for present information and guidance.

2. His special attention is invited to paragraph 9 above, and he is requested to submit the special report called for with his remarks when received.

By order of the Board of Revenue, L. P.

R. W. CARLYLE
Offg. Secretary

Calcutta

The 27th June 1900

No. 228A

Copy, with copy of Report and the Director of Land Records' review, forwarded to the Commissioner of Chittagong for information and guidance.

2. His special attention is invited to paragraphs 3, 7, 8, 9 and 12 above, and he is requested to submit the report called for in paragraph 9 as directed.

By order of the Board of Revenue, L. P..
R. W. CARLYLE,
Offg. Secretary.

CALCUTTA ;
The 27th June 1900

DEPARTMENT OF LAND RECORDS AND AGRICULTURE, BENGAL

No. 115T. - S

FROM

P. C. LYON, Esq. I. C. S.

Director of the Department of Land Records and Agriculture, Bengal

To

THE SECRETARY TO THE BOARD OF REVENUE, LOWER PROVINCES

Dated Darjeeling, the 15th May 1900

Sir,

I continuation of Mr. Maddox's letter No. 74S., dated 6th January 1900, I have the honour to forward herewith my review of the Final Report on the Survey and Settlement of the Chakla Roshnabad Estate in the Districts of Tippera and Noakhali, submitted by the Settlement Officer, Mr. J. G. Cumming, I. C. S. This review was postponed, with the permission of the Board, until my return from privilege leave and I have fortunately been compelled to delay it somewhat further, having found it impossible to fully examine the report until after the conclusion of my tours in April last.

2. The report appears to me to be clear and complete, while it is conspicuous at the same time for its excellent arrangement, and for the admirable sence of proportion which has guided its author in the rejection of details, and in the condensation of the enormous mass of accumulated material with which he has had to deal. The historical chapters from a valuable record of singularly painstaking investigation, while those which deal with the physical features of the estate, the condition of its population, industries, commerce, and agriculture, give ample evidence of laborious and accurate observation, and of sympathy with the people which invests Mr. Cumming's recommendations and conclusions with more than ordinary interest. These chapters have been illustrated by useful appendices, carefully selected from the notes and information gathered by the settlement staff in the course of their proceedings, and I may cite the specimens of leases and sanads, the long list of varieties of rice grown in the estate, and the valuable record of the prevailing wages of labour, as examples of the useful information that can be collected by observant officers on settlement duty without detriment to their daily work.

3.While it is unnecessary for me , in a review such as the present, to summarise or refer in detail to the miscellaneous information contained in the report, Iwould draw the special attention of the Board and of Government to Mr. Cumming's interesting remarks on the subject on the re-excavation of tanks, on page 5 of the report, and his recommendations on page 10 for the improvement of the internal communications of the estate. In his remarks on education, at pages 17 and 18 of the report, the Settlement Officer rightly suggests that something more might be done by the Raj for the instruction of its proper tenants. A total expenditure of Rs. 948 per annum is obviously inadequate as a contribution to the cause of education from such an important and valuable estate, the more especially when it can be shown that the tenancy in question are extremely backward and illiterate.It appears that an example has already been shown the Raj in this respect by the two gentlemen named by Mr. Cumming,and it is to be hoped that the subject will commend itself to the Raja as worthy of his personal consideration. In his carefully compiled chapters on "The condition of the people," page(22) and "commerce and Industries," (page 54), the Settlement Officer has published much interesting

information as to the materials wants and prosperity of the estate, and the picture presented is a satisfactory one, implying considerable progress and an absence of that chronic proverty which is the despair of administrators in so many other parts of India. In his "concluding remarks" on pages 125 and 126 Mr. Cumming draws the attention of the Raj to several points in which the administration of its affairs might be with advantage improved, and emphasises the duty of the landlord to return something to his tenants of the revenue he receives, in the shape of expenditure on dispensaries and the re - excavation of tanks, and in agricultural and other improvements. I understand that some of these remarks, have already been read with approval by the present Manager, Mr. C.W. McMinn, and that he recognises that Mr. Cumming, both in virtue of the experience he has had of the relations of the Raj with its tenantry, and of his own personal qualities, speaks with an authority which renders his advice of special value.

4.The area of the estate, including certain Government lands and petty estates falling within the boundaries of Roshnabad amounts to 558.47 square miles, and is contained in 1,510 village, all of which were cadastrally surveyed by the Survey Department. On pages 75 to 77 of the Report the Settlement Officer explains how this number of villages came to be reduced to to 1,506 for the purposes of actual settlement . These villages are comprised in three large blocks, the Northern Division containing approximately 207 squre miles, the Central Division 218 squre miles, and the Southern Division 129 squre miles. The first two of these are situated in the Tippera district, and the third is in the Feni subdivision of the Noakhali district. On page 78 of the report Mr.Cumming refers to the considerable discrepancy that exists between the number of villages as surveyed and settled , and the number of villages that appear for the same area in the Collectorate registers, and Mr. harris, Collector of Tippera , has expressed a doubt as to whether this discrepancy should not have been cleared up. As this has not yet been done, I think that action should now be taken to record in the Collectorate registers the names and numbers of the villages of the present survey within which the mauzas of those registers are situated, so that references from the registers to the records may be facilitated, and I would recommend that an early opportunity be taken to re-write, in accordance with our records such ortions of those registers as are concerned with the Chakla Roshnabad Estate. There can be little doubt, from the evidence adduced by Mr. Cumming, in paragraphs 132 and 133 of his report, that neither the revenue survey thaks nor the mauzas of the Collectorate registers from suitable units for any revenue or administrative work, and that the action taken by the Survey and Settlement Departments in 1893 and 1894 to ascertain actually existing villages has resulted in the mapping and record of reasonable geographical units which should not be disregarded . The whole area was surveyed in 897,000 fields and 101 , 367 holdings, giving 39 as the average size of a field, and 9 fields with an area of $3^{1}/_{2}$acres, as the average size of a holding.

5. "The greater portion of the estate , " says the settlement officer, " is nothing but a large rice-producing plain with villages dotted over it. " Of the 558 square miles contained in it, about 400 are cultivated , 40 are cultivable waste, and the balance is made up of uncultivable lands and water. Over four-fifths of the cultivated area bear a crop of rice, some 50,000 areas bearing two such crops within the twelve months, and all other crops occupy very insignificant areas compared with that of the rice crop , jute being cultivated in 8,000 acres only, chillis in 6, 700 acres, mustard in 4,750, an sugarcane in 2,300. The area under jute is subject to great fluctuations, but may be expected to extend considerably within the next few years.

6. Of a grand total of about 355,000 acres that came under settlement, 331,000 acres pay rent , 21,000 acres , or 6 percent. of the whole, are held rent-free , while a small area of 3,054 acrs is Government property. Of the rent-paying area, 161,400 acres are held by raiyats directly under the Raj 36,200 by tenure - holders with rents fixed in perpetuity, and 133, 000 by tenure- holders with variable

rents. In the Northern Division, four-fifths of this area is in the hands of tenure - holders, while in the Central Division the Raj holds two-thirds, and in the Southern Division over three-quarters, of the area, ither in its own possession or in that of its raiyats. In his chapter on Land Tenures , the Settlement officer has given an exhaustive account of the rent-paying and rent-free tenures within the estate, and I would call special attention to the note on agat taluks, on page 32 as evidencing the throughness and care that has been devoted to this branch of the subject. It is noticeable that , in spite of the large area held by tenure-holders, the tendency of development is towards subdivision, and not subinfeudation, as in the neighbouring districts of Bakarganj and Noakhali. This subdivision , rather than subinfeudation, is also the tendency in North Bihar, and indicates more firmly established interests in the land and more permanent cultivation, subinfeudation being more or less the result of speculation by foreigners in lands newly formed and increasing very rapidly in value from year to year. In the course of settlement operations in the Subderbans and Bakarganj, the evil effects of extensive Subinfeudation have recently been much commented on, and the problem is forcing itself on the attention of Government as to the best means of avoiding this in the Government estates that are constantly coming up for settlement and resettlement in these tracts.

7. The large majority of the raiyats were recorded as having rights of occupancy as settled raiyats of the villages in which their holdings were situaded, without any objection on the part of the landlord, and were thus confirmed by means of the settlement proceedings in rights which, although patently theirs , had not been always admitted without discussion on previous occasions. This is one of the excellent results which follows action take under Chapter X of the Bengal Tenancy Act in the case of almost all settlement operations carried out in these Provinces. Of the rest a few succeeded in establishing their claim to the status of "raiyat at fixed reents, "but these few are found to be entiled to such rights in any areas in Bengal, that have yet come under survey and settlement, and there can be little doubt that, while fixity of tenure is the right of most cultivators, it is very rarely accompanied by fixity of rent, and has only obtained its necessary corollary of fairness of rent through the exertions of the Courts and the Executive Government within the past few years. The areas held by non-occupancy raiyat, rent-free raiyats , and under raiyats are very small , amounting to scarcely more than 12,000 acres in all.

8.The relations between the proprietor of Chakla Roshnabad and his tenantry appear to have been of such an unsatisfactory nature at the time of the passing of the Bengal Teanacy Act as to occasion enquires by the District Officers of Tippera and Noakhali as to the advisability of the issue of a notification under section 101(2) (b) of that Act for the survey and settlement of the estate. In view of the fact, however, that strenuous action was being taken by the then manager to improve these relations, Government was unwilling at that time to press the matter strongly .These efforts were eventually unsuccessful, and after the submission of applications for the survey and settlement of portions of the estate, the Maharaja eventually applied, in October 1891,for the survey of, and the preparation of a record-of-rights for, the whole of Chakla Roshnabad, under section 101(2)(a) of the Act . The application was granted, and preparations were immediately begun for the commencement of the operations with the result that the traverse survey of the Northern Division was started in April of the following year, 1892 , 150 villages being completed before the advent of the rains stopped work. During the recess of this year a training school for cadastral amins was opened at Comilla by the Survey Officer, Mr. McHatton, and 125 men were thus instructed in survey and record-writing before the commencement of the next field season. The traverse operations were recommended in November 1892, and were completed before the close of the field season of 1892-93, while in the meantime the cadastral survey of the Northern and Central Divisions was commenced in January 1893 . By June 1893 the whole of the Northern Division and one-third of the Central Division had been surveyed cadastrally, the records being also written up for this area pari passu with the detailed survey. The

work was continued in the following field season, the whole of the work of the Survey Department being completed by July , 1894. After some experimental attestation work in a small area in the Northern Division , this work was commenced in earnest in October 1894 , and continued up to March 1898, the comparatively slow progress made being due to the urgent representations made by the Raj as to the difficulty that would be experienced by the landlord in properly following the work, if a larger staft of officers were to be appointed, and more rapid progress were to be attempted. The important work of rent settlement began in December 1894 , and lasted up to April 1899, when the operations were rapidly brought to a termination,the last records being finally published in June 1899, and the bound volumes of the record-of-rights being handed over to the Collectorate and the final report submitted, in the following month. The operations for the computation and recovery of the costs of the proceedings , in accordance with the apportionment order issued by Government in April 1898, could not, of course, be terminated before the submission of the Final Report, but all recovery work in the field came to an end in February 1900, and it is anticipated that the certificate work for the collectioin of the arrears, about Rs. 30.000, will shortly be brought to a satisfactory conclusion.

9. Mr. Cumming has commented but briefly on the survey and khanapuri work, which had been completed before he was appointed Settlement Officer in October 1894, but nere can be little doubt that it was barely satisfactory, and that subsequent stages of the operations brought to light much indifferent work that might have been a voided under more fortunate circumstances. Of the constant supervision exercised by Colonel Sandeman and my predecessor, Mr. Macpherson, the Board are well aware , and there were few of the details of the work, whether they concerned the forms of the principal documents that had to be prepared, the rules for the writing of the records, or the staff and the establishments to be employed, that were not fuly discussed and dealt with by these officers during the years 1892 to 1894, during, which time also the more important of the principles to be followed in the record of rents and status, and in the conduct of the operations generàly, were determined by them. But the exertions of those officers could not altogether compensate for the want of efficient supervision on the spot,and it is a matter for great regret that the suggestioin made by Mr.Macpherson early in 1893, that a member of the Bengal Civil Service should be appointed Settlement Officer, was not adopted until October 1894, when the whole of the khanapuri of the estate had been completed. Without desiring to animadvert on the successive officers who held this post before Mr.Cumming's arrival,it is sufficient to say that the inspection of this work was imadequate for the proper disposal of the difficulties and disputes that arose in the course of it. The country was unknown to the Settlement Department,and the intricate system of land-tenures was new to it, while at the same time the indifferent or hostile attitude of the tenantry, the ignorance of the Raj amla as to the proprietor's rights and claims, and the incompetence or venality of many of the amins, necessitated the greatest care and energy in the supervision of the recordwriting.During the progress of this complicated and difficult work, there were three changes of Settlement Officers. At the commencement of the operations Babu Kali Sunkar Sen, Deputy Collector, was in charge for eight months, from December 1892 to July 1893, when he went on privilege leave, a kanungo being left in charge of the settlement office during his absence . In December 1893 Raj Sarat Chandra Banerji Bahadur, from Assam, was appointed and had barely had time to master the main principles of the work before he was recalled to Assam, being succeeded in February 1894 by Mr. Baroda Charan Mitra, a member of the Statutory Civil Service. Mr. Mitra was much occupied during his short period as Settlement Officer in enquiries into the legal aspects of the work, and reverted to the general line as District and Sessions Judge on 21st August 1894. There was then a second interegnum of two months, when Mr. J.G. Cumming i.c.s. was appointed Settlement Officer on 21st October of the same year. Mr.Cumming remained in charge until the conclusion of the operations in 1899. It is more than probable that if Mr.Cumming had received the appointment 18 months previously,there would have been more constant and consistant supervision of the record-

writing than was actually attained, and that many of the mistakes that so hampered attestatioin and rent settlement work at a later stage would have been avoided.

10.In paragraph 152 of his report the settlemtn officer has given an admirable general account of the attestation proceedings,which sets for the with brief lucidity the chief of the difficulities which the officers deputed to this work had to encounter,and adequately suggests the patience and tact with which alone these difficulties could be overcome. To the excellent work done at this stage of the proceedings Mr. Macpherson has on more than one occasion borne testimony, and I myself had also experience of it before the conclusion of the operations. The most important of the questions that arose in the course of attestation are referred to in detail by Mr. Cumming in the succeeding paragraphs, and I would ask the attention of the Board to the remarks made in paragraph 156 on the subject of the enquiries made into claims to hold lands rent-free. In this matter, as in most matters upon which the Raj was at variance with its tenantry, Mr. Cumming held the balance with admirable impartiality between them, and there is reason to believe that the confidence thus bred in his decisions will reduce the litigation that might otherwise have arisen in the Civil Courts as a consequence of those decisions.

11. But the settlement of rents has proved by far the most protracted and contentious stage of the operations, and the Settlement Officer has rightly devoted to it a very considerable share of his report. While but little attention was paid to the facilities given by the Act for the filing of objections to entries in the record, and the institution of formal suits for the decision of disputes--only 3,467 objections under sections 105 and 263 suits under section 106 being filed --nearly 40 per cent.of the raiyats holding directly from the Raj, and 57 per ,cent. of the tenure-holders, were the subject of applications for the settlement of fair rents. In all, 1,288 applications were made in respect of 29,004 raiyati tenancies, and 1,560 applications in respect of the same number of tenures. It is unnecessary to enter here upon the controversy as to how far this immense mass of litigation could have, or should have, been avoided by the Raj. This matter has been fully and fairly discussed by Mr. Cumming. The results of the trial of the applications go some way to support the Raj contention that the applications were necessary, though they do not go far to support the claims adduced in them ; while there is no doubt that the extraordinary delay in the disposal of appeals during the earlier stages of the work, and the discordant decisions given by some of the Special Judges, stood greatly in the way of the conclusion of satisfactory compromises. At the same time there seems reason to believe that, had the claims of the Raj been more moderate from the first, and had more tact been exercised by the Raj officials in explaining to the tenants sued the terms on which cmpromises would be concluded, much litigation, expenditure,and sore feeling between the Raj and its tenantry might have been avoided.

12. The settlement Officer has scarcelygiven sufficient information in his report as to the effect of his proceedings for the settlement of rents, and further statistics would have been acceptable, giving, for the tenants sued, the areas on which the existing rents had been fixed and the areas found in their possession, the incidence of rents before settlement and the same incidence after settlement. I have no doubt that Mr. Cumming feared to overload his report with details and figures, and there is, after all, a very large amount of information to be obtained from it. For the 29,004 raiyati tenancies in respect of which applications were made, the existing rent as ascertained and recorded was Rs. 2,86,068, while the new rent as now settled amounts to Rs.3,48,013, or an increase of 21.2 per cent. The Settlement Officer has discussed very fully the grounds upon which these enhancements were made, and has exemplified the extraordinarily diverse views which have been expressed by different Special Judges, and even by different Judges of the High Court, as to the interpretation to be placed upon enhancement sections of the Bengal Tenancy Act. The sections relied upon by the Settlement Courts in making these enhancements were section30(a) relating to prevailing rate, section 30(b) relating to the rise in the prices of staple food crops, and section 52, by which additional rent may be assessed on excess

area, and the usual battles over these important but extremely ambiguous sections were fought out very throughly in the Tippera Courts. The lines taken by Mr. Cumming throughout these proceedings appear to me to have been eminently sound and judicious. It was soon found impossible to make effective use of the prevailing rate section, but a rate for each village was ascertained, approximating to the lowest rate at which the majority of the lands in that village were rented, and this was kept in view as a guiding rate while enhancements were being made under other sections. Similarly, although the very strong case for enchancement on the ground of excess area did not fully satisfy the Special Judge, and had in many cases to be abondoned, the rents of those tenancies in which a great deal of excess had been found were enhanced under the "rise in prices" section, and substantial justice was done. This last ground of enhancement was carefully substantiated from the first, and was used with great circumspection by Mr. Cumming and his staff, with the result that unjustifiable inequalities in rents were removed, and an equitable share of the pralits of cultivation was secured to the landlord. In paragraphs 207 *et seq.* it is shown how these enhancements have affected the general incidence of rents on raiyati holdings. Whereas the majority of the lands before the settlement were held at rents varying from Rs. 2 to Rs 3-8 per acre, the majority of lands are now held at rents varying from Rs. 3 to Rs. 4- rates which there is no reason to suppose that the raiyats of the Chakla Roshnabad Estate find any difficulty in paying.

13. The settlement of the rents of the tenure-holders was accompanied by much protracted litigation, many appeals, and great diversity of opinion in the Appellate Courts. It was eventually found, however, to be a much more simple matter than had been supposed, the discretion given to the Settlement Officer in the matter of the settlement of a fair and equitable rent under section 7 of the Act being upheld by the Special Judge, and the extremely difficult question of the interpretation of the loosely worded *dauls*,or leases, being set on one side as more or less irrelevant. The rents of the tenure-holders in respect of whom applications were made were eventually raised from Rs. 50,227 to Rs. 80,078, or by 63.4 per cent. At first sight this may appear a large increase, but there can be little doubt that it was justified, and that these tenure- holders had been holding previously at rents which secured them a far larger share of the assets of these tenures than they had any right to. Even with the enhanced rents, they are paying now on an average less than 50 per cent. of those assets, and as the new rents have in all cases been carefully graduated so as to avoid hardship from any too sudden enhancement, they have but little ground for complaint.

14. The most gratifying feature of this portion of the work was the emphatic endorsement which was given by the Appellate Courts to the soundness of Mr. Cumming's instructions to his subordinates. No fewer than 1,385 appeals were laid against the decisions of the Settlement and Assistant Settlement Officers, but their judgments were upheld in 83.3 per cent.of these cases, and were reversed in only 0.4 per cent. of them, the judgement in the remaining cases being modified, or the cases remanded for further hearing.

15. In commenting on the fiscal results of the settlement, the Settlement Officer, rightly distinguishes between the terms 'gross assets,' 'gross rental' and 'gross income,' and points out the confusion that has arisen from time to time owing to the careless use of these terms. The following figures may help further to explain these expressions and to illustrate the actual results of the settlement. The amounts are entered in round figures.

Heading	Definition before	Amount before settlement	Amount after settlement	Increase.	Percentage of increase
1	2	3	4	5	6
	Rs.	Rs.	Rs.		
Gross assets the whole westate.	The annual renting value of	9,12,00	9,72,000	60,000	6.5
Gross rental the Raj.	Actual rental relisable by	5,84,000	6,76,000	92,000	15.7
Gross income (see also paragraphs 205 and 206)	Actual income of the Raj from rent, cesses, fisheries, etc., etc.	6,23,000	7,15,000	92,000	14.7

The Government demand from the Raj may be put approximately at Rs. 2,00,000, being Rs. 1,50,000 for cesses. This gives a percentage of 27.9 on the gross income of the Raj after the settlement, as compared with a percentage of 32.1 on the gross income before it. In paragraph 207 *et seq.* Mr. Cumming has fully discussed the incidence of rent per acre on whole holdings, these paragraphs being further illustrated by two admirable maps. The average incidence of the rent of settled and occupancy raiyats stood at Rs. 3-6-10 per acre of the whole holding before the settlement, and was raised in the course of it to Rs 3-12-3. The land is fertile, there is little or no fear of drought, communications are good and the people are prosperous, so that there is no reason to fear that this incidence represents excessive rents.

16. As might have been expected from the foregoing description of the operations, they prove very expensive. The attitude of the tenantry, the uncompromising position taken up by the Raj,the reduction of the rate of progress in accordance with the wishes of the Manager, and the elaborate procedure under which all rents had to be settled to meet the requirements of the Bengal Tenancy Act,-- all tended to raise the cost rate, and Mr. Cumming and his assistants are in no way responsible for it, all possible attention having been paid by them to consideration of economy. The gross expenditure amounted to Rs.5,29,000 , giving a rate of Rs. 954 per square mile , or Re. 1-8 per acre. Rupees 41,000 were received in court and process - free , and from the sale of furniture, etc, before the cross of the proceedings, and Rs. 14,000 were contributed by the Government of India as the cost of the traverse survey. Of the balance , a sum of Rs. 3,14 ,589 has been apportioned amongst the tenants of all kinds. including subordinate landlords, as their share of the cost of the operations and the remainder will be paid by the Raj. It must of course, be remembered that the actual cost shown above does not include the very large sums that have been paid in the course of the proceedings, by both the proprietor and the tenantry, for legal advice and other expenses of litigation.

17. Among the subjects to which it is hoped that the officers of the Raj will direct their special attention, now that the settlement operations have been completed, is the proper maintanence of the records. For the future good management of the estate it is essential that the rent-roll should be maintained correctly, all transfers and changes being promptly recorded , and the landlords' registers being kept up in strict accordance with the facts on the ground. That this will require careful organization, and will expenditure will be amply repaid in the prevention of leakages, regularly in collections and the avoidence of litigation

18.I have alluded in a previous paragraph to the labours of Colonel Sandeman, Director of Bengal Surveys Mr. Macpherson, my predecessor, in respect of the organization and supervision of the earlier stages of the work . Mr. Macpherson continued his careful direction and supervision of the work up to February 1896, and was again intimately associated with it in 1897. In every annual reprot during the past five years the Director of land Records has had occasion to draw the attention of Government to the exceptionally valuable work done by Mr. Cumming in connection with this settlement, and the praise thus bestowed has on each occasion been cordially endorsed by the Board and by Government. Mr. Cumming has throughout been conspicuous for his zeal and energy, his devotion to his duties, and his sympathy with the people among whom he has laboured , and the results of his successful work are now presented to Gobernment in a modest but singularly lucid and adequate report. Of the assistants who have distinguished themselves, by loyal and efficient service under Mr. Cumming , the names of the following deserve special mention here :- Babu Bisesvar Bhattacherjee, Babu Moti Lall Roy, Babu Jogendra Kumar Bose, Babu Surjya Kumar Das, and Babu Anada Charan Gaha.

I have the honour to be,
Sir,
Your most obedient servant,
P. C. LYON,
Director of the Department of land records and Agriculture, Bengal.

[No. 57.] [File $^{30.S}/_{17}$]

REVENUE DEPARTMENT.

LAND REVENUE.

CALCUTTA, THE 9TH MARCH 1901.

RESOLUTION- NO. 1368.

Read -

Mr.J.G.Cumming's Final Report on the Survey and Settlement of the Chakla Roshnabad Estate in the districts of Tippera and Noakhali.

Read also-

The Director of the Department of Land Records and Agriculture, Bengal's letter No. 115 T. S., dated the 15th May 1900 , to the Board of Revenue , Lower Provinces , reviewing the above report , and the Boards'letter No. 766A., dated the 27th June 1900, submitting it to Government .

Preliminary

CHAKLA ROSHNABAD, the estate of the Raja of Hill Tippera, is composed of four compacts blocks, of which the northern one lies in Sylhet, the two middle ones in Tippera and the Southern one is Noakhali. Excluding the Sylhet portion, the area which was settled is made up of a tract 5 to 15 miles board , bordering HIll Tippera for about 80 miles. The areas of the letter three blocks , which naturally form administrative divisions, are 205 , 221, and 129 squre miles, respectively.

Early history

2. This report contains a brief enquiry into the early history of the estate , which in its origin was the level (and therefore fertile) portion of the state of Hill Tippera . it came into the final possession of the Muhammadans about 1739. The conquerors , through they maintained their soveraign authority over the entire state , never troubled themselves about the Hill country, and were content to assess to revenue the adjoining plains - a practice which was followed by the British on their acquision of the Raja's territories in 1761. At the time of the Permanent settlement , the settlement was made with the Raja for the plains only, at an aggregate annual revenue of Rs. 1,39,676 sicca . The hill tracts are independent , and subject to mere political control.

Physical condition.

3. The estate is described as presenting the appearance of a vast rice- producing plain , dotted with villages . The soil is of alluvial origin , being composed of clay and sand in varying proportions. Of the 558 square miles of land comprised within the estate, about 400 square miles are cultivated , 40 are culturable waste, and the rest is made up of unculturable lands and water. Rice covers four- fifths of the cultivated area, and the other crops occupy comparatively insignificant areas, namely-jute, 8,000 acres; chillies, 6,700 acres ; mustard, 4,750 acres; and sugarcane, 2,300 acres. Irrigation is only occasionally resorted by the cultivators , and is never looked upon as an essential part of the system of agriculture. A striking feature of the estate is the absence of wells and the existence of an unusually large number of tanks. Out of 6,398 tanks , covering 15,671 acres, or 3.42 percent. of the whole area of the estate recorded at the time of the survey operations, only 3,155 contain wholesome water and only 4,208 are perennial. The attention of the Raj will be drawn to the desirability of re-excavating those which have deteriorated as sources of

drinking water, or have otherwise ceased to be of use. The recommendations of the Settlement Officer for improving communications also deserve the consideration of the local authorities.

4. The population of the estate in 1891 was about 467,000 or 837 per square mile and 1,167 per cultivated square mile. This dense population, in which the Mahammadan greatly out numbers the Hindu element, is supported almost entirely by agriculture. The only other industries are of the ordinary village kind directed to the supply of the local demand for pots, brass utensils, jewellery, etc. The extraordinary fertility of the soil is proved by the fact that the cultivators can affor to hire labour for the ordinary agricultural operations from other districts, and yet continue to raise their standard of comfort. The Lieutenant Governor has read with regret the Settlement Officer's remarks about the cattle of the cultivators, but the matter is one in which improvement cannot be expected till the raiyats cease to use cows for ploughing and recognise the necessity of growing fodder crops. It is disappointing to find that habits of thrift are so uncommon, but professional money - lenders are practically unknown, and the Settlement Officer reports the standard of comforts to have generally and substantially risen. Education is in a most backward condition, as is usually the case among the Muhammadans of Eastern Bengal, and the Lieutenant - Governor trusts that more will be done by the Raja to foster it.

Population.

5. The survey and *khanapuri* were carried out under the joint supervasion of the Director of the Department of Land Records and Agriculture, Bengal, and the Superintendent of Provincial Surveys, Bengal, by Mr. McHatton , of the Survey of India Department, who was vested with the powers of an Assistant Superintendent of Survey under the Bengal Survey Act. The entire survey - settlement operations lasted for a little over seven years from the commencement of the traverse survey in April 1892 to the final publication of the record-of-rights in June 1899. In consideration of the area of the estate and the number of tenancies which had to be dealt with,the time occupied by the operations was excessive, but the slow progress was due to causes which were beyond the control of the Survey and Settlement Departments.The Raj emphasised the difficulty of following up the work, if a larger staff of officers were to be appointed and more rapid progress attempted; the litigation between the Raj and its tenants for the settlement of fair rents was of an unusually prolonged and extensive character;and there was excessive delay before the orders of of the Appellate Courts were announced in connection with the earlier decisions of the Revenue Officers.

Survey.

6.Moreover, the repeated changes of the officers in charge of the settlement tended not only to retard progress,but inevitably affected the character of the earlier work.Mr.J.G. Cumming c.s., joined in October 1894, when the survey and khanapuri work had been completed,and the previous inadequate inspection increased his difficulties very appreciably. However, there is every reason to believe that the record-of-rights,as it finally passed from his hands,will compare very favourably with those made in other tracts.

7.The demarcation of village boundaries, which, under the order of Government,had to be carried out on the basis of the revenue survey maps ,was attended with great difficulties,inasmuch as there was found to be no practical correspondence between the revenue survey village of the Collector's mauzawar register and the villages represented by the malik's jadmabandis. The final course adlpted was to prepare the cadastral maps according to the latter basis,and to show the boundaries of the revenue villages by means of redlines those maps. On the proposal of the Director of Land Records to bring the Collector's registers into conformity with the survey records, the Board have called for a special report from the Commissioner of Chittagong. Attestation,too, was not unattended

Demarcation of village boundaries and boundary disputes.

with grave difficulties: and the Settlement Officer has drawn a lamentable picture of the dishonesty and fraud which were disclosed in his settlement,due largely to the evil effects of the *isara* system which the Lieutenant-Governor is glad to see is being rapidly abandoned.

8.The total number of villages surveyed was 1,511 and the total area extracted by the Survey Department was 357,529 acres. Deducting from this area 2,063 acres,the area of the Saidabad and other zamindaries,the net area of the Chakla Roshnabad estate actually brought under settlement was 355,467 acres, in nearly 9lakhs of plots,which was thus distributed anong the proprietor and the various classes of tenure-holders,etc.:-

Class of Landlord	Northern Division.	Central Division.	Southern Division.	Total.	Percentages.
1	2	3	4	5	6
Held by Goverenment	1,096	1,623	335	3,054	0.9
Held directly by the Raj	18,599	80,481	62,288	161,368	45.4
Held by tenure-holders at fixed rents	15,220	20,482	510	36,212	10.2
Held by tenure-holders at rent liable enhancement.	89,863	28,747	14,694	133,304	37.5
Held by rent-free tenure-holders	8,036	8,488	5,005	21,529	6.0

Land tenure.

9.The Settlement Officer has distinguished no less than 17 different classes of rentpaying tenures and temporary leases in the estate. He found that 403 are held at fixed and 2,614 at variable rents. The prevailing tendency of these thenures is towards subdivision,and not subinfeudation,as in the neighbouring districts of Bakarganj and Noakhali;and this is explained by the Director of Land Records as due to the comparatively early agricultural development of the estate,and its consequnt present unsuitablity for the operations of land speculators, which depend for their success on rapidly-increasing values.

10.Of the total area of the estate,about 1,063 acres,comprising 190 holdings,are held by raiyats at fixed rents;270,361 acres,comprising 79,700 holdings by settled and occupancy raiyats;1,959 acres,comprising 2,614 holdings by non-occupancy raiyats; and 4,675 acres,comprising 7,603 holdings ,by under-raiyats. The figures show that by far the largest proportion of the tenancies is held by the occupancy raiyats,amounting to 89 per cent.of the whole in the Central Division and 70 per cent, in the other two divisions.Only 2 per cent.of the tenancies are in the possession of the non-occupancy raiyats. Theretically the custom of transferring occupancy rights does not exist in the estate, though in practice such transfers are occasionally made by the raiyats with the consent of the proprietor on payment of a fee to him,calculated at 12 per cent .of the purchase-money of the holding transferred. Little has been said in the report about the condition of the under-raiyats and labourers;but apparently the omission is due to the smallness of their numbers. Information,however,about the former class would have been interesting. It is obsrved that in the south,where labour is more abundant, the difference between occupancy rents and those paid by under-raiyats is most marked,the latter being nearly 50 per cent, more than the former.A common feature in the whole tract is that the average rental per cultivated acre is much lower in the case of non-occupanay than in that of settled raiyats. The remarkable preponderance of occupancy raiyats is,as the Director of Land Records observes, a matter for congratulatioin, and the rights are on an average worth Rs.57 per acre,which is nearly the same as in Muzaffarpur.

11.The followihg table shows the average rates of rent paid by the different classes of raiyats:-

Divisions.	Raiyats at fixed rates.		Settled and occupancy raiyats.		None-occupancy raiyats.		Under-raiyats.	
	Average rent per acre of holding.	Incidence of rent per cultivated acre of holding.	Average rent per acre of holding.	Incidence of rent per cultivated acre of holding.	Average rent per acre of holding.	Incidence rent per cultivated acre of holding.	Average renr per acre of holding.	Incidence of renr per cultivated acre of holding.
1	2	3	4	5	6	7	8	9
	Rs. a p	Rs. a. p	Rs. a. p	Rs. a. p.	Rs. a. p	Rs. a. p.	Rs. a. p	Rs. a. p
Northern Division	0 12 2	2 1 3	3 5 4	4 1 7	2 1 2	3 1 2	3 3 8	4 4 3
Central Division	1 13 0	2 3 7	3 4 10	3 11 2	1 11 9	2 6 0	3 15 11	4 12 6
Southern Division	1 12 6	2 2 0	3 10 4	4 4 8	0 10 8	1 4 2	5 3 3	6 6 4

The average area of the lands held by a raiyat is believed to be about $3^{1}/_{4}$acres, as a raiyat very often holds more than one tenancy or holding, and his net income therefrom is estimated at Rs.133-6 a year.

12.The following table compares the gross annual renting value of the estate and the gross rental payable to the Raj before and after the settlement operatons :-

The financial results of the operations.

HOLDINGS.	Assets.			Rental.		
	For areas held by raiyats.	Assumed rental of the *khas* cultivations of tenure-holders.	Total.	For areas held dire-ctly by the Ral.	For areas settled with tenure-holders	Total.
1	2	3	4	5	6	7
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Before settlement	8,63,233	49,067	9,12,300	4,89,457	94,732	5,84,189
After settlement	9,23,248	49,067	9,72,315	5,48,769	1,27,079	6,75,848
Net incerease	60,015		60,015	59,312	32,347	91,659
Percentage of increas	7	....	7	12	34	15.69

Case-work

The settlement of rents was a work of very great difficulty. In the first place, in most of the tenures the cultivated area had increased since the contract by which the existing rent was fixed,but owing to the diverse views of the special Judges,increase of area could not be taken generally as a ground of enhancement.Secondly,the number of fair-rent cases instituted by the Raj reached the great total of 1,288 raiyati cases, involving 29,004 tenancies and 1,560 tenure cases. Compromises were almost unknown, and appeals were indulged in as a matter of course;and the litigious tendencies of the porsperous tenancy were gratified to satiety. The officer did their work with commendable care,for less than 1 per cent.of their decisions wee reversed and only 16.3 per cent.were modified in appeal.

Rental

14.The increase of rent in the raiyatri tenancies,which were the subjects of suits, averaged 21 per cent. It is not clear how much of this was due to excess area. It would seem that the bulk of the increase was based on the rise in prices,through the full amount legally allowable under this ground for enhancement was to taken.

In the case of thluks,the rental has been increased by Rs.32,347,almost the whole of which has fallen on the holders of the ordinary taluks,whose rental has been increased from Rs. 41,323 to Rs.69,886, i.e., by Rs.28,563,or by 69.1 per cent. It was found during the settlement operations that the holders of these taluks were paying on an average 25per cent.of the assets as rents. In the kabuliyats given by them occurred the words"das hissa"and much litigation took place as to the meaning that should be attached to these words. On behalf of the Raj it was contented that the phrase meant that the talukdars were entitled to the collection expenses plus 10 per cent of the profits and the Raj to the rest. The talukdars contented that the phrase meant their right to have $^{10}/_{16}$ths,or 62 per cent .of the profits. There can be little doubt that in theory the Raj was in the right,and this was the view taken not only by the Settlement Officer,but by the Civil Court in a case brought before it. At the same time the theory had never been brought into practice. From the first,the share of the profits enjoyed by the talukdar was in all cases very much larger,and the Settlement officer made an adjustment,which seeems to have been very fair to all parties, when he decided upon taking 50 per cent.of the assets as a general standard for the settlement of the talukdar's rent. The same standard was independently taken by the Civil Court,when a case came before it for distribution between the Raj and its talukdar of compensation for the acquisition of railway land.

But the rise was severe, 69 per cent. on the former rent;and as the report was silent on the matter, the Lieiutenant-Governor considered it necessary to enquire whether any measures had been taken to mitigate the suddenness of the enhancement. He is pleased to find that this has been done. The cases of enhancement numbered 1,212. In 435 cases the new rent was introduced by a progressive enhancement,spread over two to five years;in nineteen cases the enhancement was postponed from two to three years;and in 49 cases,where the rise was exceptionally large,it was spread over three to nine years, partly by entire postponement, partly by a graduated intoduction of the enhancement. These adjustments were made with the careful attention to detail,which has characterized this settlement.No complaints have been made,and the Lieutenant-Governor is satisfied that the Settlement officer's action in the matter was fair to both parties in the controversy and carried out with full consideration to prevent hardship.

Cost.

15. The total cost of the operations amounted to Rs.5,28,002. This sum,distributed over an area of 355,467acres,actually surveyed and settled, gives a cost rate of Re.1-8 per acre, approximately, or three times as much as the standard rate of 8 annas an acre. After deducting however,from the total cost the sums noted on the margin,for which due credits are to be given to the Raj and its tenants,the net cost stands at Rs. 4,73,072,or,approximately,Re.1-6 per acre. Many causes have contributed to bring about this high incidence of cost-the slow progress made in the writing of the record and in the attestation of the same,due partly to the wish of the proprietor and partly to the inherent difficulties of the work, such as the large number of disputes as to tanks and rent-free lands;the slow progress in the settlement of rents, due partly to the absence of compromise and the mass of litigation invloved,and partly to the expenditure of time which ethed formalities of the Civil Procedure Code necessitated. The absence of compromise was, to a great extent, caused by the uncertainty as to the final views of the Appellate Courts, as well as to the position taken up by the tenantry. The Lieutenant-Governor, therefore,is of opinion that though the cost was high, there were good reasons for it.

	Rs.
Traverse surgveys	13,979
Court-fees	37,865
Miscellaneous receipts	3,086
Total	54,930

16. Mr.Cumming's suggestions for the improvement of the present system of management of the estate deserve the consideration of the Raja;and in particular that proposing a change in the present

system of collecting rents in seven kists which appears not only to be excessively troublesome,but also disadvantageous to every one concerned. Enquiries will be made by the Political Department as to the action taken by the Raj with regard to the adjustment of the rents of the raiyats who have not as yet obtained remissions on account of the lands which have been taken from them for the Railway. The Settlement Officer's remarks as to what is happening owing to the Railway. Company not having completed the erection of permanent boundary marks, will be duly communicated to the latter. His Honour endorses the Board's recommendation of Mr.Cumming's suggestions for the maintanance of the settlement records of the estate, which appear to be very simple and inexpensive. Sir John Woodburn is glad to notice that the magisterial staff of Commilla and Feni have already begun to utillise the settlement records in the disposal of criminal cases, which , so far as the Sadr subdivision of the district of Tippera is concernd, are reported to have considerably diminished in number. It is doubtful, however,, whether their legal and practical value is throughly appreciated in all the Subordinate Civil Courts. The Commissioner of the Chittagong Division is desired to make early enquiries into , and report, the circumstances which have led to their comparative neglect by the magisterial staff of Brahmanbaria.

Settlement Officer's suggestions for improvement, etc. to be carried out in the Raj estates.

17. This arduous settlement received close attention in its earlier stages from Colonel Sandeman, the late Director of Bengal Surveys, and throughout from the two Directors of the Department of Land Records, Mr. W.C.Macpherson and Mr.P.C.lyon. The immediate organisation and control has fallen on Mr.J.G.Cumming, who has throughout earned the warmest praise from his superior officers, and has completed a successful survey in the face of great difficulties. His final report is a complete account of the agrarian and social state of a most interesting part of the province. The Lieutenant-Governor records with pleasure his appreciation of the excellent work done by Mr. Cumming. The praise given to his subordinates will be noted in the Appointment Department.

Conslusion.

ORDER- Ordered that the Resolution be published in the *Calcutta Gazette* and copies of it forwarded to the Board of Revenue, Lower Provinces, to the Commissioner of the Chittagong Division, and to the Political and the Appointment Departments of this Government.

By order of the Lieutenant-Governor of Bengal,

F. A. SLACKE,

Secretary to the Government of Bengal.

Nos. 1515-16.

Copy, with copies of the papers referred to in the preamble, forwarded to the Department of this Government for information and necessary action, with reference to Paragraphs 3,4 and 16/paragraph 17.

No. 1517.

Copy forwarded to the Secretary to the Board of Revenue, Land Revenue Department, for the information of the Board and for necessary action , with the request that the remarks in paragraph 16 about erection of permanent boundary marks may be communicated to the Railway Company concerned.

No.1518.

Copy, with copies of the papers referred to in the preamble, forwarded to the Commissioner of the Chittagong Division , with the request that the report referred to in the last sentence of paragraph 16 may be submitted as soon as possible.

By order of the Lieutenant- Governor of Bengal,

Calcutta;

The 18th March 1901.

L. E. B. COBDEN-RAMSAY,

Offg. Under-Secretary to the Government of Bengal.

E. B. & A. S. P. O. (M. & P.) No. 1-100-2-10-1907.

APPENDIX -I

List of notification in connection with the Survey-Settlement of the estates of the Raja of Hill Tippera in the districts of Tippera and Noakhali,

(a) GENERAL.

Name of estate.	Tauzi number in Tippera Collectorate roll.	Notifications ordering survey-settlement.	Tract covered by the notifications.	Remarks
1	2	3	4	5
	No.	No. 1564 L.R. dated 18th April 1892.	Northern Division	Survey.
		No. 4157 L.R., dated 29th November 1892.	Ditto	Survey and pare-paration of record of rights.
	252			
Chakla Roshanabad estete		No. 4156 L.R. dated 20th November 1892.	Central and South-ern Divisions.	Survey.
		No. 1108 L.R. dated 27th February 1894.	Ditto	Survey and preparation of a record-of-rights mended by Notification No. 2185 L.R. dated 16th April 1894
Shoildabad	1819	No. 453 L.R. Dated 23rd January 1894..		
Dharma Narayan taluk	$^{52}/_{544}$			
Mauza Chandsree wagairsh, No 92, mahal lakhiraj Bajapti.	$^{305}/_{305}$			
Mauza Mirpur wagairsh No. 109, mahal Bajapti.	$^{8069}/_{1274}$			
Mauza Falgoonkora, No.1, mahal, Lakhiraj Bajapti.	$^{671}/_{1493}$			
Police Bajapti Mahal, Mandafat Panchu Hazari	$^{1464}/_{2053}$	No. 534 L.R, dated 8th	-	Surver and preparation record of rights.
Mauza Chhotara, No 20, mahal Bajapti	$^{1100}/_{424}$			

(b) PERSONAL

Name of officer	Designation.	Date of taking over change.	Date of giving over charge.	Notification of appointment.	Notification vesting with power	Remakrs
1	2	3	4	5	6	7
1082-93						
Babu Kali Sankar Sen	Settlement Officer	8th Dec. 1892	27th Dec. 1893	--	No. 502 L.R., dated 31st Janaury 1893.	
1893-94						
Raj Sarat Chandra Banerjee, Bahadur.	Ditto	12th Dec. 1893	5th Feb. 1894	No. 5283 L.R., Dated 22nd December 1893.		
Barada Charan Mitra, Esq.	Ditto	6th Feb. 1894	21st Aug. ,,	No. 529 L.R., dated 20th Januaru 1894.	No. 515 L.R. dated 29th January 1894.	Was vested with powers under section 185(A) by Notification No. 1391 L.R. dated 10th March 1894
Babu Kali Sankar Sen	Assistant Settlement Officer	28th Dec. 1893	7th Feb. 1894	No. 5288 L.R. dated 20th Dec. 1893.		
Babu Kedarnath Banerjee	Ditto	13th Dec. 1893	16th July. 1894	No. 5020A, dated 5th December 1893.	No. 5292 , L.R. dated 20th Dec. 1893.	
Maulvi Fazlar Rahaman	Ditto	27th Feb. 1894	12 Aug, 1894	No 400 L.R. dated 19th January 1894.	No. 399 L.R. dated 19th January 1894.	
Babu Bivesvar Bhattacharjee	Ditto	21st May 1894	24th July. 1894	Government order No. 1456L.R. dated 15th March 1894.	No. 3307 L.R. dated 2nd July 1894.	Was vested with powers under section 185 (A) of the Code of Civil Procedure by Notification No. 2844 L.R. Dated 20th 1894.
1894-95.						
J.G. Cumming. Esq	Settlement Officer	21st Oct. 1894	--	No 859 T.R, dated 22nd October 1894. No. 2633 L.R. dated 28th March 1895.	No. 861 T.R., dated 22nd October 1894. No. 2636 L.R., dated 28th March 1895.	
Babu Bivesvar Bhattacherjee	Assitant Settlement Officer.	8th Nov. 1894	31st May 1895	No. 860 T.R. dated 22nd October 1894.	No. 861 T.R. dated 22nd October 1894.	
Maulvi Fazlar Rahaman	Ditto	9th Nov. 1984	21st Mar 1895			
Babu Charu Chandra Chatterjee.	Ditto	19th Mar, 1895	24th Mar 1895	No.1498 L.R. dated 15th March 1895.	No. 1501 L.R. dated 15th March 1895.	
1895-96						
J.G. Cumming Esq.	Settlement Officer	--	--		---	Continued under old Notifications. Was vested with powers under sections 185 (A) of the code of Civil Procedure by Notification No. 2381L. R., dated 14th January 1896.
Babu Bisvesvar Bhattacherjee	Assistant Settlement Officer.	20th Oct. 1895	18th Mar. 1896	No.717 T.R. dated 14th October 1895	No. 718, T.R. dated 14th October 1895	
Babu Annada Charan Guha	Ditto	21st Oct. 1895	5th June 1896			
Babu Surjya Kumar Das	Ditto	2nd Nov. 1895	31st May 1896			
Babu Moti Lal Roy	Ditto	2nd Dec. 1895	9th June 1896	No. 4901L. R., dated 14th November 1895	No. 4902L. R., dated 14th November 1895	
Babu Kailash Chandra Biswas	Ditto	30th Dec. 1895	—	Government order No. 5446L. R., dated 18th December 1895	No. 5449L. R., dated 17th December 1895 No. 40491 L. R., dated 13th October 1896.	

(b) PERSONAL

Name of officer	Designation.	Date of taking over charge.	Date of giving over charge.	Notification of appointment.	Notification vesting with powers	Remarks
1	2	3	4	5	6	7
1896-97						
J. G. Cumming, Esq.	Settlement officer	.....	27th July 1897	....	....	
Babu Moti Lal Roy	Assistant Settlement officer.	4th Jan. 1897	....			
Babu Surjya Kumar Das	Ditto	2nd Nov. 1896	13th May 1897	No. 849T. R., dated	No. 850T. R. dated 5th	
Babu Jogendra Kumar Bose	Ditto	15th Nov. 1896	11th May 1897	5th Ovtober 1896	October 1896.	
Babu Annada Charan Guha	Ditto	1st Nov. 1896	12th May 1897			
Babu Kailash Chandra Biswas	Ditto	.....	.....	.....	.....	Continued under old notifications
Maulvi Aminul Islam	Ditto	31st Oct. 1896	14th Apl. 1897	No. 989T. R., dated 26th October 1896	No. 990T. R., dated 26th October 1896	
1897-98						
J. G. Cumming, Esq.	Settlement Officer	11th Nov. 1897	.....	No. 3233L. R., dated 29th October 1897	No. 3234L. R., dated 29th October 1897	Appointed "Certificate Officer" by Commissioner's No. 386T., dated 20th September 1898.
Babu Surjya Kumar Das	Assitant Settlement Officer.	18th Nov. 1897	.....	No. 3235L. R., dated 29th October 1897	No. 3236L. R., dated 29th October 1897	Were vested with powers under section 185 (A) of Code of Civil Procedure by Notification No. 572T. R., dated 30th September 1898.
Babu Annada Charan Guha	Ditto	8th Nov. 1897	.....	Ditto	Ditto	
Babu Jogendra Kumar Bose	Ditto	15th Oct. 1897	.....	No. 2940L. R. dated 28th October 1897	No. 2941L. R., dated 28th October 1897	
Babu Moti Lal Roy	Ditto	.....	.....	.....	.....	Continued under old notifications.
Babu Sarat Chandra Mukerjee	Ditto	4th Mar. 1898	....	No. 690L. R., dated 15th February 1898	No. 691L. R., dated 15th February 1898	
Babu Kailash Chandra Biswas	Ditto	...	10th Nov. 1897	....	.....	Continued under old notifications.
1898-99						
J. G. Cumming, Esq.	Settlement Officer	...	...			
Babu Surjya Kumar Das	Assistant Settlement Officer.	....	7th Apl. 1899			
Babu Jogendra Kumar Bose	Ditto	....	5th Apl. 1899			
Babu Moti Lal Roy	Ditto	....	18th Apl. 1899	...	...	Ditto
Babu Sarat Chandra Mukerjee	Ditto	....	9th Nov. 1898			
Babu Annada Charan Guha	Ditto	....	....	....	....	Appointed
Babu Bepin Chandra Deb	Recovery officer	14th Nov. 1898	....	....	....	"Certificate
Babu Mohendra Lal Chaudhuri	Ditto	2nd May 1899	....	....	....	Officer" by Commissioner's No. 86T., dated 6th May 1899.

(C) APPORTIONMENT ORDER

The Lieutenant-Governor directs, under section 114 of the Bengal Tenancy Act, that the expenses incurred by the Government in carrying out the survey and record-of-rights under Chapter X of the Bengal Tenancy Act, VIII of 1885. in the estates of His Highness the Raja of Hill Tippera, in the Tippera and Noakhali districts, shall be apportioned and recovered as follows :

i) The proprietor, landlords, tenant and rent-free owners and occupiers shall together pay at the rate

of Re. 1-9 an acre.

ii) The proprietor and the landlord shall pay "the proprietor's and landlords' share" at the rate of fifteen annas an acre, except when under clause (vi) below their share is reduced by the share paid by rent-free tenants.

In the term "proprietor and landlords" is included, besides the proprietors of revenue-paying and revenue-free estates, all landlords of degrees higher than a raiyat, that is, all patnidars, mukawaridars, tenure-holders ijaradars and other tenure-holders, permanent or temporary, having raiyats under them.

iii) Raiyats, not being rent-free holders or occupiers, shall pay "the raiyats' share" at the rate of ten annas an acre.

iv) When a tenure-holder holds beneath the proprietor, or when tenure-holders of various degrees are interm diate between the proprietor and the raiyat, the share of cost payable by the proprietor and landlord shall be apportioned between them as follows :

a) If the tenure and rent be permanent, the tenure-holder shall pay three-fourths of the share of the proprietor and landlords.

b) If the tenure be permanent, but the rent be variable, the proprietor and tenure-holder shall each pay half of the share of the proprietor and landlords.

c) When the tenure is temporary, and the lease has over seven years to run, the proprietor and lessee shall pay respectively five-eights and three-eights of the share of the proprietor and landlords.

d) When the tenure is temporary and the lease has not more than seven years and not less than two years to run, the proprietor and lessee shall pay respectively three-fourths and one-fourth of the share of the proprietor and landlords.

e) When the tenure is temporary and the lease has less than two years to run, the proprietor shall pay the whole of the share of the proprietor and landlords.

f) A tenure-holder holding under a tenure-holder of higher degree will divide with the superior tenure-holder that share of the cost payable by the proprietor and landlords which would fall to the superior tenure-holder, if there were no inferior tenure-holder. But an ijaradar or temporary lessee holding under a tenure-holder will pay nothing on account of the proprietor's and landlords' share, unless his lease has more than two years to run from the close of the agricultural year in which the record-of-rights was finally published. If the lease of such a temporary lesses holding under a superior tenure-holder has more than two years to run, he shall contribute towards the share which would have been otherwise payable by the superior tenure-holder on the principles stated in clauses (c) and (d) above.

v) Rent-free tenure-holders shall pay three-fourths of the proprietor's and landlord's share of the cost.

vi) Rent-free raiyats shall pay the raiyats' share of the cost at the rate of ten annas an acre, and shall also pay half of the proprietor's and landlords' share, i. e., they shall pay in all at Re. 1-1-6 an acre.

vii) The proprietor or the tenure-holder shall pay the whole of the "raiyats' share" in the case of lands in his own possession. In the case of unoccupied land, the proprietor shall pay the whole of the "raiyats' share," unless such land be included in a tenure, in which case the tenure-holder of lowest degree in whose tenure the land is situated shall pay "the raiyats' share".

viii) In the case of lands occupied for public purposes, the whole acreage cost will be borne by Government.

ix) Under-raiyats will be exempted from contribution towards the cost of survey and settlement.

x) In recovering the raiyat's share of cost, the minimum charge will be ten annas. For holdings over one acre in extent, fractions of less than half an acre will be omitted, and fractions of half an acre and over will be charged as one acre.

N. B. - The period of the running of the lease in cases (c) and (d) and (e) will be reckoned from the close of the agricultural year in which the record of-rights was finally published.

APPENDIX II.

Tippera Rajás and Zamindars from the Thirteenth Century

From	To	Name	Name before succession	Title to succession	Brief notes.
1297	1323	Ratna Manikya	Ratna Pha	Appointed by Tughral Khan, Viceroy of Bengal, under Balban, the second last King of the slave line. By the Viceroy's help he had defeated and beheaded his brother, Rajapha, the former ruler.	Tippera then called Jajnagar.
1323	....	Pratap Manikya	.....	Son of Ratna Manikya	Beaten by the Muhammadan ruler of Bengal Sultan Iliya Shah.
	....	Mukut Manikya	.....	Younger brother of Pratab	
	....	Maha Manikya	.....	Son of Mukut Manikya	
1407	1490	Dharma Manikya	....	Do. Maha Manikya	Attacked and defeated the Bengal ruler Sultan Ahmed Shah, and plundered Songraon. "Dharamanagar" of Comilla called after him.
1490	1490	Pratab Manikya	....	Do. Dharma Manikya	
1490	1520	Dhanya Manikya	....	Brother of Pratap Manikya	Attacked three times by the Moghuls under Sultan Houssein Shah; twice at Comilla and once at Kasba.
1520	1520	Dhavaija Manikya	.....	Son of Dhanya Manikya	
1520	1535	Deb Manikya	.....	Brother of Dhvaja Manikya	Defeated at Chittagong by the Sultan Nasrath Shah.
1535	1535	Indra Manikya	....	Son of Dhvaja Manikya set up by one Chantai, a Brahman Both the king maker and his puppet assassinated by the military party.	
1535	1583	Bijay Manikya	....	Son of Deb Manakya	Powerful ruler : defeated Mugha and Moghuls in Chittagong and Dacca; and held parts of Sylhet, Tippera and Noakhali. "Bijoy" river called after him : was at firts a canal dug by him.

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From	To	Name	Name before succession	Title to succession	Brief notes.
1583	1585	Ananta Manikya	....	Do. Bijay Manikya.	
1585	1596	Uday Manikya.	Gopi Parsad	From cook of Bijay Manikya, he became his Commander-in-Chief and married his own daughter to Ananta Manikya. Then strangled Ananta Manikya and usurped the throne.	Called the old capital, Rangamatiya, after himself "Udyapur" which name it still retaing.
1596	1597	Jay Manikya	....	Son of Uday Manikya.	
1597	1611	Amar Manikya	....	Brother of Bijay Manikya	Fought the Arrakanes e; was defcated; the Mughs took Chittagong and plundered Udaypur, Big tank in the hills beyond called after Amal Manikya.
1611	613	Rajdhar Manikya	....	Son of Amar Manikya	Bengal Governor attacked him, but was defeated. The Raja was drowned in the Gumti river.
1613	1623	Jasodhar Manikya	....	Son of Rajdhar	Emperor of Delhi, Jehangir, called for tribute of elephants and horses. As the Raja could not pay, he was sent prisoner Delhi.
1623	1625	....	....	....	Country wasted by Moghuls, Sarkar Udyapur fromed and governed by Muhammadan nobles.
1625	1659	Kalyan Manikya	Kalyan Pha	"Jntai bharata" of Jasodhar Manikya who died childless.	Got throne and defied the Muhammadens, Afterwards at end of regin had to submit to sultan Sujah Khan "Kalyansagar" tank at Kasba called afterhim.
1659	1660	Gobinda Manikya	Gobinda Deb Thakur	Appointed Jubraj by Kalyan Manikya	"Gunsagar" in Jajiara called after his queen.
1660	1666	Chatra Manikya	Kumar Nakshatra Ray.	Step. brother of Gobinda Manikya, whom he defeated.	" Chhatrakhila" near Comilla probably called after him.
1666	1669	Gobinda Manikya (second time)	....	Regained throne on the death of Chhatra Manikya.	Brought westes of Meharkul pargana into cultivation.
1670	1682	Ram Manikya	Ram Deb	Appointed Jubraj by	"Ramsagar" in

From	To	Name	Name before succession	Title to succession	Brief notes.
			Thakur	Gobinda Mainkya	Muljhkar called after him.
1682	1682	Ratan Manikya	....	Appointed Jubraj by Ram Manikya.	
1682	1684	Narendra Manikya	....	Brother of Ram Manikya; usurped the throne the minority of Ratan Manikya.	
1684	1712	Ratan Manikya (second time)	....	Reinstuted by Nawab of Dacca, who had found out deceit of Narendra Manikya.	"Satra Ratan" temple in Comilla dates from his time. He virtually shook of the Moghul yoke at end of seventeenth century.
1712	1714	Mahed Manikya	Ghaneshyam Thakur.	Brother of Ratna Manikya, whom he murdered.	
1714	1732	Dharma Manikya	Durjaya Deb Thakur.	Jubraj of Ratna Manikya	Throuht treachery of Jagat Manikya (great-grand nephew of Govinda Manikya), the Moghuls invaded, as far as the capital. "Dharamsagar" of Kasba called after him. Territory conquered called " Roshnabad."
1732	1733	Jagat Manikya	Jagat Ram Deb	Appointed by Moghul Nawab of Dacca, and continued with assistance of Moghul arms.	
1733	1733	Dharm Manikya (second time)	....	Replaced on throne by Nawab of Dacca, whose ear he reached through the great banker Jagat Seth.	
1733	1737	Mukunda Manikya	Chandra Mani Thakur.	Jubraj of Dharma Manikya	
1737	1739	Jay Manikya	Rudra Mani Thakur.	Great-great grandson of Kalyan Manikya usurped the throne.	Called Meherkul, pargana Jaynagar after himself.
1739	1743	Indra Manikya	Panch Kauri Thakur.	A son of Mukcnda Manikya. With assistance of the foces of the Nawab of Dacca, beat and dispossessedd Jay Manikya.	Country rent between these two claimants, Jay Manikya received sanad from the Nawab.
		Uday Manikya	Gangadhar Thakur.	son of Dharma Manikya with the assistance of the Nawab place on the throne.	Ruled a very short time.
		Jay Manikya (second time)	....	By force.	
		Indra Manikya second time).	....	With assistance of the Nawab of Dacca. Alivardi Khan.	
		Jay Manikya		By force and intrigue.	

From	To	Name	Name before succession	Title to succession	Brief notes.
		(third time).			
		Bijaya Manikya	Haridhan Thakur	Youngest brother of Jay Manikya, usurped throne.	Received sanad from the Nawab. Fell into arrears ; sentas prisoner to Delhi.
		Shamsher Gazi	....	Having obtained authoriy in pargana Daksin Sik proclaimed himself rular of Roshnabad, and agreed to pay revenue to Moghuls.	Great plunderer in Tippera, Noakhali and Chittagong. Has tanks called after him in Dakshin Sik; at same time generous with spoils to Hinduani Muhammadans.
		Lakshan Manikya	Banamali Thakur	Grandos of Dharma Manikya set up as a purpet kind by Shamshar Cazi,when Tipperas could not accepted him. But Lakshan Manikya also not accepted.	
		Shamshar Gazi	....	....	Blown from the mouth of a cannon by the Nawab of Dacca after twelve years of cruelty.
1700	1776	Krishna Manikya	Krishna Mani Thakur.	Brother of Indra Manikya, by whom he was appointed Jubraj.	In 1761 the English came up from Chittagong. and received his submission. The Raja received a sanad from the Nawab of Dacca, dated 1761.
1776	1777	Balram Manikya	....	Son of Jagat Manikya outside Krishna Manikya temporarily.	
1777	1783	Krishna Manikya (second time)	....	....	In 1782 zamindari attached by British Government, as Raja would not make a settlement. Rajdhar Manikya sent a prisoner to Chittagong for harbouring dacoits.
1783	1785	Jahnabi	....	Widow of Krishna Manikya	Ranidighi in Comilla called after her.
1785	1804	Rajdhar Manikya	....	Nephew of Krishan Manikya who died childless. Appointed to the throne by the English at the request of Jahnabi.	Zamindari not delivered up till 1792. Made permanent settlement. "Rajdhar-ganj" bazar at Mogra called after him. From 1800 gave power to Ram Ganga, his son.
1804	1809	Ram Ganga Manikya	Kumar Ram Ganga	Took possession on father's death	Litigation with Durga Manikya

From	To	Name	Name before succession	Title to succession	Brief notes.
				summarily recognized by the British in 1805.	
1809	1813	Durga Manikya	Durga Mani Thakur	Son of Laksan Manikya, and great-grandson of Dharma Manikya and Jubaraj of Rajdhar Manikya.By decision of Sadar Dewani Adalat held entitled to throne of Tippera.	Ganga Manikya, when out of possession erected houses and made the "Gangasagar" tank at Mogra.
1813	1826	Ram Ganga Manikya	.....	sended throne on death of his rival, Durga Manikya, Litigation with other rivals. In 1815 a summary decision in his favour. Three regular suits till 1821. In that year received his khilat.	
1826	1830	Kashi Chandra Manikya	....	Jubraj of Ram Ganga.	
1830	1849	Krishna Kisher Manikya	.....	Jubraj of Kasi Chandra	Founded Nutan Habel
1850	1862	Isan Chandra Manikya	....	Jubraj of Krishna Kishor	
1862	1896	Bir Chandra Manikya	....	Brother of Isan Chandra Manikya. Had suits with Nil Krishna, Chakradvaj and Nabadvip Chandra. Acknowledged by Government in 1862; confirmed in 1870	
1896	....	Radha Kishor Manikya	....	Jubraj of Bir Chandra Manikya. Confirmed by	

APPENDIX III.

Agreement between Government and Maharaja Kishen Kishore Manik Bahadur, landhoder of Chakla Roshnabad, appertaining to the district of Tippera, dated 1842.

Whereas under the law Government is empowered to resume all lands which may be in the possession of any person without valid documents as rent-free towfeer, reclaimed lands from jungle or chars newly formed, etc.- vide Regulation II of 1819, Regulation XI of 1825, and Regulation III of 1828, etc., and to assess rent on the same; and whereas accordingly proceedings have been instituted for the resumption of this kind of land appertaining to Chakla Roshnabad zamindari of the said Maharaja, and 16 mahals, the sadar jama of which is Rs. 3,282-4-5 under the settlement, have been resumed, and although Government has a right to hold investigation, yet in making investigations and adopting other preliminaries the zamindar incurs much expenses, therefore the Maharaja aforenamed, with a view of stopping such proceedings for the resumption of all kinds of lands appertaining to the said zamindari, has agreed and consented that the sum of Rs. 4,753-3-7 shall be paid by him to Government for the stoppage of such proceedings for the sesumption of lands appertaining to his zamindari resumable under the said regulations.

Under these circumstances, this compromise took place between the Maharaja, the landholder of Chakla Roshnabad, on one side, and Government on the other, as per following paragraphs :-

1. That the said Maharaja shall pay to Government the annual sum of Rs. 4,753-3-7 over and above the sadar jama of his landed estate Chakla roshnabad; and, as he is liable for the sadar jama of his landed property Roshnabad, he shall in the same manner be responsible for this sum of Rs. 4,753-

3-7; and in the event of the auction sale of this zamindari the auction-purchaser shall also be responsible under the terms of the deed of settlement, and the payment of the said jama shall be incumbent on him.

2. In behalf of Government other proceedings for the resumption of all sorts of rent-free lands, towfeer, reclaimed lands from the jungle and chars newly formed, etc. appertaining to the landed estate Chakla Roshnabad have been stopped; and at on time shall any proceedings be instituted on behalf of Government for the purpose of resuming or assessing new rent on any kind of land appertaining to Chakla Roshnabad.

3. Under this deed of settlement, save and except the rights and powers vested in the zamindar under the regulations, no new right or power has been granted to him; that is to say, in reference to the rent which under this agreement is become payable by the Maharaja, the Raja shall have no power or right to demand any rent from a rent-free holder on account of the rent-free tenure held by him before the execution of this deed of settlement between the Maharaja and Government; as it was improper to demand or realise any rent from any rent-free holder, it will be so still.

4. the rent of the 16 mahals which have been resumed shall be paid into the Collectorate direct; those mahals are unconnected with this deed of settlement. But be it known that if the Maharaja brings a suit against any of the rent-free holders in the said 16 mahals in the Civil court and proves his right for obtaining settlement from Government of the resumed lands in one of those 16 mahals, then anything contained in this agreement shall be no bar to the institution of such a suit; and if the Maharaja succeed to prove his right, a settlement shall be concluded with the Maharaja instead of the rent-free holders by Government.

APPENDIX IV.

Specimens of Grant and Sale of Tenures.

JUNGLE-CLEARING SANAD

চিঠি রুজু - শ্রীচাঁদ গাজী সাকিন জোলাই সাড়োয়াতলী মৌজে নোওয়াপাড়া পরগণে মেহেরকুলকে সমাজ্ঞেয়ং কার্য্যঞ্চ পরৎ নিজ তালুক পরগণে ধর্ম্মনগরের খারিজ চকবস্তে বিজয়ানগর মৌজে সোনাতলা মধ্যে মৌজে বারাহিপুরের দক্ষিণ ও ধলী জলার পারের পূর্ব্ব ও মৌজে চালিতাতলীর সাবেক হাসিলার উত্তর ও খলাবাড়ীর দিঘলী মুড়ার পশ্চিম এই চৌহদ্দি মধ্যে মওয়াজি ।।০ আষ্ট কাণি জমি আজ জঙ্গলা কোদালকব ও কুড়ালকুব ও চেঙ্গাচাল ও চটকা জঙ্গল আবাদ করিবার চিঠী তোমাকে দেওয়া গেল, বনশূন্য আবাদী মুদ্দত তিন সন পাইবা, মুদ্দত পরে ফি কাণি মসক্কসি কায়েম মবলগ সিক্কা ।০ চারি আনা নিরেখয়তে মবলগ সিক্কা ২ দুই টাকা সালিয়ানা খাজানা সন বসন মাহা বমাহা আদায় করিবা । এই চৌহদ্দী মজকুরের জমিনের বেশ খাস্ত ও আবাদ ও গয়ের আবাদ জব্দ জরিপ লাপা লোকসান তোমার জিম্বা সরকার সহিত কিছু এলেক্কা নাই এই জমিনের নিরেখ বেশী ও ভেট বেগার মাথট পঞ্চক ও জমী বেশ খাস্ত খরচ গয়রহ কোন অঙ্ক তলপ না হইব মওয়াজি মজকুর আবাদ তরদুত করিয়া পুত্র পৌত্রাদিক্রমে ভোগ করিতে রহ ইতি সন ১২২১ ত্রিং তাং ৫ বৈশাখ ।

DEED OF SALE OF AN AGAT TALUK

শ্রীযুত কামিনী কুমার রায় ও শ্রীযুত নবকুমার রায় ও শ্রীযুত জয়কুমার রায় ও শ্রীযুত প্যারীকুমার রায় পিং মৃত ঈশ্বরচন্দ্র রায় সাং চৌবেপুর পং নুরনগর থানা কসবা জিলা ত্রিপুরা জাতি কাহেস্থ পেশা তালুকদারী আদি স্থানে লিখিতং শ্রীশিবনাথ দে ও শ্রীচন্দ্রনাথ দে পিং মৃত হরিধন দে ও শ্রীহৃদয় চন্দ্র দে পিং মৃত বৈদ্যনাথ দে সাং পং জিলা থানা পেশা তথা আদি জাতি কাহেস্থ কস্য ভূমি বিক্রী কাওলা পত্রমিদং কার্য্যঞ্চাগে মোং কসবার সব-রেজেষ্টর ও পুলিশ ষ্টেশনের এলাকাধীন কিং চৌবেপুর মধ্যগত কৃষ্ণরাম দে নামীয় তালুক আন্দরে নিম্ন তফসীলের লিখিত মং ১ ।। ভিটী ও নাল মং ১১ ।। কড়া মোট ১৩ গণ্ডা নালভিটী যাহা আপনাদের বশতবাটীর ও নতুন খনিত পুষ্কর্ণীর লপ্ত উক্ত ভূমি আমাদের খাজানা ও ঋণ পরিশোধ ও অন্যান্য প্রয়োজনীয় কার্য্য বশতঃ বিক্রী করার আবশ্যক হওয়াতে উক্ত ভূমির এওয়াজ মূল্য মং ১৪০ টাকা ধার্য্যে মূল্যের উক্ত মং ১৪০ টাকা আপনে শ্রীযুত নবকুমার রায় দস্তে নগদ বুঝিয়া পাইয়া নিম্ন তফসীলের লিখিত মওয়াজি মং ১৩ গণ্ডা ভূমি বিক্রী করিলাম । বিক্রীত ভূমিতে আমরা ও আমাদের পুত্র পৌত্রাদি ওয়ারিশানের সর্ব্বপ্রকার স্বত্ব পরিত্যাগে আপনারাও আপনাদের পুত্র পৌত্রাদি ওয়ারিশানকে সর্ব্বাধিকারি করিয়া দিলাম । তাহাতে আপনারা আমল দখল করতঃ কাটিয়া ভরিয়া বাস্ত বাগান বানাইয়া যথেষ্ট ভোগ বিনিয়োগ করিতে থাকেন, তাহাতে আমরা কি আমাদের ওয়ারিশান কোন দাবী দাওয়া করিতে পারিব না করিলে অগ্রাহ্য হইবেক বিক্রীত ভূমির সদর খাজানা মং ।।০ বার আনা আমাদের তালুক হইতে গত নিয়া আপনাদের নাম জারি পূর্ব্বক উক্ত সদর খাজানা আদায় করতঃ আপনারা ও আপনাদের পুত্র পৌত্রাদি ওয়ারিশানক্রমে দান বিক্রী আদি স্বত্বাধিকারী হইয়া পরমসুখে আপন ইচ্ছানুসারে ভোগ দখল করিতে থাকেন এতদর্থে সেচ্ছাপূর্ব্বক সুস্থ শরীরে বিনা জোর জবরে বহাল তবিয়তে অত্র ভূমি বিক্রী কাওলা পত্র লিখিয়া দিলাম ইতি সন ১২৯৩ বাং মোং ১২৯৬ ত্রিং তাং ২৮ ফাল্গুন ।

CHERAGI KHAIRAT SANAD

চিঠী রুজু - শ্রীতাহিত মাহাম্মদ সাকিন পরগণে যশোদাপুর মৌজে মণিপুরকে সমাজ্ঞেয়ং কার্য্যঞ্চ পরং মৌজা মজকুরে হাসিলাতে তোমার মহজিত বাড়ী ও জমি মওয়াজি ।।০ আষ্ট কাণি তোমাকে চেরাগী খয়রাত দেওয়া গেল জমি বাড়ী আবাদ তরাযুত করিয়া এহার উপস্বর্ত্ত দিয়া তোমার খোদাই ঘরেতে চেরাগী হামেসা দিবা এই জমির মাল খাজানা গয়রহ বেট বেগার তোমার পাশ তলপ না হইব পুত্র পৌত্রাদিক্রমে ভোগ তছরুপ করিতে রহ ইতি সন ১২৩৬ ত্রিং তারিখ ১৩ আশ্বিন ।

Khanebari Sanad

শ্রীশ্রীযুত কৃষ্ণ মাণিক্য দেব বিষম সমর বিজয়ি মহামহোদয়ি রাজানামাদেষোহয়ং শ্রীকারকোন বর্গে বিরাজতে হন্যতপরং রাজধানী হস্তিনাপুর সরকারোদয়পুর পরগণে নুরনগর ডিহি কুথিয়ার মৌজে কিসমত সুলতানপুর ১১৭৭ সনের জব্দের বাহের খিলাতে শ্রীগৌরী প্রসাদ গুপ্তকে রমাইশ্যাম ও পাণ্ডব হাইধন ও রাজিবের মহস্থল বাড়ী সং তাহার পুষ্করণী পাড় খোদ খাস্তাতে এক কাণী জমি খানে বাড়ী করিয়া দেয়ন গেল, এহি জমি বাড়ী আবাদ তরদুত করিয়া নিজ বাড়ী বানাইরা বশত বাস করিতে রহুক, জব্দ আমলে বাহের চিঠার সামিল না পাইব ইহার উপর মাল খাজানা গত্ররহ কোন অঙ্ক তলপ না হইব ইতি সন ১১৮০ তাং ১১ জৈষ্ঠ ।

INAM GRANT.

৭ স্বস্তি - শ্রীশ্রীযুত রাজধর মাণিক্য দেব বিষম সমর বিজয়ী মহামহোদয়ী রাজনামা দেশোহয়ং শ্রীকারকুন বর্গে বিরাজতে হন্যত পরং রাজধানী হস্তিনাপুর, সরকার উদয়পুর, চাকলে রোশনাবাদ পরগণে ধলেশ্বর হাসিলা জমী ২ দুই দ্রোণ শ্রীকালীকা প্রসাদকে ইনাম দেওয়া গেল এই জমীর মাল খাজানা ও ভেট বেগার বীর সিংহ ইত্যাদি শমস্তাঙ্ক নিষেধ এই জমী আমল দখল করিয়া পুত্র পৌত্রাদিক্রমে পরমসুখে ভোগ করিতে রহুক ইতি সন ১২০৪ তারিখ ১৩ আশ্বিন ।

BHUMIDAN GRANT

চিঠী রুজু - শ্রীবৈদ্যনাথ শর্ম্মা সাকিন চিথলিয়াকে সমাজ্ঞেং কার্য্যঞ্চ পরং পৃতে আমার পিতা রামরত্ন দেওয়ান ও ছোট খুল্লতা কল্যানমণি করিবার স্বর্গার্থে ব্যাস কুণ্ডেতে পরগণে খণ্ডল মধ্যে মৌজে চিথলিয়া আমাগ তালুকেতে হাসিলা দুর্জ্জয় মণি চঙ্গের জোতের মওয়াজি এক কাণি জমি আপনাকে ভূমিদান দেওয়া গেল এই জমি আপনে ও আপনার পুত্র পৌত্রাদিক্রমে ভোগ করিতে রহেন ইতি সন ১২৩৬ ত্রিপুর তাং ১৭ ফাল্গুন ।

BAIDYANKA MINHA

চিঠী রুজু - শ্রীশিবরাম বৈদ্য সাং পরগণে তিসিনা মৌজে বাতিসাকে সমাঙ্গেয়ং কার্য্যাঞ্চ পরং পরগণে যশোদাপুর মৌজে পশ্চিম মির্জ্জানগর ভোলানাথ বৈদ্য কামিক লপ্তে হাসিলা মওয়াজি । চাইর কাণি জমি তোমাকে বৈদ্য অঙ্ক মিনা দেওয়া গেল এই জমি আমল দখল করিয়া ভোগ তছরূপ করিতে রহ মাল খাজানা গহের কোন অঙ্ক তলব না হইব সন ১২৩২ ত্রিপুরা তারিখ ১৯ আষাঢ় ।

JANGALABADI MINHA

ব্রজমোহন দে সাং চৌদ্দগ্রাম কে সমাজ্ঞেয়ং কার্য্যঞ্চ পরং পরগণে যশোদাপুর মধ্যে মৌজে কালীকৃষ্ণনগর তোমার পিতা পাচকড়িয়া সর্দ্দারের জঙ্গল আবাদি মিনা মওয়াজি ।। চৌদ্দ কাণি জমি যে ইম সনে সরকারের কুরূক করিয়া খাজানা লওয়া গিয়াছিল ইক্ষণ তুমি দরখাস্ত দেওয়াতে মওয়াজি মজকুর কুরুক খালাস দেওয়া গেল তুমি সাবেক বদস্তুর ভোগ দখল করিতে রহ ইতি ১২৪৯ ত্রিপুরা তারিখ ৬ ফাল্গুন ।

FAKIRANA GRANT.

চিঠিরুজু - শ্রীহুজুরী সাহা সাস্কার সাং জগনাতঘর পরগণ নৌয়াগাঞ সমাদ্ধিক কার্য্যঞ্চাআগে পরগণে উত্তর গঙ্গানগর মদ্ধে জগনাথঘর পরকাষ নৌয়াগাঞা সান্নাদ্ধ বিলের পছিম পারের পছিমকেশবপুরের উত্তর মোকাদের তালুকের পূর্ব চন্দরমণি রায়র তালুকের ও আদমপুরের দক্ষিণ এই চৌহদ্দি মদ্ধ্যে বশত বাড়ি ময়ছট মং ১ এক দোণ সিমা করিয়া তোমাকে ফকিরানা দেওয়া গেল তোমি তোমারঘ ওরিসা আদি বোগ তছরূপ করিয়া আশীর্ব্বাদ করিতে রহ ইতি সন ১২১৭ ত্রিং ৭ মাঘ ।

AYMA SANAD

৭ স্বস্তি - শ্রীশ্রীযুত কল্যাণ মাণিক্য দেব বিষম সমর বিজয়ী মহাম (ভগ্ন) পাদপদ্মা নামাদেশাহয়ং শ্রীকারকোন বর্গে বিরাজত হন্যন্ত রাজধানী হস্তিনাপুর সরকার এলাকে উদয়পুর পং মেহারকুল মৌজে গোবিন্দপুর ও কান্দিরপার কাজি

মুমিন ও কাজি মনসুর ও কাজি হুসেন ও কাজিয়লি এহারারে ৫।।০ পাঁচ দ্রোণ বার কাণি ভূমি আয়মা দিলাম হাসিলা বার ।।০ কাণি জঙ্গলা ৫ দ্রোণ সেই য়নুসারে তারার পুত্রেরে জান মাহাম্মদ ও শুকুর মহাম্মদ ও হাসিমে আয়মা দিলাম বাড়ী গড় মাপ এহি বাড়ি জরিপ না করোক এহি ভূমিও লিয়া দোয়া করিয়া সুখ ভোগ করোক পাচাপঞ্চ ভেট বেগার ইত্যাদি সকল মানা ইতি সন যাত্রা ১৫৬৩ সন ১০৬৯ তেরিজ ৭ মাঘ ।

BRAHMOTTAR SANAD ON COPPERPLATE.

স্বস্তি - শ্রীশ্রীযুত গোবিন্দ মাণিক্য দেব বিষম সমর বিজয়ি মহা মহোদয়ি রাজা নামাদে শায়ং শ্রীকারকোন বর্গে বিরাজতে হন্য তৎ রাজধানি হস্তিনাপুর সরকার উদয়পুর পরগণে মেহের কুল মৌজে ফুলতলী হাসিলা ৬।।০ ছয় দ্রোণ আষ্ট কাণি ভূমি প্রিতে ব্রহ্মোত্তর শ্রীশুকদেব শর্ম্মাকে দিলাম এহি ভূমি নিজ হস্তে হাল চাষ করাইয়া পরমসুখে ভোগ করৌক এহি ভূমির মাল খাজানা ও পাচা পঞ্চক ভেট বেগার বীর সিংহ সম (ভাঙ্গা) না ইতি সন ১০৭৯ তারিখ ১১ কার্ত্তিক শক ১৫৯৮ সন (ভাঙ্গা) তারিখ ১ চৈত্র ।

৭ সস্তি - শ্রীশ্রীযুত, কৃষ্ণমাণিক্য দেব বিষম সমর বিজয়ী মহামহোদয়ী রাজনামা দেশোহং শ্রীকারকোন বর্গে বিরাজতে হন্যত পরা রাজধানী হস্তিনাপুর সরকারোদয়পুর চাকলে রোশনাবাদ পরগণে নুরনগরের সরাগতি নেয়োগী খেদমত শ্রীরাজেন্দ্র গুপ্তকে মকরর করণ গেল নানকার রোজকার দরমাহা ৫ পাঁচ রুপাইয়া নগদ একুনে বতসর ৬০ ষাইট রূপাইয়া জমি পাইকস্তাতে ৩ দ্রোণ ও খোদকাস্তা গ্রামচাল দুই কাণি একুনে ৩ তিন দ্রোণ দুই কাণি জমি পাইব এহার উপর ভেট বেগার পাঁচ পঞ্চক বীরসিংহ ইত্যাদি সমস্তাব্ধ নিয়েদ চাকলা মজকুরের দপ্তর সামেল কাবিজ করিয়া দপ্তর মোহরা বসাইয়া কার্য্য কর্ম্ম করৌক দপ্তর সরঞ্জাম সুদামুদ মহাফিক চাকলা মজকুর পাইব এই নানকার রোজকার ভোগ করিয়া পুত্র পৌত্রাদিক্রমে ভোগ দখল করিতে রহুক ইতি সন ১১৯০ তাং ২৩শে ফাল্গুন ।

KABULIYAT OF A BARGADAR

মহামহিম

শ্রীযুক্ত আনন্দ চন্দ্র ভট্টাচার্য্য পিং মৃত পিতাম্বর ভট্টাচার্য্য জাতি ব্রাহ্মণ ব্যবসা তালুকদারী সাং কুড়িঘর পং নুরনগর তালুকদার মহাশয়ের বরাবরেষু ।

লিখিতং শ্রীসেখ মেন্দিয়ালি পিং মৃত টকিমামুদ সাং কুড়িঘর পং নুরনগর জাতি মুসলমান ব্যবসা গৃহস্তি কস্য বর্গা কবুলিয়াতপত্রমিদং কার্য্যঞ্চাগে আপনার মালিকী ও দখলীর এক কিত্তা নিষ্কর বনামে শম্ভু চন্দ্র ভট্টাচার্য্য শ্রীযুক্ত মহারাজা বাহাদুরের জমিদারী সেরেস্তায় নিযুক্ত বাদ আছে উক্ত নিষ্কর সামিলে আপনার নিজ খামার আন্দরে কিসমত কুড়িঘর মধ্যে আপনার সরকারী তশ্রূপী নলের জরিপে নিম্নের তফশীলের লিখিত ২ দুই কিত্তায় মওয়াজি ১০ কাণী নাল জমি আমি সন ১২৯৪ ত্রিং তরে ভাগী সূত্রে জুত চাষ করণার্থ ১ সনা মেয়াদে আপনার বরাবরে অত্র কবুলিয়ত লিখিয়া দিতেছি যে আমি ঐ সনে উক্ত জমির চতুস্পার্শ্বের চাষার রীতিমত নালিতা বিনাট করিয়া উৎপন্ন করিব । ঐ জমির হাল চাষ সার নিরি ইত্যাদি আমার জিম্বা বিনাটের তৃতীয়াংশের একাংশ বীজ আপনি দিবেন আর দুই অশং আমি দিব । উচিত সময় নালিতা সুপক্ক হইবে আমার নিজ ব্যয় দ্বারায় কাটিয়া ও তুলিয়া পাট বিক্রয় করিয়া যত টাকা উৎপন্ন হয় তাহার তৃতীয়াংশের একাংশ টাকা ও উক্ত নালিতার একাংশ সূলা আপনাকে বুঝাইয়া দিব । না দিলে আপনি আদালত কর্তৃক আদায় করিয়া লইতে পারিবেন ইহাতে আমি কি আমার ওয়ারিশানের কোন আপত্তি নাই মেয়াদ গতে উক্ত জমি আপনার ইচ্ছানুসারে আবাদ পত্তন অথবা আপনার নিজ খামারে লইতে পারিবেন ইহাতে আমি ও আমার ওয়ারিশানের কোনও আপত্তি থাকিবেক না । উক্ত জমিনে আমি ও আমার ওয়ারিশানের কোন প্রকার জুতের কি দখলের স্বত্ব ঐ জমিনে থাকিবেক না ও কোনও দাবী দাওয়া করিব না । এতদার্থে ইচ্ছাপূর্ব্বক এক সনা মেয়াদে অত্র বর্গা কবুলিয়তপত্র আপনার বাটীতে বসিয়া লিখিয়া দিলাম ইতি ১২৯৩ ত্রিং মোতাবেক ১২৯০ বাং ২৯শে পৌষ ।

তফশী চৌহদ্দি জমি ।

LETTER FOR RE-EXCAVATION OF A TANK

চিঠী রুজু - শ্রীরামনিধি বরজ সাং কাশীনগর পং কালিকাপুরকে সমাজ্ঞেয়ং কার্য্যঞ্চ পরং তোমার প্রার্থনীয় শ্রীরামকুমার চক্রবর্তী আমিনের তদন্তীয় কাগজাত দৃষ্টে জানা গেল মৌজা মজকুরে অন্তর্গত চালিতা দিঘীর পশ্চিম ও পঞ্চানন্দ বৈদ্যের যোত জমির ও বটতলী কুয়ার উত্তর ও রামদয়াল দের যোত ভিটীর পূর্ব্ব ও বাণীকান্ত দের বসতবাটী ও তোমার যোত ভিটীর দক্ষিণ এই চৌহদ্দি মধ্যে নাওয়ারিশ আন্ধি নামক পুরানা একগোট পুষ্কর্ণী পূর্ব্ব পাড় ৫ পাঁচ গণ্ডা ও দক্ষিণ পাড় ৩ তিন গণ্ডা ও পশ্চিম পাড় ৫ পাঁচ গণ্ডা ও উত্তর পাড় ৩ তিন গণ্ডা ও জলাশয় ১৫ পনর গণ্ডা দুই ক্রান্ত একযায় মওয়াজি ১১ এক কানা এগার গণ্ডা দুই ক্রান্ত জমি হইয়াছে এহাতে সাকিন তথার শ্রীপঞ্চানন্দ দে ঐ চৌহদ্দিতে হাশীলা জমি থাকা প্রকাশে দরখাস্ত করায় এহা পুনঃ তদন্ত নিমিত্ত চাকলার নায়েব দেওয়ান নামে হুকুম হওয়াতে নায়েব দেওয়ান কর্তৃক কদম খাঁ প্যাদার তদন্তীয় কাগজাত দৃষ্টে প্রকাশ যে ঐ চৌহদ্দিতে কোন হাশীলা জমি নাই জরিপ আমলে মওয়াজি ১।। - সাত কড়া এক ক্রান্ত জমি বৃদ্ধি হইয়াছে কিন্তু যে স্থলে হাশিলা জমি নাই এহাতে পঙ্কোদ্ধার হইতে কিছু বাধা দেখা যায় না অতএব লিখা যায় আমিন মজকুরের তদন্তীয় কাগজাত দৃষ্টে ঐ নিয়ম মতে পাড় ও জলাশয় খনন ভরাট পূর্ব্বক তুমি উক্ত পুষ্কর্ণীর পঙ্কোদ্ধার করিবা ঃ এই চৌহদ্দির মওয়াজি মজকুর ব্যতীত অন্য কোন জায়গা খনন ভরট করিব না ইতি ১২৭৭ সন, ত্রিপুরা তারিখ ২৭ মাঘ ।

শ্রীরামকমল সাহা পিং মৃত ব্রজমোহন সাহা ।
সাং পশ্চিম ছাগলনাইয়া পং দক্ষিণশিক অন্তর্গত গঙ্গানগর
পং দক্ষিণশিক অন্তর্গত নিজ তালুক গঙ্গানগর মধ্যে মৌজে বাঁশপাড়া স্থিথ নিম্ন তফশীলের লিখিত ভূমিতে নতুন পুষ্করিণী খনন করার প্রার্থনা করায় ঐ ভূমি রীতিমতে জরীপ তদন্তে মং ১ ।। তিন কাণী চৌদ্দ গণ্ডা দুই কড়া দুই ক্রান্ত সাব্যস্ত হইয়াছে উক্ত স্থানে পষ্করিণী খনন ভরটের নজর বাবদ মং ৩৫০ তিন শত পঞ্চাশ টাকা দাখিল করায় ৭।। দুই কাণী সাত গণ্ডা দুই কড়া দুই ক্রান্ত ভূমিতে পুষ্করিণী খনন ও ৭ এক কাণী সাত গণ্ডা ভূমিতে চতুষ্পাড় বন্ধন করার নিমিত্ত এতদ্বারা তোমাকে অনুমতি দেওয়া গেল, উক্ত স্থান খনন ভরটক্রমে সাধারণের জল ব্যবহারের স্বত্ব বহাল রাখিয়া ভোগ দখল করিতে রহ । উল্লেখিত ভূমির অতিরিক্ত কোন ভূমি খনিত ভরট হওয়া প্রকাশ পাইলে অতিরিক্ত খনিত প্রতি কড়ায় মং ৫ পাঁচ টাকা হারে ক্ষতিপূরণ দিতে বাধ্য থাকিব ইতি সন ১৩০১ ত্রং তাং ১০ই চৈত্র ।

তফশীল চৌহদ্দি

TRANSLATIONS OF THE ABOVE

Jungle Clearing Sannad.

Letter issued - Know Chand Gazi of Jui Shaoratoli, mauza Noapara, pargana Meherkul, that this letter is granted to you for reclamation from virgin jungle that would require are and spade to clear, and from reeds, shrubs and undergrowths the land situated on the south of mauza Barahipur, on the east of Dhalijalapur on north of the previously-cultivated land of mauza Chalitatoli and on the west of the Dighalimura of Khalabari, measuring 8 kanis, and appertaining to Nijtaluk Chakbust Bijaynagar, a dismemberment of pargana Dharmanagar. Three years shall be the term of the jungle-clearing lease, and on the expiry thereof you shall be liable to pay an annual rent of Rs. 2 year by year, instalment by instalment, at The fixed rate of sicca annas 4 per kani, Increase of decrease in the area and cultivation or non-cultivation of land within the aforesaid boundaries, forfeiture by survey and profit or loss, shall be matters of your personal concern; the sarkar shall have nothing to do with them. No sums shall be

demanded on account of increased rate of rent for the land, or of bhet (presents on occasions of festivity), begar (free services), mathat (subscription), panchak (tax levied by panchayats), excess or deficiency in area and expenses, etc. Enjoy the said land, son, grandson and so on in succession, bringing it into cultivation and taking care of it.

Finis. Dated 5th Baiusakh, 1221 T. E.

Deed of Sale of an Agat Taluk

To Srijut Kamini Kumar Roy, Naba Kumar Roy, Joy Kumar Roy and Pyari Kumar Roy, sons of late Iswar Chandra Roy, of village Choubepur pargana Nurnagar, thana Kasba, district Tippera, Kayastha by caste and talukdars by occupation. We, Shib Nath De and Chandra Nath De, sons of late Haridhan De, and Hriday Chandra De, son of late Baidya Nath De, residents of the said village, pargana district, and thana, and of the said caste and occupation, execute in your favour this deed of sale of land as follows : Whereas it is necessary for the payment of rent, for the liquidation of our debts and for other purposes to sell the 1k. 1g. and 2k. of hom stead and 2k. 11g. and 2k. of nal lands, in all 3k. 13g., adjacent to your own homestead and newly-excavated tank and appertaining to taluk Krishna Ram De in kismat Choubepur, within the jurisdiction of the sub-registry and police station at Kasba, we hereby sell the said 3k. 13 g., as described in the schedule below receiving from the hands of you, Naba Kumar Roy, the sum of Rs. 140 in cash, which was settled as the exchange value of the same. We relinquish the right of every description in the land sold of ourselves and of our sons, grandsons, and other heirs, and make yourselves, your sons, grandsons and other heirs the sole masters. You can therefore take possession of and use the land, cutting and filling up, building homestead and cultivating orchards, and can enjoy or dispose of it as you choose : we or our heirs shall not be, entitled to lay any claim to it : if we do, it will be rejected. On transferring the sadar jama of annas 12 of the land sold from our taluk and on registering your names (in the landl ords' sherista), and on payment of the said sadar jama, possessing the rights of gifts and sale, etc., yours lves, your sons, grandsons in succession continue to hold and enjoy it as you will and in perfect happiness. to this effect do we execute this kabala of land-sale according to our free-will with sound minds and sound bodies and without coercion.

Finis. Dated 28th Phalgun, 1293 B. E.

Cheragi Khairat Sanad

Letter issued - Know Tahir Mahammad of mauza Manipur in paragana Jashodapur that the homestead and nal land attached to your mosque amounting to 8 kanis, comprised within the cultivated portion of the said village, are granted to you as a cheragi khairat (a religious gift to defray the expenses of light). Bringing into cultivation and taking care of the homestead and the nal land, you shall always illuminate your house of god with the income derived therefrom. No rent, etc., shall be demanded from you on account of this land, nor any bhet (presents) or begar (free services). Continue to enjoy and appropriate the same, sons, grandsons, and so no.

Finis. Dated 13th Asvin, 1236 T. E.

Khanedari Sanad.

This is the command of Sri Srijut Raja Krishna Manikya Deb, the victor in mighty battles and the great-hearted, sitting surrounded by his councillors. The mafass I premisses of Ramaisyam, Pundab Haidhan, and Rajib, with the banks of the tank attached there to and one kani of khudkhast land are granted to Gauri Praad Gupta as a khanebari in the land lying outside the waste which was not resumed in 1177, in mauza kismat Sultanpur, Dihi Kuthiar, pargana Nurnagar, sarkar Udaypur, Capital Hastinapur. Let him reside, looking after and cultivating the homestead and the land, and building his own house. He shall not obtain any exces; land found by survey. No demand shall be made for rent, etc., on the land.

Finis. Dated 11th Jyistha, 1180 T. E.

Inam Grant

Benediction - This is the command of Sri Srijut Raja Rajdhar Manikya Deb, the victor in mighty battles and the great-hearted, sitting surrounded by his councillors. Two drones of cultivated land are granted to Kalika Prosad as inam (rewards) in pargana Dhalesvar, chakla Roshnabad, sarkar Udaypur, Capital Hastinapur. Rent for the land and all demands, such as bhet (presents), begar (free services), birsinha (dues payable to a person of the name of Birsinha), etc., are forbiddens. Let him take possession of, hold and enjoy the land in perfect happiness, son, grandson and so on in succession.

Finis Dated 13th Asvin, 1204

Bhumidan Grant.

Letter issued - Know Baidya Nath Sarma, of Chithalia, that one kani of cultivated land appertaining to the jot of Dujaymani Changa comprised in our taluk in mauza Chithalia, pargana Khandal, is granted to you as a bhumidan (religious offering of land) at the sacred place of Byasha Kunda for the gratification of God and for the attainment of heaven by my late revered father, Ram Ratna Dewan, and my late uncle, on Kalyanmani Kobra. Enjoy this land yourself, your son, grandson and so in succession,

Dated 17th Phalgun, 1236 T. E.

Baidyanka Minha.

Letter Issued - Know Shibram Baidya of mauza Batisa, pargana Tishna, that four kanis of cultivated land in the vicinity of the land of Bholanath Baidaya, an officer within mauza Paschim Mirjanagar, pargana Jashodapur, are granted to you as Baidyanka Minha (rent-free in lieu of fees for medical service). Take possession of and occupy the land and enjoy and appropriate the same. No sums, such as rent, etc., shall be demanded.

Dated 19th Asharh, 1232 T. E.

Jangalabadi Minha

Know Braja Mohan De of Chauddagram that the fourtetu kanis of jangalabadi minha (rent-free granted on account of jungle-clearing) of your father, Panchkaria Sardar, in mauza Kalikrishnanagar, pargana Joshodapur, by the attachment of which rent was realized by the sarkar during the current year, is now released in accordance with the petition now filed by you. Enjoy and occupy the same under the previous conditions.

Dated 6th Phalgun, 1249 T. E.

Fakirana Grant.

Know Hujuri Saha Sashkar of village Jagannathghar, pargana Noagaon, that the homestead and its adjuncts, measuring I drone, lying west of the western edge of the bil in the neighbourhood of Jagannathghar alias Noagaon, north of Keshabpur, east of Mokader taluk and south of Chandramani Roy taluk and Adampur, within pargana Uttar Ganganagar, are granted to you as a fakiran with the boundaries marked out. You and your beirs enjoy and appropriate the same and continue to bless.

Dated 7th Magh, 1217 T. E.

Ayma Sanad

Benediction - This is the command of Sri Srijvat Raja Kalyan Manikya Deb, the victor in mighty battles and great-hearted, sitting surrounded by his councillors. I grant 5 drones and 12 kanis of land in villages Govindapur and Kendirpar within pargana Meherkul, Sarkar Udaypur, Capital Hastinapur, as ayma (rent-free) to Kazi Mumin, Kazi Mansur, Kazi Hussein and Kazi Ali Hazra. Similarly do I grant 12 Kanis of cultivated and 5 drones of jungle-covered land as ayma to their sons Rejan Mahammad, Shukur Mahammad and Hushim. Homestead and ditches free (from all demands). Let not the homestead be surveyed. Let him take up the land and enjoy happiness and bless. Panchapancha (tax levied by panchayats), bhet (presents), begar

(free services), etc., are forbidden.

Dated 7th Magh, Jabra 1563, Terij 1069

Brahmottar Sanad on Copper-plate.

Benediction - This is the command of Sri Srijut Raja Govinda Manikya, the victor in mighty battles and great-hearted, sitting surrounded by his councillors. I grant $6^{1}/_{2}$ drones of cultivated land to Shukdeb Sarma as brahmottar, in mauza Fultali, pargana Meherkul, Sarkar Udaypur, Capital Hastinapur. Enjoy the land in perfect happiness, taking it into your direct cultivation. Rent for the land, and pancha panchak (tax levied by panchayats), bhet (presents), begar (free services), birsinha (dues payable to a person of the name of Birsinha), etc., are prohibited.

Dated 11th Katik, San 1079 Saka 1598 1st Chaitra.

Nankar Sanad

Benediction - This is the command of Sri Srijut Raja Krishna Manikya Deb, the victor in mighty battles and great-hearted, sitting surrounded by his councillors. With consent of the public, Rajendra Gupta is appointed to the post of Neogi of pargana Nurnagar, Chakla Roshnabad, Sarkar Udaypur, Capital Hastinapur. He shall receive as Nankar a monthly pay of Rs. 5 in cash or Rs. 60 per annum in the aggregate, and 3 drones of paikast (nal) and 2 kanis of khudkhast (gramchal) homestead land. Demands thereon of every description, such as bhet (presents). begar (free services), panch panchak (tax levied by panchayats), birsinha (dues payable to a person of that name), etc., are prohibited. Let him work, using the seal, as a subordinate to the office of the said chakla. He shall always obtain writing materials from the said chakla. Let him enjoy this nankar and salary, son, grandson, and so on in succession.

Dated 23rd Phalgun, 1190

KABULIYAT OF A BARGDAR

To much respected talukdar Srijut Ananda Chandra Bhattacharjya, son of late Pitambar Bhattacharjya, Brahman by caste, and talukdar by occupation, resident of Kurighar, pargana Nurnagar - I, Shekh Mendi Ali, son of Taki Mahammud, deceased, resident of Kurighar, pargana Nurnagar, Muhammadan by religion and cultivator by occupation, execute this barga kabuliyat as follows. There is registered in the Maharaja's zamindari sherista a rent-free, banam Shambhu Chandra Bhattacharjya, of which you are the owner and occupier. I hereby take lease, for the term of one year, namely, 1294 T. E., for the purpose of cultivation as a bargadar, of the two plots of land mentioned in the schudule below and comprised in the said rent-free tenure and appertaining to your nij khamar, measuring $1^{1}/_{2}$ kani by the nal in use in your sarkar; and bind myself to grow jute crop thereon during that year after the mode of the surrounding cultivators. I shall be responsible for ploughing, manuring, and weeding, etc. You shall supply a third of the seeds required to be sown, and the balance of two-thirds shall I. I shall cut the jute crop at the proper time when fully grown at my own expense, ret it and sell the fibre : and deliver to you one-third of the sale-proceeds and of the stalks. In default, you shall be entitled to realize the same through court. Neither I nor my heirs shall have any objection to this. On the expiry of the lease you shall have the right to let out the land as you will or to take it into your own cultivation. Neither I nor my heirs shall have any objection to it. I or my heirs shall possess no right of cultivation or of occupancy in the said land, nor shall we lay any claim to it. Sitting at your house, to this effect do I execute this barga kabuliyat of my own free will for the term of one year.

Finis. Dated 29th Pous, 1293 T. E. corresponding to 1290 B. E.

LETTER FOR RE-EXCAVATION OF A TANK

Letter issued - Know Ramnidhi Baraj of Kashinagar, pargana Kalikapur, that on looking over the papers, as prayed by you, relative to the enquiry made by Amin Ram Kumar Chakrabarti, it has been found that within the said mauza, there is an unclaimed old tank known as Andhi

tank (tank choked with water-weeds), situated on the west of Chalita dighi north of the jot land of Panchanand Baidya and of Battali Kuya (pond under the banian tree), east of the jotbhithi at Ramdayal De and south of the homestead of Bani Kanta De and of your own jotbhithi, whereof the east bank measures 5g. south bank 3g., west bank 5g., north bank 3g., and the bed 15g. 2k., aggregating 1k. 11g. 2k. ; and that Panchanand De of the above village having filed a petition alleging the existence of cultivated land within aforesaid boundaries, the Naib Dewan of Chakla was directed to make further enquiries; and he on looking into the papers of the enquiry held by Kadam Khan Pyada has found no cultivated land to exist within the said boundaries. The survey showed an excess area of 1g. 3k. 1kr. But inasmuch as there is no cultivated land, there can be no objection to excavation. It is, therefore, ordered that you re-excavate the said tank, digging its bed and filling up its banks, in accordance with the said Amin's papers of enquirey. You shall not dig or fill up any other land, save and except the land contained within the aforesaid boundaries.

Finis. Dated 27th Magh, 1277 T. E.

PERMISSION TO DIG A TANK, WITH A PROMISE TO GIVE PROPORTIONATE DEDCUTION IN RENT.

To Ram Kamal Saha, son of late Braja Mohan Saha, resident of Paschim Chhagalnaiya, pargana Dakshinsik including ganganagar. – Inasmuch as you have applied for permission to dig a new tank in the land described in the subjoined schedule, within mauza Banshpara, nij taluk Ganganagar, pargana Dakshinsik, the said land has been properly surveyed and examined and found to measure 3k. 14g. 2k. 2kr. In consideration of the payment of a nazarana of Rs. 350 for the excavation of a tank in the aforesaid land, you are hereby permitted to excavate a tank in 2k. 7g. 2k. and 2kr. of land and to construct the four banks in 1k. and 7g. Digging and filling the said tank and reserving public rights to the use of the water, continue to hold and enjoy the same. If it be found that any land in excess of the above has been dug and filled, you shall be liable to pay compensation at the rate of Rs. 5 per kara.

Finis. Dated 10th Chaitra, 1301 T. E.

P. S. - You shall obtain deduction in rent on account of the 2k. 7g. 2k. and 2kr. of land excavated at the rate of the guzasta rent. The order of deduction shall take effect from the year of excavation of the tank.

Finis. Dated 10th Chaitra, 1301 T. E.

APPENDIX V (*a*)

Statement showing the area held by each class of landlord.

Name of Division.	Area held by Public Works Department	Area held by the District Board.	Area held by the Assam Bengal Rail-ways	Area in khas possession of the Raja.	Area held by patnidars	Area held by mukarraridars	Area held by ordinary talukdars.	Area held by ijaradars.	Area held by lakhirajdars.	Area held by non-rent pay-ing tenure-holders.	Area held by jimbadars	Area held by mirasdars	Area held by jot madhyasa-ttvadhikaris.	Total area.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.	Dr. k. g. k.
Northern Division	65 12 10 2	4 2 13 0 1/4	155 9 7 2 1/4	3,827 4 0 1 1/4	367 12 9 2 1/2	2,381 0 13 3 1/4	18,330 13 2 0	0 13 2 3	1,053 7 7 1	600 2 10 1 1/2	143 4 18 1 1/4	183 2 18 3 1/2	17 3 13 0 1/4	7,330 9 12 3 1/4
	319.68	20.32	756.13	18,598.64	2,759.14	11,570.75	89,079.15	3.99	5,119.33	2,916.47	696.41	890.19	83.72	1,32,813.92
Central Division	142 1 10 2 1/2	8 0 11 3/4	105 9 9 1/2	12, 680013 2 1/4	528 7 1 3 1/2	2,656 2 6 1 3/4	1,001 13 9 2 1/2	3,395 15 33 3/4	746 14 5 2 1/2	590 5 8 3 1/4	16 4 0 1/4	42 5 7 0 3/4	115 0 14 0 1/4	22,029 0 1 2 1/4
	901.89	51.00	670.20	80,480.98	3,354.09	16,858.91	6,358.73	21.554.52	4.740.64	3,746.88	t03.14	268.70	730.21	1.39,819.89
Southern Division	27 12 4 2 1/4	17 1 4 2	7 15 13 2 1/4	9,813 9 63 1/2	67 11 2 0	12 11 6 1 1/2	729 55 2 1/2	1,4676 18 3 1/4	340 4 0 2 3/4	448 5 13 1 3/4	....	....	118 6 6 1 1/4	13,050 9 2 3 1/2
	176.24	198.38	50.64	62,287.61	429.65	80.64	4.629.12	9,313.91	2,159.60	2,815.75	....	....	751.46	82.833.00
Total in acres	1,397.81	179.70	1,476.97	161,367.23	6,542.88	28,510.30	100,067.00	30,872.42	12.019.57	9,509.10	79.9.55	1,158.89	1,565.39	3,55,466.81

It is to be noted that the local standard of measurement in the Northern Division differs from that in the Central and Southern Divisions. For this reason the totals are given in acres only. Compiled by Settlement Officer for 1,506 villages.

APPENDIX V (*b*)

Statement sohowing the distribution of Cultivated and uncultivated area

Name of Division	Area by Summation of fields.	Classification of cultivated area.																					Agricultural statistics		Census Statistice.	
		By Soil.				Of culturable area.						Of not culturable area.											Wells.		Houses.	
		Total cultivated area in acres.	Upland.	Lowland.	Other kinds.	New fallow.	Old fallow.	Groves.	Grass.	Bush.	Other kind (if any).	Total culturable area.	Village site.	Sites of temples and burial-grounds.	Uncultivable waste.	Tanks.	Rivers.	Uncultivable Jhils or Churs	Government roads.	Other roads.	Other kind of uncultivable lands.	Total of not cul-tivable area.	Masonry.	Earthen	Pucka.	Kutcha.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
		Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.				
Northern Division	1,31,129.44	87,641.49	1,273.48	83,670.60	2,697.41	178.55	6,874.57	5,927.02	278.85	1,780.68	1,469.40	16,509.07	3,873.66	113.57	1,493.81	3,888.55	6,076.83	4,285.94	117.56	2,114.42	5,114.54	26,976.88	..	25	24	45,508
Central Division	1,43,345.97	1,10,259.56	19,644.93	90,373.60	241.03	25.98	2,433.02	794.79	157.01	1,425.34	119.64	4,955.78	3,694.32	341.50	266.70	6,462.33	3,371.47	394.68	622.93	2,682.96	10,293.44	28,130.63	..	34	51	72,610
Southern Division	83,053.32	58,650.83	11,858.09	46,770.99	21.75	9.90	1,901.89	177.08	38.38	1,407.26	8.33	3,543.54	2,528.40	231.27	284.76	5,320.97	2,803.56	295.86	151.27	2,010.37	7,232.49	20,858.95	..	..	1	32,875
Total in acres	3,57,528.73	2,56,551.88	32,776.50	2,20,815.19	2,960.19	214.43	11,209.48	6,898.89	474.24	4,613.98	1,597.37	25,008.39	10,096.38	686.34	2,045.27	15,671.85	12,251.86	4,976.48	891.76	6,807.75	22,640.47	75,968.46	..	59	76	150,993

Complied by Survey Office for 1,510 villages.

APPENDIX V(c).

Statement showing the distribution of crops according to their seasons.

Name of Division	Total area.	Bhadar area.	Rabi area.	Haimantik area.	Dofali area	Uncropped area	Remarks
1	2	3	4	5	6	7	8
	Acres	Acres	Acres	Acres	Acres	Acres	
Northern Division	131,129.44	25,759.76	4,980.93	68,041.22	11,140.42	43,487.95	
Central „	143,345.97	51,606.54	12,893.52	87,582.09	41,822.59	33,086.41	
Southern „	83,053.32	29,137.17	6,880.59	46,012.40	23,379.33	24,402.49	
Total in acres	357,528.73	106,503.47	24,755.04	201,635.71	76,342.34	100,976.85	1,510 villages; compiled by Survey Department.

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APPENDIX V (*d) (i)*

Statement showing the distribution of crops according to their nature

Name of Division	Aus.	Bhadai												Aghani											
		Food-crops									Non-food crops														
		Mahi	Gantiri	Dhaicha	Janera	Urid	China	Other food-crops	Til	Kachu	Indigo	Jute	Total Bhadai	Dhan	Kurthi	Urid	Janera	Methi	Garden food-crops	Non-food crops	Total aghani	Total rabi	Total cropped area	Area under cultivatin	Dofasli
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Northern Division	17,374.91	.52	..	..	.03	.34	.75	4.02	311.41	134.20	..	7,933.58	25,759.76	68,041.22	..	..	..		..	..	68,041.22	4,980.93	98,781.91	87,641.491	1,140.42
Central Divison	51,254.80	..	....	.46	..	....	.33	.99	76.35	121.72	..	151.89	51,606.54	87,574.68	..				....	7.41	87,582.09	12,893.52	1,52,082.15	1,10,259.59	41,822.59
Southern Division	28,912.37	....	....	....	..	....	....	1.40	94.43	3.32	....	125.65	29,137.17	45,997.94	....	....			....	14.46	46,012.40	6,880.59	82,030.16	58,650.83	23,379.33
Total in acres	97,542.08	.52	....	.46	.03	.34	1.08	6.41	482,19	259.24	....	8,211.12	1,06,503.47	2,01,613.84	....	....	....	....	....	21.87	2,01,635.71	24,755.04	3,32,894.22	2,56,551.88	76,342.34

Compiled by Survey Office for 1,510 villages.

APPENDIX V (*d*) (ii).

Subsidiary statement showing the distribution of rabi crops.

Name of Division																			
	Arahar	Khesari	Sesamum	Mustard	Sugarcane	Pan	China	Other food-crops	barley	Potato	Mushuri	Kalai	piyaj	Haridra	Dhania	Marich	Tarkari	Garden food-crops	Mug
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
Northern Division	5.21	77.30	13.83	2,209.72	274.68	14.43	24.89	3.53	...	5.33	19.83	1.23	32.60	2.08	28.87	402.31	104.27	346.98	32.30
Central division	18.49	892.99	632.50	2,478.79	1,412.90	45.26	141.66	28.98	...	197.57	96.33	84.34	57.22	5.85	56.63	3,234.16	878.20	134.64	148.94
Southern Division	113.66	518.90	597.56	71.28	600.55	111.56	5.16	37.91	...	172.89	10.59	...	36.93	1.80	32.59	3,075.82	599.57	51.23	19.55
Total in acres	137.36	1,489.27	1,243.89	4,759.79	2,288.05	171.30	171.71	70.42	...	375.79	126.75	85.57	126.75	9.73	118.09	6,712.29	1,582.04	532.85	200.79
Name Division																			
	But	Rashun	Methi	Kalijira	Guamuashuri	Jain	Rendhani bichis	Termuj	Khirai	Til	Tisi	Borodhan	Tobacco	Caster-Oil seed	Cotton	San	kaun	Bangi	Total
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
Northern Division	1.49	1.64	9.60	9.87	0.48	...	...	3.15	2.46	1,026.21	91.85	13.15	7.13	189.12	1.56	0.39	4.71	19.46	4,980.93
Central Division	...	2.64	402.67	6.77	6.98	5.40	0.54	...	...	1,185.51	227.20	9.87	11.94	54.73	92.35	26.37	199.33	114.69	12,893.52
Southern Division	10.56	...	240.72	15.22	12.56	...	...	...	...	33.95	2.20	...	...	10.82	65.19	12.60	223.78	185.35	6,880.59
Total in acres	12.05	4.28	652.99	21.86	20.02	5.40	0.54	3.15	2.46	2,245.67	321.34	23.02	19.07	254.67	159.10	39.36	427.82	19.50	24,755.04

APPENDIX V (*e*).

Statement showing the statistics of animals, ploughs, and house.

Name of Division.	Number of House		Animals.															Remarks.
	Separate buildings.		Plough-bullocks	Other bllocks.	Cows.	Buffaloes.	She-buffaloes	Goats.	Sheep.	Horses.	Mules.	Donkeys.	Ploughs.	Carts.	Boats.	Number of lose Brahmini bulls in the village.		
	Pucca.	Kutcha.																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		18
Northern Division	162	63,061	34,239	19,591	22,903	171	56	4,921	731	51	32	57	4,457	250	5,917	44		
Central division	131	64,702	55,016	20,912	20,546	556	490	7,039	441	55	....	88	18,613	259	563	11		
Southern Division	33	33,630	22,982	9,420	9,551	1,289	877	4,456	200	11	22	52	11,727	52	119	....		
Total in acres	326	1,61,393	1,12,237	49,923	53,000	2,016	1,423	16,416	1,372	127	54	197	34,797	561	6,599	55		Complited by Survey Department for 1,510 villages.

APPENDIX V (*f*)

Statement showing the distribution of the rent-paying and non-rent paying areas.

Name of Division	Revenue-paying.										Revenue free		Total for each Division		Remarks.
	Rent- paying.		Non-rent paying.												
			Specifically lakhiraj.				Non-rent-paying.		Total		Grand Total				
	Cultivated.	Total	Cultivated	Total	Cultivated	Total	Cultivated.	Total	Cultivated.	Total	Cultivated	Total	Cultivated	Total	
1	2	3	4	5	6	7		8		9 10		11	12	13 14	
15		16													
		Dr. k. g. k	Dr. k. g. k	Dr. k. g. k	Dr. k. g. k	Dr. k. g. k	Dr. k. g. k	Dr. k. g. k	Dr. k. g. k	Dr. k. g. k	Dr . k. g . k	Dr. k. g. k	Dr. k. g. k	Dr. k. g. k	
Northern Division	15, 938 6 3 3	25,451 6 18 3¹/₄	8 0 3 16 2	1,131 6 8 1¹/₄	421 7 10 1¹/₂	522 3 9 1¹/₄	1,277 11 6 3¹/₂	1,653 9 17 2¹/₂	17,216 1 10 ¹/₂	27,105 0 16 2¹/₄	0 0 19 3	225 8 16 1	17,216 2 10 1¹/₂	27,330 9 12 3	
	77,453.05	1,23,681.99	4,160.93	5,498.09	2,048.13	.2,537.71	6,209.06	8 ,035.80	83,662.11	131,717.79 .31	1,096.13	83,662.42	1,32,813.92		
Central Division	15,826 14 11 3¹/₂	20,436 0 16 0¹/₄	554 3 7 2	714 10 2 2¹/₄	501 15 17 1¹/₄	622 9 11 3	1,056 3 4 3¹/₄	1,337 3 14 1¹/₄	16,883 1 16 3¹/₄	21,773 4 10 2¹/₂	40 12 1 0	255 11 10 3¹/₄	16,923 13 17 3¹/₄		22,029 0 1 2¹/₄
	1,00,454.71	1,29,709.28	3,517.62	4,535.83	3,186.18	3,951.69	8,703.80	6,487.52	1,07,158.51	138,196.80	258.66	1,623.09	1,07,417.17		1,39,819.89
Southern Division	8,668 14 7 3 3¹/₂	12,209 2 6 0¹/₂	282 0 12 2³/₄	356 1 15 3	350 3 6 3¹/₄	432 7 18 1¹/₂	362 3 19 2	788 9 14 0¹/₂	9,301 0 2 1¹/₂	12,997 12 0 1	0 0 4 2¹/₂	52 13 2 2¹/₂	9,301 2 12 0		13,050 9 2 3¹/₂
	55,022 20	77,492.39	1,790.46	2,260.21	2,222.93	2,745.14	4,013.39	5,005.35	59,035.597	82,497.74	.09	335.26	59,035.68	82,833.00	
Total in acres	2,32,929.96	3,30,883.66	9,469.01	12,294.13	7,457.24	9,234.54	16,926.25	21,528.67	2,49,856.21	3,52,412.36	259.08	3,054.482,50,	115.27	3,55,466.81	1,506 villages
compiled by Settlement Department															

N. B. - It is to be noted that the local standard of measurement in the Northern Division differs from that in the Central and Southern Divisions. For this reason the totals are given in acres only.

APPENDIX V (*g*)

Statement showing the rent, area and cultivation for each class of holding.

Name of Division	Number of villages.	Number of plots.	Bharateswari				Proprietors		Tenure-holders.				Raiyats at fixed rates.		
			Holdings.	Total.	Cultivated.	Holdings.	Total.	Cultivated.	Holdings.	Total.	Cultivated.	Holings.	Total.	Cultivated.	Rent.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
				Dr. k. g. k	Dr. k. g. k		Dr. k. g. k	Dr. k. g. k		Dr. k. g. k	Dr. k. g. k.		Dr. k. g. k.	Dr. k. g. k.	Rs. a. p.
Northern Division	409	2,39,190	2	2 2 7 1 1/2	...	369	2,010 5 19 1 3/4	13 15 6 13/4	10,120	6,223 10 1603/4	1,916 4 16 2	27	26 3 5 3/3	11 15 16 1	121 2 5
	....	....	....	10.44	....	....	9,769.48	67.83	....	30,239.28	9,312.32	....	127.35	58.25	....
Central Division	888	3,86,249	93	60 10 11 2 3/4	0 1 11 3	810	2,120 10 0 1 1/2	74 10 6 0 3/4	1,664	1,034 2 10 0 3/4	249 6 4 2 3/4	145	123 15 10 2	101 1 19 3 1/2	1427 14 3
	....	....	....	385.03	0.63	....	13,459.79	473.77	....	6,563.90	1,582.92	....	786.85	641.86	....
Southern Division	209	2,71,178	66	56 8 3 1	0 0 4 2 1/2	194	1,674 8 14 1	78 1 12 2 1/2	1,859	823 5 19 1 3/4	369 10 11 3 1/4	18	23 7 12 0 1/4	19 11 12 3 1/2	265 4 3
	....	....	....	358.68	0.09	....	10,628.50	495.77	....	5,236.11	2,346.31	....	149.02	125.26	....
Total in acres	1,506	8,96,617	161	754.15	0.72	1,373	33,857.77	1,037.37	14,043	42,029.29	13,241.55	190	1,063.22	825.37	1,814 4 11

Name of Division	Settled and occupancy raiyats				Non-occupancy raiyats				Rent free-holders.		
	Holdings	Total	Cultivated	Rent	Holding	Total	Cultivatted	Rent	Honldings	Total	Cultivation
	17	18	19	20	21	22	23	24	25	26	27
		Dr. k. g. k.	Dr. k. g. k	Rs. a. p.		Dr. k. g. k.	Dr. k. g. k	Rs. a. p.		Dr. k. g. k.	Dr. k. g. k.
	31,063	18,478 5 8 1 3/4	15,038 7 12 1 1/2	2,99,599 5 9	1,045	161 8 4 2	102 15 4 2 1/2	162 6 11 4	1,193	429 5 11 2	132 7 15 0 3/4
Northern Division	...	89,796.03	73,079.90	...	...	784.90	500.30	...	...	2,086.44	643.82
	39,004	18,250 7 4 1 1/4	16,296 14 13 3	3,82,763 12 11	678	97 14 1 8 0	71 9 9 2 1/2	1,079 6 0	1,162	341 3 7 0 3/4	130 1 11 2 1/4
Central Division.	...	1,15,837.06	103,437.68	...	...	621-58	454.55	...	...	2,165.08	825.76
	9,633	10,198 1 7 1	8,659 0 13 0 1/2	2,35,996 5 10	891	87 0 16 3	46 0 3 1 1/2	367 13 9	931	187 8 9 3 1/2	128 9 13 2 1/4
Southern Division	...	64,728.24	54,959.79	...	...	552.15	292.14	...	...	1,190.30	816.32
Total in acres	79,700	2,70,361.33	2,31,477.37	9,18,359 8 6	2,614	1,958.63	1,246.99	3,073 15 1	3,286	5,442.42	2,285.90

Name of Division			Under raiyats.			
	Total area	Total rent	Holdings	Total	Cultivated.	Rent
	28	29	30	31	32	33
	Dr. k. g. k.	Rs. a. p.		Dr. k. g. k.	Dr. k. g. k.	Rs. a. p.
	27,330 9 12 3½	3,01,347 3 6	805	116 88 0½	87 1 19 2	1,828 3 9
Northern Division	3018 608	...	...	565.95	4.2863	...
	22,020 0 1 2½	3,85,271 1 2	3,610	380 15 11 0½	318 1 7 2½	2,734 2 5
Central	1,39,819.89	...	...	2,434.75	2,034.80	...
	13,050 9 2 3½	2,36,620 7 10	3,288	263 13 19 2½	217 8 6 0½	8,715 13 1
Southern Division	82,833.00	...	...	1,674.84	1,362.6..61	...
Total in acres	3,55,466,81	9,23,247 12 6	7,603	4,675.54	3,826..03	20,278 3 3

N.B. - It is to be noted that the ocal standard of measurnment in the Northern Division differs from that in the Central and Southern Divisions. For the reason the total are given in acres only. Compiled by the Settlement Office for 1,506 villages.

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyam, 3 saiyam.		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1 Boro	Chikan	Awal	Basphul	Little	...	...	...	...	....	...	...	...	...	...	Long and white	Sweet-scented and very beautiful paddy.
2 „	„	„	Parbora	Little	Little	Little	Little	...	...	...	...	...	...	...	...	
3 „	„	Daiyan	Tepi	Little	Little	...	...	...	...	...	...	...	...	...	Flat and medium size.	
4 „	„	...	Jagli	Little	Little	Little	Little	...	...	...	...	...	...	...	Large and white	
5 „	„	Saiyam	Tombora	...	Little	...	...	...	Little	...	...	...	...	...	Medium size	
6 „	Mota	Awal	Malati	Much	Little	...	...	...	...	...	...	...	...	...	Large and white	Sweet-scented like the flower Malati.
7 „	„		Banajira	...	Little	...	...	...	...	...	...	...	...	...	...	Thin and long.
8 „	„		Lambora	...	Little	Little	...	Little	...	....	...	...	...	...	...	
9 Aus	Chikan	„	Absaya	...	...	Much	...	...	...	...	...	...	...	Little	Small and white	
10 „	„	„	Betichikan	Much	Little	Much	...	...	...	...	...	...	...	...	White and long.	
11 „	„	„	Balambati	...	...	...	...	...	...	...	...	...	Little	Little	...	
12 „	„	„	Sarisaphul	Little	Little	...	...	...	...	...	...	...	...	...	Round and reddish	Mustard coloured.
13 „	„	Daiyam	Surjasail also suryamukhi	Little	...	Little	...	...	...	...	...	...	...	...	Bright white	The spirealways keeps upwards, towards the sun, hence called surjasail.
14 „	„	„	Phulbadam	Little	Little	Little	Little	Little	Little	...	Little	Little	...	...	White and long (some what curved).	Sweet-scented paddy
15 „	„	„	Girme Beti	...	Little	Little	...	very Little	...	...	...	...	...	...	...	
16 „	„	Saiyam	Sultan basor, sultanbahar	Much	Very little	Little	Very little	Little	Much	Little	Not much	Very much	Much	...	Reddish and long	Very sweet scented

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyam, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
17Bore	Chikan	Saijam	Dudhsatya or Barad-dhala aus	Little	...	Little	Little	Much	Much	Little	...	...	Little	...	White and medium size	Milk coloured. Satya crop is sown and reaped within 60 days hence satys, from saita sixty
18 „	Mota	Awal	Chiknal	...	...	...	...	...	Little	Little	Little much	Very much	Very	Little	Thin and red. chikan.	Chiknal is the corruption of
19 „	„	„	Roa	...	...	...	...	...	...	...	...	...	...	Little	...	
20 „	„	„	Lunasail	...	...	...	...	...	...	...	much	Little	...	Little	...	
21 „	„	„	Kalasatia	Little	...	...	Little	Little	Much	Much	...	Little	Little	Little	Black and medium size	So called because black.
22 „	„	„	Dhalasatya	Little	...	Little	Little	Little	Little	...	Little	Little	Little	Little	White and medium size	Dhala means white.
23 „	„	„	Lula	....	....	....	....	...	....	...	Little	Little	...	....	....	
24 „	„	„	Sukulkalai		...	...	...	...	...	...	...	...	...	...	White and some what round	
25 „	„	„	Kachalani		...	...	...	Much	....	...	...	...	...	...	White and long. (fresh) lani (ght).	Sweet-scented like kacha
26 Aus	Mota	Awal	Kaminisail	Little	Little	Little	Little	Little	Little	Little	Little	...	Little	Little	White and long	Very good looking paddy, hence the name.
27 „	„	„	Garcha	..	..	..	..	..	..	..	..	Little	Very little	Little	...	
28 „	„	„	Boaljuri	...	Much	Little	...	Little	Much	Much	Much	Little	Tittle	Little	White and long (somewhat curved)	The shape of paddy being like boal fish, it is called boaljuri.
29 „	„	Daiyam	Lama	Little	Very much	Much	Little	Much	Very much	Much	Little	Little	...	...	Red and long	
30 „	„	„	Rangi	...	...	...	Very much	...	...	...	...	...	...	...	Red and small	The colour is bright red, hence called rangi.

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyem, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
31 Aus	Mota	Awal	Achin	...	...	...	...	...	Little	Little	...	...	...	...	...	
32 „	Mota	Awal	Kalbin	....	....	....	....	....	....	....	....	....	Little	Little	Black and medium size.	
33„	„	„	Nakkati	....	....	....	....	...	....	....	....	....	Little	Little	....	
34„	„	„	Bhadalia	....	....	....	....	....	....	....	....	Very much.	....	....	Black and some what round.	The paddy being like that of the root of Bhadalia is so called.
35„	„	„	Bindi,chehiya sai	...	....	....	....	....	.....	....	....	.....	Much	Much	Long and white.	Very fine and goods looking paddy.
36„	„	„	Bhaturia	....	....	Little	Little	Very little	Very little	Little	Little	Little	Little	Little	....	
37„	„	„	Salai	Little	Little	....	....	Little	Little	Little	Little	Little	Little	Little	White and long.	
38„	„	Saiym	Satya	Very much	Much	Much	Much	Much	Much	Much	Little	Little	Little	Little	Violet and medium size.	Sown and reaped within sixty days.
39„	„	„	Lalmati	....	Little	.....	.....	....	.....	....	...	...	...	...	Red and long.	
40„	„	„	Maidal	....	....	....	....	Little	Little	....	....	....	Very much.	Much	White and thick.	
41„	„	„	Nakmuri	....	....	....	....	....	.....	....	....	....	Little	Little	....	
42„	„	„	Dudlama	Little	Little	Little	.....	....	....	....	....	Little	Much	Little	White and long.	Dudh, white hence called Dudhlama.
43„	„	„	Girig	....	.....	....	.....	....	....	....	....	....	Little	Little	....	
44„	„	„	Kala Bhadalia	....	....	....	....	....	Little	Little	Little	Much	Much	Little	....	
45„	,	„	Khaya-	....	....	....	„	„	Little	Little	Little	Little	Much	Much	....	
46Aus	Chikan	Awal	chikual.. bhog.	....	Little	Little	Little	Little	Little	Little	Little	Little	Little	White and very small.		Food of Vishnu. It is the finest rice.

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyam, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
47Aman	Chikan	Awal	Tilka kasturi	...	Little	...	...	Very Much	....	Little	Little	Little	Little	Little	Back and very little.	
48.	„	„	Kalijira or Krishnajira	Little	Very little	Very little.	...	Much	Much	Very little.	Little	...	...	...	Black and very small.	Like the spices Kalaijra
49.	„	„	Kuri sail	Little	...	...	...	Very little	Much	Little	Little	Little	Little	Little	White and some what round.	Kuri, small.
50„	„	„	Chandrakala	...	....	Much	Much	...	...	...	...	...	..	...		
51„	„	„	Kutisali		...	...	...	„	...	...	...	Little	Little	Little	White and small.	
52„	„	„	Abil	...	...	...	...	Little	Little	...	...	...	...	...	...	
53„	„	„	Binni	Little	Little	...	...	Little	Little	Little	Little	Little	Little	Little	White and small.	
54„	„	„	Kalakhasa	Little	Little	Little	....	Little	Little	Little	Little	Little	Little	Little	small and black.	
55„	„	„	Baijgambichi.	...	Little	Little	Little	...	...	...	...	...	....	...	Small and brownish.	Something like Brinjal seeds.
56„	„	„	Sarisamukhi.	...	Little	...	...	...	...	....	....	...	....	...	Small and red.	Upper part like mustard.
57„	„	„	Magi.	Little	Little	....	....	Much	Little	Very much.	....	...	...	...	Red and long.	
58„	„	„	Khaiapakri	Little	Little	Little	Not much.	....	....	....	....	....	...	....	....	
59„	„	„	Malati	Little	....	Little	....	Much	Much	Much	Little	Little	Little	Little	...	

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyam, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
60Amar	Chikan	Awal	Kuti Chikan.	...	...	Little	Little	Little	Little	Little	Little	Little	Little	Little	White and very small	
61,,	,,	,,	Tengri	...	...	...	...	...	Much	Much	Much	Little	Little	Little	Red and long.	
62 ,,	,,	,,	Dudh Balam	...	Much	Little	...	...	...	...	...	...	Little	Little	White	
63 ,,	,,	,,	Jaffarsail or Jaffar rail	Little	...	...	...	...	...	...	.Little	Little	...	...	...	
64 ,,	,,	,,	Khasail	...	...	...	...	...	...	...	...	...	Little	Little	...	
65 ,,	,,	Daiyam	Chhapalish	Little	Little	Little	Much	Much	Much	Much	Much	Much	Much	Much	White and somewhat long.	
66 ,,	,,	,,	Sahabarkat	...	...	...	...	...	...	...	...	Little	Little	Little	Very small and white.	
67 ,,	,,	,,	Maghisail	Little	Little	...	...	...	...	...	...	...	Little	Little	Red and medium size.	
68 ,,	,,	,,	Aliraj	Little	...	...	Little	...	...	...	...	...	...	...	...	
69 ,,	,,	,,	Sailchikan or Sailc-hignal.	Little	Little	...	...	...	...	...	...	...	Little	Much	Medium size and white	
70 ,,	,,	,,	Agansail	Little	Little	Little	...	...	...	...	...	...	...	...	Red and somewhat long	Reaped in the month of Agrahayan.
71 ,,	,,	,,	Betichikan	Little	Little	Little	...	Little	Little	Little	...	...	...	...	...	
72 ,,	,,	,,	Madhu Malati	...	...	...	...	...	...	...	...	Little	Little	Little	...	
73 ,,	,,	,,	Jhalot	Much	Much	...	...	...	...	...	...	Little	Little	...	Medium size and red	

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyam, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
74 Aman	Chikan	Awal	Chapakari	Much	Very much	Very much	Little	Much	Much	Much	Much	Much	Little	Little	...	
75 „	„	„	Dakhina Bazal	...	Much	...	...	...	...	...	...	Much	Much	Much	Red and long.	
76 „	„	„	Bandasail Or Bandsail	...	...	...	Much	Much	...	Little	Little	Little	Little	...	Ditto	
77 „	„	„	Katal Mukhi	...	Little	Little	Little	...	...	...	...	...	...	...	...	
78 „	„	„	Rahu Sail	...	...	...	...	...	...	Little	...	Little	Little	Little	...	
79 „	„	„	Ghaniajali	...	...	...	...	...	...	...	...	...	Little	Little	...	Grows very thickly; hence so called
80 „	„	„	Bharat sail	...	...	...	...	...	...	...	...	Little	Little	Little	...	
81 „	„	„	Chaukp-usani	...	...	...	...	...	...	...	...	...	Little	Little	Red and long	
82 „	„	„	Rangi Sail	...	...	...	...	...	...	...	...	...	Little	Little	Red and medium size	Very hand some sail
83 „	„	„	Jamir chaplaish	...	...	...	...	...	...	...	Little	Little	Little	Little	Red and long	
84 „	„	„	Bashiraj	Much	Little	Little	Very little	Little	...	...	...	...	...	...	Ditto	
85 „	„	„	Sail gota	Much	...	Little	Little	...	...	...	...	...	...	...	Little and small	
86 „	Chikan	Daiyam	Khukri also kuri Sail	..	Little	Little	...	...	...	...	...	...	...	...	White and small	

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyam, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
87Aman	Chikan	Daiyam	Dudhraj	Little	Little	Little	Little	...	...	...	...	...	...	...	White and medium size	Milk colour
88 „	„	„	Padma sail	...	...	Little	Little	...	...	...	...	...	...	...	White and smal	
89 „	„	„	Safri	...	...	...	...	Much	Much	Much	Much	Much	...	...	White and long.	
90 „	„	„	Chandar sail	Little	...	...	...	Little	Little	...	...	...	...	...	Small and whitish.	Sweet-scented like chandan (sanda l)
91„	„	„	Dudhp-arsum.	Little	...	Little	Little	...	...	...	...	...	...	...	Medium size and white.	
92„ ...	„	Saiyam	Birmaii..	Little	...	...	...	...	...	...	Little	Little	Much	Much	Small and white.	
93„...	„	„	Dhalakh asa or Phul khasa.	Little	Little	Little	Little	Little	Little	Little	Little	Little	...	...	White and small	Sweet-scented.
94„ ...	„	„	Magi sanil ...	Little	Little	...	....	...	Much	Much	...	...	...	...	White and middle.	This was very fine paddy in troduced by the Mugs.
95„ ...	„	„	Pakshi-raj	Little	...	...	...	...	...	...	...	...	Little	Little	Half white half black.	King of birds.
96„...	„	„	Sonarg aya	Little	...	Little	Little	...	...	...	...	...	...	...	Bright golden red.	Called from its colour.
97„ ...	„	„	Sagar - sail	Not much.	Little.	Little	Little	Little	...	...	...	...	...	...		
98„...	„	„	Betag or Betagi.	Little	...	...	....	...	...	...	...	...	...	...		

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyem, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Lakshm.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
99 Aman	Chikan	Daiyam	Jaffar sail or Jaffarail	...	...	...	...	...	...	...	Little	Little	...	...	Very white	
100,,	Mota	Awal	Changamuri	...	...	..	...	...	...	Little	Little	Much	Much	Very much.	Green and long.	
101,	,,	,,	Halla Aral	...	....	Little	Little	....	....	....	.....	....	Little	Little	Reddish	
102,,	,,	,,	Balam	...	Much	Little	....	Little	Little	Little	Little	....	....	....	White and long	
103,,	,,	,,	Baza	Much	Little	Much	Little	Little	Little	....	....	....	Little	Little		
104,,	,,	,,	Mulasail	Little	...	...	....	...	...	....	...	....	....	....	White and medium size.	Scented like a radish.
105,,	,,	,,	Chehaba	Little	...	Little	....	.....	....	....	....	....	....	....		
106,,	,,	,,	Mal Jamiri.	....	....	....	....	....	Little	Little	....	Little	Little	Little		
107,,	,,	,,	Pashcham.	Much	Muc	Little	....	....	....	....	....	....	.....	.....	White and medium size	
108,,	,,	,,	Chota Balam	...	....	....	....	....	....	.....	....	Little	Little	Little	Red and some what long.	
109,,	,,	,,	Til Baza	Little	Much	Much	Much	Little	Little	...	...	....	....	...	Black and small.	The paddy being like til, is so called.
110,,	,,	,,	Kewra	....	Little	Little	Little	Little	Little	Little	Little	....	....	...	Medium size and red.	
111,,	,,	,,	Ekura	Little	Little	...	....	....	....	....	....	....	....	...	Red and medium size	

APPENDIX VI

List of kinds of rice found within the Estate.

Class		Quality		Area of distribution													
				North Tippera					South Tippera				Noakhali				
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyam, 3 saiyam	Kinds of rice	Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.	Characteristics	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
112Aman	Mota	Awal	Dhala sail	....	....	....	....	Little	Little	....	....	.....	....	....	White and long.	
113,,	,,	,,	Gota, also Bara Gota	Little	Little	Much	Much	....	....	....	.....	....	.....	....	Round and red.	
114,,	,,	,,	Chandra Gota.	Little	Little	...	Much	....	....	....	....	.....	.....	...	Medium size, fair in colour.	
115,,	,,	,,	Lal Parsum.	...	...	Little	Little	...	....	....	....	...	....	...	Long and red.	
116,,	,,	,,	Ghilabait also Ghilamait.	....	Little	...	...	...	...	...	..	....	Little	Little	Somewhat falt and reddish.	The colour and size of paddy being like that of ghila, is so called.
117,,	,,	,,	Kajal meti	....	...	...	...	...	...	..	...	...	Little	Little	Black and small.	
118,,	,,	,,	Daul Bacha	....	....	....	....	....	.....	.....	...	....	Little	Little		
119,,	,,	,,	Pashchud Garcha.	...	....	....	....	....	...	...	...	..	Little	Little		
120,,	,,	,,	Kartik Gota.	...	...	..		..	..	..	..	..	Little	Little	Reddish and round	
121,,	,,	,,	Lalmati	...	...	...	...	..	..	...	..	..	Little	Little	Red and medium size.	
122,,	,,	,,	Magi-Binul	...	...	...	...	...	...	...	...	...	Little	Little	Long and white.	
123,	,,	,,	Kamu Dhan	...	...	Little	Little	...	...	...	....	....	Little	Little		
124,,	,,	,,	Bara Bazal	Little	Little	...	...	...	..	..	Little	Little	Little	...	Medium size and red.	

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyem, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
125,,	,,	,,	Baila	...	...	...	...	...	...	...	Little	Little	....	....		
126Aman	Mota	Awal	Muiral	Little	Little	Little	Little	...	....	....	Little	Little	....	....	White and little.	
127,,	,,	,,	Manikraj	Little	...	....	....	...	...	....	....	....	...	....		
128,,	,,	,,	Dalyam	Chilar Chauk Binul.	...	Little	...	....	...	....	....	...	....	....	Small and partly blach. partly white	
129,,	,,	,,	Dhala Bazar		....	....	Little	Little	...	....	....	....	....	....	White and long.	
130,,	,,	,,	Sil Brach		...	....	Little	....	....	....	....	Little	....	....	Reddish	
131,,	,,	,,	Harali	...	....	....	....	....	Little	Little	Little	Little	Little	....	White.	
132,,	,,	,,	Chakkla	...	...	...	....	...	Much	Much	Much	Much	....	....	Red and long.	
133,,	,,	,,	Boruj	....	Little	....	....	....	....	....	....	....	....	...	Browwntish and medium size.	
134,,	,,	,,	Dhal uthari.	....	....	...	...	...	Little	Little	....	....	...	...	White and long.	
135,,	,,	,,	Kachu sail		....	....	...	....	....	....	....	....	Little	Little	White and long.	
136,,	,,	,,	Goleha-plaish.	Little	Little	Little	Little	Much	Much	Much	Much	....	Much	Very little.	White and round.	
137,,	,,	,,,	Kowa-Kuli.	Little	...	....	....	....	....	....	....	....	....	....		
138,,	,,	,,	Gareha or Bara Garcha.	...	Much	....	....	Little	Little	Little	....	Much	Little	Little	lack and long.	
139,,	,,	,,	Kekra	...	....	...	....	....	....	....	Little	Little	....	....	Red and flat.	Colour and size like a fish

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyem, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
140,,	,,	,,	Deo Dhan	....	Much	...	....	....	....	.....	....	....	....	...	Long and red.	
141 Aman	Mota	Awal	Bara Aman	Little	Little	...	....	...	...	...	....	....	Little	Little	White, large, somewhat round.	
142,,	,,	,,	Kala-binni.	....	Little	...	....	....	...	....	...	....	...	....	Black and small.	
143,,	,,	,,	Chapi - Gota.	Little	Little	...	....	Little	Little	.....	....	.....	....	....	White and round.	
144,,	,,	,,	Maital	....	....	....	....	Little	Little	....	....	....	....	....		
145,,	,,	,,	Gota Bazal	Much	Much	Much	Little	Little	Little	Little	Little	Little	Little	....	Reddish and large.	
146,,	,,	,,	Kartik Bazal.	Little	Little	...	....	...	....	....	Little	Little	Little	Little	Long and red.	
147,,	,,	,,	Chhota Bazal.	....	....	....	....	....	....	....	....	....	Little	Little	Red and long.	
148,,	,,	Daiyam	Jhalat	....	....	Little	Little	...	...	....	....	...	...	....	...	
149,,	,,	,,	Nirbhay	....	....	Little	Little	....	....	....	....	....	...	...	...	
150,,	,,	,,	Khanarkat	...	...	....	...	....	....	....	...	....	Little	...	....	
151,,	,,	,,	Sonamukh	....	Little	....	....	....	....	....	....	....	....	...	....	
152,,	,,	,,	Joal Bh-anga	Little	Little	Little	...	....	....	....	....	....	Much	Much	....	
153,,	,,	,,	Lal Binn	....	....	....	....	....	....	...	....	....	Little	Little	Red and small.	
154,,	,,	,,	Mir Para	....	Little	....	....	....	....	....	....	....	Little	Little	Red, being mixed with black.	
155,,	,,	,,	Telar	Little	Little	...	...	...	...	....	....	....	....	....	...	

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 daiyam, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chauddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
156Aman	Mota	Daiyam	Dhali Chaul	...	....	....	....	....	....	....	....	Little	Little	Little	Somewhat white and medium size.	
156 „	„	„	Dhall Chaul	...	....	....	....	....	....	....	....	Little	Little	Little	Some what white and medium size.	
157„	„	„	Jata Ama	Little	Little	Little	....	...	...	...	....	....	...	....	....	
158„	„	„	Nil Barak	Little	Little	...	....	...	....	....	....	....	....	....	....	
159„	„	„	Luna soil	Little	Little	....	....	...	....	....	....	....	....	....	....	
160„	„	„	Bara balam	.....	....	....	....	....	....	....	Little	Little	Little	Little	White and long.	
161„	„	Saiyam	Bashbin	....	....	...	....	....	....	....	Little	Little	Little	...	...	
162„	„	„	Birpak	Not much.	...	Little	Little	...	....	....	....	....	....	...	Medium size and black.	
163„	„	„	Kala Aman	....	Little	...	....	....	....	....	....	Much	....	....	Black and medium size.	
164„	„	„	Hadridra Ghose also Hari Narain.	....	....	....	....	....	....	....	....	....	Little	Much	Medium size.	
165„	„	„	Kati sail or Kartik Sail.	Little	...	....	....	....	....	....	....	....	Little	Little	Reddish and some what long.	Very beautiful and thin paddy.
166„	„	„	Nal Bazal	Much	Very much.	Much	Much	Little	Little	Little	Little	Little	Little	Little	White and rather long.	Hence so called.
167„	„	„	Baracha-pal.	....	...	...	....	....	....	....	....	.....	Little	Little	White.	

APPENDIX VI

List of kinds of rice found within the Estate.

Class	Quality		Kinds of rice	Area of distribution											Characteristics	Remarks.
				North Tippera					South Tippera				Noakhali			
Boro, aus and aman	Chikan and mota	1 awal, 2 doiyem, 3 saiyam		Brahmanbaria E.	Nabinagar E.	Kasba E.	Kasba W.	Kotwali N.	Kotwali S.	Laksham.	Chaúddagram N.	Chauddagram S.	Chhaugalnaya N.	Chhaugalnaya S.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
168,,	,,	,,	Bacha	...	....	Little	Little	...	....	....	....	....	....	....	...	The size of the paddy being like that of Bacha fish, is so called.
169,,	,,	,,	Nahab	....	....	....	....	....	....	....	....	....	Little	Little	White.	
170,,	,,	,,	Lali Khama	Little	Little	Little	Little	....	....	....	....	....	....	....	Red and long.	
171,,	,,	,,	Kazal sail	...	....	....	....	...	....	....	....	.....	Much	Much	Black and long.	Black sail (fine paddy).
172,,	,,	,,	Lakhiya	...	....	...	.....	....	Very much.	Very much.	Little	Little	Little	Little	Reddish.	

APPENDIX VII.

List of the principal field and garden crops, plants, fruit trees and wild flowers within Chakla Roshnabad.

Kind.	Bengali name	English name	Remarks.
1	2	3	4
Cereal	Aman dhan	Winter rice	All divisions.
	Aus dhan	Autmn ,,	Ditto.
	Boro dhan	Spring ,,	Northern and Central Divisions.
	Gam	Wheat	Only one filed seen in Norhern Division.
	Makka	Maize	Very little
	China	Common millet	Principally in Central Division of Gumti chars.
	Kaon	Italian millet	Central and Southern Divisions.
	Kodo	Millet	Very little.
Pulse	But	Chick pea	Little in all divisions.
	Matar	Peas	Little in all divisions lately grown in north west of Nurnagar.
	Musuri	Lentil	Principally Northern and Central Divisions.
	Mug	(Phaseolus Mungo)	Principally Central Division.
	Mashkalai (Thakura-kalai)	(Phaseolus radiatus)	All Divsions.
			Ditto
	Teuraira (khesari)	(Lathyrus sativus)	Principally in Southern Division:
	Arhar	Pigeon pea	favourite hedge round garden land.
Oilseeds	Sarisha	Indian colza	} Principally in Northern and Central
	Rai	Mustard	} Divisions.
	Keran		
	Belati Keran		
	Tisi	Linseed	Very little, in Central and Southern divisions principally.
	Till	Sesamum	In all divisions.
	Bheranda	Castor oil	In all, but mostly in Southern Division.
	Chinabadam	Earthnut	
	Nim		
	Bhella	Marking nut tree.	
	Pitraj(pitrasol)(rana)	(Amoora rohituka).	
	Karunja	(Galedupa Indica).	
Fibres	Nalya	Jute	Much in Northern Division; very little elsewhere.
	San	Sun hemp	} Principally Central Division.
	Kapas (shrub)	Cotton	} Frontier villages.
	Tula(simul tree)		

Kind.	Bengali name	English name	Remarks.
1	2	3	4
Dyes	Kusum	Safflower	All dyes are in small quantities. Red dye.
	Shephalika	(Nyctanthes arbor tristis)	Turmeric dye.
	Latka	(Baccaurea aspida)	Brownish ,,
	Latkan	(Bixa orellana)	Orange ,,
	Bhekai(phella)		Black ,,
	Sathi salka	Zedoory	White dye: mixed with red makes abir powder.
	Mendhi	Henna	Red dye.
	Gab	(Dispyros embryopteris)	Black,,
	Palash	(Butea frondosa)	Red,,
	Babla(babul)	Babul	Black,,
	Haritaki	Black myrobalam	Ditto.
	Baira	Beleric ,,	Ditto.
	Amalaki	(phyllanthus (emblica)	Ditto.
	Malancha		Violet dye.
Drugs	Bach	Sweet flag	Very little in flower gardens
	Tamaku	Tabacco	In all divisions.
	Dhutura	Thorn apple	Jungle growth; everywhere.
Spices	Haldi	Turmeric	Little in all divisions.
	Ada	Ginger	Grown with pan.
	Amada	Mango ginger	Ditto.
	Marich	Chili	} In all divisions.
	Piyaz	Onion	
	Rasun	Garlic	
	Dhaniya	Coriender	
Spices-concld.	Jira	Commin	} Sown with dhaniya.
	Kalajira	Black cummin	
	Guamouri(guya musuri)	Aniseed	In all divisions.
	Methi	Fenugreek.	
	Jowan (jain),(lain)	(Carum copticum).	
	Randhani	Wild celery.	
	Tejpata	Cassia leaf	Only 3 or 4 trees in the whole estate.
	Sulpa	(Fumaria parvi flova)	Grown with dhaniya.
	Pan	(Piper betel)	Ditto in all divisions.
	Chai	(Piper chaba)	Ditto on mango and jack trees.
	Keoyaphul	(Pandaus ordoratissimus)	} Jungle growth for flavouring food.

Kind.	Bengali name	English name	Remarks.
1	2	3	4
	Ketaki	Ditto	
	Darchini	Cinnamon	Five or six trees in the whole estate.
Table vege-tables	Bara elach	Cardamon	Near Comilla
	Alu, billati	} Potato	
	Do, gol alu		
	Begun	Brinjal.	
	Billati begun	Tomato.	
	Mula	Radish	
	Sugarganj (Sakand)	Sweet potato	
	Mete alu (Gach alu), (pesta alu).	Yam	In the hills.
	Chal kumra	Pumpkin.	
	Gimi (dimi) kumra	Gourd.	
	Mitha kumar	Ditto.	
	Lau (kadu)	Bottle gourd	
	Data (maira) (danga)		
	Tarmuj	Water melon.	
	Kharmuj	Sweet ditto.	
	Phut (phuti)	Mash ditto	
	Bangi	Ditto Ditto	
	Kakral (Karkal) (Karkhair)	(Memordica cochinc-hinensis.)	
	Karala	(Memordica charantia)	
	Chindra chindair Chinair		
	Udaiya ucche ustha	Memordica muricata.	
	Shasha (Khira (Khirai)	Cucumber.	
	Dhundul	Luffa aegyptia.	
	Tarai (small) Jhinga (big)	Luffa acutangula	
	Patal	Trichosanthes dioica.	
	Dhenras	Ladies fingers	
	Dumair		
	Jajna dumair		
	Sim (Chai) (Chhimra)	Country bean	
	Latchai		
	Ramaish		
	Kachu	Arum	
	Man-kachu	Do.	
	Ol-kachu	Do.	
	Jari kachu	Do.	
	Paniya kachu	Do.	
	Ban kachu	Do.	Variteties (I) red, (2) green, (3) black
	Hathipara kachu	Do.	

Kind.	Bengali name	English name	Remarks.
1	2	3	4
	Bathama kachu	Do	In hills, in jhum lands.
	Sajna	Indian horse radish tree	
	Bandhakapi	Cabbage	Only in gardens in Comilla.
	Phulkapi	Cauliflower	
	Shalgam	Turnip	
	Gajar	Carrot	
	Bitpalang	Beet	
	Salad	Lettuce	
Pot herbs	Singara	Water caltrops	
	Luniya	Purslane.	
	Kalmishak.		
	Dengashak		
	Palangshak	Indian beet	
	Chuka palang	Sorrel.	
	Sadapuin	Indian spinach	
	Lalpuin	Ditto	
	Betuwa		
	Pudina	Mint.	
	Helancha		
	Shushinshak		
	Gimasahak		
	Sachisbak		
	Kalaishak		
	Dhekishak		
	Kesur		Seeds eaten
	Malcha		
	Sapla		Root (saluk) is eaten by children
	Mauka		Thorany
	Padma		Flowers and seeds eaten.
Fruit tree	Am	Mango	
	kanthal	Jack	
	Gaiya	Guava	
	Narikel	Cocoanut	
	Tal	palmyra palm	
	bel	bael	
	Barai (kul)	Plum	
	Narkeli kul	Long plum	
	Ata (sarifa)	Custard apple.	
	Nonaphal	Bullock's heart.	
	Kalajam	Indian blackberry	
	Papaya	...	
	Kala	Plantain	Varieties - (1) Atya; (2) Bangla, (3) Safri, (4) Chinichampa;

Kind.	Bengali name	English name	Remarks.
1	2	3	4
			(5) Amrita sagar, (6) Tula atya; (7) Jhama atya 8) Bagar nak.
	Kamala lebu	Orange	
	Jambura (batabi lebu)	Pomelow	
	lebu	Lemon	Varieties - (1) Pati, (2) Kagzi, (3) Sarpati (4) Ada lebu, (5) Elachi lebu, (6) Jamir lebu, (7) Kela lebu
	Lichi		
	Phalsa		
	Dalim (darmiba)	Pomegranate	
	Golapjam	Rose apple.	
	Jamrul	Star apple	
	Kathbel	Wood apple	
	Badam	Indian almond	
	Sapeta		
	Amli (tentul)		
	Amra	Hogplum	
	Bilati amra		
	Kamranga		
	Anjan		
	Bakul		
	Gad		
	Haritaki	Black-myrobalan.	
	Amalaki	Emblic-myrobalan.	
	Takrai		
	Amrita		
	Anaras	Pine-apple	
	Dephal		
	Chalita		
	Jalpai	Olive	
	Tutphal		
	Latka Kow		
Miscellaneous plants	Bent	Cane	
	Ulu	Thatching grass	
	Mortag (murta)		
	Bans	Bamboo	
	Khag	Reed	
	Ikar	Ditto	
	Nal	Ditto	
	Bata (Maida)	Ditto	
	Naliya shola	Sola pith	
	Bat	Ditto	
	Supari	Betel-nut	

Kind.	Bengali name	English name	Remarks.
1	2	3	4
	Keshur		
	Sarbati-alu		
	Kushair	Sugarcane	
	Khejur	Date palm	
Wild flowers	Kamini	Jessamine.	
	Malati		
	Juti-mallika	Arabian jasmine	
	Kotaki	Screw pine	
	Golap	Rose	
	Tagar		
	Chapa		
	Jaba (rakta, svet, dud nil)		
	Shefalika.		
	Gandharaj		
	Surjyamukhi	Sunflower	
	Kunda		
	Krishnachura		
	Bakul		
	Palash		
	Kadamba		
	Dron		
	Ganda	Marigold	
	Dumukhi		
	Jhumka		
	Karabi (rakta or svet)		
	Kanchan Ditto		
	Hargari		
	Rang-dulali		
	Aparajita (kala or svet.)		
	Atashi		
	Rajanigandha		
	Kastura		
	Dupharichandi		
	Nandadulal		
	Matia-champa		
	Kanak „		
	Nil-kantha		
	Nil-kamal		
	kashi-jaba		
	Pandab-jaba		
	Kunjalata		
	Sarbbajaya		
	Tugurmali		
	Beli		
	Sthalpadma (lal or sada)		
	Asoka		
	Nagesvar (turmeric or white)		
	Katanagesvar		
	Joyanti		
	Satadal		
	Panchpapri		
	Gulachi Muchkunda		
	Dhutura		

APPENDIX VIII.

Wages of Labour.

Heading of Labour	Northern Division		Central Division.				Southern Division.	
	Thana Kasba.		Thana Kotwali northern part.		Thana southern part.		Thana Chauddagram.		Thana Chhagalnaya	
1	2		3		4		5		6	
	Rs .a	Rs. a	Rs a	Rs. a.	Rs. a	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.
A-Transport-										
L- Hire of boats										
(1) According to size of boats and including wages of boatmen (boat being II or 12 cubits long)										
(a) Daily rate	0 8 to	0 12	8 0 to	0 12	0 8 to	1 0	0 8 to	0 12	1 0 to	1 4
(b) Monthly rate	10 0 to	12 0	12 0 to	29 0	14 0 to	25 0	12 0 to	0 12	20 0 to	25 0
(2) According to numbr of men required and including wages of boatmen (When 2 men)										
(a) Daily rate	1 0 to	1 4	0 8 to	0 10	0 12 to	1 4	1 0 to	1 8	0 8 to	0 10
(b) Monthly rate	24 0 to	30 0	15 0 to	20 0	20 0 to	30 0	25 0 to	30 0	15 0 to	20 0
(3) Hire of boatmen, if separately from that hire of boat.										
(a) Daily rate	0 6 to	0 8	0 5 to	0 6	0 5 to	0 6	0 6 to	0 8	0 5	
(b) Monthly rate	6 0 to	9 0	6 0 to	8 0	6 0 to	8 0	6 0 to	8 0	6 0 to	9 0
(4) Hire of one-man boat, if separately boat, if seprately from that of botman–										
(a) Daily rate	0 2		0 2 to	0 3	0 3 to	0 4	0 2 to	0 4	0 4 to	0 6
(b) Monthly rate	3 0		4 0 to	5 0	....		.....		4 0 to	6 0

APPENDIX VIII.

Wages of Labour.

Headings of Labour	Northern Division		Central Division.				Southern Division.	
	Thana Kasba,		Thana Kotwali northern part.		Thana Kotwali southern part.		Thana Chauddagram.		Thana Chhagalnaya	
1	2		3		4		5		6	
	Rs .a	Rs. a	Rs a	Rs. a.	Rs. a	Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.
I- Hire of bullock carts										
(1) According to distance-										
(a) per mile	Nil		Nil		0	$1^1/_2$ to 0	2 0	$1^1/_2$ to 0	2 0	$1^1/_2$ to 0
(2) According to time-										
(a) Daily rate	Nil		Nil		...		....		0 8	to 0 12
(b) Monthly rate	Nil		Nil		10 0	to 15 0	....		25 0	to 30 0
(3) According to weight										
(a) Per maund per time	Nil		Nil		0 1		.....		0 $1^1/_4$	to 0 $1^1/_2$
III - Hire of palkis										
(1) Monthly rate	Nil		Nil		15 0 to 20 0 for Comilla town twice daily.		Nil		Nil	
(2) According to distance Per mile per man	0 4 to 0 6 per set of 4 men.		0 4 to 0 5		.....		.....		Up to 4 miles 4 men for Re. 1-8. Above 4 miles 1 anna per man per mile.	
IV.- Hire of dolis-										
(1) According to distance per mile	0 2 to 0 3 per two men.		0 2 to 0 3 per two men.		0 3 to 0 4 per two men.		.....		2 annas per two men per mile up to 12 miles.	
V. Hire of codliesr										
According to distance per mile.	.....		.....		0 0 to 0 1		0 1 to 0 2		0 1 to 0 $1^1/_4$	
(2) According to weight	Nil		Nil		Nil		Nil		Nil	

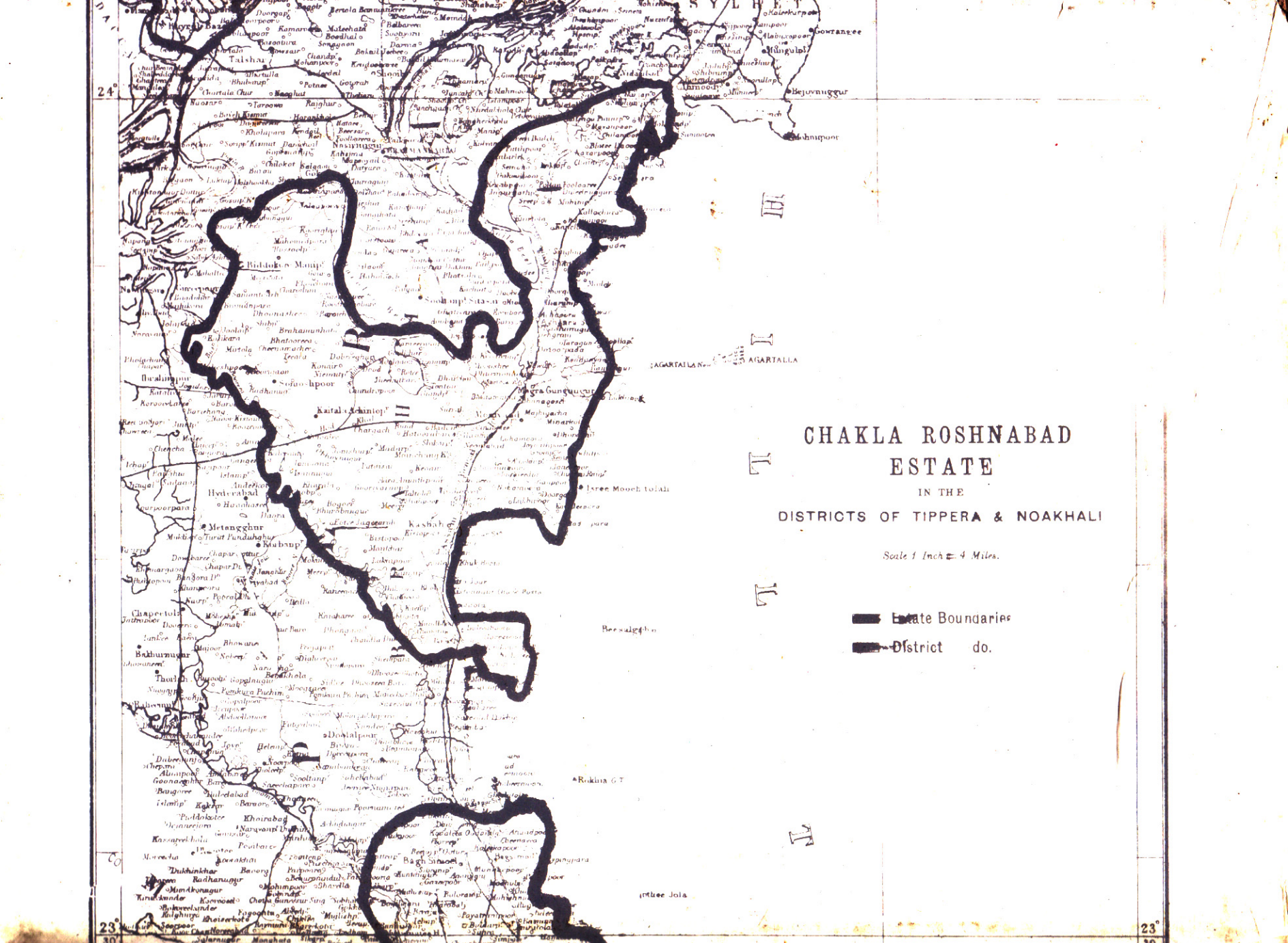
Headings of Labour	Northern Division	Central Division.		Southern Division.	
	Thana Kasba	Thana Kotwali, northern part.	Thana Kotwali southern part.	Thana Chauddagram.	Thana Chhagalnaya
1	2	3	4	5	6
	Rs .a Rs. a	Rs a Rs. a.	Rs. a Rs. a.	Rs. a. Rs. a.	Rs. a. Rs. a.
(3) In obtaining hill produce, etc.-					
(a) Daily rate	0 6	0 8 to 0 9	0 5 to 0 6	0 4 to 0 8	0 6 to 0 8
(b) per bhar per mile	0 1 to 0 2	0 1 to 0 2	0 1 to 0 2	0 1½ to 0 2	0 1
B-Agriculture-					
I.-Hire of cattle and ploughs					
For completly cultivating one kani (either 8-hath nal= 0.40 acre or 7-hath nal=6.30 acre-	1 8	1 4 to 2 0	3 0 to 4 0	2 0 to 3 0	2 0 to 3 8
(a)Rate per gata per day	0 8	0 8 to 0 12	0 8 to 0 10	0 8 to 0	10 0 10½ to 0 12
(b) Rate per single plough and pair of bullocks.	0 8	0 8 to 0 12	.....	0 4 to 0 6	0 5¼ to 0 8
II. Agricultural Labour					
(1) Agricultural labourer per day for miscellaneous work.	0 4 to 0 5	0 5 to 0 7	0 3 to 0 4	0 3 to 0 5	0 4
(2) Yerly servant (exclusive of food, but food must be given in addition).	24 0 to 36 0	30 0 to 50 0	40 0 to 45 0	36 0 to 48 0	48 0 to 60 0
(3) Floughing-					
(a) Per kani of cultivation	1 0 to 1 8	1 0 to 1 8	2 0 to 2 8 (for complete ploughing three times.)	2 0 to 2 8	2 0 to 3 0
(4) Manuring (per day)	0 5 to 0 6	0 4 to 0 5	0 4	4 to 5 0	0 4
(5) Transplanting of paddy-					
(a) Per kani....	1 4 to 1 12	1 8 to 3 0	1 0 to 1 8	1 2 to 1 4	1 0
(b) per day.....	0 4 to 0 5	0 4 to 0 5	0 4 to 0 5	0 4 to 0 5	0 4
(6) Chauri, i.e.,cultivation	1 4 for paddy	.....	2 0 to 2 8	1 4 to 1 8	2 0 to 3 0

Headings of Labour	Northern Division	Central Division.		Southern Division.	
	Thana Kasba	Thana Kotwali, northern part.	Thana Kotwali southern part.	Thana Chauddagram.	Thana Chhagalnaya
1	2	3	4	5	6
	Rs .a Rs. a	Rs a Rs. a.	Rs. a Rs. a.	Rs. a. Rs. a.	Rs. a. Rs. a.
and sowing (chas and bain) per kani of land for paddy or jute .	2 0 for jute	.....	.....	.....	.....
(7) Achra,previous to weeding-					
(a) Per kani	.....	1 4 to 1	8 0 8 to 0	10	.....
(b)Per day	0 8	.....	0 4 to 0 5	.....	.....
(8) Weeding of paddy -					
(a) per day	1 4	1 8 to 2 0	1 0 to 1 4	Nil	Nil
(b) per kani.....	0 4 to 0 4	0 5 to 0 5	0 4 to 0	5	.....
(9)Reaping of paddy-					
(a) per kani.....	2 0	2 0 to 2 8	1 0 to 1 4	1 0 to 1 2	1 4 to 1 12
(b) per day.....	0 6	0 5 to 0 7	0 4 to 0 5	0 4 to 0 5	0 6
(10)Cutting of straw-					
(a) per kani	1 8	1 0 to 1 4	1 0 to 1 8	0 8 to 0 12	0 12 to 1 0
(b) per day.....	0 6	0 5 to 0 6	0 4 to 0 5	0 4 to 0 5	0 3
(11) Husking of paddy-					
(a)Rate per maund of 8 paddy husked.	0 4	.....	0 4 to 0 5	3 seers of rice per maund of paddy husked.	0 7 to 0 per maund.
(12) Jute-weeding-					
(a) Per day	0 6	.....	.....	.....	.....
(b) Per kani.....	9 0	.....	.....	.....	.....
(13) Jute-cutting-					
(a)per kani.....	2 4 to 3 0	.....	.....	.....	.....
(b) per day according to the difficulty of work.	0 6 to 0 8	.....	.....	.....	.....

Headings of Labour	Northern Division	Central Division.		Southern Division.	
	Thana Kasba	Thana Kotwali, northern part.	Thana Kotwali southern part.	Thana Chauddagram.	Thana Chhagalnaya
1	2	3	4	5	6
	Rs .a Rs. a	Rs a Rs. a.	Rs. a Rs. a.	Rs. a. Rs. a.	Rs. a. Rs. a.
(14) Jute retting (separating fibre from stalk)-					
(a) If in money.....	0 6 per man per day	.....	.....	.....	.....
(b) If in kind i.e., by taking stalks	Nothing except stalk	.....	.....	.....	.....
(15) Carpenter's wages for preparing a plough-					
(a) in grain	1 maund	12½ seers of rice	.....	.....	.....
(b) In cash, if any.....	0 4	0 8 to 0 10	0 8 to 0 12	0 2	0 12 to 1 0
C.-Trades-					
(1) Masons					
(a) Daily rate	0 12 to 1 0	.....	0 12 to 0 14	.....	.....
(b) Monthly rate	22 0 to 30 0	.....	15 0 to 2 0 0	.....	.....
(2) Carpenters--					
(a) Daily rate	0 8 to 0 12	0 7 t0 0 8	0 8 to 0 12	0 8	1 8
(b) Monthly rate	12 0 to 15 0	12 0 to 20 0	12 0 to 20 0	7 0 to 10 0	25 0 to 30 0
(3) Kamlas (thatchers)					
(a) Daily rate	0 5 with food	0 5 to 0 6	0 6 to 0 10	0 4 to 0 5	0 4 to 0 6
(b) Monthly rate	7 0 to 9 0	7 0 to 10 0	10 0 to 15 0	10 0 to 15 0	10 0 to 15 0
(4) Brick-moulding-					
(a) Daily rate	0 8	.....	0 5 to 0 8	0 5 to 0 8	.....
(b) Rate per lakh of outturn	300 0 to 325 0	.....	300 0 to 400 0	350 0 to 450 0	.....
(5) House -building labour-					
(a) Per day	0 4 with food	0 5 to 0 6	0 5 to 0 6	0 4 to 0 6	0 5 t0 0 6
(6) Saiyals or Chhaparband-					
(a) per month	10 0 to 15 0	15 0 to 25 0	20 0 to 25 0	7 8 to 19 0	15 0 to 20 0
(7) Goldsmith and Silversmith-					
(a) According to quality, per tola of gold	2 0 to 5 0	1 0 to 5 0	2 0 to 5 0	3 0 to 5 0	3 0 to 5 0
(b) According to quality, per tola of silver.	0 2 to 0 5	0 3 to 0 8	0 2 to 0 8	0 2 to 0 4	0 2½ to 0 8

Headings of Labour	Northern Division	Central Division.		Southern Division.	
	Thana Kasba	Thana Kotwali, northern part.	Thana Kotwali southern part.	Thana Chauddagram.	Thana Chhagalnaya
1	2	3	4	5	6
-	Rs .a Rs. a	Rs a Rs. a.	Rs. a Rs. a.	Rs. a. Rs. a.	Rs. a. Rs. a.
(8) Tailors-					
(a) Daily rate	0 8 to 0 10	.....	0 8 to 0 12	0 6 to 0 8	0 5 to 0 6
(9) Quilt-makers-					
(a)Rate per ser of cotton used.	0 2	0 2 to 0 $2^1/_2$	0 2 to 0 3	0 2	New cotton 0 2 per seer. Old cotton 0 4 per seer.
(10) Boat-building-					
(a) Rate per size of boat	1 0 to 1 8 per sq. cubit.	.....	.....	.....	10 per cubic of the lengthwise size of the boat.
D- Earthwork-					
(1) Daily rate	6 0	.....	0 4 to 0 5	0 5 to 0 6	0 5
(2) Rate per kuya (kuya being 6 x 12 x $1^1/_2$ cubic cubits).	1 0 to 1 8	1 4 to 1 12	1 4 to 1 12	1 2 to 1 8	0 12 to 1 0
(3) District Board 1,000 c. ft. Rs 3-8 to Rs.5	.....	.....	.....	.....	.....
E.-Personal Service-					
(1) Cooks (with khoraki)...	6 0 per month	5 0 to 7 0	5 0 to 8 0	4 0 to 6 0	5 0 to 6 0
(2) General servants (with khoraki)					
(a) Monthly rate	2 8 to 3 0	2 8 to 4 0	3 0 to 5 0	3 0 to 5 0	3 0 to 4
(b) Yearly rate	30 0 to 40 0	25 0 to 30 0	24 0 to 30 0	36 0 to 48 0	36 0 to 48 0
(3) Syces--					
(a)Per month	6 0 to 8 0	.....	6 0 to 8 0	6 0 to 7 0	6 0 to 9 0
(4) Peons under collecting agents					
(a) Per month	3 0 to 4 0	4 0 to 6 0	2 0	4 0 to 5 0	3 0 to 4 0
F.-- Miscellaneous--					
(1) Preparation of firewood--					
(a) Per day	0 4 to 0 5	0 4 to 0 5	0 4 to 0 5	0 4 to 0 5	0 4 to 0 5

Heading s of Labour	Northern Division	Central Division.		Southern Division.	
	Thana Kasba	Thana Kotwali, northern part.	Thana Kotwali southern part.	Thana Chauddagram.	Thana Chhagalnaya
1	2	3	4	5	6
	Rs .a Rs. a	Rs a Rs. a.	Rs. a Rs. a.	Rs. a. Rs. a.	Rs. a. Rs. a.
(2) Catching fish from tanks-- (a) For each dragging of the tank	1 0 to 2 0	0 8 to 1 0	3 0 to 5 0	1 0 to 2 0	0 8 to 1 0
(3) Washerman's wages-- (a) In cash, per year.	3 pies to 6 pies per cloth.	0 8 per man	1 0 to 2 0	2 0 to 3 0	1 0 to 2 0 per pair of husband and wife.
(b) In grain, per year.	.....	1/2 maund per man	1 1/2 maunds to 2 maunds.	37 1/2 seers per pair of husband and wife.	37 1/2 seers to 1 maund 10 seers.
(4) Barber's wages- (a) in cash,per month.	0 4per man	0 8 per man	0 12 to 1 8	0 8 to 1 0	.....
(b) In grain, per year.	20 seers of paddy per man	1/2 maund per man	1 maund to 1 1/2 maunds.	1 1/2 maund to 1maund.	Two thirds of the washerman's share.
These also receive perquisites.					
(5) Weaver's wages when thread is supplied-- (a) Per hath of cloth produced	6 pies per hath	6 pies per hath	.....	1 anna per hath	6 pies per hath.
(6) Carpenter's wages for preparing boats when all materials are supplied-- (a) Per day	0 12 to 1 4	0 8 to 1 0	0 6 to 1 0	.....	0 10 to 012
(7) Oilman's wages, when seed is supplied-- (a) Rate per seer of oil obtained	0 1 for 1 1/2 seer of oil produced.	.....	0 3	0 1 der seer of oil produced	6 pies per seer of oil.
(8) Sugarcane mill-- (a) Rate, if any	Nil 8 annas per labour per day.	.....	0 4 to 0 6	.....	2 annas per day.


CHAKLA ROSHNABAD
ESTATE
IN THE
DISTRICTS OF TIPPERA & NOAKHALI
Scale 1 Inch = 4 Miles.
Estate Boundaries
District do.
TIPPERA
NOAKHALI
AGARTALLA
Biddukot
Kaital Adamtop
Hyderabad
Metangghur
Badhurmugar
Chapertola
Rokhia G.T.
Bagh Simool
Jolee Jola
Jyree Mooch tolah
Bejoynuggur
Gowrangee
24°
23°