CHAPTER V

REVENUE AND LAND SETTLEMENT
The district of Sambalpur was brought under settlement in the year 1849. The settlement was for a term of three years. The operation was renewed with a slight enhancement in some villages for five years ending in 1857. After 1857 the Surendra Sai disturbances effected the history of the district. Owing to these disturbances the re-settlement of Sambalpur could not be carried to completion with that of other districts in these provinces. As a result Sambalpur was settled on an entirely different system then that were followed in other districts.

The district of Sambalpur, however, passed from the jurisdiction of the Lieutenant Governor of Bengal to that of the Chief Commissioner of the Central Province in 1862. In the Central Province measurement survey and settlement operations were in active progress in nearly every district. The Chief Commissioner, therefore, lost no time in extending the same to this newly acquired district also.

1. Land Revenue Settlement of the Sambalpur District of the Central Province - Effected during the year 1885-89, from L.S. Carry, Secretary to the Chief Commissioner Revenue Department, Central Province to the Secretary to the Government of India Revenue and Agriculture Department, Nagpur. Letter No. 2336 dated 5 May, 1893, Section-2, p. 3, Para-6.
The usual measurement operations for a regular Revenue settlement were commenced under the immediate supervision of an extra Assistant Commissioner, who was allowed the usual subordinate staff of Ameens etc. There were no patwaris or village accountants to assist in the work as the institution of patwaris was quite unknown here. The first operation was the demarcation of the village boundaries.

Village Boundaries

The village boundaries having been demarcated, the preparations of boundary survey of Thakhast maps were commenced. But as all the boundary disputes which were found to exist, had not previously been disposed of, many of the maps remained within completed gaps which were never filled in afterwards owing to the sudden cessation of settlement operations in earlier phases.

The preparation of Thakhast maps, however, went on to the end of May, 1864, by which time 543 were completed, but no use was made of these afterwards, owing to a different system of settlement having been later on introduced here under the orders of the Government of India.

The boundary marks put by the Ameens consisted simply of earthen mounds under which charcoal had been buried and the Tri-junction Platforms were also of earth. Stone
boundary marks had been sparingly used, and there were no tri-junction masonary platforms at all. The substitution of earthen mounds and platforms for stone and masonary respectively ordered in the correspondence quoted that stone was very expensive. Earthen mounds, however, could be easily removed as they had been frequently done in this district. And as there were no boundary maps to refer to, difficulties often arose.

LAND ASSESSMENT

After a personal visit of the Chief Commissioner to Sambalpur, a plan of operation was drawn out, and it was decided that the manner of assessment would be made by 'puris'. The settlement officer would have to judge the area under cultivation from the number of 'puris' shown in each village. No boundary and field survey would be attempted, but register of field would be prepared which would show the name of the cultivator, the seed capacity of the land, its quality, and the crops likely to be raised and other particulars to indicate existence of any tank, well or other water sources. Thereafter, a statement would be prepared for whole of the rent-payable land by him, the plough employed for cultivation to enable to the settlement officer to fix up its reasonable rates. This proposal of Chief Commissioner was approved and sanctioned by the Government of
India. During February the office was opened to make this assessment in anticipation. The anticipated works undertaken were more or less in the light of instructions finalised subsequently which briefly included in register the cultivable area and the fallow area of the village. The area for 'Gochora', (common grazing land) the area meant for grooves and vegetable gardens along with the seed capacity of this land, the standard harvest per acreage of different categories of crops were to be incorporated. The standard seed measure than prevalent was the Lakshmi Prasad Tambi which was in usage from the time of the late ruler. Its measurement was

\[\begin{align*}
4 \text{ man} & = 1 \text{Tambi} = 3\frac{1}{2} \text{ Lbs} \text{ or } 1\frac{1}{4} \text{ Seers}, \\
20 \text{Tambi} & = 1 \text{Khandi} = 76 \text{ Lbs} \text{ or } 35 \text{ Seers}, \\
8 \text{Khandi} & = 1 \text{puri} = 560 \text{ Lbs} \text{ or } 7 \text{ mounds or Rs.} 80/-.
\end{align*}\]

Besides, a Bhuti Tambi which was one quarter less than the standard Tambi was used for making payment to the firm labour as his wage in kind. Though some other Tambis were also prevalent, Lakshmi Prasad Tambi was the standard one and was used throughout the length and breadth of the district.

While conducting apprisement Ameens were sent out in batches of 10-12 in each directions and they were kept in charge of different clusters of villages forming convenient circles. The local panches were associated, some of

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1. Letter No. 425 dated 1st May, 1872 to Secretary, Department of Agriculture, Revenue and Commerce.
whom were Gaattyas as apprisement assistants and others like Jhankars and the individual ryots who were associated by the Ameens in the process of preparation of the Khasrah. The Ameens took their help to fill up the different columns of the Khasrah and for noting the remarks on disputes among the occupancy tenure ownership of trees and other peripheral interests of people on the land. On completion, the Ameen's reports were put before the Peshkar of the circle for scrutiny. Over and above the Peshkar a munserium was operating in the hierarchy who would check the entries of the khasrah besides collecting useful informations which could be of use later on for determination of share of different partisan lands. This munserium gave final shape to all this khasrah indicating the different kinds of soil, the average outcome of each crop and each kind, the rent value of each 'khuta' and the seed capacity of different portions of the land of the village. He used to send the records to the settlement superintendent for finalisation of these records. The settlement superintendent would make a minute examination of the same with modifications or alterations, if necessary. The work of the settlement superintendent was later on undertaken by the settlement officer. The weakest point of this settlement operation was the absence of a standardised mode of measurement which put lots of constraints on the field staff. To avoid difficulty they used to resort to calculation taking 12 years' produce as the measure from which they used to arrive at the yield per acre per year.
The absence of a sufficient number of trained Ameens and Peshkars was adequately felt by the settlement organisation and it made the supervisory staff to put in extra effort to ensure better work from these untrained and unqualified staff. The work of these Ameens were put to use in different areas by shift. They used to complement each other to complete the paper which on discussion could be finalised in a common meeting. In this connection the observation of Major Impay throws adequate light on the plan and mode of assessment which formed the backbone of this scheme. His plan included suggestions on the process to be adopted in the revenue survey followed by the description and extreme of malikana to be allotted to the Gauntiyas and to the land holders and demarcating the village boundary, the waste land and the land under agricultural operation to be clearly separated.

The Revenue of the village used to be drawn from the rice field only. Besides these, some other categories of land were exempted from rent i.e. Bhogra land, (Negi) Jhahker land and Ganda land. The Gauntia was the collecting agent and he enjoyed the benefit of some rent-free land for the services rendered by him to the Government. Similarly the other service tenures like Jhankri, Chaukidari also enjoyed land rent free. The system of Gauntias, Jhankars and other service tenures were to be treated as privileged
rayots and they were hereditary through statutory provisions for exemption from assessment of land revenue.

In concluding his suggestion Major Impay suggested that the settlement should be for a term of 19 years and that during this period the Gauntias should have liberty to clear up for their own profit all the best and general tracts including the village areas on the understanding that much clearance shall lapse to the revenue paying land at the next settlement subject to reservation to them of additional percentage on the value of such resumption.

This above suggestion of Major Impay more or less was in the line with prevailing system of tenancy, the Gauntia, the existence of service tenure like Jhankari, Chaukidari, and others. His attempt was to formalise the common principle of village administration in concretised form. The suggestion of Major Impay had the general approval of Chief Commissioner with certain modifications. The Chief Commissioner pointed out the misapplication of the term 'survey' in relation to settlement and suggested that valuation should be the basis of enquiry in measurement of records of all local partitioners. The malikana and chakri arrangements should stand without disturbing previous land tenures.

Major Impay's successor Col. Cumberlege agreed with major portion of his predecessor's recommendations
and while analysing the Bhogra system stated that by Bhogra they meant the remuneration received by Gauntia by assignment of Bhogra service land, the extent and value of which was supposed to be the extent and value of royati land. But it was not so really in so far as the proportion varied from village to village and in some villages the Bhogra exceeded the royati lands. He (Major Impay) anticipated that once the Bhogra system was abolished the land tenure would be completely changed and the rates of every land was to be assessed and Jamma determined.

The Gauntias would have to give a portion of Bhogra land in favour of the royati. This was a line of Major Impay's suggestion for breaking of Bhogra system and substituting it with half assets settlement. Chief Commissioner visited Sambalpur and in an open Darbar, informed the people about the mode of assessment that would be undertaken by them for the determination of rights, titles and interest of the people and he promised Bhogra would be the usual Jamma of one half of the assets. The Chief Commissioner approved of Major Impay's suggestion.

CLASSIFICATION OF LAND

Before the British control of Sambalpur, the administration of the lands of the district were classified

2. Letter No. 385, dated 2nd July, 1862, Chief Commissioner's orders on Major Impay's suggestion.
mainly into four categories:-

1st class Bhahal land
2nd class Berna land
3rd class Mai land
4th class At land

The yield of the crops depends to a great extent on the nature of the soil. Thus in Bhahal land which is called Barmutta in the locality, there existed a free mixture of Black soil and sand, most suitable for paddy cultivation. But chhuris of blackish soil is superior to Barmutta. In contrast, khalia, possessing a mixture of strictly black and sandy soil, easily hardens and thus less resistant to heat and therefore stunts the rice plant and is inferior to even "Ghannabali" or even very sandy soil with great deal of moisture before it will produce an average crop. Berna land is classed with Bhahal with regard to soil. In Mai the land categories are four i.e. the Rangmati or reddish coloured soil, a frail one for rice, Balusaria or sandy soil, not very

1. Bhahal lands are those over which the drainage of the country passes which can be irrigated from tank.
2. Berna is being hallow in which the rain water lodges and in which the moisture contained much larger than it does in fault surface land.
3. Mai land is ordinary, even surface land which cannot be irrigated from tanks and is mainly dependent on the rain, which falls on.
4. At: It includes everything not falling under these three categories. The high lying sandy fields directed for the production of soil seeds, cotton and pulses were classified as At.
productive, Kuguria or pebbly soil, yielding a thin crop and Kudha, an unproductive soil even when manured. At land can be suited for cotton and oil-seeds and worst is 'punchguria'. Besides these four categories, there is a land called kachar or low land lying along the banks streams suited for caster-oil plantation and kud (island) fit for vegetables and tobacco.

As for the statistical data from the village Khasra the proportions of land are shown as follows:

<table>
<thead>
<tr>
<th>DISTRICT (KHALSA)</th>
<th>DAKHINTIR</th>
<th>UTTARTIR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bhahal</td>
<td>19%</td>
<td>25%</td>
</tr>
<tr>
<td>Berna</td>
<td>16%</td>
<td>19%</td>
</tr>
<tr>
<td>Mai</td>
<td>39%</td>
<td>30%</td>
</tr>
<tr>
<td>At</td>
<td>26%</td>
<td>26%</td>
</tr>
</tbody>
</table>

ASSESSMENT OF LAND

The British authority made personal enquiry all over the district and divided the district into two convenient assessment 'Chaks' or circles so as to bring together with a ring fence, Uttaratir and Dakhintir. In the Uttaratir circle 9 assessment circles were included whereas in the Dakhintir 10 assessment circles which were the riches, the best cultivated and the best populated land were included. Besides, the villages in the valley of the river were also included. Villages
between Loising hill and Mahanadi river, Panchara Des and the villages situated on the right bank of the Ib, the sandy tract lying parallel to Mahanadi and the villages lying between Jharghati and Bamanda feudatory states in the northeastern boundary were also included in the Tahasil area. Besides these villages between Kolabira and Laida were also included. Over and above this a ten chak of four miscellaneous villages also find place in the Tahasil. In all (51, 70, 95, 26, 41, 40, 13, 13, 8, 4) 361 villages comprised the Uttartir or Uttara Tahasil. The headquarter of Uttara Tahasil was Sambalpur and Baragarh was the headquarter of Dakhintir.1

Dakhintir Tahasil had ten circles. 78 villages lying in a radius of 8 to 10 miles of the Tahasil of Bargarh including the biggest village of the district Remda, 90 villages lying along the right bank of Mahanadi generally known as 'Dargaon Das' held principally by Brahmin Gauntias, 66 villages formally of two small Zamindary estate called Lamdhar, Kharmunda and Kurkutta, Bomiachal, situated on the boundary with the feudatory states of Patna, which were confiscated during the disturbances of 1857-59, 67 villages situated in the western limit of the Tahasil previously having Mahalwar system, 35 villages running along the right of the road towards Raipur and the Barapahar hills having active considerable improvement since the disturbance of 1857-58, 61 villages formally of Ambabhana paragana lying in with a ring

1. Report on Land Revenue Settlement of Sambalpur district of Central Provinces effected during the year 1885 to 1889.
fence, caused by the Barapahar, on one side, a low ring on another, feudatory state of Sarangarh on the 3rd and the river Mahanadi on the fourth in an isolated block, were the sixth circle included in Dakintir Tahasil. This area of Ambabhana was inhabited by people speaking slightly a different language than Oriya, the 7th circle comprised 61 villages, the 8th circle consisted of Khalsa estate of 12 villages situated between the Zamindaris of Barapali, Ghes and Phuljhar, the 9th circle comprised 57 villages upon the Lakhampur pargana. The whole tract with the exception of a central open space is nothing but a series of hills and valley with a dense forest and open space, the abode of wild animals of sorts most destructive to crops of every description with a spare population of mixed description and nomadic habits. The tenth circle comprised 20 villages and working as a gateway of the district was a sort of service grant given to the guardian of the passes and are more or less of a wild nature having no similarity to any other tract in the district.

AVERAGE ASSESSMENT RATES FOR DIFFERENT CIRCLES

The next step taken by the village was to fix upon average assessment rates for different circles. After a proper examination on the villages the average assessment rates were adopted for each circle of village in two Tahasils.
The average rates adopted were approved by the Chief Commissioner. The rates are given below in the table:

**Tahasil: SAMBALPUR**

<table>
<thead>
<tr>
<th>Number of Chak</th>
<th>Bhahal</th>
<th>Berna</th>
<th>Mal</th>
<th>At</th>
<th>Lately abandoned</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rs. A. P.</td>
<td>Rs. A. P.</td>
<td>Rs. A. P.</td>
<td>Rs. A. P.</td>
<td>Rs. A. P.</td>
</tr>
<tr>
<td>I</td>
<td>3 -0 -0</td>
<td>2 -8 -0</td>
<td>2 -0 -0</td>
<td>1 -0 -0</td>
<td>0 -8 -0</td>
</tr>
<tr>
<td>II</td>
<td>2-12 -0</td>
<td>2 -4 -0</td>
<td>2 -0 -0</td>
<td>1 -0 -0</td>
<td>0 -8 -8</td>
</tr>
<tr>
<td>III</td>
<td>2 -8 -0</td>
<td>2 -0 -0</td>
<td>1-12 -0</td>
<td>0 -8 -0</td>
<td>0 -4 -0</td>
</tr>
<tr>
<td>IV</td>
<td>2 -12 -0</td>
<td>2 -0 -0</td>
<td>1 -8 -0</td>
<td>0-12 -0</td>
<td>0 -4 -0</td>
</tr>
<tr>
<td>V</td>
<td>2 -4 -0</td>
<td>2 -0 -0</td>
<td>1 -8 -0</td>
<td>0-12 -0</td>
<td>0 -4 -0</td>
</tr>
<tr>
<td>VI</td>
<td>2 -4 -0</td>
<td>2 -0 -0</td>
<td>1-12 -0</td>
<td>1 -4 -0</td>
<td>0 -8 -0</td>
</tr>
<tr>
<td>VII</td>
<td>2 -4 -0</td>
<td>2 -0 -0</td>
<td>1-12 -0</td>
<td>1 -4 -0</td>
<td>0 -8 -0</td>
</tr>
<tr>
<td>VIII</td>
<td>2 -4 -0</td>
<td>2 -0 -0</td>
<td>1-12 -0</td>
<td>0-12 -0</td>
<td>0 -4 -0</td>
</tr>
<tr>
<td>IX</td>
<td>2 -4 -0</td>
<td>2 -0 -0</td>
<td>1-12 -0</td>
<td>1 -4 -0</td>
<td>0 -8 -0</td>
</tr>
</tbody>
</table>

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1. Rs.-Rupees ; A.-Annas ; P.-Paisa.
ASSESSMENT RATES FOR THE VILLAGE

The next step taken by the British after adopting an average rate of lands was to have the assessment rates for the villages. In order to reach an assessment an estimate of the value of the crops produced was taken into consideration. As the staple produce of the district was rice and the cultivation of that crop was carried to a considerable extent, so the estimate or assessment was made on paddy.

Accordingly, the gross produce was divided into the following

<table>
<thead>
<tr>
<th>Number of Chak</th>
<th>Bhahal</th>
<th>Berna</th>
<th>Mal</th>
<th>At</th>
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</tr>
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<tr>
<td></td>
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<td>Rs. A.P</td>
</tr>
<tr>
<td>I</td>
<td>5-0-0</td>
<td>4-0-0</td>
<td>3-0-0</td>
<td>0-8-0</td>
<td>0-4-0</td>
</tr>
<tr>
<td>II</td>
<td>4-0-0</td>
<td>3-8-0</td>
<td>3-0-0</td>
<td>0-8-0</td>
<td>0-4-0</td>
</tr>
<tr>
<td>III</td>
<td>3-8-0</td>
<td>3-0-0</td>
<td>2-8-0</td>
<td>0-8-0</td>
<td>0-4-0</td>
</tr>
<tr>
<td>IV</td>
<td>3-8-0</td>
<td>3-0-0</td>
<td>2-8-0</td>
<td>0-8-0</td>
<td>0-4-0</td>
</tr>
<tr>
<td>V</td>
<td>3-8-0</td>
<td>3-4-0</td>
<td>2-12-0</td>
<td>0-8-0</td>
<td>0-4-0</td>
</tr>
<tr>
<td>VI</td>
<td>3-0-0</td>
<td>2-8-0</td>
<td>2-0-0</td>
<td>0-6-0</td>
<td>0-4-0</td>
</tr>
<tr>
<td>VII</td>
<td>3-0-0</td>
<td>2-8-0</td>
<td>2-0-0</td>
<td>0-8-0</td>
<td>0-4-0</td>
</tr>
<tr>
<td>VIII</td>
<td>3-0-0</td>
<td>2-8-0</td>
<td>2-0-0</td>
<td>0-6-0</td>
<td>0-4-0</td>
</tr>
<tr>
<td>IX</td>
<td>2-8-0</td>
<td>2-8-0</td>
<td>1-8-0</td>
<td>0-4-0</td>
<td>0-2-0</td>
</tr>
<tr>
<td>X</td>
<td>2-8-0</td>
<td>2-0-0</td>
<td>1-12-0</td>
<td>0-6-0</td>
<td>0-4-0</td>
</tr>
</tbody>
</table>
categories:-

a) One-fourth for seed and stock.
b) Two-fourth for labour and expenses.
c) One-fourth being the government share.

The average yield of crop was arrived at taking ten years' produce and dividing it later by ten. With personal knowledge of each village, average assessment rates were carefully worked out on the basis of produce estimate as the support for those rates, the assessment of each village was fixed.

ASSESSMENT IN ZAMINDARIS

Soon after the commencement of Settlement operations, the demarcation of village boundaries and erection of boundary pillars and tri-junction chabutras had been effected in all the Zamindaris of this district with the exception of those of Phuljhar and Bhubaneswar which at that time were classed as Garajat states.¹

There were in all 14 Zamindars and Garajats paying comparatively light revenue which was not liable to be increased as they had no pattas requiring renewal and they did not pay any Nazarana. The government of India issued a fresh proclamation that the circumstances of each Zamindari should be

considered separately and the assessment in each fixed in consideration of its previous history and present condition. The detailed reports were accordingly drawn up and sent in separately for each zamindar. The assessment in each had been revised and sanctioned for the term of settlement i.e. 12 years, on the expiry of which period, these settlements would again be opened for adjustment. No pattas had been granted to landholders. As no enquiries were made into rights in zamindaris, it was not possible or desirable to define the rights and interests of the zamindars as against the cultivators, village Gauntias and others. A kabuliat only therefore was taken from the Zamindars.

According to the kabuliat, the Zamindar of Kolabira paid an assessment of Rs. 700/- (kulki = 6 annas of a Government rupees). The first settlement after the British rule was made at Rs. 497/- and in 1853 at the next settlement Rs. 100/- was added to that assessment, which has since had been paid. The adjoining khalsa villages were given an assessment of Rs. 2,697/-, the Zamindar admitting a collection of Rs. 2,651/-. Taking all other kinds of income into consideration the zamindar's receipts were found to be as under:-
Prior to the British rule people were kept as much in suspense about the rights which were going to be conferred on them at the time of settlement, as they were in the matter of assessment. In the first Revenue Settlement, the Gauntias had no prescriptive rights. On the other hand, however, it was decided that hereditary succession and long incumbancy gave priority of claims or right of occupancy. All Gauntias under authority had been appointed as farmers or proprietors of villages. A Gauntia possessed permanent transferable interest in any portion of village lands, and had no right to appropriate for his own use any part of the revenue paying lands i.e. royati lands.
Subsequently, a proclamation was issued in which it was notified that a new settlement would be effected, for 20 or 30 years and proprietary rights (Milkiyat) would be conferred on all Gauntias. Further, all Gauntias on whom any such proprietary rights be conferred, would be proprietors (maliks) of their villages, and would have inheritable and transferable right thereto. The terms held out by this proclamation were repeated and conferred by the Chief Commissioner Mr. R. Temple in a public Darbar held at Sambalpur on the 9th March, 1863. Shortly after this Darbar, the formal investigation of the rights of claiments to proprietorship in the various villages commenced.

It will be seen, therefore, that the administration lost no opportunity of impressing on the Gauntias the idea that they were to obtain a right of proprietorship with all its antecedents and privileges in contradiction to a mere right of form or management. This pledge was thoroughly understood and accepted by the people themselves. The first signs of these practical good effects of the proprietary grants were noticed in the administration report of 1864-65.

GOVERNMENT ORDERS REGARDING GAUNTIAS' RIGHTS

After this, the ultimate orders of the Government, however, regarding the rights to be conferred on and privileges to be enjoyed by the Gauntias were announced.
1. In consideration of the responsibility for revenue accepted by the Gauntia, and of the duties attached to his office as manager and village head, there would be conferred on the Gauntia the inheritable and transferable right to hold in perpetuity of assessment the Bhogra land at present held and cultivated by them up to a maximum of one-fourth of the whole of the present land assessment of the village, leaving Government free at future settlement to prescribe what should be the share.

2. The right to receive during the term of settlement rent on all uncultivated and unoccupied land that might be brought under cultivation during the currency of settlement, but such rents were not to exceed the rate of assessment on the rayati land of a similar class in the same village.

3. The Gauntia would have the power to locate cultivators on all lands thrown up during the term of settlement, the assessment on such land remaining unaltered.

4. From cultivators on his Bhogra land, the Gauntia would have the right to demand such rent as he thinks fit. Such cultivators would be mere tenants at will.
5. The Gauntia would have general control of the village servants.

6. Villages in which many shares existed, and in which the Gauntias were poor people, who would feel aggrieved by having to pay revenue for portions of land which they had been enjoying rent-free for some generations, in which cases, when the Shogra exceeded an equivalent in land of one fourth of the assessment, and had already been divided among many shares, the excess might be excepted from assessment.¹

SHIKMI GAUNTIAS

After the Gauntias came the Shikmi Gauntias or sub-ordinate Gauntias. The rights of these Shikmi Gauntias had never been defined. But it had been the practice of the revenue courts not to allow old shikmi Gauntias who had held for twelve years and upwards to be ejected at the will of the Gauntias whom they had introduced.

In Sambalpur, in many villages, there existed a Gauntia and a Shikmi Gauntia. A Shikmi Gauntia used to hold the same position as a Gauntia did in a Gauntia

¹ Letter No. 4086, dated 11th December, 1874 from the Secretary to Chief Commissioner.
village. He held the bhogra paying the Gauntia something in the shape of a light rent on it beyond the Government jama on the principles of settlement. The Shikmi Gauntia had to pay the Government demand to the Gauntia rather than the treasury direct, and thus maintained the Gauntias as the persons primarily responsible to government for payment of the demand. In addition to the Government demand, the Shikmi Gauntias paid to the Gauntias a rent charge on the bhogra. A failure to comply with these conditions used to render the villages liable to be attacked, and in extreme cases might cause the settlement with the Shikmi Gauntia to be cancelled.

ROYATS

The royati lands of the village were distributed among the cultivators or royats. The rights thua conferred on the royats were inheritable but they were not transferable.

SHIKMI ROYATS

Shikmi Royats were in existence who were in occupation of sublet holdings and were paying some dues to the recorded royats. These subletting to a Shikmi royats were not recognised by British during the settlement operations they undertook.
Next to royats there were village servants who were more or less quasi Government servants. They used to enjoy land of 2 annas in the rupees of the revenue assessable of the village and they used to hold certain land under cultivation for service rendered by them. They were the Jhankar, Gandas, Naria etc.

Jankri tenures were of great antiquity, and had been held in hereditary succession for generations, as the Jhankars were mostly men of the aboriginal tribes, such as Khonds, Bhills, Bhainas, Gonds, Binjhal and Bhunias, who originally settled in their villages as pioneers.

The Jhankar used to perform the triple function of the priest of the village deity, keeper of all records connected with the boundary, land and forest of the village and conveyor of all news and reports to the police of epidemics, unnatural deaths and offences. The Ganda used to work as the village watchman, their services were mostly hereditary.

The Jhankars possessed extensive areas of service land, which, however, they looked upon more as their jagirs than as service lands. But they enjoyed very little as most of their holdings were mortgaged plots, some for a few baskets of rice, others for money borrowed and spent lavishly.
at caste gatherings and so on and so forth.

The excess of Jankri service land was assessed. The Jhankar was allowed to select such fields of plots as he wished to retain as his future service holding up to a maximum of one anna and a half of the village assessment.

The Jhankar and Gandas were prohibited to alienate service holdings without the sanction of the Government. This was so done to ensure due performance of their duty without any introspection and the duty being obligatory to the land held by them with a view to render the service.

RENT FREE TENURES

Rent free tenures in the district were not so many and these were mostly held by people of much importance. This rent free tenure land on settlement by the British were assessed to be payable with half Jama during the life time of tenure holder and on their death this grant was made fully assessable to rent. Such abolition created discontentment throughout the district.

HALF REVENUE

The half Revenues comprised of four heads:-

1. Those held by babus, generally adopted sons of the former Rajas.
2. Those originally set apart for the endowment of temples.
3. Those granted by the late Rajas to Brahmins.
4. Those bestowed by the Rajas as service grants.

Besides these rent-free lands, there were muafi service holdings. Muafi grooves were mango grooves which existed in revenue free villages or clusters of villages which were not at all made assessable earlier and enjoyed by the people free. The British settlement took this into account and prepared record for each of them to systematise it for future. Similarly Nazul grooves which were in existence near the Urban areas and possessed generally by the people with no ownership in favour of any particular individual were subject to enjoyment and used by the people in general.

TENURES OF THE DISTRICTS

The most common description of tenures was called 'Gauni' in which all the bhogra lands were enjoyed by the Gauntia of the village.

'Talukdari' was the next tenure. The settlement of Talukdari was made with one superior Gauntia who under him had one inferior Shikmi Gauntia. The Shikmi Gauntia used to hold bhogra land and managed to collect village revenue
which was ultimately paid to village Gauntia. In addition to this he also used to pay some amount to superior Gauntia-it constituted the Gauntia's profit or Malikhana. The superior Gauntia was sole responsible for the punctual and regular payment of the revenue to the Government.

'Birtees' or 'Bhyachara' formed the next state of tenure. They constituted a tenant proprietary body which was responsible only for the quota of revenue supposed to fall on this category. Originally they had their share on royati lands, also enjoyed their share of bhogra lands free of service in the same manner as the Gauntias did.

The smallest number of villages fall under the 'Pattidari' tenures in which all the waste lands were held in common.

For the settlement mist, only four essential papers had been maintained such as Khasra, Khationi, Khewats and Waji bujarz. The Khasra or list of field, Khationi or indicator, the register of holdings, the Khewats or record of right and responsibilities and the Waji bujarz, the village administration papers indicating the custom, the rights in general of people, the extent of rent free land, the name of the service tenure holders etc. All the rough Khasras and Khationis had been destroyed. A register in which subjects for

1. A large number of villages, about 180, were held under grant by persons whose position was undoubtedly a stronger one that of ordinary Gauntias. The simplest form of grant was that known as "birtia" or "Bhyachara".
the Waji bularz were originally recorded, some of its elements were adopted, some were rejected and some of its elements were maintained for future reference in case of disputes.

WASTE LAND

Besides the lands which were placed as ryoti land, service tenure land, Bhogra land, Shikmi Gauntia land, deity land, there were certain lands which were categorized latter on as waste land. This categories of land were of no use and remained fallow and their position was earmarked as Gochara and village forest.

ROAD CESS IN GAUNTI VILLAGE

In Gauntiai villages road cesses were levied and imposed with a view to undertake repairs of roads out of the income from this cess. The rate of such road cess varied from village to village depending on the whims and discretion of the British officials. Generally 2% of the total revenue of the village was levied as the road cess during the first half of the nineteenth century. Subsequently the rate was raised from 2% to 3% or 4%. Some Muafidar paid the road cess themselves whereas some others made the ryots to pay it to the Zamindars. The road cess was a profitable income as they collected a certain amount from the villagers and paid considerably a smaller sum to the treasury retaining the difference
as their profit. There were certain villages where payment of road cess was not prevalent.

THE SCHOOL CESS

The School cess was levied in the district from the time the district came under the administration of the Central Provinces. At first 1% on the ryoti assessment was levied as school cess in Gaunti tenure. Subsequently in the settlement of 1866 this rate was raised from 1% to 2%. Though, with the coming of the British the schools were made to run with the grant-in-aid system, still the Zamindar found the collection of school cess a profitable source of income. Most of this cess was not levied on service land but only on royal lands.

The financial result of the new settlement increased the income of the Government. Even after allowing rent-free land to Bhogra holders the income of the British ruler after the settlement were increased by land revenue supplemented by the income derived from forest etc.