

Appendix I

Permanent Settlement Regulation I of 1793

Brief outlines of its Articles

Section I-Pre-amble.

Article I

The Original Regulations for Decennial Settlement of the public revenues stipulated that the Jama assessed upon the lands of the proprietors would be continued after the expiration of the 10 years, and remain unalterable for ever, provided such continuance should meet with the approval of the Court of Directors of East India Company.

Articles II & III

Lord Cornwallis, Governor-General declared that the Court of Directors had empowered him to fix the aforesaid Jama, which had been assessed under the original regulations, for ever. Accordingly, he made a declaration to the Zamindars, independent talukdars and other actual proprietors of land that the settlement which had already been included under previous regulations would remain unaltered and binding on their heirs and lawful successors.

Article IV

In regard to the lands of proprietors held khas or let in farm in consequence of their refusing to pay the assessment made under the above regulations:

- a. if held khas, the lands would be restored to them upon their agreeing to pay the assessment already made, which would be fixed for ever;

- b. if let in farm, the proprietors would be re-instated, on the expiry of the term of the farming lease, on their agreeing to pay the assessment made, which would be fixed for ever.

Article V

Jama of lands belonging to Government but transferred to individuals, would be fixed for ever.

Artical VI

Assessment in former times liable to variation at discretion of Government. Motives of the Court of Directors for abolishing this practice and fixing assessment for ever. Proprietors expected to improve estates and conduct themselves with good faith and moderation towards their dependent talukdars and raiyats, not only on their own part, but also on the part of their employees. No claim for remission or suspension of assessment will be entertained on account of drought, inundation or other natural calamity. In the event of failure in the punctual discharge of public revenue, sale of lands of the whole estate will take place invariably.

Article VII

Further declarations:

- i. The Governor-General will have the right, whenever he thinks it necessary, to enact regulation for the protection and welfare of the dependent talukdars, raiyats and other cultivators of the soil. No objection from Zamindars will be entertained.
- ii. & iii. Right of Government reserved to the imposition and collection of all internal duties; and to jams to be assessed on alienated lands or lands proved to be held under illegal or invalid titles.
- iv. Jamas which are now declared fixed to be considered exclusive of any allowances made to the proprietors in the adjustment of their jama, for keeping up thanas or police establishments and also of the produce of any lands, which they may have been permitted to appropriate for the above purpose. The Govt.

reserved the option of resuming the whole or part of such allowance or produce of such lands in consequence of having exonerated the proprietors from the charge of keeping the peace.

- v. Estates of disqualified properties not liable to sale. In the event of the disqualification being removed, and if these proprietors are permitted to assume the management of their lands, they will be liable to pay the assessment made, to be fixed for ever.

Article VIII

The proprietors may transfer their lands by sale, gift or otherwise, without sanction of Govt.

Article IX

Rules for apportioning fixed jama on portions of estates in the event of sale or transfer and on shares of estates. In the event of transfer of a portion or whole of an estate made by the Zamindars, the transfer along with the names of persons to whom transferred to be notified to Govt.

Article X

Adjusting Jama of lands held khas or let in farm.

Rules for the adjustment of the assessment on the lands of Zamindars, whose lands are, or may be, held khas or let in farm (in consequence of their having refused to pay the assessment) in the event of their being disposed of by public sale or transferred by any private act of the proprietor, or of their being joint property and a division of them taking place amongst the proprietors.

Appendix 2

Years of Previous Survey & Settlement Operations in Different Districts of Bangladesh.

1. Mymensingh.	1908-19
2. Dhaka.	1910-17
3. Rajshahi.	1912-22
4. Noakhali.	1914-19
5. Tripura (Comilla)	1915-19
6. Kushtia (Nadia)	1918-26
7. Jessore.	1920-24
8. Pabna	1920-29
9. Bogra	"
10. Khulna.	1920-26
11. Maldah (Part of Rajshahi)	1928-35
12. Chittagong (1988-98: cadastral)	1923-33 (Revisional)
13. Rangpur	1931-38
14. Dinajpur	1934-40
15. Faridpur (1904-16: cadastral)	1940-45 (Revisional)
16. Bakerganj (1904-16: cadastral)	1940-42 (Revisional)
	1945-52
17. Sylhet.	1950-64
2. State Acquisition Operation throughout the country after partition of Bengal in 1947.	1956-64.
3. Recent Survey and Settlement Operations:	
1. Rajshahi.	started from 1965
2. Dhaka.	" 1966
3. Chittagong	" 1970
4. Pabna.	" 1975
5. Kushtia.	" 1975
6. Mymensingh-Jamalpur.	" 1978
7. Diara Operations.	" 1964

Appendix 3

Organogram Chart of Land Administration

Ministry of Land

Land Appeal Board
(Land Appeal Board Act, XXIV
of 1959).

Land Reforms Board
(Land Reforms Board
Act, XIII of 1959).

Functions:

1. Administration of laws regarding lands, fisheries, ferries government market places and acquisition of private lands for public purposes.
2. Collection of Land Development Tax.
3. Collection of Government dues from lease of fisheries ferries, and market places.
4. Formation of land policies, enactment & amendment of laws and making rules under them.
5. Preparation and Revision of Cadastral Land Records (Record of Rights & Mauza maps).
6. Making of political maps of Thanas, Districts & the Country.
7. Demarcation & maintenance of the International Boundary.

Directorate of Land Records and Surveys.

Functions:

1. Administration of lands, fisheries and market places.
Records.

Functions:

1. Preparation and Revision
of Cadastral Land
Records.

- | | |
|---|---|
| 2. Collection of Land Development Tax. | 2. Making of Political maps of Thanas, Districts & the Country. |
| 3. Collection of Government dues from lease of fisheries, ferries and market places. | 3. Demarcation and maintenance of the International Boundary. |
| 4. Inspection of Sub-ordinate Offices. | |
| 5. Hearing and disposal of objections & appeals from order of Deputy Commissioners under different land laws & Rules. | |

64. Dy. Commissioners in
65 Districts.

22 Settlement Officers in
22 Zones.

Appendix 4

Note of Dissent of Mr. T. Hussain

On receipt of the note of Mr. T. Hussain with his D.O. No. 184/68/13-B dated 25.5.68, a meeting was convened to discuss the points raised therein on 7.6.68. The following attended:

1. Mr. R.A. Ahmed, P.A. & A.S., Member, Finance, EPWAPDA.
2. "Mustafizur Rahman, C.S.P., Deputy Secretary, Finance.
3. "T. Hussain, Director, Land Records and Surveys.
4. Dr. Nowazish Ahmed, Director, Evaluation, EPADC.
5. Mr. Izhar Hussain, Director Programme (W), EPWAPDA.

After discussions it was decided to send the note of Mr. T. Hussain as a note of dissent to the recommendations at page 41 of the report regarding assessment and collection of water rates/C(i) & (ii)/.

Sd/-

(R.A. Ahmed)
Member, Finance
EPWAPDA.

Note of Mr. T. Hussain.

It is logical that the repayment of the cost of irrigation be borne by the beneficiaries of the development. At the same time, it is widely accepted that the repayment burden cannot and should not normally be borne by the water users alone. According to the present concept of a sound repayment policy in a developing country, indirect bene-

ficiaries should cover a sizeable part of the repayment by direct or indirect contribution. It has also to be seen that the repayment obligation of any beneficiary does not at any time be greater than the benefit derived from the irrigation development.

The cost which can be subjected to repayment may include capital investment and operating-cum-maintenance expenses. There cannot be any hard and fast criterion for apportioning the repayment cost to be borne by the beneficiaries and the State. The contribution of the State may be in the form of bearing the entire capital cost. This may be deemed as serving the public interest. In West Pakistan, there has been no attempt so far to include the capital cost in the repayment programme. It is, of course, true that extension of irrigation facilities in the Western Wing has resulted in the increase in land revenue and in a surplus income the realised water rate less the working expenses and interest on capital investment. In East Pakistan, on the other hand, the present policy is to recover the water charges by realising one-tenth of the gross increased benefits for the whole year within the commanded area. This procedure has no relation to the operating and maintenance cost of the project.

There is a fundamental difference in the irrigational aspect of agricultural production in the two wings of the country. In West Pakistan a crop can hardly be grown without the supply of irrigation water because of very limited rainfall. The same is not true in East Pakistan, where at least one crop can be grown in most areas without depending on auxiliary supply of irrigation water. The necessity for irrigation is felt whenever seasonal rains fail or are delayed and also for the growth of additional crops. The system of levying a fixed permanent charge is perhaps suitable in all such areas as are protected by a canal system, irrespective of the fact that, in any year or season, the crops received irrigation water or not. This system has an element of insurance against total or partial crop failure because of insufficiency or want of rainfall and has the advantage of being less expensive to manage. It also provides incentive to farmers for growing additional crops. The practice obtaining in West Pakistan is to assess water rate on the basis of acreage of crops matured at a rate fixed in relation to the water supply, the rates being different for

different crops. This system is not likely to give the desired result in East Pakistan. If water rate is charged for different crops separately on the basis of the irrigation water supplied, there may be innumerable cases in this wing where the farmers will be reluctant to take water for crops grown in the normal rainy season. It will be also upto him to decide whether he will go in for a second or third crop and demand irrigation water at the stipulated rate. In such circumstances the receipts on account of water-rate may not be adequate for the maintenance and operation of the project. The fixed water rate assessed as merely a service charge for different crops may not therefore prove to be a success in East Pakistan.

The East Pakistan Irrigation (Imposition of Water-Rate) Ordinance, 1963, provides for a fixed compulsory assessment payable annually per acre (and not cropped acre) by each farmer within the notified area irrespective of the supply of water. This assessment, which takes into account all cultivable lands in the commanded area, benefited or likely to be benefited by irrigation water, is to remain unaffected from year to year, unless varied periodically. In the existing law, there is a ceiling for the imposition of water-rate, which stipulates that water rate shall not exceed 10% of the gross increased produce accruing to the farmer throughout the year. The law does not take into account the annuals cost of operating and maintaining the project.

But there cannot be any two opinion that such projects must be self-supporting. We should, therefore, try to evolve a procedure in which we can relate the working cost to the repayment policy. If the 1/10th ratio does not yield enough receipts to meet the running cost of the project, we shall have to make suitable amendments in the existing law to increase the ceiling of imposition of water-rate to the required limit. We understand that recent experiences in the assessment of water-rate in the G.K. Project (First Phase) on the basis of the existing 1/10th ceiling are not very encouraging from the financial point of view. Although there is nothing basically wrong in the existing policy of assessment, we should revise the ceiling and bring it upto such a ratio as is commensurate with the working expenses. We recommend that a Committee be appointed

with the representatives of the Finance Department, Revenue Department and the EPWAPDA to go into this question and suggest suitable legislative amendments.

In West Pakistan, assessment of water rate, which is called 'abiana', is done by the Irrigation Department, while collection is made by the Board of Revenue through the Deputy Commissioners. This is the practice in the ex-Punjab area. In the ex-Sind area, both the assessment and collection of water rates being done by the same agency, viz. Revenue Patwaris or Topedars, as they are so-called.

In East Pakistan, both assessment and collection of water-rate are now the responsibility of the Revenue Department. Assessment is done by the Directorate of Land Records and Surveys, while collection is under-taken by the Deputy Commissioners under the supervision of the Board of Revenue. This system is sound in principle and should continue.

Appendix 5

Final Reports of Cadastral Settlement and Revisional Settlement Operations Carried Out in the Territory now Comprising Bangladesh

Sl No.	Name of district or area	Year of operation	Name of Settlement Officer who wrote the Report	Remarks
1.	Survey and Settlement operation in the district of Chittagong.	1888-98	C.G.H. Allen, I.C.S., Settlement Officer.	Cadastral
2.	Suevey and Settlement of the Jainta Parganas (Sylhet district).	1892-97	Chandrakanta Sen, Settlement Officer, Jainta.	Printed 1897
3.	Survey and Settlement of Chakla Roshanabad Estate in the districts of Tippera and Noakhali.	1892-99	J.G. Cumming, I.C.S., Settlement Officer.	Cadastral Not printed
4.	Survey and Settlement of the Dakshin Shahbazpur Estate in the district of Bakerganj.	1989-95	P.M. Sen, Settlement Officer.	Cadastral Printed 1896
5.	Survey and the Settlement of the Estates Basudev Roy and Kalisankar Sen, bourne on the Revenue Rolls of Bakerganj, Dhaka and Faridpur districts.	1894-95 to 1900-01	P.M. Basu, Settlement Officer.	Printed 1904

Sl No.	Name of district or area	Year of operation	Name of Settlement Officer who wrote the Report	Remarks
6.	Survey and Settlement of Jaipur Govt. Estates in Bogra district.	1898	S.S. Day, Settlement Officer.	Printed 1899
7.	Diara Operation in the district of Bakerganj.	1910-15	Rai Sahib Barakishore Biswas, Diara Deputy Collector, Bakerganj.	Printed 1916
8.	Survey and Settlement of Tushkhali Govt. Estate in the district of Bakerganj.	1912-16	Ramesh Chandra Sen, Sub-Deputy Collector and Asstt. Settlement Officer.	Printed 1916
9.	Survey and Settlement operation in the district of Dhaka.	1910-1917	F.D. Ascoli, I.C.S., Settlement Officer.	Cadastral
10.	Supplement to the Final Report on the Survey and Settlement operation in the district of Dhaka.	1916-18	Kalipada Mitra, Deputy Collector and Asstt. Settlement Officer-in-Charge, Dhaka.	
11.	Survey and Settlement operation in the district of Dinajpur.	1934-40	F.O. Bell, I.C.S., Settlement Officer.	Cadastral
12.	Survey and Settlement operation in the district of Faridpur.	1904-14	J.C. Jack, I.C.S., Settlement Officer.	Cadastral
13.	Survey and Settlement operation in the district of Jessore.	1920-24	M.A. Momen, Settlement Officer.	Cadastral Printed 1924
14.	Survey and Settlement operation in the district of Mymensingh.	1908-19	F.A. Sachse, I.C.S., Settlement Officer.	Cadastral
15.	Settlement Operations in the five thanas of the partially excluded areas of Mymensingh district.	1938-42	R.W. Bastin, I.C.S. Settlement Officer.	Revisional Printed 1954 (Part-I) 1955 (Part-II)

Sl No.	Name of district or area	Year of operation	Name of Settlement Officer who wrote the Report	Remarks
16.	Survey and Settlement operation in the district of Nadia (Kushtia).	1918-26	J.M. Pringle, I. C.S., and A.H. Kemm, I.C.S., Settlement Officers	Cadastral
17.	Survey and Settlement operation in the district of Rajshahi.	1912-22	W.H. Nelson, M.A., I.C.S., Settlement Officer.	Cadastral Printed 1923
18.	Survey and Settlement operation in the district of Rangpur.	1931-38	Arthur Coulton Hartley, I.C.S., Settlement Officer.	Cadastral Printed 1940
19.	Resettlement of the Ilam lands in Sylhet district.	1922-27	Muhammad Abdur Rashid, Settlement Officer.	Revisional Printed 1929
20	Survey and Settlement operation in the district of Sylhet.	1950-64	N. Ahmed, B.L., Settlement Officer.	Cadastral Printed 1979
21.	Survey and Settlement of Patikara Wards Estate in the district of Tippera.	1905-06	Ramesh Chandra Dutta, Settlement Officer.	Cadastral Printed 1906
22.	Survey and Settlement operation in the district of Noakhali.	1914-19	Mr. W.H. Thomson, I.C.S., Settlement Officer	Cadastral
23.	Survey and Settlement operation in the district of Tippera.	1915-19	Mr. W.H. Thomson, I.C.S., Settlement Officer.	Cadastral
24.	Survey and Settlement operation in the district of Bakerganj.	1904-16	Mr. N.D. Beatson Bell, I.C.S., Settlement Officer.	Cadastral
25.	Survey and Settlement operation in the district of Bakerganj(Revisional) and Sundarban portion and Khulna district (Cadastral).	1940-42 1945-52 1947-50	M. Hoque, Settlement Officer.	Revisional (Bakerganj) Cadastral (Sundarbans portion of Khulna)

Sl No.	Name of district or area	Year of operation	Name of Settlement Officer who wrote the Report	Remarks
26.	Survey and Settlement operation in the district of Chittagong.	1923-33	J.B. Kindersley, I.C.S., Settlement Officer.	Revisional
27.	(a) Survey and Settlement Operation in the district of Khulna.	1020-26	L.R. Fawcus, I.C.S., Settlement Officer.	Cadastral Printed 1927
	(b) Supplement to the Final Report on the Survey and Settlement operation in the district of Khulna.	1926-27	Promodranjan Das Gupta, Deputy Collector & Asstt. Settlement Officer-in-Charge.	Cadastral Printed 1935
28.	Survey and Settlement of Parganas Dandra in Noakhali district.	1911-17	Khan Saheb A.K. Kabiruddin Ahmed, Asstt. Settlement Officer.	Cadastral Printed 1919
29.	Survey and Settlement operation in the districts of Pabna and Bogra.	1920-29	Donald McPherson, I.C.S., Settlement Officer.	Cadastral

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