

under the more lenient British assessments that anything in the shape of a margin leviable as rent has been in any general way available for the owners of land.

The assessment on land, which under Sikh rule was usually taken direct from the cultivator in kind, is now always taken from the owner in cash, and the latter recovers from the tenant, in kind or in cash, an amount which ordinarily ranges from twice to three times the value of the assessment. The usual practice is to take rent in kind at a share of the produce, and 57 per cent. of the rented area of the Province is now subject to some form of kind rent; but where crops difficult to divide are grown, and in the neighbourhood of towns, or on lands held by occupancy tenants, or in tracts, such as the south-east of the Punjab, where the custom is of some standing, it is not unusual to find rents paid in cash. The exact rate at which a rent in kind is paid is largely a matter of custom; and such rents, while varying considerably from soil to soil, do not change much from time to time. Cash rents, on the other hand, have necessarily increased with the increase in the prices of agricultural produce; and the average incidence of such rents has risen from Rs. 1-13-2 per acre in 1880-1, to Rs. 2-6-5 in 1890-1, and Rs. 4-6-0 in 1900-1.

As nearly one-half of the land in the Punjab is cultivated by the owners themselves, and a fair portion of the rest by owners who pay rent to co-sharers or other owners, the tenant class is neither so large nor so distinctively marked as in the rest of Northern India, and the law affords much less elaborate protection to the tenant than is usual in the United Provinces or in Bengal. A limited number of the tenant class, amounting to nearly one-fifth of the whole, have been marked off by the legislature on certain historical grounds as entitled to rights of occupancy, and the rents of this class cannot be enhanced to a standard higher than $12\frac{1}{2}$ to 75 per cent. (according to circumstances) in excess of the land revenue. In the case of the remaining tenants, who hold at will, no limit is fixed to the discretion of the landlord in the matter of enhancement; but the procedure to be followed in ejectment, and the grant of compensation for improvements legally executed, is provided for by the law in respect of both classes of tenants.

The figures given in the table on the next page are of interest as showing the direction in which rents are developing.

These statistics are subject to a good many reservations which need not be entered into here; but they are sufficient to disprove the usual impression that the increase of the

landowning population entails a withdrawal of land from tenants, and that with the development of the country the practice of kind rents is disappearing.

	1880-1.	1890-1.	1900-1.	1903-4.
	Acres.	Acres.	Acres.	
Average area held per proprietor	30.8	18.8	17.8	Not available.
Average area of tenant's holding	6.0	3.7	3.3	2.5
Percentage of total cultivated area held by tenants	34.7	46.0	52.3	54.1
Percentage of tenant area held by occupancy tenants	31.3	19.6	17.0	19.0
Percentage of grain-rented to total rented area	49.8	54.1	56.6	57.5

Wages.

With normal prices, the sum required for the food of a labouring family may be taken to be about Rs. 4½ a month, and to this Rs. 1½ a month must be added for a reasonable amount of furniture, clothing, and other necessaries. The ordinary unskilled labourer, therefore, looks to get about Rs. 6 a month or its value, and this may be taken as the ordinary rate roughly prevailing. The labourer in a town is usually paid entirely in cash; in the country he is paid either wholly or partially in kind. The country labourer needs a little more food than the town labourer; but whereas the latter has house-rent to pay, the former generally obtains his house at little or no expense to himself. The cultivator who rents but does not own land lives at a standard of comfort very little higher than the landless labourer. As his expenditure, like his income, is almost entirely in grain, and a large part of his food and clothing is produced by himself, it is difficult to estimate his receipts in money; but it would probably be fair to say that, when the ordinary day labourer receives Rs. 6 a month, the receipts of the cultivator after paying his rent would be represented by something like Rs. 7 or Rs. 8, while if the cultivator were also an owner of land his average income, after payment of Government dues, might be put at Rs. 10, or more. Skilled labourers, such as blacksmiths or masons, get about Rs. 16 a month or its equivalent, and carpenters still more. The ordinary vernacular clerk in a commercial or Government office will as a rule get something between Rs. 15 and Rs. 20, but on this he has to maintain a better style of dress and living than men who work with their hands. Wages are now twice or thrice as high as they were in Sikh times, and there has been a progressive rise in recent years. So far as the labourer's food is concerned, its money

value has in the last twenty years increased by 30 to 35 per cent., while the other items of his expenditure have decreased in price; and it would probably be correct to say that during the same period the labourer's wages have risen from 20 to 25 per cent. With artisans the increase has been larger, or from 25 to 30 per cent.

Although there are large piece-goods and other marts at Prices. places like Delhi and Amritsar, no official statistics are maintained regarding the prices of any but agricultural staples. For these, three classes of data are available: the prices obtained by agriculturists at harvest time at a fair number of towns and large villages in each District; the wholesale prices prevailing at the end of each fortnight in six representative cities of the Province; and the retail prices prevailing at the end of each fortnight at the head-quarters of each District. The differences between the figures obtained under the first and second of these heads are due partly to the cost of carriage, and partly also to the want of capital among agriculturists, which necessitates their selling while the market is still low. To illustrate the difference which prevails between the three classes, an example may be taken from one of the central Districts in 1904, when wheat sold at the country markets at harvest time for Rs. 19.5 per ten maunds, whereas at the head-quarters the average wholesale price for the year was Rs. 21 and the average retail price Rs. 22. In making rough calculations for assessment purposes, it is usual to assume that the agriculturist gets 4 annas per maund of 82 lb. less than the recorded average retail prices of the year. The rise of prices in the Province at large is best studied in the retail figures, which are available in greater completeness than the others. A table at the end of this article (p. 155) shows prices for a series of years at Delhi, Amritsar, and Rāwalpindi. In wheat, which is the main staple of the Province, the average rate of increase in the three markets noted is 36.7 per cent. for the period 1880-1900; and if wheat, gram, *jowār*, and *bājra* are dealt with in the proportion in which they are grown, the average joint increase is 35.4 per cent. The mileage of railways within the Province has more than quadrupled in the same period, and the large rise in prices is doubtless due in the main to this improvement in communication, accompanied by the opening of foreign markets.

Village life is still simple and possesses few luxuries. All Material
condition
of the
people. the articles that the people require, except matches, lamps, and kerosene oil, and, most important of all, piece-goods, are people.

made locally, and are much the same as they were before British rule. The wealth which is being accumulated by the people is hoarded, commonly in ornaments, and less usually in cash. The circulation of Punjab circle currency notes rose from 134 lakhs in 1891-2 to 263 in 1903-4, and the deposits in the Postal savings banks increased from 63 to 80 lakhs in the same period. The peasantry, especially the landowners, have a much higher standard of living than they had forty years ago, their increased means enabling them to travel more, eat better food, wear better clothing, and own more horses, utensils, and jewels. The Sikh Districts of the Central Punjab and the submontane and Himālayan tracts are perhaps the most prosperous. Among the landless labouring classes the increase in general comfort has been marked, owing to the extension of canal-irrigation and the foundation of the Chenāb Colony, which has attracted large numbers of labourers from nearly every part of the Province. In the towns cheap European luxuries, such as German watches, patent leather shoes, and bicycles, find a considerable sale, as do American drugs and cigarettes. Round most of the larger towns suburbs are springing up containing villas built in European style with gardens, to which the wealthier classes resort as a change from their close ill-ventilated homes within the ancient walls.

Forests.
Forests of
the plains.

The forests may be divided into two main classes, those of the hills and those of the plains. For the most part the forests of the plains are of the class known as dry forests, growing in tracts of scanty rainfall and poor, sandy, and often salt-impregnated soil. The characteristic trees are the tamarisk or *farāsh* (*Tamarix articulata*), the leafless caper or *karil* (*Capparis aphylla*), the *jand* (*Prosopis spicigera*), the *van* (*Salvadora oleoides*), and a few acacias of the species known as *kikar* in the Punjab and *babūl* in the rest of Northern India (*Acacia arabica*). Forests of this type, interspersed with large treeless wastes, occupy extensive areas in the Lahore, Montgomery, Multān, Chenāb, Jhelum, and Shāhpur Forest divisions, where they are estimated to cover an area of about 4,000 square miles. In the Central Punjab large tracts covered with the *dhāk* (*Butea frondosa*) are common. As they approach the hills these forests become richer in species, and gradually blend with the deciduous forests of the Lower Himālayas, while to the south and west they give place to the deserts of Rājputāna and Sind. On the banks and islands of rivers, and indeed wherever water is near the