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Principles of assessment.

Settlement operations were conducted under the Land Revenue Act, XXXIII, of 1871 which came into force on January 1st, 1872, and the rules published by the Local Government in accordance therewith; the instructions for assessment were as follows:—

"The general principle of assessment to be followed is that the Government demand for land revenue shall not exceed the estimated value of half the net produce of an estate, or in other words one-half the share of the produce of an estate ordinarily receivable by the landlord either in money or kind. In applying this principle in the case of the districts above named, where produce rents prevail, special attention should be given by the Settlement Officer to produce estimates.

"In estimating the land revenue demand, the Settlement Officer will take into consideration all circumstances directly or indirectly bearing upon the assessment, such as rent rates where money rates exist, the habits and character of the people, the proximity of marts for the disposal of produce, facilities of communication, the incidence of past assessments, the existence of profits from grazing and the like. These and other considerations must be allowed their weight.

"The gross assessments for each Settlement Circle having been framed by the Settlement Officer on the principles above indicated, revenue rates on soils may be deduced therefrom, and the proposed gross assessment, together with the proposed revenue rates, must be reported to the Government for preliminary sanction, and will, when sanctioned by the Local Government, form the basis of assessment of particular estates in the circle; but in the assessment to be ultimately adopted full consideration must be given to the special circumstances for each estate. The principle laid down in Rule I is to be observed in the assessment in each case."

Officers of the Settlement.

The charge of the Settlement, as well as that of Karnál and Gurgáon, was entrusted to Mr. Oswald Wood, who remained in charge of the Delhi Settlement till November 3rd, 1877, when he gave over to Mr. Channing. After this Mr. Channing held office for a short time, with Mr. Wilson as Assistant; and, on January 10th, 1878, Mr. Maconachie took over from the latter who had been in temporary charge. Mr. Maconachie brought operations to a close in 1880 and reported upon them in the same year.

Distribution of Ballabgarh villages by circles.

The area is 385 square miles with 283 villages. Extreme length 30, and breadth 20 miles. The assessment circles were six; and are described by Mr. Maconachie in his report in great detail.

I.—Khádar Bángar ...	...	... 76 villages.
II.—Bángar ...	...	... 80 ,,
III.—Dabri Sailábá ...	...	... 26 ,,
IV.—Zerkobí ...	...	... 34 ,,
V.—Khandrát ...	...	... 35 ,,
VI.—Kobi	...	... 32 ,,
	TOTAL	... 283 villages.

General facts bearing on the assessment.

The incidence of the revenue of the expired Settlement was, as a rule, distinctively light; and the increase of cultivation afforded an obvious presumption that a considerable increase of revenue was to be expected. This presumption was strengthened by the facts of the undoubted general development of the country; the improve-

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General facts bearing on the assessment.

ment of the roads and communications, especially by the construction of the Mathra road, which opens up the *tahsíl* through its whole length; and the rise in price of agricultural produce. The return of prices shows a rise in price more or less decided in the case of every staple, and there is no doubt whatever that this means, in a considerable degree, a rise in value also. These, then, were the grounds for expecting a large increase in assessment. The countervailing facts were the want of thrift common in many, perhaps most, villages; the poor character of much of the new cultivation; the loss of *dahar* in some parts; and the deterioration of soil, whether by the deposit of sand from the hills, obstruction of drainage by the canal, or the flooding of alluvial land by the Okhlah weir.

Revenue rates.

The new assessment rates are shown below :—

Chak.	Irrigated.		Unirrigated.	
	By wells.	Dahri.	Dakár, Rausli.	Bhúr.
I.—Khádar { Khádar ...	2 12 0	.....	1 6 0	0 14 0
Bángar { Bángar ...	2 12 0	.....	1 6 0	0 12 0
II.—Bángar	3 0 0	.....	1 8 0	0 14 0
III.—Dahri	3 0 0	2 8 0	1 10 0	1 0 0
IV.—Zerkohí	2 12 0	2 8 0	1 8 0	0 12 0
V.—Khandrát	3 8 0	2 4 0	1 10 0	.....
VI.—Kohí	2 8 0	2 0 0	1 2 0	0 10 0

Assessment.

The sanctioned revenue rates amounted to Rs. 2,36,646. Mr. Wood's detailed assessments reached Rs. 2,40,360. The total of the actual announcements was accordingly Rs. 2,32,130, that is, Rs. 4,516 below rates. The statement in the margin shows the result of the Assessment Chakwár in the Ballabgarh *tahsíl*.

Chak.	Average demand 1871-72 to 1875-76.	Revenue rates.	Jama as finally assessed.
Khádar-Bángar ...	[illegible]	[illegible]	[illegible]
Bángar... ...	79,126	84,598	83,605
Dahri Sailábá ...	32,592	33,414	33,925
Zerkohí	21,349	21,743	21,840
Khandrát	9,889	13,794	12,540
Kohí	13,123	19,367	16,325
Total of Tahsil ...	2,02,312	2,36,614	2,27,990

Mr. Maconachie writes :—

"Viewed as a whole, the new assessment of the *tahsíl* has raised the Government revenue by Rs. 27,577 or by 13·6 per cent. This includes the assessment of gardens and resumed *máfis*, and allows for reductions in appeal. The presumptions already mentioned, verified and strengthened by the results of minute village to village inspection, appear to warrant the increase taken; and there seems no reason to anticipate anything but a fair measure of prosperity for the *tahsíl* in the future. The chief danger, of course, in a tract where such a considerable portion of the cultivation depends on rain, must always be drought, and this would be felt severely in several parts. The Kohí villages, lying high and dry, and the less protected villages in the Bángar, would be the first injured; and if the want of rain continued, the weaker villages throughout the *tahsíl* would

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feel it. But unless this calamity occurs to a marked degree, there should be no difficulty in collecting the revenue."

Assessment circles of Delhi *tahsil*.

Some changes were made in the number of villages in Delhi *tahsil* during Settlement, which are detailed in Chapter II. The number of villages now is 288, divided into the following assessment circles :—

I.—Khádar Bángar	43 villages.
II.—Bángar	98 "
III.—Dahri Sailábá	78 "
IV.—Zerkohi	30 "
V.—Khandrát	17 "
VI.—Kohi	22 "
TOTAL	288 villages.

The area of the *tahsil* is 425 square miles, and the greatest length and breadth are nearly equal at 25 miles, the average length 22 and breadth 19. A minute description of the several circles will be found in the Settlement Report.

Revenue rates.

The rates sanctioned for the several circles were as follows :—

	Irrigated.		Unirrigated.	
	By well.	Dahri.	Dakar, Raseli.	Bhúr.
	Rs. As. P.	Rs. As. P.	Rs. As. P.	Rs. As. P.
Khádar Bángar	3 4 0	1 14 0	1 8 0	0 12 0
Bángar	3 0 0	2 0 0	1 8 0	0 12 0
Dahri	3 0 0	2 8 0	1 6 0	0 12 0
Zerkohi	2 12 0	2 2 0	1 2 0	0 12 0
Kohi	2 4 0	2 0 0	0 15 0	0 10 0
Khandrát	4 0 0	2 0 0	1 12 0	1 0 0

Assessment.

The results of the application of the rates are given below, together with the produce estimate, and the actual *jama* obtained by working out the detailed assessments :—

Chak.	Average of five years 1872-73 —76-77.	Province estimates.	Jama at Commissioner's rates.	Jama at sanctioned rates.	Jama announced.
	Rs.	Rs.	Rs.	Rs.	Rs.
Khádar Bángar	22,834	26,927	19,584	19,357*	[illegible]
Bángar	1,63,562	1,43,069	1,58,550	1,19,054*	[illegible]
Dahri	89,477	1,14,234	94,818	90,570*	[illegible]
Zerkohi	22,114	25,468	25,002	25,025	25,270
Kohi	11,322	14,357	13,338	13,327	13,190
Khandrát	8,237	12,402	13,150	11,612	10,620
TOTAL ...	3,18,546	3,33,434	3,24,437	2,78,945	2,75,324

* That is at dry rates, not including owner's rate as in the old *jama*. The last ten year's average gives Rs. 48,158 for owner's rate for the *tahsil*. The amount of ultimate *jama* is Rs. 2,76,324 ; the initial *jama* is Rs. 2,75,552, allowing Rs. 772 as deferred revenue on protective leases. This is reconciled with the amount shown here by making the following allowances :—Add to that amount Rs. 1,946 for

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Fluctuating assessment in Jhíl *chak* in *chak* Dábar.

A special feature of the assessment in this *tahsíl* was the formation of a *chak* Jhíl as already done in the neighbouring *tahsíl* of Gurgáon. Five villages lying lowest in the Najafgarh *jhíl* were divided into two *chaks*, *chak* Jhíl and *chak* Mustakil. The latter only has in each case been assessed regularly. The arrangement for the *chak* Jhíl is that the land will be assessed only when cultivated at rates varying with the crop as follows :—

Sugarcane, Rs. 6 per acre per annum to be taken only if the crop ripens.

Melons and *rabi jawár*, Rs. 1-8 per acre per crop.

All other crops, Rs. 3 per acre per crop.

The cesses also are levied on the amounts thus due. These are the same rates as those used in Gurgáon. The system is popular. The villages were all suffering from over-assessment, or rather from inelasticity of assessment; and the relief given by adopting the new method was urgently required. The areas in each village of the *chak* Jhíl are given below :—

Name of Village.	Total area.	Minhai.		Malguzari Land.							
				Uncultivated.		Cultivated.				Gardens and Groves.	Total Malguzari land.
		Lakhiraj.	Barren.	Cultivable waste.	Lately abandoned.	Artificially irrigated.	Naturally irrigated.	Unirrigated.	Total.		
Bahlolpur Dábar ...	561	...	24	7	...	...	530	...	530	...	537
Fátah ...	242	...	...	10	8	...	224	...	224	...	242
Zainpur ...	149	...	1	48	3	...	97	...	97	...	148
Shikárpur ...	679	...	5	100	...	...	574	...	574	...	674
Gúman Heri. ...	521	...	4	230	...	...	287	...	287	...	517
Total ...	2,152	...	34	395	11	...	1,712	...	1,712	...	2,118

Assessment circles in the Sunipat *tahsíl*.

There are only two *chaks* in this *tahsíl*, and their long boundary is for the most part easily defined. The Bángar lies to the west of the old bed of the Jamná, in the same way as the Khádar lies immediately west of the present bed. A great part of the Khádar, as before noticed, has probably been at different times under the flood or flow of the river, and the soil is generally more sandy than the Bángar; but there is an easily traced boundary running almost due north and south through the *tahsíl*, where the Bángar begins with a rise, more or less sharp, to the west. For about half way

gardens separately assessed, and Rs. 216 for resumed *máfis*, and deduct Rs. 390 on account of land taken up for public purposes and the Rs. 772 above mentioned for wells = Rs. 2,75,552.

† In comparing the present with the former *jama* it must be remembered that assessments have not been announced on three villages, Audhaolí, Karthwara and Khandrát Kalán, as being under direct lease from the district. These *jamas* may be put down as Rs. 25, Rs. 214 and Rs. 2,550 respectively; total Rs. 2,789. This brings the announced *jama* very near indeed to the *jama* at sanctioned rates; only Rs. 764 difference.

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up from the south this boundary lies very near the line of the old imperial road; in the upper half it lies more to the west of that line. The Khádar has 110 villages, the Bángar, 129. Real, but more minute, differences may be shown by drawing irregular lines from north to south beginning at the east, and these variations are fully described in Mr. Maconachie's Settlement Report.

Development since Regular Settlement

Since Settlement there has been a noticeable increase of barren in the Bángar *chak* from 20,144 acres to 22,687, and the latter figures are far below the truth. A still more serious point is that a considerable proportion of this waste is new, that is to say, the land now under cultivation was much of it formerly uncultivated, and sometimes considered unculturable. In place of this, land has fallen out of cultivation, as really barren through *shor*. So that the character of the soil available for expansion of cultivation has deteriorated, and is deteriorating more than might be imagined from the area statistics. The increase in the Khádar cultivated area would seem to have been made pretty equally from the "culturable" and the "unculturable" land. If not, a large extent of the formerly so-called "unculturable" has now been put down as "culturable." Probably both of these changes have taken place. The changes in cultivation and in irrigation may be summarised as follows:—

	Cultivated.	Uncultivated culturable.	Uncultivated unculturable.	Irrigated.
Bángar ...	−17 (01 per cent.)	−3,040 (7·4 per cent.)	+3,543 (13 per cent.)	−4,882 (34 per cent.)
Khádar ...	+10,842 (36 per cent.)	−9,413 (19 per cent.)	−8,328 (40 per cent.)	−465 (1 per cent.)

The irrigated area does not include the canal irrigation, so that the falling off in the Bángar is not strange. The figures of the Khádar area are misleading. There has been no doubt an increase in the permanent means of irrigation; the mode of calculation must have been different; 1,509 new *pakka* wells have been sunk here. In the canal area there is a decrease of 13,495 acres, but this too is at least partly nominal. The last figures are those of the year of measurement, when irrigation was under the average. The annual average for thirty years is 54,354 acres.

The markets for Sunipat produce are, and indeed for a long period have been, good. The great population of Delhi is a valuable outlet for all kinds of grain and pulse, while Mirath on the other side of the Jamná takes a great deal of sugarcane, the most valuable of all crops. The general expansion of population has improved the market, and the same may be said of the improvements in road communications. There is the Grand Trunk Road, an inestimable boon for the heavy traffic, and the cross roads, though far enough from being what they ought to be, are considerably better than they were in 1842. Prices too have risen, and this rise is to some extent one in value as well as in price. In some crops the rising tendency has been uniform, as in the case of the important staples, sugarcane and wheat, gram, maize and *bájra*. For others the highest price was reached in the quinquennial period 1864 to 1869, which included the famine year 1868. It is not likely that the staples will fall to their old prices. Especially favourable

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to the *zamindárs* is the estimate of 34 *sérs* per rupee for gram, adopted for purposes of assessment. It is not rash perhaps to say that this rate will never again be seen in Delhi. The increase of population has been large.

Revenue rates.

The statement in the margin shows the rates used in the assessment of the Sunipat *tahsil*.

Soil.	Rate per acre in rupees.	
	Khádar.	Bángar.
Irrigated ...	2·12	2·0
Dry Dákar, Rausli ...	1·6	1·8
,, Bhúr ...	0·13	0·14

Assessment of cana land. Owner's rates.

Mr. Maconachie thus discusses the owner's rates system :—

"The third difficulty in assessing this circle is that the land is to be treated in its *bárání* or rather (for I think there is a difference in the terms) in its '*unirrigated aspect*.' This expression may mean either of two things : (1st,) land considered as not only unirrigated, but as never having been irrigated. This is the only sense in which it can be accurately called *bárání*, and it is equivalent rather to 'unirrigable' than 'unirrigated,' though there is to be sure the possibility of canal irrigation being extended to it in the future. The words, however, as applied to land habitually irrigated by a canal, and considered with regard to the general tenor of the Government instructions on canal assessment in this district, seem to me likely to mislead. For as a more honest meaning of the words is : The state of the ground as it would be if, other physical features remaining the same, the irrigation of that particular piece of ground were taken away. As compared with the first meaning there are differences here : there is the actual amelioration of the soil produced by the valuable silt deposit of the canal water, together with the decayed vegetable matter usually found on canal land. There is also the percolation certainly to be expected from adjacent fields in which, from the hypothesis, irrigation will be going on. Thirdly, there is the humidity available from the evaporation going on in the ponds and distributaries, and the canal itself ; for, as noted above, all these things remain. If these differences that I have just noted exist, there ought to be a special rate for land habitually irrigated, but for the nonce left unirrigated. If nothing else were considered, there is at least the improvement of the soil which often takes place under healthy canal irrigation. Part of its transient benefits have as a fact become permanent, and it is only fair to represent those advantages in the rates assessed on the 'unirrigated aspect.' Beside the rate on the 'unirrigated aspect,' of canal land, the only complement available to make up a full assessment is the 'owner's rate.' This has been fixed at one-half of the 'occupier's rate,' and the latter may be taken without chance of any material error as averaging nearly Rs. 3 per acre. The 'unirrigated aspect' rate, therefore, will, for each village, be its full (wet) assessment, minus about Rs 1-8 per acre of canal irrigation. This is what I have aimed at securing, and in doing so the 'dry' assessments of not a few villages stand at a figure which, without considering these points, might seem too high."

Results of assessment in the *tahsil*.

The statement on the top of next page shows the result of assessment in both *chaks* of the *tahsil*, and the general total resulting therefrom.

The ultimate *jama* is Rs. 3,38,267, the initial *jama* is Rs. 3,37,870, allowing Rs. 397 on protective leases. To reconcile that with this amount, we must add Rs. 1,767 assessed on gardens to this Rs. 3,36,500 and deduct the Rs. 397 = Rs. 3,37,870.

Mr. Maconachie thus discusses his assessments :—

Comparison of old and new *jamas*.

"The comparison of the new with the old assessment must, of course, take account of the element of uncertainty, introduced by the new method

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Results of assessment in the *tahsíl*.

CHAK.	Average of 5 years' demand, 1872-73—1876-77.	Jama at sanctioned rates.	Jama announced, *i.e.*, dry rates on canal.	Owner's rate based on 10 years' average irrigation.	Gross estimated assessment.
Khádar ...	1,24,043	1,45,930	1,41,815	...	1,41,815
Bángar ...	2,77,265	1,51,982	1,94,685	74,504	2,69,189
Total of tahsíl ...	4,01,308	3,27,912	3,36,500	74,504	4,11,004

Comparison of old and new *jamas*.

of separating the owner's rate from the land-revenue. If it could be supposed that the average irrigation of the last ten years will be maintained under the new system, the result of the revision of assessment in this *tahsíl* would be an increase on the whole of Rs. 11,463. But this supposition is not likely to become fact, and it would be a calamity for the *zamíndárs* and (therefore) eventually for Government if it did. This point is, I believe, agreed upon by all departments, and has indeed been recognised officially in the Government proceedings, which called for opinions as to the best way of restricting irrigation in the canal villages. My opinion then was and still is that the change in method of assessment will of itself induce the *zamíndárs* to take less water, and that till it is seen how far they are influenced thus it would be premature to take other steps. Should it prove to be the case that the agriculturist finds it pay him now to take much less water than hitherto, even under the condition of a decrease in the production of his estate, then it seems to me the old assessment stands self-condemned, for it is shown that a forced and exhausting system of agriculture has been pursued as necessary to make possible, though only temporarily possible, the payment of the Government revenue. And I have, as said before, little doubt that, in a considerable degree, this will happen. I expect that for a few years there will be a large decrease in the yearly area of canal irrigation. Then there will be a kind of re-action and more water will be asked for. I do not advise that all the requests of the *zamíndárs* then be granted; but I do hope that the Irrigation Department will be able to bear the strain which a recurrence to irrigation under such circumstances might put on their arrangements in other parts for the supply of water. I sincerely hope that the mere fact of having once given up water will not of itself be considered a sufficient reason for refusing it altogether afterwards. The matter is of extreme importance: it is perhaps the turning point which will decide the question of prosperity or the reverse for the great body of canal villages throughout the district.

Villages assessed at more than a "true dry rates assessment."

"In his Settlement Secretary's No. $\frac{5}{[illegible]}$ of 7th June 1880, the Financial Commissioner called for a list of those villages, which from the high rate of the incidence of their new assessment, might be thought to be rated at more than a true dry rates *jama*. A list was also called for of the villages which, owing to exceptional and (it is to be hoped) temporary swamping and bad drainage, are now rated at something less than a true dry assessment. For the latter it will be provided that revision of the *jama* if necessary in the interests of Government shall take place after periods of five years. In my reply to this I stated that in the Delhi *tahsíl* no villages need be noticed prominently in this way as being assessed at higher than a true dry rate: there are some indeed near Delhi, such as Azádpur, Nimri, &c., with a high rate of incidence, but I think it almost certain that if canal irrigation were decisively diminished they would sink wells, and if they did they would probably be as well off as at present.

"For Sunipat I mentioned four villages, Ahulána, Balli Kutbpur, Pughthalla and Mohana as partially dependent on canal irrigation for their

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ability to support the high assessment put on them; but I noted that they all could probably do with less water than they at present have, and that, before entering on any question of reduction of revenue as necessary on restriction of irrigation, it should be ascertained whether wells could not be sunk, and that if they could, little or no reduction could be necessary.

Villages assessed under a "true dry assessment."

"In reply to the enquiry as to villages assessed at something less than a true dry assessment, I submitted a list of twenty villages, one in Delhi and 19 in Sunipat.* But in doing so I laid stress on the fact that the best judges of any future question arising as to revision of assessment would be the District Officers of the time, and that I should deprecate any action which would have the effect of embarrassing their free decision of each case on its merits. This point I urged also with regard to the villages assessed above the true dry rate; and at the same time I should not wish to stop or hinder enquiry into the case of other than those villages mentioned. Taken as suggestions merely, I believe the lists will be useful in a material degree, but they should not be considered as more than this."

Assessment of gardens.

The gardens in some parts of the district are numerous and very profitable. There has been, therefore, no necessity to observe the same liberal indulgence which has been exercised in this matter in the more arid tracts of Gurgáon. As a rule, the Delhi gardens have been assessed, and statement below shows what a considerable sum of revenue is thus obtained. In number they are as follows:—"In Delhi 359; in Ballabgarh 177; in Sunipat 737. Registers have been prepared *tahsílwár* showing the extent, ownership, numbers and kinds of trees and assessment levied in each case. The gardens on which no revenue has been assessed are 52; the reasons for making the exception have been noted in the register.

TAHSIL.	Less than 1 bigah.	Less than 5 bigahs.	Less than 10 bigahs.	Less than 20 bigahs.	Over 20 bigahs.	Total.
Ballabgarh ...	38	93	30	12	4	177
Delhi ...	71	182	56	34	16	359
Sunipat ...	325	340	53	18	1	737
Whole district ...	434	615	139	64	21	1,273

The extent of all the gardens is 2,665 acres, assessed at Rs. 4,684.

Protective leases on wells.

Protective leases on wells newly made or repaired were given under the provisions of B. C. VII of 1866 in 98 cases. In Delhi 36; Sunipat 13; Ballabgarh 49. A table in the Settlement Report shows the total amount and the details of the revenue which Government, in order to protect capital from being taxed, has for the time surrendered; the land covered by the wells there treated is 902 acres.

The results of the new assessment.

It remains to show in a tabulated form the results of the new assessment for the whole district. In doing so the owner's rate is

* The Sunipat villages were:—Anandpur, Chitána, Chatia Dewa, Jájí—Jahmalpur or Lohan Tibba, Juan, Jharaut, Jharauti, Khubrú, Kascorí, Koaltí, Khen Dahya, Mahipur, Nirthán, Rahimáva Salempur Turali, Saidpur, Thána Khurd, and Thana Kalan: the Delhi village was Holambi Kalán.

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The results of the new assessments.

taken at the estimate formed from the average of the past ten years, but the actual amount may be expected to be considerably less, owing to the restriction of irrigation which it is to be hoped the people will themselves bring about, and which the new assessment was intended to encourage. This statement includes the assessments of gardens and resumed *máfis*, and the like; the amount here shown is, in fact, the full ultimate demand for the new assessment, except as regards the owner's rate.

Statement showing the results of revision of land revenue assessment in Delhi during the recently concluded Settlement.

Assessment Circle.	Old *jama* average demand of the last* five years of expired settlement.	Revenue rates on revised measurements.	*Jama* announced.	*Jama* as reduced in appeal and review, and increased by assessment of gardens and resumed *máfis*, &c.	Estimated owner's rate.	Estimated total.	Estimated increase of demand.
Ballabgarh Tahsil.							
Khádar Bángar ...	46,235	53,698	50,805	50,715	.....	50,715	+4,482
Bángar	79,126	94,598	94,810	93,903	.....	93,903	+14,777
Dehri Sailába	32,592	33,414	34,025	34,145	.....	34,145	+1,553
Zerkohi	21,349	21,743	22,350	22,079	.....	22,079	+730
Kohi	13,123	19,367	17,965	16,403	.....	16,409	+3,280
Khandrát	9,889	15,794	12,675	12,644	.....	12,644	+2,755
Total ...	2,02,312	2,38,614	2,33,130	2,29,889	.....	2,29,889	+27,577
Delhi Tahsil.							
Khádar Bángar ...	23,834	19,357	20,871	20,898	58	20,956	—2,878
Bángar	1,63,563	1,19,054	1,17,805	1,18,427	47,886	1,66,313	+2,751
Dábar	89,477	90,570	87,825	87,868	214	88,082	—1,395
Zerkohi	22,114	25,025	25,290	25,298	.....	25,298	+3,184
Kohi	11,322	13,327	13,120	13,132	.....	13,132	+1,810
Khandrát	8,237	11,612	10,660	10,701	.....	10,701	+2,464
Total ...	3,18,546	2,78,945	2,75,471	†2,76,324	48,158	3,24,482	+5,936
Sunipat Tahsil.							
Bángar	2,77,265	1,81,982	1,94,685	1,95,548	74,504	2,70,052	—7,213
Khádar	1,24,043	1,45,930	1,41,815	1,42,719	.....	1,42,719	+18,676
Total ...	4,01,308	3,27,912	3,36,500	3,38,267	74,504	4,12,771	+11,463
Grand Total ...	9,22,166	8,43,471	8,44,101	†8,44,480	1,22,662	9,67,142	+44,976

The *kisthandí* amount.

The amount entered in the district *kisthandí*, after deductions on account of *ináms* to *zaildárs* and *alá lambardárs*, is Rs. 8,26,735

* For Ballabgarh 1871-72—1875-76.
For Delhi ... } 1872-73—1876-77.
For Sunipat... }

† And adding Rs. 2,789 for three villages held in lease we get Rs. 2,79,113 and Rs. 8,47,269 respectively as the *jamas* here.

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which will be reconciled with the *jama* by making the following deductions from the latter :—

The *kistbandí* amount.

	Rs.
Zaildárs' allowances	8,472
Alá lambardárs	5,747
Protective leases	1,957
Progressive *jamas*	1,269
Inám to *zamindárs*	300
Total deductions ...	17,745
	8,26,735
	8,44,480

The instalments.

The division of the yearly amount due as revenue into the two instalments of *rabi* and *kharíf* was generally determined by the choice of the people themselves; but, as a rule, no village was allowed to pay less than four annas or more than twelve annas in either harvest. As a rule, the old proportions were generally maintained, and in some of the cases in which change was made, the alteration was palpably for the better.

Cesses.

Cesses to be levied are those in ordinary use, including the *lambardárí* Rs. 5, local rates Rs. 8-5-4, *dák* 8 annas, school Re. 1, road Re. 1, and *patwárís* as follows: Ballabgarh 4½, Delhi 4¼, Sunipát 4 per cent. Cesses are levied on owner's rate. Under the new *patwárí* arrangements the full rate will be enjoyed by the *patwárí* only on measurements yielding up to Rs. 500 owner's rate. On measurements above this limit up to Rs. 1,000 he will get Rs. 2 per cent., while in measurements for more than Rs. 1,000 owner's rate he will get only 1 per cent. *Jágírs* have according to rule been assessed for the levy of cesses.

Assessment of di-alluvion.

Before the recent Settlement the old rule was in force, by which no alterations due to river action were considered, unless they amounted to 10 per cent. of the culturable area of the village. This system worked great injustice, as the whole holding of an individual might be cast away, without his being able to obtain relief. Accordingly, in 1876 the new system was introduced, under which each case of di-alluvion is separately considered and dealt with on its merits. For revenue purposes the deep stream boundary is the general rule of decision.

Assignments of land-revenue.

Table No. XXX shows the number of villages, parts of villages, and plots, and the area of land of which the revenue is assigned, the amount of that revenue, the period of assignment, and the number of assignees for each *tahsíl* as the figures stood in 1881-82. The *máfi* investigations in the recent Settlement were important and protracted. The authority under which the enquiry was made is the letter No. 7481 of 29th October 1872, from the Secretary to Financial Commissioner, to Commissioner, Delhi. From this letter the following extracts are important, as regards the procedure to be adopted :—

(i).—All grants which can be shown to have been included in the registers of land released in perpetuity which were maintained before the Mutiny, either by the existence of

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authentic copies of those registers, or by the production of the certificates furnished to the holders, must be regarded in the absence of any express limitation by the terms of the grant, as hereditary and transferable. In these cases you will only have to ascertain that the present possession corresponds with the extent of the grant, and that the present holder can show a good title derived from the person whose name was originally entered in the register.

(ii).—Life-grants were to be considered as non-transferable, and persons in wrongful possession were to be ousted, unless for any reason it should seem fit to make recommendation to the contrary.

(iii).—In the case of grants under 10 *bighas* for religious or charitable purposes, included in the separate register of such grants, it will be necessary only to ascertain that the grants are still applied to such purposes, and that the area entered in the register is not exceeded.

(iv).—Perpetual grants after 1858 were to be considered as not transferable, those made before the Mutiny as transferable.

With regard to the kind of *máfi* known as *half-rates* tenures, the instructions were to resume them ordinarily, unless for special reasons it seemed fit to recommend a continuance of the grant in the shape of a *máfi* on part of the land in question. These concessions have almost uniformly been found to require no further continuance, and having come to the natural term of their grant *viz.*, the end of the current Settlement, have been resumed; the area affected being put in with the *khálsa* area and assessed at full rates.

Statement showing *máfis* in Delhi.

The results of the *máfi* investigations are shown in the table on the next page. The grants made for good service in the mutiny are separately detailed in the Settlement Report. The aggregate amount of assigned, revenue in the Delhi district is now Rs. 53,189.

Government lands, forests, &c.

Table No. XVII shows the area and income of Government estates; while Table No. XIX shows the area of land acquired by Government for public purposes. Government right, in the 99 villages in which it is sole or part proprietor, extends to 31,381 acres, of which 20,272 are assessable, and on which Rs. 25,540 is the estimated revenue. The property, therefore, is of very considerable importance. Its origin is confiscation at the Mutiny, of the private property of the king, of lands of *máfidár* proprietors grossly mutinous, and of the property of the Rájá of Ballabgarh and of the Nawáb of Jhajjar.

Taiál.

The private property of the king is called *taiál*. The word is said to be derived from the Turkish, and to mean 'pocket', and may therefore be freely rendered as pocket money, or in a certain sense the *peculium* of the king. This property he acquired largely under the arrangements for his maintenance and privy purse in 1803, but there is reason to beleive that the Mughal Emperors always had private land held in direct property. After confiscation at the Mutiny, it appears from the records of the Government office that protracted

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Statement showing *máfis* in Delhi.

Abstract of the Máfi Registers, Delhi District.

No.	Nature of the Mafi.	Of land not assessable, as being barren, &c.				Assessable at less than Rs. 5.				More than Rs. 5, and less than Rs. 10.				More than Rs. 10, and less than Rs. 20.				More than Rs. 20, and less than Rs. 50.				More than Rs. 50, and less than Rs. 100.				More than Rs. 100.				Grand Total.
		Delhi.	Ballabgarh.	Sunipat.	Total.	Delhi.	Ballabgarh.	Sunipat.	Total.	Delhi.	Ballabgarh.	Sunipat.	Total.	Delhi.	Ballabgarh.	Sunipat.	Total.	Delhi.	Ballabgarh.	Sunipat.	Total.	Delhi.	Ballabgarh.	Sunipat.	Total.	Delhi.	Ballabgarh.	Sunipat.	Total.	
1	Perpetual and transferable ...	34	1	...	35	165	14	2	181	101	19	...	120	89	12	...	101	30	5	1	36	8	3	2	13	6	7	5	18	504
2	Perpetual, but not transferable ...	...	...	...	...	...	...	...	...	...	...	...	...	3	...	...	3	3	1	2	6	3	4	...	7	...	6	2	8	24
3	For life or lives (specified) ...	...	2	...	2	3	57	...	60	2	31	...	33	4	22	...	26	8	24	...	32	3	4	...	7	2	5	...	7	167
4	During existence of groves, or buildings connected with the máfis, more than 10 acres ...	...	...	...	...	...	1	...	1	2	1	...	3	10	20	1	31	20	19	*1	40	6	2	1	9	3	3	...	6	90
5	Do., less than 10 acres	...	...	...	...	10	43	3	56	26	22	6	54	23	2	2	27	12	...	...	12	...	...	...	...	1	...	...	1	150
6	As'ndma ...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1	1	...	2	2
7	For planting groves	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Total ...	34	3	...	37	178	115	5	298	131	73	6	210	129	56	3	188	73	49	4	126	20	13	3	36	13	22	7	42	937

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Taiúl.

enquiry was made as to its value and extent. In his No. 521 of 17th December 1858, the Deputy Commissioner requested instructions on the point whether a title was to be held good, claiming 'freehold tenure' of *taiúl* property 'by right of gift or purchase from the ex-king or his immediate predecessors.' He also reported resumption of crown lands held under 'deeds granted by persons manifestly incompetent to alienate.' The Commissioner replied that as a rule all grants or sales made subsequent to 1803, when Sháh Alam became pensioner of Government, were valid only during the life of the donor. He quoted among other authorities a rule of 1841 to this effect laid down by the Lieutenant-Governor of the North-West Provinces, and confirmed in the same year by the Supreme Government. This view was sanctioned by Secretary to Government's, No. 579 of 26th May 1859, and directions were given for the preparation of a register of *taiúl* property. This register was submitted (nearly nine years later) by the Deputy Commissioner (Mr. Fitzpatrick) under cover of his No. 144 of 15th April 1868. The Commissioner, in sending it up to Government, remarked that in some cases of sale, Rai Bansi Lál, Extra Assistant Commissioner, acting on the revenue side, had held that *all* rights were sold, *i.e.*, *máfi*, as well as proprietary rights, that these decisions not being judicial orders might be contested by Government if necessary, but that he considered this unadvisable. The Secretary to Government, in his No. 361 of 11th May 1868, concurred in this. When the register came down a mistake was made as to the terms of Government orders, and sales were made of a few properties, which, on report for sanction being made, were disallowed by Government and cancelled. Systematic enquiry was directed by an Assistant Commissioner of the district 'who was to summon parties claiming against Government to file proofs of their title, and then to draw up draft plaints for the opinion of the Government advocate.' On this the point of law was referred as to the time of limitation running against Government, in suits to set aside alienations by the king of Delhi of proprietary right in *taiúl* villages. The Government advocate held that this was 60 years from the date of confiscation of the grant to the king, *i.e.*, from 1857. After further correspondence on points of detail, the Financial Commissioner in his No. 6,598 of 16th September 1872, laid down the principles of investigation, making a division between urban and rural *taiúl*. For the former a special agency was appointed (Mr. G. L. Smith, Assistant Commissioner, who made his report in May 1876,) and the enquiry into rural *taiúl*, which included all cases save those properties inside the City of Delhi and the suburbs of Jehannuma and Khandrát kalán, in the towns of Indarpat, Faridábád and Ballabgarh, was made over to the Settlement Department to be carried on in connection with the investigation into *máfi* tenures. Distinction was drawn between:—

(1.)—The title of Government to proprietary right.

(2.)—The right of occupants to hold revenue free.

And it was remarked that these rights were wholly independent of each other. *Máfis* might exist on Government property,

and on the other hand occupants not admitting Government proprietary right would still have to prove any alleged right to hold revenue free. The Financial Commissioner further directed "that the proprietary right of Government should be asserted in each case and recorded in the Settlement papers, that a suitable rent should be fixed by the Settlement Officer, and that cases on which the right of Government is not admitted should be reported to the Deputy Commissioner, who should be instructed to eject the holders if there is good ground to believe the Government title to be a good one. The proprietary right of Government should be asserted whether the land is held revenue free or not, and a rent demanded as acknowledgment of the right." The report on proprietary right was to be kept distinct from that on *máfi* tenures, while distinct mention was to be made in the latter register as to whether the property belonged to Government or not. The investigations are not yet complete.

Ballabgarh villages belonging to Government.

The Rájá of Ballabgarh had proprietary right in the whole or in part of 34 villages in his territory; and, at the Mutiny, these were confiscated, and settled with the *zamíndárs* with the addition of a moderate *malikáná*, generally about 10 per cent. on the revenue. In 1872 when Settlement proceedings began, Mohammad Ali Sháh, of Sardhána, petitioned to be allowed to purchase Government rights in these villages, offering Rs. 1,47,680 as the price. Government sent down for report: (1). Whether the Government title was good. (2). Whether there was much culturable land as yet uncultivated. (3). Whether the price offered was fair. The reply to this stated that the Government title was undoubted; that, so far as known then, the extent of *málguzárí* land would be as follows:—irrigated 2,000 acres; unirrigated 11,000; culturable 2,000; total 15,000 acres. Mr. Wood further estimated the value of the property at not less than Rs. 2,40,000. He suggested, however, that before sale, the rights of the tenants cultivating on the property should be ascertained, as many of them, though not laying claim to ownership, were probably entitled to rights of occupancy. This enquiry was directed under No. 469 of 16th March 1874, from the Secretary to Punjab Government to the Financial Commissioner, with the following principles laid down to guide the investigation:—

Orders for enquiry into tenant rights.

(1)—The British Government succeeds to the rights, and only to the rights of the Ballabgarh Rájá.

(2)—Any cultivator who has been in continuous occupation, either in his own person, or in the person of his ancestors, for 12 years before annexation, should be admitted to rights of occupancy. This implies a modification of the Financial Commissioner's proposal, that those who have since the mutinies only, or only in their own persons and those of their fathers, resided in the village, should be entered as having no right of occupancy.

(3)—Questions of the right of absentee *máfidárs* are reserved for decision as they come up.

(4)—The *onus probandi* lies rather on Government than on a cultivator of any length of standing.

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Reports on the tenant right.

Eight of the thirty-four villages belonged entirely to Government, and of the twenty-six remaining, eight had the Government rights already separate and distinct from those of the *zamíndárs*; in seventeen they were as yet joint with the *zamíndárs*; and in one the rights were partly separate and partly joint.

The report on the separately held villages, and such part of Garhkhera as was already separate, was sent up under Settlement Officer's No. 267 of September 14th 1876, and orders were passed in Government letter No. 578 of 17th May 1877. The main points were—

1.—Rights of occupancy were conceded in 8,846 cases.

Ditto ditto refused in 851 „

Ditto ditto remained undecided in 36 „

2—Where rights of occupancy now granted affect absentee *máfidárs*, no such *máfidárs* should be allowed to contest such rights.

3.—The right now granted is under section 8 of the Tenancy Act; any parties claiming under section 5 can sue to establish the right.

With regard to the sale of the property, it was directed that *(a)* it should be made in portions or lots, not in a lump, and after reserving any lands necessary for grants; *(b)* the cultivators should ordinarily be allowed an opportunity of offering for the land sold. The report on the remaining villages, after partition had been made, was submitted in Mr. Maconachie's No. 292 of September 18th, 1879, and on this orders have not been passed. His proposals were to concede occupancy right in 839 *bighas*, 13 *biswás*, and refuse it in 3,530 *bighas*, 6 *biswás*.

Sale of four villages.

In 1878, four of the villages reported on by Mr. Wood were sold by auction. This was to raise money to pay Rai Bahádur Umrao Singh for the Fattehpuri Mosque property, which by the orders of His Excellency the Viceroy (Lord Lytton) was restored to the Muhammadan community of Delhi. The order for these sales was communicated under cover of the Punjab Government No. 1,189 of 28th August 1878, and at the auction held in pursuance thereof the prices obtained were, for Ballabgarh Rs. 64,500 sold to Ráni Kishen Kaur of the Rájás family.

Chandaoli	Rs. 30,000	sold to Amjad Ali of Faridábád
Chirsí	„ 10,100	
Tilauri Bángar	„ 8,000	

The sum required was Rs. 1,17,833-6, and the difference was met by appropriating a sum of Rs. 6,000 in deposit from the rent of the shops round the mosque. The surplus was given to the trustees of the building.

CHAPTER VI.

TOWNS, MUNICIPALITIES AND CANTONMENTS.

Chapter VI.

Towns, Municipalities and Cantonments.

At the Census of 1881, all places possessing more than 5,000 inhabitants, all municipalities, and all head-quarters of districts and military posts were classed as towns. Under this rule the following places were returned as the towns of the district :—

General statistics of towns.

Tahsil.	Town.	Persons.	Males.	Females
Delhi	Delhi	173,393	93,165	80,228
	Najafgarh	3,999	2,049	1,950
Sunipat	Sunipat	13,377	6,449	6,928
Ballabgarh	Faridábád	7,427	3,894	3,533
	Ballabgarh	5,521	3,114	2,707
	Total	203,717	108,581	95,136

The distribution by religion of the population of these towns, and the number of houses in each, are shown in Table No. XLIII, while further particulars will be found in the Census Report in Table XIX and its appendix, and Table XX. The remainder of this chapter consists of a detailed description of each town, with a brief notice of its history, the increase and decrease of its population, its commerce, manufactures, municipal government, institutions, and public buildings ; and statistics of births and deaths, trade and manufactures, wherever figures are available.

Delhi city. Description.

The modern city of Delhi lies in north latitude 28° 39′ 40″ and east longitude 77° 17′ 45″ and contains a population of 173,393 souls. It is built on a slight eminence on the right bank of the Jamná, on which it abuts, and as it at present stands was erected in the reign of the Emperor Sháh Jehán, who commenced the work in the year 1648 A.D. It was officially named after him Sháh Jehánábád. It is enclosed on three sides by a high wall of solid stone, the work of the Emperor Sháh Jehán, but further strengthened by the English at the beginning of the present century with a ditch and *glacis*. Towards the east the city extends to the edge of the high bank which bounds the river bed. Here there is no wall properly so called, except for a short distance where the high bank sinks ; but the face of the river bank built up, bears from the outside the appearance of an ordinary city wall, though inside the surface is on a level with the summit of the fortifications. In the flood season the river until recently flowed immediately beneath the walls ; but there is now a space left dry of greater or less width according to the season, the river bed having receded a short distance to the east. The circuit of the wall is as nearly as possible 5½ miles. There are in all ten gates, of which the best known are the Kashmir and Mori gates to the north, the Kábul and Lahori gates to the west, the Ajmir and Delhi gates to the south, and the Calcutta

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gate, by which the whole traffic of the Grand Trunk Road passes. The Rájputaná Railway passes out of the city by the Kábul gate, while the Chándni Chauk terminates in the Lahore gate. The eastern wall, abutting on the river, contains no gate of any importance.

The Mughal Palace, now the Fort, lies inside the city, situated in the centre of the eastern or riverside. It is 1½ miles in circuit, and like the city is surrounded on three sides by lofty stone walls, the fourth side being open to the river-bed, which lies at the level of about 40 feet below the inside surface. The Fort is entered by two gates, the Lahori gate to the west leading to the Chándni Chauk, and the Delhi gate to the south, leading to the Faiz bázár, and the Delhi gate of the city. The interior is now almost entirely cleared of buildings, only a few relics of the old Mughal Palaces being allowed to stand. Their place has been taken by barracks for European troops. Outside, towards the city, a space of 300 yards in width has, since the Mutiny, been completely cleared of buildings, which in former days came close up under the Fort walls.

To the south of the Fort, the eastern portion of the city, abutting on the river, and known as Daria Ganj, is occupied by a cantonment* in which are the quarters of a Native Regiment, which, with one wing of a European Regiment, complete the force usually stationed by way of garrison at Delhi.

Outside the Fort, at its north-east corner and only connected with it by a bridge, is the massive fort Salímgarh, erected in the 16th century by Salím Sháh; and at this point the East Indian Railway enters the city by a magnificent bridge across the Jamná. The line passing over Salímgarh, and through a corner of the Fort, runs on to the station inside the walls. The line has lately been continued for the Rajpútána State Railway, and after traversing the city, passes through the wall on the opposite, or north-west side. In the north-east corner of the city, within the walls, and close to the Kashmír gate, lie the Treasury, District Courts, and other offices; while immediately to the south of these lie the Church and the Telegraph and Post offices. Thus, Daria Ganj, the Fort, the public offices and the Railway, form an almost continuous line along the eastern and northern faces of the city; and the angle between them is occupied by the public gardens. The quarter thus occupied, amounting to nearly half the whole city, presents a comparatively open appearance, and is distinctly marked off and separate from the denser portion lying to the south-west, and occupied by the shops and dwelling-houses of the native population.

A short drive through the Queen's Gardens and across the Railway, leads out by the Kashmír or Mori gate into the Civil Lines. Beyond these, on the north-west side of a city, runs a low line of rocky hills, known as the Ridge, which ends on the banks of the Jamná about a mile above the city, and forms a very prominent object from the surrounding country, and is possessed of great historical interest as the vantage ground from which the English

* Prior to the Mutiny 1857, the cantonment was to the north of the Ridge, about two miles from the city.

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batteries played upon the city in the siege of 1857. From the summit of this Ridge, the view of the station and city is very picturesque; in the foreground the houses and gardens of the English residents, thickly interspersed with trees, and in the distance the city wall surmounted here and there by tall acacias, while over all rise the minarets of the Jáma Masjid and the Fort. But perhaps the most striking view is that of the eastern face of the Palace, which greets the traveller as he crosses the Jamna Railway bridge on his entrance into the city. Outside the city to the west and north-west lie some considerable suburbs. The largest, that of Sabzi Mandi, lines the Grand Trunk Road on either side for a considerable distance. Less important are the Sadr Bazar and Teliwára. Further south the main suburb is that of Pahár Ganj. The Commissioner's office is situated outside the city, adjoining his private residence, a large castellated house in the Civil Lines known as Ludlow Castle. The cantonments are situated partly inside the fort and partly outside. The European force occupies the fort; and the native force, with their European officers, that portion of the town known as Daryá Ganj between the fort and south wall of the city. In the Civil Lines also, separating them from the Ridge, is a small space known as the cavalry lines, occupied by a troop of native cavalry commanded by a native officer.

The buildings of the town are for the most part of brick, and are well built and substantial. Many of the smaller streets are narrow and tortuous, and end in many cases in *culs-de-sac*; but on the other hand, no city in India has finer streets than the main thoroughfares of Delhi. There are no less than ten main streets, thoroughly metalled, drained, and lighted. The town is traversed by two main thoroughfares, running respectively from east to west, and north to south. The former, known as the Chándni Chauk, is some three-quarters of a mile in length; it leads from the Lahore gate of the fort to that of the city, and is probably one of the finest native streets in India. It is about 50 yards wide, and has a pavement on each side, and one in the middle, planted with a double row of trees, mostly *ním* and *pípal*, with a double road for vehicular traffic. The middle footpath is built over the masonry aqueduct which conducts water from the canal into the fort. The second main road leads from the Kashmir gate on the north to the Dehli gate on the south, passing the district offices, the church, the Delhi College, the dák bungalow, the telegraph and post offices. It then descends an incline, goes under the railway bridge of the East Indian Railway, and again ascends an incline, crosses the Western Jamna Canal, passes between the Fort and the Jama Masjid, cutting the Chándni Chauk at right angles, and after traversing the Faiz bazár leaves the city at the Delhi gate. Besides those above-mentioned, there are two other broad roads running east and west to the north and south of the railway from the Calcutta to the Kábul gates. These are lined with trees, and give an air of freshness and verdure to the city. The streets are well paved. The drainage and water-supply, however, are not good, but steps are being taken to drain the city, and to supply the inhabitants with good drinking water. The best drinking water

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is obtained from the Ridge, but that is some distance off, and beyond the reach of the poorer inhabitants of the city.

Quite the finest building within the walls is the Jama Masjid built in the reign of Sháh Jehan (1629-58), and said to have cost Rs. 10,00,000. It is situated on a rocky eminence a little to the south of the Chándni Chauk, and to the east of the open space cleared round the fort, with three entrances approached by broad flights of steps on the south, east, and north sides. The finest entrance is that on the east side; the other two are to a considerable extent confined by adjacent buildings. It is built of red sandstone, and consists of a large quadrangle with the mosque itself on the west side. The mosque itself is of oblong form, 201 feet by 120 feet, and is surmounted by three white marble cupolas with spires of gilded copper. On the north and south sides are two minarets composed of alternate stripes of white marble and red sandstone placed vertically, about 130 feet high, from which extensive views are obtained. Another building of antiquarian interest is the Kála Masjid, near the Turkmán gate, built by Feroz Sháh in 1351. It is now falling into decay, and is mainly of interest as being a remnant of a former city. Inside the fort are to be found some of the finest buildings in Dehli. The Lahore gate of the Fort, built of red sandstone, leads into a "long and lofty vaulted arcade with an octagonal opening at the centre to admit light and ventilation." This is now used as a *bazár* where supplies are sold for the benefit of the European soldiers of the Fort. On emerging from the Lahore Gate the Díwán-i-Aam, or Hall of Public Audience, comes into view. It is a large hall enclosed at the north, but open on the other three sides, and supported by red sandstone pillars. It is now used as a canteen. Further on, close to the river, is the handsomest building in the Fort, known as the Díwán-i-Khás, or Hall of Private Audience. It is a pavilion of white marble, supported on pillars of the same material, the whole of which are, or were, richly ornamented with flowers of inlaid mosaic work of cornelian and other stones. In former times it must have been far more magnificent than at the present time, but it was greatly despoiled after the break-up of the Mughal Empire about the middle of the 18th century. In this building was formerly set up the Peacock Throne, carried away by Nádir Sháh, the Persian conqueror, in 1739 A.D. Close to the Díwán-i-Khás is the Moti Masjid, also of marble, the private mosque of the Emperor and his family, much injured during the Mutiny.

Another building worth mention is the Institute in the Chándni Chauk, a large red brick building, forming three sides of a quadrangle. It is in European style, erected by the Municipal Committee; and is used as a Museum, Town Hall, Darbár Room, and Library for the European residents; and opposite this is the Clock Tower in the centre of the Chándni Chauk, about 130 feet high, with four faces. Other buildings worth a passing notice are the Church, built by Colonel Skinner, the Fattehpuri Masjid, the Delhi College, the Post Office (occupying the building known as the Magazine), the Mor Serai, and the East Indian Railway Station.

There are several fine gardens, both inside and outside the city. The Queen's Gardens, in the centre of the town, between the rail-

way and the Chándni Chauk, made by order of Jehanára Begam, the daughter of the Emperor Sháh Jehán, are largely used as a pleasure resort by both natives and Europeans. Beside the gardens proper, there is a well supplied menagerie which attracts large crowds. Besides the Queen's Gardens, the gardens round the Delhi Bank are worth a visit. This house and gardens formerly belonged to the Begam Samru, a celebrated chieftainess, whose husband, a Frenchman of the name of Sombre, was in the service of the Mahrattas. Outside the city, near the Kashmir gate, are the Kudsia Gardens, which owe their origin to Kudsia Begam: and between the Sabzi Mandi and the canal are the Rushanára and Sirhindi Gardens, now forming one large and beautiful garden, including the tomb of Rushanára Begam, another of the daughters of Sháh Jehán, and the favourite sister of the Emperor Aurangzib.

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It is not proposed to give a detailed account of the objects of antiquarian and historical interest of Delhi and its environs. The subject has been elaborately dealt with by General Cunningham in his Archæological Reports, I, 132 to 231; IV, i to xvii and 1 to 91; V, 142 to 144; by Mr. Carr Stephen in his Archæology of Delhi; and in the Asiatic Society's Journals, supplementary number of Vol. XXXIII, 1864, page 375; 1866, page 199; 1870, page 70; and there are several guide-books,* which contain every detail which a visitor will care to know. Short descriptions of the most remarkable monuments of antiquity will be given in their appropriate places in the following historical sketch, and a brief notice of some of the most remarkable buildings will be found below; but nothing more will be attempted. The historical sketch itself is merely an attempt to string together, in a readable form, a narration of the most remarkable events in the history of the city. An interesting account of Delhi, as it was in 1823, will be found in Selections from the Asiatic Society's Journal, II, 577. Though possessing no peculiar qualifications from a physical point of view, the neighbourhood of Delhi has, from the earliest dawn of Indian history, been the site of a capital city. Within a distance nowhere exceeding 11 or 12 miles from modern Delhi, city after city has risen upon the ruins of its fallen predecessors, until the *débris* of old buildings has been estimated to cover an area of more than 45 square miles† from Tughlakábád, ten miles to the south, to the Kuth Minár, six miles to the west. First upon this list of cities stands the name of Indraprástha, a city founded, probably during the latter part of the 15th century B.C., by the Aryan colonists of India, when first they began to feel their way down the banks of the Jamna. The Mahábhárata tells us how the five Pándavas, Yudisthira and his brothers, leading a body of Aryans from Hastináپur upon the Ganges, expelled or subdued the savage Nagas, and cleared their land of forest; how they built the city of Indraprástha, and grew into a great Kingdom; and how they fought and overcame

* The best is perhaps that of Mr. H. G. Keen.

† At the northern end the breadth of the ruins is about three miles, at the southern end about six miles. Bishop Heber describes this space as "a very awful scene of desolation."

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their kinsmen, the Kauravas. And then the history loses itself again in the confused chronology of the Puránas.

The city of Indraprástha was built upon the banks of the Jamna, between the more modern Kotila of Fíroz Sháh and Humayún's tomb, about two miles south of the present site of Delhi. The river has now shifted its course more than a mile eastwards, but its ancient bed can still be traced past the site of Indraprástha. The Nigambod Ghát, near the old Calcutta gate of the present city, is believed to have formed a part of the ancient capital; but with this exception, not a stone of it remains standing. Its name, however, is preserved in that of Indrapat, one of the popular names for the small town and Muhammadan fort of Purána Kila, the site of which must be almost identical with that of the ancient city. Yudisthira, according to the Bhágavata Purána, was succeeded on the throne of Indraprástha by 30 generations of the descendants of his brother Arjuna, until at last the line was extinguished by the usurpation of Visarwa, minister of the last King. Visarwa's family retained the sceptre for 500 years, and was succeeded by a dynasty of 15 Gautamas or Gotamavansas, who were in turn followed by a family bearing the name of Mayura.

This brings the history by one rapid stride down to the middle of the first century B.C., the period at which the name of Delhi first makes its appearance. The city too had spread or been removed some miles further to the south, as far as the site now occupied by Kutb-ud-dín's Mosque and the Kutb pillar. General Cunningham would appear to attribute the foundation and name of the new city to a Rájá Dilu, apparently the last of the Mayura dynasty, and identifies it with Ptolemy's Daidalar. The commonest form of the old name is "Dilli." In one place, however, General Cunningham has found it spelt "Dillipur." And there is a tradition extant, which attributes the foundation of the city to Rájá Dillípa, the ancestor in the 5th generation of the Pándava brothers. But this tradition may probably be dismissed as an ignorant invention; for Dilli is universally acknowledged to be of much later date than Indraprástha. The most popular tradition, adopted by Ferishta, and accepted as probably correct by General Cunningham, is that which attributes the city to Rájá Dilu or Dhilu. Dhilu appears to have been the last of his dynasty, and to have been overthrown by a King of the Scythian dynasty, known as that of the Su or Sakas. The Saka conqueror, whose name is variously given as Sukwanti, Sukdat, and Sakáditya, was himself overthrown a few years later by the famous Vikramáditya, the date of whose accession, B.C. 57, is the initial year of the Samvat era.*

From this period Dilli is again lost sight of for several centuries. There is, indeed, a widespread tradition that it was deserted for 792 years. This, however, cannot be accepted without reservation; for in the erection, during the 3rd or 4th century A.D., of the famous iron pillar of Rájá Dháva, there is strong evidence that the site was occupied. The erection of this pillar must have been the work of a prince having pretension, at any rate, to great power; for

* General Cunningham places the defeat of the Sakas 135 years later, in A.D.87.

the inscription upon it records that he "obtained with his own arm an undivided sovereignty on the earth for a long period." The pillar still exists, standing in perfect preservation where it was originally planted; and is a proof that, though Delhi may not have been at this time a great metropolis, yet it was, at any rate, a city of considerable importance.

The pillar of Rájá Dháva is one of the most curious monuments in India. It is a solid shaft of wrought-iron* 23 feet 8 inches in length, the shaft 20 feet 2 inches, of which 18½ feet are above ground, and the capital 3½ feet. The diameter of the shaft increases from 12·05 inches at the top to 16·4 inches at the ground. Below the ground the shaft expands in a bulbous form to a diameter of 2 feet 4 inches, and rests on a gridiron of iron bars let into the stone pavement with lead. Although there are flaws in many parts, yet this hardly diminishes the wonder caused by the manufacture of this monster pillar in those early times; and it is equally startling to find, that, after exposure to wind and rain for at least fourteen centuries it is unrusted and the capital and inscription are as clear and as sharp now as when it was first erected. The pillar records its own history in a deeply cut Sanskrit inscription in six lines on its western face. This has been deciphered by Mr. James Prinsep, who remarks that "the pillar is called the arm of fame (*kirtti bhuja*) of Rájá Dháva; and the letters cut upon it are called the typical cuts inflicted on his enemies by his sword, writing his immortal fame." It also records in the words already quoted, that Rájá Dháva "obtained with his own arm an undivided sovereignty on the earth for a long period." Mr. Prinsep, who first deciphered the inscription, refers it to the third or fourth century A.D., and General Cunningham, endorsing his opinion, has suggested the year A.D. 319 as an approximation to the date, thinking it not unlikely that Rájá Dháva may have assisted in the downfall of the powerful Gupta dynasty, an event which is fixed to have occurred in that year. Journal As. Soc., VII., p. 630. But Mr. Prinsep's reading has since been declared to be erroneous, and subsequent scholars have been unable to find the name of Rájá Dháva. Mr. Ferguson writes: "My own conviction is that it belongs to one of the Chandra Rájas of the Gupta dynasty, consequently either to A.D. 363 or A.D. 400."

Other traditions, taking various forms, concur in connecting the erection of the pillar with Bilan Deo, or Anang Pál, founder of the Tomára (Túnwar) dynasty, who flourished in the eighth century. He is said to have been assured by a learned Bráhman that as the foot of the pillar had been driven so deep into the ground that it rested on the head of Vasuki, King of the Serpents, who supports the earth, it was now immovable, and that dominion would remain in his family as long as the pillar stood. The Rája doubting the

* The pillar is usually described as of "mixed metal," resembling bronze. General Cunningham however, submitted a small bit from the rough lower part of the pillar to Dr. Murray Thomson for analysis, who pronounced it to be "pure malleable iron of 7·66 specific gravity." And the same verdit was pronounced after analysis by Dr. Piercy of the Schools of Mines, London.

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truth of the Bráhman's statement, ordered the pillar to be dug up, when the foot of it was found wet with the blood of the Serpent King. The iron pillar was again raised; but owing to the King's former incredulity, every plan now failed in fixing it firmly, and in spite of all his efforts it still remained loose (*dhila*) in the ground, and this, according to these traditions, is said to have been the origin of the name of *Dhili*. Various other forms of the tradition are given, some of which have no reference to a prophecy of instability. Moreover, the name Delhi is undoubtedly older than the eighth century, and General Cunningham, with some probability, refers the origin of these traditions to a late period in the history of the Tomáras, when the long duration of their rule had induced people to compare its stability to that of the iron pillar; and he would refer the story above related to the reign of Anang Pál II., whose name is inscribed on the shaft with the date of Sambat 1109, or A.D. 1052.

The foundation of the Tomára (Túnwar) dynasty by Bílan Deo, better known as Anang Pál, is fixed by General Cunningham, on grounds which he considers "more than usually firm for early Indian history," to have taken place in 736 A.D. Anang Pál restored Dehli, and he and probably several of his successors, made it their capital. But the later Rájás of the dynasty are believed to have resided at Kanoj. In the middle of the 11th century Anang Pál II. would appear to have been expelled from Kanoj by Chandra Deva, founder of the Rahtor dynasty of that city, and once more Delhi became the Tomára capital. Anang Pál II. rebuilt and adorned the city, surrounding it with a massive fort named Lál Kot,* the remains of whose walls are still believed to exist in a line of grand old ruins that circle the site of the Kutb Minár. This restoration is briefly recorded, and its date fixed by an inscription upon Rájá Dháva's pillar—"in Sambat 1109" (corresponding to 1052 A.D.) "Anang Pál peopled Dilli."

Just a century later, during the reign of Anang Pál III. the last of the Tomára line, Delhi was taken by Visala Deva, Chohan king of Ajmír. Anang Pál was left in possession, but only as a tributary, and his daughter married the son or grandson of the conqueror. From this union was born the famous Prithi Raj or Rai Pithora, who became the adopted son of Anang Pál, and on his death succeeded to his throne, thus uniting the Tomáras and Chohans under one head. During this reign the fort of Lál Kot was further strengthened by an exterior wall which ran round it northwards from its north-west to its south-east corner, while the old fort rose above the ground enclosed, and formed a citadel to the new fortification.† Príthí Ráj was the last Hindu ruler of Dehli. In 1191 came the first invasion of

* J. A. S. p. 151. The fort of Lál Kot is of an irregular rounded oblong form, 2¼ miles in circumference. The walls, by General Cunningham's measurements, are 28 or 30 feet in thickness, having a general height of 60 feet from the bottom of the ditch, which still exists in very fair order all round the fort except on the south side. About half the main walls are standing as firm and solid as when first built. Three gateways to the west and north are distinctly traceable.

The existence of a fort of this name is doubted by Mr. C. J. Campbell (Journal Asiatic Society of Bengal, Vol. 35, Part I, p. 206) whose arguments are endorsed and supplemented by the author of "The Archæology of Dehli," p. 24.

† Rai Pithora's fort is 4 miles and 3 furlongs in circuit. The wall can still be traced for a considerable distance. It appears to have been only half the height of Lál Kot.

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Muhammad Shaháb-ud-dín of Ghor, and though he was defeated by Príthí Ráj on this occasion, he returned two years later and utterly overthrew the Hindus in the great battle of Tilauri. Príthí Ráj was captured and put to death, while Dehli itself, falling during the same year into the hands of Kutb-ud-dín, one of Shaháb-ud-dín's Generals, became from that time forwards the metropolis of Muhammadan Empire in India.

During the lifetime of his master, Kutb-ud-dín held Dehli as his Viceroy. But his death in 1206 was followed by the dissolution of his empire, and Kutb-ud-dín became independent sovereign of India with Dehli as his capital. He was by origin a Turki slave, and the dynasty founded by him is known as that of the Slave Kings. It is to this dynasty that Dehli owes most of its grandest ruins. The great mosque of Kutb-ud-dín was commenced immediately after the capture of Dehli in 1193, as recorded in an inscription over the inner archway of the eastern entrance. It was finished in 1196, and enlarged during the reign of Altamish, son-in-law of Kutb-ud-dín. The famous Kutb Minár was also begun by Kutb-ud-dín about the year 1200, and was finished by the same Altamish in 1220. The mosque consists of an inner and an outer courtyard, of which the inner is surrounded by an exquisite colonnade or cloister, the pillars of which are made of richly decorated shafts, the spoils of Hindu temples, piled one upon the other in order to obtain the required height. As originally set up, the whole must have been thickly covered over with a coat of plaster, to conceal the idolatrous emblems, unendurable to Musalmán eyes, with which they are profusely decorated. But at the present day the plaster has fallen and left the pillars standing in their pristine beauty. Ferguson attributes these pillars to the ninth or tenth century A.D. The glory of the mosque, however, is not in these Hindu remains, but in the Kutb Minár and the grand line of arches that closes its western side, extending from north to south for about 385 feet. They are eleven in number, three greater and eight smaller. The central arch is 22 feet wide and 53 feet high. The larger side arches are 24 feet 4 inches wide and about the same height as the centre one, while the smaller arches are of about half these dimensions. Their general design is probably Muhammadan, but the actual building was apparently left to Hindu architects and workmen. The principle of construction is the same as that of the Hindu dome, the building being carried up in horizontal courses as far as possible, and then closed in by long slabs meeting at the top. The whole is covered with a lace-work of intricate and delicate carving, also the work of Hindu hands. Iban Batuta, who saw the mosque about 150 years after its erection, describes it as having no equal either for beauty or extent.

The Kutb Minar stands in the south-east corner of the outer courtyard. There has been of late years much speculation as to the origin of the Kutb Minar, whether it is a purely Muhammadan building or a Hindu building altered and completed by the conquerors. The latter is the common belief of the people, who say that the pillar was built by Rai Pithora for the purpose of giving his daughter a view of the river Jamna. General Cunningham, with more probability, insists strongly that the entire building is Muhammadan. It

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was probably constructed as a *Mazima* or *Muazzam's* tower, from which the call to morning and evening prayer might be heard in all parts of the town; and it was probably commenced by Kutb-ul-dín Aibak from whom it derives its name about the year 1200 A.D. The height of the Minar as it now stands is 238 feet 1 inch, with a base diameter of 47 3 feet inches, and an upper diameter of nearly nine feet. The shaft is divided into 5 storeys, separated by balconies decorated with ornamental bands. The column is built of red sandstone, of which the lowest is 94 feet 11 inches in height and the highest 22 feet 4 inches, the two together being just equal to half the height of the column. The intermediate storeys are 50 feet 8½ inches, 40 feet 3½ inches, and 25 feet 4 inches, respectively. Of these three storeys, the lowest has semi-circular fluting, the next angular fluting, and the third is a smooth cylinder. The circular shaft of the topmost storey is decorated with ornamental bands of marble and red sandstone; on each storey are numerous inscriptions. The plinth is 2 feet in height and is a polygon with 24 sides; and the base of a broken cupola, also 2 feet high, makes up the total of 238·1. A spiral staircase of 179 steps leads to the present summit. In 1803 the cupola, which formerly crowned the edifice, was thrown down and the whole pillar seriously injured by an earthquake. It was repaired by Major Robert Smith, who substituted for the fallen cupola, "a flaming Mughal pavilion" utterly out of keeping with the Pathán architecture of the pillar. This was taken down in 1847 or 1848 by order of Lord Harding. The summit is now surrounded by a simple iron railing. At a distance of 425 feet due north from the pillar stands the unfinish Minar of Ala-ud-dín, commenced in A.D. 1311, which was intended to double in its proportions the Minar of Kutb-ud-dín. It reached a height of 87 feet, but at this point building ceased. The site chosen for the great mosque was that already occupied by the iron pillar of Rája Dháva, which forms the centre ornament of the inner courtyard. Round the mosque are scattered the remains of palaces and tombs, forming, as has been said, "the most interesting group of ruins which exists in India, or perhaps in any part of the world." No description, however, can be here attempted.

The house of the Slaves retained the throne until 1288, when it was subverted by Jalal-ud-dín Ghilzai (Khilji). The most remarkable monarch of the dynasty thus founded was Ala-ud-dín, already alluded to, during whose reign Delhi was twice exposed to attack from invading hordes of Mughals. On the first occasion Ala-ud-dín defeated them under the walls. On the second, after encamping for two months in the neighbourhood of the city, they retired without a battle. Relieved from the dangers of this invasion, Ala-ud-din built the fort of Siri or Shahpur, a little to the north of the present town, on the spot where he had entrenched himself to oppose the Mughals, and erected in it the celebrated palace of the thousand pillars. The house of Ghilzai came to an end in 1321 and was followed by that of Tughlak. Hitherto the Musalmán kings had been content with the ancient Hindu capital, altered and adorned to suit their taste. But the new dynasty had a passion for great public works, and one of the first acts of Ghiyas-ud-dín, its founder, was to erect a new capital about four miles further to the east, which he called, after his own