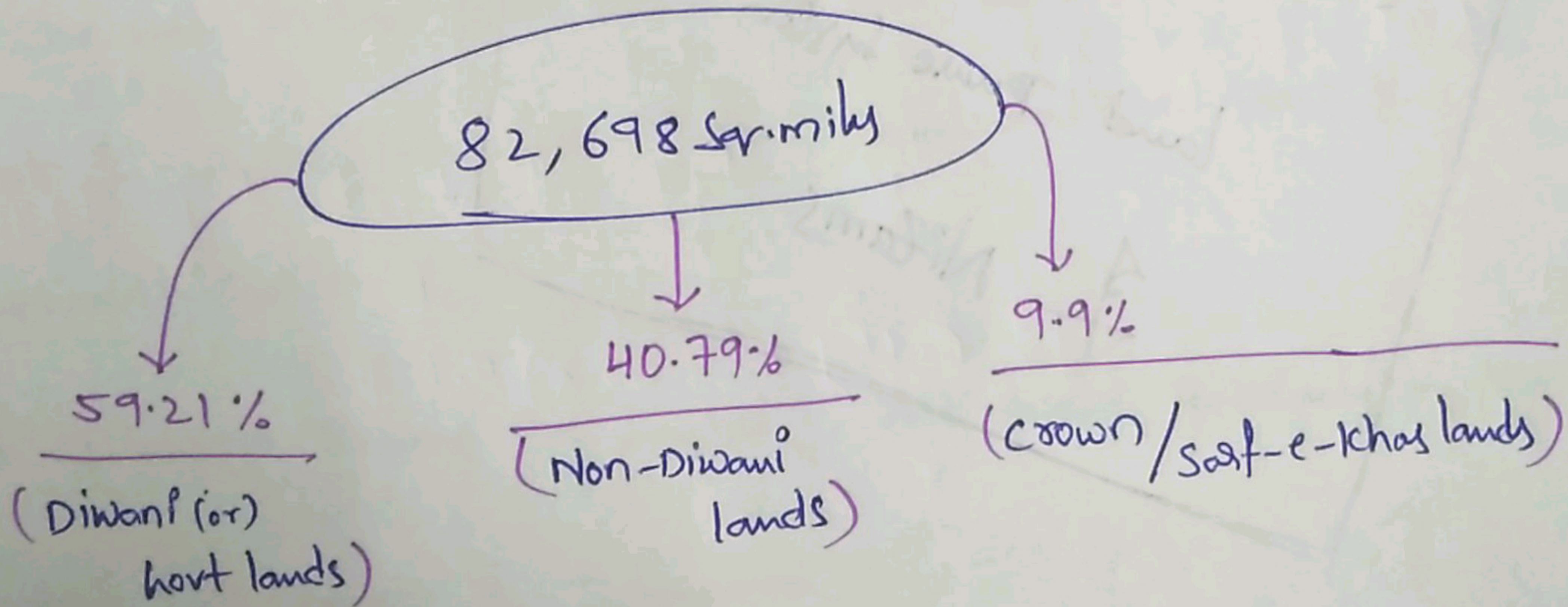


LAND TENURE SYSTEM OF NIZAMS

Total Area of Hyderabad State: 82,698 Sq. miles.



Diwani (or) Khalsa land:

These lands were directly held and managed by the state.

59.21% of total land

Revenue generated on this lands directly

Went to Exchequer of the State.

Sarfi-i-Khas :

These type of lands directly owned by Nizam.

9.9% of total land

Revenue generated went to private proceedings/property of

Nizam.

Non-Diwani lands:

These lands were under Administration of the Diwan (or)

prime minister of Hyderabad state.

Revenue from Non-Diwani lands also went to Govt. Exchequer.

Jagirs / Inams :

These lands were granted by the state to the individuals wholly or partly.

Land Tenure System throughout

Nizam Dominion :

Ryotwari land Tenure system

(or)

Diwani land Tenure system

Holder of land under this Ryotwari system



pattedar (A document holder)

Main Sources ↓ Land Revenue in Hyderabad State :

- ① Ryotwari System
- ② Ijara → land on lease
- ③ peshkash → Tribute
- ④ panmachta → contract.
- ⑤ sarbastad.
- ⑥ Agrahara → Had to pay fixed Rent permanently.
- ⑦ Taxes on Trees, Gardens.

pattedar : A Document Holder.

patel : Headman of village.

patwari : Village Accountant.

police patel : Officers in the village.

DIWANI LAND TENURE SYSTEM

⊛ Land that is directly held and managed by the state.

⊛ These lands accounted for more than 50% of total land.

Ryotwari System

More than 200 million Acres of land.

* Hyderabad Revenue Code. "

land owner was considered as a Rightfull occupant.

State was Real owner.

Made in Accordance with "Bombay Act of 1879"

- *) Revenue Assessment was to be paid Regularly
- *) Right of occupancy of occupant was
" permanent ", " transferable " and " Hereditary "
- *) Registered occupant of land : pattedar (or) Khatodar,
↓
Individual / Joint holders.
- *) pattedar was also permitted to sell (or) Mortgage his land.

Pattadari → land was cultivated by
 legal occupant (or) through hired labour.

pot - pattadari → 2 (or) More cultivators.
 ↓
 jointly cultivated and shared the
 produce equally.

partners contributed
 expenditure
 ↓
 → profit was shared proportionate to his contribution.
 → Generally profit depends on: No. of ploughs contributed.

Shikmidari

permitted to make improvements in holdings and additional yield from development could not be claimed by the pattadar in any matter, unless it was specifically mentioned in contract.

Asami- shikmidar



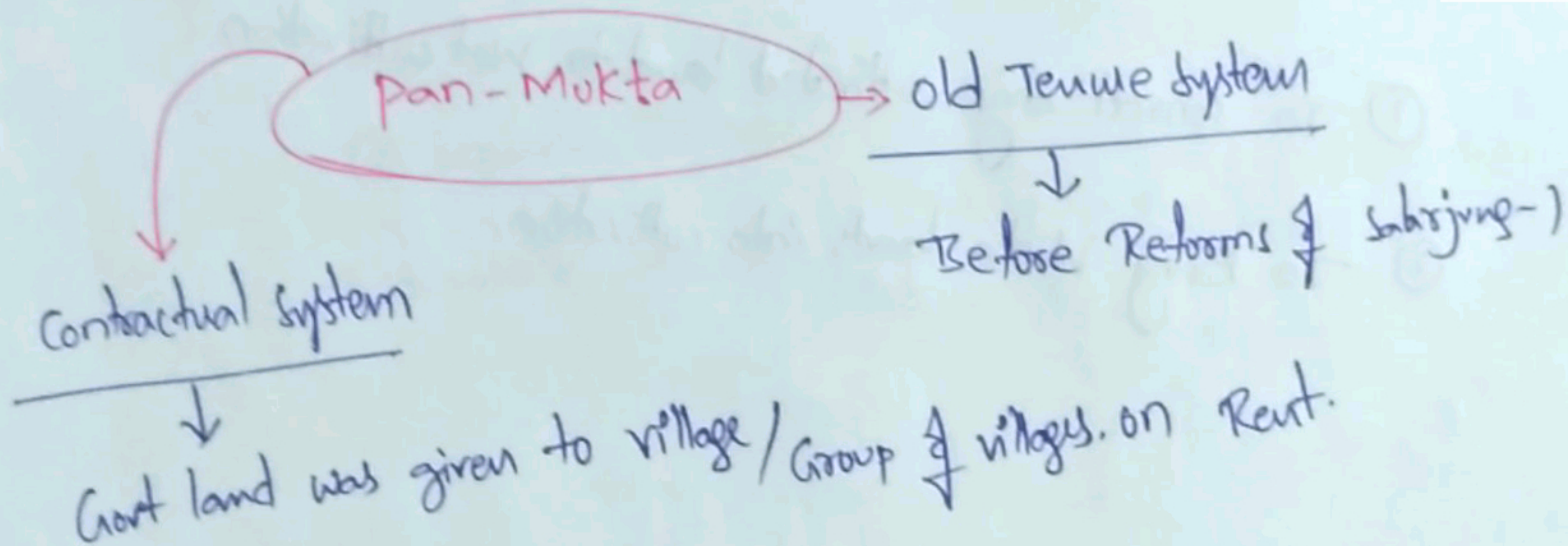
Sub-Holdings

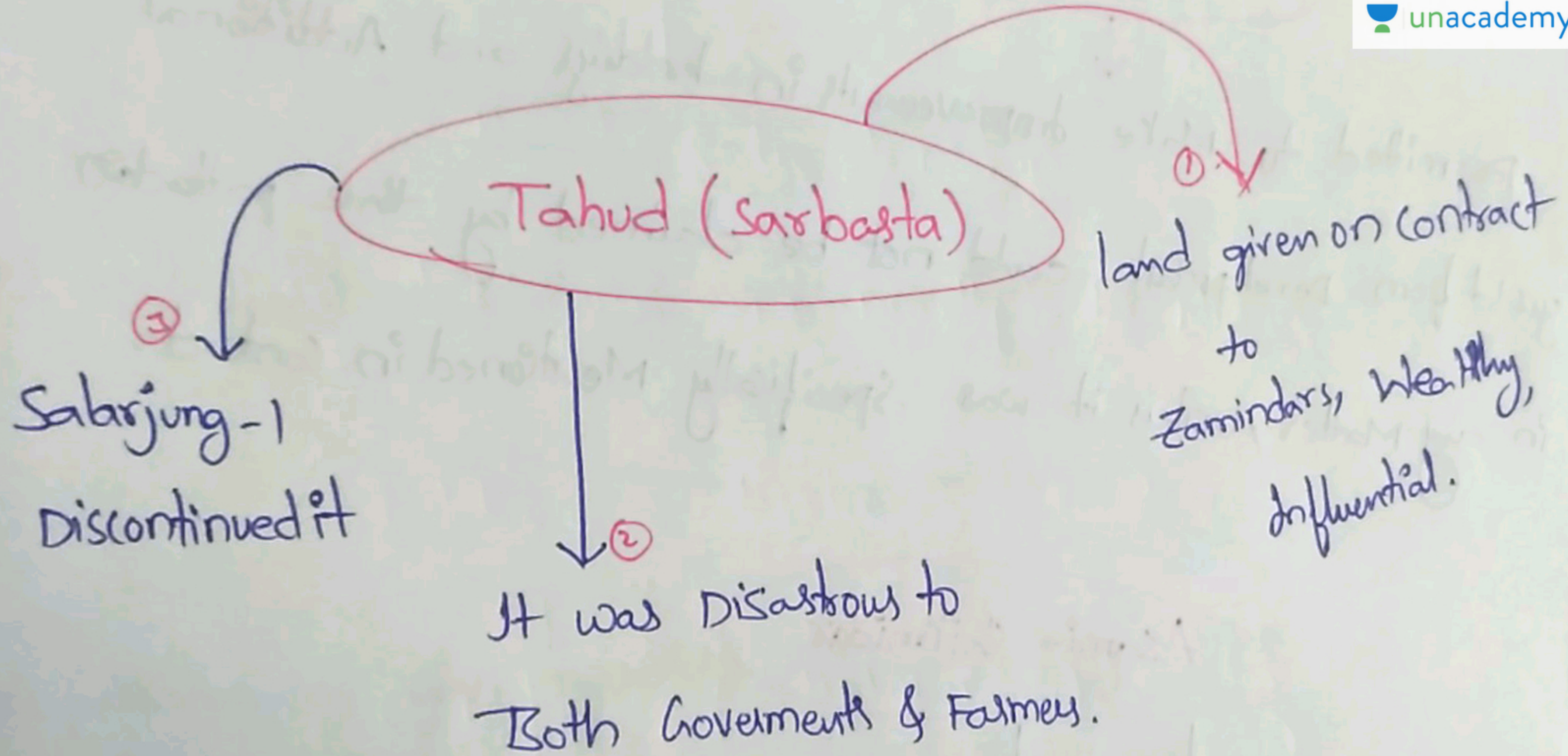
pattadars gave on Rent. to Tenants.



usually from one cultivating season to

Another.





Kowldars and Banjardars

↓
Associated with land development.

- ① To convert dry cultivated land to wet cultivation
- ② To bring waste lands into cultivation.