TECHNICAL TERMS IN PAKISTANI LAND REVENUE AND LAND LAW (URDU, PERSIAN AND ARABIC)

The Josh and Mak Team | July 20, 2014 | Law Updates And Consultation Papers | No Comments

As we get many legal queries regarding such terms as those listed and explained below, especially from our foreign clients having to deal with the local estate law of Pakistan, we have prepared a humble and non-exhaustive list with explanations about these terms. We truly hope this can help our clients.

For a list of English terms and their meanings you can click here

For more information about a possible legal query/matter on these terms, we welcome prospective clients to email us at pirwahid@joshandmak.com

A

Abadi deh … Inhabited site of village.

Abi … Watered by lift from tanks, pools, marshes, or streams.

Abiana … An assessment levied in addition to the assessment at unirrigated rates on account of the
advantage derived from irrigation

Abwab …
A man who by sinking a well in another man’s

Adhlap … land acquires ownership in half of the land
attached to the well

Adna malik … Inferior owner.

Ahtrafi … A cess paid by artisance to the village
proprietors.

Ala … Chief Lambdar (Headman).

Ala malik … Superior owner.

Amin … Surveyor employed for making village maps.

Ang … Cess on cattle levied by proprietors on other
residents in village for grazing in village waste.

Anwanda … Clearing tenant in Dera Ghazi Khan (See note,
page 107 of Settlement manual).

Asami … Tenant (in old settlement literature the term is
sometimes confined to a resident tenant).

B

Bachh … Distribution of revenue over holdings.

Badastur …

Bahi …

Bajra … A kind of millet (Pennisetum
typhodeum).

Bakhra … Share (in Pathan tracts).

Banda … Hamlet (in Pathan tracts).

Bangar … Upland tract.

Banjar … Uncultivated land.

Bania … Village’s shopkeeper, money-lender.

Banjar … Uncultivated land.

Banjar kadim … New fallow (for all explanation see
paragraph 267).

Banjar kadim … Old fallow (for full explanation see
paragraph 267).

Barani … Dependent on rainfall.

Batai … Rent taken by division of crop.

Batta … A form of village tenure (see paragraph
139).

Bhaichara … Sub-number (paragraph 271).

Bhoang … Due paid harvest by harvest to a
godkesh tenant (note on page 107).

**Bhunga** … other residents in a village for grazing in village waste.

**Bhur** …

A measure of area. In the Western Punjab the bigha is half a ghumao, in the east the shahjahani bigha is five-eighths of an acre and the zamindari or kacha bigha five-twenty fourths of an acre. The actual bigha used by the Zamindari does not always correspond with the kacha bigha used in settlement surveys (see paragraph 243).

**Bir** … A preserve.

**Bisa** … One-twentieth of a bigha (q. v).

**Biswi** … A fee paid in recognition of property right.

**Biswa** … One-twentieth of a bigha (q.v).

**Burji** … A survey pillar.

**Butemar** … A tenant who has acquired permanent rights in the land by clearing it of jangal.

**C** …

A grant of one-fourth of the ruler’s share of the produce to an individual or family of influence.

**Chaharam** …

**Chah** … Well; well-holding.

**Chahi** … Irrigated from a well.

**Chahi khalis** … Irrigated only from a well as distinguished from chahi-narhi (q.v) or chahi-sailab.

**Chahi-nahri** … Irrigated partly from a well and partly from canal.

**Chak** … Assessment circle, a block of land.

Applied to a patti or sub-division of an estate which has all its land lying in one block (see Khetbat).

**Chakbat** … Inferior owner (in South-West Punjab).

For full explanation, (see paragraph 168).

**Chakdar** … Assessment circle.

**Chakla** … Lump grain rent or rent consisting of a fixed amount of grain in the rabi, and a
fixed amount of cash in the kharif harvest (see paragraph 312).

A term for a resident (see tenant paragraph 196) entitled to permanent occupation at a fixed rate of rent (see paragraph 197).

Chapparband ... A kind of millet (q.v) grown for fodder (see jowar).

Chaudi ... Rural notable.

Chaukidar ... Village watchman.

Chela ... Suprimal son or pupil.

Chham ... A marsh.

Chhar ... A system of silt clearance under which the clearance is effected by the irrigators themselves (see paragraph 449).

Chundavand ... A custom of inheritance under which several sons by one wife inherit the same share as a single son by another wife (see pagvand).

D

Daftari ... Owner in pathan tracts (see paragraph 157).

Dak ... Stiff clay soil.

Dakar ... Council or other governing body in a Native State.

Darkhwas Mal ... Tender of engagement to pay the land revenue.

Duzari ... hand book for the guidance of district revenue officers in carrying out of the provisions of the settlement.

Daul ... Estimate of revenue payable by different estates (see paragraph 16).

Daup ... Weightment fee; levied on sales of produce within village (see paragraph 94).

Dhenkli ... A hand-lever well.

Dhok ...
Doab ... Country lying between two rivers.
Dohli ... Death-bed gift of a small plot of land to a Brahman.

E

Ekfasli ... Yielding one crop in each agricultural year.

F

Fakir ... Religious mendicant.
Fard Ranngazi ... List of fields for colouring purposes.

G

Ghalidakhilkar ... Tenant-at-will.
Ghair Maurasi ... Tenant-at-will.
Ghaimumkin ... 
Ghi ... Clarified butter.
Ghumao ... A measure of area (see paragraph 243).
Girdawar ... Kanungo or supervisor of patwaris (Paragraph 292-A).
Girdawari ... Harvest inspection.
Godkesh ... Tenant in Multan who has acquired a permanent title by breaking up waste (note on page 107).
Gora ... Land close to a village site which is often heavily manured.
Gosha ... 
Got ... Sub-division of a tribe.
Guru ... Spiritual father or guide.

H

Hakimi hissa ... The ruler’s share of the produce.
Hakk buha ... Dorr tax; a cess levied by proprietors from other residents in a village (see paragraph 94).
Hakkdar ... A tenant entitled to permanent occupation at a fixed rate of rent (see paragraph 197).
Hamsayas ... Dependents occupying outlying hamlets of a pathan estate on condition of assisting in repelling raids on the lands of the proprietors (see paragraph 159).
Hari ... Applied to land cropped only in the rabi.
harvest.
A man who agreed to become
responsible for payment of the revenue
on condition of receiving the proprietor's
share of the produce; has less a fee paid
in recognition of the owner's proprietary
title (see paragraph 172).

Hathrakhaider

I

Ikramnama

... Village administration paper, same as
wajib-ul-arz.

Iliaqawar

... Relating to an ilaka or tract.

Inam

... A cash allowance paid to secure the
services of a man of influence.

Inamdar

... The holder of an inam (q.v)

Islmi

... A proprietary fee.

J

Jadid

... See banjar jaded. Also a class of tenant
(see paragraph 196).

Jagir

... An assignmen of land revenue.

Jagirdar

... Holder of an assignment of land-
revenue.

Jama

... Land revenue demand.
Register of holdings of owners and
tenants showing land held by each and
amounts payable as rent, land revenue,
and cesses.

Jamabandi

... Uncultivated land covered with
brushwood and small trees.

Jamai

... A class of tenant (see paragraph 196).

Jangal

... Irrigated by jhalar (q.v).

Jil

... A sheet of water.

Jhuri

... Fee paid to proprietor when entering on
possession of land (see paragraph 168).

Jinswar

... Relating to crops, also the crop
statement for any particular harvest.

Jowar

... A kind of millet (Sorghum Vulgare).

K

Kabza

...
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kacha</td>
<td>Incomplete or imperfect, applied to village measures of area and weights as distinguished from those recognised by Government; not lined with masonry (of a well).</td>
</tr>
<tr>
<td>Kacha asami</td>
<td>Term used for a tenant-at-will (see paragraph 197).</td>
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<tr>
<td>Kacha bigha</td>
<td>See bigha.</td>
</tr>
<tr>
<td>Kacha malba</td>
<td>The system under which the amount actually expended on the common purposes for a village is distributed periodically over the proprietors. To be distinguished from pakka malba (q.v.).</td>
</tr>
<tr>
<td>Kachahri</td>
<td>District court-house.</td>
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<tr>
<td>Kadam</td>
<td>A pace (see paragraph 243).</td>
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<tr>
<td>Kadim</td>
<td>See banjar kadim also a class of tenant (see paragraph 197).</td>
</tr>
<tr>
<td>Kadimi</td>
<td>A class of tennat (see paragraph 198).</td>
</tr>
<tr>
<td>Kaifiyat</td>
<td>Report note.</td>
</tr>
<tr>
<td>Kalar</td>
<td>Barren land, also applied to reh efflorescence, and in the east of the Punjab to sour clay rice (Land kalar dahr). Cess paid by artisans to the proprietors of the village in which they ply their trade (see paragraph 94). Appraisal of crops, realization of landlord's share of produce in cash after appraising its amount and value. A measure or area (see paragraph 243). A man who appraises crops. Lime modules. Same as kan (q.v). Supervisor of patwaris. Unit of length. Title of official in Indian State. Outturn of work. Length and breadth. Fee paid in recognition of proprietary title (see paragraph 170). Lowlying land near river. Rough plan.</td>
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<tr>
<td>Term</td>
<td>Definition</td>
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<tr>
<td>Khalsa</td>
<td>The Sikh commonwealth. Revenue credited to Government as contrasted with</td>
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<tr>
<td></td>
<td>jagir (q.v.) revenues.</td>
</tr>
<tr>
<td>Khamtahsil</td>
<td>Direct management of estate by Government.</td>
</tr>
<tr>
<td>Kharaba</td>
<td>Portion of crop which has failed to come to maturity.</td>
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<tr>
<td>Kharach</td>
<td>Cess realized by landlord in addition to rent (see paragraph 339).</td>
</tr>
<tr>
<td>Kharif</td>
<td>Autumn harvest.</td>
</tr>
<tr>
<td>Khasanve</td>
<td>Same as vesh (q.v).</td>
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<tr>
<td>Khasra</td>
<td>List of folds, field register.</td>
</tr>
<tr>
<td>Khasra girdawari.</td>
<td>Harvest inspection register.</td>
</tr>
<tr>
<td>Khata</td>
<td>Holding of a tenant. A list of holdings of tenants. Holding slips</td>
</tr>
<tr>
<td>Khatauni</td>
<td>prepared at re-measurement (see Appendix VII).</td>
</tr>
<tr>
<td>Khetbat</td>
<td>Applied to a patti or sub-division of an estate; all the land of which does not lie in a single block (see chakbat).</td>
</tr>
<tr>
<td>Khewat</td>
<td>A list of owners' holdings.</td>
</tr>
<tr>
<td>Khewat-khatauni.</td>
<td>A combined khewat and khatauni corresponding to the present jamabandi (see Paragraph 274).</td>
</tr>
<tr>
<td>Khudkasht</td>
<td>Cultivated by the owner himself.</td>
</tr>
<tr>
<td>Khula vesh</td>
<td>Fresh calculation of shares at time of vesh (q.v.) (See paragraph 158).</td>
</tr>
<tr>
<td>Khush-haisiyati.</td>
<td>Owner's rate, water, or canal-advantage rate.</td>
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<tr>
<td>Killabandi</td>
<td>(See Appendix XIIV).</td>
</tr>
<tr>
<td>Kudhi-Lamini</td>
<td>A cess on hearths realized by proprietors from other residents in a village (see paragraph 94).</td>
</tr>
<tr>
<td>Kuhmar</td>
<td>A tenant in Dera Gazi Khan who has earned a permanent title by sinking a well (see paragraph 211).</td>
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<tr>
<td>L</td>
<td>1,000,000.</td>
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<tr>
<td>Lakh</td>
<td>Exempt from assessment.</td>
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<tr>
<td>Lakhiraj</td>
<td>Village headman.</td>
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</tbody>
</table>

Latha ... Cloth copy of the patwari’s map (Paragraph 292 and Appendix XXI).
Girdawari...

Lathband ... A tenant who acquires rights in land by embanking fields (see Paragraph 211).

Lathmar ... Same as lathband (q.v).

Lichh ... Fee paid in recognition of proprietary title (see Paragraph 169).

Lungi ... Fee paid to proprietor when enterin on possession of land (see paragraph 168).

M

Mafi ... Revenue free.

Mafidar ... The holder of an assignment of land revenue.

Mahal ... Share of produce due to sate, now share of produce taken by person who pays the revenue in money (see paragraph 170).

Mahsul ... A kind of land revenue farmer (see paragraph 172).

Mahsulkhor ... Sandy loam.

Mal ... Land Revenue

Malatar ... Same as hamsaya (q.v).

Malba ... Fund out of which common village expenses are defrayed.

Malguzar ... Person responsible for payment of land revenue.

Malguzari ... Relating to assessment assessable.

Malik ... Owner in Western Punjab; malik means a leading man in a section of a tribe.

Malik adna ... Inferior proprietor.

Malik ala ... Superior proprietor.

Malikan ... Fee paid in recogniting of proprietary title.

Malik Kabza ... A man who owners the land actually in his possession; but has no share in the common property of the village community (see paragraph 142).

Marla ... A measure of area (see paragraph 243).

Masri ... A small pulse.

Matyat ... A word used in United provinces fro a clay soil. Occupancy tenant.
Mauza ... By villages (paragraph 512).
Mauzawar ... An area statement abstracted from the khasra (q.v) annual area statement.
Milan khasra ... Annual area statement.
Milan rakba ... Inferior ownership.
Milkiyat ala ... Superior ownership.
Milkiyat makbuz ... Tenure of a malik kabza (q.v).
Min ... Excluded from the assessable area.
Minjumla ... Part out of a whole (Instruction 3, Appendix VIII).
Mirasi ... A class of Landholder (See paragraph 196).
Mirasidar ... A class of landholder (see Paragraph 196).
Misl haqiyat ... Record-of- rights.
Moth ... A small pulse (phareoolus trilobus).
Muhtarafa ... Same as ahtrafi (q.v).
Mukaddim ... Superior proprietor (see paragraph 167), also a leading man or headman in a village community (see paragraph 115).
Makaddmi ... Fee paid to superior proprietor in recognition of proprietary title.
Mukarraridar ... A kind of occupancy tenant.
Mundhimar ... A man who acquires occupancy right in land by clearing it of jangal.
Munshi ... An Indian clerk.
Muntakhib assamiwar ... Statement of owners and tenants, holding with detail of fields and rent, etc.
Musavi ... Mapping sheet.
Mushakhsadar ... A farmer of the land revenue (See paragraph 172).

N

Nagha ... Commutation paid for failure to perform ehher (q.v) labour.
Nahri ... Irrigated from a canal.
Nahri-parts ... Assessment rate over and above the assessment rate or unirrigated land applied to nahri land in calculating the
fixed assessment which it shall pay (see paragraph 446).

**Naib-tehsildar**
... The deputy or assistant of the Tehsildar (q.v.).

**Naksha alamat**
... List of conventional signs.

**Naksha-intikal**
... Statement of land transfers.

**Naksha-lakhiraj**
... Statement of land revenue assignments.

**Naksha-thakbast**
... Village boundary map (see paragraphs 248 and 270).

**Nala**
... Drain or watercourse.

**Nautor**
... Land brought under cultivation for the first time.

**Nazim**
... Governor of large tract in an Indian State.

An abatement from the revenue to an estate, etc., retained by government in making a land revenue assignment to an individual.

**Nazul**
... property of government by escheat or failure of heirs.

**Niai**
...

**P**

**Pachotra**
... A surcharge of 5 per cent on the revenue paid to village headmen.

Fee paid to proprietor on entering on possession of land and (see paragraph 168).

**Pagvand**
... A custom of inheritance under which sons by different wives inherit equal shares in land (see chundavand) the property being divided per capita.

**Pahikasht**
... A tenant who does not live in the village in which he cultivates land.

A fee paid, to a superior owner in a recognition of his proprietary title (see paragraph 169).

**Paipath**
... Complete or perfect applied to measures of weight and area recognized by government as distinguished from those
used in villages; lined with masonry (of a well).

Pakka malba ... The system under which the amount to be collected for common village expenses in fixed at a definite percentage on the land revenue.

Pana ... A sub-division of an estate (see paragraph 128).

Panahi ... A tenant protected from ejectment for a term, of years (See paragraph 203).

Panapalat ... A form of periodical distribution of a land in the Gurgaon District (see paragraph 158).

Panapalat ... An extract from a khatauni or Jamabandi, a copy of the entry in a

Parcha ... khatauni regarding his holding given to a right-holder at measurement (see paragraph 2, Appendix VII).

Pargana ... A group of estates forming a sub-division of a district or Tehsil.

Part Sirkar ... Government copy of the new settlement record.

Part Tehsil ... Tehsil copy of the settlement map (paragraph 292 and Appendix XXI).

Parta ... Assessment rate.

Patta ... Leather cover such as is used fro protecting account books by Indian shopkeepers (see Appendix VII) also deed of grant (see paragraph 152).

Patti ... A sub-division of an estate (see paragraph 128); also a well holding (see paragraph 165).

Pattidar ... A form of village tenure (see paragraphs 13