

## Economics of Land in Dumka District of Jharkhand India

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**Received:** 11<sup>th</sup> March 2021

**Revised:** 19<sup>th</sup> May 2021

**Accepted:** 30<sup>th</sup> May 2021

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**Abstract:** Economics of land is distinguished in nature because land has an important place for the individual and the community. The dispute arises only when the land is encroached illegally. The sentiments of individual with land give value to land. The emotional attachment with land becomes hurdle for the development. Companies do not care these sentiments. For them sentiments are good but for establishment of the industries land must be acquired by the companies. Value of land depends on its location, need and use. Dumka is a semi urban city of Jharkhand, India and here the value of land is directly correlated with the sentiments of people. Land is non-salable and many of the agitation has been taken place only for the possession of land. That is why the external investment is very low in Dumka. The paper tries to find out the answer of the question that how value is the product of specific social relations and examines how places are created, valued, commoditized, and co-opted in the development process. Timely resolution of land disputes is not only essential for socio-economic development but will also help to solve a number of law and order problems.

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### **Introduction:**

Companies consider the land as just a factor of production. The owner of the land receives rent on it. Land and its value are interdependent. The value of land is not only determined by price of the land but also to the sentiments attached with the land and its location in which it is situated. Dumka is a small town of Jharkhand with a blend of tribal culture and emotions. Here land is not just a factor of production but it has intricate value of sentiments for the tribal people. If it is taken out arbitrary this creates conflict and unrest among the people.

Land is always been a matter of dispute. Many of the war have been done only for land. In ancient times and even in modern time also if you have more land then you will be recognized richer. Possession of land is always being a matter of pride and strength. The value of land depends on various factors like price of the land, size of the land, location of the land and its social, religious, political and economic importance. This paper tries to find out the solution of the problem of commoditization of land in Dumka district of Jharkhand, India.

### **1. Research Methodology**

In the Santhal Pargana region of Jharkhand State there are 06 districts. Dumka district is selected for the analysis and study purpose. Total population of Dumka district is 1,321,442. It is not feasible to consider all of them for the study. Therefore Dumka, Gopikandar, Jama, Jarmundi, Kathikund and Masaliyathe six blocks have been selected for primary data and also the documents of block and panchayat offices, published data of Government of Jharkhand and Government of India have been explored for the detailed analysis of the different land dispute problems.

**i. Samples selection**

There are ten blocks places in Dumka district. The district is divided in urban and rural areas. For the present study six blocks have been selected randomly. The ST population of Dumka district is 5,71,077. Out of these 0.25 per cent sample respondents were selected on simple random selection technique. Total sample population for the study is 725 respondents from ST category from Dumka district. The detailed list of selection of samples provided as under:

Table - 1

| Location code number | Block      | Area in Sq. Km. | Number of household | Total population (Including institutional and houseless population) |        |        |
|----------------------|------------|-----------------|---------------------|---|--------|--------|
|                      |            |                 |                     | Person  | Male   | Female |
| 0179                 | Dumka      | 375.45          | 33,751              | 163,201   | 82,585 | 80,616 |
| 0175                 | Gopikandar | 220.67          | 9,272               | 42,063  | 20,999 | 21,064 |
| 0180                 | Jama       | 391.46          | 28,187              | 137,963   | 69,621 | 68,342 |
| 0173                 | Jarmundi   | 393.57          | 33,712              | 168,163   | 85,341 | 82,822 |
| 0176                 | Kathikund  | 306.20          | 14973               | 71458   | 35598  | 35860  |
| 0181                 | Masalia    | 459.97          | 26,837              | 124,554   | 62,828 | 61,726 |

**ii. Collection of Data**

Both primary as well as secondary data, relevant to the study are collected. Primary data is collected through detailed and comprehensive questionnaires where as secondary data are collected through, Government bulletins, gazettes, District statistics survey report, Journals, Magazines, published books and web sites.

**iii. Statistical Tools**

The collected data is classified and tabulated using different statistics, tables, charts and graphs. Similarly for analysis interpretation and relationship amongst data values percentages, averages, etc. techniques are applied.

**2. Objectives of the Study**

1. To make the detailed study of the legal provisions as regards to the land possession in Dumka district.
2. To study the social and economical conditions with respect to land dispute.
3. To investigate the role of Govt. to settle down the land dispute and its economic consequences.
4. To study the severity of the problems related to land dispute and value of land for scheduled tribes in study area.

**3. Hypothesis Formulated**

The following hypotheses were formulated for study.

1. The people are satisfied from the legal provisions for the development of scheduled tribes.
2. The socio-economic condition for scheduled tribes has been improved after settlement of land dispute.

**4. Review of Literature**

According to Keshav (2015) land is an essential part of tribal life that reflects in their culture and religion. According to Mishra and Suhag (2017) Tenacy law has protected the inheritance right of tribal people. Chaudhury (1965) explains how in the Santhal pargana region a balance exist between the inheritance right of people and development. According to Singh and Kumar (2016) land is a part of tribal

life and also it creates the revenue for Government. They also elaborate the causes of tribal agitation in Santhal Pargana region. Agarwal (1994) discusses about the gender and land rights in South Asia. Consulting Engineering Services (India) (1991) explains about post facto evaluation studies of completed irrigation projects with respect to Mayurakshi Irrigation Project and says that how it has affected the life of tribal people. While in final report for water Resources Department, Government of Bihar, New Delhi also explains about settlement operations in the district of Santhal Parganas. McPherson, H (1909) has done a very remarkable work in the final report on the survey and settlement operations in the District of Santhal Parganas between the period of 1898-1907. Again Prasad (1997) writes in Santal Parganas Tenancy Manual that rights of tribal must be protected. Rao (2003) gives an explanatory note on vision 2010: chasing mirages with respect to Tribal migrations.

### 5. Demographic Feature of Dumka District

Dumka is a small town of Jharkhand State. It has very rich tribal tradition and culture. People of Dumka district are very emotional with their land. They fought against the Zamindars, Englishmen and Government from almost 200 years. And in the year 1949 the Santhal Pargana Tenancy (SPT) Act was brought to protect their rights on land. Santhal Pargana comprises six districts in the north-eastern part of Jharkhand: Dumka, Deoghar, Godda, Pakur, Sahibganj and Jamtara. Dumka is also the sub-capital of the State with beautiful natural scene and sceneries with 2925 Villages. The language of Dumka district is Hindi and Santhali. In 2006, the Indian government named Dumka one of the country's 250 most backward districts (out of a total of 640). It is one of the 21 districts in Jharkhand currently receiving funds from the Backward Regions Grant Fund Programme (BRGF) (Ministry of Panchayati Raj (September 8, 2009). "A Note on the Backward Regions Grant Fund Programme" (PDF). National Institute of Rural Development. Archived from the original (PDF) on April 5, 2012. Retrieved September 27, 2011).

Table- 2

| Description                        | 2001      | 2011      |
|------------------------------------|-----------|-----------|
| Population                         | 1,106,521 | 1,321,442 |
| Male                               | 668,514   | 563,850   |
| Female                             | 652,928   | 542,671   |
| Population Growth                  | 19.42%    | 16.37%    |
| Area Sq. Km                        | 3,761     | 3,761     |
| Density/km <sup>2</sup>            | 351       | 251       |
| Proportion to Jharkhand Population | 4.01%     | 4.11%     |
| Sex Ratio (Per 1000)               | 977       | 962       |
| Child Sex Ratio (0-6 Age)          | 966       | 975       |
| Average Literacy                   | 61.02     | 47.94     |
| Male Literacy                      | 72.96     | 62.86     |
| Female Literacy                    | 48.82     | 32.35     |

Sources: <https://www.census2011.co.in/census/district/97-dumka.htm>

6. Religion wise distribution of population

Table - 3

| Description | Total     | Percentage |
|-------------|-----------|------------|
| Hindu       | 1,044,726 | 79.06 %    |
| Muslims     | 106,865   | 8.09 %     |
| Christian   | 86,404    | 6.54 %     |
| Sikh        | 234       | 0.02 %     |
| Buddhist    | 267       | 0.02 %     |
| Jain        | 162       | 0.01 %     |
| Others      | 78,622    | 5.95 %     |
| Not Stated  | 4,162     | 0.31 %     |

Sources: <https://www.census2011.co.in/census/district/97-dumka.htm>

7. Rural and urban population distribution

Table - 4

| Description       | Rural     | Urban  |
|-------------------|-----------|--------|
| Population (%)    | 93.18 %   | 6.82 % |
| Total Population  | 1,231,264 | 90,178 |
| Male Population   | 620,928   | 47,586 |
| Female Population | 610,336   | 42,592 |
| Sex Ratio         | 983       | 895    |

Sources: <https://www.census2011.co.in/census/district/97-dumka.htm>

8. Industrial Area

Table - 5

| Name of Industrial Area | Land acquired (in hectares) | Land developed (in hectares) | Prevailing Rate Per sq. ft. (in Rs) | No. of plots | No. of allotted plots | No. of vacant plots | No. of units in production |
|-------------------------|-----------------------------|------------------------------|-------------------------------------|--------------|-----------------------|---------------------|----------------------------|
| Industrial Area Dumka   | 6.088                       | 6.088                        | 19.00                               | 13           | 13                    | 03                  | 10                         |

Sources: <https://en.wikipedia.org/wiki/Dumka>

## 9. Industry at Glance

Table - 6

| Sl. No. | Head  | Unit | Particulars |
|---------|---|------|-------------|
| 1       | Registered Industrial Unit  | No.  | 2241        |
| 2       | Total Industrial Unit   | No.  | 2241        |
| 3       | Registered Medium & Large Unit  | No.  | NIL         |
| 4       | Estimated Avg. No. of daily Worker Employed in small scale industries | No.  | 38          |
| 5       | Employment in large and medium Industries                             | No.  | NIL         |
| 6       | No of Industrial Area   | No.  | 1           |

Sources: <https://en.wikipedia.org/wiki/Dumka>

## 10. Caste-wise Population - Dumka district

Schedule Caste (SC) constitutes 6% while Schedule Tribe (ST) were 43.2% of total population in Dumka district of Jharkhand.

Table - 8

|                | Total   | Male    | Female  |
|----------------|---------|---------|---------|
| Schedule Caste | 79,614  | 40,802  | 38,812  |
| Schedule Tribe | 571,077 | 282,125 | 288,952 |

Sources: <https://www.censusindia.co.in/district/dumka-district-jharkhand-362>

## 11. Scheduled Caste and Scheduled Tribes:-

The list of SCs and STs applicable in the State/UT is given hereunder:-

- Scheduled Castes: 1. Bantar 2. Bauri 3. Bhogta 4. Bhuiya 5. Chamar, Mochi 6. Chaupal 7. Dabgar 8. Dhobi 9. Dom, Dhanger 10. Dusadh, Dhari, Dharhi 11. Ghasi 12. Halalkhor 13. Hari, Mehtar, Bhangri 14. Kanjar 15. Kurariyar 16. Lalbegi 17. Musahar 18. Nat 19. Pan, Swasi 20. Pasi 21. Rajwar 22. Turi.
- Scheduled Tribes : 1. Asur, Agaria 2. Baiga 3. Banjara 4. Bathudi 5. Bedia 6. Binjhia 7. Birhor 8. Birjia 9. Chero 10. ChikBaraik 11. Gond 12. Gorait 13. Ho 14. Karmali 15. Kharia 16. Kharwar 17. Khond 18. Kisan, Nagesia 19. Kora, Mudi-Kora 20. Korwa 21. Lohra 22. Mahli 23. Mal Paharia, KumarbhagPaharia 24. Munda, Patar 25. Oraon, Dhangar (Oraon) 26. Parhaiya 27. Santal 28. SauriaPaharia 29. Savar 30. Bhumij 31. Kawar 32. Kol. (<https://cdn.s3waas.gov.in/s363538fe6ef330c13a05a3ed7e599d5f7/uploads/2018/04/2018042385.pdf>)

## 12. Santhal

Santhal lived their lives in harmony with nature and practiced shifting agriculture and hunting. They lived in the hilly regions of Birbhum, Barabhum, Manbhum, Palamau and Chhotanagpur. For the very first time Santhal life was disturbed by the Zamindari system established during English rule. The local landlords snatched the Santhal lands and exploited them. Santhal become landless bonded labourers in their own village. The Permanent Settlement Act of 1793 created a new class of zamindars. In this period lands

were seized because of non-payment of the rent. The Santhals with no option had to serve these landlords, who would snatch a substantial chunk of their agricultural areas, leaving them with nothing in the hand. To withstand themselves, the community borrowed from money lenders, who would give at overpriced rates to an already susceptible and needy group. The tribals engaged in commercial activity by the barter system. When currency was introduced because of the colonial intervention, they began to rely on the moneylenders. These moneylenders exploited them and reduced them to abject poverty. They were forced into labour and for years, cultivated land to meet the demands of the subjugators. Many had to work in railway constructions or indigo plantations that the British started.

They were weighed down by heavy debts which kept mounting amidst the poverty and the humiliation of being landless in what was traditionally their turf. On 30<sup>th</sup> June 1855, two years before the Great Revolt of 1857, two Santhal brothers Sidhu and Kanhu Murmu organised 10,000 Santhals and proclaimed a rebellion against the British. The tribals took an oath to drive away from the British from their homeland. The Murmu brothers' brothers Chand and Bhairav and sisters Phulo and Jhano also played an active part in the rebellion. This history of economic exploitation was the reason why the SPT Act has come.

The British codified Santhal customs like the rights of 'Gharjamai' (groom living with the bride's family when the bride's family does not have a male heir); rights and duties of the village headmen; community rights over grazing land, trees, wasteland, and river bodies/channels; and rights of the tenant against alienation; and occupancy rights. The then Deputy Commissioner of Santhal Parganas R. Prasad passed a standing order delineating duties of the SDO in all of Santhal Parganas. Through this order, cases under sections 20 and 42 of the Act were delegated to all SDOs of the district (later the division). The Supreme Court of India defined adverse possession in *Amrendra Pratap Singh vs. Tej Bahadur Prajapati & others* as follows: "A person, though having no right to enter into possession of the property of someone else, does so and continues in possession setting up title in himself and adversely to the title of the owner, commences prescribing title into himself and such prescription having continued for a period of 12 years, he acquires title not on his own but on account of the default or inaction on part of the real owner, which stretched over a period of 12 years results into extinguishing of the latter's title."

### 13. Land dispute

The land revenue administration and problem of land dispute was very peculiar in Dumka district. It is the matter of rightful ownership of land. Land disputes mainly arise out of differing perceptions of possession and rights over a pocket. For accurate solution of any land dispute, up-to-date, and accessible land records are essential. Till 1980s, Santhal Parganas was a single district with Dumka as the head quarter. Under normal circumstances, bona fide land disputes are settled by civil courts. Some limited questions relating to possession for immediate avoidance of nuisance can be raised with the SDO under section 145 of the Code of Criminal Procedure (Cr PC).

There are also some systemic problems complicated the resolution of land disputes in the region. (1) there is poor storing of land records with the actual position on the ground. The Santhal Parganas' rent settlement operations were last published in 1932. The Bihar Tenants' Holdings (Maintenance of Records) Act, 1973 envisages the maintenance of a continuous Khatiyani (record of rights and duties of tenants) and a Tenants' Ledger Register; the purpose of these two records is to capture changes in land holdings that take place on ground. Since landholdings were non-transferable unless via inheritance in Dumka district, most residents did not feel the need to register changes in the ownership/possession of land. Consequently, almost nine decades after the survey and settlement of Santhal Parganas in 1932, there is no authentic record of who is currently in possession of the land. In case of land disputes, the standard procedure is to look up the record of rights of 1932 and deduce through the genealogy of the original tenant who the rightful possessor is today. It is a big challenge because of the insufficiency of documentary evidence on succession. (2) forces of demand and supply have led to the creation of an illegal market for land transfers and these cannot be legitimately recorded. In many cases, the promise of transaction is kept for one generation or two but successors thereafter start claiming their right over transferred land. (3) submitting the forged

documents becomes a problem because government records are not updated enough. Revenue courts cannot question the validity of a deed and this creates a huge roadblock in deciding cases since both parties produce seemingly legitimate deeds for the same piece of land in areas where transfers are allowed.(4)there are problems with the process of data generation. Despite extensive digitization, land records still mirror only a tiny proportion of the actual landholdings because paper of land ownership or possession is just not available.

The land records depends on first the record of rights, and second on village maps. It is challenging job because of the change in nature of land use and basis of extant conditions of rent rolls. To reduce confusion in public mind and making coordination and monitoring simpler at the level of the state revenue department it is essential to coordination between conventional authority and the court with well-maintained land records with regular updating.

#### **14. Land Reform:**

Dumka district has a problem of distribution of surplus land, both “bhoodan” (land-gifts, collected under the Land Ceiling Act) and those classified as government wastelands (“gairmazaruakhas”, now “anabad”), to those who do not have land. If we review the land distribution in Dumka then we find that land distribution is absent in the largely tribal areas. It is important to give preference to landless SCs and STs in distribution programmes. Government initiative in terms of redistribution does not seem to have touched women. There is a widespread problem of land alienation in villages. Lacking resources time and money and difficulties of dealing with court procedures, the poor tribal who have lost their land are unable to make their claims successfully.

The Santhal Pargana Tenancy Act, 1949, forms the basis for governing land relations and transactions in Dumka. But due to ignorance the tribal are being deprived from their land. The new industrial policy and vision 2010 has encouraged many of the industries to establish their plant in Dumka. But the policy makers must care that more than 80 per cent of the population of the Dumka is tribal and are dependent on land and agriculture as their primary source of livelihood. Development policies therefore need to analysis the land and natural resource-based sectors of development that have the potential to benefit the majority.

#### **15. Value of land**

Value of land is defined as the emotional attachment of a person with the land. In economics it is the market price of land which is created, valued, commoditized, and co-opted in the development process. Land is abused because it is regarded as a commodity belonging to people. But when it is taken as a community to which people belong, then love and respect arises for the land. People are fighting with each other because they are greedy. People need land because the expansion of tourism sector and hike in price of real estate for developmental purpose. So the location of land becomes important. But this generates high levels of socio-economic inequality, displacement dispossessed by rising land values and costs of living. Similar patterns of rapid growth and displacement have occurred in other destinations throughout Ranchi, Dhanbad, Bokaro, Jamshedpur and Dumka. For years the Dumka has remained relatively undeveloped and sparsely populated. Today, real estate and tourism development pressures are slowly changing the face of this “remote” part of the Jharkhand. The rate of land in Dumka district was approximately Rs. 500 per decimal in the year 1970s while the rate of land increased by Rs. 3 to 5 Lakhs per decimal in the year 2020.

16. Rate of land in Dumka district

Table - 10

| Year | Price of land per decimal (in Rs.) | Kuttcha House (in %) | Pucca House (in %) |
|------|------------------------------------|----------------------|--------------------|
| 1970 | 500                                | 96                   | 04                 |
| 1980 | 2,000                              | 70                   | 30                 |
| 1990 | 10,000                             | 65                   | 35                 |
| 2000 | 30,000                             | 55                   | 45                 |
| 2010 | 2,00,000                           | 40                   | 60                 |
| 2020 | 5,00,000                           | 30                   | 70                 |

Sources: Primary data

17. Economic Indicator of Dumka district

Table - 11

| Indicator                         | 1970<br>(Out of 100%) | 2020<br>(Out of 100%) |
|-----------------------------------|-----------------------|-----------------------|
| Investment                        | 10                    | 40                    |
| Land Dispute                      | 30                    | 70                    |
| Income                            | 10                    | 60                    |
| MPS (Marginal Propensity to save) | 10                    | 25                    |
| Acceptance for economic change    | 2                     | 20                    |

Sources: Primary data

Land values in Dumka appear to be natural and intrinsic to the landscape itself like the exchange-values. And is the result of radically changing socio-cultural relationships set within global processes of land commoditization. Land values are produced within a given set of conditions.

18. **Suggestions**

Land values and its economics in Dumka district can be rectified by taking following steps:-

1. Sentiments of land owner must be considered effectively.
2. Land owner should be given a big part of profit for use of land.
3. Industrial development and pollution must be efficiently balanced.

4. The lease of the land must be for a long time.
5. Documents related to land must be updated and kept it digitally.
6. Land dispute should be settled efficiently.
7. The socio-cultural relationships of land must be maintained.
8. The Santhal Pargana Tenancy Act, 1949 must be reviewed according to present need.

#### 19. Conclusion

The paper tries to find out the answer of the question that how value is the product of specific social relations and examines how places are created, valued, commoditized, and co-opted in the development process. The actual process of co-optation, however, is highly contingent on the development of infrastructure, particularly roads, which play a vital yet ambivalent role in shaping how different people not only access but also value the Dumka. We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect. This is one of the many reasons the Dumka is poised for excellent development growth and investment return in recent time. Today, small communities along the Dumka are increasingly recognized as valuable place. This is now develop to be a place of investment, development, conservation and exploitation of resources. This change of heart was undoubtedly influenced by the Dumka's beauty, ecological diversity, and uniqueness. But this broad shift is also connected to wider social actions and changes that have taken place at various intersecting scales. The reconfiguration of the Dumka as a renewed place of value, worthy of effort and attention, has also resulted in a broad conceptual shift.

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