



ISSN 2278 – 0211 (Online)

## Sustainable Development Goals: Performance and Problems of Agricultural Labour in Share Cropping System and Their Impact on Natural Resource Management and Growth (A Case of Sindh–Pakistan)

**Dr. Hamzo Khan Tagar**

Senior Program Manager, (World Bank) Sindh Education Reform Program, Karachi, Sindh, Pakistan

**Bisma Shah Bukhari**

Deputy Director, Sindh Teachers Education Training and Development Authority, Karachi, Sindh, Pakistan

**Maria Qabtia**

Consultant, Vocational Training, Sindh Technical and Vocational Authority, Karachi, Sindh, Pakistan

**Rafiuddin Dakhan**

Program Manager, (World Bank) Sindh Education Reform Program Karachi, Sindh, Pakistan

**Inamullah Pirzada**

Data Processing Assistant, (World Bank) Sindh Education Reform Program, Karachi, Sindh, Pakistan

### **Abstract:**

*Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all is an important eighth goal in sustainable development agenda of united nation for next 15 years. This paper is also written in context of above mentioned global development agenda with particular reference of Sindh-Pakistan. Land tenure is concerned with the right operational arrangements under which the land is operated for cropping purpose. The owner farm, Owner cum-tenant farm and tenant farm are famous kinds of tenure system in Sindh. The main focus of this study is on tenant's cultivation system due to its dominance in Sindh agriculture, its significant impact on the labour, sustainable agricultural development with natural resources management and pivotal role in rural economic and social development.*

*Study discussed that share cropping serves the interest land lords and strengthens their social, economic and political leverage in the rural areas. In this system, land lord avoids investing more capital and tenants avoid investing more labour and intention due to shares. System badly harms tenant's interest. They earn meager income and enjoy less freedom as compared to daily wages or monthly salaried industrial workforce. They always remain under heavy pressure and debit and this system leads to poverty, bondage and low skilled labour in agriculture sector of Sindh-Pakistan. This study concludes that large percentage of increasing population in rural areas is engaged in this manual and old system. It is because of this very fact that the people of the rural Sindh cannot not become skilled laborers i.e. plumbers, mechanics, electricians, carpenters, mesons, brokers, defense personnel and other industrial workforce and also an obstacle in migration of the people to urban/industrial centers.*

**Keywords:** Labour (Hari), Land, tenure system, Owners farms, Tenants farms, Poverty, Land lord (Zamindar)

## **1. Introduction**

### *1.1. Cropping Patterns and Operational Arrangements*

Sindh-Pakistan has two common crop seasons in the year i.e., Kharif (summer) crop season and Rabi (winter) crop season. In some cropping zones of fertile land, three crops can be sown. In some other places, a single crop dominates the system. The cotton, rice, maize, and sesame are important crops of summer including various kinds of fruits and vegetables. Wheat, barley, gram, tobacco, rape seed, mustard including some kinds of fruits and vegetables are important crops of winter season. Sugarcane is annual and important crop of the province. There is one of the complex combinations of many crops, fruits and vegetables on different places due to various cropping zones based upon agro climatic soil and different irrigation conditions in the region.

The northern and north western region has mainly non-perennial irrigation area and most suitable for rice growing in Kharif season, the area covers Jacobabad, Shikarpur, Larkana and some parts of Dadu district, some area is perennial, wheat and oil seed are also cultivated in winter season (Rabi). Second zone central is completely dependent on Sukkur barrage, the area covers Khairpur, Nawabshah, Naushahro-Feroze, and some parts of Sanghar and Hyderabad are included in the above zone. In this zone, cotton in

Kharif and wheat in winter are important crops and the area is also famous for fruit farms, vegetables production and sugarcane. The third and southern area is also known as lower Sindh including Thatta, Badin Tando-Muhammad –Khan, parts of Mirpur Khas districts. This zone is also suitable for rice, sugarcane and fruit farms.

It is very important to point out that in operational method there are three system of cultivation of land for cropping purpose but two systems are dominated since ages in cultivation one owners operated farms and second sharecropping farms the leasing of land on rent basis has little importance due to its small size in operational method. According to growers' perception, the major causes of lowest performance is land cultivation on old traditional methods like share cropping system with absentee landlordism with lack of mechanization, poverty and lack of education along with lack of agricultural extension services by the Governments

The share cropping system and absentee landlordism has played an important role in agricultural development and also in socio economic development of the region. The study of land tenure systems in Sindh indicates that land ownership system in the province dominated by feudalistic large tracts of land which has been under domination for over 1000 years and this ownerships system depends on tenant's cultivation through distribution in very small units.

The above mentioned land tenure ship styles reduce chances of modernization of the sector and opportunity for further investments due to its manual method in operations basis on 50% of profitability in majority area and 60/40 % and also 70/ 30% in some places depends upon the size nature and cropping zone. So, both of the above ways need to be discussed in detail for further understanding with labour performance and prospects in the agric-fields and this is the main objectives of the paper to bring realty on record throughout this research attempt on the subject.

## 2. Methodology

The qualitative approach of research has been used in this section, mainly depending on personal observations, interviews of specific groups and some kind of available primary and; secondary data to make the study a unique policy document in all respects.

The second quantitative strategy has been employed while sort outing major obstacles in agricultural development of Sindh by evaluation of most important /dependent variables of land tenure system. In this section published data of two important census of agriculture of Pakistan 2000 and 2010 are incorporated in the papers and also compare the tenures system in last ten years in Sindh Pakistan from changing prospects in the region.

## 3. Discussions & Result

### 3.1. The Land Tenure Ship System in Sindh

Land tenure is concerned with the right operational arrangements under which the land is operated for cropping purpose. The following are the three operational categories of farms, owner farm, Owner cum-tenant farm and tenant farm. The owner farm is a farm in which the entire land is owned by the operator. In the owner-cum-tenant farm, a farm of which a part of area is owned by the operator, household and the remaining taken from other households against rent or share of the produce. The tenant farm is such a farm whose entire land is taken from other house hold against a fixed rent in cash / kind or a share in the produce. The main focus of this section is also on tenant's cultivation system due to its dominance in Sindh's agriculture, its significant impact on the agricultural development process and pivotal role in rural economic and social development.

#### 3.1.1. Share Cropping System

The share cropping system is defined as a rented in area for which a pre-decided share of the produce is paid by the tenant to the owner of the area. In this system, the crop output is divided between the land owner and the tenant. This system has prevailed in Sindh for ages and still dominates entire Sindh as compared to other provinces of Pakistan. The above system can further be divided in two parts i.e. (1) Fifty percent share cropping, this is often implemented in canal water irrigated area and fifty percent cost shared with landlords. (2) Twenty percent share cropping, this system of share cropping is implemented in a situation where the canal water is not available for cropping and tube well water is provided by the landlord or some other major Inputs provided by the landlord at his own expense. In the operational strategy, the landowner or the Jagirdar allocates land to tenants or agric –labour locally called (haris) in 5, 10,15and 20 acres. The farm manager (Kamdar) oversees/ monitors the work of the tenant. The tenant happens to a landless share cropper, who trades/offers his family labour for a share in the output which in theory is 50% of the gross produce. He also supplies the seed, implements and oxen. In addition to his share, the land owner enjoys a tenant's services and free labour on various social occasions and at his residence. The landlord usually assigns a tenant each year a different block/patch of land to prevent the tenant from establishing any occupancy rights as per tenancy act over a particular piece of land.

When we trace the history of Sindhi tenants/agric-labour, we come to know that the tenants' difficulties are as old as agriculture in the region and the Mughal's era lends credence to the tenants' problems. The Mughal's nominees in Sindh were hard, unsympathetic and meted out inhuman treatment to the peasantry. As a result, the peasant community rose in rebellion against the land revenue collectors i.e. Jagirdar / Zamindars and their functionaries. We may cite here an example from Mughals Jagirdar Kalhora Governor days, Shah Inayat, a tenants' savior, from Jhoke Shreef, Thatta waged a war against injustice, highhandedness, oppression, cruelty and unfair attitude of the Jagirdar and Zamindars towards the peasantry, Shah Inayat reacted with the followers of his own against the local chieftains i.e. Jagirdar. "This posed a great threat and challenge to the supremacy of Jagirdars and Zamindars. As a result, the revenue free land which had been given to Shah Inayat was revoked in retaliation. A long battle ensued and many of his men i.e. followers were also killed. In this way, the resistance was crushed". (G.R., Maher 1958, pp. 211)

A fierce and long battle between Sindh landlords and tenants was fought in Jhok Sharif Taluka Mirpur Bathoro of Thatta district, 50 kilometers off Karachi. Sufi Shah Inayat Langah Shaheed was the leader of tenants and Nawab Azam Khan Kalhora was the leader of land elite and Mughals' Governor in Sindh who was duly supported by the state functionaries, the landlords, pirs, syeds and other spiritual and influential persons. The battle fought in October (1717) AD ended apparently in the victory of Sindh's landlords.

Sufi Shah Inayat gave a new theory/voice/direction to Sindh's tenants that it's GOD alone who owns the land. There is no right of state or landlord over the surplus produced by tenants with hard labour. He was in favour of cumulative cultivation and was against the private property ownership system. Karl Marks gave the same concept in (1877) in "Das Capital" after 159 years. Shah Inayat's cumulative cultivation concept was discussed by Marks as 'primitive communism'. Shah Inayat is supposed to be the exponent of socialism in the world in the light of his above philosophy/assumptions. Regrettably, his idea/philosophy was/is not given respectable place/space in the text books of the country and was/is less researched by scholars. He was called for negotiations and was treacherously martyred at Thatta on 7<sup>th</sup> January, (1718) and his thousands of followers were killed and their houses were set on a fire and statuesque of rulers and land lords was saved". (Syed Sabit Hussain 1985, pp. 217)

Syed Sabit-e-Hassan has further discussed/ mentioned in his book (Naveed-e-Fikar on pp.186) with reference of Dr. Zia-ul-Haq that Dr Haq proved in his Ph.D. thesis "Land Lord and Peasant in early Islam" that our prophet Hazrat Muhammad (S.A.W.S) introduced/imposed restrictions on tenancy system in the agricultural sector. After the Kalhora period, Talpurs became the rulers of Sindh region in the midst of eighteen centuries, their period is notoriously known for free and forced labour of the rulers, locally called (Begar) in Sindhi language. In this system, tenants were forced to work for rulers without any wages for many months and even they were not provided food by the government. In local language Lapo means (Forced Taxation) was imposed on tenants to pay the Zamindars (Landlords).

In British period (1843-1947) after the construction of Sukkur Barrage, tenants were very hopeful to get the lion's share in land distribution of barrage command area but they were completely ignored and were neither allotted/offered sufficient land nor any kind of relief and no permanent tenancy law were enacted for the welfare/benefit of tenants. In protest, the Sindh Hari Committee was formed in Sindh for the pursuance/ realization of tenant's rights and for some legal relief under the leadership of Haider Bux Jatoti, a former collector of British Government who had resigned in protest at tenancy rights. The struggle of Sindh Hari Committee became at last bore fruit in 1943, when the Sindh provincial assembly constituted the tenancy legislation committee. After the submission of the report, Mr. G. M. Syed voiced his support in favour of land reforms and tenancy rights for haris (farming community) and Djalmal Doulatram sided with the landlords and their report was published in 1945. "Once again Sindh Hari enquiry committee was formed in the end of 1947 and its report was published in 1948 except the comments of Mr. Masud the then collector. Mr. Masud was in favours of land reforms; his comments were politely ignored by Government due to pressure of feudal". (S. Nawab H. Naqvi, 1981, pp58-62). Ultimately, Sindh tenancy act was enacted in 1950 and other reforms were introduced from time to time but have not been implemented in letter and spirit. The Sindh haris (agric-labour) managed to seek little relief in Zulfiqar Ali Bhutto government (1972-77).

When free of cost land in small quantities was distributed in Sindh and 50% of share in seed, fertilizer and pesticides was imposed on landlords. As a result, the majority of haris voted Pakistan People's Party candidates against influential and powerful landlords. This vote marked a beginning of a simple protest against landlords and paid rich tributes to ZAB's services for tenants.

When we further analysis the impact of share cropping system, on performance and prospects of agric -labobur we find following evidence. In Sindh region, the history of tenants is replete with sorrows, hardships, oppression and highhandedness and painful stories. It is generally observed that the tenants in Sindh are born in debt, live in debt and die in debt. Every ruler ignored them in allotment of land and tenancy reforms and treated them harshly. In the hottest days of June and coldest nights of January, they work in fields in rags. It has also been analyzed that over the years, the tenants have not managed to pay off the debt which had been taken by their forefathers and still find it hard to ensure for themselves a shelter, healthy diet, clothes and healthcare and other creature comforts. Their life has been a pathetic picture of helplessness, a sense of deprivation and misery for hundreds of years from human development point of view. They still seem to be living in the age of reckless slavery at the hands of the landed aristocracy with the connivance of state machinery even in the age of globalization.

The share cropping system or feudal mode of production is mainly responsible for low productivity and slow growth of the sector. The tenants on the one side avoid offering / utilizing full investment of his labour and on the other the landlords avoid putting in capital investment due to half share in the produce. The share cropping system breeds poverty and un-employment among farmers. Poverty and un-employment give birth to various social ills/evils in the rural society of Sindh in particular gangs of dacoits. When we analyze the per day income of hired labourer and tenant, a marked income difference comes to the fore. A labourer barely earns rupees two hundred (Rs. 400) a day. It means, he earns six thousand rupees (Rs.12000) a month or RS.120000 a year. But the tenant earns less than Rs.5000 or not more than Rs.50, 000 a year despite the fact, he works from dawn to dusk in fields along with his members of his family without any social security and stipulated working hours like industrial labour. The share cropper (Hari) is the main victim of share cropping system but he has no choice but continue to work and suffer or switch the job due to lack of skills and agro industry at farm level. The share of hari is less than what he works for in the fields along with the members of his family including aged parents. Quite often, the annual expenditure of a hari is more than his annual income He can not leave his land unattended in any case. But the labourer may stop doing work or changing workplace whenever he deems right in the hope of earning more than what he earns. The tenant is socially bound with land lord whereas the industrial labourer is free from such bondages/restrictions.

GOD forbid, if any harm comes to his standing crop, this situation always lands him in great financial trouble or he fails to get any production, it will then be very difficult for him to sustain his life. Because he is very likely to lose his sustaining power due to such storms and incidents though the land owner is equal partner he does not pay him any thing in case of any danger, harm or calamity. He remains under heavy pressure along with his whole family members, whereas a labourer manages to earn some individually in all cases. If socially compared, a labourer is free from servile bends, whereas a tenant is in chains. The life of a tenant is a tale of misery. He finds any luxuries of life foreign to him. He does not have bare necessities of life. He lives in a small dilapidated house or hut, fetches water from canal and is unable to educate his children. He can not go to a doctor for the treatment of even minor elements on account of his dismal financial position. He like other employees does not have any old age benefits prospect. Due to abject poverty and for other life requirements, he gets loan from landlords. Quite often, he fails to return the loan because of low income, damage to his crops/ production, assault of fatal disease on his cattle and high credit interest rates. In order to pay the money off, a farmer along with his family gets sold to landlords like animals and commodity and eventually converted into bondage labour. The aforementioned bondage system is prevalent across the Sindh province but Hyderabad, Badin, Umber Kot, Thatta and Mirpur Khas districts top the bondage labour population list. The bonded peasants mostly belong to lower class of scheduled community, i.e. Kolhi, Bheel, Bagries, Mengwars, Rebari or other scheduled castes. The bonded farmers once sold can not free themselves from the shackles of the landlord until they repay the debt. They are left with no choice in this human sale but to be handed over to the buyer without ascertaining his character and reputation. They are forced to live in total slavery of the lord and do not even get permission to visit their relatives.

The tenants seem to have lost faith in the government machinery, such as courts, revenue officers and other law enforcement departments/agencies. No constructive move/law has been taken / made to check this illegal, inhuman and uncivilized practice which continues to thrive even in this age of technological revolution and human rights declarations. After the detailed discussion on the dire consequences of share cropping system/ feudal mode of production within the land tenure system in Sindh, we analyze further the data of land tenure system in Sindh with the help of some credible evidence supported by agriculture census of 2000 and specific/ target group of tenants in the field at different agro ecological zones level.

When we analyze the land tenure system in Sindh in view of agriculture census 2000, of Sindh province, we find following evidences with support of data. The data provides total number of private farm area comes to 10686552 acres in Sindh and owner farm area to 8112569 acres making up 76% of total area. The owner-cum-tenant farm area comes to 736132 acres which makes up 7% of total area. The total tenant farm area comes to 1837854 acres making up 17% of total area of private farms but this number may exceed because the land lords are said to distort actual figures due to tenancy occupation rights. Agric census 2010 also indicates that owner farms are 79%, owner-cum tenants are 8% and tenant's farms are 13% in Sindh province as mentioned in table 1. Increase in owners' farms is 3% and decreasing tenant's farms is 4% after ten years change in land tenure systems in Sindh province as shown in table 1 and figure 1 in details.

The cultivated area is stands at 5877031 acres which makes up 72% of cultivated area as percentage of owner farms area. According to tenure size distribution, 376879-acre area is said to be owned-self-operated farm area, the share cropped area is 214091 acres, leased area 133789 acres and another 11373-acre total farm acres is cultivated area and the percentage of owner-cum-tenant farms area is measured at 74%. The total tenant farms as cultivated area is measured at 837854-acre land and total cultivated area is 1615710 acres. The total cultivated area as percentage of tenant farms area is measured at 88%. The highest percentage measured in the size of 1.0 to 2.5 as 99%; in case of 5.0 acres, comes to 97% and lowest 41% has been observed in the size 150.0 acres and above size of farms. This evidence shows that cultivated area is inversely related with larger size of farms when the farm size increases, the percentage of area cultivated decreases and when the size of farm decreases, the percentage of cultivation increases.

The agricultural Census data of 2010 which published by the organization recently in its country report section on page 44 indicate that owners and owner-cum-tenants operated an area of "39.43 million acres and 3.10 million acres respectively, accounting for 42.53 million acres in total, Whereas the remaining 10.38 million acres were operated by tenants either on share cropping, lease or with undefined terms of tenancy. In this way, 80 per cent of the total farm area was operated by owners and 20 per cent by tenants. Majority of the tenant operated area (71 per cent) was cultivated on terms of share cropping (7.31 million acres) followed by 26 per cent on leasing basis (2.71 million acres). Whereas, 0.36 million acres (3 per cent) of this area was reportedly being operated with undefined terms of tenancy" (Agric-Census 2010, pp, 44).

#### 3.1.1.1. Land and Cropping Intensity in Share Cropping Farm

It indicates the extent to which the cultivated area is used for intensive cropping. The land use intensity is higher in Kharif season (summer crop) than in Rabi season (winter crop) reflecting relative scarcity of water in winter season. It is very important that intensity falls as farm size increases. The big landlords seem to have the lowest use of land intensity. It is observed that when a farm size increases, the proportion of cultivated land decreases. There is another strong evidence supported by the data of (agricultural census 2000), which shows that land and cropping intensity is lower as compared to owner farm than tenant farm. The reason of higher intensity on tenant farms is that tenants are allotted smallest parcels of agricultural land. It is a system of rotation which forces the sharecroppers to use the same piece of land more often in a year than does the small land owners for cropping. It is also observed that the use of tractors for land preparation by landlords on the tenant parcels would tend to increase the cropping intensity on tenant farms.

The average intensity of all private farms in Sindh province as per data of census 2000 is 77 %, owner farms 74%, owner cum tenant farms 76% and tenant farms 89% as shown in table 2. This data also indicates that highest average intensity has been measured in smallest farm size 1.0 acre is 97 % and lowest average intensity has been measured in largest size of farm 60 % and above as 59 %.

The average intensity of land use by tenure and by size of farm is highest in case of tenants. The agricultural Census data of 2010 which published by the organization recently in its country report section on page 45, Land use intensity in the country was “83 per cent on the average. It was highest (93 per cent) in the Punjab and lowest (45 per cent) in Balochistan. It was 86 per cent in Khyber Pakhtunkhwa followed by Sindh being 79 per cent. The intensity of land use was higher for tenant operated farms being 85 per cent while it was 84 per cent for owner farms. Land use intensity was the lowest being 77 per cent for owner-cum-tenant farms” in Pakistan but in Sindh province the situation is different as 89% in 2000 and 86% in 2010 as mentioned in table 2 and figure 2 below.

Year	owner	Owner-cum Tenant	Tenant farm	Total
2000	76	7	17	100
2010	79	8	13	100

Table 1: The Land Tenure Ship System in Sindh 2000 & 2010

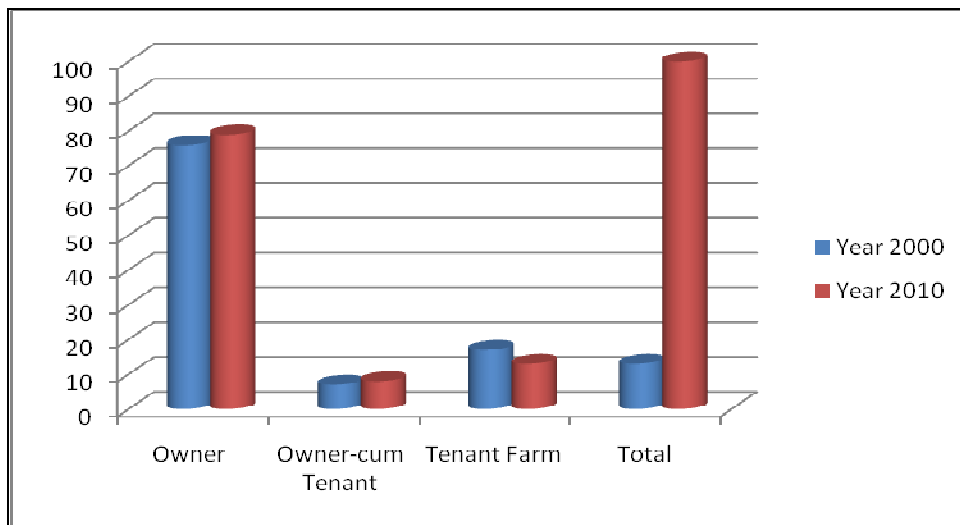


Figure 1

Source: I) Agricultural Census 2000, Volume II, Part -3, Govt. of Pakistan Statistics Division pp, 26, 32.  
 II) Agricultural Census 2010 Pakistan Report Table 4 and 5 pp 44-45).

Year	owner	Owner-cum Tenant	Tenant farm	Total
2000	74	76	89	77
2010	80	65	86	79

Table 2: The Land Tenure Ship System by Cropping Intensity in Sindh 2000 & 2010

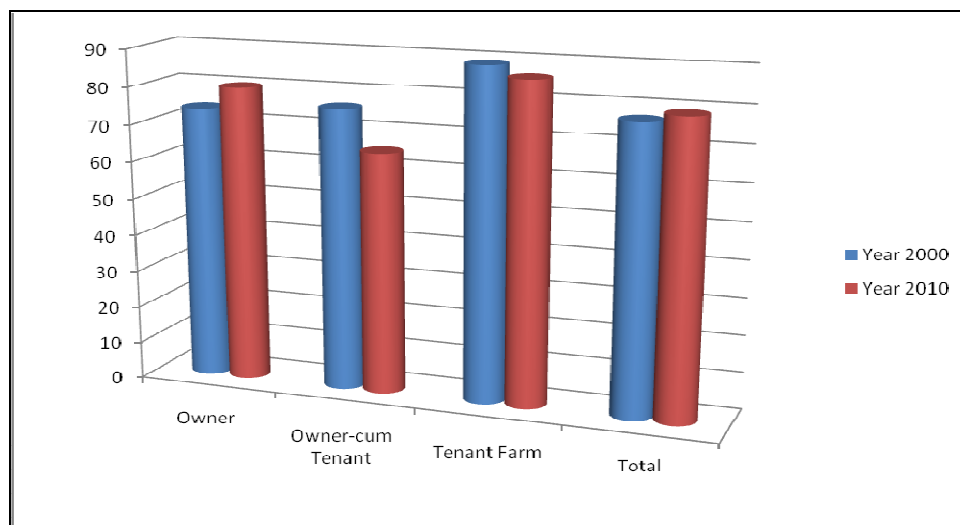


Figure 2

Source: I) Agricultural census 2000, volume II, part -3, Govt. of Pakistan Statistics Division, pp, 141-145  
 II) Agricultural Census 2010 Pakistan Report Table 2.



### 3.1.2. Self Operated Farms /Owners Farms

The area of land self operated encompasses includes whole or only that part of area owned which is under the day to day operational control of a house hold. It is also called self cultivation based on the concept of capital mode of production. The labour is supplied by house hold members in the case of small area cultivation or hired labourer on daily wages or monthly salary in case of large area cultivation.

Following important evidences have been made in regard to the difference between share cropping and self cultivation farms on the basis of specific group studies in the field. The highest average yield / income is earned on medium size farms as compared to very small and large. Specifically, the farms operated by self cultivators are more productive than those cultivated by tenants on the land of absentee landlords. This highest yield leads to highest farm production and highest percentage of gross and net income of growers. It is also significant that the value added per head hour is higher on owner farms than tenant farms. It has also been shown that pesticides, fertilizer, manure and human labour contributes more significantly to changes in value of output on farm irrespective of size

The owner-cum-self cultivator works at the farm diligently from dawn to dusk. He knows that he will not share the farm income with any landlord or other person. He faces fewer difficulties in credit seeking as compared to tenants and use of machinery i.e. tractor, tube well etc and other inputs due to his self-sufficiency and respect in the society. It is an open secret that self cultivation /capitalist mode of production is more productive than share cropping system in agricultural sector but this system works slowly and gradually and met with little success in the province due to ancestral and influence/hegemony of feudalists of Sindh and their dependence on share cropping system. They live in the posh areas of big cities like Karachi and Islamabad so they can be dubbed as part time growers and fully operate their farms according to the need of the hour. The specific group study on differences in gross or net farm incomes among different farms by size or tenure suggested that gross and net average incomes were higher on large than small farms and the gross net incomes were significantly higher on owner / self cultivator than tenant farms. In this case, self cultivators work as labour, organizer and full decision maker and beneficiary of the farm income.

This system is encouraged and appreciated mostly in fruit farms by progressive farmers due to large investment and income at farm level. The system should further be encouraged by public and private institutions by offering some incentives as given to industrial labour in the urban areas with some kind of professional training in the relevant job i.e. cropping, horticulture, forestry, fishing and livestock sector improvement programs. The gross income and net income of the owner farms and tenant farms per acre is shown in table 3. This shows that owner income is higher than tenant up to 15 thousand or more than that in per acre productions. The variation is up to 60% in gross and net produce from two operational forms

Tenure	Gross Income Per Acre & Year	Net Income Per Acre &Year
Owner Farms	50,000	35000
Tenant Farms	35,000	20,000

*Table 3: Gross and Net Income of Farms in Sindh  
Source: Self Generated by Specific Group Study in the field*

It is also important to mention here that the above results of production input use and gross and net income by size and tenure farm vary in different districts of the province according to fertility of land supply of inputs and favorable climatic conditions of the area. There is a great variation in incomes at different agro ecological zones of Sindh. The owner cultivation is more profitable than share cropping but, due to dominance of the feudal culture in the rural society of Sindh, land lords avoid self cultivation and fully depend on share cropping system at farms. To our surprise, even some agricultural graduates believe that self cultivation/agriculture is not an attractive profession to chose, saying profession in agricultural is the profession of only poor and illiterate people of rural areas. It is because of this very mindset that the young graduates/graduates in agriculture always opt for public sector jobs in urban centers. But the development process in agricultural countries requires to adopt agri-business approach to organize the farms on a large scale, the establishment of agro-based industry and organization of small and medium scale farms on the pattern of industrial firms for more productivity and more growth in agricultural sector and this growth will eventually accelerate the development process.

### 3.1.3. Leasing of Land on Rent

The area taken on lease / rent implies the rented area for which a pre-decided fixed rent in cash or kind is paid by the tenant to the owner of the area. The land owner who is not interested in cultivating on his / her own usually leases the land on rent. This system is also operated into two ways. Firstly, the lessee operates the land by him (self cultivation) and secondly, he gives the land to agric labour for cropping. It also indicates the land market by rent offered by lessee and offers excellent potential for further growth of the sector.

According to agric census 2010 Sindh chapter table 1.4, 1.5 and 1.6 in Sindh province, 461683 acres of land area is operated by lessee which is 0.46 of total Leasing of land in the country also indicates the potential of land markets in the region. The spells out the reasons for renting out owned area by the size of area owned in the region. Total numbers of land holding reporting owned area rented is out 108844 acres. The farm area of tenants cum owners leased is 352843 acres. The percentage of holding reporting various reasons for renting out area owned is given below: Non availability of family members 15%, area very small 3% area located far away 6%, area very large 4%, engaged on other occupation 9%, financial in-ability 7%, cultivation unprofitable 11% due to all other reasons

48%. The highest percentage has been observed as 65% in the farm size area under 1.0 acre and lowest 38% observed in the size of 50 to 100 acres holdings.

#### 4. Conclusion and Recommendations

Land tenure system plays a key role in production growth and has been divided into owner or self cultivation, share cropping system and leasing of land on rent basis. Owner cultivated farms are more productive than share cropping farms. In this system, the owner fully utilizes his skills, time and capital due to sole entrepreneurship as compared to sharecropping system which is based on 50% divide among them. The share cropping system is also called feudalistic mode of production which spread poverty and low skilled labour in the region. The sharecropping serves mostly in the interest land lords. This system strengthens their social, economic and political leverage in the rural areas which are already in grip of so called feudal elites. Their social and economic power give birth too many ills in the society. In this system, land lord avoids investing more capital and tenants avoid investing more labour and intention due to 50 % distribution of production.

The share cropping system badly harms Tenants interest. They earn meager income and enjoy less freedom as compared to daily wages or monthly salaried industrial workforce. They always remain under heavy pressure and debit and this system leads to bondage labour in agriculture sector. This is an important analysis mentioned here that large percentage of increasing population in rural areas is engaged in this manual and old system. It is because of this very fact that the people of the rural Sindh cannot not become skilled laborers i.e. plumbers, mechanics, electricians, carpenters, mesons, brokers, defense personnel and other industrial workforce. This system also reduces the migration rate of rural people towards urban area just like Karachi, Hyderabad, Sukkur and this vacuum has been filled by the population of upper and northern region. This system is also responsible for increasing poverty in rural areas due to manual method of cultivation that leads to less income, and increasing input costs. Increase in literacy rate and agro based industry at farm level can break this vicious circle.

It is concluded that very small and large farms are less productive than medium size, large farms mostly due to mismanagement and small ones due to diminishing return in the long run. So, there a need to encourage medium size / owners farms those are measured from above than 25 acres and up to 150 acres. In this regard last land reforms are awaiting implementation because it may boost medium size farming in the area as we require for progressive farming with self cultivation on farms as full time profession which leads agric business activities.

The capitalistic mode of production may bring positive change in land tenure system. In this way, the tenants may escape the clutches of land lords. Technical education and vocational training programs should be introduced to create skilled labour in rural areas as it will reduce both fragmentations based on law of inheritance and heavy dependence on sharecropping system.

If the rural population is well trained on local market demand basis; it will lead to commercial farming instead of small substance agriculture and will also extend agro based industries. Increasing mechanization process with low cast technology of china's agric-model and land reforms will also be helpful in this regard.

#### 5. References

- i. Pakistan Government of (2010-2011), Agriculture Statistics of Pakistan. Islamabad, Ministry of Food Agriculture and Livestock. (Economic Wing)
- ii. Pakistan Government of (2011-12) Economic Survey of Pakistan. Islamabad, Ministry of Finance & Economic Affairs Division pp17.
- iii. Syed Sibit e Hassan Naveed Fikar 1982 Karachi Sindh Pakistan
- iv. Sindh Government of (2003), Development Statistics of Sindh. Karachi pp.XXXIX)., Bureau of Statistics, Planning & Development Department
- v. Agricultural census (2000) Sindh province Volume-II Part -3, Government of Pakistan Statistics Division, Agricultural Census Organization Lahore,pp.26,32, 618.
- vi. Agricultural Census 2010, Pakistan Report Table 4 And 5 pp 44-45.
- vii. Agricultural Census 2010, Sindh Chapter Report Table 1. 4, 1.5 and 1.6.
- viii. Dr.Hamzo Khan Tagar "Major obstacles in agricultural development of Sindh and their remedies: a case study of Sindh" Ph.D dissertation submitted to department of Economics University of Karachi.(Unpublished, 2009, (page 89-98).
- ix. Dr.Hamzo Khan Tagar Syed Roshan Ali Shah "Sindh Agro Eco System: Major Obstacles And Remedies" International Journal Of Innovative Research & Development (Ijird) May,2015, Vol 4, Issue 5.
- x. Dr.Hamzo Khan Tagar & Syed Roshan Ali Shah "Agricultural Development: Meanings, Modes And Models"(A Feasible Model For Sindh-Pakistan) International Journal Of Innovative Research & Development (Ijird) October, 2012 Vol 1 Issue 8
- xi. Ghulam Rasool Mehar (1958), Tarikh-E-Sindh. Sindhi Adbi Board, Jamshoro, Sindh Pakistan pp.211