

**CITY OF  
BOMBAY IMPROVEMENT TRUST**

**Proceedings of the Improvement  
Committee and the Board**

**1929-30.**

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## Bombay Improvement Trust.

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### Schemes referred to in the Index.

No.	Name.
1	First Nagpada.
2	Princess Street.
3	Sandhurst Road (East and West).
4	Gamdevi.
5	Dadar-Matunga.
6	Sion-Matunga (also Dadar-Matunga North).
7	Colaba Reclamation.
8	Mandvi-Koliwada.
9	Sankli Street.
10	Plot South of Crawford Market.
11	Agripada (West).
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13	Souter Street extension eastwards.
14	Nagpada Police Accommodation.
16	Wodehouse Road Police Accommodation.
17	Duncan Road " "
18	Shepherd Road " "
19	Agripada " "
20	Wellington Lines.
21	Wodehouse Road.
22	Hornby Road.
23	Connaught Road Police Accommodation.
24	Princess Street " "
25	Gamdevi. " "
27	Mathew Road.
29	Nowroji Hill.
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31	Parel (Lalbaug and Suparibaug).
32	Agripada East.
33	Bhatwadi.
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35	Sandhurst Road West Police Accommodation.
36	Lamington Road.
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39	Sandhurst Road (East) Police Accommodation.
40	Byculla Police Accommodation.
41	Undria Street.
42	Spring Mills Poorer Classes Accommodation.
43	Parel Road (Central).
44	Maharbaudi Police Accommodation.
45	Palton Road " "
46	Naigaum " "
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48	Mahim Police Accommodation.
49	Nepean Sea Road Reclamation.
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55A	Mazagon Police Accommodation.
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67	Naigaum (Armed and Recruits) Police Accommodation.
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70	Police Accommodation at Arthur Road.
71	Chowpati West (part of).

# BOMBAY IMPROVEMENT TRUST.

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Note : H. F.=Hand File.

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Note.—H. F.=Hand File.





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" Resolution...	General Department No. 5901 dated 5th March 1929.	Re: Revision of Schedule C of the Trust Transfer Act—recorded ...	14	10	"
"	" No. S-20(4) dated 13th June 1929.	Re: Sanction to appointment of Mr. A. K. Dadachanji as Acting Chief Officer ...	143	223	"
"	" dated 28th June 1929.	Re: Sanction to the appointment of Mr. N. D. Mehta, as Acting Chief Officer ...	145	224	"
"	" No. 5500 dated 30th July 1929.	Re: Withdrawal from acquisition of certain properties in Scheme 56 ...	253	311	"
"	"	Re Erratum re: withdrawal from acquisition of certain properties in Scheme 56 ...	333	401	"
"	Revenue Department No. 3009 dated 22nd July 1929.	Re Conversion into freehold of the tenure of land of the chawl compound on Supari-baug Road ...	222	280	47/3
<b>H</b>					
Hornby Road Estate	Plot 73 ...	Proposal to let ground floor of premises on—to Messrs F. Cornaglia & Co., for a restaurant business including sale of liquor—Board to be recommended to allow the lessees to let the ground floor ...	243	300	H. F.
"	"	Excerpt from Board's proceedings dated 18th September 1929 recorded ...	320	388	"
<b>I</b>					
Imprest	Held by Estates and Valuation Department	Extension of period sanctioned...	193	260	40
Improvements Committee	Chairman	Mr. Hoosenally M. Rahimtoola asked to preside at the meeting held on 30th April 1929 ...	—	48	157/1
"	"	Dr. M. C. Javle elected as—for 1929-30 ...	—	50	"
"	"	Appreciation of services of Mr. Hoosenally M. Rahimtoola as ...	55	50	"
"	Statement showing names of members elected under Section 13 of the Act to serve on the—	Recorded ...	54	49	"
" Member	Executive Engineer, Presidency Division, nomination as.	G. L. G. D. No. S. 20 (4)A, dated 20th February 1930, sanctioning appointment of—vice Secretary to Government, Development Department ...	521	606	"
"	Retirement of—by rotation under Section 12(i) of the Act.	List of members retiring read out by the Chairman ...	26	608	"
"	Bell C I E, I C S., Mr. R. D.	Appreciation of services of ...	524	608	"
"	Dabholkar, Sir V. A.	To serve as an additional member on the Special Sub-Committee appointed under C. R. 61/29-30 ...	80	77	"
"	Pal, Dewan Bahadur, A. K.	Passing of condolence resolution on the death of ...	498	590	"
Insurance Companies	Approved list of	Inclusion of the Prudential Assurance Co., Ltd, in the—Report No. 5 of the Finance Sub-Committee, dated 13th July 1929—adopted ...	194	260	58
"	"	Inclusion of West of Scotland Insurance Office in the—Report No. 5 of the Finance Sub-Committee, dated 7th August 1929—adopted ...	236	293	"
"	"	Inclusion of the Crescent Insurance Co., Ltd, in the—Report No. 10 of the Finance Sub-Committee, dated 19th November 1929—adopted ...	393	489	"

Note :—H. F.—Hand File.



Heading.	Subject of Resolution.	T. R.	Page.	Complia- tion No.	
<b>Kamathipura District...</b>	<b>Improvement of— ...</b>	...Report No. 5 of the Land Sub-Committee, dated 2nd August 1929, approved and copy sent to Board etc., ...	237	249	H.F. 115
<b>Kolbhatwadi Estate... (Scheme 54)</b>	<b>Plot 15 ...</b>	...Handed over to tenant ...	5	47	
" "	" " ...	...Change of user of the building on—permitted on conditions ...	439	542	H.F.
" "	" " 16 ...	...Applications for lease accepted...	422	516	"
" "	Case 30 ...	...Offer for demolished materials from—accepted ...	520	606	145/3
<b>Kerosine Oil</b>	<b>Supply of—during 1929-30</b>	...Tender of the Burmah Shell Oil Storage and Distributing Co.—accepted ...	7	5	82
<b>L</b>					
<b>Lalbaug Estate (Scheme 31)</b>	<b>Case 54 (plot 55)— ...</b>	...Division into 2 plots and surrender of present lease—sanctioned ...	64	62	H. F.
<b>Land Acquisition Officer</b>	<b>Establishment under the—</b>	...In supersession of C. R. 18/1928 Board to be recommended to pay Government arrears of pension and leave contribution in respect of services of— ...	192	260	Pending.
" "	" " ...	... Proposals made in Chief Officer's note dated 19th October 1929—sanctioned subject to Board's sanction to provision of funds ...	355	419	"
<b>Land Sub-Committee...</b>	<b>Members on ...</b>	...Appointment of ...	84	78	157/4
" "	<b>Report No. 1 dated 9th April 1929</b>	...Re: Treefoot booth on plot 150, Suparibaug Estate ...	38	33	103/2
" "	" 2 " "	...Re: Reduction of rent of Cases 116 & 117, Scheme 37 ...	40	34	123/4
" "	" 3 " "	...Re: Request for reduction of rent from tenants of rear chawl in Case 408, Scheme 57 ...	41	35	141/4
" "	" 4 " 23rd July 1929.	...Re Reduction of rent of plot 108, Sandhurst Road East ...	208	274	H. F.
" "	" 5 " 2nd August 1929.	...Re Improvement of Kamathipura District ...	237	294	"
" "	" 6 " "	...Re: Grant of temporary leases to owners of acquired properties—Wadala, Gowari, Worli, Koliwada etc. ...	238	298	161/1
" "	" 7 " 13th August 1929.	...Re: Request for reduction of rent of Case 82, Scheme 37 ...	256	314	123/4
" "	" 8 " "	...Re: Offer for settlement of Case 214, Scheme 37 ...	257	317	123/3
" "	" 9 " 30th August 1929	...Re: Retention of liquor shop on Case 45, Scheme 57 ...	289	352	141/3
" "	" 10 " 10th September 1929.	...Re. 25 years lease for a playground of plot 605, Dadar-Matunga ...	295	371	H. F.
" "	" 11 " 4th October 1929.	...Re: Permission to lay cables in Sydenham Road adjoining Memonwada Sub-station ...	336	404	123/2
" "	" 12 " "	...Re: Request for reduction of rent of plots B, D & E, Tulsirampada, Scheme 47 ...	337	405	64A
" "	" 13 " "	...Re: Request for a free reading room in Love Lane chawls, Scheme 62 ...	338	406	149/6
" "	" 14 " "	...Re. Repairs to Tennis Courts in Vincent Square, Scheme 5... ...	339	406	39
" "	" 15 " 18th October 1929.	...Re: Request for reduction of rent of plots D1 & D2, Scheme 29 and extension of 5 years' lease ...	356	419	64A
" "	" 16 " "	...Re: Policy of allowing the erection of tree-foot booths ...	357	421	64
" "	" 17 " 13th November 1929.	...Re: Proposed additional third upper floor to the building on plot No. 15A, West Chaupati Estate ...	391	488	H. F.
" "	" 18 " "	...Re: Letting the right of tapping trees and sites for the erection of tree-foot booths ...	392	489	64
<b>Land transfer System.</b>	<b>Copy of report on—by the Solicitor to Government</b>	...Government to be informed as suggested by the Chief Officer in para 12 of his note, dated 26th December 1929 ...	432	632	49/1
<b>Lime washing of Trust's Chawls, etc. during 1929-30</b>	<b>Tender of Mr. Dewanchand Kahanchand for.</b>	...Extension of period of tender till 10th July 1929—sanctioned ...	191	259	82
" 1930-31...	<b>Tenders for—</b>	...Tender of Messrs. D. J. Contractor accepted and deposits of Messrs. Vallabhdas Mulji & Co. and Mr. Daya Lakha refunded ...	515	604	"
<b>Loan</b>	<b>Rs. 25 lakhs loan of 1929-30</b>	...Report No. 4 of the Finance Sub-Committee, dated 13th July 1929 adopted and forwarded to the Board for approval ...	171	245	H. F.
" "	" " "	...T.R. 1929-30—referred to Finance Sub-Committee for report ...	198	266	"

Note :—H. F.=Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Compilation No.	
<b>L</b>					
loan ...	Rs. 25 lakhs loan of 1929-30 ...	Report No. 6 of the Finance Sub-Committee dated 7th August 1929—adopted and to be forwarded to the Board for approval ...	230	289	H. F.
" ...	" " "	Report No. 9 of the Finance Sub-Committee, dated 3rd September 1929—adopted, Government approval to be obtained and a copy of the report to be forwarded to the Board with reference to T. R. 39/1929-30 ...	264	323	"
" ...	Rs. 50 lakhs from Imperial Bank Chawlis ...	Report No. 6 of the Finance Sub-Committee, dated 17th July 1929—adopted ...	172	246	"
Love Lane (Scheme 62)	" " "	Construction of compound wall and improvement of water supply—sanctioned subject to Board's sanction to transfer of funds ...	53	46	149/6
" " "	" " "	Letter dated 20th April 1929 from Mr. J. M. Karandikar, president of public meeting of depressed classes forwarding copies of resolutions passed at the meeting asking for provision of wire gauze to windows on ground floor of chawl No. 2 etc.—referred to Chief Officer for report ...	65	62	"
" " "	" " "	Chief Officer's report dated 3rd July 1929—Consideration postponed and Chief Officer asked to submit an estimate of cost ...	156	230	"
" " "	" " "	Chief Officer's report, dated 8th August 1929—estimate approved subject to Board's sanction to transfer of funds ...	239	298	"
" " "	" " "	Letter dated 8th June 1929 from Mr. R. S. Nekaljay president of public meeting of depressed classes forwarding copies of resolutions asking for grant of a room on nominal rent for free reading room, etc. referred to Chief Officer for report through the Land Sub-Committee ...	157	231	"
" " "	" " "	Report No. 13 of the Land Sub-Committee, dated 4th October 1929—adopted ...	338	406	"
" " "	" " "	Shops in—request for reduction of rent—sanctioned ...	102	91	"
" " "	" " "	Letter dated 19th January 1930 from the president of the public meeting of the depressed classes forwarding copies of resolutions asking for reduction of rents of one room tenements, etc. ...	470	578	"
<b>M</b>					
Mahaluxumi (Scheme 66)	Case 1 ...	Strip of land to the west of—conveyance to the Trustees of the late Mr. N. J. Gamudia—sanctioned ...	214	276	66
Mathew Road Estate (Scheme 27)	Plot 6 ...	Motor garage sanctioned ...	15	11	4/15
" " "	" 12 ...	Lessee permitted to instal light machinery on conditions ...	30	23	"
" " "	" 19 ...	User of upper floors of the building as a Nursing Home—consideration postponed ...	454	552	"
" " "	" " "	Referred to Land Sub-Committee for report ...	478	584	"
Monsoon repairs to acquired buildings, permanent chawls, etc.	Tenders of Haji Dada Sulman, Daya Lakha and Tayaballi Esoofalli Rangwalia for ...	Accepted and work to be distributed between them as proposed ...	9	6	82
" " "	" " "	Work Orders, extension of period of—sanctioned ...	360	423	"
" " "	Excess expenditure in respect of (C. R. 205/28-29)	Sanctioned ...	207	274	"
Mumbra sand	Contract for supply of ...	Report No. 2 of the Works Sub-Committee dated 26th April 1929—adopted ...	69	66	"
" ...	Tender for supply of—for 3 years.	Tender of Mr. S. G. Bhave at Rs. 8-10-0 per brass—accepted ...	399	493	"
<b>N</b>					
Nagpada Estate (Scheme 1)	Plot 36 and 37 ...	Handed over to tenant ...	5	47	115
" " "	" 42 ...	Arrears of rent of—notice determining the tenancy to be served on Mr. R. B. Naik ...	299	375	2/12
" " "	Block 1 (Agripada chawls)	Rent of shops at—reduction sanctioned ...	424	522	2/9
" " "	Passage leading to chawls	Irrevocable right of way to the properties of Sir Jacob Sassoon Charity Trust—granted on conditions ...	242	300	"

Note :—H. F.=Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Compilation No.
	N			
Nagpada Estate (Scheme 1).	...Passage leading to chawls ...In modification of C. R. 242/28-29—condition re : interest waived ...	325	393	2/9
Naigam Estate (Scheme 60)	...Case (s) 8 ...Offer for settlement—sanctioned ...	123	185	147/3
" "	... " 9 (part) ...Present lease extended for a further period of 3 years from 27th October 1929 ...	47	41	H. F.
" "	... " 68, 68A, 68B and 69A...Demolition of—sanctioned ...	328	395	147/4
" "	... " 100 ...Offer to hand over shed to the Trust—accepted ...	359	422	"
" "	...Plot (s) 11 and 12 ...Handed over to tenant ...	5	586	115
" "	... " " ...Application for lease—accepted ...	349	415	H. F.
" "	... " 12A ...Sale of property on—to Mr. D. H. Rana—sanctioned ...	265	324	"
" "	... " E ...Application for extension of temporary lease—sanctioned... ..	507	595	64A
Notice of motion by	...Batliwala, Dr. S. S. ...Re : Naming of roads in Dadar Parsi Colony—carried ...	168	240	161/1
" "	... " " ...Chief Officer's report dated 6th September 1929 forwarded to the Municipal Commissioner for disposal ...	297	373	"
" "	... " " ...Letter from Mr. C. R. Patwardhan, dated 30th September 1929—Chief Officer's suggestions in his note dated 15th October 1929, approved ...	354	418	"
" "	... " " ...That the Chief Officer be requested to report whether it is a fact that vegetable & fish sellers who squat on Trust land at Sion have been prohibited from putting up temporary shelters, etc.—carried... ..	169	240	"
" "	... " " ...Chief Officer's report dated 6th August 1929 recorded and the license fee fixed at 4 annas a month for the monsoon period..	231	290	"
" "	... " " ...That the Chief Officer be requested to report whether it is a fact that there is an open well breeding Anopheles mosquitoes and a large plot of ground leased out for growing vegetables in the immediate vicinity of Bai Jerbai Wadia hospital for children at Parel, etc.—carried ...	455	553	"
" "	...Pal, Dewan Bahadur A. K. ...That the Chief Officer be requested to report what would be the financial loss to the Trust if they were to discontinue the sale of right of tapping trees for toddy on all the Trust estates, etc.—carried ...	275	340	"
" "	... " " ...Chief Officer's report dated 30th September 1929 referred to Land Sub-Committee for report ...	329	398	"
" "	... " " ...That the Chief Officer (Mr. Mehta) be asked to report before he hands over charge what reduction of Trust establishment is possible, etc.—carried ...	290	353	"
" "	... " " ...That the Chief Officer be requested to report as to the number of poles put up by the B. E. S. & T. Co. on Trust land, etc.—carried ...	304	381	"
" "	... " " ...That the Chief Officer be requested to submit a list of properties acquired in Worli Koliwada together with names of claimants, etc.—carried ...	305	381	"
" "	... " " ...Chief Officer's report dated 24th October 1929, referred to Land Sub-Committee for report... ..	363	442	"
" "	...Viegas, Dr. A. G.— ...That the Land Sub-Committee be requested to report as to the desirability of giving temporary leases to owners of acquired properties in Wadala, Gowari, Worli-Koliwada, etc.—carried ...	186	252	"
" "	... " " ...Report No. 6 of the Land Sub-Committee dated 2nd August 1929—adopted ...	238	298	"
" "	... " " ...Re : Delay in signing Balance Sheets for 30th September 1926, 31st March 1927, 30th September 1927 and 31st March 1928, etc.—carried ...	263	321	"
" "	... " " ...Chief Officer's report, dated 30th August 1929—recorded ...	271	333	"
Nowroji Hill Estate (Scheme 29)	...Case 289 ...Rs. 10-5-2 due as 15 days wages to sweeper Shankar Raya credited towards 9 months' arrears of rent and the balance Rs. 26-2-10 still outstanding written off ...	277	343	40/1A
" "	...Plot(s) D1 and D2—...Request by tenant for renewal of 5 years' lease at reduced rent—referred to Land Sub-Committee for report ...	252	310	98/2

Note :—H. F.—Hand File.

Heading.	Subject of Resolution.	T. R.	Page.	Compilation No.	
<b>N</b>					
... <b>Broff Hill Estate Scheme 29).</b>	...Plot(s) D1 and D2— ...	...Report No. 15 of the Land Sub-Committee dated 18th October 1929—adopted ...	353	419	98/2
..	.. 27/28 ...	...Arrears of rent of—lessee allowed to pay arrears on conditions ...	469	577	H.F.
..	.. 28 ...	...Arrears of rent—Chief Officer authorized to file High Court suit for recovery of arrears ...	350	416	..
..	.. " ...	... Proposals made in Chief Officer's note dated 21st November 1929—sanctioned ...	389	487	..
..	.. 30 ...	...Handed over to tenant ...	5	47	115
..	.. 31/33.37 & 38	...Letter from the tenant of plot 33 protesting against the erection of a temporary shed for religious purposes during Moharrum on—recorded ...	131	190	H.F.
..	.. 40 ...	...Handed over to tenant ...	5	47	115
..	.. 97 ...	... ..	7	443	..
..	.. " ...	...Report No. 16 of the Works Sub-Committee dated 24th February 1930—adopted ...	532	614	H.F.
..	.. 97 & 107 ...	...Application by Messrs. Bhedwar & Bhedwar on behalf of the Trustees of St Joseph School, Umerkhandi, for option to lease—Chief Officer's recommendation approved ...	109	96	..
..	.. " ...	...Application for lease—accepted ...	228	288	..
..	.. 101 ...	...Handed over to tenant ...	5	586	115
..	.. 136 & 137 ...	...Application for lease—accepted ...	522	607	..
..	...Chinchbunder chawls	...Repairs to godown in—sanctioned subject to Board's sanction to transfer of funds ...	388	487	48/2A
..	...Dongri Quarry ...	...Sale of metal Nos 1, 2 & 3 forfeiture of Mr. D. M. Bilimoria's deposit—sanctioned... ..	130	188	98/7A
..	.. " ...	...Supply of rubble stones for Municipal Crusher at—offer of Rs. 8 per brass—accepted ...	46	40	..
..	...Recreation ground...	...Payment of wages of Mali, Watchman, etc., of—sanctioned subject to Board's sanction to transfer of funds ...	91	84	98/2
..	...Sewer in Road No. 2	...Provision of a vent shaft from the head of —sanctioned subject to Board's sanction to transfer of funds ...	412	503	98
..	...Parks and gardens	...Bills for plumbing work and water connections to two recreation grounds in—sanctioned subject to Board's sanction to provision of funds ...	250	109	..
<b>P</b>					
... <b>rel Estate Scheme 31)</b>	...Hospital Avenue Road between the Wadia Maternity Home and the Wadia Children's Home, etc., completion of—	...T.R. 57/29-30—referred to Chief Officer for report through the Works Sub-Committee... ..	324	393	161
..	...Tram tracks between Lalbaug and Dadar to be kept clear of weeds (T. R. 63/28-29).	...Mexphalting central reservation and provision of 8 benches—sanctioned ...	373	473	..
..	...Re: Large plot of land leased for growing vegetables near Bai Jerbai Wadia Hospital for children at Parel and open well breeding Anopheles mosquitoes	...Notice of motion by Dr. S. S. Batliwala ...	455	553	..
..	...Right of cultivating land in	...Bai Banbai allowed to continue her tenancy for a further period of 3 years ...	11	9	64
... <b>rel Road Northern Scheme 47)</b>	...Case 30A ...	...Withdrawal from acquisition—Chief Officer's proposal approved and recommended to the Board ...	505	595	130/3
..	.. 88 ...	...Handed over to tenant ...	7	443	115
..	.. 96 ...	...Withdrawal from acquisition—Chief Officer's proposal approved and recommended to Board ...	504	594	130/3
..	.. 106 ...	...Permission to use rooms on second floor of building on as a school—granted on conditions ...	307	384	130/2
..	.. 118 ...	...Withdrawal from acquisition of—Chief Officer's proposals approved and recommended to Board ...	503	594	103/3
..	.. 122 ...	...Installation of an underground petrol storage tank—permitted on conditions ...	517	605	130/2
..	...Maruti and Shiva temples at Byculla.	...T. R. 54/29-30 adopting Mr. I. S. Patel's notice of motion re: construction of—referred to Land Sub-Committee for report ...	323	392	161

Note:—H.F.=Haad File.



Heading.	Subject of Resolution.	C. R.	Page.	Compilation No.
<b>R</b>				
Returns of outstanding reports pending before the Chief Officer and Sub-Committees	Statement of— ... Statements A and B recorded ...	17	16	157/3
"	"	79	76	"
"	"	140	218	"
"	"	166	239	"
"	"	226	284	"
"	"	274	339	"
"	"	345	411	"
"	"	374	476	"
"	"	421	515	"
"	"	436	539	"
"	"	477	582	"
"	"	536	619	"
<b>S</b>				
Landhurst Road East Estate (Scheme 3)	Plot(s) 36/37 ... ...Permission to use 1st floor of building as a Maternity Home granted on conditions	309	385	H. F.
"	" 54 ... ...Erection of a light structure on the third floor permitted on conditions	77	72	"
"	" 58 ... ...Third upper floor—permitted on conditions	78	72	"
"	" 108 ... ...Tenant's request for reduction of ground rent—referred to Land Sub-Committee for report	121	182	"
"	" ... ... Report No 4 of the Land Sub-Committee dated 23rd July 1929—adopted	208	274	"
"	Persian Mosque adjoining Imamwada Chawls ... ... Trustees of the mosque permitted to construct windows overlooking Board's land on conditions	101	91	4/2
" West	Plot 5 ... ... Motor garage on—sanctioned	52	45	H. F.
"	" 14 ... ... Change of user of 2nd floor of building—permitted on conditions	188	256	"
"	" ... ... Use of first floor of building as an Eye Hospital—permitted on conditions	353	417	"
"	" 17 ... ... Change of user permitted on conditions	71	68	"
"	" 58 ... ... Extension of motor garage on	471	578	"
"	" 64 ... ... Motor garage on—consideration postponed	89	83	"
"	" ... ... Motor garage on—sanctioned	110	96	"
"	" 94 ... ... Additional motor garage—sanctioned on conditions	499	592	"
Sale of Plots on Trust Estates	Proposals for ... ... Resolution No. 1 of the Special Sub-Committee (C. R. 342/28-29), dated 12th April 1929—approved and recommended to the Board	50	44	Pending.
Schedule "C"	Revision of ... ... G. R. G. D. No. 5901 dated 5th March 1929 ordering publication of notification—recorded	14	10	"
Sewri—Wadala (Scheme 57)	Case 45 ... ... Report No 9 of the Land Sub-Committee dated 30th August 1929—recorded and arrangement recommended by the Chief Officer—sanctioned subject to Board's sanction	289	352	141/3
"	" ... ... T R. 49/29-30 sanctioning the removal of liquor shop on to a new site—recorded	321	389	"
"	" 110 ... ... Offer for purchase of building materials	204	272	141/4
"	" ... ... Offer accepted	310	385	"
"	" 408 ... ... Request for reduction of rent—Report No. 3 of the Land Sub-Committee, dated 9th April 1929—adopted	41	35	"
"	" 415 ... ... Right of tapping trees and temporary occupation of the land—offer of Bai Jerbai D. Toddywalla accepted on condition	247	308	64
"	" ... ... C. R. 247/29-30 rescinded and the question of treefoot booths referred to Land Sub-Committee for report	294	371	"
"	" ... ... Policy of allowing the erection of treefoot booths—Report No. 16 of the Land Sub-Committee dated 18th October 1929—referred back to Land Sub-Committee for definite recommendation	357	421	"
"	" ... ... Report No 18 of the Land Sub-Committee dated 13th November 1929—adopted	392	489	"
"	" ... ... Offer of Bai Jerbai accepted	368	463	"
"	" 433 ... ... Right of cultivation in—offer accepted	387	486	"
"	" 560 ... ... Chief Officer's report dated 30th October 1929 re: outbreak of fire in	365	464	141/2
"	" 955 ... ... Repairs to staircases—sanctioned subject to Board's sanction to the expenditure	318	388	141/4

Note —H F=Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Compila- tion No.	
<b>S</b>					
<b>Sewri-Wadala (Scheme 57)</b>	... Acquired buildings in—	...Increase in rents of shops in—letter of protest on behalf of tenants from Mr. Jivraj G. Nensey ...	379	479	141/4
"	"	...Mr. Nensey informed that the Committee are unable to reduce the rents ...	386	486	"
"	"	...Further letter from Mr. Nensey dated 9th January 1930 ...	442	543	"
"	... Gowari village	...Provision of latrines in—payment of Trust's share of costs—sanctioned ...	178	249	141/2
"	... Road from Gowari station to Matunga Road	...Letter No. 163 dated the 30th August 1929 from the Joint Hon. Secretary, Matunga Residents' Association re: condition of ...	308	384	141
"	... Sewri Quarry	...Sale of metal Nos. 1, 2 and 3 from Sewri Quarry—offer accepted ...	112	97	141/9
"	"	...Profit and Loss accounts in respect of removal of bill for the years 1925-26 and 1926-27—Report No. 6 of the Works Sub-Committee dated 24th May 1929, adopted ...	119	179	"
"	"	...Labour contract for feeding crushers at—rates quoted by Mr. P. P. Adalja accepted.	371	472	"
"	"	...Tender for Quarry work at—rates of Mr. Manilal H. Patel—accepted ...	372	473	"
"	... S. P Sheds	...Write off of Rs 1-10-6 being the irrecoverable arrears of rent due by absconded tenant of room 73 ...	284	348	40/1A
<b>Sinking Fund</b>	... Adequacy of—	...Letter from the Examiner, Outside Audit, No. O A. 494, dated 14th November 1929 referred to Finance Sub-Committee for report ...	433	535	Pending.
<b>Sion-Matunga Estate (Scheme 6)</b>	... Plot B—	...Sion South Sub-station on—request by the B. E. S and T. Co., for extension of building on—referred back to the Chief Officer for report ...	201	269	H. F.
"	"	... Chief Officer's report, dated 26th August 1929—building period extended by one year with liberty to apply again ...	266	324	"
"	... Cases 1159, 1169 and 1170	...Letter dated 8th July 1929 from Mr. J. L. Bhandare protesting against award made in 1916 in respect of—	216	278	65/3
"	"	...Further letter dated 14th August 1929 from Mr. J. L. Bhandare ...	255	313	"
"	... Aerial mains—poles for	...Permission granted to the B. E. S. and T. Co.,—on conditions ...	282	347	65
"	... Labour Camp	...Letter dated 11th April 1929, from Rao Bahadur S. K. Bole, president of a public meeting held on 10th April 1929 forwarding copy of resolution passed asking for repairs to be made to the sheds, removal of persons of bad character, etc. ...	76	71	65/2
"	"	... T. R 21/29-30—recorded ...	115	98	"
"	"	...Write off of Rs 2-0-0 being the irrecoverable arrears of rent due by absconded tenant of room 146 in "A" Ward—sanctioned ...	284	348	40/1A
"	"	...Write off of Rs. 13-2-9 being the irrecoverable arrears of rent due by absconded tenants of rooms 64, 81, 84, 130, 143 & 157, etc., in "A" and "C" Wards ...	500	593	"
"	... Matunga Railway Station on the Mahim Chord Line	...Letter No. 3589-665 dated 2nd October 1929, from the Ag. Secy., G. I. P. Ry.—recorded and the Jt. Hon. Secy., of the Matunga Residents' Association to be informed accordingly ...	335	403	65
"	... Shelters (temporary) for vegetable and fish sellers, provision of	...Notice of motion by Dr. S. S. Batiwala ...	169	240	161
"	... Two & three room tenements and ground floor cottages	...Lighting arrangements for—estimate sanctioned ...	104	92	39/10
"	"	...Request by tenants for provision of expanded metal to windows and verandahs ...	260	319	39/10
"	... Spring Mills Chawls	...Draining of water on Trust land—permitted on conditions ...	225	251	141/2
<b>Special Sub-Committee (C. R. 105-26)</b>	... Report No. 1 dated 23rd April 1929.	...Re: Land for Industrial Housing Scheme in Scheme 56 ...	61	59	140
"	"	... 14th May 1929 ...	117	171	140/3
"	"	... 2 " 30th May 1929 ...	135	192	"

Heading.	Subject of Resolution.	C. R.	Page.	Compilation No.
	. S			
Special Sub-Committee (C. R. 292/29-30) Stores, Tools and Plant	Report No. 1 dated 29th October 1929 ... Re: Reforms and retrenchment in the Bombay City Improvement Trust	370	471	Pending.
"	Flux oil, shortage in stock due to leakage ... Write off of total shortage of 2 tons, 7 cwts. 2 qrs. and 23 lbs.—sanctioned	286	349	40/1A
"	Sale of 11 Anvils ... Offer accepted	410	502	46
"	Dogspikes lying in Schemes 56 and 57	411	502	"
"	6' and 8' lathes at Worli	27	22	"
"	6' Ordnance lathe in Scheme 56	197	262	"
"	"	259	318	"
"	"	331	399	"
"	"	512	598	"
"	Scheme 6	535	615	"
"	Steel rails	346	412	"
"	Stone crusher	438	541	"
"	Tipping waggons of 1 cubic yard capacity	185	252	"
"	4lb. old rails lying in Scheme 52	409	502	"
"	Ten ton Steam Road Roller at Agripada Stores ... Offer from the Superintending Engineer, Public Health, Bombay—consideration postponed	158	231	"
"	" " Chief Officer's report, dated 24th July 1929 recorded	206	273	"
"	Old materials at Worli Scheme 52, offers for	407	501	"
"	4 Ten ton Steam Road Rollers at Agripada Stores ... Repairs to—sanctioned	90	83	"
"	Shahbad stone slabs ... Tender of Messrs. Dadabhoj J. Contractor and Co. accepted	159	233	"
Sub-Committees	Members on— ... No member to be appointed to serve on more than two Sub-Committees excluding the Special Sub-Committee for Dharavi	82	78	157/1
Suparibang Estate (Scheme 31)	Plot (s) 81/90 ... Agreed to be leased to Mr. Chamarbaugwalla—restriction in user of shops in buildings to be constructed—referred to Land Sub-Committee for report	180	250	H. F.
"	" 150 ... Treefoot booth on—Report No. 1 of the Land Sub-Committee dated 9th April 1929—recorded	38	33	"
"	" " Letter dated 11th April 1929, from Mr. E. S. Fanibanda	39	34	"
"	" " Application for lease—accepted	348	415	"
"	" 216 ... Handed over to tenant	5	587	115
"	Chawl Compound comprised in Case 34 ... Purchase 58 sq. yards at Rs. 5 per sq. yard—approved	98	89	H. F.
"	" " G. R. R. D. No. 3009/28 dated 22nd July 1929 sanctioning conversion of the 58 sq. yards into freehold tenure	222	280	"
"	Petrol pump on—Suparibang Road, installation of ... Sanctioned on conditions	466	575	"
Denham Road Estate (Scheme 37)	" Case(s) 83 ... Request for reduction of rent—referred to Land Sub-Committee for report	189	258	123/4
"	" " Report No. 7 of the Land Sub-Committee, dated 13th August 1929—adopted	256	314	"
"	" 90 ... Application by Mr. Shah Amritlal Nagardas, rent contractor, for remission of rent due—rebate of Rs. 350—granted	31	24	"
"	" " Letter dated 17th January 1930, from Messrs. Mangaldas Keshavji Shah and Vrijlal Nanchand—recorded	467	575	"
"	" 114 ... Arrears of rent due by the tenant—Chief Officer authorized to file suit for ejectment and recovery of arrears of rent and Municipal taxes	468	576	"
"	" " Letter dated 11th February 1930 from Aboobakar Ibrahim re: arrears of rent due—referred to Chief Officer for report	513	600	"
"	" 116-117 ... Request for reduction of rent—Report No. 2 of the Land Sub-Committee dated 9th April 1929—adopted	40	34	"
"	" " Tenant allowed to pay arrears of rent in instalments	202	271	"
"	" " Further letter from the tenant dated 22nd August 1929	276	343	"
"	" 180 ... Additional windows overlooking Trust land permitted on conditions	367	465	123

Note :—H, F.—Hand File.



Heading.	Subject of Resolution.	T. R.	Page.	Compilation No.
<b>S</b>				
Sydenham Road Estate (Scheme 37).	Case(s) 214 ... Offer for settlement—Report No. 8 of the Land Sub-Committee dated 13th August 1929—adopted ...	257	317	123/3
"	" 269 ... Demolition sanctioned ...	246	306	123/4
"	" 314-318 and 323-329. Chief Officer authorized to file suit for ejection of tenants ...	224	281	"
"	" 314,315,323,325 and 329 ... Offer for sale of demolished materials approved on conditions ...	283	348	"
"	" 323-324 ... Offer for sale of demolished materials approved on conditions ...	408	501	"
"	" 329 ... Extension of rent free period—sanctioned ...	406	499	"
"	Plot(s) 1 ... Extension of rent free period—sanctioned ...	111	96	H. F.
"	" 13-15 ... Offer for temporary lease—accepted ...	380	482	64A
"	" " ... Inclusion of 10 ft. strip of land in the temporary lease of—accepted ...	441	543	"
"	" " ... Demolition of building included in Case 31—sanctioned ...	100	90	123/4
"	" 17/18 ... Recreation ground on—extra expenditure in respect of—sanctioned ...	413	503	123
"	" 56A ... Extension of the rent free period—refused... 59 ... Change of user permitted on conditions ...	173	246	H. F.
"	" 59 ... Change of user permitted on conditions ...	153	229	"
"	B. E. S. & T. Co's sub-station—at Memonwada ... Laying of cables in the service passage—referred to Land Sub-Committee for report ...	249	309	123/2
"	" " ... Report No. 11 of the Land Sub-Committee dated 4th October 1929—adopted ...	336	404	"
"	Demolition of certain buildings in Sydenham Road ... Sanctioned ...	400	496	123/4
"	Extension of tram lines in ... Suggestion made by the Chief Officer in his note dated 16th May 1929—approved ...	107	94	123
<b>T</b>				
Tapping Trees on Trust Estates for toddy	Discontinuance of the right of—and the extent of loss that would follow ... Notice of motion by Dewan Bahadur A. K. Fai ...	275	340	161
"	Letting of right for ... Report No. 18 of the Land Sub-Committee, dated 13th November 1929—adopted ...	392	489	64
Transfer Act (1925) Trust	Schedule "C", revision of ... G. R. G. D. No 5901, dated 5th March 1929 ordering publication of notification—recorded ...	14	10	H. F.
"	Section 109, proviso (b) amendment of (C. R. 628/27) ... Report No. 10 of the Establishment Sub-Committee dated 30th May 1929—adopted ...	137	193	"
"	Mr. Hoosenally M. Rahimtoola's bill for amendment of—to advance loans for constructing buildings on Trust plots. ... T. R. 65/20-30—referred to Special Sub-Committee for report ...	415	506	Pending.
"	" " " ... Report No. 1 of the Special Sub-Committee (C. R. 415/29-30), dated 14th January 1930 adopted and recommended to the Board ...	444	546	"
"	Proposal to amend—so as to empower Trust to advance money to private individuals to construct buildings on Trust plots ... T. R. 66/29-30—referred to Special Sub-Committee for report ...	416	511	"
"	" " " ... Report No. 1 of the Special Sub-Committee (C. R. 416/29-30) dated 14th January 1930 adopted and recommended to the Board... ...	445	547	"
Trustee	Mr. Mirza Ali Mohamed Khan. ... Passing of condolence resolution on the death of ...	525	608	157
<b>W</b>				
Wadke, Mr. B. P.	Late Sub-Engineer (retrenched) ... T.R.67/29-30 forwarding for report letter from Messrs Divekar and Popatlal on behalf of—consideration postponed ...	—	529	1/1
"	" " " ... Referred to the Chief Officer for report through the Establishment Sub-Committee ...	443	544	"
Wells on Trust Estates	Closing of—in accordance with the recommendations made by Major Covell ... Chief Officer's report dated 11th September 1929 forwarded to the Municipal Commissioner for remarks ...	303	380	Pending.
"	" " " ... Expenditure for—sanctioned subject to Board's sanction to transfer of funds ...	385	485	"
Works	Closing of— ... Vaccination of coolies as a precaution against small pox and payment of half wages—sanctioned ...	315	387	1/2
"	" on 25th and 26th December 1929 ... Payment of full wages to labourers on 25th only—sanctioned ...	148	512	"
"	Members on ... Appointment of ...	85	79	157/4

Note :—H. F.=Hand File.



# Bombay Improvement Trust.

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ESPLANADE ROAD,  
*Bombay, 4th April 1929.*

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, Esplanade Road, this day, at 3 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
  2. MR. R. D. BELL, C.I.E., I.C.S.
  3. MR. B. G. PARELKAR.
  4. MR. G. K. BORADE.
  5. MR. H. P. MODY, M.A., LL.B.
  6. MR. B. G. HORÑIMAN.
  7. MR. K. F. NARIMAN, B.A., LL.B.
  8. MR. L. R. TAIRSEE.
  9. MR. MANU SUBEDAR.
  10. MR. W. H. NEILSON, O.B.E.
  11. MR. R. H. PARKER.
  12. SIR VASANTRAO ANANDRAO DABHOLKAR, RT., C.B.E., M.L.C.
  13. DR. ACCACIO G. VIEGAS, L.M. & S.
  14. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., P.S.I., CHIEF OFFICER.  
THE CHIEF ACCOUNTANT.

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The minutes of the meeting held on 19th March 1929 were signed.

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1. Re : Scheme 47, Tulsirampada Estate—Plots 1, 2, 3, 6 and 7—cancellation of acceptance of lease.

Considered Chief Officer's note, dated 27th March 1929;—

“By their Resolution No. 593, dated the 6th January last, the Committee accepted an application by Messrs. Jehangir Cursetji Pearson and Nanabhoy Edulji Bharucha for a building lease of these 5 plots at a ground rent of Rs. 9,564 per annum.

Acceptance of the offer was communicated to the applicants on the 23rd idem, and they should have paid in the deposit of Rs. 12,000 within 14 days thereof. They have failed to do this.

A communication has been received from Mr. Bharucha's solicitors stating that their client will have nothing more to do with Mr. Pearson, and on interviewing him (Mr. Bharucha) I am satisfied that he is not in a position to enter into a contract of this nature. I therefore recommend that the acceptance of the offer be cancelled.”

The following letter, dated 2nd April 1929, received from Mr. N. E. Bharucha was read by the Chief Officer :—

“With reference to my interview with your goodself with my brother Mr. Fakirji E. Bharucha on the 26th March 1929, I beg, in the first instance, to thank you cordially for giving me the patient hearing as to my difficulties to take up the permanent lease of the above plots. My brother, on my behalf, laid before you the pitiful condition in which I am placed, and therefore I do not think it advisable to recapitulate them here and thereby take up your precious time. I am striving my most to come to an amicable settlement with the party viz., Mr. J. C. Pearson to get myself relieved from the lease of the above plots. I am sorry that owing to the absence of Mr. Pearson from Bombay who, I am told, has gone to Karachi and is expected to return after a couple of weeks or so and therefore to request the favour of your kindly not putting our matter before the Board until you hear from me in the matter. On return of Mr. Pearson, the matter will be taken up without the slightest delay.”

“I hope your goodself will extend your further favours to grant my above request.

Thanking you so sincerely for the kindness and courtesy with which you have treated me since my application for the lease of the above plots.”

After some discussion it was—

*Resolved.*—“That the offer accepted under Committee Resolution  
**No. 1.** No. 593, dated 6th January 1929, be cancelled and the deposit forfeited.”

**2.** Re : Scheme 47, Tulsirampada Estate—Plot No. 1—temporary lease  
of—application for.

Considered Chief Officer's note, dated 27th March 1929 :—

“This plot was let to Mr. Hajibhoy Cassum for a period of 3 years commencing from 9th April 1925, for the purpose of erecting thereon a temporary building to be let as shops. The rent payable under the lease was Rs. 1,000 per month; subsequently, the rent was reduced to Rs. 750 and later on to Rs. 500 a month, but at the same time the period of the tenancy was extended by 13 months.

The tenancy will expire on the 8th of May next. The tenant has run into arrears of rents to the extent of Rs. 5,000 against which we hold a deposit of Rs. 1,500 in cash.

It was at one time proposed that the tenants who desire to take up plots 1, 2, 3, 6 and 7 of this Estate should arrange to buy out this tenant's interest but they have failed to do so. The tenant now offers to hand over to the Trust the sheds standing on the land at a valuation of Rs. 4,500 on condition that we return the deposit to him. If the shed is demolished, it is not likely to fetch more than about Rs. 1,500 but if kept standing it is worth considerably more.

I understand that the tenant owes the Municipality some Rs. 800 to 900 for rates and taxes and if this amount together with Rs. 500 is deducted from his deposit there will practically be nothing due to him.

It does not appear probable that we shall be able to let this site in the near future. I, therefore, suggest that the tenant's proposal be agreed to.”

*Resolved.*—“That the tenant's offer to hand over to the Trust the  
**No. 2.** sheds standing on the and on condition that the balance of the deposit is returned to him be approved.”

3. Re: Dadar-Matunga Estate—Plot 610—relay-out of the building on.

Considered Chief Officer's note, dated 25th March 1929 :—

"The building tenant of this plot proposes to rearrange the building area by extending the depth by five feet and reducing the width by twelve feet eight inches. He does not intend to build on the outhouse area.

The alterations are recommended for the sanction of the Committee, free of extra rent, inasmuch as a considerable portion of the sanctioned building area will be left unbuilt upon.

The plans of the building will be sanctioned by the Works Sub-Committee as usual."

*Resolved.*—"That the proposed relay-out be sanctioned free of  
No. 3. extra rent."

4. Re: Dharavi Street Scheme—Milch Cattle Stables—disposal of litter.

Considered Chief Officer's note, dated 26th March 1929 :—

"Four sites aggregating about 22900 sq. yds. have been leased for the erection of Milch Cattle Stables and it is not improbable that other plots will be let for the same purpose.

2. One of the disadvantages attached to the sites is their long distance from Mahalaxmi to which the litter from the stables will have to be carted unless other arrangements can be made. To obviate this particular disadvantage, I suggest that the Committee should set aside a portion of the unfilled area as a site for a future playground and permit the tenants of the stables to dump their litter on it. This would result in the land being filled up practically free of cost to the Trust and would prevent any nuisance being caused by the cartage of litter along the public streets; it would also tend to make the stable sites more popular.

3. With these ends in view, I have selected the site coloured red on the plan \* (E.A. No. 38 dated 23rd March 1929). It comprises an area of about 32500 sq. yds. and is within easy reach of the stable sites."

*Resolved.*—"That the suggestion made by the Chief Officer to set  
No. 4. aside a portion of the unfilled area as a site for a future playground and to permit the tenants of the stables to dump the litter on it be approved and for this purpose the site coloured red on the Plan No. E. A. 38, dated 23rd March 1929, be sanctioned."

5. Re: Gamdevi Estate—Plot 105—commutation of ground rent.

Considered Chief Officer's note, dated 22nd March 1929 :—

"The lessees of this plot, Messrs. Morarji Kanji, Gordhandas Govindji, Damodar Madhavji and Devrau Kanji, the present Trustees of the Vasanji Dossa Charities, propose to commute the ground rent of the plot. The commutation amount provided in the lease is Rs. 3,540.

Under the lease which is dated the 22nd July 1919, the lessees can commute the rent before the expiration of 5 years from the date of the lease. This period expired in 1924. There is, however, no objection to the proposal being sanctioned, the costs of and incidental to the surrender of the existing lease and the preparation etc. of the new lease and the counterpart thereof being borne by the lessees."

RESOLUTION No. 5.—Sanctioned subject to the condition specified.

6. Re : Tenders for the supply of (1) Stationery and (2) Drawing Materials during 1929-30.

Considered Chief Officer's note, dated 20th March 1929 :—

"Tenders for the supply of stationery and drawing materials during 1929-30 were invited by advertisement in the local papers. Five tenders for the supply of stationery and one for the supply of drawing materials have been received.

2. The tenders compare as under :—

Name of tenderer.	Amount of tender as per rates quoted.	
	Stationery.	Drawing Materials.
	Rs. as. p.	Rs. as. p.
1. Messrs. Kanayalal T. Mehta & Co. ... ..	10,943 6 0	...
2. " Gulamhusein Ahmedally & Co. ..	12,055 0 0	6,690 13 9
3. " Choudhari Brothers ... ..	12,381 2 6	...
4. Mr. Ganji Kanji ... ..	14,141 5 0	...
5. " Gordhandas Liladhar ... ..	15,101 4 4	...

3. The tender of Messrs. Kanayalal T. Mehta & Co., for stationery is the lowest and is recommended for acceptance, though they have never dealt with the Trust before.

4. Only one tender for drawing materials has been received and is recommended for acceptance.

5. Messrs. Gulamhusein Ahmedally & Co. are the contractors for the current year (1928-29) for both stationery and drawing materials.

*Resolved.*—That the tender of Messrs. Kanayalal T. Mehta & Co.,

**No. 6.** for stationery and that of Messrs. Gulamhusein Ahmedally & Co. for drawing materials be accepted."

7. Re : Kerosine oil—tenders for the supply of, during 1929-30.

Considered Chief Officer's note, dated 20th March 1929 :—

"Tenders for the supply of Kerosine oil during the year 1929-30 were invited from—

- (1) Messrs. Burmah Shell Oil Storage and Distributing Company of India, Limited.
- (2) Messrs. Standard Oil Company of New York.
- (3) Messrs. Indo Burmah Petroleum Company, Limited.
- (4) Messrs. Volkart Brothers, Agents for Texas Company.

and only the first two Companies have submitted the tenders. The rates quoted by the first, Messrs. Burmah Shell Oil Storage and Distributing Company of India Limited, who are the contractors for the current half year, are the lowest which are as under and recommended for sanction.

*150° Superior Grade—Waterlily Brand—*

128 Gallons at Rs. 7-7-0—per unit of 8 Imperial Gallons in returnable drums of 4 Gallons.

*125° Medium Grade—Rising Sun or Chukkar Brand—*

3548 Gallons at Rs. 4-15-0—per unit of 8 Imperial Gallons in returnable drums of 4 Gallons each. Empty drums lost or not returned will be charged at Rs. 2-8-0 each and missing bungs at annas 8.

*125° Low Grade—Swan or Victoria Brand—*

108 Gallons at Rs. 4-7-0—per unit of 8 Imperial Gallons in returnable drums.

The offer is open for acceptance up to 5th April 1929."

**Resolved.**—"That the tender of the Burmah Shell Oil Storage and No. 7. Distributing Co. of India, Ltd., be accepted."

8. Re: Petty Stores—tenders for the supply of, during 1929-30.

Considered Chief Officer's note, dated the 28th March 1929 :—

"Tenders for the supply of petty stores during 1929-30 were invited by advertisement. The following two contractors have quoted and the amounts of tenders as quoted by them are as under :

1. Messrs. Yasin Brothers	...	...	..	...	Rs. 27,834-15-0
2. Mr. Meheralli Haji Jetha	...	...	...	...	„ 26,526-12-8
			Difference	...	Rs. 1,308-2-4

The contractors for the current year are Messrs. Yasin Brothers. The tender of Mr. Meheralli Haji Jetha who was the contractor for the year 1926-27 and 1927-28 is the lowest and recommended for the sanction of the Committee."

*The following letter, dated 3rd April 1929, received from Messrs. Yasin Brothers, was read by the Chairman :—*

"We beg to state that in the above tender (which is to be decided on 4th instant by the Board) we have quoted competitive rates for each and every items and are sure that our tender must be lower than others. If not we trust the Board will see that the tenders are re-checked item by item as there is every possibility of others having omitted entering rates for some items to bring their grand total low.

Under the above circumstances we trust that the tenders may not be decided until properly examined."

The Chief Officer explained that the tenders were scrutinised by the Engineer and were verified by the Chief Accountant. He pointed out that Mr. Meheralli Haji Jetha had omitted to quote the rate for item No. 142 of the tender but this omission would only make a difference of Rs. 162-8-0.

**Resolved.**—"That the tender of Mr. Meheralli Haji Jetha be accepted."  
No. 8. ed."

9. *Re : Monsoon Repairs—tenders for.*

Considered Chief Officer's note, dated 20th March 1929 :—

"Tenders for monsoon repairs were invited from 18 contractors out of whom only 4 have replied and the total cost of the work at the rates quoted by these 4 tenderers works out as under—

Name of Contractor.	Pydhoni Division.	Agripada Division.	Parel Division.
	Rs.	Rs.	Rs.
Mr. Haji Dada Suleman ... ..	5,696	6,597	7,854
" Daya Lakha ... ..	5,602	6,556	8,033
" Tayaballi Esoofalli Rangwalla ... ..	5,539	6,465	...
" Chandishah Obhroy ... ..	...	6,611	...

2. The comparative statement will show that the tender of Mr. Dada Suleman for the Parel Division, *viz.* Rs. 7,854 and that of Mr. Tayaballi Esoofalli Rangwalla for Pydhoni and Agripada Divisions, *viz.* Rs. 5,539 and Rs. 6,465 are the lowest. It has been ascertained from inquiries made by the Engineer, that Mr. Tayaballi Esoofalli Rangwalla has worked as a building painting and glazing contractor and not as a Monsoon Repairs contractor. I do not, therefore, consider it advisable to entrust two important divisions to this man but as his tenders are slightly lower I suggest that he should be given a trial in one of the smallest divisions *viz.* Pydhoni.

3. Mr. Haji Dada Suleman and Mr. Daya Lakha have worked as Monsoon Repairs contractors in the Trust satisfactorily for about 10 years.

4. The following tenders are recommended for acceptance :—

- (1) Mr. Haji Dada Suleman, Parel Division Rs. 7,854.
- (2) " Daya Lakha, Agripada " " 6,556.
- (3) " Tayaballi Esoofalli Rangwalla, Pydhoni Division Rs. 5,539.

The entire work to be completed by the end of May 1929, but the contractors have to maintain the roofs watertight throughout the monsoons, *i.e.*, upto the end of October 1929."

*Resolved.*—"That the tenders recommended by the Chief Officer in No. 9. para 4 of his note be accepted."

10. *Re : Tenders for the sale of petty stores at Worli Stores.*

Considered Chief Officer's note, dated 27th March 1929 :—

"Offers were invited for the purchase of surplus petty stores at Worli from 117 persons known to be dealing in such material but only three have sent in offers. Out of 31 lots that were offered for sale, rates quoted for 9 lots only are found to be fair and reasonable. The highest quotations received from these tenderers are as under :—



Comparative statement of tenders recommended for acceptance for the purchase of lots of flexible wire, C. I. Pipes, &c., at Worli Stores, Scheme 52, received on 30th January 1929 and opened on Thursday, the 31st, by the Chief Officer.

Lot No.	Name of the tenderer.	Particulars.	Nos.	Approximate quantity weight.	Rate		Amount, Rs. as. p.	Total amount. Rs. as. p.	Remarks.
					Amount. Rs. as. p.	Per. Cwt. or Ton			
3	Messrs. Maneckchand Jivraj & Co.	4" & 3" old C. I. Pipes with under-mentioned fittings :—	53 Rft.	T. C. Q. lbs.	Rs. as. p.		Rs. as. p.		
		4" Tee with flanges ...	1 No.	0 10 3 0	3 4 3	Cwt.	35 1 8		
		4" & 3" Y. Junctions ...	2 Nos.						
		3" C. I. X. Elbow ...	1 No.						
13	Do.	Old Angle Iron ...	...	0 12 0 0	51 0 0	Ton	30 9 7		
15	Do.	Assorted sizes of specials for W. I. & G. I. Pipes and foot valves.	...	2 0 0 0	3 2 6	Cwt.	126 4 0		
22	Do.	Pig Lead... ..	...	0 5 1 17	14 0 0	"	75 10 0		
25	Do.	Rail Beaters ... ..	115						
		Sutkies ... ..	26	3 0 0 0	41 0 0	Ton	123 0 0		
		Phawras ... ..	546						
		Pickaxes ... ..	971						
		Rammers ... ..	6						
	Carried over ...	...	...	...	...	...	390 9 3		

Continued from last page.

Lot No.	Name of the tenderer.	Particulars.	Nos.	Approximate quantity weight.	Rate.		Amount.	Total Amount.	Remarks.
					Amount.	Per.			
	Brought forward ...	...	...	T. C. Q. lbs.	Rs. as. p.	...	Rs. as. p.	Rs. as. p.	
27	Messrs. Maneckchand Jivraj & Co.	Miscellaneous lot—		...	...	...	390 9 3		
		Iron cots ...	12	One lot.	35 0 0	Lot.	35 0 0		
		Padded coach ...	1						
		Boiler for boiling two gallons water	1						
		Bed sheets ...	10						
		Patients' suits ...	12						
		Chimneys ...	2						
		Strainer ...	1						
		Measures ...	5						
		Case Boards ...	18						
30	Do.	Scrap Pipes ...	...	0 8 0 0	15 0 0	Ton	6 0 0	431 9 3	
29	Messrs. Coronation Iron Works ...	Scrap iron, M. S. Bars, Bolts and Nuts, pieces of flat bars, etc.	...	2 0 0 0	1 0 0	Cwt.	40 0 0	40 0 0	
19	Mr. Motiram Singhji...	Unused Bare Copper wire ...	...	0 7 1 $\frac{3}{8}$	0 6 0	lbs.	304 10 3	304 10 3	
							Total ...	776 3 6	

These offers are considered reasonable and recommended for acceptance.

## RESOLUTION No. 10.--ACCEPTED.

11. Re : Parel Estate—right of cultivation—auction sale of.

Considered Chief Officer's note, dated 28th March 1929 :—

" The period for the right of cultivating the land on the above Estate expires on 31st March 1929.

2. It is proposed to permit the present tenant Bai Banibai widow of Bhana Wagha to continue her tenancy for a period of 3 years from 1st April 1929 on the following conditions :—

- (a) That the tenant puts up an electric pump to irrigate the cultivated land.
- (b) That she pays a rent of Rs. 2,250 per annum in two equal instalments, the 1st in April and the 2nd in October of each year.
- (c) That she does not use cotton-waste manure.
- (d) The Trust to have the right to terminate the tenancy at the end of the first or second year.
- (e) That should the tenancy be terminated at the expiry of the first year the tenant is to be paid half the cost of the Electric Pump Installation (the whole cost not to exceed Rs. 2,000) as certified by the Trust Engineer.
- (f) That should the tenancy be terminated at the end of the 2nd year she is to be paid a quarter of the cost of the installation.
- (g) No payment to be made to her should the tenancy run for the full period of 3 years.
- (h) Tenant to have the right to remove the pump etc. at the end of the tenancy.
- (i) The well to be covered over at Trust expense.

3. The above arrangement has been come to, subject to the sanction of the Committee, as the Health Officer complains that the well is a breeding place for mosquitoes and asks that it should be covered over.

4. The Engineer estimates the cost of covering the well at Rs. 600. No provision has been made for this in the budget but it may be charged against the provision of Rs. 2,500 made for unforeseen works on page 51 of the budget."

*Resolved.*—“That sanction be accorded to the proposals to allow the

**No 11.** present tenant Bai Banibai to continue her tenancy for 3 years from 1st April 1929 subject to the conditions mentioned in para 2 of the Chief Officer's note.

2. That the estimated cost of Rs. 600 on account of covering the well be sanctioned, subject to the sanction of the Board to a budget grant being made for the purpose from the provision of Rs. 25,000 for unforeseen works."

12. Re : Dadar-Matunga Estate—Plot 358—user of part of the building on, as a dispensary  
—sanction for.

Considered Chief Officer's note, dated 22nd March 1929 :—

" The lessee of the above plot applies for a license to use a part of his building as a dispensary.

2. There is no objection to granting the permission asked for, as it is considered that an additional doctor's dispensary will be an advantage to the tenants of this part of the estate.

3. Similar requests to open dispensaries have been granted by the Board to the lessees of Plots Nos. 356, 359 and 368 of this estate and it is recommended that the present application should be sanctioned subject to—

- (a) a license revocable at the will of the Board being granted to the lessee permitting him to use part of the ground floor of his building as a dispensary for dispensing prescriptions only of the doctor owning the same, it being understood that the dispensary is not to be used as a place for the sale of patent medicines and medical and surgical instruments and articles;
- (b) no advertisement beyond a small signboard to be approved by the Chief Officer being displayed on the premises and
- (c) the lessee undertaking to bear the costs of preparing the license and duplicate."

*Resolved.*—"That the permission asked for be granted subject to the **No. 12.** conditions mentioned in para 3 of the Chief Officer's note."

**13. Re :** *The Cooperage—application by the Western India Football Association for use of during the coming football season.*

Considered Chief Officer's note, dated 22nd March 1929 :—

"The Western India Football Association have applied for the use of the Cooperage during the football season and for permission to enclose the west side. Sanction will be accorded on the usual conditions.

2. The Association, however, makes one special request *viz.* that they should also be permitted to enclose the east side and to make a charge for admission to that side in addition to the enclosure always allowed on the west. As the ground is intended for the free use of the public, we have always stipulated that three sides should be left open and this general rule has only been departed from on very rare occasions and for short periods with the special sanction of the Board or the Committee. I do not consider it would be reasonable to exclude the public from the east side and propose to inform the Association accordingly."

*Resolved.*—"That the use of the Cooperage by the Western India **No. 13.** Football Association during the football season be sanctioned.

2. That the proposal made by the Chief Officer regarding permission for enclosing the east side be approved."

**14. Re :** *Revision of Schedule C of the City of Bombay Improvement Trust Transfer Act, of 1925.*

Considered Government Resolution, General Department, No. 5901, dated 5th March 1929 :—

"Read paragraph 2 of Government Resolution, General Department, No. 5901, dated 3rd January, 1928 :—

Letter from the Chief Officer, Bombay Improvement Trust, No. Mis. 855-27, dated the 15th November 1928 :—

'With reference to your memorandum No. 5901-3738—A, dated the 27th June last, I have the honour to forward a correct copy of the Schedule C for notification in the Government Gazette under Section 79 (10) of the Transfer Act.'

**RESOLUTION.**—The accompanying notification\* revising Schedule C of the Bombay Improvement Trust Transfer Act, 1925, should be published in the Bombay Government Gazette."

**RESOLUTION No. 14.--RECORDED.**

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15. Re : Scheme 27—Mathew Road Estate—Plot 6—motor garage on.

Considered Chief Officer's note, dated 20th March 1929 :—

“ The lessee of the above plot proposes to erect a motor garage on the open space as shown on the plan\*.

There is no objection to the erection of the garage being sanctioned, subject to the usual normal conditions contained in Trustees' Resolution No. 296 of 27th September 1918 and to the further condition that the lessee agrees to pay a premium at the rate of Rs. 750 per 100 sq. ft. of land covered by the garage.”

RESOLUTION No. 15.—SANCTIONED.

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16. Re : Scheme 4—Gamdevi Estate—Plot 42—motor garage on.

Considered Chief Officer's note, dated 22nd March 1929 :—

“ The lessee of the above plot proposes to erect a motor garage in the open space as shown on the plan \*

There is no objection to the lessee's proposal being sanctioned subject to the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918 and to the following further conditions :—(1) that there shall be no other opening except the entrance door and (2) the lessee agrees to pay a premium of Rs. 750 per 100 sq. feet of land covered by the garage.”

RESOLUTION No. 16.—SANCTIONED.

17. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

### Statement A.

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No and date.	Subject.
415, dated 13th July 1927.	Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—  That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.
564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.
341, dated 3rd July 1928.	Notice of motion by Mr. L. R. Tairsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the matter regarding the balance sheets referred to in his No. O. A. 10-689, dated 30th March 1928, may be disposed of at an early date.
509, dated 6th Nov. 1928.	Complaint by the tenants of Case No. 408, Scheme 57, regarding increase in rent. The Report to be submitted through the Land Sub-Committee.
572, dated 18th Dec. 1928.	Notice of motion by Dr. Accacio G. Viegas asking the Chief Officer to report within a month at the latest on the following questions:—  (1) Are there any Government instructions as to the time within which Audit matters have to be disposed of? If so, within what period after their receipt have these to be carried out? (2) Are the irregularities complained of by the Government Audit Department still being allowed to continue? If so, which are the irregularities still allowed to continue? (3) What action has been taken on the complaints regarding (a) excessive staff and (b) utter mismanagement in the Land Manager's Department? (4) How old are these complaints? (5) Has the payment of the late Land Manager Mr. M. S. Bharucha's gratuity not been withheld pending settlement of the complaint referred to in (b) of question (3) above? If so, how long will it take to dispose of this matter? (6) Up to what date have the half-yearly Balance Sheets not been submitted? and up to what date have they been certified by the Government Examiner?
668, dated 20th Feb. 1929.	To report <i>re</i> : lighting arrangements for the old and new Trust Cottages at Matunga.
708, dated 19th Mar. 1929.	Representation from Rent contractor Mr. Shah Amritlal Nagardas.

**Statement B.**

Showing outstanding references pending before Sub-Committees.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.	The rules <i>re</i> : pay (except G. D. A. allowance), gratuity and Provident Fund have been revised. The leave rules will be revised after the revised leave rules of the Municipality are sanctioned.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L. M. & S., <i>re</i> : cost of Management and Establishment.	Chief Officer's report is ready.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.	
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> : Temporary Establishment.	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of employment of temporary establishment referred to in his No. O. A. 10-431, dated 2nd November 1927, be disposed of at an early date.	Chief Officer's report is awaited.
659, dated 22nd Nov. 1927.	Transfer of the posts of Chargeman and Head Fitter on the Engineer's Establishment to the Schedule.	Do. Do.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : salary of the Trust Architect, Mr. M. Framji.	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.	Chief Officer's further report awaited.
689 dated 20th Feb. 1929.	Notice of motion by Dr. A. G. Viegas <i>re</i> : grant of a holiday on full pay to the temporary menial staff on King's Birthday.	Do. Do.

Committee's Resolution No. and date.	Subject.	Remarks.
718, dated 19th Mar. 1929.	Board's Resolution No. 111, dated 12th March 1929, re: Establishment—Estates and Valuation Department—filling of the posts of Deputy Estate Agent and Junior Assistant Estate Agent.	
<b>Finance Sub-Committee.</b>		
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Stores in Stock Account referred to in his No. O. A. 10-168, dated 18th June 1928, be disposed of at an early date.	Chief Officer's further report is awaited.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.	Do.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by the Examiner, Outside Audit.	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the write-off of irrecoverable rents referred to in his Nos. O. A. 10-369, dated 12th October 1926, and O. A. 10-337, dated 12th September 1927, be disposed of at an early date.	Do.
571, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, re: write-off of rents and Chief Officer's report thereon, dated 28th September 1927.	Do.
298, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, re: return showing demand, recovery and arrears of rents of acquired properties and chawls for the half-year ending 31st March 1927.	Do.
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Do.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Do.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss Account on the working of the quarry for the year 1925-26.	Do.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.	Do.



Committee's Resolution No. and date.	Subject.	Remarks.
<b>Work Sub-Committee.—(concl'd.)</b>		
694, dated 5th Mar. 1927.	Chief Officer's report re: allegation by Messrs: N. Purshotam and Co. that the rival contractor had with him a complete file of the correspondence between the Trust and them.	Chief Officer's report awaited.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	Further Report awaited.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Do.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.	Chief Officer's Report awaited.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, re: notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, re: Hindu Maruti temple at Byculla.	Do.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, re: retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Do.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, re: temple of 'Mari Ai' at Worli.	Do.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.	Do.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
575, dated 8th Jan. 1929.	Treefoot booth on Plot 150, Suparibaug Road—to report as to who is responsible for the mistake of giving the permission to the tenant in spite of the Board's Resolution in the matter.	Chief Officer's report is ready.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929).	Chief Officer's report is awaited.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, re: acquisition of Sewri Koliwada.	Do.

Committee's Resolution No. and date.	Subject.	Remarks.
	<b>Land Sub-Committee.—(concl'd.)</b>	
677, dated 20th Feb. 1929.	Request for reduction of rent by owner of shed at the junction of Paidhoni Road and Sydenham Road.	
	<b>Special Sub-Committee. (C. R. 105/26.)</b>	
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.	Further report awaited.
257, dated 4th May 1927.		
433, dated 19th Sept. 1928.	Dharavi Street Scheme—Chief Officer's note on the notice of motion by Dr. A. G. Viegas asking for a report whether any portion of the land included in the Scheme was filled at the request of Government, and if so, on what terms and conditions.	Chief Officer's report ready.
	<b>Special Sub-Committee. (C. R. 342/28.)</b>	
342, dated 3rd July 1928.	To consider the question of ways and means to push the sale of plots.	Further report is awaited.

## RESOLUTION No. 17.—RECORDED.

18. Re : Report No. 9 of the Works Sub-Committee, dated 23rd March 1929, re :  
Dadar-Matunga Estate—Plot 744—permission for encroachment  
of two bays on the compulsory open space.

"The Sub-Committee have considered the plans of the building proposed to be erected on this Plot. The building tenant asks for permission to erect two bays on the compulsory open space. It is recommended that the proposed encroachment be allowed on payment of extra ground rent of Rs. 12 per annum which is in proportion to the area covered by the encroachment."

HOUSENALLY M. RAHIMTOOLA,  
Chairman.

RESOLUTION No. 18.—Approved and adopted.

19. Re : Report No. 10 of the Works Sub-Committee, dated 23rd March 1929, re : Dadar Matunga Estate—Plot 173—permission for encroachment of two front bays on the compulsory open space.

" The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect two front bays on the compulsory open space. It is recommended that the proposed encroachment be allowed on payment of an additional premium of Rs. 520 which is in proportion to the area covered by the encroachment."

HOSENALLY M. RAHIMTOOLA,  
Chairman.

RESOLUTION No. 19.—Approved and adopted.

20. Re : Report No. 11 of the Works Sub-Committee, dated 23rd March 1929, re : Dadar-Matunga Estate—Plot 583—permission for encroachment on the East beyond the building area.

" The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to encroach on the East beyond the building area. It is recommended that the proposed encroachment be allowed on payment of additional ground rent of Rs. 32 per annum which is in proportion to the area covered by the encroachment."

HOSENALLY M. RAHIMTOOLA,  
Chairman.

RESOLUTION No. 20.—Approved and adopted.

21. Re : Report No. 12 of the Works Sub-Committee, dated 23rd March 1929, re : Dadar-Matunga Estate—Plot 807—revised plans of outhouses.

" The Sub-Committee have had under consideration a proposal by the building tenant of this plot to enlarge the area demarcated on the site plan for outhouses.

2. When erecting the main building the tenant left unbuilt upon a portion of the land which might have been covered with buildings. In consideration of this, he requests permission to add an equivalent area to the outhouse block, which will consist of a ground floor building only, and submit plans shewing what he proposes to do.

3. The Sub-Committee have considered the proposal and plans in consultation with the Chief Officer and concur with the latter that the alteration be sanctioned free of extra rent on condition that the end room on the North and the end "room or garage" on the West be omitted."

HOSENALLY M. RAHIMTOOLA,  
Chairman.

RESOLUTION No. 21.—Approved and adopted.

22. Re : Letter No. O. A. 10-761, dated 26th March 1929, from the Examiner Outside Audit, re : the post of Chief Officer, City Improvement Trust.

Considered letter No. O. A. 10-761, dated 26th March 1929, from the Examiner Outside Audit :—

“I have the honour to invite a reference to the Improvements Committee's Resolution No. 565, dated 18th December 1928, and the Board's Resolution No. 89, dated 12th February 1929, on the subject of the position of the Chief Officer under the Trust Transfer Act.

2. The two points raised in this office letter No O.A. 10-420, dated 20th November 1926, which led to the Resolutions cited above were :—

- (i) That the Chief Officer cannot be rightly brought on the Schedule of Establishment referred to in Section 109 of the Act, and
- (ii) that the Act is not quite clear as regards the conditions of the service of the Chief Officer and that an amendment is accordingly desirable.

As regards the first point, it will be seen that the view of this office has been borne out by the legal opinions that have been obtained in the case and it is, therefore, requested that the orders contained in the Improvements Committee's Resolution No. 62, dated 29th June 1926, requiring the Chief Officer's post to be entered in the Schedule of Establishment may kindly be rescinded.

As regards the second point, again the view of this office that the Act is not clear has been borne out by the fact that there has been a radical difference of opinion among the lawyers consulted. As, however, Government and the Board have definitely accepted one of the two distinct conclusions arrived at by the lawyers, audit will be conducted accordingly and no further action is necessary.”

*Resolved.*—“That Committee Resolution No. 62, dated 29th June No. 22. 1926, be rescinded.”

23. Statement of applications for advances from Provident Fund subscriptions requiring the Committee's sanction.

N	Name.	Dept.	Amount.	No. of instalments for recovery	Reasons.
1	Mr. V. G. Sabnis ... Surveyor.	E. & V. Dept.	500*	20	To meet the expenses of his dependent sister's marriage.
2	Mr. S. S. Vaidya ... Clerk.	do.	500*	20	To pay off his sundry creditors which is beyond his ordinary means.

\* The balances of the previous advances will be deducted from these advances.

RESOLUTION No. 23.—SANCTIONED.

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**24.** The following documents were executed:—(1) *Debentures*—

- (i) One debenture in favour of Mr. Joaquim R. Lima and another of the loan of 1904 for Rs. 1,000 in lieu of one cancelled.
  - (ii) Five debentures in favour of the Bombay Provincial Co-operative Bank, Limited, of the loan of 1905 for Rs. 18,000 in lieu of 18 cancelled.
- (2) *Agreement in duplicate with Mr. Mahadev Bhao Shinde, re : Contract under Work Order No. 34, Book No. 88, for quarry works at Scheme 29.*

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**25.** The following papers were laid on the table :—

- 1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act.
  - 2. Works orders                    do.                    do.                    do.
  - 3. Tenancy agreements entered into by                    do.                    do.
  - 4. Service agreement entered into by the                    do.                    do.
-

# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 16th April 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, Esplanade Road, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
2. MR. R. D. BELL, C.I.E., I.C.S.
3. MR. B. G. PARELKAR.
4. MR. G. K. BORADE.
5. MR. H. P. MODY, M.A., LL.B.
6. MR. B. G. HORNIMAN.
7. MR. H. R. GOULD, I.C.S.
8. MR. L. R. TAIRSEE.
9. MR. MANU SUBEDAR.
10. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
11. MR. W. H. NEILSON, O.B.E.
12. MR. R. H. PARKER.
13. THE HON'BLE SIR PHIROZE C. SETHNA, K.T., O.B.E.
14. MR. S. L. SILAM, B.A., LL.B.
15. SIR VASANTRAO ANANDRAO DABHOLKAR, K.T., C.B.E., M.L.C.
16. DR. ACCACIO G. VIEGAS, L.M. & S.
17. MR. Y. G. PANDIT.  
MR. A. R. DALAL, I.C.S., MUNICIPAL COMMISSIONER.  
MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER,  
THE CHIEF ACCOUNTANT.

The minutes of the meeting held on 4th April 1929 were signed.

1. Re : Scheme 43—Parel Road South Estate—Site of Cases Nos. 5 and 52—  
application for the lease of.  
(File No. Mis. 23/29-30,)

Considered Chief Officer's note, dated 11th April 1929 :—

"Mr. Sultanali Mulla Rasoolji applies for 999 years' lease of the above plot at a ground rent calculated at 6 per cent, on Rs. 225 per sq. yard,

The area of the plot is 201 sq. yards and the annual ground rent will be Rs. 2,712.

The applicant desires to erect a building to be used for shops, offices, godowns and residential purposes.

The rate offered appears to be fair and the offer is recommended for acceptance."

**RESOLUTION No. 24.—ACCEPTED.**

2. Re: Right of cultivation in Plots A, 1A and 1K, Mahalaxmi Flats—  
Auction Sale of.

( File No. Mis. 22/29-39. )

Considered Chief Officer's note, dated 11th April 1929 :—

"The right of cultivating in the above plots for a period of one year from 1st May 1929 to 30th April 1930 has been put up to auction as usual.

The highest bids received and the bids received last year are as under :—

Plot No.	Offer received for the year 1928-1929.	Offer received for the year 1929-1930.	Name of Bidder.
A	Rs. 3,700	Rs. 3,500	Mr. Jagannath Shivram.
1A & } 1K }	1,775	3,035	Mr. Shivram Genuji.

The offers are fair and are recommended for sanction."

**RESOLUTION No. 25.—ACCEPTED.**

3. Re: Supply of Petrol during 1929-30.

( File No. Mis. 965/28-29. )

Considered Chief Officer's note, dated 5th April 1929 :—

"Tenders for the supply of about 10,300 gallons of petrol were invited from 3 firms but none responded. Messrs. Burmah Shell Oil Storage and Distributing Co. of India, Limited, have, however, agreed to supply petrol during 1929-30 on the same basis at which the contract for 1928-29 sanctioned in Committee's Resolution 169 of 13th March 1928 runs, namely :—

- (1) Packed supplies—the wholesale rate (*i.e.*, Bombay retail rate less one anna per gallon rebate) prevailing on the date of each delivery against the contract.
- (2) Bulk supplies—the wholesale rate (*i.e.*, Bombay retail rate less two annas per gallon rebate) prevailing on the date of each delivery against the contract.
- (3) The rebate allowed to retail dealers in Bombay being subject to fluctuation, the wholesale rate may vary in accordance with the scale of rebate sanctioned by the Company from time to time.
- (4) The quotations are for free delivery within the Island of Bombay and are subject to the Company's force majeure clause.

As we do not require bulk supplies, the rate and the basis offered by the Company for packed supplies are recommended for the sanction of the Committee."

**RESOLUTION No. 26.—ACCEPTED.**

4. Re : Petty Stores—sale of 6' and 8' Lathes at Worli, Scheme 52.

Considered Chief Officer's note, dated 8th April 1929 :—

"An offer for the purchase of the above two lathes through Messrs. William Laws & Co., for Rs. 1,100 has been received.

These 6' and 8' lathes were purchased in November 1920, at the cost of Rs. 2,250 and Rs. 2,950 respectively and their present book value is Rs. 1,322 and Rs. 1,733 respectively.

The offer is subject to the final approval of the lathes by the purchasers and a commission of 5 per cent. will be paid to them on completion of the sale and payment of sale proceeds into the office of the Chief Accountant.

The offer is reasonable and recommended for acceptance."

**RESOLUTION No. 27.—ACCEPTED.**

5. Re : Supply of Crude Oil during 1929-30.

Considered Chief Officer's note, dated 12th April 1929 :—

"The Committee, in their Resolution No. 179 of 20th March 1928, sanctioned the contract with Anglo-Persian Oil Company Limited (now the Burmah Shell Oil Storage and Distributing Company of India, Limited) for the supply of about 118 tons of crude oil during 1928-29. Owing to the curtailment of our programme of works, only 71 tons were drawn against the contracted quantity leaving a balance of 47 tons.

The estimated requirements for the current year are 78 tons and Messrs. Burmah Shell Oil Storage and Distributing Company are willing to continue the supply at the contracted rate *i.e.*, Rs. 58 per ton of 2,240 lbs. The present market rate of crude oil being very high, it is proposed to extend the period of the old contract up to end of March 1930 or such earlier date as the remaining quantity of 47 tons is taken over, on the same terms and conditions relating to last year's contract.

Sanction of the Committee to the above proposal is requested."

**RESOLUTION No. 28.—SANCTIONED.**

6. Re : Supply of Country Blasting powder (2nd quality) during 1929-30.

(File Mis. No. 258/28-29.)

Considered Chief Officer's note, dated 12th April 1929 :—

"Tenders for the supply of 424 maunds of 2nd quality country blasting powder during 1929-30 were invited and only one tenderer Mr. Karimbhoy Mulla Tayaballi quoted Rs. 7-8 per maund. This rate being very high, the Engineer arranged for an interview with Mr. Karimbhoy M. Tayaballi and 4 other dealers. As a result of the Engineer's interview, the following 3 dealers offered their rates as under :—

				Rs. a. p.
1.	Mr. Jahangir Shapurji	...	...	6 12 0 per maund.
2.	„ P. T. Dharivala	...	...	5 0 0 „
3.	„ Karimbhoy Mulla Tayaballi	...	...	5 0 0 „

Mr. Karimbhoy Mulla Tayaballi who originally quoted Rs. 7-8-0 per maund has reduced the rate to Rs. 5 per maund and as he had taken contracts in the previous years his revised quotation is recommended for the acceptance of the Committee."



Proposed by the Chairman, seconded by Sir Vasant Rao Anandrao Dabholkar, Kt.—

“That the revised quotation by Mr. Karimbhoy Mulla Tayaballi be  
No. 29. accepted.”

*Amendment* proposed by Mr. L. R. Tairsee, seconded by Mr. B. G. Horniman—

“That the quotation by Mr. P. T. Dharivala be accepted.”

After some discussion the *Amendment* was put to the vote, 7 members voting for it and 7 against it. The Chairman gave his casting vote against the *Amendment* and declared it *lost*.

The *Original Proposition* was then put to the vote and *carried*.

7. Re : Scheme 27, Mathew Road Estate, Plot 12—application to instal certain light machinery.

Considered Chief Officer's note, dated 13th April 1929 :—

“The lessee of this plot desires to instal on the ground floor of his building a small pneumatic machine for pressing bangles and a spraying booth for spraying cellulose paint on various articles. The first mentioned machine measures about 6 ft. by 4 ft. and the other 8 ft. by 6 ft. Both machines would be worked by electric power and they are said to be practically noiseless.

2. The conditions on which the premises are held provide that they may be used for residential purposes and for offices and shops. Factories, Workshops and work places are prohibited.

3. I have inspected the premises and find that practically the whole is occupied for residential purposes. The lessee and his family live on one of the upper floors. The lessee informs me that his son has been trained in the use of the machinery proposed to be installed and that he desires to carry on the work as an experimental measure.

4. I see no harm in granting a license, revocable at the will of the Committee, for the installation of those two machines only on condition that the lessee agrees to pay the cost of and incidental to the preparation etc. of the license and to pay extra rent at the rate of Rs. 100 per annum for so long as the machinery is there.”

RESOLUTION No. 30.—APPROVED.

8. Re : Scheme 37, Sydenham Road Estate—Case 90—Representation from Mr. Shah Amritlal Nagardas—Rent Contractor.

Considered Chief Officer's note, dated 5th April 1929 :—

“By their Resolution No. 708, dated March 3rd, the Committee asked me to report on a request by Mr. Shah Amritlal Nagardas for a remission of rent.

2. Mr. Amritlal took a rent contract of this building from June 1st 1927, at a rent of Rs. 697 per month. The contract came to an end on March 31st 1929.

3. The contractor paid his rent regularly until the end of December last. He now owes that due for the months of January, February and March, the total being Rs. 2,091 against which we hold a deposit of Rs. 1,394.

4. The shops on the ground floor are occupied by Mahamadan merchants, while the upper floors have for many years been tenanted by Baniyas. The locality in which the building is situated was one of the centres of the recent riots and it has been ascertained that almost all the Baniyas vacated during the riots and afterwards removed their furniture etc. Out of 33 rooms on the upper floors, 26 are now vacant. The shops remain occupied.

5. The rental of the shops amounts to Rs. 419 and of the upper floors to Rs. 356-5-0 per month.

6. In my opinion, it would be reasonable to allow a rebate of Rs. 350 which is practically equal to one month's rent of the upper floors."

**No. 31.** *Resolved.*—"That a rebate of Rs. 350 be granted."

9. *Re : Report No. 1 of the Establishment Sub-Committee, dated 4th April 1929, re: Cost of Management and Establishment.*

Considered Report No. 1 of the Establishment Sub-Committee, dated 4th April 1929 :—

"By their Resolution No. 542, dated 20th September 1927, the Committee asked the Chief Officer to report regarding the percentages of the cost of Management and Establishment laid down by the Board. The Chief Officer submitted his note, dated 13th January 1928, to the Committee who by their Resolution No. 62, dated 17th January 1928, referred the same to this Sub-Committee for consideration and report.

In view of a long note submitted by the Chief Officer on a similar question raised by the Examiner, Outside Audit, in his letter No. O.A. 10-9, dated 7th April 1927, and considered very carefully by this Sub-Committee on whose recommendation it was recorded and a copy thereof was sent to the Examiner for information (Committee's Resolution No. 680 dated 20th February 1929), the Sub-Committee recommend that the Chief Officer's report, dated 13th January 1928 on the notice of motion by Dr. Viegas, regarding cost of Management and Establishment underlying Committee's Resolution No. 62, dated 17th January 1928 be recorded."

HOOSENALLY M. RAHIMTOOLA,

*Chairman.*

Proposed by the Chairman, seconded by Sir Vasant Rao Anandrao Dabholkar, Kt.—

"That the Report of the Establishment Sub-Committee be approved  
**No. 32.** and adopted."

Dr. Viegas moved the following *Amendment*—

"That consideration of the matter be postponed."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried* with one dissentient.

10. Re: Cost of Management and Establishment for the years 1926-27 and 1927-28—  
apportionment of—between Capital and Revenue.

Considered Chief Officer's note, dated 13th April 1929 :—

"The method of distributing the cost of Management and Establishment between Capital and Revenue Accounts has been fully explained in Trustees' Resolution No. 174, dated 4th August 1914 and No. 351, dated 29th July 1919.

The normal percentages to be charged are—

(a) Chargeable to the Capital Account—

- 7½% on the amount of awards in acquisition cases.
- 7½% do. do. expended on works.
- 4½% do. value of lands leased during the year.
- 2½% do. amount of sale proceeds of the year.

(b) Chargeable to the Revenue Account—

- 2½% on the amount of ground rent collected in the year.
- 7½% do. occupation rent collected in the year.

These percentages are proportionately reduced or increased to make the total equal to the actual expenditure.

The total expenditure during 1926-27 and 1927-28 under the cost of Management and Establishment exclusive of the cost of the Tribunal of Appeal during those years and the stamp duty paid in 1927-28 on the loans raised during the years 1921-22 to 1925-26 amounted to Rs. 12,39,895-8-1 and 11,19,446-13-4 respectively.

In view of the work done, in connection with the quarries in schemes, the Agripada Workshop, the Motor Lorry section, the collection of rent from properties charged to works the sale of tools and plant and the stores in stock both in the schemes and outside the schemes by the staff whose salary is charged to the cost of Management and Establishment, it is quite necessary that these works should be charged with the proportionate share of the cost of Management and Establishment. In consideration of the services required to be rendered by the said staff in connection with these works it would be fair to charge the cost of management on the basis of the sanctioned percentages. According to this the charges to be allowed to these works during the year 1926-27 and 1927-28 would amount to Rs. 47,227-8-1 and Rs. 58,336-13-4 thus leaving a balance of Rs. 11,92,668 and Rs. 10,61,110 respectively for being apportioned to Capital and Revenue Accounts.

The amounts to be apportioned, if calculated in accordance with the normal percentages specified above, come to Rs. 5,95,931 and Rs. 3,79,850 as against the actual cost of Rs. 11,92,668 and Rs. 10,61,110 a total increase of 99.3% and 179.35% respectively. The percentage of the Capital account to that of Revenue account during 1926-27 is 62.71% to 37.29% while that for 1927-28 is 42.37% to 57.62%.

The increase is due to the reasons already explained in my note, dated 2nd January 1929, approved by the Committee in their Resolution No. 680, dated 20th February 1929, and to the reduction of acquisition and works charges from year to year as shown below:—

				Rs.	
1924-25	...	...	...	...	93.25 lakhs.
1925-26	...	...	...	...	54.33 "
1926-27	...	...	...	...	38.05 "
1927-28	...	...	...	...	14.66 "

The stamp duty amounting to Rs. 4,76,000 paid in 1927-28 on loans raised during the past five years from 1921-22 to 1925-26 being not a legitimate charge on the cost of acquisition and works during 1927-28 it is quite evident that the same is chargeable on the

cost of acquisition and works during those years and the proportion of the stamp duty so chargeable would be as under —

Year	Cost of Acquisition and Works.		Stamp duty.	
		Rs.		Rs.
1921-22	...	183'38 lakhs...	...	0'45 lakhs .
1922-23	...	140'37 „ ...	...	1'72 „
1923-24	...	76'11 „ ...	...	0'89 „
1924-25	...	93'25 „ ...	...	1'00 „
1925-26	...	54'33 „ ...	...	0'70 „

The formal sanction of the Committee to the apportionment of the actual cost of Management and Establishment during 1926-27 and 1927-28 and that of the stamp duty on the cost of acquisition and works during 1921-22 to 1925-26 is required under Section 94 of the Trust Transfer Act of 1925.”

*Resolved.*—“That sanction be accorded under Section 94 of the Trust **No. 33.** Transfer Act of 1925 to the apportionment of the cost of Management and Establishment as proposed in the Chief Officer's note dated 13th April 1929.

11. Re . Report No. 2 of the Establishment Sub-Committee, dated 4th April 1929  
re : Estates and Valuation Department—filling of the posts of  
Deputy Estate Agent and Junior Assistant Estate Agent.

Considered Report No. 2 of the Establishment Sub-Committee, dated 4th April 1929 :—

“By their Resolution No. 111, dated 12th March 1929, the Board approved the recommendation of the Special Sub-Committee appointed by the Committee to consider the necessity for filling up the post of Deputy Estate Agent, rendered vacant by the appointment of Mr. Dadachanji as Estate Agent and that of Junior Assistant Estate Agent. The Committee by their Resolution No. 718, dated 19th March 1929, referred the matter to this Sub-Committee for submitting proposals for appointment to these posts.

The Sub-Committee have carefully considered the proposals submitted by the Chief Officer and are of opinion that the pay of the two higher grades *viz.*, Deputy Estate Agent on Rs. 1,250—50—1500 and Senior Assistant Estate Agent on Rs. 750—50—1000 fixed in 1919 when the Trust was about to take in hand a large number of new schemes some of which were of great magnitude are no longer justifiable. The Sub-Committee therefore recommend that the pay of these posts be fixed as under—

Deputy Estate Agent	...	...	Rs. 1000—50—1250
Senior Assistant Estate Agent	...	...	„ 650—50—800

The Sub-Committee further recommends—

- (i) That Mr. Mhatre, the Senior Assistant Estate Agent be appointed as Deputy Estate Agent on probation for one year ;
- (ii) That Mr. Pavri, the Senior Assistant Estate Agent, be allowed to draw his present salary of Rs. 1,000 in the revised grade, the difference between the maximum pay of that grade and the pay actually drawn being treated as personal allowance.
- (iii) That Mr. J. J. Engineer, Senior Assistant Engineer, be appointed to act as Senior Assistant Estate Agent.

(iv) That Mr. Sunderlal Motilal Desai, Sub-Engineer, be appointed Junior Assistant Estate Agent, on probation for one year."

HOOSENALLY M. RAHIMTOOLA,  
Chairman.

**RESOLUTION No. 34**—Approved and adopted.

2. The Schedule of Establishment be amended accordingly.
3. The abolition of the post of the Senior Assistant Engineer sanctioned in Committee's Resolution No. 174, dated 13th March 1928, should take effect from the date of Mr. J. J. Engineer taking over charge of the office of the Senior Assistant Estate Agent.

12. Re : Report No. 3 of the Establishment Sub-Committee, dated 4th April 1929,  
re : Establishment—Engineer's Department—proposals for retrenchment  
consequent on abolition of certain posts.

Considered Report No. 3 of the Establishment Sub-Committee, dated 4th April 1929 :—

"This Sub-Committee, in their Report No. 16 dated 12th January 1929, recommended, after very careful consideration of the proposal submitted by the Chief Officer, that the following posts be abolished with effect from 31st May 1929 :—

**Permanent Establishment.**

- 2 Posts of Junior Assistant Engineers.
- 2 „ „ Overseers of which one was vacant.

**Temporary Establishment.**

- 1 Post of Overseer.
- 2 Posts of Clerks of which one was vacant.

This recommendation was agreed to by the Committee at their meeting held on 5th February 1929.

Consequent on the above, the Sub-Committee have carefully considered who should be retrenched and the Chief Officer's recommendations thereon. In his note the Chief Officer stated that—

(1) as regards the two Junior Assistant Engineers, Mr. Dighe had already sent in his resignation while Mr. Sant Ram, who is thoroughly competent and a good worker, desires to remain with the Trust and is willing in the circumstances to step down to the grade of Sub-Engineer and that he had no hesitation in recommending that this be permitted.

(2) as Mr. Sujan Singh, Overseer on the Permanent Establishment, has already been granted leave prior to retirement, no further action would be necessary.

(3) the only remaining post of overseer on the Temporary Establishment is to be abolished from May 31st. The holder of this post is Mr. Bhakta who had already made a representation to the Committee.

(4) the post of clerk of the temporary establishment is held by Mr. Renarikar but that he has been with the Trust for a longer period than a man who is acting in a vacancy on the permanent establishment he would be retained and the services of the acting incumbent terminated.

This Sub-Committee have also considered the representation submitted by Mr. Bhakta and recommend that—

- (i) Mr. Sant Ram be permitted to revert to the grade of Sub-Engineer vice Mr. S. M. Desai recommended by this Sub-Committee for appointment as Junior Assistant Estate Agent under their Report No. 2, dated 4th April 1929 ;
- (ii) the Committee's resolution abolishing the post of an overseer on the Temporary Establishment be rescinded and Mr. Bhakta be retained in the service; and
- (iii) Mr. Renarikar be retained and in his stead the services of a man acting in a vacancy on the Permanent Establishment be terminated."

HOUSENALLY M. RAHIMTOOLA,  
Chairman.

*Minute of dissent, dated the 13th April 1929, by Mr. R. D. Bell, C.I.E., I.C.S. :—*

"I dissent from the recommendation made regarding the post of Overseer on the temporary establishment for the special purpose of retaining the services of Mr. Bhakta. The post is admittedly unnecessary and its retention will amount to an unjustifiable waste of rate-payers' money."

*Minute of dissent, dated the 15th April 1929, by Mr. W. H. Neilson, O.B.E. :—*

"Approved with the exception of sub-para (ii) of para (4) of the report."

Proposed by the Chairman, seconded by Sir Vasant Rao Anandrao Dabholkar, Kt.—

"That the Report of the Establishment Sub-Committee be approved and adopted.

That the Schedule of Establishment should be amended accordingly."

Dr. Viegas proposed and Mr. Manu Subedar seconded the following *Amendment*—

"That a Sub-Committee consisting of the members noted in the margin be appointed to report as to—

1. The Chairman.
  2. Mr. H P Mody.
  3. Mr. Y. G. Pandit.
  4. Mr. Manu Subedar.
  5. Mr. B G. Horniman.
- (i) how Mr. Bhakta who was appointed on 27th May 1921 remained on Temporary Establishment whereas 4 other men appointed on 9th August 1921, 6th February 1922, 1st August 1922 and 13th October 1922 were placed on the Permanent Establishment.

(ii) whether he was promised that he would be taken on the Permanent Establishment, and

(iii) whether the statements made by him are correct."

After hearing the explanation offered by the Chief Officer, the *Amendment* was put to the vote and was *lost*, there being 6 votes *for* it and 7 votes *against* it.

A poll was demanded by Dr. Viegas.

The following members voted *for* and *against* the *Amendment*—

<i>For.</i>	<i>Against.</i>
1. Mr. Silam.	1. Sir Vasantao.
2. Dr. Viegas.	2. Mr. Bell.
3. Mr. Borade.	3. „ Parker.
4. Mr. Pandit.	4. „ Tairsee.
5. Mr. Manu Subedar.	5. „ Gould.
6. Mr. Parekar.	6. „ Neilson.

(1) Mr. Mody, (2) Mr. Horniman and (3) Mr. Mirza Ali Mohammed Khan did not vote.

The Chairman thereupon gave his casting vote against the *Amendment* and declared it *lost*.

At this stage the Hon'ble Sir Phiroze C. Sethna attended the meeting.

*Second Amendment.*—Proposed by Mr. R. D. Bell, seconded by Mr. W. H. Neilson—

“That the Sub-Committee's Report be adopted except the recommendation to rescind the Committee's Resolution abolishing the post of an Overseer on the Temporary Establishment.”

The *Second Amendment* on being put to the vote was *lost*, 4 voting *for* it and 6 *against* it.

Mr. Horniman suggested the following rider to the *Original Proposition*—

“That Mr. Bhakta should be placed on the Permanent Establishment when the next vacancy occurs.”

The rider was accepted by the mover of the proposition and after further discussion the original proposition with the rider as under was put to the vote and was *carried*, 7 voting *for* it and 5 *against* it.

“That the Report of the Establishment Sub-Committee be approved and adopted.

2. That the Schedule of Establishment should be amended accordingly.

No. 35.

3. That Mr. Bhakta should be placed on the Permanent Establishment when the next vacancy occurs."

A poll was demanded by Dr. Viegas—

The following members voted *for* and *against* the proposition :—

<i>For.</i>	<i>Against.</i>
1. Sir Vasant Rao.	1. Mr. Bell.
2. Mr. Silam.	2. „ Neilson.
3. Mr. Parelkar.	3. „ Gould.
4. Mr. Borade.	4. „ Tairsee.
5. Mr. Horniman.	5. „ Parker.
6. Mr. Pandit.	6. Dr. Viegas.
7. Mr. Manu Subedar.	7. Sir Phiroze C. Sethna.

(1) Mr. Mody and (2) Mr. Mirza Ali Mohammedkhan did not vote.

The Chairman thereupon gave his casting vote in favour of the proposition and declared it *carried*.

13. Re : Report No. 4 of the Establishment Sub-Committee, dated 9th April 1929,  
re : Engineer's Department—cost of Establishment 1927-28.

Considered Report No. 4 of the Establishment Sub-Committee, dated, 9th April 1929 :—

"By their Resolution No. 54, dated May 12th 1927, the Board adopted the following notice of motion by Dr. Viegas :—

'That owing to the operations of the Trust having been greatly restricted as regards the Engineering Works, the Improvements Committee be requested to report whether the cost of the Engineering Department for the year 1927-28 amounting to Rs. 3,65,000 is not excessive compared with the works they are to carry out and which are estimated to cost Rs. 15,70,144 including the cost of Rs. 2,79,000 for the Police Accommodation Scheme 67, the plans, construction and supervision of which are all to be done by the Government Public Works Department and as the cost of the Engineering Department works out at 28 per cent. of the cost of the works (Rs. 15,70,144—2,79,000=Rs. 12,91,144) ; and if so to submit at a very early date definite proposals for reducing the staff.'

The Committee by their Resolution No. 295, dated May 17th 1927, forwarded the above to this Sub-Committee for consideration and report.

The Sub-Committee have obtained the annexed report on the matter from the Chief Officer and advise that a copy of it be forwarded to the Board with a recommendation that it be recorded."

HOSENALLY M. RAHIMTOOLA,  
*Chairman.*



*Chief Officer's Report, dated 5th April 1929, referred to above:*

"At their meeting held on May 12th 1927, the Board passed the following resolution:—

"That owing to the operations of the Trust having been greatly restricted as regards the Engineering Works, the Improvements Committee be requested to report whether the cost of the Engineering Department for the year 1927-28 amounting to Rs. 3,65,000 is not excessive compared with the Works they are to carry out and which are estimated to cost Rs. 15,70,144 including the cost of Rs. 2,79,000 for the Police Accommodation Scheme 67, the plans, construction and supervision of which are all to be done by the Government Public Works Department and as the cost of the Engineering Department works out at 28 per cent. of the cost of the Works (Rs. 15,70,144—2,79,000 = Rs. 12,91,144); and if so to submit at a very early date definite proposals for reducing the staff.'

2. The question of the establishment had only recently been before the Finance and Establishment Sub-Committee and also the Committee in connection with the Budget and the Members of both these bodies had satisfied themselves that the numbers budgetted for were required.

3. The cost (Rs. 3,65,000) mentioned in the resolution included Rs. 38,500 for leave allowances payable to men on leave preparatory to retirement from the Board's service. This was really payment for services rendered in previous years and, it is submitted, should not have been included in the cost for the purpose of the argument.

4. The cost of works is quoted at Rs. 15,70,144/-. This, however, represented only capital expenditure, no account being taken of the cost of upkeep of buildings, roads, gardens etc. which is debitable to general account or of the inspection etc. of lessees' buildings.

5. From what has been said above, it is obvious that the percentage of 28 quoted in the resolution was incorrect. The actual percentage was about half that quoted.

6. The Engineer's establishment has been reduced year by year from 1924 onwards and this year's cost including Rs. 21,400/- leave allowances to retrenched men is Rs. 2,32,300. As it is proposed to transfer certain men from this Department to the Estate Agent's, a portion of the leave allowances will not be payable at all events during this year."

*Resolved.*—"That the report be approved and adopted and a copy thereof with a copy of this Resolution be forwarded to the Board with a recommendation that it be recorded."

14. *Re : Report No. 5, dated 9th April 1929, of the Establishment Sub-Committee re : Establishment—Revision of pay—Accountancy allowance.*

Considered Report No. 5 of the Establishment Sub-Committee, dated 9th April 1929 :—

"This Sub-Committee in para 4 of their Report No. 11, dated 24th October 1928, which was approved and adopted by the Committee in their Resolution No. 544, dated 27th November 1928, stated that the proposals in regard to the payment of an allowance for qualifying in accountancy as in the Municipality would be submitted at a later date as the matter was then under consideration by the Standing Committee of the Corporation. This Body has since come to a decision and has decided—

(i) that the examinations to be recognised for the purpose of this allowance should be those for the Government Diploma in Accountancy and the Degree of B. Com. in Accounts.

- (ii) that the allowance for the accounts qualifications should be restricted to clerks in the Chief Accountant's Department and the same should be restricted to 24 appointments in which special knowledge in accounts is really necessary and not to the appointments in which the work done is of a routine character.
- (ii) that the allowance should be fixed at Rs. 30 instead of an incremental grade Rs. 30-5-50.
- (iv) that the maximum pay including this allowance shall not exceed Rs. 200 per mensem.

This Sub-Committee has considered the matter in consultation with the Chief Officer and recommend that a similar allowance be granted to the clerks working in the office of the Chief Accountant of the Trust on the same terms and conditions applicable to the clerks in the Office of the Chief Accountant of the Bombay Municipality but it should be restricted to 3 appointments, 1 being in Accounts Section and 2 in Works Audit Section."

HOUSENALLY M. RAHIMTOOLA,  
Chairman.

**RESOLUTION No. 37.**—Approved and adopted.

15. Re : Report No. 1 of the Land Sub-Committee, dated 9th April 1929, re :  
Subaribaug Estate—Treefoot booth on Plot 150.

Considered Report No. 1 of the Establishment Sub-Committee, dated 9th April 1929:—

"By their Resolution No. 524 dated November 20th 1928, the Committee referred to this Sub-Committee for consideration and report a note, dated the 10th November 1928, by the Chief Officer on certain complaints against the location of a treefoot booth on Plot 150 of this Estate.

The Sub-Committee deferred consideration as the owner of the booth was then negotiating for another site off the Trust Estate.

On the 14th December 1928, the Board, by their Resolution No. 79, referred to the Committee a letter addressed to them by Mr. Dudwadkar, forwarding a copy of a resolution passed at a public meeting of the residents of the Trust Chawls at Chorgully and Chamarbaug protesting against the location of the booth. The Committee on 8th January last decided that the tenant of the booth should be served with a month's notice to quit and further that a copy of their Resolution should be forwarded to the Board for information with reference to their Resolution No. 79 dated December 14th, 1928.

The question of the location of the booth was thus settled, but the Committee referred to this Sub-Committee, for consideration and report, the question as to who was responsible for the mistake of giving the permission to the tenant in spite of the Board's Resolution on the subject.

The Chief Officer reports that he has ascertained that the Senior Assistant Estate Agent, Mr. Mhatre granted the permission as such permissions were granted to all purchasers of tapping rights and Mr. Mhatre explained to him that he considered that treefoot booths as distinguished from toddy shops were not intended to be prohibited from being located on the Board's lands. Mr. Mhatre observed that the Excise Authorities make a distinction between booths and shops and that the Municipality permit the erection of booths on their lands.

The Chief Officer states that the Board's Resolution No. 60, dated 19th July 1927, refers to "shops" only and bearing in mind all the facts he is of opinion that Mr. Mhatre was justified in assuming that it did not refer to "booths."

This Sub-Committee beg to forward to the Committee the aforesaid report obtained from the Chief Officer for information with reference to para 2 of their Resolution No. 575 dated 8th January 1929."

HOOSENALLY M. RAHIMTOOLA.

*Chairman.*

*Chief Officer's report, dated 8th April 1929, referred to above :—*

"The Land Sub-Committee postponed consideration of this matter, as Mr. Fanibanda had already paid Excise fee to Government and he was in search of another suitable site ( Land Sub-Committee's Resolution No. 21 dated 28-11-1928 ). The Collector of Bombay has informed me that Mr. Fanibanda has failed to secure another site for his booth.

2. Subsequent to the passing of the abovementioned Resolution of the Land Sub-Committee, a letter was addressed by Mr. Dudwadker to the Board forwarding a copy of a resolution passed at a public meeting of the residents of all the Trust chawls at Chorgully and Chamarbaug, protesting against the location of the booth. By their Resolution No. 79 dated 14th December 1928, the Board referred the letter to the Committee for report. When the Board's resolution was placed before the Committee on 8th January 1929, they approved the proposal made by me in para 4 of my note, dated 10th November 1928 underlying C. R. No. 524 dated 20th November 1928, viz. that the tenant should be served with a month's notice to quit, *vide* C. R. No. 575, dated 8th January 1929. The question of the location of the booth is thus settled.

3. But the Committee has referred the question of who was responsible for the mistake of giving the permission to the tenant in spite of the Board's Resolution on the subject to the Land Sub-Committee for consideration and report. In this connection I have ascertained that the Senior Assistant Estate Agent, Mr. Mhatre, granted the permission as such permissions were granted to all purchasers of tapping rights. Mr. Mhatre explains he considered that tree-foot booths as distinguished from toddy shops were not intended to be prohibited from being located on the Board's lands. He observes that the Excise authorities make a distinction between booths and shops and that the Municipality permit the erection of booths on their lands.

4. The Board's Resolution No. 60, dated July 19th 1927, refers to ' shops ' only and bearing in mind all the facts I am of opinion that Mr. Mhatre was justified in assuming that it did not refer to ' booths ' "

#### RESOLUTION No. 38.—RECORDED.

16. Re : Scheme 31—Suparibaug Estate—Treefoot booth on Plot 150.

Considered :—

(a) Letter, dated 11th April 1929, from Mr. E. S. Fanibanda :—

" I have the honour to state that I have received a letter No. 5939 of 1929, dated the 9th instant, from your Estate Agent stating that the Trust is going to take steps against me in ejectment.

In this connection I would respectfully refer you to the correspondence I had with your goodself in the past and submit that now only three months remain, so that the plot will be vacated automatically on the 31st July next. I earnestly hope that under the circumstance and considering my long friendly connection with the Trust for so many years, there will be no friction between us over such a small matter and that the Trust will drop the idea of going further in the matter.

I may say that I should have vacated as desired, but I failed to secure any other place, this being the middle of the year.

With confidence and request."

(b) Chief Officer's note, dated 11th April 1929 :—

"Mr. Fanibanda was served with notice to quit and, as he did not remove his shed when the notice expired, he was informed that a suit in ejectment would be filed against him."

**RESOLUTION No. 39.**—Mr. Fanibanda should be informed that the orders previously passed must stand.

17. Re : Report No. 2 of the Land Sub-Committee, dated 9th April 1929, re :  
Scheme 37—Sydenham Road Estate—Cases Nos. 116 and 117—request  
for reduction of rent.

Considered Report No. 2 of the Land Sub-Committee, dated 9th April 1929 :—

"By their Resolution No. 677, dated 20th February 1929, the Committee referred to this Sub-Committee, for consideration and report, letter dated 4th February 1929 in which the tenant asks for the reduction of the rent of the land let to him for erection of a shed and the Chief Officer's report thereon.

This Sub-Committee has considered the request and the Chief Officer's report thereon and recommend that in the circumstances the rent be reduced from Rs. 240 to Rs. 150 per month from 1st March 1929, on condition that the tenant agrees to pay up all arrears."

HOSENALLY M. RAHIMTOOLA,  
Chairman.

**RESOLUTION No. 40.**—Approved and adopted.

18. Re : Report No. 3 of the Land Sub-Committee, dated 9th April 1929, re : Scheme  
57—Case No. 408—request for reduction of rent.  
(C. R. 509/28).

Considered Report No. 3 of the Land Sub-Committee, dated 9th April 1929 :—

"By their Resolution No. 509, dated 6th November 1928, the Committee forwarded to the Chief Officer, for favour of submitting a report through this Sub-Committee, an application dated 30th October 1928, received from Mr. Narayan Ramji and others, the tenants of the rear chawl in Case No. 408, Scheme 57, requesting that the rents of the rooms in their occupation may be reduced to what they were before the property was acquired.

The Chief Officer submitted the annexed report, dated 11th January 1929.

The Sub-Committee has considered the aforesaid report of the Chief Officer and recommend that the Chief Officer's report be recorded and that the request of the petitioners be acceded to."

HOSENALLY M. RAHIMTOOLA,  
Chairman.

Chief Officer's report, dated 11th January 1929, referred to above :—

"This is a petition from the tenants of the rear chawl in Case 408, Scheme 57. This chawl, along with the one in front abutting on Naigaum Road, was recently acquired by the Trust. Both the chawls have each a ground and one upper floor. Except the rooms on the ground floor in the front chawl, which are occupied as shops, all the rooms are used for dwelling purposes.

2. The Land Acquisition Officer awarded Rs. 51,321 as total compensation inclusive of all interests, in respect of both the chawls comprised in the above case. He valued the chawls on a rental basis on a total monthly rent of Rs. 288 per Hindu month, which is equivalent to a rental of Rs. 296 per English month. After the property was acquired and taken possession of, the Trust had proposed to recover from the tenants an aggregate rental amounting to Rs. 296 per English month being the same as that adopted by the Land Acquisition Officer for the purposes of his award.

3. From enquiries made in the office of the Land Acquisition Officer, it was ascertained that in arriving at the rental of Rs. 288 per month that officer had adopted a rate of Rs. 6/8 per 100 sq. ft., for the ground floor rooms of the front chawl, a rate of Rs. 5/8 for the first floor rooms of the same chawl and an uniform rate of Rs. 5 per 100 sq. ft. for all the rooms in the rear chawl. In fixing the rents to be charged to the various tenants, the Trust had to adopt these rates, as was usually done.

4. The actual rent about the date of acquisition of all the tenements in the rear chawl was Rs. 7 each. By reason of the scale of rents adopted by the Land Acquisition Officer for the rear chawl, viz. a rate of Rs. 5 per 100 sq. ft. the rent of Rs. 7 has been necessarily increased to Rs. 10-8-0 in the case of most of the tenements. It is against this increase that the applicants complain.

5. The Trust having been obliged to pay compensation on the footing of certain rents and fixed by the Acquiring Officer, they are in a way tied down to those rents and are therefore in no way concerned with the actual rents about the date of declaration or acquisition. They may be normal or otherwise. The rents fixed by the Land Acquisition Officer are always deemed to be fair normal rents at the date of declaration and it is these rents which the Trust always charge their tenants. Such rents may be more or less than the actual rents. For instance in the case of the front chawl, there are 5 tenements, the actual rent of which about the date of acquisition was Rs. 14 each. This has been reduced to Rs. 12 because that is the figure which the rent works out to on the basis of their areas and the rate per 100 sq. ft. adopted by the Land Acquisition Officer.

6. In the above circumstances, it will be seen that the petitioners have no valid cause for complaint as the Trust are not deriving in the shape of rents a single rupee more than what the Land Acquisition Officer has fixed for the purposes of his award.

7. It is, therefore, suggested that the petitioners may be informed accordingly."

**RESOLUTION No. 41.**—Approved and adopted.

19. Re : Establishment—Engineer's Department—Mr. R. A. Donde, late purchasing officer (retrenched)—contribution to the Trust Provident Fund while on leave preparatory to retirement.

Considered :—

(a) Letter No. O. A. 10-568, dated 15th December 1928, from the Examiner, Outside Audit :—

"I have the honour to invite a reference to Committee's Resolution No. 9, dated 10th January 1928, allowing Mr. Donde leave preparatory to retirement with permission to take up other work while on leave.

2. Mr. Donde was on leave from 5th January 1928 to 4th August 1928, during which he contributed to the Improvement Trust Provident Fund. He entered the service of the Karachi Port Trust as Storekeeper with effect from 9th January 1928 and has been since that date subscribing to the Port Trust Provident Fund.

3. There is no provision in the Improvement Trust Provident Fund Rules to cover cases like the present in which an employee is allowed to take up service under another employer during leave. In the course of the discussion, both oral and written, which led to the Establishment Sub-Committee's Resolution No. 12, dated 15th May 1928, it was however agreed that it is not correct to allow a person to have retiring benefits from two local bodies at the same time, and this principle has been embodied in the draft note to Rule 1 of the Improvement Trust Provident Fund Rules received with the Chief Officer's letter No. E. 313/27, dated 19th November 1928. It is also proposed to enforce the principle in the revised draft of the Improvement Trust Provident Funds Rules, *vide* "Exceptions" to draft Rule 2.

4. In these circumstances, I request that it may kindly be arranged that Mr. Donde's subscriptions to the Improvement Trust Provident Fund should cease with effect from the date he commenced to subscribe to the Karachi Port Trust Provident Fund. Such an arrangement would doubtless have been made at the very outset, had Mr. Donde informed the Committee that he intended to avail himself simultaneously of the Provident Fund benefits allowed by another local body."

(b) Letter No. E. 4-1929, dated 29th January 1929, to the Examiner, Outside Audit :—

"With reference to your letter No. O. A. 10-568, dated 15th ultimo, addressed to the Chairman of the Committee, I have the honour to enquire whether, in view of what is stated below, you desire that the matter should be proceeded with.

2. In para '3, you state that there is no provision in the Provident Fund Rules under which an officer can be allowed to take up service under another employer during leave. In this connection your attention is invited to Rule 7 of Appendix B to the service rules which provides that an officer may take up outside work during leave with the previous sanction of the appointing authority. Thus the Committee have rightly granted Mr. Donde permission to take up outside work during leave.

3. While on leave preparatory to retirement, Mr. Donde retained a lien on his substantive post here and under Rules 3 and 4 of the Provident Fund Rules he must subscribe to the Provident Fund while on leave. In these circumstances the Committee cannot arrange for the subscriptions ceasing from the date Mr. Donde commenced to subscribe to the Provident Fund in the Karachi Port Trust. The case is similar to that of Mr. Bharucha, and should, I suggest, be taken up with the Karachi Port Trust."

(c) Letter No. O. A. 10-687, dated 13th February 1929, from the Examiner, Outside Audit :—

"I have the honour to refer to your letter No. E. 4/1929, dated 30th January 1929, on the subject of refunding certain subscriptions to the Trust Provident Fund paid by Mr. Donde, lately Purchasing Officer of the Trust.

2. When the Chairman of the Improvements Committee was addressed in this office letter No. O. A. 10-568, dated 15th December 1928, neither the provisions of Rule 7, Appendix B to the Service Rules nor those of Rules 3 and 4 of the Provident Fund Rules were overlooked. It was held that while the Committee have power to grant to Mr. Donde permission to take up outside work during leave and that while the Provident Fund Rules provide for subscriptions during leave, there is no definite provision in the Rules to govern cases like the present in which an officer is not on leave in the ordinary way but is actually serving another employer during leave. The view taken by this office was that such cases being rare, the intention apparently is that the authority empowered to grant the concession of allowing an employee to undertake outside work is also given the discretion to attach to such concession whatever conditions the merits of each case may demand. It was accordingly considered open to the Committee to point out to Mr. Donde that it is wrong in principle that he should subscribe simultaneously to the provident funds of two public bodies and to arrange with him to cease his subscription to the Improvement Trust Provident Fund with effect from the date he commenced to render active service to the Karachi Port Trust and to subscribe to their provident fund, it being implied that this would obviously have been laid down as a condition precedent to the grant of permission to take up outside work had the Committee been informed—as it should have been—that the outside work was regular service carrying with it a retiring benefit from another local body.

3. The present case cannot, as suggested by you, be dealt with in the same manner as that of Mr. Bharucha : there is an important difference between the two cases which it is not necessary to explain here.

4. It is accordingly requested that the correspondence, including this letter, may kindly be placed before the Committee for such action as they may deem fit to take."

(d) Chief Officer's note, dated 3rd April 1929 :—

"Mr. Donde was retrenched as from August 5th 1928 and went on seven months' leave on January 5th. He joined the Karachi Port Trust on January 9th and was on probation for six months. It has been ascertained from the Secretary of Karachi Port Trust that he was permitted to subscribe to their Provident Fund from the date he joined.

While I agree with the Examiner that an officer should not be permitted to subscribe to two funds at the same time, I am of opinion that, as our rules stand, it was compulsory for Mr. Donde to subscribe to our fund and that if he thinks it desirable he should take up the point with the Karachi Port Trust whose accounts he also examines."

Proposed by the Chairman, seconded by Sir Vasant Rao Anandrao Dabholkar, Kt —

"That the Examiner, Outside Audit, be informed as per para 2 of No. 42. the Chief Officer's note, dated 3rd April 1929."

*Amendment.*—Proposed by Dr. Viegas—

"That the Chief Officer's note be forwarded to the Examiner for remarks."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried*.

20. Re : Establishment—Secretary's Department—Mr. C. P. Gorwalla, Secretary—leave to.

*Considered* Chief Officer's note, dated 13th April 1929 :—

"Mr. C. P. Gorwalla, B. A., Secretary, has applied for the grant of whatever leave due to him from 3rd to 20th instant, as he has had an attack of dysentery recently.

Privilege leave due to him is 10 days which can be combined with furlough on medical certificate for the rest of the period. A medical certificate has been received.

The sanction of the Committee is requested."

RESOLUTION No. 43.—SANCTIONED.

21. Re : Establishment—Engineer's Department—Mr. C. Attavar, Sub-Engineer—leave to.

*Considered* Chief Officer's note, dated 11th April 1929 :—

"Mr. C. Attavar, a Sub-Engineer (on Rs. 400 in 250-25-400), requires privilege leave for 21 days from 8th March 1929, with permission to affix the Easter Holidays. The leave is due and has been recommended by the Engineer.

Sanction of the Committee is required to the leave."

RESOLUTION No. 44.—SANCTIONED.

22. Statement of advances from Provident Fund subscriptions requiring the Committee's sanction.

No.	Name.	Department.	Amount.	No. of instalments for recovery.	Reasons.
1	Mr. D. S. Ramaswamy	Clerk * Secretary's Department	580 *	20	For daughter's marriage.
2	" Aaron Abraham	Junior Clerk E. & V. Department	400 *	20	For certain religious ceremony of his son and also for sending his family out of Bombay.
3	" H. Resurricas	Do	90 % of P. F. monies	...	On leave preparatory to retirement.
4	Govind Bendu	Ag. Havildar Engineer's Department	45	15	For dependant niece's marriage.

\* The balance of the last advance will be deducted on payment of this advance.

**RESOLUTION No. 45.—SANCTIONED.**

23. The following documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.	
		Rs.			
The Bombay Provincial Co-operative Bank Limited.	1902	1,000	1	1	
	1904	1,500	1	2	
	1907	1,000	1	1	
	1912	1,000	1	1	
	1913	2,000	1	4	
	1914	500	1	1	
Mr. A. M. Sodder and another	...	1912	4,000	8	8
Mr. F. G. P. Mascarenhas and another	...	1913	1,000	2	2
Total	...	...	12,000	16	20

(2) *Lease and Counterpart to*—

- (i) Bai Iyshabai wife of Abdul Shakur Ismail, re: Plot No. 134, Agripada West Estate.
- (ii) Mr. Mahipatram Govindji Raval, re: Plots Nos. 13 and 14, Mathew Road Estate.



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(3) *Agreement with—*

(i) Mr. Bhicaji Dadabhoy Mulla for building lease of Plot No. 34A, Chaupati West Estate.

(ii) Mr. Shanker Vithal Apte for building lease of plot No. 34B, Chaupati West Estate.

(iii) Mr. Gani Haji Alladin for building lease of plot No. 54B, Sydenham Road Estate (In duplicate).

(4) *Agreement in duplicate with* Mr. Devanchand Kahanchand re: contract under Work Order No. 33, Book No. 88 for lime washing work Maintenance Branch.

(5) *License and Duplicate to* Burmah-Shell Oil Storage and Distributing Company of India, Limited, re: the erection of a Petrol Tank and Pump near the junction of King Edward Road and Bhoiwada Cross Road, Scheme 31, Parel Road Estate.

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24. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22(1) of the Act.
  2. Work orders                      do.                      do.                      do.
  3. Sale of materials                do.                      do.                      do.
  4. Tenancy agreements entered into by                      do.                      do.
  5. Charge receipts of roads etc., handed over to Municipality.
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# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 23rd April 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, Esplanade Road, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
  2. MR. B. G. PARELKAR.
  3. MR. W. DILLON, I.C.S.
  4. MR. G. K. BORADE.
  5. MR. W. H. NEILSON, O.B.E.
  6. MR. R. H. PARKER.
  7. MR. S. L. SILAM, B.A., LL.B.
  8. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  9. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.

The minutes of the meeting held on 16th April 1929 were signed.

1. Re : Supply of Rubble Stones for the Municipal Crusher at Nowroji Hill, Scheme 29.

( Ref : C. R. 146/1928. File No. Mis. 57/29-30. )

Considered Chief Officer's note, dated 19th April 1929 :—

" An offer has been received from the Executive Engineer, Bombay Municipality, for the purchase of 1,500 brass of rubble stones from the Trust Quarry in Scheme 29 during the year 1929-30 at Rs. 8 per brass. The delivery of rubble stones will be free at the Municipal Crusher plant at the Nowroji Hill.

Similar sale was sanctioned last year by the Committee, under their Resolution No. 146, dated 28th February 1928, at the rate of Rs. 8 per brass.

The offer is recommended for the acceptance of the Committee."

**RESOLUTION No. 46.—ACCEPTED.**

2. Re : Scheme 60, Naigaum—Land for Young Men's Christian Association—  
extension of lease.

( File No. Mis. 41/29-30. )

Considered :—

(a) Letter, dated 19th April 1929, from General Secretary of the Bombay Young Men's Christian Association :—

" With reference to your letter No. Misc. 300/27 of 18th May 1927, I am writing to ask if you will be good enough to obtain sanction for an extension of the lease for another three years.

It is our intention to take up land in that area with a view to erecting a settlement building to house our workers and to provide a centre on a larger scale for the activities which are now carried on at Naigaum. Unfortunately funds are not available to meet the cost of such a building and the present is not the time to appeal to the public and so we would like to continue our services to those who live in the chawls at Naigaum and to have sufficient time to mature our plans for the larger centre.

I have no doubt that the members are aware of the scope and extent of our service to the workers at Naigaum. The following may be of interest, however :

We have six night schools with an average daily attendance of 56. At these schools there are both youths and adults. Instruction is being given in Marathi, Urdu and English. At the Akhada there has been an average daily attendance of 26. There are altogether over 40 wrestlers. Special efforts are made to fill up in a profitable way the leisure hours of the workers by providing bhajans and kirtans, boxing, wrestling, football, volley-ball and basket ball games and in the hut lectures, classes, dramas etc., are regularly organised. Perhaps one of the most interesting features is the development of a Boy Scout Troop. There are many ways too in which we reach the families as it is our desire to make it a community venture.

We trust that you will be able to obtain sanction for a continuance of this service which our Association is rendering in the north end of the City."

(b) Chief Officer's note, dated 19th April 1929:—

"The above letter relates to an area of 4,240 sq. yards of land forming part of Case 9 which the Board agreed to lease to the Young Men's Christian Association for a period of three years from October 27th 1926.

2. The land was let free of rent for the purpose of a playground but they were permitted to erect a shed on a portion of it on condition that they paid rent at the rate of twelve annas per sq. yard per annum for the portion covered.

3. The Association proposes to apply for a long lease of another site but it will take time for them to prepare their scheme and to collect funds. In the meantime they are anxious to secure the present site for a further term of three years on the same conditions.

4. I have from time to time inspected the ground and there is no doubt that the Association is doing a good work. I, therefore, recommend that their request be granted."

*Resolved.*—"That the lease of the present site be extended for a term No. 47. of 3 years from the 27th October 1929 on the same conditions."

3. Re : Scheme 2—Princess Street Estate, Wadia Fire Temple—proposal for construction of a building on land given in exchange.

( File No. Mis. 64/29-30.)

Considered Chief Officer's note, dated 15th April 1929 :—

"By a conveyance dated September 27th 1906, the Trustees sold two blocks of land to the trustees of the Wadia Fire Temple in exchange for certain land required for the construction of Princess Street.

2. One of the two blocks sold to the trustees of the temple adjoins plot 19 of this Estate and on this plot has since been erected a school for Parsi girls. The school has no rights of light or air over the Temple land.

3. The agreement provides that the building to be erected on the land adjoining plot 19 "will be in accordance with the building plans annexed subject to such modifications as may be necessitated in such building plan in accordance with Municipal requirements and that no other buildings shall at any time be erected on the land referred to.....without the sanction of the Board which sanction shall not be unreasonably withheld."

4. The building plan annexed to the agreement shows that on this land, it was then proposed to erect a new *otla* in connection with the temple, a ground floor stable, servants' quarters also consisting of a ground floor and a larger building containing a hall and store rooms on the ground floor and a hall on the upper floor.

5. Mr. F. R. Wadia, one of the trustees of the Temple, called on me recently and explained that certain funds had been offered to them for the construction of a building consisting of a ground floor and four upper floors to be used as shops on the ground floor and for the accommodation of poor Parsis on the upper floors. He left with me certain sketch plans which after examination I returned to him and suggested certain minor alterations for the protection of the Girls School next door.

6. Mr. Wadia has now forwarded me a set of plans showing how he proposes to build on the land. The height of the building will be practically the same as those on the west and he has arranged so as to protect the amenities of the School except that the windows in the east wall will be closed. These windows were, however, constructed with the consent of the trustees of the temple and on condition that they should be closed when required.

7. I can see no reasonable objection to a building of this character being erected and recommend that sanction be accorded to the proposal subject to the plans being approved by the Works Sub-Committee as usual."

*Resolved.*--"That the recommendation made by the Chief Officer No. 48. in para 7 of his note be sanctioned."

4. Re: Scheme 2, Princess Street Estate—Plot 95—Permission for change of user.

( File No. Mis. 58/29-30. )

Considered Chief Officer's note, dated 15th April 1929 :—

" The lessee of the above plot, the Bombay Swadeshi Co-operative Stores Co., Ltd., applies for permission to let the second and third floors of the building on the above plot as Boarding and Lodging House or as a Hotel. The lease restricts the use of the premises for residential purposes and offices and shops (other than liquor shops) and godowns on the ground floor. There is, however, no objection to grant the permission without any premium subject to—

- (a) a license revocable at the will of the Board being granted to the lessee to use the second and third floors of the building as a Boarding and Lodging house or as a Hotel ;
- (b) sufficient servants' accommodation with proper sanitary conveniences is provided in the building;
- (c) Police and Municipal Licenses are obtained ;
- (d) no liquor of any sort, whether wholesale or retail, is sold on the premises, and
- (e) the lessee undertakes to pay all the costs of and incidental to the preparation and completion of the license in duplicate.

I, therefore, recommend the proposal for the Committee's sanction."

*Resolved.*--"That a license revocable at the will of the Committee be No. 49. granted to the lessee permitting the use of the second and third floors of the building as a Boarding and Lodging house or as a Hotel without any premium subject to the conditions (b), (c), (d) and (e) referred to by the Chief Officer."

5. Re : Resolution No. 1, dated 12th April 1929, of the Special Sub-Committee appointed under C. R. No. 342 of 1928, re : sale of plots.

Considered excerpt from the proceedings of the meeting of the Special Sub-Committee appointed under Committee's Resolution No. 342 of 1928, re : sale of plots, held on 12th April 1929 :—

“Considered Chief Officer's note, dated 28th March 1929 :—

‘ I have for some time been considering whether, in order to facilitate the disposal of some of the smaller plots on our outlying estates, more particularly Dadar-Matunga and Sion-Matunga, it would not be advisable to work out a scheme whereby the Trust could advance money to persons of moderate means to enable them to build. The Board have no power to do this under the present Act but provision could no doubt be made by a suitable amendment or, if in view of the proposed amalgamation of the Trust with the Municipality that is not thought desirable, by legislation in connection with the amalgamation.

2. In my opinion the power of granting advances of this nature should be limited and loans should only be made to persons who desire to erect small houses to be used mainly for residential purposes. I believe that if the Board obtained this power they would succeed in disposing of a considerable number of plots to persons who although possessed of a certain amount of money are not sufficiently well off to erect their own family houses. Exactly what limit should be placed on individual advances must be a matter of opinion but I am in favour of making the maximum Rs. 20,000 with a condition that the borrower should provide 35 per cent. of the cost of the building and works.

3. The scheme would be worked somewhat as follows :—

- (a) The person to whom an advance was to be made would take a plot on an agreement for a building lease in the usual way and subject to the ordinary conditions.
- (b) When applying for the plot he would indicate his desire to take an advance and would mention the probable amount which should not exceed 65% of the cost of the building and works. He would also produce satisfactory evidence that he is possessed of the remaining 35 %.
- (c) The advance would be made by instalments and on a certificate of the Engineer and only after 35% of the cost had been met by the tenant.
- (d) On completion of the building the tenant would be granted a lease as usual. He would then execute a mortgage in favour of the Board as security for the advance.
- (e) The mortgage would provide for the repayment of the advance and for payment of interest.

4. Repayment would be spread over a period of years to be agreed upon but which in my opinion should in no case exceed twenty. It could be made either by equated instalments of principal and interest or by instalments of principal, the interest being calculated on the amount outstanding. Payments would be made monthly and would be in addition to the ground rent.

5. The rate of interest charged would have to be slightly higher than that at which the money was raised by the Board in order to cover expenses.

6. If we charged interest at 5½% and calculated the sinking fund on the 4% table, a borrower would have to pay 8·86 % per annum on the amount of the loan for a period of 20 years after which he would be liable for the ground rent only. If he repaid in 15 years he would have to pay 10·49% and if in 10 years 13·83%.

7. The members of the Sub-Committee are aware that Government have been advancing loans for the purchase of plots and the erection of buildings on their suburban estates. On enquiry Mr. Bell informs me that the scheme has been of very great assistance in disposing of plots at Danda, Khar, Chapel Road and Chembur.'

In course of discussion Mr. Tairsee observed that the margin of 35% recommended in the note was on the high side and he enquired whether it would not be reasonable to reduce it.

The Chief Officer stated that trustees could lend money on mortgage up to 66 per cent. and as under his scheme a sum would be repaid each year he would have no objection to varying the margin as follows :—

When repayment is to be made in 10 years—	Margin 25%.
” ” ” 15 ” ”	30%.
” ” ” 20 ” ”	35%.

This was generally agreed to.

*Resolved.*—‘That the Sub-Committee approve of the proposals in principle but  
No. 1. consider that the margin of 35% might safely be reduced to 25% when repayment is to be made in 10 years and to 30% when it is to be made in 15 years.

2. A copy of the Chief Officer's note and of para 1 of this Resolution should be forwarded to the Committee with a recommendation that the Board should be requested to ask the Municipal Corporation to suggest to Government that they should be given power to raise money for the purpose of granting such loans when the amalgamation of the Trust and the Municipality takes place.’ ”

*Resolved.*—“That the proceedings of the Special Sub-Committee be  
No. 50. forwarded to the Board with the intimation that the Committee approve of the suggestions made by the Sub-Committee and recommend that—

- (a) the same be approved in principle,
- (b) the President be requested to approach Government regarding the necessary amendment of the Act, and
- (c) the Municipal Corporation be requested to consider the desirability of obtaining similar powers when the Trust is amalgamated with the Municipality.”

6. Re: Report of Financial Transactions in March 1929.

Considered Chief Officer's note, dated 20th April 1929 :—

*Fixed deposits* :—Sums aggregating Rs. 10 lakhs were placed in deposit as under :—

Bank of India	3 lakhs at 7½% due 28-3-1929 vide F.S.C. Cir. No. 188 of 28-2-29.
Allahabad Bank	2 ” ” ” ” ” ” ” ”
Central Bank	2 ” ” ” ” ” ” ” ”
Chartered Bank	3 ” ” 7½% ” ” ” ” ” ”
Total Rs.	10 lakhs

*Investment of Sinking Fund moneys* :—Bombay Improvement Trust debentures of the nominal value of Rs. 81,500 of the 5 % Loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.

*Sale of Securities* :—The following Securities were sold :—

On the 1st	3½% G. P. Notes for Rs. 12,86,300	F.S.C. Cir. No. 113 of 25-2-29.
" 20th	4½% Loan of 1934	" 2,00,000
" 28th	do. "	" 4,25,000
" "	6% Bonds 1932	" 2,70,000
" "	" 1930	" 10,000

} vide F. S. C. Cir. No. 198  
of 14-3-29.

**RESOLUTION No. 51.—RECORDED.**

**7. Re : Scheme 3, Sandhurst Road West, Plot No. 5—motor garages on.**

( File No. Mis. 59/29-30. )

Considered Chief Officer's note, dated 20th April 1929 :—

" The lessee of the above plot proposes to enlarge the two existing garages by extending the length by 3 feet and to construct a double one on the South of these garages as shewn on the plan."

2. There is no objection to allow the proposal subject to the Board's usual normal conditions contained in Trustees' Resolution No. 296 of 27th September 1918 and to the further condition of payment of premium at the rate of Rs. 1063 for every 100 sq. feet of land covered by the garages.

3. It may be pointed out that clause 5 of the conditions, on which garages are allowed use, restricts the user to housing cars not let for hire."

**RESOLUTION No. 52.—SANCTIONED.**

**8. Re : Scheme No. 62—Love Lane Chawls—Supplementary grant of Rs. 2,200 for 1929-30 under Capital Account.**

( File No. Mis. 60/29-30. )

Considered Chief Officer's note, dated 20th April 1929 :—

"A sum of Rs. 8,648 provided in the Revised Budget Estimate for 1928-29, included the amount of the cost of the construction of compound wall and improvement in water supply in Love Lane chawls. This work was not paid for during 1928-29 as it was not entirely completed as anticipated on account of the question of leasing a strip of land to the Jain Temple Trustees having arisen and the water connection having been obtained late in the month of March 1929.

The expenditure during 1928-29 was therefore Rs. 2,703 only against the Budget grant of Rs. 8,648.

Payments to the extent of Rs. 2,200 are required to be made during 1929-30 and the Committee's sanction is requested to meet this expenditure from the lump provision of Rs. 25,000 made for unforeseen works during 1929-30."

\* Not printed.

**RESOLUTION No. 53.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 2,200 being made from the lump provision of Rs. 25,000 made in the current year's budget for unforeseen works.

At the termination of the proceedings the Chairman stated that this was the last meeting of the present Committee and thanked the members for their assistance and co-operation and referred to the valuable services rendered by the Hon'ble Sir Phiroze C. Sethna, Mr. Mirza Ali Mohammed Khan, Mr. S. L. Silam, Mr. L. R. Tairsee, Mr. B. G. Parelkar and Mr. H. P. Mody, the retiring members of the Improvements Committee.

9. The following Documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Mr. M. P. Hakimji & others ... ..	1901	1,000	1	1
Bai Mithibai J. D. Jamsetji ... ..	1904	500	1	1
The Bombay Provincial Co-operative Bank, Limited	1913	25,000	1	1
Total Rs. ... ..	...	26,500	3	3

(2) *Leases and Counterparts to Mr. Keshao Ganesh Tambe re : Plots Nos. 31 and 34, Dadar-Matunga Estate.*

(3) *Agreement with Mr. Dadiba Mancherji Bhabha for the building lease of Plot No. 583, Dadar-Matunga Estate.*

(4) *Acceptance of application for building lease by Mr. Sultanally Mulla Rasoolji re : site of Cases Nos. 5 and 52, Parel Road South Estate, Scheme 43.*



## 10. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders do do
3. Sale of materials do do
4. Charge receipts of roads etc., handed over to the Municipality.
5. Statement for the quarter ending 31st March 1929 of plots on the Board's Estates handed over to the charge of tenants.

Estate.	Plot No.	Date.	Remarks.
Kolbhatwadi ...	15	3-1-29	
Nowroji Hill ...	30	23-1-29	
Do. ...	40	23-1-29	
First Nagpada ...	36 and 37 Sites (about 10 sq. yds.) formerly used for accommodating katchra-carts.	1-3-29	
Dadar-Matunga ...	761	3-1-29	
Do.	173	7-1-29	
Do.	759	23-1-29	
Do.	583	25-1-29	
Do.	271	20-3-29	
Agripada West ...	149A	5-2-29	

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 30th April 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, Esplanade Road, this day, at 3-21 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A
  3. MR. R. D. BELL, C.I.E., I.C.S.
  4. MR. W. DILLON, I.C.S.
  5. MR. E. R. HIRJIBEHEDIN.
  6. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C
  7. MR. B. G. HORNIMAN.
  8. MR. JAFFERBHOY ABDOLABHOY LALLJEE.
  9. MR. KHURSHED FRAMJI NARIMAN, B.A., LL.B., M.L.C.
  10. MR. MAHOMED UMMER RAJABB.
  11. MR. MANU SUBEDAR.
  12. MR. W. H. NEILSON, O.B.E.
  13. MR. R. H. PARKER.
  14. THE HON'BLE MR. RATANSI D. MORARJI,
  15. DR. SHIAVUX SORABJI BATLIWALA, F.C.P.S., L.M. & S.
  16. SIR VASANTRAO ANANDRAO DABHOLKAR, RT., C.B.E., M.L.C.
  17. DR. A. G. VIEGAS, L.M. & S.
  18. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.
- THE SECRETARY.

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Proposed by Sir Yasantrao Anandrao Dabholkar, seconded by Dr. Batliwala—

"That Mr. Hoosenally M. Rahimtoola do take the chair."

*Carried.*

Mr. Hoosenally having assumed the chair, the minutes of the meeting held on the 23rd April 1929 were signed.

The Chair man then heartily welcomed the members.

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1. The first item on the agenda was—

The following statement giving the names of the members of the Committee:—

*(a) Elected by the Board of Trustees.*

1. Mr. Hoosenally M. Rahimtoola, B.A., M.L.C.
2. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.
3. Mr. Jafferbhoy A. Lalljee.
4. Mr. E. R. Hirjibehedin.
5. Mr. Y. G. Pandit.
6. Mr. K. F. Nariman, B.A., LL.B., M.L.C.
7. Dr. M. C. Javle.
8. Dewan Bahadur A. K. Pai, B.A.
9. Mr. B. G. Horniman.
10. Dr. S. S. Batliwala, F.C.P.S., L.M. & S.
11. Dr. A. G. Viegas, L.M. & S.

*(b) Elected by the Bombay Chamber of Commerce.*

12. Mr. R. H. Parker.

*(c) Elected by the Indian Merchants' Chamber.*

13. Mr. Manu Subedar.

*(d) Elected by the Millowners' Association.*

14. The Hon'ble Mr. Ratansi D. Morarji.

*(e) Nominated by Government.*

15. The Director of Development.
16. The Chairman, Bombay Port Trust.
17. The Collector of Bombay.
18. Mr. Mahomed Ummer Rajabb.

**RESOLUTION No. 54.—RECORDED.**

2. The next item on the agenda was—

The appointment of Chairman for the year 1929-30.

In connection with this item two notices of motion had been received, (1) from Sir Vasantao A. Dabholkar, seconded by Mr. E. R. Hirjibehedin and (2) from Mr. K. F. Nariman, seconded by Dr. A. G. Viegas, for the appointment of Mr. B. G. Horniman to the office.

Proposed by Sir Vasantao, seconded by Mr. Hirjibehedin—

“That Mr. B. G. Horniman be appointed chairman of the Committee for the year 1929-30.”

Proposed by Mr. Neilson, seconded by Dr. Batliwala—

“That Dr. Javle be appointed chairman of the Committee for the year 1929-30.”

Proposed by Mr. Bell, seconded by the Hon'ble Mr. Morarji—

“That Dewan Bahadur Pai be appointed chairman of the Committee for the year 1929-30.”

It was unanimously agreed that votes for the three candidates should be taken on slips of paper on which each member should write the name of the candidate for whom he wished to vote signing his own name below and the candidate who got the least number of votes should be eliminated and that the above process should be repeated in respect of the remaining two candidates. Slips were accordingly handed to the Members and on return were scrutinized by the Chairman with the assistance of the Chief Officer and the Secretary. They showed that the voting was as follows :—

Members voting for Mr. B. G. Horniman—

Sir Vasantao, Mr. B. G. Horniman, Dr. A. G. Viegas, Mr. Mahommed Ummer Rajabb, Mr. J. A. Lalljee, Mr. K. F. Nariman—Total 6.

Members voting for Dr. Javle—

Mr. Neilson, Dr. Javle, Mr. E. R. Hirjibehedin, Mr. Manu Subedar, Mr. Y. G. Pandit, Dr. S. S. Batliwala—Total 6.

Members voting for Dewan Bahadur Pai—

Mr. Dillon, Mr. Parker, The Hon'ble Mr. Morarji, Mr. Bell, Dewan Bahadur Pai—Total 5.

Dewan Bahadur Pai having obtained the least number of votes was eliminated.

Slips were again distributed and on return were scrutinized by the Chairman with the assistance of the Chief Officer and the Secretary. The result of the voting was as follows :—

Members voting for Mr. B. G. Horniman—

Sir Vasantao, Mr. K. F. Nariman, Mr. E. R. Hirjibehedin, Mr. J. A. Lalljee, Mr. Mahommed Ummer Rajabb, Mr. B. G. Horniman, Dr. A. G. Viegas—Total 7.

Members voting for Dr. Javle—

Mr. Neilson, Mr. Dillon, Dr. S. S. Batliwala, Mr. M. Subedar, Dewan Bahadur Pai, Dr. Javle, Mr. Parker, The Hon'ble Mr. Morarji, Mr. Bell, Mr. Pandit—Total 10.

The Chairman accordingly declared Dr. Javle duly elected Chairman of the Committee for the year 1929-30.

Dr. Javle having assumed the chair thanked the Committee for the honour conferred on him.

Proposed by Sir Vasantao, seconded by Mr. Hirjibehedin—

“That the cordial thanks of the Committee be accorded to  
**No. 55.** Mr. Hoosenally M. Rahimtoola, B.A., M.L.C., for his conduct of the proceedings of the Committee during the past year and the Committee place on record their appreciation of the zeal, tact, firmness, ability and courtesy with which he has discharged the arduous duties of his office.”

After several members had spoken, the proposition was put to the vote and was carried unanimously and with acclamation.

Mr. Hoosenally thanked the members of the Committee, the Chief Officer and the Secretary for the assistance and co-operation given to him in the discharge of his duties.

3. Re : Delegation of powers to the Finance and Establishment Sub-Committees.

Considered Chief Officer's note, dated 25th April 1929 :—

"By their Resolution No. 3, dated 8th May 1926, the Committee delegated the following powers to the Finance and Establishment Sub-Committee :—

- (a) To consider and report on the Annual Estimates to be prepared under Section 98 of the Act and any Supplementary Estimate which may be prepared under Section 102 of the Act.
- (b) To invest surplus moneys under Section 106(2) of the Act and any Sinking Fund moneys under Section 70(1) of the Act.
- (c) To enter into transactions under Section 77 of the Act.
- (d) To authorize the purchase of telegraphic transfers and demand drafts.
- (e) To sell securities.
- (f) To exercise the powers vested in it under the Provident Fund Rules.
- (g) To make recommendations regarding the Establishment.
- (h) To make recommendations regarding any matters which may be laid before it by the Committee or the Chief Officer.

2. In 1928, the Finance and Establishment Sub-Committee was split into two, viz., (1) Finance and (2) Establishment owing to heavy accumulation of work. It is accordingly necessary to delegate the above powers to the respective Sub-Committees as shown below :—

(1) Finance Sub-Committee—

- (a) To consider and report on the Annual Estimates to be prepared under Section 98 of the Act and any Supplementary Estimate which may be prepared under Section 102 of the Act.
- (b) To invest surplus moneys under Section 106 (2) of the Act and any Sinking Fund moneys under Section 70(1) of the Act.
- (c) To enter into transactions under Section 77 of the Act.
- (d) To authorize the purchase of telegraphic transfers and demand drafts.
- (e) To sell securities.
- (h) To make recommendations regarding any matters which may be laid before it by the Committee or the Chief Officer.

(2) Establishment Sub-Committee—

- (g) To make recommendations regarding the Establishment.
- (h) To make recommendations regarding any matters which may be laid before it by the Committee or the Chief Officer.

3. The power referred to at (f) in para 1 above is not exercised by the Sub-Committee under the Revised Provident Fund Rules.

4. The sanction of the Committee is requested to the delegation proposed in para 2 above."

**RESOLUTION No. 56.—SANCTIONED.**

4. Re : Appointment of Members to Sub-Committees.

*Resolved.*—That the following members be appointed to serve on the  
**No. 57.** Finance Sub-Committee until the next meeting of the Committee and in the meantime the Chief Officer be requested to circulate to

the Committee his proposals for the constitution of the various Sub-Committees :—

1. The Chairman.
2. Mr. Hoosenally.
3. Mr. Subedar.
4. Mr. Parker.
5. The Hon'ble Mr. Morarjee.
6. Sir Vasantao A. Dabholkar."

5. Re : Board's Resolution No. 10, dated 18th April 1929, requesting the Committee to submit proposals for filling the post of the Chief Officer during the absence on leave of Mr. R. H. A. Delves.

Considered Board's Resolution No. 10, dated 18th April 1929 :—

"Considered letter, dated 9th April 1929, from the Chief Officer applying for leave on full average salary from 1st June to 19th September 1929 in lieu of the leave granted under Trustees' Resolution No. 75, dated 16th November 1928 :—

"I have the honour to request the Trustees to grant me leave on full average salary from June 1st to September 19th 1929, both days inclusive, in lieu of that granted under their Resolution No. 75, dated November 16th last. The leave asked for is due to me."

Proposed by the Chairman of the Committee, seconded by Mr. Nariman—

'That in supersession of the Board's Resolution No. 75, dated 16th November 1928, **No. 10.** the leave applied for from 1st June to 19th September 1929, both days inclusive, be sanctioned and the Committee be requested to submit proposals for filling the post during the absence of Mr. Delves.'

*Carried."*

**RESOLUTION No. 58.**—Referred to the Establishment Sub-Committee for consideration and report.

6. Re : Board's Resolution No. 12, dated 18th April 1929, re : letter from Mr. Mulji Bharmal—tenant of plot 302—Dadar-Matunga Estate re : encroachment.

Considered Board's Resolution No. 12, dated 18th April 1929 :—

"Considered :—

(a) Letter, dated 17th November 1928, from Mr. Mulji Bharmal, building tenant of plot No. 302, Dadar-Matunga Estate :—

'I have the honour to address you as follows :—

On the above plot I have put up a building having four bays.

An extra rent of Rs. 24 a year for the said four bays is demanded on the ground that encroachment is made on the space to be kept open.

I made enquiries and found that several such bays are allowed without any extra rent in the Parsi-Colony at Dadar and hence also applied that this extra rent may be cancelled as has been done in other cases.

Your Architect denied having given any such concession to any plot holders (*vide your Estate Agent's letter No. 9071/28 of 22nd May 1928*) but when concrete examples were given (*vide my letter of 5-6-28*) he admitted having given such concession as architectural features (*vide his letter No. 11366/28 of 28-6-28.*)

Herewith I enclose the copies of the said letters for your perusal and ready reference.

From the above you will see that concessions have been given to many plot-holders of Parsi-colony for similar bays, but in my case the same is refused.

I have, therefore, to request you to pass this case as an architectural feature and allow concession as allowed to others.

Thanking you.'

*Estate Agent's No. 9071, dated 22nd May 1928, referred to above :—*

'In reply to your letter of the 18th instant, I have the honour to state that the Trust Architect to whom the matter was referred to, states that he is not aware of any such concessions having been made to anybody in the Parsi-Colony as has been alleged by you.

As the work over the encroachment has already been completed by you in spite of repeated requests from the Trust Architect to stop the work, I have to request in terms of proviso 2 of the lease form attached to your agreement with the Board, that you will please arrange to pay the extra rent of Rs. 24 per annum on account of the encroachment over the compulsory open space when it falls due.'

*Mr. Mulji Bharmal's letter, dated 5th June 1928, referred to above :—*

'Referring to your letter No. 9071 of the 22nd ultimo, I am informed and I believe the information to be correct that concessions have been given in respect of the following plots, and no extra charges or only nominal charges have been made. You will find that my contention is correct on perusal of these files.

Dadar-Matunga Estate plots Nos. 565, 568, 575, 580, 583, 585, 787, 788, 797, 780, 792, 793, 794, 795, 753, 755, 635, 312.'

*Estate Agent's No. 11366, dated 28th June 1928, referred to above :—*

'In reply to your letter dated the 5th instant, I have the honour to state that all the cases enumerated by you have been considered on their merit by the Improvements Committee when the plans were sanctioned.

The principle followed is to allow encroachments free of rent in cases where the same are not intended for increasing the useful letting area of the buildings, but proposed as architectural features only.'

(b) Chief Officer's note, dated 24th January 1929 :—

'Mr. Bharmal is the building tenant of plot 302 on the Dadar-Matunga Estate. When his architect submitted the plans of the building he proposed to construct certain bay windows on portions of the land which by the terms of the agreement are required to be kept open. As there was no practical objection to the proposal, the Works Sub-Committee before whom all plans are laid were asked to request the Committee to grant the concession on the usual terms. This was done and on the recommendation of the Sub-Committee the Committee fixed the additional rent at Rs. 24 per annum. This addition is in proportion to the increased floor area obtained by reason of the concession.

2. The building tenant objects to pay the additional rent on the ground that several such encroachments have been allowed free of rent and in his letter, dated June 5th, he gives a list of the instances on which he relies.

3. The tenant's brother, Mr. Ramji Bharmal, saw me in this matter on July 19th last and again on the 30th idem when I went through the list with him and explained that out of the eighteen instances mentioned by him extra rent had been charged in the thirteen cases while in five the encroachment had been allowed free.

4. Of the five cases one was sanctioned in 1922, one in 1923, and three in 1925. Each of these cases was decided on its merits by the Plans Committee of the old Board.

5. Since 1925 no encroachments which would increase the letting area of the building have been permitted without an extra charge being made.

6. Intimation of approval of the plans was given on November 14th 1927 and was conditional on the tenant agreeing to pay the extra rent of Rs. 24 per annum. The tenant first took objection to the extra rent on February 2nd 1928, by which time the bay windows had been carried up to first floor level.

Proposed by the Chairman of the Committee, seconded by Dr. Bulsara—

'That Mr. Mulji Bharmal's letter, dated 17th November 1928, be forwarded to the Committee for disposal.'

*Amendment.*—Proposed by Mr. Jamnadas Mehta, seconded by Sir Vasant Rao Anand Rao Dabholkar—

'That Mr. Mulji Bharmal's letter, dated 17th November 1928, be forwarded to the No. 12. Improvements Committee for report.'

After discussion the *Amendment* was put to the vote and declared *carried*.

It was also *carried* as a substantive proposition."

**RESOLUTION No. 59.**—Referred to the Works Sub-Committee for consideration and report.

**7. Board's Resolution No. 16, dated 18th April 1929, re: rent of Pre-war chawls.**

(C. R. No. 633/5-2-1929.)

Considered Board's Resolution No. 16, dated 18th April 1929 :—

"Considered Improvements Committee's Resolution No. 633, dated 5th February 1929, re: rent of pre-war chawls requesting the Board to reconsider the matter and rescind their Resolution No. 47, dated 13th July 1928, and also letter, dated 27th February 1929 from the Secretary, Mandvi-Koliwada Sangha, forwarding resolutions passed at a meeting of the Sangha.

Proposed by the Chairman of the Committee, seconded by Mr. Hirjibehedin—

'That in the circumstances stated the Board's Resolution No. 47, dated 13th July 1928, be rescinded.

That the letter received from the Secretary, Mandvi-Koliwada Sangha be recorded and the Secretary, Mandvi-Koliwada Sangha be informed accordingly.'

*First Amendment.*—Proposed by Dr. Choksy and seconded by Mr. Keni—

'That the Board is of opinion that the rents of the pre-war chawls should not be increased and that any excess rent collected should be refunded.'

*Second Amendment.*—Proposed by Mr. Baman-Behram, seconded by Mr. Dimtinkar—

'That the rents of the pre-war chawls should not be increased but at the same time No. 16. the rents recovered at the increased rates should not be refunded.'

After discussion the *Second Amendment* was put to the vote and declared *carried*.



At this stage Dr. Choksy asked for permission to withdraw his *Amendment*.

The permission was not granted.

The *Second Amendment* thus became the substantive proposition against which the *First Amendment* was put to the vote and was declared *lost*.

*Second Amendment* was then put to the vote as a substantive proposition and was declared *carried*."

RESOLUTION No. 60.—Forwarded to the Chief Officer for necessary action.

8. Report No. 1, dated 23rd April 1929, of the Special Sub-Committee for Dharavi Street Scheme,

(Ref. C. R. 433/1928.)

Considered Report No. 1, dated 23rd April 1929—

"By their Resolution No. 603, dated 18th October 1927, the Committee asked the Chief Officer to report whether any portion of the land in Dharavi Scheme was filled in at the request of Government and if so, on what terms and conditions.

In this connection the Chief Officer submitted a note, dated the 6th September 1928, to the Committee who referred it to the Special Sub-Committee appointed under Committee Resolution 105, dated 20th July 1926, by their Resolution No. 433, dated 19th September 1928, a copy of which is attached herewith for ready reference.

The Special Sub-Committee considered the matter carefully in consultation with the Chief Officer and have come to the conclusion that in view of the facts stated by him and also of the great lapse of time, nothing could be done now. It is accordingly recommended that the Chief Officer's note referred to be recorded."

HOOSENALLY M. RAHIMTOOLA,  
Chairman.

*Committee's Resolution No. 433, dated 19th September 1928, referred to in para 2 above—*

"Considered Chief Officer's note, dated 6th September 1928 :—

"With reference to the Committee's Resolution No. 603, dated the 18th October last, asking me to report whether any portion of the land included in this scheme was filled in at the request of Government and, if so, on what terms and conditions, I beg to report as follows.

2. When Government were preparing their scheme for the erection of 50,000 one-room tenements, the Trust Officials were asked unofficially to suggest suitable sites. It was pointed out to Government that suitable land for about 35,000 tenements could be found on the Trust Estates and certain sites were earmarked for that purpose. Subsequently, the Board handed over to Government two large areas, *i.e.*, one at Worli and the other at Naigaum, it being agreed that the price should be settled after the cost of acquisition and of works was known. For these two areas, Government paid the Trust Rs. 39,60,140.

3. In April 1922, Government informed the then Acting Chairman that of the areas which they desired to take up for their Industrial Housing Scheme, one or other of the Dharavi or Sewri areas was likely to be required on April 1st, 1924, and the other on 1st April 1925. It was eventually decided that the Dharavi area could be made available first and, in July, the Trustees were informed that it was proposed to start work on that area directly after the rains and to advise the Development Department that it would be ready by 1st April 1924. It was also observed that the price to be charged for the land and the conditions to be attached to the sale would be settled at a later date. The proposals were approved by the Trustees under their Resolution 390, dated the 25th July 1922, and were communicated to Government.

4. On 1st April 1924, the Development Department informed the Trust that Government had decided that, without their orders, no new industrial housing schemes should be undertaken until the chawls then under construction were completed and that the land in the Trust's Dharavi Scheme would not be required for the present. As a matter of fact, the land was not ready and could not have been made ready for some months to come.

5. The matter was reported to the Board who after due consideration decided to record the papers. For the information of the Committee, copies of the Board's proceedings of the 27th May and the 15th July are appended hereto.

6. It should be mentioned that the land in Dharavi formed only a portion of the Trust's scheme and that, in anticipation of the sale to Government, work was concentrated on the area to be sold to them. A portion of this land now forms part of that proposed to be disposed of as sites for buffalo stables. It may also be mentioned that, during the discussion, it was pointed out that, in anticipation of the removal of the tanneries to Trombay, Government had expended a large sum of money on preparing sites and that this would remain unremunerative if, as then seemed likely, the tanneries were not removed.'

*Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 27th May 1924.*

'Re : Scheme 56—Dharavi Street Scheme—Lands for Industrial Housing Scheme.

(File No. Mis. 262/22. Ref. T. R. 225/24.)

Considered Chairman's minute, dated 21st May 1924 :—

"On the 15th April last, I placed before the Trustees the following letter, dated 1st idem, from the Deputy Director of Development :—

With reference to Government letter No. S. A. 1854, dated the 5th October 1922, and the subsequent correspondence ending with the Trust Chief Engineer's letter No. 2112, dated the 12th February 1924, on the subject noted above, I beg to inform you that Government have now decided that, without their orders, no new Industrial Housing Schemes should be undertaken by the Directorate until the chawls at present under construction are completed. In these circumstances, I regret to inform you that the land in the Trust's Dharavi Scheme, which it was intended to take up for the construction of chawls, will not be required for the present.

2. Consideration was postponed in order that the precis of the previous correspondence might be put up.

3. When the formation of the Development Department was under consideration, we supplied Mr. Monie with a plan\* of the Island showing various sites which could in all probability be made available for the erection of chawls. One of these sites was situate in this scheme.

4. On the 18th April 1922, the Development Department informed the Chairman that of the areas which Government desired to take up for their Industrial Housing Scheme, one or the other of the Dharavi or Sewri-Wadala areas was likely to be required on the 1st April 1924, and the other on or about the 1st April 1925. A Conference of Heads of Departments was then held and in July, the Trustees were informed that it was proposed to start work on the Dharavi area directly after the rains and to advise the Development Department that it would be ready by the 1st April 1924. It was also observed that the price to be charged for the land and the conditions to be attached to the sale would be settled at a later date. These proposals were approved by the Trustees by their Resolution 391, dated the 25th July 1922, and were communicated to Government.

5. Between July 1922 and April 1924, no further correspondence regarding the sale of the land took place.

6. A sum of Rs. 4.38 lakhs has been spent on acquiring the land and about Rs. 3 lakhs on filling."

\* Not printed.

Mr. Vasant Rao Anandrao Dabholkar observed that the Trust Solicitors might be consulted in this matter as to whether Government could be held liable for the amount spent by the Trust on the preparation of the land.

RESOLUTION 296.—Further consideration should be postponed.'

*Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on 15th July 1924.*

'Re: Scheme 56, Dharavi Street Scheme—land for Industrial Housing Schemes.

(File No. Mis. 262/22.)

With reference to Trustees' Resolution 296 of 27th May 1924, consideration was resumed and the following minute by the Chairman, dated 11th July 1924, was also considered :—

"When this matter was last before the Board, some of the Trustees were of opinion that the Board's Solicitors should be asked to advise whether Government could be held liable for damages in respect of their decision not to purchase this land. Attached hereto are two letters, dated 11th June, and 22nd July, respectively, from the Solicitors, in which they give their opinion that there never was any binding agreement for Government to take up this particular area in Dharavi."

*Letter No. T/2058, dated 11th June 1924, from Messrs. Crawford Bayley & Co., Solicitors, Bombay :—*

"We have the honour to acknowledge the receipt of your letter No. E. A. 4413, dated the 4th instant, with the accompaniments.

The question for consideration is whether there is a concluded and binding agreement between the Improvement Trust and the Government for the Trust to sell and the Government to buy a large area in the above scheme for industrial housing purposes.

The material correspondence appears to commence with the letter from the Development Department, dated 18th April 1922, to the Chairman of the Trust wherein the Development Department stated the date when the area was likely to be required. This letter appears to have been written upon the footing that there was a pre-existing agreement. All subsequent letters from both sides appear to have been written on the same footing until the Government's letter of 1st April 1924, wherein the Government stated the land in the Dharavi Scheme would not be required for the present.

It is clear that the correspondence above referred to cannot be relied upon as *embodying* any agreement. It does not purport to do so. But it is difficult to see how or why such correspondence should have passed, unless there was a pre-existing agreement.

Do the Trust set up any agreement, written or verbal? If so, when was that agreement made and how and what are its precise terms? If the Trust set up a definite agreement of this kind, then it seems to us that Government's action in allowing the work upon the Scheme to go on for two years may operate as an estoppel against Government preventing them from denying the existence of an agreement.

You will observe from what we have written above that we require further information from you, before being able to express a definite opinion. We shall be obliged if you will let us know the full history of the negotiation which resulted in the arrangement with Government for their taking up this area. It is obvious that Government's letter, of the 18th April 1922, was not the first step in the negotiation and something, either written or verbal, must have passed before that.

In view of the importance of the issue and the difficult legal questions involved, we propose, after receiving the further information asked for and subject to the Chairman's approval, to put a case before Counsel for opinion."

*Messrs. Crawford Bayley & Co.'s letter No. T/3948, dated 2nd July 1924, referred to above:—*

"Adverting to our letter No. T/2058, dated 11th ultimo, and to the interview which we had with the Chairman on the 23rd ultimo, we have the honour to state that it appears from the information given to us by the Chairman, that there were from time to time unofficial and informal conversations in 1919 and 1920 between the Estate Agent and the Deputy Director of Development. At these conversations, no definite agreement was ever entered into and the purport of the conversations was that, if Government required land for industrial housing purposes, the Trust would co-operate with them in providing the land required or part of it.

We understand from the Chairman (who was the Estate Agent at the material times) that he himself never considered that there was any agreement entered into during these conversations. This view is borne out by the demi-official correspondence in March 1922, when Mr. Monie, in his letter of 10th March 1922 to Mr. Delves, wrote 'You will remember that it was *proposed* we should have areas for housing in Sion-Matunga 2,000 tenements.' On the 20th March 1922 Mr. Delves wrote in reply 'the *original intention* was to provide sites for about 2,000 tenements etc.'

It seems clear that up to this point there was no contract verbal or otherwise. Mr. Monie speaks of a proposal and Mr. Delves speaks of original intention.

On the 22nd March 1922, Mr. Delves had an interview with Mr. Monie. From Mr. Delves' note of such interview, it is clear that no agreement was come to at the interview which was apparently only a discussion of the requirements of Government.

Thereafter followed the official correspondence which, as we have previously advised, does not in itself, in our opinion, constitute a binding contract.

We were inclined to think, at the time of our interview with the Chairman, that Government might be estopped from denying the existence of any contract, if the Trust were to set up a previous verbal contract. The Trust cannot apparently set up such a contract, but, even if they could, we are of opinion on fuller consideration that Government would not be estopped from setting up the defence of no contract by reason of their conduct in allowing the work to continue over a period of two years. If Government have made any representation by conduct, it amounts merely to a representation that they require land for their housing scheme and that they require a certain area of land by April 1924. We do not consider that Government's conduct can be regarded as a representation of a pre-existing contract.

We are, therefore, of opinion that there is not and never was any binding agreement between Government and the Trust for the government to take up this particular area of land at Dharavi. In this view, Government are of course under no legal obligation to pay to the Board the amount spent by them on filling in the land.

We return the files which were handed to us at the time of our interview with the Chairman."

Mr. J. P. Brander stated that from the Chairman's minute embodied in Trustees' Resolution 390, dated 25th July 1922, it seemed clear that the site was prepared for the Development Directorate and that though there was no legal claim against the Development Department as no formal agreement was entered into, he thought that there was a moral claim. He, therefore, moved the following resolution which was seconded by Dr. Batliwala—

"With reference to Bombay Improvement Trust Agenda of 15th July 1924, item 1, the Board resolve that the loss to the Board from the Development Department not taking over land in 1924 at Dharavi, after having caused the Board to prepare it for that purpose be calculated, shewing details, and this sum, after its amount is approved by the Board, be claimed from the Development Department. The Board consider that there was an agreement or understanding by the Development Department, to take over the land at a price, and on conditions which were to be settled after the work was

put in hand, and that the Board carried out the work and incurred the expenditure on the faith of the Development Department so taking the land over and paying the costs incurred."

Mr. Mirza Ali Mohammed Khan moved an amendment that the question be referred to a special committee consisting of the Chairman, Mr. J. P. Brander, Dr. S. S. Batliwala, Dr. K. E. Dadachanji, Mr. Vasantao Anandrao Dabholkar and Mr. Mirza Ali Mohammed Khan, but as he did not press the amendment, it was not put to the vote, but Mr. Brander's resolution being put to the vote was declared *lost*.

RESOLUTION 403.—Recorded.

RESOLUTION No. 433.—Referred to the Special Sub-Committee appointed under Committee's Resolution No. 105, dated 20th July 1926."

Proposed by the Chairman, seconded by Mr. Neilson—

"That the Report of the Special Sub-Committee be approved and adopted."

*First Amendment*—Proposed by Dr. Viegas, seconded by Dr. Batliwala—

"That the Committee is of opinion that the loss to the Board from the Development Department not taking over land in 1924 at Dharavi, after having caused the Board to prepare it for that purpose be calculated showing details and this sum after its amount is approved by the Committee, be claimed from the Development Department. The Committee consider that there was an agreement or understanding by the Development Department to take over the land at a price and on conditions which were to be settled after the work was put in hand and that the Board carried out the work and incurred the expenditure on the faith of the Development Department so taking the land over and paying the costs incurred."

When Mr. Bell was speaking on the *Amendment*, Mr. Horniman rising to a point of order enquired whether Mr. Bell could speak on the matter in which he was interested.

The Chairman ruled that Mr. Bell was in order in speaking on the matter as he was not personally interested in it.

After some discussion the *Amendment* was put to the vote and was *lost*, there being 3 votes *for* it and 6 votes *against* it.

*Second Amendment*—Proposed by Mr. Nariman, seconded by Mr. Hirjibehedin—

"That a Sub-Committee consisting of the Chairman, Mr. Hoosenally, No. 61. Mr. Subedar, the Hon'ble Mr. Morarji and Mr. Nariman, be appointed to go into the whole matter, to ascertain the facts and to make a report."

The *Amendment* on being put to the vote was *carried*, there being 8 votes *for* it and 2 votes *against* it.

It was also *carried* as a substantive proposition.

9. Re : Scheme 5—Dadar-Matunga Estate—Plots Nos. 79 to 81 and 88 to 91.

Considered Chief Officer's note, dated 23rd April 1929:—

"In 1919 the Board allotted 81 plots on the southern portion of this Estate to the Bombay Hindu Co-operative Housing Society, Ltd. Thirtyfour of these plots were relinquished in 1926 as the Society saw no chance of being able to build on them. Out of the remaining fortyseven, twentyone were transferred to the Dakshini Brahmin Co-operative Housing Society, Ltd., who afterwards relinquished sixteen, the deposit being forfeited.

2. In February 1928 the Hindu Society were permitted to relinquish an additional 18 plots on condition that deposit in respect thereof was forfeited. This left the Society with eight plots on only one of which has a building been erected.

3. The Society have now informed me that they find they will not be able to build on plots Nos. 79, 90 and 91 and they ask that the Trust may re-enter on them and so relieve the Society of its liability.

4. Rent has been paid up to date for remaining plots.

5. The rental value of the three plots which the Society desires to relinquish is Rs. 752 per annum and the total amount due is Rs. 2068.

6. I have interviewed the Secretary of the Society and am satisfied that they cannot build on these three plots. I therefore recommend they be allowed to surrender them on condition that they pay rent up to the date of surrender."

*Resolved.*—"That the Society be permitted to surrender the plots on No. 62. condition that they pay rent up to date and forfeit the deposit."

---

10.

Re : Rent free occupancies—Statement showing rooms in Trust chawls proposed to be occupied rent free by the Estates and Valuation Department during the half year ending 30th September 1929.

Item No.	Chawl.	Block.	Floor.	Room.	By whom occupied.	Purpose.	Actual rent remitted as sanctioned in C. R. 570 dated 18th December 1928.	Rent to be remitted according to the proposal now submitted.	Remarks.
							Rs. a. p.	Rs. a. p.	
1	Nagpada Chawls ... ..	18	1st	35	Sk. Isack Kassum caretaker.	Living...	4 0 0	4 0 0	
2	Princess Street chawls ... ..	...	...	...	...	...	5 10 0	5 10 0	Will be occupied by New caretaker when the room falls vacant in the chawl.
3	Mandvi Kolivada chawls ... ..	1	2nd	86	Kashiram Yessoo caretaker.	Living...	5 10 0	5 10 0	
	Total ... ..	...	...	...	...	...	15 4 0	15 4 0	

RESOLUTION No. 63.—SANCTIONED.

11. Re : Scheme 31—Lalbaug Estate—Case No. 54—plot No. 55, Division of the plot into two plots and surrender of existing lease and grant of 2 separate leases.

Considered Chief Officer's note, dated 24th April 1929 :—

"This plot admeasuring 1695 sq. yds. has been leased to Mr. Sha Anandji Ludha for a term of 999 years at a ground rent of Rs. 24 per annum.

2. The lessee proposes to surrender the existing lease, to divide the plot into two plots as shown by a red dotted line running from north to south on the attached plan\* and to take two separate leases, or to commute the ground rent at  $4\frac{1}{2}$  per cent.

3. The division of the plot and the apportionment of the rent is to be as follows :—

<u>Plot No.</u>		<u>Area in Sq. yds.</u>	<u>Rent Rs.</u>
55A (front).	...	953	16
55B (rear)	...	742	8

4. The lease of the plot No. 55A is to be prepared in favour of Mr. Naranji Anandji and that of plot No. 55B in favour of Mr. Lalji Anandji, both being the lessee's sons.

5. There is no objection to the proposed division of the plot as the rear building will get the same access as it has got at present and there will be a covenant for carrying the drainage of the rear building through the drain passing from the house gully of the front building.

6. The lessee's proposal to surrender the existing lease, to divide the plot and apportion the rent as shown in para 4 above and to take two leases in favour of his two sons, the lessee himself joining in the lease as confirming party is, therefore, recommended for the sanction of the Committee on condition that the lessee agrees to pay the Trust Solicitors' bill of costs of and incidental to the preparation, etc., of the surrender and new leases."

**RESOLUTION No. 64.—SANCTIONED.**

12. Re : Scheme 62—Love Lane Chawls.

Considered letter, dated 20th April 1929, from Mr. J. M. Karandikar, president of a public meeting of depressed classes held on 14th April 1929, forwarding copies of resolution passed at the said meeting :—

"A very largely attended public meeting of the members of the Depressed classes was held under my presidentship on 14th instant, when the following resolution was unanimously passed.

*Resolution.*—That this public meeting of the members of the Depressed Classes requests the Chairman and the members of the City Improvement Trust to put wire gauze to all windows of the rooms on ground floor of Chawl No. 2 and have a wall built in between two chawls with four outlets."

**RESOLUTION No. 65.—Forwarded to the Chief Officer, for favour of report.**



13. Re: Establishment—Secretary's Department—Mr. Atmaram V. Banavalkar, Superintendent—leave to.

Considered Chief Officer's note, dated 25th April 1929 :—

"Mr. Atmaram V. Banavalkar, Superintendent, Secretary's Department, applies for privilege leave for 2 months and 3 days from the 13th May 1929, as he is not keeping well. The leave applied for is due and is recommended for sanction."

**RESOLUTION No. 66.—SANCTIONED.**

14. Re: Establishment—Estates and Valuation Department—Mahadu Bhaguji, Havildar—payment of 90 per cent. Provident Fund money to.

Considered Chief Officer's note, dated 26th April 1929 :—

"Mahadu Bhaguji, Havildar, in the Estates and Valuation Department, has proceeded on leave for two years from 15th January 1929 preparatory to retirement. He now applies for the grant of 90% of the Provident Fund money standing to his credit. A sum of Rs. 22-12-0 is outstanding from his last advance and will be deducted from the advance applied for. The sanction of the Committee is required."

**RESOLUTION No. 67.—SANCTIONED.**

15. Report No. 1, dated 26th April 1929, of the Works Sub-Committee, re: Dadar-Matunga Estate—Septic Tanks and Filter Beds—Chloronome.

Considered Report No. 1 of the Works Sub-Committee, dated 16th April 1929 :—

"With their Report No. 5 dated 12th June 1928, approved and adopted by the Committee by their Resolution No. 335 dated 3rd July 1928, the Works Sub-Committee submitted a note dated 12th June 1928 from the Chief Officer on the working of the Chloronome for treating the sewage with chlorine. In his note the Chief Officer had stated that the application of the chlorine had resulted in the destruction of the smell complained of and that the experiment had proved a success to that extent. He however proposed to continue the experiments for a further period to determine the amount of chlorine to be used and the annual cost. The Chief Officer has now submitted a further report showing the total amount of chlorine required per annum for treating 1,500,000 gallons of sewage per day and the cost per annum including depreciation of the chloronome and its shed. A copy of the Chief Officer's report is attached herewith.

The Sub-Committee view with satisfaction that the experiment has resulted in eliminating the offensive smell and recommend that the Chief Officer's note be recorded."

HOOSENALLY M. RAHIMTOOLA.

Chairman.

Chief Officer's note, dated 15th April 1929, referred to above :—

"In June last I submitted an interim report on the working of the Chloronome as a result of which it was decided to purchase the machine and to continue the experiments for a further period in order to ascertain how many pounds of chlorine would have to be applied per hour under varying conditions and what the annual cost would amount to.

2. In para 3 of my report I stated that it had been decided not to pass the crude sewage through the septic tanks and beds but to treat it direct. This method has been continued.

3. From experience it has been ascertained that the quantity of hydrogen sulphide (the gas which causes the objectionable smell) generated in the sewage is greater during the night and early morning than between 9 and 5 p.m. and also that it is more in winter than in summer.

4. The total quantity of sewage being treated during the dry season is about 1,500,000 gallons per day. Statement A hereto shews that the total amount of chlorine required per annum for this quantity is about 52,000 lbs. and that the dose per hour varies from six to twelve lbs. During the wet months a larger and more diluted quantity is dealt with but this passes into the storm water drain down which a large quantity of rain water is rushing only small doses of chlorine are required to be applied and those only during breaks in the monsoon.

5. Statement B shews that the cost including depreciation of the nome and its shed amounts to about Rs. 19,700 per annum exclusive of charges for water required for chlorinating as according to the recent arrangement come to with the Municipality this supply will be given free of cost. As the cost of maintaining the septic tanks and filter beds was about Rs. 17,000 per annum the additional cost is about Rs. 2,700 per annum. In as much however as it would not have been possible to continue the old method without enlarging the tanks and beds at a capital outlay of about Rs. 50,000 and an increased recurring expenditure of about Rs. 3,000 per annum the installation of the nome has actually saved the Trust about Rs. 50,000.

6. Since we started chlorinating no complaints have been received either from the residents of the Parsi Colony or from the inmates of King George V School which is only a few feet from the pumping station. It is therefore clear that the experiment has resulted in eliminating the offensive smell.

7. As already remarked the sewage after treatment is discharged into an open storm water channel. This channel runs between the G. I. P. and B. B. & C. I. Railways and eventually discharges into the Mahim Creek. On its way it passes to the west of the G. I. P. Railway quarters and care has to be exercised that no solid matter enters the channel. The screen first put in near the rising main was not altogether satisfactory and special arrangements had to be made near the point where the liquid discharges into the culvert under the G. I. P. Railway; these are found to work very satisfactorily. Frequent inspection of the open channel has to be made and on a few occasions during the months of December, January and February when the temperature was very low some smell was noticed. No complaints have been received from the occupants of the G. I. P. Railway quarters and as other drains connect with the channel it is probable that the smell was caused by them.

8. The present contract for the supply of chlorine will terminate in July and it is proposed to invite tenders for a fresh supply.

9. The Engineer's Department is to be congratulated on having overcome the nuisance which at one time appeared likely to become serious and to interfere with the disposal of lands on the Dadar-Matunga Estate."

#### Statement A.

Quantity of chlorine required to be used per day and per month according to the seasonal changes.

(A) 9 lbs. per hour from 5 P.M. to the closing of the pumps at night at 11 P.M. and from 4 A.M. to 10 A.M.

6 lbs. per hour from 10 A.M. to 5 P.M.

Quantity required per day = 150 lbs.

(B) 10 lbs. per hour from 5 P.M. to 11 P.M. and 4 A.M. to 10 A.M.

8 lbs. per hour from 10 A.M. to 5 P.M.

Quantity required per day = 176 lbs.

(C) 12 lbs. per hour from 4 P.M. to 11 P.M. and 4 A.M. to 10 A.M.

9 lbs. per hour from 10 A.M. to 4 P.M.

Quantity required per day = 210 lbs.

## Quantity of chlorine required for one year.

Month.	Quantity to be used per day.	Quantity per month.	Remarks.
October ... ..	A = 150 lbs.	4650 lbs.	
November 1st to 15th,	B = 176 lbs.	5790 lbs.	
16th to 30th.	C = 210 lbs.		
December ... ..	C = 210 lbs.	6510 lbs.	
January ... ..	C = 210 lbs.	6510 lbs.	
February ... ..	C = 210 lbs.	5880 lbs.	
March ... ..	B = 176 lbs.	5456 lbs.	
April ... ..	B = 176 lbs.	5280 lbs.	
May ... ..	A = 150 lbs.	4650 lbs.	
June ... ..	A = 150 lbs.	4500 lbs.	
July, August and Sep- tember.		3000 lbs.	To be used from 9 lbs. to 6 lbs. per hour as required during breaks in the monsoon.
		52226 lbs.	

## Statement B.

## Cost of chlorinating the sewage at the Matunga Sewage Disposal Works.

Per annum.	Rs.
Chlorine 52000 lbs. at Re. 0-5-6 per lb. ... ..	17,875
Wages of one attendant for working the Chloronome at night at Rs. 2 per day ... ..	730
Electric lights for the Chloronome shed ... ..	50
Depreciation of Chloronome and the shed taking 10 years life ... ..	700
Repairs, replacement of parts and sundries ... ..	300
	<u>Rs. 19,655</u>

Say Rs. 19,700 exclusive of charges for  
water required for chlorinating.

*N. B.*—The above figures are worked out on the basis of using the chlorine varying from 6 to 12 lbs. per hour according to seasonal changes and the speed of pumping, more quantity being required to be used in cold weather than in summer.

The total arrived at is for working the Chloronome for about 300 days in the year.

**RESOLUTION No. 68.**—Approved and adopted.

16. Re : Report No. 2, dated 26th April 1929, of the Works Sub-Committee, re :  
Mumbra Sand Contract.

Considered Report No. 2, dated 26th April 1929, of the Works Sub-Committee;—

“ In his letter, dated the 20th February 1929, Mr. M. N. Talpade, Vakil, on behalf of Messrs. N. Purshotam & Co., Sand Contractors, stated, *inter alia* that the contractor who failed to secure the sand contract held a complete file of the correspondence between Messrs. N. Purshotam & Co. and the Trust Office with regard to this contract. In para 2 of their Resolution No. 694, dated 5th March 1929, the Committee asked the Chief Officer to report on this allegation through this Sub-Committee.

The Chief Officer has submitted a report to this Sub-Committee, a copy of which is attached herewith. As Messrs. N. Purshotam & Co. have not produced any evidence it is recommended that the Chief Officer's note be recorded.”

HOOSENALLY M. RAHIMTOOLA,  
*Chairman.*

*Chief Officer's note, dated 22nd April 1929, referred to above :—*

“In para 2 of their Resolution No. 694 dated 5th March 1929, the Committee requested me to report through the Works Sub-Committee on an allegation made by Mr. M. N. Talpade, Vakil, acting on behalf of Messrs. N. Purshotam & Co., Sand Contractors, that a complete file of correspondence is held by the contractor who failed to secure the contract. I have written to Mr. Talpade on two occasions asking him to request his clients to produce what evidence they can in support of the allegation but no reply has been received to these letters. I take it, therefore, that Messrs. N. Purshotam & Co. have no evidence to produce.”

RESOLUTION No. 69.—Approved and adopted.

17. The following documents were executed:—

*Lease & Counterpart to Mr. Abdulla Haji Cassum & others re: Plot No. 138, Agripada West Estate.*

18. The following papers were laid on the table :—

1. Charge receipts of roads etc., handed over to the Municipality.

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 7th May 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. W. DILLON, I.C.S.
  4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  5. MR. B. G. HORNIMAN.
  6. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
  7. MR. MAHOMED UMMER RAJABB.
  8. MR. R. H. PARKER.
  9. MR. S. M. BHARUCHA, B.A.
  10. SIR VASANTRAO ANANDRAO DABHOLKAR, RT, C.B.E., M.L.C.
  11. DR. A. G. VIEGAS, L.M. & S.
  12. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.
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It was agreed to consider the first item on the agenda paper *re*: appointment of Sub-Committees at the end of the Agenda.

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1. Re : Scheme 56—Dharavi—Plots 2, 3, 4, 5, 6, 6A, 7, 8 and 9—right of cultivation  
of—offers for.

(File Mis. No. 97/29-30.)

Considered Chief Officer's note, dated 2nd May 1929 :—

“The right of cultivation, cutting grass and fishing etc., for a period of one year from 1st June 1929, was put up to auction on 24th April 1929.

The highest bids for (1) plots 2 to 6A, (2) plots 7 and 8 and (3) plot 9 are as shown below :—

Plots Nos.	Name of the highest bidder.	Amount.	Offer for last year.
		Rs.	Rs.
2 to 6A	Laxman Jalba and Raja Duda	5,600	6,000
7 and 8	Rajaballi Karimbux ...	300	500
9	Benduk Anthon ...	50	160

In view of the restrictions imposed regarding grazing as also to curtailment of area due to site reserved for buffalo stables and for dumping ground, all the offers are fair and recommended for the Committee's sanction."

**RESOLUTION No. 70.—ACCEPTED.**

2. Re : Scheme 3—Sandhurst Road (West) Estate—plot 17—proposed change of user of building on.

(File No. 998/28-29.)

Considered Chief Officer's note, dated 1st May 1929 :—

"Mr. Mukund Sakharam Patkar, the lessee of the above plot, applies for permission to let the first floor to Dr. Karande, partly for residential purposes and partly for a Maternity Home. The lease restricts the use of the premises for residential purposes only. There is, however, no objection to a license revocable at the will of the Committee being granted to the lessee permitting the user of the first floor as a Maternity Home subject to the following conditions :—

- (a) that the user as a Maternity Home shall not be a source of nuisance or annoyance to any of the Board's adjoining lessees or their tenants,
- (b) that no infectious disease cases shall be admitted into the Maternity Home,
- (c) that the lessee undertakes to pay costs of and incidental to the preparation and completion of the license and the duplicate."

Proposed by the Chairman, seconded by Sir Vasantao—

"That a license revocable at the will of the Committee be granted  
**No. 71.** permitting the user of the first floor as a Maternity Home subject to the conditions mentioned by the Chief Officer."

*Amendment*—Proposed by Mr. Nariman, seconded by Dewan Bahadur Pai—

"That consideration of the matter be postponed and in the meantime the opinion of the tenants of the building on this plot and of the adjoining buildings be taken."

The *Amendment* on being put to the vote was *lost*, there being 5 votes *for* it and 6 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

3. Re : Scheme 5—Dadar-Matunga Estate—Plot 686—revised layout of building on.  
(File No. Mis. 68/29-30.)

Considered Chief Officer's note, dated 3rd May 1929 :—

"The building tenant of the above plot proposes to re-layout the building as shown on the accompanying plan.\*

The sanctioned layout is shown bounded by yellow lines and the re-layout by red ones on the plan.

The building tenants of the adjoining plots were asked to state within 14 days if they had any objection to the proposal and the tenant of plot 685 has replied stating that he had none. Nothing has been heard from the remaining plot owners.

Under the proposal the sanctioned area will be increased from 9000 sq. ft. to 9555 sq. ft., *i.e.*, nearly 6%. The ultimate ground rent of Rs. 460 will, therefore, be increased by 6% which will amount to an additional rent of Rs. 28 per annum.

• Under the re-layout, plenty of open space will be left in the rear and there is no objection to the proposal being sanctioned, subject to the payment of extra ground rent amounting to Rs. 28 per annum.

The encroachment over the front open space for only the thickness of walling may be allowed free of extra rent as an architectural feature, as has been done in other cases."

*Resolved.*—"That the proposed re-layout be sanctioned, subject to the  
**No. 72.** payment of extra ground rent of Rs. 28 per annum.

2. That the encroachment over the front open space be allowed free of extra rent."

4. Re : Report No. 3, dated 26th April 1929, of the Works Sub-Committee, re: Scheme 5—Dadar-Matunga—Case 505—layout of the plot.

Considered Report No. 3, dated 26th April 1929, of the Works Sub-Committee :—

"One of the conditions of the settlement of this case was that the layout of the plot shall be in accordance with the plans to be approved of by the Improvements Committee. The claimant's architects have now submitted a plan showing the layout of the plot. The Works Sub-Committee have examined the plan and recommend that the proposed layout be sanctioned subject to the following conditions :—

- (1) that detailed plans for the buildings shall be submitted for approval before taking the work in hand, and
- (2) that the buildings shall comply with the 63½<sup>0</sup> rule."

HOSENALLY M. RAHIMTOOLA,  
Chairman.

**RESOLUTION No. 73.**—Approved and adopted.

5. Re: Report No. 4, dated 26th April 1929, of the Works Sub-Committee, re: Scheme 5, Dadar-Matunga Estate—Plot 618—permission for encroachment beyond the building area and upper storey to the outhouse.

(File No. Mis. 47/29-30.)

Considered Report No. 4, dated 26th April 1929, of the Works Sub-Committee:—

"The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to encroach two bays of the main building and one bay of the outhouse block on the side open spaces and one bay of the latter towards the play-ground in the rear as also to erect an upper storey over the outhouse. It is recommended that the proposed encroachments and the upper storey to the outhouse with a sloping roof be allowed on payment of additional ground rent of Rs. 112 per annum, which is in proportion to the area covered by the encroachments and the upper storey."

HOSENALLY M. RAHIMTOOLA,  
Chairman.

RESOLUTION No. 74.—Approved and adopted.

6. Re: Supply of 340 tons of Bengal Steam Coal (good second class) during 1929-30.

(File No. Mis. 10/29-30.)

Considered Chief Officer's note, dated 3rd May 1929:—

"Tenders for the supply of 340 tons of Bengal Steam Coal, good 2nd class, during 1929-30, were invited from 39 coal merchants out of whom only 2 quoted the following rates:—

1. *Messrs. Madhavlal & Co.*

	Per ton.
(a) Kusunda Nyadee Steam Coal	Rs. 17-14-0
(b) North Khujama Steam Coal	Rs. 17- 8-0
(c) Central Tirsa Steam Coal	Rs. 17- 4-0

2. *Messrs. S. D. Shethia & Co.*

One quality only. Rs. 17- 8-0

The Central Tirsa Steam Coal offered by Messrs. Madhavlal & Co. is up to the specification required by the Trust except in the case of ash which is 20.37% instead of 15%. The rate of Rs. 17-4 per ton quoted for this coal being the lowest is recommended for Committee's sanction.

The approved contractors for the last year were Messrs. Shiavax C. Cambata & Co., Ltd., and the rate sanctioned was Rs. 17 per ton of 2240 lbs. (C. R. 180 of 20th March 1928)."

RESOLUTION No. 75.—ACCEPTED.

7.

Re: Scheme 6—Matunga Labour Camp.

Considered:—

(a) Letter, dated 11th April 1929, from Rao Bahadur S. K. Bole, forwarding resolution, passed under his presidency at a public meeting held on 10th April 1929, under the auspices of the Bharatiya Samaj Seva Mandal:—

"I have the honour to forward the following Resolution passed unanimously in a public meeting held at Matunga Labour Camp on 10th April 1929 at 9 p. m. under the



auspices of the Bharatiya Samaj Seva Mandal, for favour of immediate action in redressing grievances at your earliest convenience.

*Resolution :*

(a) 'This public meeting requests the Chairman of the Improvement Trust, to order to repair the Patra Chawls situated at Matunga Labour Camp before the rainy season sets in, (b) to remove the men and women of bad character who cause nuisance to peace loving people, residing at these chawls, (c) to make necessary arrangements of repairing the roads, (d) to make better lighting arrangements in the area of the Labour Camp, (e) to repair the latrines and put chains from inside which it seems were not fixed at all from the beginning.'

(b) Chief Officer's note, dated 4th May 1929 :—

" This camp was originally erected to house our own labour. As the number of labourers was reduced, sections of the camp were set aside for letting to persons not employed by the Trust. The population varies and is generally between 4,000 and 5,000.

2. Ordinary monsoon repairs are carried out every year and will be done as usual before the rains start.

3. Whenever a complaint is received that a bad character is residing in the camp, an enquiry is held and if necessary steps are taken to eject him or her. So far but few complaints have been received. During the riots, in February, there was no disturbance in the camp.

4. Passages have been provided and there is a proper system of sewage and storm water drainage. The main passages have been made up with old road metal and are repaired from time to time.

5. Lights have been provided for the washing places and latrines. A few additional lamps will be erected along the main passages.

6. The statement that the latrines have not been provided with chains for flushing purposes is not correct. They were provided and are renewed or replaced when broken or stolen.

7. The Inspector in charge of the camp has been there for some years and is competent and hard working. Generally speaking the place is well maintained and the inhabitants appear to be happy."

*Resolved.*—"That Rao Bahadur S. K. Bole be informed in terms of **No. 76.** the Chief Officer's note, dated the 4th May 1929."

8. Re: Scheme 3, Sandhurst Road East Estate—plot 54—erection of a light structure on the third floor.

(File No. Mis. 98/29-30.)

Considered Chief Officer's note, dated 4th May 1929. :—

" Originally plans of the building on this plot for a ground and four upper floors were sanctioned, but as the work of the building was defective and not having been carried out satisfactorily in the beginning though afterwards rectified, a ground and three upper floors only were allowed to be constructed, and clause 3 of the lease prohibits the lessee from constructing an additional floor to the existing building.

The lessee now proposes to erect a light structure consisting of R. C. C. walling between steel stanchions and a tiled roof over the existing terrace flooring. The proposed structure complies with the 63½ rule and has been permitted by the Municipality. It is accordingly recommended that a license be granted to the lessee permitting the erection of the structure on condition that he pays the costs of and incidental to the preparation and completion of the license and the duplicate."

*Resolved.*—"That the recommendation made by the Chief Officer in No. 77. the last para of his note be sanctioned."

9. Re : Scheme 3, Sandhurst Road East Estate—plot 58—proposed construction of third upper floor.

(File No. Mis. 72/29-30.)

Considered Chief Officer's note, dated 4th May 1929 :—

"This plot was agreed to be leased in 1912 to Messrs. Currimbhai Bhimjee and Rutoofalli Bhimjee who subsequently erected on it a building consisting of a ground and two upper floors. Subsequently Mr. Rutoofalli assigned his interest to Mr. Currimbhai who is now the sole lessee.

2. Mr. Currimbhai now desires to construct a third upper floor according to plans submitted by his Architects.

3. When this plot was let, the agreement forms now in use were in course of preparation and it appears from the records that the one actually used was one prepared for the Gamdevi Estate where the height of the buildings was limited to three floors above ground level. Consequently according to the agreement and the lease, the lessee is prohibited from erecting the third upper floor.

4. When other plots on this portion of the estate were let, the tenants were permitted to construct buildings having more than two upper floors and there is no doubt that had the tenants of this plot submitted plans shewing three upper floors they would have been sanctioned.

5. The Trust Architect is of opinion that the structure will carry the additional floor and in the circumstances I see no objection to sanction being accorded subject to plans being approved by the Works Sub-Committee as usual."

*Resolved.*—"That a license be granted to the lessee permitting the No. 78. construction of a third upper floor on condition that he pays the costs of and incidental to the preparation and completion of the license and the duplicate."

10. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

**Statement A.**

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>
341, dated 3rd July 1928.	<p>Notice of motion by Mr. L. R. Tairsee asking the Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.</p>
430, dated 19th Sept. 1928.	<p>Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the matter regarding the balance sheets referred to in his No. O. A. 10-689, dated 30th March 1928, may be disposed of at an early date.</p>
572, dated 18th Dec. 1928.	<p>Notice of motion by Dr. Accacio G. Viegas asking the Chief Officer to report within a month at the latest on the following questions:—</p> <ol style="list-style-type: none"> <li>(1) Are there any Government instructions as to the time within which Audit matters have to be disposed of? If so, within what period after their receipt have these to be carried out?</li> <li>(2) Are the irregularities complained of by the Government Audit Department still being allowed to continue? If so, which are the irregularities still allowed to continue?</li> <li>(3) What action has been taken on the complaints regarding (a) excessive staff and (b) utter mismanagement in the Land Manager's Department?</li> <li>(4) How old are these complaints?</li> <li>(5) Has the payment of the late Land Manager Mr. M. S. Bharucha's gratuity not been withheld pending settlement of the complaint referred to in (b) of question (3) above? If so, how long will it take to dispose of this matter?</li> <li>(6) Up to what date have the half-yearly Balance Sheets not been submitted? and up to what date have they been certified by the Government Examiner?</li> </ol>
668, dated 20th Feb. 1929.	<p>To report <i>re</i>: lighting arrangements for the old and new Trust Cottages at Matunga.</p>
65, dated 30th April 1929.	<p>Love Lane Chawls—Request by the members of the depressed classes for providing wire gauze to all windows of the rooms on the ground floor of Chawl No. 2 and a wall between two Chawls.</p>

## Statement B.

Showing outstanding references pending before Sub-Committees.  
( Vide Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.	Chief Officer's further report is awaited.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Stores in Stock Account referred to in his No. O. A. 10-168, dated 18th June 1928, be disposed of at an early date.	
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.	Chief Officer's report is ready.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by the Examiner, Outside Audit.	Chief Officer's further report is awaited.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the write-off of irrecoverable rents referred to in his Nos. O. A. 10-369, dated 12th October 1926, and O. A. 10-337, dated 12th September 1927, be disposed of at an early date.	
571, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, re: write-off of rents and Chief Officer's report thereon, dated 28th September 1927.	Do.
298, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, re: return showing demand, recovery and arrears of rents of acquired properties and chawls for the half-year ending 31st March 1927.	Do.
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Do.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The rules re: pay gratuity and Provident Fund have been revised. The leave rules will be revised after the revised leave rules of the Municipality are sanctioned.

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Establishment Sub-Committee.—(concl'd.)</b>		
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> : Temporary Establishment.	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of employment of temporary establishment referred to in his No. O. A. 10-431, dated 2nd November 1927, be disposed of at an early date.	Chief Officer's report is awaited.
659, dated 22nd Nov. 1927.	Transfer of the posts of Charginan and Head Fitter on the Engineer's Establishment to the Schedule.	Chief Officer's report is ready.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : salary of the Trust Architect, Mr. M. Framji.	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.	Chief Officer's further report awaited.
689 dated 20th Feb. 1929.	Notice of motion by Dr. A. G. Viegas <i>re</i> : grant of a holiday on full pay to the temporary menial staff on King's Birthday.	Chief Officer's report is ready.
58, dated 30th April 1929.	Proposal to fill up the post of Chief Officer during the absence on leave of Mr. R. H. A. Delves.	Chief Officer's report is awaited.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Do.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss Account on the working of the quarry for the year 1925-26.	Do.
59, dated 30th April 1929.	Letter from Mr. Mulji Bharmal, tenant of Plot 302, Dadar Matunga Estate, <i>re</i> : encroachment.	Chief Officer's report is ready.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Wbri-Koliwada Scheme.	Further Report awaited

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl'd.)</b>		
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Further report awaited.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.	Chief Officer's Report is awaited.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	Do.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Do.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.	Do.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.	Do.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sewri Koliwada.	Do.
<b>Special Sub-Committee. (C. R. 105/26.)</b>		
105, dated 20th July 1926.	Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.	Further report awaited.
155, dated 19th Aug. 1926.		
158, dated " " "		
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kolis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.	Further report awaited.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
61, dated 30th April 1929.	For land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Chief Officer's report is ready.

RESOLUTION No. 79.—RECORDED.

11. At this stage the Chairman stated with reference to Committee Resolution No. 61, dated 30th April 1929, regarding the appointment of a Sub-Committee in connection with the land at Dharavi that under Section 21 (1) of the Act Sub-Committees should consist of not less than 6 members and that as only five members had been appointed, one more member should now be appointed. Thereupon it was—

*Resolved.*—“That Sir Vasantao be appointed to serve on the Sub-Committee appointed under Committee Resolution No. 61, dated 30th April 1929.”

12. *Re : Appointment of Sub-Committees.*

The Chief Officer informed the Committee of the remarks made by some members *re* : this matter.

*Finance Sub-Committee.*

Proposed by the Chairman, seconded by Sir Vasantao—

“ That the following members be appointed to serve on the Finance Sub-Committee until further orders :—

1. The Chairman.
2. Mr. Hoosenally M. Rahimtoola, B.A., M.L.C.
3. Sir Vasantao Anandrao Dabholkar, KT., C.B.E., M.L.C.
4. Mr. Manu Subedar.
5. Mr. R. H. Parker.
6. The Hon'ble Mr. Ratansi D. Morarji.”

*Amendment*—Proposed by Mr. Nariman, seconded by Dr. Viegas—

“ That the following members be appointed to serve on the Finance Sub-Committee until further orders :—

1. The Chairman.
2. Mr. Hoosenally M. Rahimtoola, B.A., M.L.C.
- No. 81. 3. Sir Vasantao Anandrao Dabholkar, KT., C.B.E., M.L.C.
4. Mr. Manu Subedar.
5. Mr. R. H. Parker.
6. The Hon'ble Mr. Ratansi D. Morarji
7. Mr. B. G. Horniman.”

The *Amendment* on being put to the vote was *carried*.

It was also *carried* as a substantive proposition.

Proposed by Dr. Viegas, seconded by Mr. Horniman--

"That no member be appointed to serve on more than two Sub-Committees excluding the Special Sub-Committee for Dharavi Street Scheme."

*Carried.*

*Establishment Sub-Committee.*

*Resolved.*--"That the following members be appointed to serve on  
No. 83. the Establishment Sub-Committee until further orders :--

1. The Chairman.
2. Mr. Hoosenally M. Rahimtoola, B.A., M.L.C.
3. Sir Vasantao Anandrao Dabholkar, KT., C.B.E., M.L.C.
4. Dr. A. G. Viegas, L.M. & S.
5. The Chairman, Bombay Port Trust.
6. The Director of Development.
7. Mr. Y. G. Pandit.
8. Mr. B. G. Horniman."

*Land Sub-Committee.*

*Resolved.*--"That the following members be appointed to serve on the  
No. 84. Land Sub-Committee until further orders :--

1. The Chairman.
2. Mr. K. F. Nariman, B.A., LL.B., M.L.C.
3. Mr. Jafferbhoy A. Lalljee.
4. The Director of Development.
5. The Collector of Bombay.
6. Mr. Mahomed Ummer Rajabb.
7. Dewan Bahadur A. K. Pai, B.A."

*Works Sub-Committee.*

Proposed by the Chairman, seconded by Sir Vasantao--

"That the following members be appointed to serve on the Works Sub-Committee until further orders :--

1. The Chairman.
2. Mr. Y. G. Pandit.
3. Mr. E. R. Hirjibehedin.
4. Dr. S. S. Batliwala, F.C.P.S., L.M. & S.
5. The Chairman, Bombay Port Trust.
6. Mr. Mahomed Ummer Rajabb."



*Amendment.*--Proposed by Mr. Rajabb, seconded by Dr. Viegas--

"That the following members be appointed to serve on the Works  
No. 85. Sub-Committee until further orders :--

1. The Chairman.
2. Mr. Y. G. Pandit.
3. Mr. E. R. Hirjibehedin.
4. Dr. S. S. Batliwala, F.C.P.S., L.M. & S.
5. The Chairman, Bombay Port Trust.
6. Mr. Mahomed Ummer Rajabb.
7. Dewan Bahadur A. K. Pai, B.A.

The *Amendment* on being put to the vote was *carried*. It was also *carried* as a substantive proposition.

*Special Sub-Committee for Dharavi Street Scheme.*

*Resolved.*--"That the following members be appointed to serve on

No. 86. the Special Sub-Committee for Dharavi Street Scheme until further orders :--

1. The Chairman.
2. Mr. Hoosenally M. Rahimtoola, B.A., M.L.C.
3. Sir Vasantao Anandrao Dabholkar, KT., C.B.E., M.L.C.
4. Mr. K. F. Nariman, B.A., LL.B., M.L.C.
5. Dr. A. G. Viegas, L.M.&S."
6. The Director of Development.
7. The Collector of Bombay.
8. Dr. S. S. Batliwala, F.C.P.S., L.M. & S.

13. The following Documents were executed :--

(1) *Debentures*--

Name of holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
The Bank of India, Limited ... ..	1901	15,000	2	2
Mr. Chhaganlal Ranchhodas ... ..	1904	1,000	1	1
Mr P. S. Dalgado and another ... ..	1913	2,000		4
Mr. Damodar Ratansey and others ... ..	1913	500	1	1
Total ... ..		18,500	8	8



# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 14th May 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  2. MR. W. DILLON, I.C.S.
  3. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  4. MR. B. G. HORNIMAN.
  5. MR. JAFFERBHOY A. LALLJEE.
  6. MR. MAHOMED UMMER RAJABB.
  7. MR. S. M. BHARUCHA, B.A.
  8. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  9. DR. A. G. VIEGAS, L.M. & S.
  10. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.

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In the absence of the Chairman, it was—

Proposed by Sir Vasantao, seconded by Mr. Dillon—

“That Mr. Hoosenally do take chair.”

*Carried.*

Mr. Hoosenally having assumed the chair, the minutes of the meetings held on the 30th April and 7th May 1929 were signed.

- 
1. Re : Bellasis Road Chawls—Rents of shops.

Considered Chief Officer's note, dated 7th May 1929 :—

“Some years ago, the Trust erected a block of six shops in the compound of these chawls. Two of these shops have been vacant for some time and the tenants of the other four have asked that a reduction may be made in their rent.

2. The shops were originally let by auction ; the rents were reduced in January 1927 and again in February 1928.

3. The following statement shews the floor areas, the rents obtained from time to time and those proposed to be fixed.

Shop No.	Floor Area in sq. feet.	Rents per month.				Remarks.
		Original.	Reduced as per Mis. No. 574 of 6-1-27.	Reduced as per C. R. 92 of 31-1-28 and at present charged.	Proposed to be reduced to	
1	2	3	4	5	6	7
1	190'94	100	60	50	45	Occupied.
2	157'50	106	45	35	30	"
3	155'34	96	40	30	25	"
4	150'84	70	40	30	30	"
5	146'44	75	40	30	20	Vacant.
6	186'31	56	40	30	20	"

4. Since these shops were erected, others have been built at the Foras Road entrance to the chawl compound the rents of which vary from Rs. 12 to Rs. 26 per 100 sq. ft. the average being about Rs. 19.

5. Having regard to the position etc. of our shops and to competition, some reduction appears to be necessary and it is, therefore, proposed to fix the rents as shewn in column 6 of the statement. Shop No. 4 is a bidi shop and as there is no competition it is not proposed to make any reduction.

6. If approved, the reduction will be brought into force as from May 1st."

*Resolved.*—"That the rents of the shops be reduced as shown in No. 87. column 6 of the statement in para 3 of the Chief Officer's note with effect from the 1st May 1929.

2. Re : Connection of Sewers under Laxmi Narayan and Vatsraj Lanes with sewers laid by the Trust.

Considered Chief Officer's note, dated 8th May 1929 :—

"By their Resolution No. 582, dated 8th January 1929, the Committee decided to permit the Municipality to join the sewers under the Vatsraj and Laxmi Narayan Lanes with our sewers and the sewage to be treated by the Trust at the outfall works, on condition that the Municipality forego the charges for water consumed at the sewage disposal works for working the engine and the nome and the Municipal Commissioner was informed accordingly.

The Municipal Commissioner now enquires, at the instance of the Standing Committee, if the Trust would agree to pay water charges for the water consumed for the nome by meter measurement and accept a refund of Rs. 2,500 a year in respect of the drainage connection for the above two lanes.

There is no objection to confirm the arrangement if the Trust can get a refund of Rs. 3,000 a year, as the water charges will not amount to less than Rs. 3,000 a year."

*Resolved.*—"That the Municipal Commissioner be informed that the  
**No. 88.** Committee adhere to their original decision."

**3.** Re : Scheme 3—Sandhurst Road West Estate—Plot 64—motor garage on.

Considered Chief Officer's note, dated 7th May 1929 :—

"The lessee of the above plot as the Chief Medical Officer of the Hospital lives on the premises and proposes to erect a double garage for his two cars on the large open space unbuilt upon between the porch of the Hospital and the existing garage on the adjoining plot No. 66 as shown on the plan.\*

There is no objection to the erection of the garage being sanctioned subject to the Board's usual normal conditions contained in T. R. 296, dated 27th September 1918 and to the further condition that the lessee agrees to pay a premium at the rate of Rs. 1,063 per every 100 sq. feet of land covered by the garage and the cost of the necessary license."

**RESOLUTION No. 89.**—Consideration postponed to the next meeting of the Committee.

**4.** Re : Repairs to Steam Road Rollers at Agripada Stores.

Considered Chief Officer's note, dated 10th May 1929 :—

"Certain repairs are required to be carried out to 4 ten ton Steam Road Rollers at the Agripada Stores and the following parts are required to be purchased :—

- (1) 2 pairs of rear rims.
- (2) Front rims for one.
- (3) Steel tyres (rear) for Aveling Porter.

The cost of the above parts, including charges for fitting, is estimated to be Rs. 5,300.

We have recently sold to Government 3 ten ton rollers at the following prices :—

- (1) for Rs. 6,300
- (2) " " 6,100
- (3) " " 6,250

and having regard to the demand for the 10 ton rollers during the monsoon it is necessary that they should be kept in order.

Committee's sanction to the above expenditure is requested."

**RESOLUTION No. 90.**—SANCTIONED.

5. Re : Scheme 29—maintenance of the streets—transfer of Budget grant for recreation ground.

Considered Chief Officer's note, dated 10th May 1929 :—

"It was expected that the Northern Recreation ground in Scheme 29 would be handed over to the Municipality before the close of the last year and ~~the~~ provision was therefore made for its maintenance during the current year.

The Recreation ground in question was handed over on 4th April 1929 and a sum of Rs. 31-11-0 being the wages of Mali, Watchman, etc., for the month of March 1929, was paid during this year.

It is proposed to meet this expenditure from the provision of Rs. 600 in the current year's Budget for Sweeping Roads and passages under the head General Account, maintenance of Streets Scheme 29.

Committee's sanction is requested for the transfer of the Budget grant."

**RESOLUTION No. 91.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 31-11-0 being made from the provision of Rs. 600 made in the current year's budget for sweeping roads and passages in Scheme 29.

6. Re : Sale of Petty Stores at Worli, Scheme 52.

Considered Chief Officer's note, dated 10th May 1929 :—

"By their Resolution No. 10 of 4th April 1929, the Committee accepted tenders for the sale of 9 items out of 31 items offered for sale.

The Bombay Gas Company, Limited, have now offered to purchase the following two items out of the remaining items not disposed of :—

(1) Moulding sand 29 tons at Rs. 18 per ton. Total cost Rs. 522.

(2) M. S. Shafting 13 cwts. at Rs. 6 per cwt. Total cost. Rs. 78.

These offers appear to be fair and are recommended for the acceptance of the Committee."

**RESOLUTION No. 92.**—ACCEPTED.

7. Re : Establishment—Engineer's Department—Mr. S. M. Desai, Sub-Engineer—leave to.

Considered Chief Officer's note, dated 10th May 1929 :—

"Mr. S. M. Desai, B.E., a Sub-Engineer (on Rs. 400 in 250-25-400) on the Engineer's permanent staff, has applied for 8 days' privilege leave from the 6th inst. The leave has been recommended by the Engineer and is admissible.

The sanction of the Committee is requested."

**RESOLUTION No. 93.**—SANCTIONED.

8. Statement of advances from Provident Fund requiring the sanction of the Committee.

No.	Name.	Department.	Amount.	No. of instalments for recovering.	Remarks.
1	Mr. T. R. S. Kynnersley, M.I.C.E.	Acting Engineer	90 % of P. F. monies	...	Proceeding on leave prior to retirement.
2	„ E. V. Tatachari	Overseer, E. & V. Department	Do	...	Do.
3	„ G. R. Navalkar	Clerk, E. & V. Department	500*	20	To meet expenses in connection with the thread ceremony of his son.

\* The balance of the last advance will be deducted on payment of this advance.

RESOLUTION No. 94.—SANCTIONED.

9. Re : Report No. 6, dated 10th May 1929, of the Establishment Sub-Committee, re : Establishment—Chief Officer—filling up of the post of—during the absence on leave of Mr. R.H.A. Delves.

Considered Report No. 6, dated 10th May 1929, of the Establishment Sub-Committee :—

“ By their Resolution No. 10, dated 18th April 1929, the Board sanctioned the grant of leave on full average salary for 3 months and 19 days to Mr. R. H. A. Delves, Chief Officer, and requested the Committee to submit proposals for filling the post during his absence. The Committee referred the matter to the Establishment Sub-Committee vide C. R. 58, dated 30th April 1929.

The Sub-Committee have carefully considered the matter in consultation with the Chief Officer and advise the Committee that the Board be recommended to appoint Mr. A. K. Dadachanji to act as Chief Officer during the absence on leave of Mr. Delves, on a monthly salary of Rs. 2,500 and the usual motor allowance of Rs. 165.”

HOSENALLY M. RAHIMTOOLA,  
Chairman.

**Resolved**,—“That the report of the Establishment Sub-Committee be **No. 95.** approved and adopted.

2. That a copy of the report together with a copy of para 1 of this Resolution be forwarded to the Board with a recommendation that Mr. A. K. Dadachanji be appointed to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves on a salary of Rs. 2,500 per month and the usual motor allowance of Rs. 165 per month.

3. That the Establishment Sub-Committee be requested to consider in consultation with the Chief Officer and report what arrangement should be made whilst Mr. Dadachanji, the Estate Agent, acts as Chief Officer."

10. Re: Report No. 7, dated 10th May 1929, of the Establishment Sub-Committee, re : Establishment—non-Scheduled Establishment—grant to—of a holiday on the King's Birthday on full pay.

Considered Report No. 7, dated 10th May 1929, of the Establishment Sub-Committee :—

"By their Resolution No. 689, dated 20th February 1929, the Committee referred the marginally noted proposition to the Establishment Sub-Committee for consideration and report.

"That a holiday on full pay be given to the temporary menial staff of the Trust on the King's Birthday."

The Sub-Committee have considered the matter carefully in consultation with the Chief Officer and beg to report as follows :—

The Sub-Committee understand that the Bombay Port Trust have introduced the following rule in regard to the daily rated temporary staff :—

'Full pay on His Majesty the King Emperor's Birthday will be granted to the daily-rated temporary staff on the following conditions :—

- (a) that the employee has been in the Trustees' service for at least a month,
- (b) that the employee has presented himself for duty on the previous working day or has been absent on authorised leave.

Any eligible employee required to work on His Majesty the King Emperor's Birthday will, in addition to the day's pay hereinbefore provided for, be paid overtime on the usual scale for the time actually worked.'

The Bombay Municipality grant a holiday on this day to the Labour and Artisen class as shown below :—

- (1) Drainage Department ... full day.
- (2) Road Department ... half day.
- (3) Development Department ... full day.

The Sub-Committee, however, consider it desirable to grant a full holiday on His Majesty the King Emperor's Birthday to all their staff as in the Bombay Port Trust and accordingly recommend that the Committee frame the following rule, subject to the approval of the Board under Section 110 (1) of the Transfer Act :—

'Full pay on His Majesty the King Emperor's Birthday will be granted to the non-scheduled staff on the following conditions :—

- (a) that the employee has been in the service of the Trust for at least a month, and
- (b) that the employee has presented himself for duty on the previous working day or has been absent on authorized leave.

Any eligible employee required to work on His Majesty the King Emperor's Birthday will, in addition to the day's pay hereinbefore provided for, be paid overtime on the usual scale for the time actually worked.' "

HOSENALLY M. RAHIMTOOLA,  
Chairman.

Minute, dated 13th May 1929, by Mr. B. G. Horniman :—

"I think the holiday should be given to all unconditionally."



Proposed by the Chairman, seconded by Dr. Viegas—

“ That the Report of the Establishment Sub-Committee be approved and adopted.

2. That the Committee hereby frame under Section 110(1) of the Transfer Act, subject to the approval of the Board, the following rule for the grant of a holiday, on His Majesty the King Emperor's Birthday to the non-Scheduled, staff:—

‘ Full pay on His Majesty the King Emperor's Birthday will be granted to the non-Scheduled, staff on the following conditions :—

(a) that the employee has been in the service of the Trust for at least a month, and

(b) that the employee has presented himself for duty on the previous working day or has been absent on authorized leave.

Any eligible employee required to work on His Majesty the King Emperor's Birthday will, in addition to the day's pay hereinbefore provided for, be paid overtime on the usual scale for the time actually worked.

*Amendment.*—Proposed by Mr. Horniman, seconded by Dewan Bahadur Pai—

“That the Report of the Establishment Sub-Committee be No. 96. recorded.

2. That the Committee hereby frame under Section 110 (1) of the Transfer Act, subject to the approval of the Board, the following rule for the grant of a holiday, on His Majesty the King Emperor's Birthday to the non-Scheduled Staff:—

‘ Full pay on His Majesty the King Emperor's Birthday will be granted to the non-Scheduled Staff on condition that the employee has presented himself for duty on the previous working day or has been absent on authorized leave.

Any eligible employee required to work on His Majesty the King Emperor's Birthday will, in addition to the day's pay hereinbefore provided for, be paid overtime on the usual scale for the time actually worked.’ ”

The *Amendment* on being put to the vote was *carried*, there being 7 votes for it and 2 votes against it.

It was also *carried* as a substantive proposition.

**11.** Re : Report No. 8, dated 10th May 1929, of the Establishment Sub-Committee, re : Establishment—Engineer's Department—Transfer of certain employees charged to Works to the Schedule of Temporary Establishment.

Considered Report No. 8, dated 10th May 1929, of the Establishment Sub-Committee :—

“Under Section 109 of the Transfer Act, persons in temporary establishment whose salary exceeds Rs. 150 per month are deemed to be Officers and servants for the purpose of the Schedule of establishment. In his note, dated the 14th November 1927, the Chief Accountant asked for the sanction of the Committee to bring on the Schedule of temporary establishment Mr. H. Fernandes, chargeman, and Mr. P. M. Desai, Head Fitter, whose

salaries exceeded Rs. 150 per month and were debited to works. By their Resolution No. 659, dated 22nd November 1927, the Committee referred the matter to the Establishment Sub-Committee for consideration and report.

The Sub-Committee have considered the matter in consultation with the Chief Officer. Mr. Fernandes has since been retrenched and Mr. C. K. Ahya, a Sub-Overseer, is now drawing Rs. 155 per month. It is accordingly recommended that Messrs. P. M. Desai and C. K. Ahya be brought on the Schedule of Temporary Establishment."

HOSENALLY M. RAHIMTOOLA.

*Chairman.*

**RESOLUTION No. 97.—Approved and adopted.**

**12.** The following documents were executed :—

(1) 520 *New Debentures* of the loan of 1928 in favour of the Central Bank of India Limited for Rs. 20,00,000.

(2) *Lease and Counterpart* to Mr. Narainlal Pohoomull *re* : Plot No. 55, Sydenham Road Estate.

(3) *Agreement by* Mr. Vishram Nursi, *re* ; Plot No. 1, Sydenham Road Estate.

(4) *Deed of Exchange in duplicate* to The Secretary of State for India in Council. *re* : Plot No. 395, Dadar-Matunga Estate.

**13.** The following papers were laid on the table :—

- |  |     |     |     |
|--|-----|-----|-----|
| 1. Purchase orders sanctioned by the Chief Officer under Section 22(1) of the Act. |     |     |     |
| 2. Work orders   | do. | do. | do. |
| 3. Sale of materials   | do. | do. | do. |

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 30<sup>th</sup> May 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. MR. W. DILLON, I.C.S.
  3. MR. E. R. HIRJIBEHEDIN.
  4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  5. MR. B. G. HORNIMAN.
  6. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
  7. MR. W. H. NEILSON, O.B.E.
  8. MR. R. H. PARKER.
  9. MR. S. M. BHARUCHA, B.A.
  10. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  11. DR. A. G. VIEGAS, L.M. & S.
  12. MR. Y. G. PANDIT.
- MR. A. R. DAL AL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.
- 

The minutes of the meeting, held on 14th May 1929, were signed.

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1. Re : Scheme 31—Suparibaug Road—Chawl Compound.

Considered Chief Officer's note, dated 16th May 1929 :—

“By their Resolution No. 124, dated 30th May 1911, the Board agreed to exchange certain small pieces of land with the adjoining owner on the south of this compound. By this exchange the Board became possessed of 58 sq. yds. of land held on Toka tenure. The assessment on this land falls due for revision in October next and it has been agreed between the Collector and me that its freehold value is Rs. 5 per sq. yd.

2. The Collector informs me that he is willing to advise Government to sell the freehold to the Trust at a rate of Rs. 5 per sq. yd. and I recommend that this be agreed to, each party paying its own costs.”

*Resolved.*—“That the recommendation made by the Chief Officer in No. 98. para 2 of his note, dated 16th May 1929, be approved.”

---

2

Re : Scheme 5—King's Circle garden.

Considered :—

(a) Letter, dated 14th May 1929, from the Joint Hon. Secretary, Matunga Residents' Association :—

" I am desired to bring to your notice the extremely dilapidated condition of the fencing around the King's Circle gardens. The fencing poles are rotten at their foundations and the wire is torn from the poles at several places and thus endangering the lives of children who are likely to be rolled down from the garden to the road. I shall, therefore, feel very much obliged by your issuing necessary instructions for the immediate replacement of the fencing.

I am also desired to state that the gardens have a deserted appearance and require to be kept more up to date, especially having regard to the fact that it is intended to commemorate the visit of His Majesty the King to the site. Moreover, it is situated in a central and prominent place in the Matunga-Dadar estate and taken advantage of by residents of the whole estate. I shall, therefore, be glad if you will arrange to provide some ornamental fencing and also keep the garden in an improved condition.

Thanking you in anticipation."

(b) Chief Officer's note, dated 16th May 1929 :—

" This garden was handed over to the Municipality for maintenance on December 1st, 1925."

*Resolved.*—"That the Joint Hon. Secretary, Matunga Residents' No. 99. Association, be informed in terms of the Chief Officer's note."

3.

Re : Scheme 37—Recreation ground on plots 17 and 18—demolition of building included in Case No. 31.

Considered Chief Officer's note, dated 15th May 1929 :—

" The construction of this recreation ground will be taken in hand during the coming rains, but it will first be necessary to demolish a small ground floor building included in Case No. 31. The gross rental of this building is Rs. 1,916 per annum and sanction is requested to demolish it."

**RESOLUTION No. 100.—SANCTIONED.**

4.

Re: Scheme 3—Persian Mosque adjoining Imamwada Chawls.

Considered Chief Officer's note, dated 13th May 1929 :—

" This mosque is situated to the east of the Imamwada Chawl compound. In the mosque compound is a ground floor building which abuts on the wall dividing the mosque property from our compound. This building consists now of a ground floor only but the trustees of the mosque desire to carry out certain alterations and to erect on it an upper floor. The building will then be used as a library and a hall.

2. The Trustees of the mosque desire to open certain windows overlooking our compound on both the ground and upper floors, to project cornices and to provide weather shades which would project over the Trustees' compound. They have submitted plans showing what they desire to do and have discussed them with me. I see no objection to their proposals and recommend that they be sanctioned subject to the following conditions :—

(a) An irrevocable license to be granted permitting the Trustees to construct the windows shown on the plan\* overlooking the Board's land.

\* Not printed.

- (b) All ground floor windows to be fitted with iron bars and the shutters made to open inwards.
  - (c) Shutters of windows on first floor may open outwards but not so as to project over the Board's land for a greater distance than 2 ft. 6 in. when fully open.
  - (d) Weather shades may be erected over the windows on the first floor and may project 3 feet over the Board's land.
  - (e) Cornices may be constructed at first floor and at roof level but not so as to project more than six inches.
  - (f) No down take pipes are to be constructed so as to discharge water on to the Board's land.
  - (g) The Trustees to pay Rs. 5 per annum to the Board in respect of each window so opened.
  - (h) The Trustees not to have any right of access from the Board's land.
  - (i) Costs of and incidental to the preparation, etc. of the license in duplicate to be paid by the Mosque Trustees and the documents to be drawn and approved by the Board's Solicitors.
3. The Mosque Trustees have to obtain the sanction of the High Court to enter into this arrangement."

RESOLUTION No. 101.—Sanctioned subject to the conditions mentioned by the Chief Officer.

5. Re : Scheme 62—Love Lane Chawls—Shops—reduction in the rents of.

Considered Chief Officer's note, dated 13th May 1929 :—

"When these chawls were erected, 21 shops were constructed on the ground floor facing Love Lane. The rents obtained varied from Rs. 30 to Rs. 63 per month according to position and size.

2. A few months ago the owner of the land on the opposite side of the road erected a building containing 23 shops and our shopkeepers complain that they have lost a portion of their trade and ask that their rents may be reduced.

3. On enquiry it is found that the rents of the new shops are lower than ours and that some reduction of rent is warranted. I, therefore, advise that the rent of each of our shops be reduced by Rs. 5 per month."

RESOLUTION No. 102.—SANCTIONED.

6. Re : Scheme 5—Dadar-Matunga Estate—plot No. 807—motor garage.

Considered Chief Officer's note, dated 13th May 1929 :—

"The lessee of the above plot proposes to construct a garage as shewn on the plan.\*

There is no objection to allow the proposal on the Board's usual normal conditions laid down in T. R. No. 296 of 27th September 1918 and subject to the further condition that the lessee agrees to pay extra rent at Rs. 25 per annum for every 100 sq. ft. occupied by the garage."

RESOLUTION No. 103.—SANCTIONED.

7. Re : Scheme 6 (Sion-Matunga)—two room tenements and ground floor cottages at Matunga—lighting arrangement for.

(C. R. 668/1929.)

Considered Chief Officer's note, dated 13th May 1929 :—

"In February last the tenants of the ground floor cottages asked that electric lights might be provided in the passages and latrines and the Committee asked me to report on the request (C. R. No. 668, dated 20th February 1929).

2. The tenants of the two-room tenements have also made a similar request—*vide* their application.

3. The initial cost of wiring and providing the necessary 1 amps on the stairs and in the passages and rooms is estimated at Rs. 6,058 and Rs. 2,402 respectively for the two-room tenements and the ground floor cottages.

4. Maintenance charges including interest, sinking fund and cost of energy are estimated at Rs. 214 per month for the two-room tenements and Rs. 78 per month for the ground floor cottages.

5. The extra rent which the tenants would have to pay to cover interest and sinking fund charges of wiring the rooms works out to Re. 1-8 per month per room. The tenants of the two-room tenements are agreeable to pay the extra rent except the Trust servants and the tenant of room No. 3. Two rooms are vacant. As regards the ground floor cottages, the Estate Agent reports that the tenants are willing to pay the extra rent, except two who are out of Bombay and, therefore, their consent could not be taken.

6. It is proposed to carry out the wiring at the estimated cost of Rs. 8,460. No provision has been made in the budget for this work. It is, therefore, proposed to transfer the amount from the sum of Rs. 25,000 provided in the current year's budget for unforeseen works.

7. The charges for upkeep during the current financial year will amount to about Rs. 2,044 and it is proposed to meet this amount also from the provision of Rs. 25,000 referred to above.

8. I consider that all tenants, whether Trust servants or not, should pay the extra rent of Re. 1-8-0 p. m."

*Tenants' petition, dated 1st January 1929, referred to in para 2 above :—*

"We, the undersigned tenants of the two-room tenements situated at Matunga, beg to place the following for your favourable consideration and immediate action :—

Now that the three-room tenements (opposite King's Circle) are provided with electric lights and fittings, we hereby request you to extend the same facilities to these two rooms also. We are, of course, agreeable to pay the interest charges, etc., for such installation if necessary as agreed by the tenants of the three-room tenements, *viz.*, Re. 1-8 maximum. You are perfectly aware that the want of electric lights and fittings are long-felt grievances and we hope that you will take immediate steps to redress the same.

At this opportunity, we also wish to draw your attention to the fact that the tenants are experiencing inexpressible difficulties owing to want of lights in the staircases during the nights, and provision may also be made to provide at least one light in each staircase.

Awaiting your favourable disposal."

*Resolved.*—"That the estimate amounting to Rs. 8,460 for carrying  
**No. 104.** out the wiring be sanctioned subject to the sanction of the Board to the budget grants of Rs. 8,460 and Rs. 2,044 on account of mainte-

nance charges being made from the sum of Rs. 25,000 provided in the current year's budget for unforeseen works.

2. That the extra rent of Re. 1-8-0 per room per month be charged to all tenants—whether Trust servants or not—to cover interest and sinking fund charges of wiring the rooms.

3. That the cost of energy consumed in lighting the rooms be borne by the tenants.”

8. Re : Scheme 62—Love Lane Chawls—audit objections.

Considered Chief Officer's note, dated 15th May 1929 :—

1. *Supervision charges.*

“These chawls were constructed by Messrs. Gammon & Co. The contract provided that the Board were to supply them with certain specified material. While the work was in progress, the Engineer supplied them with other material (which we had in hand) of the value of Rs. 2,385-13-2 and with labour costing Rs. 668-4-6. These amounts were deducted from the bills paid to the contractors.

2. The Examiner, Outside Audit, has contended that, in addition to the amount charged for the material and labour, we should also charge them 10 per cent. on account of supervision charges. He bases his contention on clause 33 of the contract which provides that the Board may engage or employ any other person or workmen and procure all requisite materials.....and the costs and charges incurred in so doing shall be finally settled by the Engineer's certificate and paid for or allowed to the Board by the contractor. The amount involved is Rs. 305-6-7 and the Engineer contends that the certificate having been issued we cannot deduct this amount. He points out that when we do work for outside bodies we do charge supervision charges but that that was not the case here. The materials and labour were supplied in order to expedite the completion of the work.

3. I agree with the Engineer's contention and shall be obliged if the Committee will decide not to make the charge.

2. *Cartage charges.*

4. The Engineer charged the contractors Rs. 2-13-6 and Re. 0-12-0 for cartage of cement and steel. The Board's lorries were utilized for this work and no vouchers can, therefore, be produced in support of the rates. In the absence of vouchers, the Examiner asks that the Committee's sanction may be obtained. The Engineer states that the charges made were on the usual scale.”

*Resolved.*—“That no supervision charges be made to the contractors  
No. 105. for the supply of material and labour.

2. That the cartage charges of Rs. 2-13-6 and Re. 0-12-0 per ton be sanctioned.”

9. Re : Trust Office—accommodation in.

Considered Chief Officer's note, dated 16th May 1929 :—

“I have received a communication from the Municipal Assessor and Collector forwarding a copy of Corporation Resolution No. 11192, dated 7th March last and enquiring whether the A Ward Assessment Office could be accommodated in this building.

2. The Corporation Resolution is as follows :—

“That Standing Committee Resolution No. 10904, dated the 27th February 1929, regarding the question of leasing, subject to the sanction of the Corporation, a flat fronting on the Hornby Road on the 2nd floor of ‘Sukbadwalla Building’ No. 11192. for a period of two years at a monthly rent of Rs. 300 from 1st March 1929, for

accommodating the A Ward Assessment Office be referred back to the Committee with a request that they will report on the feasibility of having a Government Office located in the Improvement Trust Building vacated by them and accommodating the A Ward Assessment Office therein.

3. The Government Office referred to is that of the Land Acquisition Officer. The area occupied by this Officer is 3,952 sq. ft. and the rent paid is Rs. 1,580 per month. It would cause a great deal of inconvenience to all concerned if the Land Acquisition Officer's office were removed from this building and as the Municipality can obtain the accommodation they require for Rs. 300 per month it does not appear worth while to make the change.

4. Now that the Engineer's Department has been further reduced, I propose to remove it from Matunga to this office as soon as possible. I have examined the question of accommodation in conjunction with all Heads of Departments and although the division of floor area will not be ideal and some Departments will be somewhat cramped I propose to make the change."

*Resolved.*—"That the proposed transfer of Engineer's Department  
**No. 106.** from Matunga to the Head Office be approved.

2. That the Municipal Commissioner be informed to the effect of para 3 of the Chief Officer's note, dated 16th May 1929."

10.

Re : Scheme 37, Sydenham Road Estate—Extension of Tram Lines.

Considered Chief Officer's note, dated 16th May 1929 :—

"The General Manager of the Bombay Electric Supply and Tramway Co. Ltd. informs me that he has applied to the Corporation for permission to extend the Company's lines down Sydenham Road and along Paltan Road thus linking up Bhandi Bazar with Hornby Road and he asks that sanction may be granted by the Committee to lay the lines in Sydenham Road.

2. It has always been understood that these lines would be laid and we have an arrangement with the Company by which they are to refund us the cost of the foundation to be laid under their track.

3. In order to complete the construction of this road to the full width between Masjid Bandar Road and Carnac Road, it will be necessary to demolish buildings producing between Rs. 80,000 and Rs. 90,000 a year.

4. The Municipality have yet to lay their ovoid sewer along Paltan Road and, as I am not certain whether the construction of this sewer will delay the laying of the tram lines, I have addressed the Municipal Commissioner on the point. In the event of no delay being caused by this, sanction will be applied for to demolish the buildings and the work taken in hand after the rains are over.

5. Pending a reply from the Municipal Commissioner on the point mentioned above, I suggest that the General Manager be informed that the Committee will have no objection to the lines being laid and that he will be advised in due course as to the probable date on which the land can be made available."

*Resolved.*—"That the suggestion made by the Chief Officer in para 5  
**No. 107.** of his note dated 16th May 1929 be approved."

11.

Re : Police Accommodation Scheme at Naigaum—Scheme No. 67, Part II.

Considered Chief Officer's note, dated 13th May 1929 :—

"The Executive Engineer, Presidency Division, requests payment of Rs. 1,436 on account of bonus granted by Government to the contractor for the early completion of the work.



Account was closed and the unspent balance out of the moneys advanced to him was returned by the Executive Engineer in October last. No provision having therefore been made for expenditure on this scheme in the current year, sanction of the Committee is required for payment to be made. This is proposed to be met from the provision of Rs. 25,000 for unforeseen works."

**RESOLUTION No. 108.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 1,436 being made from the sum of Rs. 25,000/- provided for unforeseen works.

**12.** Re : Scheme 29—Nowroji Hill Estate—plots 97 and 101 (as enlarged)—  
application for option to lease.

Considered Chief Officer's note, dated 24th May 1929 :—

" Herewith I attach a copy of a letter, dated the 22nd inst. addressed to me by Messrs. Bhedwar & Bhedwar from which it will be seen that they desire to obtain on behalf of their clients, the Trustees of St. Joseph's School, Umerkhadi, an option on these plots for a period which will expire on July 15th next.

2. The Trustees of the School desire to erect a new Roman Catholic Church on a portion of the land and a school on the remainder.

3. The Trustees desired to take up only plots 97 and 101 as originally laid up but as the area was found to be too small for their purpose they now desire to add to those plots the site of the 20 ft. road behind them and the garage site between the road and plots 99 and 100. As the road has not been constructed there is no objection to this proposal.

4. The total area of the enlarged plots is about 2004 sq. yds. and the rent offered is 6% on Rs. 40 per sq. yd. which, bearing in mind the purpose for which the land is required, I consider reasonable. The rent will amount to about Rs. 4,800 per annum.

5. The Trustees ask that they may be given a free period of 18 months. In the circumstances I see no objection to this.

6. The school is an English teaching one up to the IV standard and children of all communities are admitted. It is at present housed in an unsuitable building and the Government Inspector has advised the Trustees to move.

7. The Trustees had hoped to be able to submit a definite offer before the end of this month but they are unable to do so until they have consulted the Roman Catholic Archbishop of Bombay who is away. They, therefore, ask for the option.

8. I advise that Messrs. Bhedwar & Bhedwar be informed that if their clients will submit a definite offer on the terms contained in their letter on the Board's printed form before July 15th next it will be accepted."

*Copy of letter, dated 22nd May 1929, from Messrs. Bhedwar & Bhedwar, referred to above :—*

" With reference to the interviews our Mr. C. K. Bhedwar had with you, we have the honour, under instructions from the Trustees of St. Joseph's School, Umerkhadi, to address you as follows :—

1. The Trustees desire to take a 999 years' building lease of the above plots for the purpose of erecting thereon a Roman Catholic Church and a School the latter of which will be open to children of all communities. A portion of the building in which the proposed school will be housed will be let out for residential purposes but the portion so let will be small.

2. Rent 6% on Rs. 40 a square yard with a free period of 18 months from the date of possession.

3. As the lessees will be Trustees, they will be obliged if a covenant can be inserted in the lease under which individual Trustees will cease to be liable for the covenants in the lease after they cease to be Trustees.

We are unable at this stage to submit a definite application on your printed form as certain legal formalities have to be gone through and these cannot be completed until after the return to Bombay of His Grace the Roman Catholic Archbishop of Bombay. In the circumstances we ask that your Committee will be good enough to give us an option on these plots on the terms mentioned above for a period expiring on the 15th of July."

*Resolved.*—"That Messrs. Bhedwar & Bhedwar be informed as **No. 109** recommended by the Chief Officer in para 8 of his note, dated 24th May 1929."

13. Re: Committee's Resolution No. 89, dated 14th May 1929, postponing consideration of the following Chief Officer's note, dated 7th May 1929, re: proposed construction of a Motor Garage on plot 64—Sandhurst Road West Estate.

"The lessee of the above plot as the Chief Medical Officer of the Hospital lives on the premises and proposes to erect a double garage for his two cars on the large open space unbuilt upon between the porch of the Hospital and the existing garage on the adjoining plot No. 66 as shown on the plan.\*

There is no objection to the erection of the garage being sanctioned subject to the Board's usual normal conditions contained in T. R. 296, dated 27th September 1918 and to the further condition that the lessee agrees to pay a premium at the rate of Rs. 1,063 per every 100 sq. feet of land covered by the garage and the cost of the necessary license."

**RESOLUTION No. 110.—SANCTIONED.**

14. Re: Scheme 37, Sydenham Road Estate—plot 1—extension of rent free period.

Considered Chief Officer's note, dated 18th May 1929 :—

"The above plot was, by C. R. No. 609 of 31st January 1929, let to Mr. Vishram Narsi at a monthly rent of Rs. 750 for a period of 8 years with a rent-free period of 3 months.

2. The building tenant now requests that the rent-free period may be extended by one month on the ground that the work of construction has been delayed due to disturbances in the City.

3. Bearing in mind the locality in which the plot is situated, I recommend that the rent free period be extended by 15 days only."

**RESOLUTION No. 111.—SANCTIONED.**

15. Re : Sale of metal Nos. 1, 2 and 3 from Sewri Quarry.

Considered Chief Officer's note, dated 22nd May 1929 :—

"An offer has been received from Mr. Nenshi Monji for the purchase of 1000 Brass or more of metal No. 1, 750 Brass or more of metal No. 2 and 750 Brass or more of metal No. 3, subject to the following conditions :—

- (i) That Mr. Nenshi Monji pays before 31st March 1930 for 1000 Brass of metal No. 1, 750 Brass of metal No. 2 and 750 Brass of metal No. 3 and removes the same before 31st May 1930.
- (ii) That if during the above period Mr. Nenshi Monji intends to buy more than 1000 Brass of metal No. 1 and gives sufficient notice regarding his intention to the Trust, then for every additional quantity of 100 Brass of metal No. 1 paid for and removed by him during the above period, the Trust will sell to him 75 Brass of each of metal Nos. 2 and 3.
- (iii) That these materials will be delivered to Mr. Nenshi Monji on his paying in advance at the sanctioned rates to the Public viz. Rs. 26, Rs. 17 and Rs. 12-8-0 per brass for metal Nos. 1, 2 and 3 respectively and if he pays for and removes before the stipulated period 1000 brass or more of metal No. 1, 750 brass or more of metal No. 2 and 750 brass or more of metal No. 3, the Trust will give him a rebate of Rs. 3 per brass for the actual quantity of metal No. 1 paid for and removed and 3 per cent. on the value of the actual quantity of metal Nos. 2 and 3 paid for and removed within the stipulated time. Failure to take the full quantity of any of the three kinds of metal will debar him from any rebate whatsoever under this contract.
- (iv) That Mr. Nenshi will pay an initial deposit of Rs. 500 which will be forfeited if all or any one kind of metal is not paid for or removed as per clause No. 1 above.
- (v) The contract to come in force from the date of intimation to Mr. Nenshi Monji of the acceptance of his offer.

The offer is fair and is recommended for acceptance. The arrangement will also result in the disposal of the whole quantity of metal No. 1 obtained from one crusher during the year ending 31st March 1930 and will leave a certain surplus quantity of metal Nos. 2 and 3 for which there is a demand from the public."

**RESOLUTION No. 112.—ACCEPTED.**

16. Re : Board's Resolution 21, dated 21st May 1929, forwarding letter, dated 11th April 1929, from Rao Bahadur S. K. Bole, president of a public meeting held on 10th May 1929, at Matunga, re: Labour Camp, for disposal.

Board's Resolution No. 21, dated 21st May 1929 :—

" Considered :—

(a) Letter, dated 11th April 1929, from Rao Bahadur S. K. Bole, forwarding resolution passed under his presidency at a public meeting held on 10th April 1929, under the auspices of the Bharatiya Samaj Seva Mandal :—

"I have the honour to forward the following Resolution passed unanimously in a public meeting held at Matunga Labour Camp on 10th April 1929 at 9 p. m. under the auspices of the Bharatiya Samaj Seva Mandal, for favour of immediate action in redressing grievances at your earliest convenience.

*Resolution :*

- (a) This public meeting requests the President of the Improvement Trust, to order to repair the Patra Chawls situated at Matunga Labour Camp before the rainy season sets in, (b) to remove the men and women of bad character

who cause nuisance to peace loving people, residing at these chawls, (c) to make necessary arrangements of repairing the roads, (d) to make better lighting arrangements in the area of the Labour Camp, (e) to repair the latrines and put chains from inside which it seems were not fixed at all from the beginning.'

(b) Chief Officer's note, dated 4th May 1929 :—

'A similar letter has been addressed to the Committee and has been laid before them with a full report.'

Proposed by the Chairman of the Committee, seconded by Dr. Dadachanji—

'That the letter, dated 11th April 1929, from Rao Bahadur S. K. Bole be forwarded No. 21. to the Improvements Committee for disposal.'

*Carried."*

**RESOLUTION No. 113.—RECORDED.**

17. Re : Board's Resolution 22, dated 21st May 1929, adopting notice of motion dated 15th May 1929, by Mr. L. R. Tairsee, re : the reduction of rent of leases of plots on the Trust Estates.

Board's Resolution No. 22, dated 21st May 1929 :—

"In accordance with notice of motion, it was—

Proposed by Mr. Tairsee—

'That the Improvement Trust Committee be requested to report whether it is not No. 22. desirable to reduce the rent of leases of plots which though well developed do not yield to owners even 4% return.'

The motion was seconded by Mr. Patel and *carried."*

*Resolved.*—"That consideration of the matter be postponed and No. 114. Mr. L. R. Tairsee be requested to submit a written statement showing the facts and figures in regard to the rents in his possession and the Chief Officer should then submit the statement with his remarks thereon to the Committee."

18. Re : Establishment—Engineer's Department—Mr. H. M. Abhyankar—Senior Assistant Engineer—leave to.

Considered Chief Officer's note, dated 24th May 1929 :—

"Mr. H. M. Abhyankar, L.C.E., Senior Assistant Engineer (on Rs. 900 in 650—50—800—50—1,200) on the Engineer's permanent staff has applied for 10 days' privilege leave from 30th May 1929. The leave has been recommended by the Engineer and is admissible. The sanction of the Committee is requested."

**RESOLUTION No. 115.—SANCTIONED.**

19. Re : Report No. 1, dated 21st May 1929, of the Finance Sub-Committee, re : Stores in Stock Account.

Considered Report No. 1, dated 21st May 1929, of the Finance Sub-Committee :—

"By their Resolution No. 173, dated 29th March 1927, the Committee referred the Chief Accountant's note, dated 16th March 1927, on the subject to the Finance Sub-Committee for consideration and report. Before considering the matter the Finance Sub-Committee

tee recommended the Committee to obtain on loan the services of Mr. Bird, the Municipal Test Audit Officer, to examine the Stores-in-Stock Account. The Committee sanctioned the Sub-Committee's recommendation and Mr. Bird commenced his examination on the 18th July 1927 and submitted his report on the 30th August 1927. This report was forwarded to the Examiner for his remarks as per the Sub-Committee's Resolution No. 18, dated 8th March 1928. The Examiner submitted his remarks in his No. O. A. 10-168 dated 16th June 1928. The Sub-Committee have now obtained a report from the Chief Officer dealing in detail with the recommendations made by Mr. Bird and the Examiner's remarks thereon. A copy of his report is attached herewith.

The Sub-Committee have very carefully considered the report in consultation with the Chief Officer and beg to report as follows :—

- (a) Appendix VII—Item No. I, Scheme 37, Chawls—Shortage of cement. It is recommended that the shortage of 981 bags of cement be treated as an issue against the chawls.
- (b) Appendix VII—Item No. II, Scheme 6, Shortage of lime. It is recommended that the deficiency of 63.50 brass of lime be treated as an issue to works.
- (c) Appendix VII—Item No. III, Mazagon chawls—Shortage of steel. It is recommended that the shortage of 21 tons, 14 cwts., 3 qrs., 23 lbs. of steel be written off.
- (d) Appendix VII—Item No. IV, Scheme 32, Mahar and Kalapani chawls—Steel. It is recommended that the shortage of 31 tons, 5 cwt., 2 qrs. 17 lbs., of steel be written off.
- (e) Appendix VII—Item No. V, Scheme 32, Cement. It is recommended that the shortage of 1 ton, 4 cwt. 1 qr. 8 lbs. of cement be treated as an issue to works.
- (f) Appendix VII—Item No. VI—Scheme 53, Foras Road Chawls—Cement. It is recommended that the deficiency of 248 tons of cement be written off.
- (g) Appendix VII—Item No. VII, Scheme 52—Worli.
  - (1) *Mild Steel Bars*—It is recommended that the deficiency of 24 tons 8 cwt. 21 lbs. of steel be treated as an issue to works.
  - (2) *Road Metal*—It is recommended that the discrepancy of 8574 brass be treated as an issue to works.
  - (3) *Tree Guards*—It is recommended that the deficiency of 1059 guards be treated as an issue to works.
  - (4) *Manhole frames and covers*—It is recommended that the difference of 249 frames and covers be brought to the receipt side of the stock book.
  - (5) *Cement*—It is recommended that the deficiency of 1509 bags be written off.
  - (6) *Timber*—It is recommended that the wastage of 505 c. ft. be written off.
  - (7) *Stoneware Pipes and Junctions*.—It is recommended that discrepancy of 4590 R.ft. of stoneware pipes be treated as an issue to works and 36 junctions be written off and the remaining 36 be treated as an issue to works.

*Appendix VIII, Scheme 32*—It is recommended that the deficiency of 6 tons 13 cwts. 25 lbs. of steel be written off.

As regards the stock registers and the staff responsible for their maintenance, the Sub-Committee are informed by the Chief Officer that the statement by the Examiner that no stock books were kept on the schemes prior to December 1923 is not correct. Some of the books relating to the period prior to December 1923 were produced by the Chief Officer for the Sub-Committee's information. Practically all the shortages referred to occurred prior to October 1923 and the Chief Officer informs the Sub-Committee that the Engineering

Staff engaged on the Works then included Messrs. M. H. Irens, T. R. S. Kynnersley, A. N. Walker, I. K. Kaul, W. Maclachlan, S. D. Prabhavalkar, J. Reidsmith, M. G. Cervello, Govind Ram, D. H. Datar, E. A. Nadirsha, D. K. Mathure, A. Attavar, Sant Ram, J. N. Vakil, S. R. Kulkarni, D. J. Limaye, Hardyal Singh, M. O. S. Iyengar, J. A. Encke, C. Christie, Junerkar, besides Overseers, Sub-overseers and others all of whom handled stores from time to time, but it is impossible at this stage to say who was definitely responsible as all but Messrs. Kynnersley, Vakil, Sant Ram and Attavar have left the service. Of these four, Mr. Kynnersley was engaged for a short period of 3 months only on the Mazgaon Chawls when they were started and later in Schemes in the North where no shortages, except for a small quantity of lime, have occurred. Messrs. Vakil and Sant Ram were engaged at Mazagon and Foras Road for a portion of the time only and Mr. Attavar was engaged in Scheme 4.

The Sub-Committee are informed by the Chief Officer that in 1921, Mr. Watson, the then Chief Engineer requested the then Chairman to depute the Dy. Secretary and Accountant to take charge of his accounts branch for a time and suggest what changes should be made. This was done and certain changes were introduced and the Chief Engineer issued orders for the maintenance of accounts as suggested by the Dy. Secretary and Accountant. Shortly after this the Chief Engineer applied for the services of a competent Accountant as his Accountant was not qualified for the work and Mr. Stephenson was appointed.

The Sub-Committee understands that some sort of responsibility attaches to Mr. Stephenson for not maintaining the books in proper order as also to the actual account clerks then working in the Schemes.

It is not possible now to apportion blame as practically the whole of the staff recruited for that particular work left the service of the Trust years ago and the existing staff were as stated above engaged in the Schemes in which the shortages occurred for a portion of the time only.

HOOSENALLY M. RAHIMTOOLA,  
*Chairman.*

*Chief Officer's note, dated 9th May 1929, referred to above :--*

"Reference is invited to—

- (1) The Chief Accountant's note, dated March 16th 1927.
- (2) Committee's Resolution No. 173, dated March 29th 1927, submitting the above to the Finance and Establishment Sub-Committee for consideration and report.
- (3) Committee's Resolution No. 324, dated 24th May 1927, and Committee Resolution No. 369, dated 21st June 1927, sanctioning Mr. Bird's appointment to examine the stores accounts.
- (4) Mr. Bird's report, dated 30th August 1927.
- (5) Chief Officer's observations on above, dated February 24th 1928.
- (6) Finance and Establishment Sub-Committee's Resolution No. 18, dated 8th March 1928, forwarding Mr. Bird's report to the Examiner for remarks.
- (7) Letter from the Examiner No. O. A. 10-168, dated 18th June 1928.

(Copies of the above are circulated herewith.)

2. I propose to deal first of all with the recommendations made by Mr. Bird and the Examiner's remarks thereon.

- (i) Reconciliation of an amount of Rs. 10,674-11-3. (Para 8 of the Report)

As stated in my note, dated February 24th 1928, the reconciliation has been made and adjustments carried out wherever necessary.

- (ii) Submission of statements to Committee shewing additional grants required to cover all the adjustments. (Para 9 of the Report.)

This has been done. Committee Resolution No. 200, dated 20th March 1928.

- (iii) Apportionment of overhead charges. (Para 11 of the Report).
- This matter is receiving attention.

- (iv) Adjustment in respect of items referred to in Para 13 of the Report.
- This has been done.

(v) Sundry Articles—Maintenance Branch. (Paras 16 and 17 of the Report.)  
The recommendations have been adopted.

(vi) *Mumbra Sand Account*. (Para 18 of the Report.)

No observations are necessary.

#### APPENDIX VII, ITEM NO. I.

##### Scheme 37 Chawls—Shortage of Cement.

Mr. Bird's recommendation is that the Committee accord sanction to the discrepancy of 981 bags of cement as an issue against the chawls.

The Engineer in his No. 11530, dated November 29th 1926, forwarded a statement giving measurements of the works on which the cement was used and certified the correctness of the same. This satisfies the second test referred to in the Examiner's letter No. O. A. 10-168, dated 18th June 1928 and I agree with Mr. Bird's recommendation.

##### Scheme VI—Shortage of Lime.

Mr. Bird calculates that the deficiency is 63·50 brass. He states he sees no reason to doubt the Engineer's statement that the lime was actually used and recommends that the shortage be treated as an issue to works.

The calculations given by the Engineer in his No. 12329, dated December 22nd 1926, shew that the lime was used and the test laid down by the Examiner is, therefore, satisfied.

I agree that it should be treated as an issue to works.

#### APPENDIX VII, ITEM III.

##### Mazagaon Chawls—Shortage of Steel.

On a detailed examination of the accounts Mr. Bird finds that there was a deficiency of 37 tons, 15 cwts., in the scheme accounts and a nett excess of 16 tons, 5 lbs. in the suspense accounts.

Mr. Bird recommends (a) that the deficiency of 37 tons, 15 cwt., be accepted as an issue to works and (b) that the excess of 16 tons, 5 lbs. on the suspense account be corrected by debiting the suspense account and crediting the scheme account with the value of the excess quantity of steel.

The difficulties encountered by the Engineer's staff when constructing these chawls were peculiar. The Board desired the chawls to be completed as soon as possible and, in order to do this, work was commenced as portions of the site became available. This necessitated the removal of the steel from place to place while work was in progress and I have a vivid recollection of Mr. Cervello complaining to me in 1922, when I was acting as Chairman, of the difficulties met with. Mr. Watson, the then Chief Engineer, complained of this before going on leave in 1922 and even on his return at the end of that year and urged that acquisition proceedings should be expedited and the whole site placed at his disposal. Looking back on conditions as they then were, I am not surprised that the store clerk (Mr. Data) was not able to keep a complete check on the steel. Personally I see no reason to differ from the conclusion come to by Mr. Bird but in as much as we cannot produce proof that the steel was actually used and as it would not be reasonable to ask the present deputed staff to measure the work (which consists of 17 large blocks of chawls) I am inclined to agree with the Examiner that the nett shortage of 21 tons, 14 cwt. 3 qrs. 23 lbs. should be written off.

It may be remarked that the work was in progress during the years 1920-21 to 1923-24.

#### APPENDIX VII, ITEM IV.

##### Scheme XXXII—Mahar and Kalapani Chawls.

Mr. Bird finds that the deficiency of steel amounted to 31 tons, 5 cwt., 2 qrs., 17 lbs. He observes that the chawls were constructed in 1920-21 and that it is impossible at this late stage to ascertain the real facts of the case. He recommends that the deficiency should be sanctioned by the Committee as an issue to works.

2. In the absence of detailed measurements shewing that the steel was actually used in the construction of the chawls, the Examiner appears to be of opinion that the shortage should be treated as a loss and written off [*vide* para 3(2) of his report]. On the facts as stated by Mr. Bird, I consider it probable that a considerable portion, if not the whole, was actually used on the works and this could probably be ascertained from an examination of the plans and quantities had we sufficient staff to cope with the work.

In the circumstances I recommend that the shortage be written off.

#### APPENDIX VII, ITEM V.

##### Scheme XXXII—Shortage of Cement.

Mr. Bird finds the shortage to be 1 ton, 4 cwt., 1 qr. and 8 lbs., points out that a total of 2700 tons passed through the godown and observes that a shortage of 1·2 tons in such a large quantity is negligible.

In my opinion the shortage should be treated as an issue.

#### APPENDIX VII, ITEM VI.

##### Scheme 53, Foras Road Cement.

Mr. Bird finds that the shortage of hard cement was 42 tons, 8 cwt., 2 qrs. 11 lbs.

Mr. Bird's recommendation is that the shortage may be taken to have been regularized by the late Board in 1923 and that no further action is necessary. The Examiner, however, is of opinion that the wastage should be treated as such in as much as the old Board did not pass any direct order to that effect. The amount has already been debited against the scheme. A formal resolution writing off the wastage may be passed if thought desirable.

#### APPENDIX VII ITEM VII.

##### Scheme 52 Worli.

###### (1) *Mild Steel Bars.*

Mr. Bird reports that there is no objection to the Committee sanctioning the discrepancy as an issue to works.

As the Engineer has in his No. 804, dated January 25th 1927, certified that the material was used, the Examiner's second condition is complied with.

I recommend that it be treated as an issue to works.

###### (2) *Road Metal.*

Mr. Bird recommends that the Committee should sanction the discrepancy as an issue to works.

There is a small difference of 335 brass between the amount shewn on the drawings and the quantity actually used, but for the reasons stated by Mr. Bird this may be ignored.

I recommend that the whole be treated as an issue to works.

###### (3) *Tree Guards.*

An actual count of the guards shews that they were actually used on the works and Mr. Bird recommends that the stock books be corrected to agree with the actual facts.

I agree with the recommendation.

###### (4) *Manhole Frames and Covers.*

The manholes have been counted and all but 14 accounted for.

Mr. Bird recommends that the stock books be corrected to agree with the actual facts.

I agree with the recommendation.



**(5) Cement.**

Mr. Bird recommends that the deficiency be treated as an issue to works. In as much, however, as it is not now possible to prove by count that the whole of the cement was actually used, the Examiner's second test does not appear to be satisfied. I, therefore, recommend that the shortage be written off.

**(6) Timber.**

The objection does not relate to a shortage but to an adjustment made on account of the depreciation of the timber transferred from the books to material at site account.

Mr. Bird approves of the adjustment subject to a slight clerical error being put right.

The Examiner states there has been a wastage and requires it to be written off.

The wastage of 505 c.f. occurred by cutting off the ends of pieces of timbers (which had had holes drilled in them) so as to make them useful for re-use. I have no objection to its being treated as a write off but consider it would be more correct to treat it as depreciation as approved by Mr. Bird.

**(7) Stoneware Pipes.**

Mr. Bird finds that the shortage is 4.2 per cent. and is due to breakage, etc., which he does not consider excessive. He recommends that the shortage be treated as an issue.

The Examiner does not appear to object to this.

I agree with the recommendation.

As regards the junctions, Mr. Bird considers that the breakage was due to bad storage and recommends that the shortage be treated as an issue.

The Examiner is of opinion that part should be written off.

I agree with the Examiner and recommend that half (*i.e.*, 36) the number be written off.

**Scheme 32—East Agripada Chawls.*****Shortage of Steel Rods.***

The nett deficiency as found by Mr. Bird is 6 tons, 13 cwt., 25 lbs. He recommends that it be treated as an issue to works.

From the note signed by Messrs. H. Singh, Sant Ram and G. K. Kaul, it appears that the steel was probably used but as it is not possible to prove this, I recommend that it be written off. The work on these chawls was carried out in 1922-23 and 1923-24.

**The System.**

Having dealt with the facts, I now come to deal with the system. This was explained in the Chief Accountant's note, dated March 16th, 1927. As pointed out by Mr. Bird in para 6 of his report, the system which had been in force since the commencement of the Trust's existence worked well until 1919-20. In that year the Trust entered on its post-war programme and had to recruit a very large number of new men. Experience shewed that most of these men had no knowledge of the way in which public accounts should be kept and that they relied too much on their subordinates. In 1921, Mr. Watson, the then Chief Engineer, requested the then Chairman to depute the Deputy Chief Accountant to take charge of his accounts branch for a time and to suggest what the changes should be made. This was done and certain changes were introduced. On August 23rd, the Engineer issued orders as to the maintenance of accounts and books and a copy of this order is attached hereto\*. Shortly after this the Engineer applied for the services of a really competent First Class Accountant who should either be, or be capable of becoming,

\* Printed below.

a Costing Accountant.' In noting on this request Mr. Turner, the then Chairman, wrote as follows :—

'The present Head Accountant acting under the Engineer is not qualified for this work. He is an old servant of the Trust and the ever increasing work is proving too much for him to handle. For the last two months, Mr. Merchant, the Deputy Secretary and Accountant has practically taken charge of the Engineer's Accounts Office in order to keep things going and to report what steps are required to place the office on a proper footing. As a result of his experience it is proposed to transfer the Engineer's Audit Staff and paying staff to the Chief Accountant's Department and to strengthen the Engineer's Accounts Department by placing at its head a qualified man.'

The Chairman's note was considered by the Finance and Establishment Committee on January 12th, 1922 and on the 24th idem the Board offered the appointment to a Mr. Joshi who eventually refused it. Shortly after this both the Chairman and the Engineer went on leave.

The post of Accountant was advertized but as no suitable man could be found the Board, on July 11th, 1922, decided to increase the pay and to advertize in the principal Indian Newspapers and to request Mr. Turner to consider and recommend the name of any suitable candidate in England.

As the Board were unable to obtain a suitable man in India, they decided that one who had been selected by the consulting Engineers in London and interviewed by Mr. Turner and Mr. Watson should be appointed.

The Engineer returned from leave in November 1922 and the Accountant, Mr. Stevenson, arrived on December 1st, just one year after Mr. Watson had applied for the services of a first class man. In the meantime the accounts had remained in the charge of the old Accountant.

Shortly after his return Mr. Watson reported that the accounts were in a worse state than before and on March 6th, 1923, the Chairman suggested that Government be asked to depute Mr. Price, of the Government of India, Audit Department, to examine the system and make suggestions for future guidance. The Board agreed to this and Mr. Price reported in August. Meanwhile Mr. Stevenson had been placed in charge of the whole of the accounts of the Engineer's Department and in September, he reported that they had been put on a proper basis. As additional work necessitating more travelling (to examine the books on the schemes) had been thrown on him, he was given an allowance for the upkeep of a motor car.

Practically all the shortages which have been reported on by Mr. Bird took place prior to October 1923—some of them in 1920 and some of them later.

The Chief Accountant has reported that while effecting the adjustments on the strength of the stock taken in October 1923, it was noticed that certain stock though actually issued to works was not accounted for in the stock books. The difference was subsequently accounted for in the books by the Executive Engineers in charge of the schemes, but the Accountant would not accept this unless supported by the Chief Engineer. The Engineer having examined the entries and enquired into the matter accorded his sanction to the entries and, therefore, the account was accepted by the Chief Accountant's Office.

The Government Examiner desired that the procedure followed should be regularized with the sanction of the Committee and it was when their sanction was applied for that the Committee decided to borrow the services of Mr. Bird to investigate the matter.

Mr. Bird has reported that the books were carelessly kept. Mr. Watson had reported this years ago and that was why Mr. Stevenson was brought out. The system was improved but after Mr. Stevenson had left it became necessary to look into the stock registers when it was found that not only had the old errors not been rectified but that others had been allowed to creep in. In justice to Mr. Stevenson it must be pointed out that he arrived when work had been in full swing for a considerable time and had a very difficult task to

perform necessitating heavy work indoors and also a great deal of travelling. He was also handicapped owing to several of the men who had been on the schemes in the earlier days having left.

It must be admitted that the Engineers during the time of pressure immediately after the war were much more interested in seeing the chawls made ready for occupation at the earliest possible date than they were in looking after their books but it must be borne in mind that constant pressure was being brought on them to do the work as quickly as possible. In this connection I do not consider the Examiner has been fair in his remarks some of which appear to be incorrect. It is quite easy to criticize now what took place in 1920-23, but it was not easy in those days to cope with the situation as it stood. Neither is it now possible to apportion blame as practically the whole of the staff recruited for that particular work left the service of the Trust years ago.

Finally I would point out that in March 1927, the Engineer's accounts were transferred to the Chief Accountant and a new system laid down to meet the altered circumstances."

*Chief Accountant's note, dated 16th March 1927, and Committee's Resolution No. 173 of 29th March 1927, referred to in sub-paras (1) and (2) of para 1 :—*

"Considered the following Chief Accountant's note, dated 16th March 1927 :—

#### **Stores in Stock.**

'Prior to 1919 the cost of stores such as sand, cement, steel, etc., was charged to the Capital Account—suspense—under the head 'Stores in Stock,' and the cost of small stores was charged to the works for which they were purchased. Since the expansion of the Trust programme of works in 1919, the cost of stores purchased was mostly charged direct to works. This procedure was followed till 1922-23 and annual certificates for the stores in stock held on 31st March in each year were regularly furnished by the Engineer till the year 1922-23 for the purposes of the balance sheet.

In 1922, the Board decided that the Engineer should be relieved of the work of the pre-audit of the bills and of the payments including labour payments done by his department and that a cost section for ascertaining costs of works should be created for the Engineer's Department. The Chief Accountant accordingly took over the aforesaid work with the staff with effect from 16th January 1922 and the cost section was then created. The Chief Accountant then introduced the spot audit system in 1923-24.

Stores in Stock purchased from time to time and debited to Capital Account suspense or direct to works were stored at the different schemes, the stores in stock charged to Capital Account suspense being separately from that charged to works.

The last certificate furnished by the Engineer for stock in hand was for the year 1922-23 and was verified by the Audit Office of the Chief Accountant.

In April 1924, the Deputy Secretary and Accountant suggested that the account of stores in stock should be maintained as under :—

- (i) Stores in Stock ultimately required for works should be charged to Capital Account suspense—under the head 'Stores in Stock,' and
- (ii) that required for particular schemes should be charged to the schemes concerned under the head 'Materials at Site.'

This suggestion having been approved by the Chief Accountant and accepted by the Cost Superintendent, the necessary adjustments were effected in the accounts for 1923-24. These adjustments were based on the stock taken by the Engineer in October 1923.

While effecting the adjustments on the strength of the stock taken in October 1923, it was noticed that certain stock, though actually issued to works, was not accounted for in the stock book; the difference was subsequently accounted for in the stock book by the Executive Engineers in charge of the schemes. This being objectionable in point of audit, the account so shown was not accepted by the Audit Section and was referred to the Chief Engineer. The Chief Engineer, having examined the actual amount of work done and having verified the correctness of the account as adjusted, accorded his sanction to the entries so made and thereupon the account was admitted by the Audit Section.

The Government Examiner desires that the procedure followed should be regularised with the sanction of the Improvements Committee and in this connection it may be stated that at the time of the occurrence of these transactions the Chief Engineer possessed very wide powers in regard to works expenditure and he was competent to bring these transactions on the stock books under the system then in force and if these objections had been taken then they would have been replied to accordingly without obtaining higher sanction. The Engineer has, however, submitted his explanations under his Nos. 11530, dated 29th November 1926, 12329 dated 22nd December 1926, 12457 dated 23rd December 1926, 12458 dated 23rd December 1926, 2497 dated 10th March 1927, 12459 dated 23rd December 1926, 12460 dated 23rd December 1926, 2494 dated 10th March 1927 and 804 dated 25th January 1927, and the sanction of the Committee is now applied for.'

Re : Shortage of 981 bags cement in Scheme 27 Chawls.

(Materials at site account.)

Engineer's No. 11530, dated 29th November 1926 :—

'It was noticed in about September 1925, that in scheme No. 37, stock of cement as compared with the balance as per stock ledger was found short to the extent of 981 bags.

On investigation, it was found that the issues of cement were not regularly posted. As a matter of fact when the construction work was started, there was no space available for erecting a pucca store room as the site of case No. 2 was not vacated by the tenants, the cement thus being stacked here and there in unfinished blocks of chawls and even removed from one place to another so that the issues could not be regulated efficiently. This was of course stopped as soon as fresh land was available when a pucca shed was installed and cement stored therein and the issues were maintained in regular issue books.

Under the circumstances, to check the actual consumption of cement, measurement of work executed from the commencement up to 30th August 1925 was taken, adopting the standard obtaining in all similar Engineering works. Attached statement shows the quantities of work turned out and the required quantity of cement to complete the same, from which it will be seen that work requiring consumption of about 16,348 bags was turned out prior to 1st September 1925.

Total receipts of cement as per Stock Ledger	...	...	18,089 bags.
Deduct—			
Issued to outside schemes	...	...	1,023 "
Balance in stock on 1st September 1925	...	...	782 "
			<u>1,805 "</u>
Net issue to be accounted for	...	...	<u>16,284 "</u>

Thus it is certain that though the cement was actually used on the works, it was not shown in the books as having been issued. The correct issues on works have now been determined as per actual measurements. I am satisfied as regards the correctness of the measurements and of the quantities and have accordingly to request the favour of your obtaining Improvements Committee's sanction to the short issues being accounted for in the Stock Ledger as reported above.'

## (Accompaniment to Engineer's No. 11530 of 29th November 1926)

Measurement of work as executed in one Room Tenements from commencement to 30th August 1925. Quantities adopted from the graphs submitted to the Head Office from time to time.

Items of work.	Measurements.	Total number of bags required for carrying out the work.
6" R. I. F. concrete work in plinth and foundations ...	1597 C.ft.	324
Cement concrete steps ... ..	86 "	17
1½" patent stone flooring ... ..	16550 sq. ft.	621
Cement concrete 1.2.4 in buns for nahanis and washing places ... ..	190 C.ft.	39
Cement concrete for raising nahanis 1.3.6 ...	1550 "	264
R. I. F. C. Bases for columns ... ..	6557 "	1331
R. I. F. C. Columns ... ..	6490 "	1317
4" thick partitions... ..	25600 sq. ft.	2232
3" " " ... ..	.....	.....
2" " " ... ..	33800 sq. ft.	1775
1" " " ... ..	26600 "	1064
3½" R. I. F. C. parapet walls ... ..	1620 "	50
Do. do. at the ends of corridors ...	486 "	37
R. I. F. C. Beams... ..	5998 C.ft.	1218
" Staircase ... ..	216 Nos.	206
5" Flooring ... ..	27176 sq. ft.	2527
4" " ... ..	16190 "	1295
3½" " ... ..	10160 "	772
R. I. F. C. Corbels ... ..	174 Nos.	35
Storage Tank ... ..	960 sq. ft.	70
Shelves and Brackets ... ..	248 Nos.	42
Frieze projections... ..	352 C.ft.	77
Temporary water arrangements ... ..	.....	20
Margins (Kerb) ... ..	367 C.ft.	75
Washing outside with cement ... ..	.....	60
Work done in 2 Room Tenements for bases, plinths, etc.	4400 C.ft.	880
		16348

Re: Shortage of 63'08 brass of lime in Scheme No. 6, Sion-Matunga.

Accompaniment to Engineer's forwarding letter No. 12329, dated 22nd December 1926 :—

'The actual balance of stock of lime as compared with the balance as per Stock Ledger was found short to the extent of 63'08 brass on 15th May 1925, and the Executive Engineer in charge made a note against it in the Stock Ledger that the shortage was due to shrinkage.

The Government Auditor while examining the books made further enquiries in respect of this shortage and the following detailed explanation was given :—

"Measurements of lime in loosely stacked depots will differ considerably from the measurements taken after some days due to settlement and shrinkage. If in this settled condition issues are made without making any allowance for settlement there will be difference between the receipts and issues to an extent of about 10 per cent. or so.

In the case under consideration, it may be stated that 186'71 brass of lime were received from merchants between 31st January 1924 to 31st July 1925. Deducting the Opening Balance (0'17 brass) and the closing balance (22'13 brass), the actual quantity issued for grinding mortar for works comes to 164'41 brass.

The actual quantity of mortar ground and paid for to the Ghani Contractor during the above period was 298'53 brass.

Now every 100 c. ft. of mortar ground required about 55 c. ft. of loose lime and hence the above quantity of mortar would actually require 164'19 brass of lime. This shows that the whole quantity of lime was used in grinding mortar actually used on works and that the question of write-off does not arise in this case.'

From the above explanation, it will be seen that the whole quantity was actually used on works and there is no actual "write-off."

The Government Auditor, however, insists on the sanction of the Improvements Committee and I would request the favour of your obtaining the necessary sanction to the short issues in the Stock Ledger being accounted for as reported above.'

Re: Steel Account of Scheme No. 50—Mazagaon Chawls—Shortage of 112 cwts.

Engineer's No. 12457, dated 23rd December 1926 :—

'In 1923 when construction work in blocks 1 and 2 was going on, it was noticed that the issue of steel required for the blocks was not regularly posted by the then Store-keeper. The Sub-Engineer in charge accordingly reported that only 9'55 tons were entered as issues against 15'15 tons, the quantity ascertained by actual measurement. The difference viz., 5'60 tons or 112 cwts. was, therefore, posted in the Store Ledger after fully explaining the reasons for this issue,

I have accordingly to request the favour of your obtaining Improvements Committee's approval to the issues posted in the Store Ledger as reported above.'

Re: Steel at Scheme No 32, East Agripada, on account of Mahars', Kalapani and Peons' Chawls—shortage of 31 tons 5 cwts. 2 qrs. 17 lbs.

Engineer's No. 12458, dated 23rd December 1926 :—

'On completion of the above Chawls all the surplus steel was ordered to be transferred to Stores in Stock Suspense Account. All the balance was actually counted in October 1923 and found to be 80 tons, 11 cwts., 0 qr., 5 lbs., against the book balance of 111 tons, 16 cwts., 2 qrs., 22 lbs., as reported by the Assistant Engineer. The necessary adjustment No. 16/118, dated 31st March 1924, was approved of by the late Chief Engineer and was regularly audited, no objection being raised. The actual balance was accordingly transferred to Stores in Stock Suspense Account, and taken on the Stores Ledger, the difference remaining to the debit of the Chawls' Account.

I have accordingly to request the favour of your obtaining Improvements Committee's approval to the actual balance taken to Stores in Stock Suspense Account.'

Re: Shortage of 31 tons, 5 cwts., 2 qrs., and 17 lbs. in the Steel Account, Scheme 32, East Agripada.

Engineer's No. 2497, dated 10th March 1927 :—

'In continuation of this office letter No. 12458 of 23rd December 1926, I have to inform you that when the large Chawl Schemes were started, steel had to be brought from England in ship-load consignments and the Chief Engineer found it necessary to store his steel wherever there was room. Work had to be started in a hurry in order to complete the Chawls in the given time and, to my actual knowledge, steel was constantly moved about as positions became available.

On the recent check of steel stored in various Schemes ordered last June, there was found to be a total surplus of nearly 33 tons. The supposed shortage under the heading of Mahars', Kalapani and Peons' Chawls is sufficiently covered by the excess found on final stock-taking of mild steel bars. There is, therefore, no shortage to be explained and apparently no sanction of the Improvements Committee is necessary to be taken in this connection. This may please be explained to the Government Examiner with reference to your personal interview with him on Friday the 4th instant.'

Re: Hard Lump Cement—being the balance of cement stored in Scheme 32—East Agripada—Shortage of 1 ton 4 cwt. 1 qr. 8 lbs.

Engineer's No. 12459, dated 23rd December 1926 :—

'In August 1922, the Sub-Engineer in charge reported that out of 2,700 tons of cement stored in godown, there remained a balance of 24 tons 8 cwts. 1 qr. 18 lbs. which was all in hard lumps. Some of this was used for very inferior work and the actual quantity of balance was ascertained to be 15 tons against a book balance of 16 tons 4 cwts. 1 qr. 8 lbs. Perished cement is practically worthless unless there is a pulverizer available, and it seems to me quite unnecessary to suppose the apparent shortage of 1 ton 4 cwts. 1 qr. 8 lbs. due to any cause other than the multiplication of many small errors in filling up the bags.

The Book balance was accordingly reduced to 15 tons and I have accordingly to request the favour of your obtaining Improvements Committee's approval to the same.'

Re: Hard Lump Cement Account of Scheme 53, Foras Road.

(Shortage of 142 tons, 8 cwts., 2 qrs., 11 lbs.)

Engineer's No. 12460, dated 23rd December 1926 :—

"After consuming all the cement received on works Scheme 53 Foras Road Chawls, there was a balance in the shape of hard lumps. This was partly loose and partly filled in bags and the total quantity was taken as 3,000 bags or 150 tons, and transferred from the Chawls account to "Stores in Stock-Suspense Account" in February 1923. Out of these 3,000 bags, cement to the extent of 1413 bags was issued on works in other schemes from time to time up to 3-5-24, when the book balance of 1587 bags was finally issued to Asphalt Works. The quantity so sent was accepted by Asphalt by actual weight as tons 36, cwts. 18, qr. 1, lbs. 17 against the standard weight of tons 79, cwts. 7. This shows that the actual weight of the 3,000 bags transferred from Foras Road Chawls to Suspense Account was not 150 tons as originally taken according to the standard weight, but that its actual weight must have been less by 42 tons 8 cwt. 2 qr. 11 lbs.; and thus the Chawl Account got a credit of tons 42, cwts. 8, qrs. 2, lbs. 11 or Rs. 1,697-3-0 more at the time of original adjustment by debit to "Stores in Stock Suspense Account." This excess debit of Rs. 1,697-3-0 to "Stores in Stock Suspense Account" was accordingly written back under late Chief Engineer's orders in the accounts for March 1926.

In this connection it may be stated that since the material (hard lump cement) was to go on our own works it was not deemed necessary to go to the expense of weighing

the bags. It is fully understandable that perished cement when put into bags holding a nominal weight of 112 lbs. would weigh considerably less than this owing to the awkward shape of the lumps. Moreover as workmen do not like moving loads of 1 cwt. it is possible that these bags were very much underfilled. In any case perished cement is practically worthless unless there is a pulverizer available ; and it seems quite unnecessary to suppose the apparent shortage due to any cause other than the multiplication of many small errors in filling up the bags. When the balance was transferred to Asphalt Works, the bags were actually weighed and not taken by number according to standard weight, and hence the necessity for the write back of the excess debit of Rs. 1,697-3-0 in the accounts for March 1926 as above referred to.

I have accordingly to request the favour of your obtaining Improvements Committee's approval to the above adjustment.'

*Re : Shortage of 42 tons, 8 cwt., 2 qrs. and 11 lbs. in the Hard Lump Cement account of Scheme 53, Foras Road.*

Engineer's No. 2494, dated 10th March 1927 :—

'In continuation of this office No. 12460 of 23-12-1926 forwarding my report regarding the above Shortage, I have to state that the opening balance taken as 3,000 bags or 150 tons as therein referred to was a part of 607 tons referred to as wastage in the revised estimates of Scheme 53 sanctioned in T. R. No. 701 of 1923. The shortage ascertained by actual weight of the last balance from these 3,000 bags made over to Asphalt, forms part of the wastage already sanctioned by the Board and forms no part of the quantity of cement actually used in construction of the Chawls. The Examiner, Outside Audit, may please be informed accordingly with reference to your personal interview with him on Friday the 4th instant.'

Engineer's No. 804, dated 25th January 1927 :—

'I am forwarding herewith a statement showing details of certain stores such as M. S. Bars, Metal, Timber, Cement, &c. from which it will be seen that some of the issues on works were not shown on the issue side of the Stock Books. When the entire stock was checked at the time of preparing the revised estimate for Worli scheme, the balance in the Stock Ledger did not agree with the stock on site. To check the issues shown in the Stock Ledgers, detailed actual measurements of work done were taken and the quantities of materials actually required for the work done were estimated and the accompanying statements A to F were prepared to set the stock books right. It may be pointed out that the cause of these discrepancies between the quantities issued and the quantities consumed lies in the magnitude of the Worli schemes and in the speed at which the various sections were carried out simulataneously, and that stores which were unloaded directly on the site of expected consumption were sometimes used up without a report being furnished to the Store-keeper in every case.

Thus it is certain that though the materials were actually used on the works, they were not shown in the books as having been issued. The correct issues on works have now been determined as per actual measurements. I am satisfied as regards the correctness of the measurements and of the quantities and have accordingly to request the favour of your obtaining Improvements Committee's sanction to the short issues being accounted for in the Stock Ledger as shown in the 'Remarks' column of the statement.'



Stores Reconciliation, Scheme 52, Worli.

Material.	Stock in hand as per measurement to be carried forward as from dates shown in column 1.	Issued to works as per Stock Ledger.	Issued outside of scheme as per Stock Ledger.	Total of columns 2, 3 & 4.	Total quantity received as per Stock Ledger Books.	Difference of 6 & 5 to be accounted for.	Quantity actually used on works as ascertained by actual measurements.	Issues not in Stock Ledger. Difference of 8 and 3.	Remarks.
1	2	3	4	5	6	7	8	9	10
	Tons. cwt. qr. lbs.	Tons. cwt. qr. lbs.	Tons. cwt. qr. lbs.	Tons. cwt. qr. lbs.	Tons. cwt. qr. lbs.	Tons. cwt. qr. lbs.	Tons. cwt. qr. lbs.	Tons. cwt. qr. lbs.	
½" O. M. S. Bars (31-12-24).	53 5 1 14	41 4 1 13	0 1 2 22	94 11 1 21	119 18 2 9	25 7 0 16	66 11 2 1 (Vide Statement A)	25 7 0 16	25 tons, 7 cwt. 0 qrs. & 16 lbs. can be shown as issued to works.
Metal (31-10-25)	1,136 Brass.	4,973 Brass.	6,018 Brass.	12,127 Brass.	19,566 Brass.	7,439 Brass.	12,412 Brass (Vide Statement B)	7,439 Brass.	7,439 Brass can now be shown on the issue sides.
Tree guards (31-12-25)	Nil	353 Nos.	Nil	353 Nos.	1412 Nos.	1059 Nos.	1412 Nos. (Vide Statement C.)	1059 Nos.	1059 can now be entered in Books as issues.
Manhole frames and covers (31-12-25).	252 Nos.	496 Nos.	Nil	748 Nos.	499 Nos.	(A) 249 Nos. (Excess)	496 Nos. (Vide Statement D.)	Nil	(A) 249 Nos. cost in Scheme workshop and not shown on the receipt side but directly transferred on works to be shown on receipt side.
Cement... ..	Shortage of 3,762 bags is accounted for as under.— On actual stock taking on 10th April 1925, it was found that 954 bags were in excess of the balance shown in the stock books ... Damaged cement was transferred to asphalt plant in October 1925, (weighing 52 tons 14 cwt. and amounting to 1,268 bags but hitherto has not been posted) ... .. Caked cement lying on Worli Scheme ... ..				954 Bags, 1268 Bags, 1540 Bags, 3762 Bags.	.....	.....	.....	
Timber ... ..	200 C.ft.	479 C.ft.	995 C.ft.	1674 C.ft.	2793 C.ft.	1119 C ft.	1598 C.ft. (Vide Statement E)	1119 C.ft.	611 C.ft. for wedges for trusses and packing, pieces which when released could not be reutilised, 508 C.ft. was waste in cutting to sizes and sawing for Scheme No. 37, which may now be shown as issued to works.
S. W. Pipes ...	18130 R.ft.	41379 R.ft.	4688 R.ft.	64197 R.ft.	68787 R.ft.	4590 R.ft.	45969 R ft. (Vide Statement F.)	4590 R.ft.	4590 R.ft. can now be shown in the books as issues.
S. W. Junctions	1349 Nos.	51 Nos.	Nil	1400 Nos.	1472 Nos.	72 Nos.	123 Nos. (Vide Statement F.)	72 Nos.	72 Nos. broken can now be shown in the books as issues.

## Scheme No. 52.

## Statement "A".

Account of  $\frac{1}{4}$ " Rods.*Road Work—*

120' Road No. 1	...	...	35,000 Sq. ft.
100' " " 10	...	...	2,200 "
100' " " 1	...	...	108,382 "
80' " " 10	...	...	66,500 "
			<u>212,082 Sq. ft.</u>

2,12,082 Sq. ft. at 0'4215 lbs. per sq. ft. =  $\begin{matrix} \text{Cwt.} & \text{Tons.} & \text{Cwt.} & \text{Qr.} & \text{Lbs.} \\ & 39 & 18 & 0 & 0 \end{matrix}$

*Bridge Work—*

For parapet walls Pylons, excluding lamp columns as determined from drawings 4'51 Tons.

Add for elevation features ... 0'5 "

5'01 "

$\begin{matrix} 5 & 0 & 0 & 12 \end{matrix}$

*Tunnel—*

For 223 R.ft. at 8'8 lbs. per R.ft.  
223 × 8'8 = 1962 lbs.

$\begin{matrix} 0 & 17 & 2 & 2 \end{matrix}$

*Retaining Walls—*

For 251 R.ft. at 3'85 lbs. per R.ft.  
251 × 3'85 = 965 lbs.

$\begin{matrix} 0 & 8 & 2 & 13 \end{matrix}$

*R. C. Pipes—*

9"

164 Nos. at 14'08 lbs. per each ... = 2310 lbs

18"

574 Nos. at 30'8 lbs. per each ... = 17679 "

24"

832 Nos. at 30'8 lbs. per each ... = 25625 "

45614 "

$\begin{matrix} 20 & 7 & 1 & 2 \\ 65 & 11 & 2 & 1 \end{matrix}$

## Scheme 52.

## Statement "B".

Statement showing quantity of metal required up to 31st October 1925.

Road No.	Width of carriage way.	Average length.	Quantity of Metal.	Remarks.
	Feet.	Feet.	C.ft.	
1	70	4,600	1,74,346	
10	60	1,076	30,784	
5	60	5,738	1,72,907	
3A	60	32,121 (Sq. ft.)	24,517	
10	50	1,786	44,118	
13	36	3,422	1,27,120	
5B	36	1,820	62,347	
5A	30	688	14,951	
3	20	3,915	54,680	
4	20	2,661	37,575	
5C	20	421	5,900	
11	20	4,600	84,336	
12	20	2,669	48,936	
13A	20	815	11,445	
13B	20	664	9,314	
Love G. Road	60	2,126	63,471	
1	24	3,669	29,352	
	10	173	576	
5	10	147	491	
13	7	3,104	7,453	
12	5	2,060	3,433	
		Total ...	10,08,052	



*Sea Wall—*

Metal required for sea wall.

		Cement Concrete.
Length $5469 + 750 = 6,219$ R.ft.	Toe	1'39
$6219 \times 2'37 = 14,739$ C.ft.	String	
	Course	0'35
	Coping	0'63
		<u>2'37</u>

= 147 brass.

*Retaining Wall—*

Metal required for :—

Lime concrete for R. C. Wall	... $1'75' \times 451'5$	= 790'12 C.ft.
For lime concrete for Masonry wall	... $3'5 \times 1 \times 2111'5$	= 7390'25 „
For (cement) concrete for R. C. Wall	... $\frac{2'86 + 1'03}{2} \times 451'5$	= 878'20 „
		<u>9058'57 „</u>

= 91 brass.

*Tunnel—*

Metal required for blocks of lining the tunnel, area of Cross Section of lining 14 sq. ft.

Length lined	... .. 223 R.ft.	
	$223 \times 14 =$ C.ft.	3,122

Metal required for encasing pipe sewer in tunnel,

For 223 R.ft.	... .. $22 \times 23'75 =$	613
		<u>3,735 C.ft.</u>

Say 40 brass, including

Metal required for filling in pot holes, etc., for tunnel lining.

Quantity of metal required for road work including storm water drain and pipe sewers (vide page 2)	... ..	12134 Br.
For sea wall (vide page 3)	... ..	147 „
For Retaining walls (vide page 3)	... ..	91 „
For Tunnel (vide page 3)	... ..	40 „
		<u>12,412 „</u>

## Scheme No. 52.

## Statement "C".

Statement showing the numbers of tree guards on different roads, on 31st December 1925 :—

Road No.	Nos. of tree guards.
Road No. 5	230
Road No. 5A	37
Road No. 5B	103
Road No. 5C	18
Road No. 11	295
Road No. 12	154
Road No. 13	195
Road No. 1	119
Road No. 3	86
Road No. 10 (100')	50
Love Grove Road	83
Road No. 10 (80')	42
<b>Total</b>	<b>1,412</b>

## Scheme No. 52.

## Statement "D".

Statement showing the numbers of man-hole frames and covers used on different roads as on 31st December 1925 :—

Road Nos.	P. S. Man-holes.	S.W.D. Man-holes.	Total Nos.
Road No. 1	34	Nil	34
Road No. 3	31	32	63
Road No. 3A	1	1	2
Road No. 4	17	22	39
Road No. 5	40	42	82
Road No. 5A	6	4	10
Road No. 5B	16	13	29
Road No. 5C	Nil	2	2
Road No. 10 (80')	13	14	27
Road No. 10 (100')	8	9	17
Road No. 11 (South of Road 5B)	17	18	35
Road No. 11 (North of Road 5B)	20	20	40
Road No. 12	21	21	42
Road No. 13	14	22	36
Road No. 13A	4	6	10
Road No. 13B	Nil	6	6
Love Grove Road	Nil	22	22
<b>Total</b>	<b>242</b>	<b>254</b>	<b>496</b>

## Scheme No. 52.

## Statement "E".

## Timber Account.

Quantity of Teakwood received 2793 C.ft. as per indents from time to time.

Nos.	Length.	Breadth.	Thickness.	Quantity.	Remarks.	
				C.ft.		
264	7'-9"	12"	5"	853	Scantlings for truss members for supporting the centering.	
48	7'-9"	8"	5"	103		
48	11'-0"	8"	5"	147		
96	3'-5"	5"	5"	50		
48	5'-9"	5"	5"	48		
48	6'-6"	5"	5"	54		
48	8'-0"	5"	5"	67		
48	8'-6"	5"	5"	71		
96	9'-6"	5"	5"	158		
96	10'-9"	5"	5"	179		For cross-runner for supporting the decking centering.
310	7'-6"	7"	4"	452		
1150				2182 C.ft.		
176	5'-0"	9"	8"	440		For wedges for packing and releasing the trusses. Packing pieces between bottom rails of trusses.
550	3'-0"	6"	2"	171		
				611		
				2793 C.ft.		

611 C.ft. Utilized for wedges and packing pieces which could not be re-utilized in any way, it being torn by nailing, etc., and being alternately wet and dry for over two months, was absolutely useless when released.

2182 " Timber received from truss members, etc.

1674 " Of useful timber was obtained on release of the centering, 995 C.ft. being supplied to Scheme 37 chawls and 479 C.ft. used in the scheme and 200 C.ft. balance in stock.

508 " Wastage was due to cutting off of ends of members to get useful sizes and part wastage in sawing to required sizes, &c. Ends of members of trusses had holes for gusset plates. About 1' at each end having holes had to be cut off to get sizes for re-use.

611 + 508 = 1,119 C.ft. Total wastage may now be shewn as issued to the works.  
479 " used on works.

1,598 C.ft.

## Scheme No. 52. Statement F.

## Statement of Stone Ware Pipes.

Size of S. W. Pipes.	Issues as per Stock Book up to 31st December 1925.	Actual balance, in stock as on 31st December 1925.	Issues to other schemes.	Total of columns 2, 3 & 4.	S. W. Pipes received as per ledger.	Difference in columns (6-5).	S. W. Pipes required as per actual measurement of work completed.	Remarks.
1	2	3	4	5	6	7	8	9
	R.ft.	R.ft.	R.ft.	R.ft.	R.ft.	R.ft.	R.ft.	R.ft.
9"	31,912	10,946	2,040	44,898	46,404	-1,506	33,366	Pipes actually used...43,026
12"	2,232	2,810	1,838	6,880	6,335	+545	1,648	Balance ...18,130
15"	1,780	599	100	2,479	4,310	-1,831	1,831	Issued to other schemes ... 4,688
18"	1,407	525	...	1,932	2,807	-875	1,890	Receipt ...68,787
24"	857	3,160	710	4,727	4,783	-56	736	65,844
6"	3,191	90	...	3,281	4,148	-867	3,555	2,943 i.e., 4 2/2% Breakage.
Total ...	41,379	18,130	4,688	64,197	68,787	-4,590	43,026 2,943 45,969	Due chiefly to cutting of pipes to suit the requisite length between manholes and to shifting of stores from one site to another.
Junctions	Nos.	Nos.	Nos.	Nos.	Nos.	Nos.	Nos.	
9" x 6"	50	956	...	1006	1029	-23	50	
12" x 6"	1	53	...	54	58	-4	1	
15" x 6"	...	27	...	27	28	-1	...	
18" x 6"	...	56	...	56	89	-33	...	
9" x 9"	...	9	...	9	16	-7	...	
24" x 6"	...	239	...	239	243	-4	...	72 Junctions were broken.
6" x 6"	...	9	...	9	9	...	...	
Total ...	51	1349	...	1400	1472	-72	51 72 123	Broken.



On the suggestion of Dr. Viegas it was resolved—

RESOLUTION 173.—Referred to the Finance and Establishment Sub-Committee for consideration and report.”

Committee's Resolution No. 324, dated 24th May 1927, referred to in para 1 (3):—

“Considered Finance and Establishment Sub-Committee's Resolution No. 21, dated 5th April 1927:—

\* \* \* \* \*

2. The Municipal Commissioner should be requested, with the sanction of the Corporation, if necessary, to lend the services of Mr. Bird for the purposes of the test audit of the stores accounts and of the shortages referred to.’

RESOLUTION 324.—The recommendation made by the Finance and Establishment Sub-Committee in para 2 of their Resolution No. 21, dated 5th April 1927, is approved.”

Committee's Resolution No. 369, dated 21st June 1927, referred to in sub-para (3) of para 1 :—

“Considered Chief Officer's note, dated 17th June 1927 :—

‘With reference to Committee's Resolution No. 324, dated 24th May 1927, I requested the Municipal Commissioner to arrange for the loaning of the services of Mr. Bird, Test Audit Officer, to examine the Stores Accounts of the Engineer's Office. The Municipal Commissioner is prepared to recommend the Corporation to loan Mr. Bird's services for a period not exceeding 2 months provided the Trust agrees to bear the full cost of Mr. Bird's remuneration, viz., Rs. 1,000 on account of his pay and Rs. 50 conveyance allowance and also the Corporation's contribution of Rs. 83-5-4 per month to the Provident Fund.

The sanction of the Board will be required, as there is no provision in the current year's Budget on account of this expenditure.’

RESOLUTION 369.—The appointment of Mr. Bird is sanctioned on the terms proposed and the sanction of the Board should be obtained to the expenditure being met from the savings in the provision of Rs. 85 lakhs for interest on loans.”

Report, dated 30th August 1927, by Mr. T. H. Bird, referred to in para 1(4) above :—

“Subject.—Investigation into certain discrepancies in the stock ledgers of the several schemes, and various other points inconnection with the Stock accounts.

I have the honour to report that I commenced this investigation on the 18th July 1927.

2. The specific matters upon which I was requested to report are—

- (a) The Stores in Stock Suspense Account.
- (b) The fourteen audit objections referred to in the correspondence underlying Improvements Committee Resolution No. 173 of 29th March 1927.
- (c) An audit objection relating to the shortage of 6 tons 13 cwts. on the steel accounts of Scheme 32 in October 1923.

3. There were several other queries raised by the Government Auditor upon which the Chief Engineer asked me to comment. The notes upon these matters have been separately forwarded to you.

### Stores in Stock Suspense Account.

4. A preliminary examination of the stock ledger maintained in the Chief Engineer's Office relating to "Stores in Stock Suspense Account" showed that it would be necessary first to examine the accuracy of this ledger before going into details of the alleged deficiencies, for the Government Auditor, in his objection statement No. O. A. 28, dated 9th November 1925, had drawn attention to the great discrepancy of 31st March 1925, between the balance of Rs. 4,05,744-0-10 on the Costs Superintendent's ledger, and the balance of Rs. 5,02,787-4-11 on the Chief Accountant's ledger. So far as I could trace, no reconciliation between the two sets of books had been effected since 1920-21.

5. It appears that this stores in stock suspense account has been in existence from the commencement of the Trust, and is the operating account for materials brought into bulk for use on all works in progress. When the works programme was expanded in 1919, materials were purchased in very large quantities some being debited to the Suspense Account and some direct to the schemes. The materials debited to the Suspense Account were not stored at one central site but in different places, each stock being under the control of the Executive Engineer in charge of the area where the stock was stored. The Suspense Account did not differentiate between these several stocks but all the same kind of materials were lumped together. I find that in some of the schemes, the stock account of the materials debited to the Suspense Account was mixed with the account of the materials debited direct to works, so that it is an almost impossible task to reconcile the Engineer's Ledger for any of the years prior to 1925-26 with the stock book balances. The procedure upto 1922-23 was for the Engineer's Office periodically to prepare a detailed statement of all purchases debited to Suspense Account. The several divisional Engineers then submitted adjustment vouchers prepared from their records charging off to the several schemes whatever issues had been made.

6. This system undoubtedly worked satisfactorily till 1919-20, but when the large works programme was commenced it was found inadequate, though it was continued upto 31st March 1923. The Chief Accountant, in his note dated 16th March 1927, states that the Chief Engineer regularly furnished annual certificates for the Stores in Stock for balance sheet purposes upto the year 1922-23. These certificates, however, related only to the balances shewn on the Engineer's Office ledger, and not to the actual quantities in stock. In the year 1922, the Cost section of the Engineer's Office was created, and the responsibility for pre-audit and payment of all bills and labour pay sheets transferred to the Chief Accountant. In the new cost ledgers, the balance of the Stores in Stock Suspense Account, as shewn on the statement prepared for the year 1922-23, was entered as the opening balance on 1st April 1923, no action being taken to ascertain whether this balance agreed with the several schemes stock books. The procedure of reporting adjustments of issues was then altered, the adjustment vouchers being sent direct from the Schemes Offices to the Chief Accountant. The Cost Superintendent obtained the information required to enter up his ledgers from the daily abstracts submitted by the schemes offices. Apparently no action was ever taken by the Cost Superintendent to reconcile his ledger with the Chief Accountant's ledger, for it was not until the Government Auditor in November 1925 asked for such a reconciliation to be effected, that it was realised the new procedure was defective. On enquiries being made by the accounts staff of the Engineer's Office, it was discovered that certain schemes had omitted all Suspense Account adjustments from their daily abstracts, being under the impression that the Engineer's Office was no longer concerned with that account. It then became necessary for the accounts section of the Engineer's Office to search all the records of all the Schemes, some five or six in number, where materials debited to the Suspense Account were stored. This search showed that a considerable number of adjustments had been omitted from the Cost Superintendent's ledger, and that it would be necessary to re-write the account. Here I must express my opinion on the ledger account of this Stores in Stock Suspense Account, as maintained by the Cost Section for the years 1923-24, 1924-25, 1925-26. It is a perfect example of how a ledger account of stores should not be kept. The account has been maintained on the columnar system, debits and credits being intermixed, though shewn in different coloured inks. It is impossible on this system readily to ascertain the total purchases for any given period without an elaborate analysis, no quantities are shewn, only

values. Though the materials were kept at about five different Schemes, all were lumped together. The account is divided into only seven heads, though there were eighteen different classes of goods, two of these being miscellaneous groups.

7. If the records at the Schemes Offices had been properly designed, and care taken to see that the store clerks were properly instructed, then it may have been possible to have connected the Schemes records with this Cost Ledger, but no such elementary precautions were taken, with the consequence that this Stores in Stock Suspense Account soon became hopelessly involved and inaccurate. It is evident that when the Cost Section was introduced, and the methods of working changed, no one attempted to work out the details of the new methods. Definite duties were not laid upon any one, but every clerk was allowed to institute his own idea of how the work should be done. Captain Price, in his report on the Trust Accounts, submitted in July 1923, made definite suggestions in paragraphs 30 to 41 as to the manner in which the store records should be kept, with which I am in entire agreement, but these suggestions seem to have been entirely ignored. In such circumstances it can hardly be wondered at that the Stores in Stock Suspense Account soon developed into a state of chaos, the unravelling of which required months of hard labour by the Accounts Section of the Engineer's Office after the disbandment of the Cost Section. A ledger with the correct debit and credit folios, was opened and from the information obtained from the search of the records of the several Schemes and detailed analysis of the grouped entries in the Chief Accountant's ledger, the required detailed ledger accounts of all the eighteen groups of materials were made out from April 1923 to March 1926. This work revealed numerous wrong postings and omissions in the Chief Accountant's ledger.

8. I checked this new ledger with the Chief Accountant's ledger in detail for the four years 1922-23 to 1926-27, and arrived at exactly the same results as the Accounts Section had, so proving the accuracy of their work. After this the first step was to reconcile the opening balance of the new ledger on 1st April 1923, with the balance shewn on the Chief Accountant's ledger at that date. I could find only two items in the entries in the Chief Accountant's ledger after 1st April 1923 which affected the balance on 1st April 1923, and making the necessary allowance for these, the resultant comparison was as follows—

			Rs.	a.	p.
1st April 1923 balance on Engineer's ledger	...	...	5,64,295	12	10
Corrected balance of Head Office ledger	...	...	5,53,621	1	5
			<hr/>		
Difference	...	...	10,674	11	5
			<hr/>		

The tracing of this difference should not present many difficulties, for the Engineer's Office Account Section possesses full details of the entries in their ledger, and all that is required is the checking of these details with the postings in the Head Office ledger. A reconciliation was effected in 1920-21, so that there are only two years' entries to check. This work should be undertaken immediately, for until the errors are discovered, it will be impossible to agree the two ledgers.

9. Appendix I is a complete statement of all the differences between the two ledgers which have still to be corrected. I understand that most of these adjustments cannot be made for want of budget grants. The expenditure has been incurred, and therefore it is useless to allow the adjustments to remain in abeyance any longer. The Secretary should forthwith submit a statement to the Improvements Committee showing the additional grants required to clear all the adjustments.

The position on 31st March 1927 is shortly as under:—

			Rs.	a.	p.
Balance on Head Office ledger ...	...	...	3,38,120	6	0
Credits to be given	... 14,074	11 11			
Debits to be given	... 4,386	5 3	...	9,688	6 8
				<u>3,28,431</u>	<u>15 4</u>
Difference on 1st April 1923 ...	...	...	...	10,674	11 5
Balance on Engineer's Ledger	...	...	...	<u>3,39,106</u>	<u>10 9</u>

10. Having discovered the differences between the Engineer's figures and the Head office figures, it then became necessary to reconcile the Engineer's figures with the Schemes stock books, and the stock books with the actual quantity of materials in stock.

11. Appendix II shows the position on 31st March 1927 of the Engineer's Ledger compared with the balances of the Schemes stock books on the same date. These balances have been corrected by me to agree with actuals, except in the case of Mumbra Sand and sundry articles (Maintenance Branch) with which I deal fully later on. This statement shews a position of affairs which is extraordinarily complicated. In certain items, the stock has been exhausted, yet a debit value still remains on the ledger. In the case of coal, more has been issued than actually received yet although the quantity column shows a credit balance, there is a large debit of Rs. 3,835 still to be cleared. In other cases, there are credits in the value column. This state of affairs is further proof of the lack of system in dealing with the stores accounts. I find that such charges as watchman's wages, erection of sheds and Municipal taxes have been debited to the Stores accounts without the issue rates being corrected from time to time to cover such charges. In other cases issue rates have been altered from time to time for no apparent reason, without any regard to the actual purchase rates. The charging of overhead costs direct to the stock accounts of the individual items of stores, is an unnecessary complication, and is now leading to anomalies. For instance, the book value of the steel lying at Agripada Workshops is being increased, while the real value is decreasing owing to rust and corrosion. All overhead charges should be debited to a separate account head and a fixed percentage added to all issues, this addition being credited to the overhead account.

12. In effecting the reconciliation between the actual stocks as shewn by verification and the balances on the stock books of the Schemes, I had to check the entries for over three years, as there were a large number of clerical errors, and entries purporting to show surpluses and deficiencies. The stock books of Scheme 50 were very difficult to decipher, and I had to prepare abstracts of the entries so as to find out the correct book balances.

13. Appendices III to V give all the details of this reconciliation of the several accounts of steel rods. The net result is an addition to the book balances of 32 tons 1 cwt. 3 qrs. 22 lbs. The adjustment of this reconciliation must be effected in the ledgers of the Head Office and the Engineer's Office. The coal account should be corrected in respect of the over-issue or quantity found surplus to the book balance. After allowing for all these adjustments, there is a net debit on the Engineer's Ledger (excluding Mumbra sand and Sundry articles Maintenance) which is in excess of the actual stocks, of Rs. 4,450-6-0, as shewn in Appendix VI. The amount must be cleared by credit to the suspense account and debit either to General Maintenance or spread equally over all the schemes.

### Sundry Articles—Maintenance Branch.

14. This account at first appeared to be in a state of confusion, for I found that issues as far back as 1924 had not been adjusted but further investigation showed that it was possible to arrive at a clear statement of the position without a great deal of trouble. The necessity for the clearance of the arrears had been realised by the Sub-Engineer in charge a month or so before I commenced this investigation, but the work was too heavy for one store clerk to do. When I brought this state of affairs to the notice of the Chief Engineer, he took immediate steps to expedite the preparation of the adjustment memos, some 40 having been completed so far, comprising about 1400 debits, and Rs. 11,860/—in value but some portion of this amount represents issues after 1st April 1927 while some issues prior to that date yet remain to be adjusted. There is a central store at Bhendy Bazar, from where all the ordering is carried out. All goods are received at this Central Store, and issued from there to the three repair chowkies in comparatively small quantities, no issues to works being made from the Central Store. The articles are issued at these chowkies in extremely small quantities to the repair mistries as required day by day. These issues are usually of the following description:—

2 feet 4" x 2" scantling  
 1 dozen 1" nails  
 $\frac{1}{2}$  " 1 $\frac{1}{2}$ " screws  
 1 pane of glass  
 2 cft. lime.

15. At the Central Store a bill register is kept, in which a record of each bill and its adjustment is shewn. In addition a stock ledger is maintained of each article, showing in quantity and value all receipts, and all issues to the chowkies. At the chowkies foolscap memo books are kept, recording under separate heads for each article, all receipts and issues in quantities only. Analysis columns showing the several schemes to which issues are made, are provided. At intervals the Clerk at the Central Store, refers to his bill register, notes down bills which have not been adjusted, finds out from his stock ledger the chowkies to which the articles covered by the bill have been supplied, and then asks the chowky clerk to submit particulars of the issues of such articles. The defect in this procedure is that adjustments are not made at regular intervals, but only when each consignment has been fully consumed. A supply of, say, 1 cwt. nails may last six months or more, but though the nails are being used almost daily, no debit to Schemes is made till the whole 1 cwt. is issued. There are some 200 different kinds or sizes of articles, most of which are issued in minute quantities. The store clerks are men on daily wages of pay of Re. 1-8-0 to Rs. 2. Can it be wondered at that with such an elaborate system the accounts have become confused. In my opinion, this is a case where system has been overdone. Even with all this elaborate check, there is nothing to prevent a mistry taking a few nails etc. for his private use, and these petty speculations will never be stopped unless a special man is sent round to check the actual number of nails or screws used, which obviously would be an excess of precaution.

16. The method now in vogue must be simplified, and I suggest that it is unnecessary to attempt to record all the minute quantities used day by day on these repair jobs. I recommend the following procedure:—

- (1) All requisitions for purchases to originate from the Central Store as now.
- (2) All deliveries of goods to be made at the Central Store as now.
- (3) The Overseers in charge of the three chowkies to indent on the Central Store from time to time for sufficient quantities of materials to last, say, three months.
- (4) The Engineer's Accounts Section to open subsidiary accounts in their stock ledger for each of three chowkies, debiting to these accounts all the issues made from the Central Store.

- (5) Every six months these subsidiary accounts to be cleared by debiting the accounts of the Schemes covered by each chowky with the value of the stores issued to the chowky, in proportion to the budget grants allotted to the Schemes for repair and maintenance of buildings.
- (6) The Sub-Engineer in charge to keep a check over the consumption by occasionally checking the quantity of materials used on a particular repair job, and satisfying himself that the quantity is reasonable.

On the 31st March 1927 the position of the account was as follows:—

	Rs.	a.	p
Balance on Engineer's Ledger ... ..	14,049	3	9
Less balances on stock books of Central Store and Chowkies ... ..	4,742	4	5
	<hr/>		
Difference ... ..	9,306	15	4
	<hr/>		

This difference should represent unadjusted issues, but whether it wholly does so cannot at present be ascertained.

17. The steps immediately necessary to put the account in order are—

- (a) A verification of the stock in the three chowkies with the store memo books.  
(The Stock at the Central Store has been verified.)
- (b) The completion of all adjustment memos for issues made up to the date of such verification.
- (c) The preparation of lists of the book balances as altered by the verification.

A statement should then be prepared as follows:—

Balance, Central Store	
„ Parel Chowky	
„ Agripada Chowky	
„ Pydhonie „	
Total value of stock ...	<hr/>
Add Adjustment vouchers still to be entered in Engineer's Ledger.	
Add or deduct net result of the excesses and discrepancies shown on the verification statements ... ..	<hr/>
Total ...	<hr/>

This total should, if the records have been correctly maintained, agree with the balance shown on the Engineer's ledger at the date of the verification. If there is a difference, then it must be adjusted in the same manner as is suggested in para 13 above for the correction of differences on the other accounts.

### Mumbra Sand Account.

18. This is not a stock account, but a working or manufacturing account, and should never have been included in the Stores in Stock Suspense Account. In 1926-27, the necessary transfer entries were passed through the Head Office ledgers, separating the two accounts, but for purposes of comparison I have had to treat the Sand account as still forming part of the Suspense Account. There is a debit balance of Rs. 17,828 which is made up as follows:—

				Rs.	a.	p.
Tools and Plant	...	...	...	14,842	2	9
Expenditure yet to be cleared	...	...	...	2,986	5	0
				17,828	7	9

I understand that the rent of the plant at Mumbra paid by the contractor is being credited to the account, so that the balance of the expenditure of Rs. 2,986-5-0 will soon be cleared. The depreciation of the tools and plant will also be a charge against the rent from the contractor.

### Audit objection referred to in I. C. R. No. 173 of 29th March 1927.

19. Separate comments on these audit objections are given in Appendix VII, statements I to VII. Statement VII embodies the whole of the seven objections relating to Scheme No. 52 Worli.

20. As pointed out in paragraph 5, when the Trust programme was expanded in 1919-20, large quantities of materials were purchased for direct use on the schemes, the cost of such materials being debited direct to the Schemes. Rough records of the receipts and issues of these materials were kept in memo books until December 1921, when properly printed stock books were instituted. It appears that the main purpose of these stock books was considered to be, firstly, to provide a record of all receipts so that the suppliers' bills could be checked, and secondly, to show what materials had been transferred to other schemes so that the necessary adjustment vouchers could be prepared.

21. The recording of all materials consumed on the works was in the beginning apparently considered to be of minor importance, for it was not until the end of 1923 that requisition slips were instituted, and even then the importance of these slips was not pressed upon either the subordinate engineering staff or the store clerks. The consequence was that when a work was completed, the stock book balances showed considerable divergences from the materials found in stock. To set right the stock books, entries were made such as "Issues to works, to correct deficits in postings" or "Found surplus on completion of works" as the case required.

22. The accounts of the steel rods required for reinforced concrete work show most discrepancies. This is due to several causes, among which the following are the chief:—

- (a) Failure to distinguish between the sizes of the rods,  $\frac{3}{8}$ " and  $\frac{1}{2}$ ",  $\frac{1}{2}$ " and  $\frac{5}{8}$ ",  $\frac{3}{4}$ " and  $\frac{7}{8}$ " being indiscriminately mixed.
- (b) Assuming an average weight per bundle, and taking all issues at this average, irrespective of the length of the rods, which varied from 16 ft. to 22 ft.
- (c) Failure to record the return to stock of rods taken in excess of actual requirements.

23. The discrepancies on the cement accounts are mainly due to the lack of proper storage places in the early days and consequent exposure of the cement to weather influences, some hundreds of bags becoming caked and so rendered useless for cement concrete purposes.

24. The conditions which always prevail on large works are well known. There is always a certain amount of wastage and loss, and to keep this within reasonable limits is one of the chief duties of the engineer, coming next to his engineering responsibilities. Mistries take materials from the stocks as required to keep their gangs employed. They often fail to

report to the subordinate engineers what they have taken. More material than actually required is usually taken, so as to be on the safe side, and what is left over is not returned to store, but left lying on the works. Store clerks may be late in arriving or stay away through sickness; the work cannot stand still because of the absence of the store clerk, and the reporting of the materials taken in such circumstances is often forgotten. The store offices are usually mere sheds, the accommodation of the meagrest, and no provision made for proper storage of books and papers. Issue chits not promptly filed are apt to get blown about and lost. There are many other difficulties in the way of keeping accurate store records on big works, and all these must be taken into consideration when dealing with the discrepancies found on completion of the works. Even with the best of systems discrepancies are bound to occur, but when, as was the case in Trust Schemes upto December 1923, there is no system, nothing but chaos can be expected. Even when proper issue chits were instituted in December 1923, no steps were taken to see that the subordinates were carrying out the prescribed procedure.

25. The result of this lack of supervision over the stores routine is to be seen in the batch of audit objections which are the subject of this report. It is pointed out that these audit objections are only a few of the dozens raised by the auditors, the remainder having been dealt with by the executive to the satisfaction of the auditors. From the files I have seen it appears that during the past two years, the accounts section of the Engineer's office has been spending more than half the time on answering audit objections. The fourteen objections now under review come before the Committee because the explanations offered by the Engineer were not considered satisfactory.

#### **Audit objection relating to shortage of steel in Scheme No. 32.**

26. Appendix VIII is the report on my investigation into this shortage.

#### **General Remarks.**

27. The investigation could not be made as complete as I wanted it to be, because of the lapse of time since the discrepancies occurred, and the dispersal of the staff employed on the works at that time. I have been restricted to what scant information I could find on the records, and the recollections of the present staff of what they remembered in a general way of the conditions which prevailed from 1919 to 1926. I must place on record my opinion that whatever loss has been sustained is wholly due to lack of system and defective supervision. Nowhere can I find anything, nor have I heard even a rumour of anything which suggests fraud. Of course, I admit that from the condition of the stock books it is impossible to discover what actually happened, but I would remind the Committee that the most perfect book records do not mean the absence of fraud, oftentimes it is the reverse.

28. It is pleasing to be able to report that the Chief Engineer Mr. Kynnersley took action over twelve months ago to put the Stores in Stock Suspense Account on a proper basis, and after discussion with the Secretary and the Chief Accountant, the circular No. 3077 dated 29th March 1927, copy of which is attached, Appendix IX, was issued. Further, under Committee Resolution No. 337 of 31st May last, the Accounts Section of the Engineer's Office is to be transferred to the Chief Accountant's Office. If the proposals contained in paragraph 3 of the Chief Officer's report of 23rd May, underlying the resolution, are properly carried out, there should be no difficulty in keeping the stores accounts in accord with actual facts, and the stores accounts in agreement with the Head Office ledger, once the discrepancies pointed out in the earlier portion of this report are adjusted.

29. It appears that the Government Auditors did not scrutinise the stock books maintained by the schemes until auditing the accounts for the year 1924-25. They then found discrepancies which ought to have been dealt with two or three years earlier. If the discrepancies had been brought to notice within a reasonable time of their occurrence, it would probably have been easy to have obtained full information from the persons responsible. Also I wish to point out that I came across many entries in the stock books purporting to show excesses in stocks over book balances, to not one of which had the auditors objected. A



surplus over the book balance is as much an index of irregular store-keeping as a deficiency, and an explanation of the cause should always be demanded, for it may bring to light defects in the system which require remedying.

30. There is no doubt whatever that when the Trust embarked on the large schemes of development and housing in 1919-20, the Engineering staff devoted their energies solely to engineering matters, being actuated by the laudable desire to push forward the schemes as rapidly as possible, so that the creation of a new and greater Bombay should be an accomplished fact in record time. In such an atmosphere no one had the time or inclination to pay attention to such routine matters as office organization and the store records, these being considered as so much "red tape" and the less of them the better. A similar state of affairs appears to have existed in the other two agencies upon which the task of regenerating Bombay had been placed, the Government Development Department, and the Municipal Development Department. The fruits of this policy of haste and the ignoring of the safeguards of "red tape" are now being gathered. The fruit is not as luscious as promised, but on the contrary, has turned out to be bitter and unpleasant, and the taxpayers of Bombay have not relished being compelled to pay for what has not come up to expectations.

However, the past cannot now be undone, and what has happened must be condoned, but with the determination that the lesson so dearly learnt shall not be forgotten when days of prosperity again return to Bombay."

## APPENDIX I.

## Stores in Stock Suspense Account.

The statement showing the reconciliation of Engineer's and Head Office figures as on 31st March 1927.

	Rs. as. p.	Rs. as. p.
Balance as on 31st March 1927, as per Head Office Ledger ...	...	3,38,120 6 0
<i>Add—</i>		
Debits to be made in Head Office Ledger to correct credits taken in error ( <i>vide</i> details in Statement A) ...	1,000 3 5	
Debits to be made in the Head Office Ledger in respect of receipts not accounted for ( <i>vide</i> details in Statement B)...	3,386 1 10	
	4,386 5 3	
		3,42,506 11 3
<i>Deduct—</i>		
Credits to be made in Head Office Ledger to correct debits taken in error ( <i>vide</i> details in Statement C) ...	5,554 6 3	
Credits to be made in Head Office Ledger in respect of issues not accounted for ( <i>vide</i> details in Statement D) ...	8,520 5 8	
	14,074 11 11	
Balance ought to be made in Head Office Ledger on 31st March 1927 ...	...	3,28,431 15 4
<i>Add—</i>		
Old difference yet to be reconciled ( <i>vide</i> Statement E) ...	...	10,674 11 5
Balance as on 31st March 1927, as per Engineer's Ledger ...	...	3,39,106 10 9

## Statement A.

*Debits to be made in Head Office Ledger to correct credits taken in error.*

	Rs. as. p.	Rs. as. p.
<i>1923-24—</i>		
July 1923, A. E. 14 no details available ...	22 12 0	
November 1923, A. E. 20 Scheme 47 (Materials at site Account)	439 15 3	
December 1923, A. E. 15 do. do.	131 10 2	
Do. do. do.	27 12 3	
March 1924, A. E. 55 Scheme 53 (Chawls Account) ...	58 12 9	
Do. Adj. 16/82 Scheme 32 mistake in totals ...	0 9 0	
	681 7 5	
<i>1924-25—</i>		
April 1924, A. E. Scheme 53 Adj. No. 17/72 (Chawl Account) ...	318 12 0	
	318 12 0	
Total ...	...	1,000 3 5

## Statement B.

*Debits to be made in Head Office Ledger in respect of receipts not accounted for.*

	Rs. as. p.	Rs. as. p.
<i>1923-24—</i>		
Adj. No. 25 of 10th August 1923 of Scheme 53	... 81 4 0	
	-----	81 4 0
<i>1925-26—</i>		
Muster Roll No. 32/60 of 31st July 1925, Scheme 32	... 6 2 0	
Do. 32/65 of 28th October 1925, do.	... 17 4 0	
Bill for umbrella Scheme 32	... 2 5 3	
Acq. Roll of November 1924 and June 1925, Scheme 50	... 81 0 0	
Adj. No. 42/143 of 1924 from M. L. Garage to Scheme 50	8 8 6	
	-----	115 3 9
<i>1926-27—</i>		
Acq. Roll of Mumbra Sand for whole year—		
220 × 9 = 1,980-0-0	} ... ..	... 2,668 1 0
228/1 × 1 = 228-1-0		
230 × 2 = 460-0-0		
Concession in rent to Mr. Taraporewalla 18 × 7 months	... 126 0 0	
Adj. No. B. K. 18/76 of 4th June 1926—		
Adj. No. B. K. 18/75 of 4th June 1926—		
Debits to Maintenance Branch Stores in Stock from		
Scheme 37 Chawls	... 64 9 1	
Do. do.	... 331 0 0	
	-----	3,189 10 1
Total	... ..	----- 3,386 1 10

## Statement C.

Credits to be made in Head Office Ledger to correct debits taken in error

	Rs. as. p.	Rs. as. p.
<b>1923-24—</b>		
August 1923, A. E. 13 no details available ...	1,431 5 4	
October 1923, A. E. 23 do. ...	338 14 9	
Vr. No. 210 of 24th October 1923, Scheme 47 (Materials at site Account)	839 10 9	
Vr. No. 229 of December 1923 do.	1 5 0	
Vr. No. 397C of March 1924 do.	17 8 0	
Vr. No. 206 of 19th November 1923, Schemes 29 (For Carting metal... ..)	454 12 0	
Vr. No. 295 of 22nd February 1924, Scheme 6 and 57 for machinery ... ..)	444 0 0	
	<hr/>	3,527 7 10
<b>1924-25—</b>		
October 1924, A. E. 18 Scheme 52 no details available. ...	1,558 0 0	
Vr. No. 240 of 22nd August 1924, Scheme 56 (Tools and Plant Account) ... ..)	76 0 0	
Vr. No. 190 of 19th March 1925, Scheme 56 (Materials at site Account) ... ..)	14 0 0	
	<hr/>	1,648 0 0
<b>1925-26—</b>		
A. E. 12 of 30th September 1924, Dr. to Scheme 37 Chawl Account from Scheme 50 [for Tarpaulin's adj. 19/130 of 19th August 1924 ... ..)	120 0 0	
<b>March 1926, A. E. 63—</b>		
Vr. 153 of May 1925, Scheme 32 Cement ... ..)	123 15 4	
Do. do. 53 "	88 8 8	
Vr. No. A 344 of July 1925, Scheme 32 Steel ... ..)	1 4 6	
Vr. No. 191 of May 1925, do. ... ..)	43 12 0	
Vr. No. 172B of October 1925, do. ... ..)	0 10 2	
Vr. A 194 of December 1925, Scheme 53 Steel ... ..)	0 11 9	
	<hr/>	378 14 5
Total ... ..)	<hr/>	<u>5,554 6 3</u>

## Statement D.

Credits to be made in Head Office Ledger in respect of issues not accounted for.

	Rs. as. p.	Rs. as. p.
<b>1923-24—</b>		
Scheme 29 Adj. No. B. K. 13/14 (Cement)	... 773 12 1	
Do. 13/17 "	... 198 6 4	
Do. 11/16 (Mexphalt)	... 1,135 8 0	
Do. 13/10 "	... 594 1 3	
Do. 13/6 "	... 552 3 0	
Do. 13/2 "	... 178 4 0	
Scheme 32 Adj. No. 133 of 11th April 1923, (Cement)	... 12 8 0	
Do. " 65 of November 1923, (Coal)	... 1,262 3 0	
Do. A. E. of 1924, mistake in total	... 0 5 4	
Do. No. 144 of 19th October 1923, (Steel)	... 74 10 3	
Scheme 53 Adj. No. 39 of 3rd Nov. 1923, (Cement)	... 674 0 0	
Do. 48 of 24th Dec. " "	... 50 0 0	
Do. 50 of " " "	... 40 0 0	
Do. 140 of 7th March " (Steel)	... 40 14 2	
Do. 148 of 6th April "	... 33 9 5	
Do. 139 of 13th March " (Sundries)	... 252 0 0	
Do. 148 of 6th April " "	... 315 5 11	
Do. 1 of 26th " " "	... 648 0 0	
Do. 4 of " " " "	... 605 6 4	
Do. 24 of 15th Aug. " "	... 104 0 0	
	<hr/>	7,545 1 1
<b>1924-25—</b>		
Scheme 32 Adj. No. B. K. 16/186 of 12th March 1925, (Steel)	162 13 7*	
" 53 do 17/151 of 15th do.	265 11 9	
" 53 do. 17/153 of 15th March 1925, (Sundries)	149 6 0	
" 53 E. R. O. 6398 of 11th May 1924. Sale of Scrap Steel to Mr. Noor Mahomed ...	... 64 5 6	
Maint. Br. Mistake in total of A. E., 12th Sept. 1924	... 0 0 3	
	<hr/>	642 5 1
<b>1926-27—</b>		
Scheme 5, Adj. No. 5/114 of 12th April 1927, (Steel)	... 26 7 6†	
Do do (Pipes)	... 11 0 0†	
Mumbra Sand Adj. No. 59/184 of 31st May 1927	... 295 8 0†	
	<hr/>	332 15 6
Total	... ..	<hr/> <u>8,520 5 8</u>

\* No account adjustment is necessary on Head Office Books.

† Taken in 1927-28 Account on Head Office Books.

## Statement E.

*Old difference yet to be reconciled.*

(Prior to March 1923.)

	Rs. a. p.	Rs. a. p.
Difference between Head Office Ledger and Engineer's Ledger on 31st March 1923 ...	...	7,699 10 1
<i>Add—</i>		
Credit Adjustment of Supplementary, March 1923, taken in August 1924 and March 1926, Accounts—		
(Sand), August 1924 ...	2,716 11 0	
(Pipes), do. ...	32 0 0	
(Sundries) do. ...	313 12 8	
(Asphalt), March 1926 ...	468 8 0	
	<u>          </u>	3,530 15 8
		<u>          </u>
		11,230 9 9
<i>Deduct—</i>		
Vouchers of March 1923, posted in April 1923, Account—		
Vr. No 36P of 3rd April 1923. Scheme 32 ...	36 6 0	
" 49 " 5th March 1923, " 56 ...	28 0 0	
" A122 " 7th April 1923, Sand ...	434 0 0	
" A142 " Maint. Branch ...	20 0 4	
" 211A " " " ...	37 8 0	
	<u>          </u>	555 14 4
Total ...	...	<u>10,674 11 5</u>

## APPENDIX II.

Balances on 31st March 1927.

Material.	Balance as per Engineer's Ledger.				Ledger No. 3.	Balance as per Scheme Stock Books.				Ledger No.		
	Quantity			Amount.		Folio No.	Quantity				Amount.	Folio No.
	Tons.	cwts.	qrs.	lbs.	Rs. as. p.			Tons.	cwts.	qrs.	lbs.	
Cement ...	...	...	...	...	732 9 9	1						
„ (hard) ...	...	...	...	...	Cr. 76 3 7	6						
Coal ...	Cr. 573	378			3,835 9 11	11						
Steel (mild steel round bars.)	1,112	7	3	21	2,98,031 3 2	28	3	4	3	8	793 10 0	128/1
							142	16	0	11	34,987 3 3	128/7
							0	19	3	13	243 5 9	128/11
							545	4	0	6	1,33,574 10 6	128/21
							6	2	2	19	1,502 11 3	128/26
							460	12	3	11	1,34,866 9 9	W. shop/5
Steel (flat bars) ...	...	...	...	...	Cr. 1 3 6	101						
Angle iron ...	0	2	2	7	27 0 8	104	0	2	2	7	27 0 8	13/172
Do.					Cr. 57 12 9	106						
Pipes C. I. ...	96	...	...	...	4,144 3 10	156	96	...	...	...	4,196 9 3	128/91
„ S. W. ...	...	...	...	...	Cr. 0 8 5	166						
Mexphalt ...	...	...	...	...	Cr. 993 0 4	176						
Red Eternite sheets.	...	...	...	...	Cr. 0 5 8	178						
Steel scrap ...	...	...	...	...	Cr. 2 1 7	180						
„ beams ...	2	...	...	...	41 2 3	181	2	...	...	...	41 2 3	13/175
Wire barbed ...	0	0	2	14	12 8 0	182	0	0	2	14	12 8 0	13/174
Misc. Articles (Workshops.)	...	...	...	...	787 14 1	226	6	...	...	...	148 4 6	13/170
							48	...	...	...	235 11 4	„
											41 0 5	13/171
							168	3	...	...	219 8 0	„
							7	...	...	...	143 6 3	13/161
Kerosene oil ...	15	...	...	...	42 14 3	231	1	...	...	...	2 13 9	3
					Dr. 3,07,655 1 11							
					Cr. 1,071 3 4							

Balance on 31st March 1927—*contd.*

Material.	Balance as per Engineer's Ledger.		Ledger No. 3.	Balance as per Scheme Stock Books.		Ledger No.
	Quantity.	Amount.		Folio No.	Quantity.	
Brought forward	...	Dr. 3,07,655 1 11 Cr. 1,071 3 4		...	...	
Wire R. I. I. galvd.	...	Cr. 53 3 11	236	...	...	
Do. tying	...	Cr. 189 2 1	238	...	...	
Do. "	0 3 0 0	331 5 8	239	0 3 0 0	331 5 8	13/151
Do. "	0 5 0 18	140 2 0	240	0 5 0 18	141 9 0	13/173
Doors & Windows	9.....	415 15 0	242	9.....	415 15 0	13/145
Sundry Articles (Maintenance.)		14,049 3 9	195	...	4,742 4 5	
		Dr. 3,22,591 12 4				
		Cr. 1,313 9 4				
		Net Dr. 3,21,278 3 0				
Mumbra Sand	...	17,828 7 9				
Balance, grand total	...	3,39,106 10 9				



APPENDIX III.

Report of Discrepancies in Stores verified at Scheme No. 5, Depot.

Date of Survey.	Description.	Actual Stock.					Book Balance.					Excess.					Deficiency.					Rate.	Per.	Value.		Ledger Folio	Storekeeper's Remarks.			
		No.	Ton.	cwt.	qrs.	lbs.	oz.	No.	Ton.	cwt.	qrs.	lbs.	oz.	No.	Ton.	cwt.	qrs.	lbs.	oz.	No.	Ton.			cwt.	qrs.			lbs.	oz.	Rs. a. p.
April/June 1926.	M. S. Bars, 7/8 in. ...	...	6	10	0	0	0	Nil	...	6	10	0	0	0	...	...	...	...	...	...	12	4	0	Cwt.	1,592	8	0	...	128/27	
	Do. 5/8 ..	...	547	19	2	13	0	...	549	9	2	20	0	...	...	1	10	0	7	0	12	4	0	..	...	368	4	3	128/21	
	Do. 1/2 ..	...	5	16	2	19	0	...	5	16	2	19	0	...	...	...	...	...	...	...	...	...	...	...	...	...	...	128/16		
	Do. 5/16 & 3/8 ..	...	1	3	3	13	0	Nil	...	1	3	3	13	0	...	...	...	...	...	...	12	4	0	..	292	5	9	...	128/11	
	Do. 1/4 ..	...	149	14	0	14	0	...	154	9	1	17	0	...	...	4	15	1	3	0	12	4	0	..	...	1,167	2	3	128/6	
	Do. 3/16 ..	...	3	13	0	12	0	...	1	2	1	12	0	...	2	10	3	0	0	...	12	4	0	..	621	11	0	...	128/1	
	Found surplus and issued prior to this verification.																													
	M. S. Rods 5/16 in. ...	...	...	...	...	...	...	Cr. 0	15	0	0	0	0	...	0	15	0	0	0	...	...	12	4	0	..	183	12	0	...	
Do. 7/8 ..	...	...	...	...	...	...	Cr. 7	15	3	18	0	...	7	15	3	18	0	...	...	12	4	0	..	1,909	14	6	...	128/27		
Grand Total ...	...	...	...	...	...	...	...	18	15	2	3	0	...	6	5	1	10	0	...	...	...	...	...	4,600	3	3	1,535	6	6	

MEETING OF THE IMPROVEMENTS COMMITTEE OF 30TH MAY 1929.

APPENDIX IV.

Report of Discrepancies in Stores verified at Agripada Workshops.

Date of Survey.	Description.	Actual Stock.					Book Balance.					Excess.					Deficiency.					Rate.	Per.	Value.		Ledger Folio.	Storekeeper's Remarks.						
		No.	Ton.	cwt.	qrs.	lbs.	oz.	No.	Ton.	cwt.	qrs.	lbs.	oz.	No.	Ton.	cwt.	qrs.	lbs.	oz.	No.	Ton.			cwt.	qrs.			lbs.	oz.	Rs.		Rs. a. p.	Rs. a. p.
<i>Transferred from Scheme No. 32—</i>																																	
17-6-1926	M. S. Rods 5/8" dia.	...	...	73	17	3	0	0	...	...	73	12	0	21	0	...	...	0	5	2	7	0	...	...	14,605	Cwt.	81	3	10				
	Do. 3/4" "	...	...	7	12	0	26	0	...	...	7	10	3	25	0	...	...	0	1	1	1	0	...	...	"	"	18	6	2				
	Do. 7/8" "	...	...	3	1	3	17	0	...	...	2	5	3	3	0	...	...	0	16	0	14	0	...	...	"	"	235	8	1				
	Do. 1/2" "	...	...	74	17	1	21	0	...	...	71	15	0	0	0	...	...	3	2	1	21	0	...	...	"	"	911	14	5				
	Do. 3/8" "	...	...	9	14	0	25	0	...	...	9	12	1	17	0	...	...	0	1	3	8	0	...	...	"	"	26	9	7				
	Do. 1/4" "	...	...	1	18	2	12	0	...	...	2	9	2	22	0	...	...	...	0	11	0	10	0	...	"	"	...	161	15	4			
	Do. 3/16" "	...	...	2	1	2	15	0	...	...	2	1	2	10	0	...	...	0	0	0	5	0	...	...	"	"	0	10	5				
	Flat Bars 1 1/2" x 1/8"	...	...	3	1	0	24	0	...	...	3	1	0	24	0	...	...	...	...	...	...	...	...	...	"	"	22	11	1				
	Do. 1 1/2" x 1/8"	...	...	6	8	2	10	0	...	...	6	7	0	4	0	...	...	0	1	2	6	0	...	...	"	"	22	11	1				
	Angle Iron 23' x 12" x 6"	...	...	0	2	2	7	0	...	...	0	2	2	7	0	...	...	...	...	...	...	...	...	...	"	"	...	...	...				
	Steel beams 20'—1" x 12" x 5"	...	...	2	...	...	...	...	...	...	2	...	...	...	...	...	...	...	...	...	...	...	...	...	"	"	...	...	...				
	Wire barbed	...	...	0	0	2	14	0	...	...	0	0	2	14	0	...	...	...	...	...	...	...	...	...	"	"	...	...	...				
	.. for tying R. I. F.	...	...	0	5	1	18	0	...	...	0	5	1	18	0	...	...	...	...	...	...	...	...	...	"	"	...	...	...				
	Total	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	1,296	15	7	161	15	4



## APPENDIX VI.

Statement showing adjustments to be made to bring the Engineer's Ledger into accord with actual stocks.

(A) Debit balance on Engineer's ledger not represented by stocks or in excess of schemes stock balances—

	Rs. a. p.
Cement ordinary ... ..	732 9 9
Coal (see Statement I below) ... ..	4,017 13 11
Steel round bars (see Statement 2 below) ... ..	1,013 7 8
Total ... ..	5,763 15 4

(B) Credit balances on Engineer's ledger, being credits in excess of amounts debited—

	Rs. a. p.
Cement, hard lump ... ..	76 3 7
Steel, flat bars ... ..	1 3 6
Angle Iron ... ..	57 12 9
Pipes S. W. ... ..	0 8 5
Mexphalte ... ..	933 0 4
Red Eternite Sheets ... ..	0 5 8
Steel Scrap ... ..	2 1 1
Wire R. I. F. Galvanised... ..	53 3 11
Do. tying ... ..	189 2 1
Total ... ..	1,313 9 4

(C) Debit balances as per A above ... ..	5,763 15 4
Less Credit balances as per B above ... ..	1,313 9 4
Difference which must be written off referred to in para 13 of the Report ... ..	4,450 6 0

## STATEMENT I.

Reconciliation of coal account with amount shown against item 2 of Appendix II—

	T. C. Q. lbs.	Rs. a. p.
Balance as per Ledger ... Cr.	5 13 3 18	Dr. 3,835 9 11
Add quantity found surplus ... Dr.	5 13 3 18	Dr. 182 4 0
Corrected balance ... ..	Nil.	4,017 13 11

Adjustment entry to be passed as under—

Stores in Stock Suspense Account ... ..	Dr. 182 4 0
Scheme No.-656 ... ..	Cr. 182 4 0

## STATEMENT 2.

Reconciliation of Steel round bars account with item 3 of Appendix II—

	T.	C.	Q.	lbs.	Rs.	a.	p.
Balance as per Ledger ...	1112	7	3	21	2,98,031	3	2
Add excesses as per verification reports.							
Scheme No. 5 Appendix No. 3	12	10	0	21	3,064	12	9
„ No. 32 do.	4	3	11	2	1,135	0	3
„ No. 50 do.	5	16	0	0	4,675	3	5
	<hr/>				<hr/>		
	1,144	9	3	15	3,06,906	3	7
Less issues in 1924-26 yet to be adjusted in 1927-28 of Sch. 50...	0	6	0	0	87	0	0
	<hr/>				<hr/>		
	1,144	3	3	15	3,06,819	3	7
Add error in 1925-26 corrected in 1927-28 ...	0	8	0	5	162	13	7
	<hr/>				<hr/>		
Corrected balance ...	1,144	11	3	20	3,06,982	1	2
Balances as per Scheme Stock Books ...	1,159	0	1	12	3,05,968	9	6
	<hr/>				<hr/>		
Difference to be adjusted ...	*14	8	1	20	† 1,013	7	8

\* Represents quantity by which Engineer's figures are short of Stock books quantities.

† Represents amount by which Engineer's figures are in excess of stock books figures.

## APPENDIX VII—Item No. I.

*Scheme No. 37 Chawls.**Shortage of 981 bags of Cement.*

An examination of stock books Nos. 87 and 99 reveals an extraordinary number of clerical errors in calculating the balance after each receipt or issue. This can only be attributed to gross carelessness by the Store-Keeper.

On the 13th September 1925, the actual quantity of cement in stock was checked and found to be 1941 bags. The book balance on this date was 2305 bags, but owing to the errors in bringing down the daily balances the figure was found to be incorrect, a check of the entries showing that the correct balance was 2922 bags, there thus being a deficiency of 981 bags.

It is impossible at this late date to obtain any definite information regarding the actual methods which were adopted for recording the issues of stores. The scheme has been completed and the staff employed thereon is not now in the employ of the Trust.

The Chief Engineer in his letter No. 11530 dated 29th November 1926, has set out the facts as known to the present staff, and from the enquiries I have made, I can only conclude that the deficiency has arisen owing to the difficulty in watching the quantities taken by the mistries in the early days of the scheme.

The Chief Engineer, in the accompaniment to his letter above referred to, shows that according to the actual quantity of work executed to 30th August 1925, approximately 16,348 bags were required. The stock-book shows issues of 15,303 bags only. One must assume, in the absence of evidence to the contrary, that the cement concrete was mixed according to specification, and that the actual quantities used approximated to the estimated quantities worked out by the Chief Engineer on recognised formulae. The estimated quantities show that about 1000 bags more than shown as issues in the stock book were required to make the quantity of cement concrete used in the building up to 30th August 1925. The actual discrepancy is 981 bags.

I am well acquainted with the kind of conditions which prevail on large works during construction, and I should look with more suspicion upon an account of an article like cement which on verification exactly agreed with the actual quantity in stock than I should on one where a reasonable difference was shown. In the present case the discrepancy is about 6% of the total issues, and in the circumstances I cannot hold that this is excessive.

My recommendation in this case is that the Improvements Committee sanction the discrepancy of 981 bags of cement being shewn as an issue against Scheme No. 37 Chawls.

(Sd.) T. H. BIRD,  
*Test Audit Officer,*  
*Bombay Municipality.*

## APPENDIX VII--Item No. II.\*

## Scheme No. 6 (Sion-Matunga).

*Shortage of 63'08 brass of lime.*

On 1st October 1923 there was a balance of lime in stock of	...	...	...	...	23'78	brass,
The receipts from this date to 31st January 1924 were	...	...	...	...	95'84	„
					<u>119'62</u>	„
The stock on 31st January 1924 was	...				0'17	„
the issues during the period of four months being	...				<u>119'45</u>	„

17 cubic feet of lime is a very small quantity and as issues were being made several times daily, the figures clearly prove that up to 31st January 1924 the stock book agreed with the actual stock.

From 1st February 1924 to 15th July 1925 the receipts were	...	...	...	...	186'54	brass.
The stock on 1st February 1924 was	...				0'17	„
					<u>186'71</u>	„
The issues shown in the stock book were	...				99'96	„
and the book balance on 15th July 1925 was	...				86'75	„
whereas the actual stock was	...	...	...	...	23'25	„
showing a deficiency of	...	...	...	...	<u>63'50</u>	„

Clerical errors account for the difference of 0'42 between this figure and the figure of 63'08 previously reported.

It seemed strange that when dealing with a total quantity of 119 brass in four months, October 1923 to January 1924, the records should have been so well kept as to ensure complete agreement with actuals, but when dealing with 186 brass over the following eighteen months, the records should go wrong to the extent of 63 brass, one-third of the quantity. It is obvious that shrinkage could not account for this large discrepancy, at the most this cause would account for about 10% or so, which still leaves over 20% to be accounted for.

The sub-engineer in charge was Mr. Attawar, and he can give no satisfactory explanation why previous to 1924 all the issues were properly shewn in the stock book and why in 1924 only two-thirds of the issues were shewn.

The grinding of mortar was done by a contractor, the sand, coal ashes and lime being supplied by the Trust. In the period from 1st February 1924 to 31st July 1925, the contractor was paid for grinding 298 brass of mortar. I am informed by the Chief Engineer that one brass of mortar requires 55 C. feet of loose lime. On this basis, about 164 brass of lime was issued. The issues shown in the stock book are 99'96, add to this the deficiency of 63'50 brass, and a figure 163'46 brass is obtained. This is near enough to the quantity of 164 brass and I see no reason why it should not be accepted that the whole quantity of lime was actually used on works, the reason for the discrepancy being due to carelessness either on the part of the engineer subordinates in charge of the work in not giving issue slips for all the issues, or the store-keeper in not entering up all the slips.

In the circumstances I see no alternative but to the Improvements Committee sanctioning the deficiency of 63'50 brass of lime being shewn in the store book as an issue to works.

(Sd.) T. H. BIRD,  
*Test Audit Officer,*  
*Bombay Municipality.*

## APPENDIX VII—Item III.

**Scheme No. 50, Mazagaon Chawls.***Shortage of 112 cwts. on steel account.*

The audit objection refers only to an entry in the stock book of an item of 5 tons, 12 cwts., of  $\frac{1}{2}$  M. S. Rods purporting to correct alleged deficits in posting of issues, based upon some calculations of consumption according to measurements. After making this entry of 5 tons, 12 cwts. the balance in hand was shewn as 3063 cwts., but this balance was carried to the next stock book as 2,641 cwts., this difference being explained by a pencil note that on actual check only 2,641 bundles were found. If the measurements showed a deficiency of 112 cwts. only, what had happened to the other 422 cwts.?

A check of the stock books revealed a number of clerical errors, and surpluses or deficiencies on all the several sizes of rods. It was obvious that the entry of 112 cwts. was incorrect, and to get at the real facts I had to make a detailed examination of the accounts of all the sizes of rods, from the beginning to the completion of the work. When the works were completed whatever rods were surplus were transferred from the debit of scheme account to the debit of stores in stock suspense account, though the rods remained at the site of the scheme. It was not until May 1926, that this surplus stock was transferred for safe custody to the Agripada Workshops, when an actual count revealed further discrepancies.

Attached are statements showing all the entries in the stock books relating to these rods. Summarised the position is as follows:—

**Scheme Account.**

	T.	C.	qr.	lbs.
Total quantity of steel rods purchased and debited to scheme account ...	962	18	1	0
Less issues to works and other schemes ...	548	3	1	0
	414	15	0	0
Less transferred to suspense account ...	377	0	0	0
Net deficiency ...	37	15	0	0

**Suspense Account.**

	T.	C.	qr.	lbs.
Transferred from Scheme Account...	377	0	0	0
Other receipts ...	10	16	1	13
	387	16	1	13
Less issues ...	107	16	1	23
	279	19	3	18
Actual quantity removed to Agripada Workshops ...	295	19	3	23
Net excess ...	16	0	0	5





## SCHEME No. 50—3/16" M. S. Rods.

Receipts—		Issues—		
Date.	Weight.	Bundles.	References.	Bundles.
Prior to Aug.				
1921	10-18-0-23	217	Stock Book old	63
16-8-22		18	Do. A/Fol.	61 79
18-8-22		8	Do. "	62 73
31-8-22		12	Do. "	63 58
2-9-22		49	Do. "	64 98
7-12-22		40	Do. 35 "	394 33½
15-12-22		100	Do. "	395 11½
29-3-23		51	Do. "	460 9½
		495	Do. "	461 8½
			Do. "	462 10
			Do. 51 "	29 29½
			Do. 6 "	101 39*
	Excess ...	16½		
	Total ...	511½	Total ...	511½

## Stores in Stock-Suspense Account.

5-1-23	* Transferred from Scheme account	20	Stock Book 6/101 ...	9
			May 1926. Transferred to Agripada Workshops	8
				17
			Deficiency ...	3
		20		20
			Ton. cwt. qrs. lbs.	
	Weight approximate of excess ...		... 0 16 3 0	
	Weight actual of deficiency ...		... 0 4 0 16.	

**SCHEME No. 50-1/4" M. S. Rds.**

<i>Receipts—</i>			<i>Issues—</i>	
Date	Quantity.	Bundles.	References.	Bundles
1921	268-14-2-20	5,374	Stock Book old	206
			Do. A/ 6	123
			Do. " 7	132
			Do. " 8	105
			Do. " 9	116
			Do. " 10	155
			Do. " 11	220
			Do. " 12	201
			Do. 35/362	123
			Do. " 363	128½
			Do. " 364	158½
			Do. " 365	163
			Do. " 366	211½
			Do. " 367	222
			Do. 6/76*	2,711½
				<u>4,775½</u>
			Deficiency ...	598½
	<b>Total</b>	<b>5,374</b>	<b>Total</b>	<b>5,374</b>

**Stores in Stock Suspense Account.**

Balance from old Account	7-3-3-18	Stock Book 14/72	34- 4-2-25
S. B. 14/72	126-0-0- 0	Do. " 76	33- 1-2-16
Do.	0-1-0-13	Do. " 77	4- 9-2- 6
		Transferred to Agripada Workshop in May 1926	... 55-13-3-14
			<u>127- 9-3- 5</u>
		Deficiency ...	5-15-0-26
<b>Total</b>	<b>133-5-0-</b>	<b>Total</b>	<b>133- 5-0- 3</b>
Approximate weight of deficiency on Scheme Account		...	29-18-1- 0
Actual weight of deficiency on Suspense Account		...	5-15-0-26

## SCHEME No. 50—3/8" M. S. Rods.

Receipts—		Issues—	
Date.	Bundles.	References.	Bundles.
31- 8-21	Balance from old S. Book.	Stock Book A/13	146
	872	Do. " 14	112
23- 8-22	"	Do. " 15	70
31- 8-22	"	Do. " 16	151
2- 9-22	"	Do. " 17	95
21-10-22	"	Do. " 18	175
20-11-22	"	Do. " 19	158
21-11-22	"	Do. 35/303	129
1-12-22	"	Do. " 304	107
5- 1-23	"	Do. " 305	84
18- 1-23	"	Do. " 405	64½
5- 2-23	(135+155)	Do. " 422	61
16- 2-23	212	Do. " 423	61½
19- 9-23	54	Do. " 424	94
1- 7-24	5	Do. " 425	96½
24-10-23	44	Do. " 826	73
12-11-23	4	Do. 81 6/81	228
		Do. " 82	12
			1,917½
		Deficiency	299½
	Total ...	Total ...	2,217
	2,217	2,217	

Approximate weight of deficiency ... Tons. 14-19-3- 0

Excess found when steel transferred to Agripada Workshops  
in May 1926, 2 Bundles



SCHEME No. 50-5/8<sup>th</sup> M. S. Rods.

Receipts—		Issues—		
Date.	Weight.	Bundles.	References.	Bundles.
1921	304-8-0-21	5,859	Stock Book old	207
			Do. A/36	121
			Do. " 37	125
			Do. " 38	88
			Do. " 39	138
			Do. " 40	212
			Do. " 41	107
			Do. " 42	118
			Do. " 43	96½
			Do. " 44	82½
			Do. 35/469	86
			Do. " 470	100
			Do. " 471	47½
			Do. 6/91	4,539*
	.. Excess ...	208½		
	Total ...	6,067½	Total ...	6,067½

Stores in Stock Suspense Account.

Nov. 1923. Transfer*				
220- 0-0- 0	4,400	Stock Book 14/73	15-11-0-23	
26-10-24.. 10- 0-3- 8		May 1926. Transferred		
		to Agripada Workshop	232- 3-3-23	
220- 0-3- 8				
Excess ...	27-14-1-10			
Total ...	247-15-0-18	Total ...	247-15-0-18	
Approximate weight of excess on scheme account			10- 8-3-0	
Actual weight of excess on Suspense Account			27-14-1-10	

SCHEME No. 50— $\frac{3}{4}$ " M.S. Rods.

<i>Receipts—</i>		<i>Issues—</i>		
Date.	Weight	Nos.	References.	Nos.
1921	41-14-0-0	3,279	Stock Book old	482
11-9-22		385	Do. A/45	786
28-10-22		140	Do. „ 46	471
20-11-22		483	Do. „ 47	589
7-12-22		210	Do. „ 48	551
18-1-23		637	Do. „ 49	876
3-2-23		784	Do. „ 50	575
2-23		567	Do. „ 51	418
6-2-23		140	Do. „ 52	496
			Do. „ 53	336
		6,625	Do. „ 54	554
	Excess ...	207	Do. 6/96	698
	Total ...	6,832	Total ...	6,832

## Stores in Stock Suspense Account.

25-10-24	0-0-3-15	May 1926- transferred to
Excess ...	0-3-1-18	Agripada Workshop... 0-4-1-5
Total ...	0-4-1-5	Total ... 0-4-1-5
Approximate weight of excess on Scheme Account	...	... 3-1-0-0
Actual weight of excess on Suspense Account	...	... 0-3-1-18

SCHEME No. 50— $\frac{7}{8}$ " M. S. Rods.

<i>Receipts—</i>		<i>Issues—</i>		
Date.	Weight.	Rods.	References.	Rods.
1921	48-14-3-0	2,537	Stock Book old	1,259
25-11-21		400	Do. A/55	24
			Do. 6/99	1,582*
				2,865
			Deficiency ...	72
	Total ...	2,937	Total ...	2,937

## Stores in Stock Suspense Account.

Nov. 1923	Transfer			
	30-0-0-0	1,582	Stock Book 14/74	19-19-1-18 1,071
26-10-24	0-2-1-17	6	May 1926, transferred to Agripada Workshop	4-0-3-7 272
				24-0-0-25 1,343
			Deficiency ...	6-2-0-20 245
Total ...	30-2-1-17	1,588	Total ...	30-2-1-17 1,588
Approximate weight of deficiency on Scheme Account	...	1-7-2-10		
Actual weight of deficiency on Suspense Account	...	6-2-0-20		

## APPENDIX VII—Item No. IV.

## Scheme No. 32, East Agripada.

*Shortage of 31 tons, 5 cwts., 2 qrs, 17 lbs. on Steel Account.*

On completion of the Mahar Chawl in March 1921, the steel found surplus was transferred to Stores in Stock Suspense Account. The amounts so transferred were as follows:—

				Tons.	cwt.	qrs.	lbs.
5/8"	M. S. Rods...	...	...	4	4	0	0
1/2"	do ...	...	...	20	0	0	0
1/4"	do ...	...	...	1	7	2	0
3/16"	do ...	...	...	14	1	2	22
Flat Bars.	1½" × 1/8"	...	...	3	13	1	16
Do.	1¼" × 1/8"	...	...	5	10	3	22
				48	17	2	4

The Kalapani Chawls were completed in August 1921 and the steel transferred to Stores in Stock Suspense Account was—

				Tons.	cwts.	qrs.	lbs.
5/8"	M. S. Rods	...	...	80	17	3	27
1½" × 1/8"	Flat Bars	...	...	7	0	0	0
1¼" × 1/8"	do.	...	...	3	0	0	0
				90	17	3	27

The total transfer was, therefore,	...	139	15	2	3
The issues from dates of transfers to 20th October 1923, amounted in all to	...	27	18	3	9
Leaving a book balance on 20th October 1923 of ...	...	111	16	2	22
Whereas the actual quantity in stock on that date was	...	80	11	0	5
		31	5	2	17

The details of this deficiency are as under:—

<i>Shortages—</i>							
5/8"	M. S. Rods	...	...	28	3	3	12
1/2"	do.	...	...	0	8	0	8
1½" × 1/8"	Flat Bars	...	...	5	18	1	15
				34	10	1	8
<i>Less excess on—</i>							
1½" × 1/8"	Flat bars	...	...	3	4	2	19
Net deficiency				31	5	2	17



From a note on a file in the Chief Engineer's Office dated November 1923 by Mr. K. G. Junnerkar, Store Clerk, it would appear that the steel transferred from the Mahars' Chawl was actually counted but not weighed, the quantities being calculated on an assumed average rate per bundle. The steel transferred from the Kalapani Chawls was not counted or weighed.

I find from a reference to a statement of steel purchased in 1920 that a consignment of 5/8" M. S. Rods weighing 80 tons 17 cwts. 3 qrs. 27 lbs. was debited to the Kalapani Chawls in October 1920, and that this quantity tallies with the quantity transferred to stores in stock suspense account in August 1927. Work was in progress on the Kalapani Chawls during the whole of this period from October 1920 to August 1921, and it would be extremely doubtful if this consignment remained untouched. The fact that the quantity actually transferred was not checked in any way makes it extremely difficult to arrive at any definite conclusion but I am inclined to believe that some proportion of this consignment must have been used on the Chawls, and that the transfer of the full quantity on the books was due to negligence on the part of the store clerk. Neither any of the Engineering staff nor the store clerks who worked on the chawls are now in the employ of the Trust, so that it is impossible to obtain any definite information as to what exactly happened in 1920 and 1921.

The failure actually to weigh the steel transferred from the Mahars' Chawls in March 1921, but to assume an average weight per bundle would account for about one ton of the deficiency. As for the remaining 30 tons, I cannot come to any conclusion other than that the quantity transferred from the Kalapani Chawls in August 1921, was nearer 60 tons than 90 tons. In any case it is absolutely impossible to find out the real facts at this late date, and I therefore recommend that the Improvements Committee sanction the deficiency of 31 tons 5 cwts. 2 qrs. 17 lbs. being shown as an issue to Scheme 32 Mahar and Kalapani Chawls.

(Sd.) T. H. BIRD,  
Test Audit Officer,  
Bombay Municipality.

APPENDIX VII—Item No. V.

To  
The Chief Officer,  
Bombay Improvement Trust.

**Scheme No. 32 East Agripada.**

*Shortage of 1 ton 4 cwts 1 qr. 8 lbs. of cement.*

Stock Book No. 15 of this Scheme, folio 204, shows that on 20th August 1922] the book balance of cement in stock was 24 tons 8 cwts. 1 qr. 8 lbs. and there is a note by the Sub-Engineer in charge of the scheme, Mr. D. K. Mathure, that the whole of this balance was in hard lumps, unsuitable for use on important works. 8 tons 4 cwts. of this damaged cement was used between August & October 1922 upon minor works and when this balance was weighed in October 1923 it was found to be only 15 tons, as against the book balance of 16 tons 4 cwts. 1 qr. 8 lbs.

A total of 2,700 tons passed through the godown during the construction of the works, and a deficiency of 1'2 tons in such a large quantity is negligible.

I must point out that this deficiency occurred in the accounts for the year 1923-24 which were certified as correct by the Government Auditor, Mr. P. K. Wattal, on the 2nd December 1924. I fail to understand how the Government Auditor can now raise objections on accounts which have been audited and passed as correct over three years ago.

(Sd.) T. H. BIRD,  
Test Audit Officer,  
Bombay Municipality.

## APPENDIX VII—Item No. VI.

**Scheme No. 53. (Foras Road).**

*Shortage of 42 tons, 8 cwts., 2 qrs., 11 lbs. of hard lump cement.*

In stock book No. 14 of this scheme, folio 8, there is an entry on the issue side purporting to show that the actual balance in stock in March 1923, was 3,000 bags only. This figure of 3,000 bags was transferred from the scheme account to stores in stock suspense account, an adjustment of Rs. 6,000 being effected in the accounts.

Issues were made from this 3,000 bags between 14th June 1923 and 3rd May 1924 of 1,413 bags, leaving a book balance of 1,587 bags. As no further use could be found for this hard lump cement for ordinary purposes, the balance in stock was, on 16th February 1925, transferred to the Asphalt Plant. On weighing the cement at the plant it was found to weigh only 36 tons 18 cwts. 1 qr. 17 lbs. as against the book balance of 79 tons, 7 cwts., there thus being a deficiency of 42 tons 8 cwts. 2 qrs. and 11 lbs.

The Chief Engineer, in his letter No. 1,2460, dated 23rd December 1926, puts forward as an explanation of this deficiency that the original 3,000 bags did not weigh 150 tons, as when perished cement is put into bags holding a nominal weight of 112 lbs. of fine cement, the bags would weigh considerably less than this owing to the awkward shape of the lumps, and in addition, as workmen do not like moving loads of 1 cwt. it is possible the bags were very much underfilled. In order to verify this explanation, I had a test carried out at the Asphalt Plant. A casual intimation was sent to the Plant Engineer for 25 bags for hard lump cement to be filled in, and a day or so afterwards I went to the Plant and had these bags weighed in the presence of the Chief Engineer. The result of the test was that the bags weighed on an average 89 lbs. each. The bags varied in size, the maximum weight of a single bag being 103 lbs., and the minimum weight 71 lbs. There is no doubt that the average size bag will not hold 1 cwt. of hard lump cement, and I was prepared to accept an average weight of 84 lbs. per bag. The quantity transferred to the Asphalt Plant 36 tons, 18 cwts., 1 qr., 17 lbs, purports to represent 1,587 bags, and this works out an average of only 58 lbs. per bag. There was too great a difference between this and the result of my test; so I made further enquiries, when I found that what really had happened was as described below.

The cement delivered to this scheme was first stored in the open but when the work was sufficiently advanced it was removed to the ground floor of one of the chawls. This not being satisfactory, a shed was erected, and all the cement moved into it. In December 1922, when the chawls were practically complete, there remained in the store shed a large quantity of cement, some being loose and some being in bags. Most of this cement was in hard lumps, having been exposed to the rains of two monsoons. Whatever portion of cement was useful for minor works was packed into bags, the remainder being left loose, the total quantity being assumed to be equivalent to 3,000 bags.

These facts are verified by Mr. Sant Ram, the only member of the Engineering staff who was engaged on these chawls now in the employ of the Trust. From enquiries made at the Asphalt Plant, it appears that the cement when brought to the Plant was partly in bags and partly loose, this being the reason why it was weighed, instead of following the usual procedure of counting the bags and accepting them at the nominal weight of 1 cwt. each.

The Chief Engineer, in his letter No. 2494 dated 10th March 1927, advances the further explanation that the whole of the assumed 3,000 bags formed part of the 607 tons referred to as wastage in the report on the revised estimate of Scheme 53, sanctioned in T. R. No. 701 of 1923. The revised estimate gives the quantity of country cement used on the Scheme calculated from measurements as

exclusive of a wastage of	...	...	...	4,671 tons
	...	...	...	607 "
which makes a total of	...	...	...	5,278 "

This is supposed to be the quantity purchased for use on the works.

The scheme stock books have been carefully checked, and the correct figures are as follows:—

				Rs.	
Total receipts	...	...	...	1,33,576	bags,
„ issues to works	...	...	...	92,033	„
				<hr/>	
				41,543	„
„ to other schemes	...	...	...	...34,426	„
				<hr/>	
Correct book balance	...	...	...	...7,117	„
Transferred to Suspense Account	...	...	...	3,000	„
				<hr/>	
		Deficiency	...	4,117	„
				<hr/>	

The issues to works 92,033 bags, plus the book balance of 7,117 bags, totalling 99,150 bags or 4,958 tons, is the correct figure of purchases for works instead of the 5,278 tons adopted for the revised estimates. This difference is probably due to a clerical error in abstracting the original figures from the stock books, for there are a number of errors in bringing down balances, and large number of loan transactions with the Municipality and Government. Taking the revised figure of 99,150 bags ... 4,958 tons,

and deducting therefrom the actual quantity used on the scheme, 92,033 bags ... 4,602 „

the wastage works out only ... 356 „ and not 607 tons.

But then the whole of this 356 tons is not actual wastage, for of the quantity of cement left over at the completion of the chawls there was used on minor works

				T.	c.	qr.	lbs.
1,413 bags equal to	...	...	...	70	13	0	0
and sent to Asphalt Plant	...	...	...	36	18	1	17
				<hr/>			
Total	...	...	...	107	11	1	17

The net wastage was therefore approximately 248 tons only. As under Trustees' Resolution No. 701 of 1923, a wastage of 607 tons was impliedly sanctioned, I consider that the shortage of 42 tons odd, which is the subject of audit objection, plus the additional deficiency of 206 tons discovered on the check of the store books making up the total of 448 tons may be taken to have been regularised, and no further action by the Improvements Committee is now required.

(Sd.) T. H. BIRD,  
*Test Audit Officer,*  
*Bombay Municipality.*

## APPENDIX VII—Item No. VII.

## Scheme 52—Worli

(A) Mild Steel bars,  $\frac{1}{2}$ " dia.

On 1st October 1921, a consignment of these bars was received,	T.	C.	Q.	lbs.
weighing	...	...	...	...
				119 '18 2 9
The issues shown in the Stock books				
from this date to 10th December 1924,				
total	...	...	...	42 5 0 2
Less return to store	...	...	...	0 18 3 22
				<u>41 6 0 8</u>
The book balances on 10th December				
1924 were. Stock book No. 65/54				
	...	...	...	0 18 3 22
Stock book No. 77/22	...	...	...	77 13 2 7
				<u>78 12 2 1</u>
Whereas the actual quantities in				
stock were				
	...	...	...	53 5 1 14
				<u>0 18 3 22</u>
				54 4 1 8
Leaving a balance to be accounted for, of	...	...	...	<u>24 8 0 21</u>

Statement A submitted with the Chief Engineer's letter No. 804, dated 25th January 1927, shows that the quantity used on the works as worked out from the plans, amounted approximately to

The issues of 41-6-0-8 plus the	...	...	...	66 11 2 1
deficiency of 24-8-0-21 amount to	...	...	...	65 14 1 1

It would therefore appear that this latter quantity has wholly been used on the works, the discrepancy being caused by failure to record in the stock books all the issues.

In the circumstances there appears to be no objection to the Improvements Committee sanctioning the discrepancy of 24-8-0-21 being shown as an issue against the Scheme.

## (B) Road Metal.

An examination of the stock books showed that many of the balances brought down were incorrect, and therefore I had a thorough check made of all the entries. The revised figures as shown by this check are as under :—

Receipts from 1st April 1922 to 31st October 1925	...	20,489	brass.
Less Issues to works	...	3,954	brass.
"    "    outsiders	...	6,755	"
		<u>10,709</u>	"
Book balance on 31st October 1925	...	9,780	"
Actual stock on 31st October 1925	...	1,206	"
		<u>8,574</u>	"
Discrepancy	...	8,574	"

From calculations prepared in the Engineer's Office, it would appear that the quantity of metal required to carry out the works executed upto 31st October 1925 was approximately ... .. 12,193 brass  
 The issues shown to works amount to ... .. 3,954 "  
 showing that the entries in the stock book are understated by ... 8,239 "

The difference between his understatement and the discrepancy is 8,574 - 8,239 = 335 brass.

Having regard to the magnitude of the works, and the difficulties of keeping even approximate agreement between receipts and issues of metal when measurement is the standard of check and not weight, I do not consider the difference of 335 brass between the approximate quantities calculated by the Engineer and the actual consumption to be excessive, for it must be remembered that the Engineer's calculations are based on the assumption that the metal put on the roads was exactly the thickness specified. Unevenness in the road foundation, and the probability of some portions being soft and so absorbing more metal than the specified thickness when the weight of the roller was applied, would easily account for two or three hundred brass of metal more than the estimated quantity.

In the circumstances there appears to be no alternative than to accept the Engineer's explanation and to allow the discrepancy of 8,458 brass being shown as an issue to works.

### (C) Tree Guards.

This account is a typical instance of the careless way in which the stock records at Worli were maintained.

Stock Book 37 folio 175 shows for the period 23rd April 1924 to 3rd May 1924,  
 receipts ... .. 240  
 and issues ... .. 100  
 leaving a book balance of ... .. 140

Yet this balance of 140 was not carried forward to stock book 64, folio 460, the opening entry on this folio being as follows—

5th May 1924. Balance as per Stocktaker's list ... Nil.

The receipts entered on this folio total 919, the issue side being blank. The period covered by the receipts is from 5th May 1924 to 19th June 1924.

The next entries are in stock book 77, folio 390, where the period covered is from 29th October 1925 to 20th March 1926. No balance is brought forward. The receipts total 340 and the issues 340.

The position is summarised as follows—

	Receipts.	Issues.
Stock Book 37/175...	240	100
" " 64/460...	919	...
" " 77/390...	340	340
" " for 1926/27/28	780	736
	<u>2279</u>	<u>1176</u>
Stock in hand on 18th August 1927 (actual) ...		44
		<u>1220</u>
Deficiency ...		1059
	<u>2279</u>	<u>2279</u>

An actual check of the tree guards on the side of the roads at Worli has been made, and the number reported is	...	...	2224
The number issued to other Schemes is	...	...	14
Issues shown in Stock books	...	1176	2238
Deficiency	...	1059	2235
Difference	...	...	3

The small difference is probably due to a clerical error and is negligible. The check conclusively proves that all the tree guards have been used on the roads, and that the so-called deficiency is wholly due to carelessness either by the subordinates in not issuing slips for all the guards they took from stock, or the Store-Clerks in not entering up the slips.

The correction of the Stock books to accord with actual facts may therefore be approved.

#### (D) Manhole Frame and Covers.

This is again a case of carelessness, the stock books showing more issues than receipts.

The issues shown in the several stock books to date total	...	563	Nos.
there is in stock	...	207	"
		770	"
whereas the receipts total only	...	521	"
the difference being	...	249	"
A check of the manholes on the roads shows	...	549	"
this makes a deficiency over the issues of	...	14	"
		563	"

It may be that a few manholes were missed in the check owing to being covered with earth; an excess issue may have been returned to stores without correcting the issue side of the stock book or some may have been broken through accidents during the course of the work. The difference is small and cannot now be traced.

The stock book figures may be corrected to agree with the actual facts.

#### (E) Cement.

This account was exhaustively checked by the Government Auditor in April 1926, and he found that the book balance on 30th September 1924, after correcting the clerical errors discovered by him, was 33,651 bags.

There is a pencil note in stock book 63, folio 303, as under:—

Balance as per stock taken by Mr. Christie on 11th July 1924	...	30,793	Bags.
Add receipts from 30th July to 3rd August 1924	...	2,550	"
		33,343	"
Deduct issues from 12th July to 30th September 1924	...	3,454	"
Balance on 1st October 1924	...	29,889	"

Deducting this figure of 29,889 from the corrected book balance of 33,651, there is a discrepancy of 3,762 bags for which an explanation is required.

On a further examination of the stock books it was found that 1,299 bags of hard lump cement which had been separated from the good stock, and for which a separate account had been opened in the stock book, had not been recorded in the issue side. The explanation offered to me that when Mr. Christie counted the bags on 11th July, 1924, he only included what he considered good cement and omitted what he condemned as perished cement, is feasible, and I accept it. When a further verification was made on 10th April 1925, an excess of 954 bags over the book balance was found.

Deducting these two items,  $1,299 + 954 = 2,253$  from this discrepancy of 3,762, there remains a net deficiency of 1,509 bags. This deficiency the Chief Engineer accounts for as representing the bags of caked cement which were used to strengthen the protection of the sea-wall. Anyone walking along the sea-wall can see the number of the bags lying among the rubble, but whether they number as many as 1,509 is problematical. However at this late date, there is no possible means of discovering the real facts, and there seems to be no doubt whatever that the cement was actually used somewhere on the scheme. I, therefore, recommend that the Chief Engineer's explanation be accepted and the deficiency of 1,509 bags shown as an issue to works.

#### (F) Timber-Teakwood.

This account represents the teakwood-timber that was originally purchased for the false work under the Worli Bridge. When the concrete was properly set, the false work was removed and the timber being useful, was placed in charge of the Store-Keeper.

The original purchase of the timber was debited direct to the cost of the bridge. On its release from the bridge, the whole quantity as originally purchased was taken on the store book, no allowance being made for the timber which was necessarily spoilt or wasted and a credit given the bridge account for the value, by a corresponding debit to Materials at Site Account. In my opinion, this was intentionally done so as to relieve the bridge account of a sum of nearly Rs. 5,000, in order to avoid an anticipated excess over the sanctioned budget amount for the year 1924-25:—

The total quantity of timber purchased was	...	...	C.ft.
The useful timber was found to be	...	...	2,651
Leaving to be accounted for	...	...	1,706
Wedges and packing pieces which could not be re-used account for	...	...	945
Wastage due to cutting off ends of lengths which had holes in them so as to get useful sizes for re-use, accounts for	...	...	440
			505
			945

An adjustment debiting the Bridge Account and crediting Materials at Site Account with the value of 1,087, C.ft. *viz.* Rs. 4,803-9-1 has been passed through the books under adjustment Memo. 3/142, dated 8th July 1926. Through a clerical error this adjustment is in excess of the correct quantity which is as shown above.

In the circumstances, I recommend that this adjustment be approved by the Improvements Committee, subject to the correction of the error pointed out above.

#### (G) Stoneware Pipes and Junctions.

The Stock Book entries relating to these articles are so confused and the clerical errors so numerous that it is impossible to check the accounts. In the beginning 6" and 9" pipes were lumped together, and English and country makes were not kept separate although the former are 2'-6" in length and the latter 2'. I have tested some of the figures in Statement F, prepared by the Engineer's office and find that the statement is approximately correct.

This Statement gives the following figures :—

<i>Pipes.</i>				
Total of receipts	...	...	...	68,787 R. ft.
„ issues as per Stock Books—				
Worli Scheme	...	...	41,379	
Other Schemes	...	...	4,688	
			46,067	„
			22,720	„
Stock in hand, 31st December, 1925	...	...	18,130	„
		Discrepancy	4,590	„
Pipes required as per actual measurements of work completed.	...	...	43,026	„
Issues as above	...	...	41,379	„
Short entry in stock books	...	...	1,647	„

Deducting this short entry of 1,647 from the discrepancy of 4,590 there is a net deficiency of 2,943 R. ft. which the Chief Engineer ascribes to breakage due to cutting of pipes to suit the requisite lengths between manholes and the shifting of stores from one site to another. The breakage represents 4.2 per cent. of the total receipts and does not appear excessive, having regard to the brittleness of stoneware pipes.

<i>Junctions.</i>				
Total receipts	...	...	...	1,472
„ issues	...	...	...	51
			1,421	
Stock in hand on 31st December 1925	...	...	1,349	
		Deficiency	72	

Considering that only 51 have been used out of the large number purchased of 1,472, a breakage of 72 is, in my opinion, excessive and shows that proper attention has not been given to their storage. If the whole of the receipts had been used on Works, I would have considered this breakage of 72 to be reasonable, for then the necessary handling by workmen would have been considerable, and some breakages unavoidable. However the officers responsible are not now in the employ of the Trust, and so no action can be taken.

In these circumstances, I can make no recommendation other than to accept the explanations of the Chief Engineer, and to allow the 4,590 R. ft. of pipes and 72 junctions being shown as an issue to Works.

T. H. BIRD,  
Test Audit Officer.  
Bombay Municipality.



## APPENDIX VIII.

## Scheme 32, Chawls—East Agripada.

*Shortage of 5 tons, 1 cwt., 2 qrs., 20 lbs., on account of  $\frac{1}{2}$ " mild steel rods.*

Between 23rd October 1922 and 26th November 1922, 30 tons, 7 cwts., 3 qrs., 22 lbs. of  $\frac{1}{2}$ " M. S. Rods were transferred from Foras Road Scheme 53 to East Agripada Scheme 32. Issues to Scheme 32 from this supply commenced on 18th November 1922 and continued at frequent intervals upto 19th September 1923. On 24th March 1923, a book transfer of 15 tons from Scheme 32 account to Stores in Stock Suspense Account was made, though in actual fact the rods remained in the same place at Agripada, and were not even separately stacked from the remainder of the rods standing on the Scheme Account. This book transfer was made apparently because the expenditure debited to the relevant minor head was in excess of the available budget grant and this means was adopted to clear the excess. When the stock was verified on 8th October 1923, it was found that the balances of  $\frac{1}{2}$ " and  $5/8$ " rods were as under :—

	Book balance.				Actual Stock.				Deficiency.			
	T.	C.	Q.	lb.	T.	C.	Q.	lb.	T.	C.	Q.	lb.
$\frac{1}{2}$ " rods (Suspense Account) ...	6	17	0	18	1	15	1	26	5	1	2	20
$\frac{1}{2}$ " „ (Scheme „ ) ...	1	19	3	12	Nil				1	19	3	12
									7	1	2	4
									Excess.			
$5/8$ " „ „ „ ...	8	2	2	15	8	10	3	22	0	8	1	7
									6	13	0	25
									Net deficiency ...			

In the Stock book the deficiency on Suspense Account is shown as 6-1-2-20, this difference being due to a clerical error, making the net deficiency shown in the stock book 7-13-0-25. The correct figures are as above. The amount of tons 7-13-0-25 was shown as an issue in stock book 38, folio 141, and in the remarks column is the following explanation :—

“Actual balance of  $\frac{1}{2}$ " steel on chawls account is nil. The quantity now issued has apparently been issued to the works during the course of construction, but since no regular issue chits were issued in the beginning, hence this could not be noticed before and hence the adjustment.”

(Sd.) H. SINGH,

(Sd.) Sant Ram, 8-10-1923.

Seen (Sd.) I. K. KAUL, 9-10-1923.

It is, of course, impossible to verify this statement, and for the reasons I have stated in my general comments, there is no other action possible than to allow the deficiency of 6-13-0-25 being shown as an issue to works.

(Sd.) T. H. BIRD,

*Test Audit Officer*

*Bombay Municipality.*

## APPENDIX IX.

Bombay Improvement Trust,  
Engineer's Office,  
Near King's Circle, Matunga,  
Bombay, 29th March 1927.

No. 3077 of 1927.

*Circular.*

*Re : Capital Account, Stores in Stock, (Suspense Account.)*

1. Each storekeeper at every store where Stores in Stock Suspense (General) are lying must keep a stock book labelled "Stores in Stock Suspense (General)". In that stock book he is to put every article coming under his supervision belonging to this head, be that steel bars, critical windows or what not.
2. Every transaction concerning these stores is to be entered into these local stock books and the adjustment on that account reported as stated in para 4 below to my Accountant at the Matunga office who is responsible for keeping the Matunga Ledger up to date.
3. All overhead charges should in the first instance be debited to the Scheme the Executive Engineer is in charge of, and adjusted periodically by debit to Capital Account Stores in Stock Suspense Account. The adjustment so made when passed by the divisional auditors should be forwarded to my Accountant at the Matunga office for inclusion in his ledger and for intimation to the Chief Accountant for incorporation into his accounts as stated in para 4 below.
4. The Debiting Division will prepare adjustments for all issues made forwarding for acceptance after audit the duplicate, triplicate and quadruplicate copies to the debited division which should, after acceptance of the debit, retain the triplicate and return the duplicate and quadruplicate to the Debiting Division. The Debiting Division will after noting the date of acceptance of the adjustment into the stock book pass on the duplicate and quadruplicate copies to my Accountant at the Matunga office who will retain the duplicate for his records, take the credit in his Ledger in the same month in which the supply division has taken the debit into his account and forward the quadruplicate to the Secretary and Chief Accountant for effecting adjustment in his books. The tear off coupon attached to the quadruplicate will then be returned to the Secretary's office with note of the month's account in which the adjustment is accounted for, to my Accountant at the Matunga office.
5. In the case of adjustments concerning Stores in Stock the duplicate returned to the Debiting Division will, instead of being attached to the counterfoil (original) for scheme records as usual, be forwarded to the Matunga office for record there. The Scheme officer should accordingly prepare another copy to be attached to the original counterfoil for his records with note of the month of account in which the adjustment is accounted for.
6. All bills for work done or materials supplied which are allocated direct to "Stores in Stock Suspense Account" should not be paid unless they are countersigned by the Chief Engineer.
7. This procedure will have effect from 1st April 1927.

(Sd.) T. S. KYNNEERSLEY,  
M. Inst. C. E.,  
Acting Engineer.

*Chief Officer's note, dated 24th February 1928, referred to in para 1(5) :-*

"As stated in para 8 of the report the reconciliation of the amount of Rs. 10,674-11-5 has been made and adjustments have been carried out, wherever necessary.

The reconciliation of the accounts referred to in Appendix III to V (para 13 of report) has been made and adjustments carried out by crediting the Suspense A/c and debiting the Schemes in proportion to the expenditure on each Scheme as on 31-3-1927.

The method of accounting for the Stores of the Maintenance Branch explained in para 16 will be adopted from 1st April 1928.

The adjustments of the Issues of Stores of Maintenance Branch have been carried out as per para 17.

The objections referred to in Appendix VII and the recommendations made by Mr. Bird have been summarised below :—

### 1. Shortage of 981 bags of cement in Scheme 37 Chawls.

It was noticed in September 1925 that the stock of cement was short to the extent of 981 bags as compared with the balance as per stock ledger. On investigation it was found that issues of cement were not regularly posted in stock ledger. To check the actual consumption of cement, measurement of work done was taken and it was found according to the actual quantity of work executed, 16348 bags of cement were required. The stock book shows issues of 15303 bags only against the 16348 bags referred to above. Thus about 1000 bags remained unaccounted for, against the actual discrepancy of 981 bags. This discrepancy of 981 bags is about 6% of the total issues which, Mr. Bird says, cannot be considered excessive on large works.

Mr. Bird accordingly recommends that the Improvements Committee should sanction the 981 bags being shown as an issue in the stock ledger.

### 2. Shortage of 63.08 brass of lime in Scheme 6.

The issues shown in the Stock book during the period from 1st February 1924 to 15th July 1925 amounted to 99.96 brass and the balance shown in the Stock book as on 15-7-25 was 86.75 brass whereas the actual balance was 23.25 brass, showing a deficiency of 63.50 brass.

The Engineer explains that the grinding of mortar was done by a contractor who was paid for grinding 298 brass of mortar. Now one brass of mortar requires 55 c.ft. of loose lime and therefore 164 brass of lime must have been issued against 99.96 brass shown in the Stock book. Thus the deficiency is of about 64 brass and Mr. Bird recommends that the deficiency of 63.50 should be shown as issue in the Stock book.

### 3. Shortage of 112 cwts. of Steel in Scheme 50—Mazagaon Chawls.

The Government Auditor objected only to an entry of 112 cwts. But the real difference between the book balance and the actual balance was 422 cwts. Mr. Bird thereupon made a detailed examination of the Accounts of all sizes of rods from the beginning to the completion of the work. The position is as follows :—

- (a) There is a net deficiency of 37 tons and 15 cwts. in the Scheme Accounts, and
- (b) There is net excess of 16 tons and 5 lbs. in the Suspense A/c.

Mr. Bird recommends—

(a) that the net deficiency of 37 tons and 15 cwts. in the Scheme A/cs. be accepted as an issue to Works, and

(b) that the net excess of 16 tons and 5 lbs. on the Suspense A/c be corrected by debiting the Suspense A/c and crediting the Scheme A/c.

### 4. Scheme 32, East Agripada—Shortage of 31 tons, 5 cwts., 2 qrs. 17 lbs. of Steel.

On actual count it was discovered that there was a shortage of 31 tons, 5 cwts., 2 qrs. and 17 lbs. as compared with the book balance. Mr. Bird reports that when steel was

transferred from Mahar Chawls to the Suspense Account, it was counted but not weighed, the quantities being calculated on an assumed average rate per bundle but this mode of counting would account for about one ton of the deficiency. Mr. Bird states that it is absolutely impossible to find out the real facts at this late date and therefore recommends that the deficiency of 31 tons 5 cwts. 2 qrs. and 17 lbs. be treated as an issue to Mahars and Kalapani Chawls.

**5. Scheme 32, East Agripada—Shortage of 1 ton 4 cwts. 1 qr. 8 lbs. of cement.**

The book balance on 20th August 1922 was 24 tons, 8 cwts. 1 qr. and 8 lbs. and the whole of this was in hard lumps. 8 tons and 4 cwts. of this cement was subsequently used on minor works. The balance should therefore be 16 tons, 4 cwts. 1 qr. and 8 lbs. but the actual balance was found to be 15 tons, showing a deficiency of 1 ton 4 cwts. 1 qr. and 8 lbs. Mr. Bird states that this deficiency is negligible.

Mr. Bird points out that this deficiency occurred in the accounts for 1923-24 which were certified as correct by the Government Auditor on 2nd December 1924 and fails to understand how the Government Auditor could raise questions on accounts which had been audited and passed as correct.

**6. Scheme 53, Foras Road—Shortage of 42 tons 8 cwt. 2 qrs. 11 lbs. of hard lump cement.**

On completion of these chawls the actual balance of 3000 bags (150 tons) was transferred to Stores in Stock Suspense A/c and after a few issues were made out of the 3000 bags, the balance of 1587 bags was transferred to Asphalt plant. On weighing the cement at the plant it was found to weigh 36 tons 18 cwts. 1 qr. and 17 lbs. against the book balance of 79 tons 7 cwts. (weight of 1587 bags), the deficiency being of 42 tons 8 cwts. 2 qrs. and 11 lbs.

The history of the case is briefly thus:—

The Cement delivered to this Scheme was first stored in the open space but when the work was sufficiently advanced it was removed to the ground floor of one of the Chawls. This not being satisfactory, a shed was erected and the cement moved into it. When the Chawls were completed, there remained in the Shed a large quantity of cement, some being loose and some in bags. Most of this cement was in hard lumps. Whatever portion of cement was useful for minor works was packed in bags, the remainder being left loose, the total quantity being assumed to be equivalent to 3000 bags. As the cement transferred to the Asphalt plant, was partly in bags and partly loose, it was weighed, with the result that a deficiency of 42 tons 8 cwts. 2 qrs. and 11 lbs. was discovered as compared with the nominal weight of 112 lbs. per bag.

This deficiency is a part of the 607 tons sanctioned as wastage in T. R. No. 701, dated 16th October 1923, and Mr. Bird recommends that it may be taken to have been regularized and that no further action is now required.

**7. Scheme 52, Worli. (A) Mild Steel bars  $\frac{1}{4}$ ".**

The actual stock was taken in December 1924 and it was discovered that there was deficiency of 24 tons 8 cwts. 21 lbs. as compared with the book balance. Actual measurement was then taken of the Steel used on Works and it was found that 66 tons 11 cwts. 2 qrs. and 1 lb. of steel was used and in the Stock book 41 tons 6 cwts 0 qr. and 8 lbs. was shown as issued. This accounts for the discrepancy of 25 tons 5 cwts. 1 qr. and 21 lbs. Mr. Bird recommends that the discrepancy of 24 tons 8 cwts. and 21 lbs. be shown as an issue.

**(B) Road Metal.**

The book balance on 31st October 1925, was 9,780 brass while the stock in hand was 1,206 brass, showing a deficiency of 8,574 brass. The quantity of metal required to carry out the works executed up to 31st October 1925, as ascertained by actual measurement comes to 12,193 brass, against which 3,954 brass has been shown in the books as issued and

thus 8239 brass have to be accounted for. The difference between the discrepancy of 8,574 brass and 8239 brass remaining unaccounted for is 335 brass only. Mr. Bird states that having regard to the magnitude of works and to the unevenness of road, the difference of 335 brass is not excessive and, therefore, recommends that the deficiency of 8,574 brass should be treated as issued to works.

(C) **Tree Guards**

The deficiency is of 1059 guards. Mr. Bird reports that all the guards have been used on the roads as ascertained by an actual check of the guards and that the deficiency is due to carelessness and recommends that the deficiency be taken as an issue to Works.

(D) **Manhole frame & Covers.**

The Stock book shows that 521 manholes were received and 563 issued and 207 in stock. Thus the book shows an excess issue of 249. The manholes on the roads were checked and found to be 549 against 563 shown in the book as issued. The slight deficiency of 14 may be due to a mistake in checking.

In the circumstances stated, Mr. Bird recommends that the receipts shown in the Stock book should be increased by 249 manholes.

(E) **Cement.**

On going through the Stock book a shortage of 3762 bags was noticed. Mr. Bird reports that on a further examination it was found that 1299 bags of hard lump cement had been issued to Asphalt but was not brought on the books because the then Storekeeper thought that bad cement should not be accounted for. On further verification 954 bags were found in excess of the book balance. This explains the deficiency of (1299 plus 954) = 2253 bags and a deficiency of (3762 minus 2253) = 1509 bags remain to be explained. This, the Engineer explains, represents the bags of caked cement which were used to strengthen the protection of sea wall. Mr. Bird states that though there is no possible means of discovering the real facts at this late hour, there is no doubt that the cement was actually used somewhere on the Scheme and recommends that the Engineer's explanation be accepted and the deficiency shown as issue to Works.

(F) **Timber Teakwood.**

The timber purchased for the falsework under the Worli bridge was debited to Bridge. On its release from the bridge, the cost of the whole timber was transferred to Materials at Site A/c by credit to bridge. This Mr. Bird says was not correct as an allowance should have been made for timber spoiled or wasted. An adjustment was subsequently effected to rectify the mistake which Mr. Bird recommends should be accepted subject to the correction of a small error.

(G) **Stoneware Pipes & Junction Pipes.**

There was a net deficiency of 2943 R. ft. which the Engineer ascribes to breakage which represents 4.2% of the total receipts and does not appear excessive.

There was a deficiency of 4590 R. ft. but 1647 R. ft. was not shown as issue. Thus there remains a net deficiency of 2943 R. ft., which Engineer ascribes to breakage which represents 4.2% of the total receipts. Mr. Bird therefore recommends that out of 4590 R. ft., 1647 may be accepted as issue to Works and 2943 as breakage.

**Junctions.**

The total number of Junctions purchased was 1472 out of which 51 only were issued and the stock in hand was 1349 thus showing a shortage of 72. Mr. Bird reports that a breakage of 72 is excessive in view of the fact that only 51 were issued. But there is no alternative but to accept it as issue, as all the officers responsible for the work are not now in Trust.

**APPENDIX VIII—Steel—Scheme 32 Chawls.**

There was a net deficiency of 6 tons 13 cwts. 0 qr. and 25 lbs. between the book balance and the actual stock taken on 8th October 1923. Mr. Bird states that no other action is possible than to allow the deficiency being shown as an issue to Works."

*Finance and Establishment Sub-Committee's Resolution No. 18, dated 8th March 1928, referred to in para 1 (6) :—*

“ Considered Mr. Bird's report and Chief Officer's note thereon dated 24th February 1928.

Proposed by the Chairman—

‘That the Sub-Committee concur in the recommendations and suggestions made by Mr. Bird and recommend that the same be adopted.’

*Amendment.*—Proposed by Dr. Viegas—

‘That a copy of Mr. Bird's report be forwarded to the Examiner of Outside Audit for remarks, if any.’

The *Amendment* on being put to the vote was declared *carried*. It was also *carried* as a substantive proposition.

RESOLUTION 18.—A copy of Mr. Bird's report should be forwarded to the Examiner of Outside Audit, for remarks, if any.”

*Letter No. O. A. 106-18, dated 18th June 1928, from the Examiner, Outside Audit, referred to in para 1(7) :—*

“I have the honour to refer to your letter No. W. A/24, dated the 3rd April 1928, forwarding to this office for remarks a report by Mr. Bird who was appointed by the Improvements Committee to make a special enquiry into certain discrepancies in the Stores-in-Stock Suspense Account noticed by this department during audit of the Trust account and communicated to the Trust authorities from time to time.

2. The report shows clearly how the stores stock ledgers were maintained in the most unsatisfactory condition and how the accounts were written in a careless, unmethodical and irresponsible manner. In fact, there was hardly any supervision over the subordinate staff entrusted with the work of keeping accounts and Mr. Bird was unable to carry out his investigation without first having the ledgers rewritten—a task on which the Trust had to spend an extra sum of Rs. 400 as bonus to one of its employees (*vide* Improvements Committee's Resolution No. 10, dated 10th January 1928). The report also discloses in what an unsatisfactory manner in general stores were handled and how, for instance, large quantities of cement were stored in the open even during the monsoon with the result that the Trust had to suffer a considerable loss (*vide* Trustees' Resolution No. 701 of 1923). In this connection I invite the special attention of the Committee to certain passages in Mr. Bird's report which are reproduced in the statement appended to this letter.

It will be seen that gross mismanagement has been brought to light, but this office is unable to find that any serious attempt has so far been made to deal with what now perhaps is the most important aspect of the case—the question of fixing responsibility upon the several individuals concerned in the mismanagement at its various stages. The Committee will no doubt give this point the attention it deserves and take adequate disciplinary measures wherever it may be possible to do so. They will also, it is taken, consider what action is necessary to ensure that irregularities of the kind brought to notice are detected and speedily dealt with by the Trust's internal Audit Department which is presumably expected to conduct a complete and prompt audit of the Trust accounts.

3. Coming to the various shortages pointed out by this Department, I request that they may kindly be reviewed by the Improvements Committee in the light of Mr. Bird's findings and regularised in one of the two following ways already indicated by me to the Chief Officer:—

- (1) For any of the shortages to be accepted in audit as issues either it should be shown by producing the usual documentary evidence that the stores found short were actually issued to works but not brought to account in time or, in the absence of such evidence, it should, on the strength of certified measurements, be proved to the satisfaction of the Improvements Committee that the quantities of work turned out could not be explained except by treating the shortages as issues.

(2) Failing action as in (1) above the shortages should be treated as losses and written off under the orders of the Improvements Committee.

4. I now proceed to make a few remarks on some of the individual items dealt with in the report.

(a) *Item No. IV—Shortage of 31 tons, 5 cwts., 2 qrs., 17 lbs. steel. Scheme 32, East Agripada (page 31 of the report):*—Mr. Bird's conclusions and recommendations may be summarised as follows :—

- (i) Assumes that steel transferred from Mahar chawls was counted but not weighed and that transferred from the Kalapani chawls was neither counted nor weighed.
- (ii) Assumes that the full quantity of steel shown to have been transferred to the suspense head 'Stores-in-Stock' account on the completion of chawls may not have been actually transferred but may have been used on works.
- (iii) Admits that it is impossible to obtain any definite information as to what exactly happened and absolutely impossible to find out the real facts.
- (iv) Recommends that the deficiency be treated as issues.

In view of (iii) above, the recommendation in (iv) does not seem proper. This clearly seems to be a case to be dealt with as indicated in clause (2) of the foregoing para of this letter.

(b) *Item No. V—Shortage of 1 ton, 4 cwts., 1 qr., 8 lbs. cement. Scheme 32 (page 32 of the report):*—Mr. Bird has questioned the authority of audit to point out this deficiency after certifying to the correctness of the accounts for 1923-24. He is apparently not aware that this Department conducts only a partial audit and it was only when a discrepancy was noticed between the balance sheet figures and those on the books of the Chief Engineer, that my predecessor, Mr. Wattal, instituted a detailed examination of the ledger accounts of a few important items and the shortages under discussion were consequently brought to light.

(c) *Item No. VI—Shortage of 42 tons, 8 cwts., 2 qrs., 11 lbs. of hard lump cement. Scheme No. 53 (page 33 of the report):*—Mr. Bird has worked out the net wastage to be 248 tons and suggested that as a wastage of 607 tons of cement was impliedly sanctioned under Trustees' Resolution No. 701 of 1923, no further action by the Improvements Committee is now necessary.

The Trustees' Resolution referred to merely sanctions a revised estimate of the scheme and cannot be accepted in audit as a condonation of the wastage mentioned as one of the reasons leading to the revision of the previous estimate : it is important that sanctions to write off wastages involving loss of Trust funds should be specific.

(d) *Item No. VII F—Shortage of 945 cubic feet of timber teakwood (page 38 of the report):*—Mr. Bird explains as under :—

Wedges and packing pieces which could not be reused					
account for	...	...	...	...	440 cubic feet.
Wastage due to cutting off ends			...	...	505 " "
				Total	945

It is not known how these quantities have been worked out. In any case it is clear that there has been a wastage which requires to be written off.

(e) *Item No. VII G—Shortage of 4,590 running feet Stoneware pipes and 72 junctions (page 38 of the report):*—In regard to junctions Mr. Bird admits that when the total issues were only 51 a loss by breakage of 72 is excessive but still recommends that the deficiency of 72 to be treated as an issue.

In the opinion of this office a part at least of the deficiency of 72 has clearly to be treated as a loss and accordingly written off.

5. In para 29 (page 7) of his report, Mr. Bird has pointed out that the Government auditors did not scrutinize the stock books maintained by the schemes prior to 1924-25. He, however, appears to have overlooked the fact that at the scheme offices stores accounts were not started till December 1923. In this connection, it may also be mentioned that the Trust officers did not realize the importance of repeated audit suggestions about annual verification

of stock. It was only when (on account of continued insistence on the part of audit) the stock was eventually verified that the excesses and deficiencies therein came to light and the matter was at once taken up in audit. As regards Mr. Bird's remarks that Government auditors did not take objection to excesses between the book and actual balances it may be pointed out that since the excesses were brought to account there was nothing further to object to as in such cases it is assumed that in the absence of anything to the contrary the excesses are due to under issues."

(6) *Extract from Mr. Bird's report referred to in paragraph 2 of the letter.*

Page.	Para.	Remarks.
2	6	Apparently no action was ever taken by the Cost Superintendent to reconcile his ledger with the Chief Accountant's ledger, for it was not until the Government Auditor in November 1925, asked for such a reconciliation to be effected, that it was realised that the new procedure was defective.
2	6	I must express my opinion on the ledger account of this store in Stock Suspense Account, as maintained by the Cost Section for the years 1923-24, 1924-25, 1925-26. It is a perfect example of how a ledger account of Stores should not be kept.
2	7	The Stores in Stock Suspense Account soon developed into a state of chaos.
3	11	In certain items, the stock has been exhausted, yet a debit value still remains on the ledger.
3	11	This state of affairs is further proof of the lack of system in dealing with the store accounts.
3	12	The stock books of scheme 50 were very difficult to decipher and I had to prepare abstracts of the entries so as to find out the correct book balances.
6	21	It was not until the end of 1923, that requisition slips were instituted and even then the importance of these slips was not pressed upon either the subordinate engineering staff or the store clerks.
7	24	Even with the best of systems, discrepancies are bound to occur, but when, as was the case in Trust Schemes upto December 1923, there was no system, nothing but chaos can be expected. Even when proper issue chits were instituted in December 1923, no steps were taken to see that the subordinates were carrying out the prescribed procedure.
7	25	The result of this lack of supervision over the stores routine is to be seen in the batch of audit objections which are the subject of this report.
36	(c) Tree Guards.	This account is a typical instance of the careless way in which the stock records at Worli were maintained.
38	(F) Timber Teakwood, para 2.	The original purchase of the timber was debited direct to the cost of the bridge. On its release from the bridge, the whole quantity as originally purchased was taken on the store book, no allowance being made for the timber which was necessarily spoilt or wasted and a credit given to the bridge account for the value, by a corresponding debit to Materials at Site account. In my opinion, this was intentionally done so as to relieve the bridge account of a sum nearly Rs. 5,000 in order to avoid an anticipated excess over the sanctioned budget amount for the year 1924-25.



*Engineer's Office Order, dated 23rd August 1921, referred to above:—*

"In order that the accounts on the various works and in this Office shall be kept on a uniform system, the orders previously issued are set out below, and, in future, the accounts on the works and at Head Office will be kept on the system laid down without any variation whatsoever. Each of the books mentioned will be kept up to date day by day, and in any case in which any Book is found to be in arrears, the clerk responsible for the keeping of the Book will be dismissed without any further warning or consideration. Punctuality and accuracy in making the entries in the different Books is essential to the success of the scheme and no excuse will be considered for a moment in case of neglect of this duty.

The system that has been laid down is briefly stated below:—

- (1) Each work is to be treated as a separate entity which will keep its own stores with the necessary Stock Books and Issue Books. It will keep its own accounts in full detail and will be treated as if it were unconnected with any other work.

- (2) The co-ordination of all works and expenditure will be done in Head Office.

The expenditure on the different works will be entered day by day in both Registers B and C and the balance between Sanction and Expenditure made out each week.

Registers B and C will be checked against each other monthly on the 2nd of each month.

The Book at Head Office which refers to each work will not be kept in full detail, but will give the result of the total expenditure on each Scheme day by day.

- (3) The Books which have to be kept in connection with any work are as follows:—

- (a) *A Stock Book kept on the Works—*

This Book will be kept on each Work and will show under three main headings everything that arises on the side of the Works. The three main headings are—

- (i) Tools and Plant
- (ii) Permanent Stores
- (iii) Perishable Stores.

Under each of these headings, each type of Machine, material, article, etc., will be kept separate and distinct. The amount received will be entered on the date on which it is received and column showing the amount issued, the date on which issued, and the particular part of the Work to which issued, shall be kept and entered on the day of issue. Columns will be provided showing the total received, the total issued, and the balance remaining at the end of each week. A final column for Remarks will show on any necessary occasions any explanation required as to deterioration or loss owing to weather, storm or other unavoidable calamity which may have taken place in connection with the particular stock.

A Machinery Register will be kept at Head Office which will be checked every six months against the books kept on each work.

- (b) *A Detail Works Register* will be kept on each work in which all bills, muster rolls, cost of materials etc., etc., will be shown in detail against each sub-division of the particular work. This Book shall be entered up daily.

- (c) *A Works Register* shall be kept at Head Office which will show in the three headings of Labour, Material and Plant and Tools the amount spent day by day on any particular work as a whole, but not in any sub-division of that work.

- (4) The Book mentioned in sub-paragraph (c) of the last paragraph will remain constantly in Head Office.

The Book mentioned in paragraph (b) will be brought to office or kept on the Work as circumstances may require.

The Book mentioned in sub-paragraph (a) will remain constantly on the works.

- (5) A separate clerk for each large Scheme and each group of smaller Schemes will have the sole charge of the Book referred to in sub-clause (c).

A separate clerk on the Works Establishment will have the sole charge and be solely responsible for the keeping of the Book mentioned in sub-paragraph (b).

The Store Clerk of the Scheme concerned will be responsible for the keeping and the accuracy and the punctuality of the entries in the Stock Book mentioned in sub-para (a) of Clause (3).

- (6) All Bills and Muster Rolls, as soon as they have been passed for payment by the Engineer, will be posted by the clerk in charge of the Head Office Works Register, and thereafter dealt with in the ordinary way.

All bills and muster rolls made up and certified by the Assistant Engineer in charge of the particular work will be posted in the Detailed Works Register before they are sent to the Head Office for payment. Any corrections in these bills or muster rolls, which may be made subsequently at the Head Office will be notified by the clerk in charge of the Head Office Works Register to the clerk in charge of the Detailed Register. Both the Head Office Works Register and the Detailed Works Register will be balanced each week."

**RESOLUTION No. 116.**—Consideration postponed till the Chief Officer's return from leave.

20. *Re: Report No. 1, dated 14th May 1929, of the Special Sub-Committee for Dharavi Street Scheme.*

Considered Report No. 1, dated 14th May 1929, of the Special Sub-Committee:—

"As requested by the Committee, the Special Sub-Committee considered the subject matter of the four resolutions mentioned in the margin regarding the acquisition

1. C. R. No. 105, dated 20th July 1926.
2. C. R. No. 155 dated 19th August 1926.
3. C. R. No. 158, dated 19th August 1926.
4. C. R. No. 257, dated 4th May 1927.

of Dharavi and reported in September 1927, recommending the denotification of 186 properties admeasuring about 7,05,457 sq. yards, resulting in the reduction of the expenditure on acquisition by about Rs. 49'43 lakhs. The recommendation made by the Special Sub-Committee was sanctioned by the Board by their Resolution No. 91, dated 15th November 1927, and the Scheme was altered by the exclusion therefrom of the above-mentioned 186 properties.

In their Report the Special Sub-Committee stated that they would report later on the desirability of acquiring or denotifying the remaining properties.

The Sub-Committee have now obtained a report from the Chief Officer, a copy of which is attached herewith. The Chief Officer proposes that 31 properties admeasuring about 42, 144 sq. yards should be denotified, while 23 properties admeasuring about 27,956 sq. yards should be acquired. The properties proposed to be denotified bear Cases Nos. 574, 574A, 574B, 550, 551, 552, 562, 562A, 567, 569, 570, 571, 572, 573, 258, 259A, 259B, 259C, 261, 262, 477, 163, 163A, 164, 156, 207, 269, 227, 221, 221A and 215.

The Sub-Committee have considered the proposals made by the Chief Officer very carefully in consultation with him and advise the Committee to recommend the Board to denotify the 31 properties referred to.

HOOSENALLY M. RAHIMTOOLA,  
*Chairman.*

*Chief Officer's report, dated 3rd May 1929, referred to above :—*

"At the last meeting of the Special Sub-Committee, consideration of my note, dated June 26th, 1928, was postponed in order that I might report how much of the land not acquired required filling and what would be the cost.

2. The total number of properties now remaining unacquired is 54 and of this number about 30 would require filling, some of them to a considerable depth and some to a slight extent only.

3. As it was the evident desire of the Members of the Sub-Committee to exclude from acquisition as many properties as possible I have again been over the land and have divided the Cases into two schedules—(1) Properties proposed to be omitted, and (2) Land proposed to be acquired.

4. In the first schedule I have included practically all the properties on which buildings stand although I realize that when the area is developed some of these properties will have to be acquired in order to obtain a proper alignment for the main road from Mahim to Sion. The total number of properties included in this Schedule is 31 and the total area is 42,144 sq. yds.

5. In the second Schedule 23 properties having a total area of 27,956 sq. yds. are included. Most of these properties consist of small detached blocks of vacant land and the reason for acquiring them is given in the schedule. There are only four properties admeasuring over 1,000 sq. yds. One of these (Case 151 part) contains 16,334 sq. yds. of swampy land and will be required as it forms the only site on which the large storm water drain can be constructed. Part of this drain has already been built. Another of the large Cases is No. 40 and 40A the area of which is 3,119 sq. yds.; this property belongs to the Andhra Valley Power Supply Company and negotiations are proceeding for an exchange of land with that Company whereby boundaries will be rectified. Cases 158 and 158A (area 1098 sq. yds.) include part of a small tannery and as we have already acquired half of the buildings we have no option but to acquire the remainder. Case 159 (1,863 sq. yds.) is included as it projects into our land and has on it some very insanitary buildings.

6. The level and, therefore, the depth of filling required in individual cases varies. A rough estimate of the quantity required to fill the 27,956 sq. yds. is 17,600 brass. The cost would probably amount to about Rupees 1 lakh but this will not be required to be spent until the remaining area included in the scheme is filled."

**SCHEDULE I.**  
Properties proposed to be omitted.

Serial No.	Case No.	Area in Sq. Yds.	Description.
1	574	423	Land with shed.
2	574A	32	Do.
3	574B	395	Do.
4	550	134	Do.
5	551	171	Do.
6	552	182	Land with building.
7	562	274	Do.
8	562A	710	Passage.
9	567	438	Land with building.
10	569	44	Land with shed.
11	570	27	Do.
12	571	120	Do.
13	572	109	Do.
14	573	149	Do.
15	258	275	Vacant Land.
16	259A	1,149	Land with chawl.
17	259B	567	Small tannery.
18	259C	156	Do.
19	261	1,400	Do.
20	262	958	Do.
21	477	1,821	Do.
22	163	2,155	Do.
23	163A		
24	164	232	Small building.
25	156	598	Land with godown.
26	207	6,283	Land with sheds.
27	269	16,175	Land with chawls and godown.
28	227	441	Vacant Land.
29	221	6,454	Land with small tannery.
30	221A		
31	215	272	Land with building.
	Total ...	42,144	

## SCHEDULE II.

Lands proposed to be acquired.

Serial No.	Case No.	Area in sq. yds.	Description.	Reason for acquisition.
1	267A	65	Vacant land	} Access to godowns on Case 267 already acquired.
2	268	412	Do.	
3	151A	610	Do.	} Required in connection with drainage and for access to Mahim Station.
4	151 (pt.)	16,334	Do.	
5	481	27	Do.	}
6	248	545	Land with buildings	
7	234A	384	Vacant land	}
8	166	861	Do.	
9	166A			Small detached pieces of land surrounded by lands already acquired. Proceedings completed except for issue of awards.
10	178	280	Do.	}
11	224	242	Do.	
12	263	193	Do.	}
13	250	303	Do.	
14	472	102	Do.	} Small isolated pieces of land surrounded by property already acquired.
15	255	803	Do.	
16	40	3,119	Do.	... Required for exchange with Andhra Power Supply Co., Ltd.
17	40A			
18	406B	382	Do.	... Projects into acquired land.
19	158	1,098	Portion of a small tannery	... Remainder acquired.
20	158A			
21	159	1,863	Tannery and Chawl	... Insanitary.
22	160	54	Vacant land	... To consolidate our holding.
23	161	279	Do.	... Do.
Total ...		27,956		

Proposed by the Chairman, seconded by Sir Vasantao—

"That the Report of the Special Sub-Committee be approved and  
**No. 117.** adopted deleting Case No. 156 from the list of properties to be denotified.

2. That a copy of the Sub-Committee's report together with a copy of para 1 of this Resolution be forwarded to the Board with the recommendation that the same be approved."

*Amendment.*—Proposed by Dr. Viegas—

“That such of the 23 properties which are absolutely required in the interest of the Trust should be acquired.”

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put the vote and was *carried*, with one dissentient.

21. Re : Report No. 5, dated 22nd May 1929, of the Works Sub-Committee—re : letter, dated 17th November 1928, from Mr. Mulji Bharmal, building tenant of plot 302—Dadar-Matunga Estate—re : encroachment.

Considered Report No. 5 of the Works Sub-Committee, dated 22nd May 1929 :—

“The building tenant of this plot having requested that he should not be charged extra rent in respect of certain encroachments which he has made on the compulsory open space, the Board by their Resolution No. 12, dated 18th April 1929, referred the matter to the Committee for report. The Committee referred it to this Sub-Committee for consideration in consultation with the Chief Officer and report (C. R. No. 59, dated 30th April 1929).

The Sub-Committee have very carefully considered the matter in consultation with the Chief Officer and beg to report as follows :—

When the plans of the building were submitted by Mr. Bharmal's Architect, he proposed to construct certain bay windows on the compulsory open space. The Works Sub-Committee recommended the proposal for the sanction of the Committee subject to the payment by the tenant of an extra rent of Rs. 24 per year. The proposed encroachment represents an increase of nearly 5 per cent. over the sanctioned building area and the extra rent demanded was in proportion to the increased floor area. The Committee sanctioned the recommendation made by the Sub-Committee in their Resolution No. 629, dated 8th November 1927. The tenant was then informed on 14th November 1927 that the plans had been approved subject to his agreeing to pay the extra rent of Rs. 24 per annum. The tenant had, however, carried the bay windows up to the first floor level, when in February 1928, he objected for the first time to pay the extra rent. Thus with the knowledge that he would have to pay extra rent he carried on the work in spite of the fact that he was called upon to stop it until he agreed to pay. The Sub-Committee understand that since 1925 in no case has any encroachment been allowed free of charge, which would increase the letting area of the building. Small encroachments such as thickness of walling are, however, permitted free of extra rent as architectural features. Out of the 18 cases cited by Mr. Bharmal, extra rent has been charged in 13 cases while in five the encroachment has been allowed free of charge, but all these cases occurred prior to June 1925. The Sub-Committee consider that no case has been made out for exempting Mr. Bharmal from the payment of extra rent and advise the Committee to inform the Board accordingly.”

M. C. JAVLE,  
Chairman.

*Resolved.*—“That consideration of the matter be postponed and Mr. No. 118. Mulji Bharmal be invited to attend the next meeting of the Committee.”

22. Re : Report No. 6 of the Work Sub-Committee, dated 24th May 1929 re: Sewri Quarry—Profit and Loss Accounts of the removal of the Hill for the years 1925-26 and 1926-27.

Considered Report No. 6 of the Works Sub-Committee, dated 24th May 1929 :—

“By their Resolution No. 333, dated 31st May 1927, the Committee referred the Profit and Loss Account for the year 1925-26 in respect of the removal of the Hill in scheme 57, Sewri, to the Works Sub-Committee, as Sir Vasantao wanted to know—

- (i) the quantity of the stone contained in the Hill,
- (ii) the quantity of the stone quarried to end of March 1926, and
- (iii) the quantity remaining to be quarried.

The required information as shown in Statement A attached to the Chief Officer's note, appended hereto was submitted to the Works Sub-Committee at which Sir Vasantao was invited. The consideration of the matter was however postponed, as Sir Vasantao required further information, Case by Case, regarding the compensation awarded by the Land Acquisition Officer for the stone contained in each Case, so far as it affected cases of over 5000 sq. yards and the quantity of the stone quarried.

The information has now been given by the Chief Officer in Statement B attached to his note. The Chief Officer has also submitted the Profit and Loss Account for the year 1926-27.

The Sub-Committee have considered the matter very carefully in consultation with the Chief Officer and recommend that the Profit and Loss Accounts for the years 1925-26 and 1926-27 be approved.”

M. C. JAVLE,  
Chairman.

*Chief Officer's note, dated 18th May 1929, referred to above :—*

“By their Resolution No. 333, dated 31st May 1927, the Committee referred the Profit and Loss Account for the year 1925-26 in respect of the removal of the Hill in Scheme No. 57, Sewri, to the Works Sub-Committee, for consideration and report, as Sir Vasantao Anandrao Dabholkar, Kt., wanted to know—

- (i) the quantity of the stone contained in the Hill,
- (ii) the quantity of the stone quarried to end of March 1926, and
- (iii) the quantity remaining to be quarried.

The required information as shown in the accompanying statement marked A was accordingly submitted to the Works Sub-Committee, but the said Sub-Committee by their Resolution No. 51, dated 12th June 1928, postponed the consideration of the matter and desired that I should, in the meantime, furnish the information, Case by Case, regarding the compensation awarded by the Land Acquisition Officer for stone and the quantity of stone contained in each case, so far as it affects Cases of over 5000 square yards and the quantity of the stone quarried.

At this Sub-Committee Meeting Sir Vasantao Anandrao Dabholkar, Kt., was present by invitation.

The required information is given in the accompanying statement marked B. In this statement the quantity of rock quarried from the commencement to the end of March 1926 has not been shown separately for each Case as it was not possible to give quantity for each Case separately owing to the whole area being worked as one quarry but the quantity is however shown against Cases Nos. 31, 31A, 32 and 441 for which the information was available while in other Cases the information is given as to the extent to which quarrying work has proceeded.

It may be mentioned here that there has been a considerable profit to the Trust, which has not been included in the statement, on account of the lower rates of quarry materials charged to the Trust Schemes.

Profit and Loss Account for the subsequent year 1926-27 is also submitted to the Works Sub-Committee."



SEWRI-WADALA SCHEME No. 57.

Statement A.

Statement showing details of solid serviceable rock in the Scheme, the stone quarried up to March 1926, the balance to be quarried and the Expenditure and Revenue figures.

Serial No.	Description of quarry site.	Approximate area and rate for acquisition.	Cost of acquisition.	Approximate total quantity of stone.	Stone quarried up to March 1926.	Approximate balance to be carried after March 1926.	Expenditure incurred up to March 1926.		Total.	Revenue upto March 1926, from sale of materials and value of stock in hand on 31-3-1926.
							Amount spent for working the quarries up to March 1926.	Acquisition charges proportionate to the quantity of rock quarried.		
1	2	3	4	5	6	7	8	9	10	11
		Sq. Yds.	Rs.	Solid Brass	Solid Brass	Solid Brass	Rs.	Rs.	Rs.	Rs.
I	Sewri Main Hill- ...	1,02,200 at Rs. 3 sq. yd.	3,06,600	1,58,239	1,07,472	50,767	16,53,871	3,50,598	20,04,469	18,19,940
II	Area south of Sanatorium and west of Tata's Hydro Electric Cable lines.	73,800 at Rs. 3 sq. yd.	2,21,400	42,233	1,733	40,500				
III	Case No. 441 ...	56,000 at Rs. 2 sq. yd.	1,12,000	14,630	8,630	6,000				
	Total ...	2,32,000	6,40,000	2,15,102	1,17,835	97,267	16,53,871	3,50,598	20,04,469	18,19,940

**Statement B.**

Statement showing compensation awarded by the Land Acquisition Officer for stone, the quantity of stone contained in Cases of over 5,000 sq. yds. and also the quantity of stone quarried up to 31st March 1926, as required under Works Sub-Committee's Resolution No. 51, dated 12th June 1928.

Serial number.	Case No.	Area.	Compensation paid for stone.		Quantity of stone quarried upto 31-3-1926.	Estimated quantity of stone remaining to be quarried after March 1926.	Remarks.
			Amount.	Quantity of stone.			
1	2	3	4	5	6	7	8
1	31 31A 32	Sq. Yds. 21,862	Rs. (a) 1,93,000	Brass. 61,796	Brass. 21,000	Brass (2) 47,000	Rs. 1,93,000 was the compensation estimated by the Land Manager for purposes of amicable settlement for 61,796 brass of stone by taking a rate of Rs. 4-8-0 per brass in situ and 7 years as the period of working at 10 per cent. All three cases were settled together.
	33 56 57	7,852	...	...	Wholly quarried ...	Nil.	All these Cases were settled at an all over rate of Rs. 6 per sq. yd. inclusive of rock value. No quantity given.
	55 59 113	27,897	...	...	Mostly quarried ...	600	All these 3 Cases were settled together at a rate of Rs. 8-8-0 per sq. yd. including stone. No quantity given.
	60	6,521	(b) 14,535	3,553	Wholly quarried ...	Nil.	The rate per brass of stone was taken at Rs. 4-8-0 and it was deferred for one year at 10 per cent.

Continued from last page.

Serial number.	Case No.	Area Sq. Yds.	Compensation paid for stone.		Quantity of stone quarried up to 31st March 1926	Estimated quantity of stone remaining to be quarried after March 1926.	Remarks.						
			Amount.	Quantity of Stone.									
1	2	3	4	5	6	7	8						
			Rs.	Brass.	Brass.	Brass.							
	84	8650	...	...	Wholly quarried... ..	Nil	Settled at Rs. 12½ per sq. yd. including stone.						
	90	13129	...	...	Do ... ..	"	The land was awarded at the rate of Rs. 10 per sq. yd. including a very small quantity of stone.						
	91	9278	54,84 <sup>(b)</sup>	14,514'3	Mostly quarried ... ..	2467	Value of stone awarded at Rs. 4-8-0 per brass spread over 4 years at 10 per cent.						
	92 110 109 110A	22397	33515 <sup>(a)</sup>	7820	Mostly quarried' ... ..	700	Settled Case. Stone taken at Rs. 4-8-0 per brass and deferred for 6 months at 10 per cent.						
2	223 224 223A							9664	...	...	Partly quarried ... ..	9000	The 3 Cases have been awarded by the Land Acquisition Officer at Rs. 6 per sq. yd. including spoil. Government claim is calculated on rates exclusive of spoil at Rs. 5-8-0 per sq. yd. (This means that only ½ Rupee has been allowed for spoil.)

Concluded from last page.

Serial number.	Case No.	Area Sq. Yds.	Compensation paid for stone.		Quantity of stone quarried up to 31st March 1926	Estimated quantity of stone remaining to be quarried after March 1926	Remarks.
			Amount.	Quantity of stone brass.			
1	2	3	4	5	6	7	8
			Rs.	Rs.	Brass.	Brass.	
	236	5656	...	...	Partly quarried ...	5000	Settled for Rs. 6-8-0 per sq. yd. including spoil consisting of earth and stone.
	567	7971	...	...	Quarrying not started	700	Awarded an all over rate of Rs. 5-8-0 per sq. yd. including stone.
3	441	67546	...	16496	8630	(3) 6000	Awarded on the basis of a total surplus material of 54988 brass out of which 30 per cent. is taken as stone and a rate of as. 12 per sq. yd. on the whole area is given for the spoil which works out to 16496 brass of stone and 38492 brass of earth and murum both worth Rs. 50660.

(a) Settled amicably. (b) Compensation awarded by Land Acquisition Officer.

The total quantity of solid rock was worked out on the basis of the quantity of rock quarried up to March 1926 and estimated quantity of balance to be quarried thereafter. No record is available re the quantities quarried in each of the Cases separately as the whole area was being worked as one quarry.

(2) In actual working it has been observed that the depth of earth cover over rock of this area is slightly less than originally estimated by the Estate Agent which accounts for the excess in quantity of rock.

(3) The proportion of earth and inferior rock to sound rock is observed to be more than estimated by the Estate Agent which accounts for the reduction in the quantity of rock.

**Scheme No. 57—Sewri—Profit and Loss Account of the removal of Hill at—for 1926-27.**

	Rs.	a.	p.	Rs.	a.	p.
Opening balance <i>i.e.</i> Profit as on 1st April 1926	47,944	14	5			
<i>Receipts on account of—</i>						
Sale of Quarry Materials	52,269	9	6			
Depreciated value of S. P. Sheds (107 rooms) transferred to Scheme No. 57	18,263	4	6			
Depreciated value of Water Tanks transferred to Scheme No. 57	1,193	12	5			
<i>Stock in hand on 31st March 1927—</i>						
	Rs.	a.	p.			
Value of Quarry Materials	1,37,976	7	1			
<i>Depreciated value of—</i>						
Plant and Machinery	25,467	10	4			
Spare Parts, loose tools and perishable Stores	8,605	9	0			
S. P. Sheds	18,775	5	4			
Temporary buildings	1,90,824	15	9	3,10,496	8	7
<i>Deduct—</i>						
Expenditure on account of labour and supply bills as well as Municipal Taxes	66,613	5	6			
<i>Stock in hand on 1st April 1926—</i>						
Value of Quarry Materials	1,22,393	15	2			
<i>Depreciated value of—</i>						
Plant and Machinery	28,205	0	0			
Spare Parts, loose tools and perishable stores	10,066	0	7			
S. P. Sheds	46,862	0	0			
Water Tanks	1,535	0	0			
Temporary buildings	2,09,061	15	9	2,75,675	5	3
Total Profit as on 31st March 1927	34,821	3	4			
<i>Less—</i>						
Profit as on 31st March 1926	47,944	14	5			
Loss during 1926-27	13,123	11	1			

This loss of Rs. 13,123-11-1 includes a sum of Rs. 11,027-7-10 adjusted during the year 1926-27 on account of the rent free occupancies during the past three years and if the same had been adjusted in the accounts of the respective years the loss during the year would have been reduced (Rs. 13,123-11-1 minus Rs. 11,027-7-10) to Rs. 2,096-3-3.

The quarry works were entirely closed for a period of 7 months from June to December 1926 and if the cost of depreciation on account of the plant and machinery etc., had not been charged for this period the quarry would have shown the working result in a profit of Rs. 794-15-6 during the period of 5 months."

**RESOLUTION No. 119.—**Approved and adopted.

23. Re : Scheme No. 32, proposed sale of land and building near the Ahlehadis Mosque on Ripon Road.

Considered Chief Officer's note, dated 24th May 1929 :—

"In 1913 the Trust acquired from the Trustees of the Ahlehadis Mosque a chawl and 295 sq. yards of land for Rs. 7,980. This chawl is still standing and as it occupies a position between our chawls and the passage leading to Ripon Road, the land on which it stands and also some adjoining land would be difficult to develop in a satisfactory manner.

2. The Trustees of the Mosque have now submitted an offer for the chawl above referred to, the adjacent land and also an area which lies between the Mosque and Ripon Road. This last mentioned area has been a constant source of trouble to the Trust as the Mosque Trustees and others have frequently encroached on it.

3. The Mosque Trustees offer Rs. 8 per sq. yard for the vacant land which admeasures about 619 sq. yards and a sum of Rs. 7,980 for the chawl and 295 sq. yards of land. From their offer attached hereto, it will be seen that they agree to leave a portion of the land unbuilt on, to erect a compound wall where necessary and to pay all costs of and incidental to the conveyance.

4. I recommend that the offer be accepted."

*Letter, dated 24th May 1929, from the Trustees of the Ahlehadis Mosque, referred to in para 3 above :—*

"With reference to Mr. Killidar's interview with you on the 14th instant, I, on behalf of myself and my Co-Trustees of the Ahlehadis Mosque, hereby offer to purchase from the Trust the property surrounded by a red line on the accompanying plan (E. A. 50—15th May 1929) on the following conditions :—

- (a) Area to be agreed by joint survey.
- (b) Price Rs. 7,980 for the chawl (included in Case 24) and 295 sq. yards and Rs. 8 per sq. yard for the remaining area.
- (c) Purchasers to erect at their cost and within their boundary a compound wall where none now exists along the North and East boundaries.
- (d) Purchasers to leave open and unbuilt upon a strip ten feet in width along and inside the North and East boundaries as shown by dotted lines on the plan.
- (e) Purchasers to pay all costs of and incidental to the preparation, registration and stamping etc. of the necessary documents in duplicate."

**RESOLUTION No. 120.—ACCEPTED.**

24. Re : Scheme 3—Sandhurst Road East Estate—plot 108—reduction in the ground rent of.

Considered :—

(a) Tenant's letter, dated 8th April 1929 :—

"I beg to lay before you the following with a request to give your kind consideration to the same.

Plot No. 108, Scheme No. 3, East Dongree, admeasuring about 1100 yards has been leased out to me for the period of 5 years at the rate of Re. 0-8-0 per yard per month. The total monthly rent of the said plot comes to Rs. 542-8-0.

I have erected a structure consisting of shops and a vegetable market in the central open space at a heavy cost of Rs. 30,000. The total rent that I present realise from the shops amounts to Rs. 850. The temporary market which I had great hopes of making a paying concern, owing to several other reasons has proved a failure and does not realise a single pie by way of income. From July 1927 to June 1928, I have incurred a loss of nearly Rs. 2,000,

a detailed statement whereof I have already forwarded to the Chief Officer for his information, on 21st September 1928. The net loss that I at present incurred per month is as below :—

	Rs. a. p.
Bombay Improvement Trust rent ...	542 8 0
Municipal Taxes ...	190 0 0
Sundry expenses, lights etc. ...	20 0 0
Watchman and Clerk ...	50 0 0
Interest on Rs. 30,000 at 12% per annum ...	300 0 0
Total	1,102 8 0
<i>Deduct</i> rent realised	850 0 0
Net loss	252 8 0

Besides these I have to incur losses in as much as some shop-keepers bolt away without paying their arrears. Owing to the present depression of trade, Mill strikes and riots, I had twice to reduce the rents; even then there have been more than 25% of the shops vacant throughout the year.

Thus I have been a great loser in as much as a big sum of Rs. 30,000 has been locked up in this transaction without any income. I may also bring to the notice of the Committee that in spite of these regular losses I have been regularly paying the Trust's dues. I have never been, until now, a defaulter and therefore request you to be kind enough to reduce the rent to annas 6 per yard per month, which act of kindness will relieve me of this burden and also facilitate me to pay your dues regularly hereafter.

I hope the Committee would give its most sympathetic consideration to this request for which act of kindness I shall ever remain grateful.

The total loss by way of rent and interest during 18 months is Rs. 7,603-4-0."

Statements, referred to in the above tenant's letter, referred to above :—

*From 1st July 1927 to 30th June 1928, Statement No. 1*

Details of income.		Expenses.	
	Rs. a. p.		Rs.
1927 July ...	40 0 0	Trust's rent for 12 months at	
" August ...	60 0 0	Rs. 542 per month amounts	
" September ...	649 0 0	to ...	6,510-0-0
" October ...	1,329 0 0	Municipal Taxes	1,826-12-0
" November ...	678 0 0	Clerk, watchman, electric	
" December ...	623 0 0	lights etc., etc.,	800-0-0
1928 January ...	505 0 0	Total	9,136-12-0
" February ...	915 0 0		
" March ...	595 0 0		
" April ...	762 0 0		
" May ...	380 0 0		
" June ...	670 0 0		
Total	7,206 8 0		

Total income Rs. 7,206 8 0

Total expenses Rs. 9,136 12 0

Total loss Rs. 1,930 4 0

*Statement from 1st July to 31st December 1928—Statement No. 2*

Income from 1st July 1928 to`	Expenses.
31st December 1928.	Trust rent for 6 months amounts to
Total income Rs. 5,100	Rs. 3,255.
	Municipal Taxes Rs. 918.
	Clerk, watchman, electric lights etc., etc.,
	Rs. 400.
	Losses by way of vacancies etc.,
	Rs. 800.
	Total income Rs. 5,100
	Total expenses Rs. 5,373
	<u>                    </u>
	Total loss Rs. 273
	<u>                    </u>

The total loss from the 1st July 1927 to 31st December 1928.

	Rs.
Loss through rent ... ..	2,203
Loss of interest on capital of Rs. 30,000 at 12% per annum	
amounts to ... ..	5,400
	<u>                    </u>
Total loss ... ..	7,603
	<u>                    </u>

(b) Chief Officer's note, dated 25th May 1929 :—

"This plot is situated at the junction of Sandhurst Road and Jail Road East. It contains an area of rather under 1100 sq. yards and was let to the present tenant for 5 years from 1st April 1927. The rent payable is Rs. 542-8-0 per month.

2. The tenant erected on the land a corrugated iron structure containing shops and godowns but as he could not make it pay he applied for permission to construct a private market in the rear. This request was sanctioned under Committee Resolution No. 308, dated 29th May 1928. A nominal additional rent of Re. 1 per month was charged and it was ordered that the matter should be reconsidered at the end of April this year.

3. When the market was first constructed the tenant let it to the licensee of the other market on Sandhurst Road at a rent of Rs. 270 per month. The tenancy only lasted for a month or two and the market has since been vacant.

4. The tenant states he is incurring a loss of over Rs. 250 per month but the real loss is less than stated. I have inspected the property and consider that the ground rent is too high and that some relief should be given to the tenant. Considering all the circumstances I consider that if the rent is reduced to Rs. 450 per month the tenant should be able to pay it."

**RESOLUTION No. 121.**—Referred to the Land Sub-Committee  
for consideration and report.

25. Re: Supply of Liquid Chlorine during the year 1929-30—Tenders for.

Considered Chief Officer's note, dated 25th May 1929 :—

"Quotations were invited by advertisement for the supply of 52,000 lbs. Liquid Chlorine during the year 1929-30 for treating the sewage at the Sewage Disposal Works at Dadar and out of the seven firms to whom tender forms were issued only three have quoted as shown below :—



Name of Tenderer.	Rate per lb.	Amount.	Remarks.
	Rs. as. p.	Rs. as. p.	
(1) Messrs. Haverø Trading Co., Ltd.	0 5 6	17,875 0 0	In 50-60 lbs. cylinders.
	0 4 11	15,979 2 8	„ 100. „ „
(2) Messrs. Wright & Co.	0 5 5	17,604 2 8	„ 50-60 „ „
(3) Messrs. Imperial Chemical Industries (India), Ltd.	0 5 0	16,250 0 0	„ 65 „ „

Though the alternative rate of Re. 0-4-11 offered by the Haverø Trading Co., Ltd. is the lowest, it is not recommended for acceptance for the following reasons :—

- (a) The rate is for delivery in cylinders of 100 lbs. capacity. These would necessitate changing the present arrangement of piping as they are 6 ft. in height.
- (b) They would be also awkward and expensive to handle and would render interchange with the Municipality impossible as they use smaller size cylinders.

Messrs. Imperial Chemical Industries (India), Ltd., are the next lowest and as the 65 lbs. cylinders in which they promise to supply are of the same size as at present used by the Trust, the rate of Re. 0-5-0 per lb. offered by them is recommended for acceptance.

The present contract rate is Re. 0-5-2 per lb. and the approved contractors are the Union Chemical Agency. (Contract current up to 31st July 1929.)”

**Resolved.**—“That the tender by Messrs. Imperial Chemical Industries (India) Ltd. be accepted.”

**26.** Re : Scheme 60, Naigaum—Case No. 8—proposed settlement.

Considered :—

(a) Letter, dated 29th May 1929, from Mr. Nowroji Bejanji Kapadia :—

“You are aware that I and my Co-Trustee entered into an arrangement with the Trust whereby the Trust were to acquire from us certain lands out of the above Case and to lease to us the remainder together with some of their own land on certain terms and conditions one of which was that we were to pay you a sum of money amounting to about Rs. 1,20,000. You are also aware that litigation is now pending between the Trust and myself as to the legality of the arrangement come to.

2. My Co-Trustee died some two years ago and I am now the only surviving Trustee.

3. With a view to coming to a settlement and to avoid litigation I beg to put forward the following proposition, viz :—

- (a) That instead of leasing to me an area of approximately 14,467 square yards, you should grant me a lease for 999 years of the area surrounded by a red line and marked with the letters A, B, C, D, E, F, G, H, I, J, K, L, M, N, on the plan which area contains approximately 9,061 square yards.
- (b) The rent payable should be Re. 1 per annum.

- (c) Both parties to leave open and unbuilt upon a strip of land 15 feet in width along the lines AB, EF, FG, JK and MA.

*Note.*—I have certain small buildings standing on my side of the line M. A., which should be allowed to remain for the present, *i.e.*, until I desire to rebuild them.

- (d) I undertake to do the following works within a period of six months.
- (i) Fill in the land to be leased to me to the levels of the centres of the adjoining roads.
  - (ii) Convert all privies into water closets.
  - (iii) Carry out such alterations to the existing buildings as the Trust may require in order that each and every room may comply with the  $63\frac{1}{2}$ ° light and ventilation rule.
  - (iv) Enclose the land to be leased to me by a suitable compound wall of a design to be approved by the Improvement Trust. Such wall to be entirely erected on my land.
- (e) Should I decide to develop the land in future the layout of the land shall be in accordance with a plan to be approved by the Trust.
- (f) Any alterations to, additions to or reconstruction of the existing buildings and the erection of any new buildings shall be in accordance with plans, elevations and sections previously submitted to and approved by the Board.
- (g) The user of all buildings whether existing or to be erected in the future shall be confined to residential purposes, shops, offices and garages. No intoxicating liquor shall be sold on any portion of the premises.
- (h) Should these terms be accepted, they are to be embodied in a lease to be prepared and approved by the Board's Solicitors.
- (i) All costs of and incidental to the preparation, registration, stamping etc., of the lease and counter-part shall be borne by me and I also agree to pay all the costs incurred by the Board in connection with the original settlement which it is now proposed to set aside.

4. The above proposal would result in the Board becoming possessed of an additional area of land in lieu of the payment by me of betterment. I trust therefore that your Committee will agree to the terms put forward to which I may add: Mr. Gordhandas Goculdas Morarji agrees."

(b) Chief Officer's note, dated 29th May 1929 :—

"By their Resolution 443, dated 9th August 1921, the Board entered into an arrangement with the owners of this property whereby the whole property was to be acquired, part was to remain with the Trust and the remainder together with some additional land was to be leased to the owners, the Trust undertaking to make two roads on the South and West of the land to be leased. The owners were to repay to the Trust a sum of Rs. 43,708 being the amount of compensation payable to Government and in addition they were to pay to the Trust a sum amounting to Rs. 1,12,625 by way of betterment.

2. The Trust performed their part of the settlement and the owners refunded the sum of Rs. 43,708 paid to Government.

3. When the owners entered into the arrangement they were acting as Trustees under a deed of settlement, dated 1st November 1901. This deed was executed by one Goculdas Morarji who transferred this and other properties to his wife and himself to be held by them as Trustees for the benefit of himself and his sons. Both the original Trustees have since died and the present Trustee of the settlement is Mr. Nowrojee Bejanjee Kapadia.

4. After the arrangement between the Trust and the Trustees was arrived at, the son, Mr. Gordhandas G. Morarji, came of age. He contends that the property was joint

family property and that his father had no power to alienate it by way of settlement. He threatened to bring an action against his Trustees and they in turn refused to proceed with the settlement.

5. The Trust having obtained the opinion of Counsel it was decided (Committee Resolution 697, dated 20th December 1927) to file a suit against the parties for performance of the contract. The necessary notices have been filed and the Trust are ready to proceed with the suit.

6. The Trustee, Mr. Kapadia, has now submitted proposals for a settlement which are set out in his letter, dated the 29th instant, a copy of which is attached hereto. In a covering letter to me, dated the same day he asks that a little more land (70 square yards) may be included in the lease to him and provided the main terms are acceptable to the Committee I see no objection to this being agreed to.

7. The property originally consisted of 14,777 square yards of land. Of this area 4465 square yards are now in the possession of the Trust. The remainder (10,312 square yards) is in the possession of the original owner. The additional area over and above the 10,312 square yards agreed to be leased when set out and measured was found to be 3630 square yards. The total area to be leased therefore was 13,942 square yards and the consideration payable for this was (a) Rs. 43,708 paid to Government, (b) 4465 square yards surrendered to the Trust out of the original holding and (c) a sum which on calculation was found to amount to Rs. 1,12,625. Of this consideration (a) and (b) have been satisfied; (c) has not been.

8. The Trustee and Mr. Gordhandas state they are unable to find the cash to satisfy condition (c) and they therefore propose to lease a smaller area (9131 square yards) and that consisting mainly of back land. I have discussed this matter at length with Mr. Gordhandas and his advisors and these proposals are the result.

9. But briefly the proposal is that instead of paying in cash a sum of Rs. 1,12,625 the Trustee proposes to hand over an area of 4811 square yards having total frontages of 690 feet. The land proposed to be surrendered is not worth Rs. 1,12,625 to-day but in my opinion had the parties proposed a settlement based on these terms in 1922 they would have been considered satisfactory.

I therefore recommend that they be accepted. In coming to this conclusion I have been influenced by the facts that litigation is generally uncertain and always expensive and that Mr. Kapadia has agreed to pay our costs up to date, as well as those relating to the lease etc."

**No. 123.** *Resolved.*—"That the proposed settlement be sanctioned."

**27.** Re : Establishment, Engineer's Department—Mr. V. A. Dighe, L.C.E.—Junior Assistant Engineer—payment of 90% Provident Fund money to.

Considered Chief Officer's note, dated 25th May 1929 :—

"Mr. V. A. Dighe, L. C. E., Junior Assistant Engineer, who has been granted all the leave due from 1st June 1929 prior to retirement applies for the grant of 90% of the Provident Fund money standing to his credit. The sanction of the Committee is requested."

**RESOLUTION No. 124.—SANCTIONED.**

28. Re : Balance Sheets for the half years ended 30th September 1926, 31st March 1927, 30th September 1927 and 31st March 1928.

Proposed by the Chairman, seconded by Sir Vasant Rao—

“That the Balance Sheets be recorded and a copy be forwarded to  
**No. 125.** Government and the President of the Board.”

*Amendment.*—Proposed by Mr. Nariman—

“ That the Balance Sheets be referred to the Finance Sub-Committee for scrutiny and report.”

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried* with one dissentient.

29. Re : Committee Resolution No. 572, dated 18th December 1928, re : questions asked by Dr. A. G. Viegas, L.M. & S. re : audit notes.

Considered Chief Officer's note, dated 25th May 1929 :—

“With reference to the six questions contained in Dr. Viegas's notice of motion adopted by the Committee in their Resolution No. 572, dated 18th December 1928, I have to report as follows :—

- (1) Yes—as far as possible within 3 months.
- (2) So far as is known—No.
- (3) The remarks re: alleged excessive staff in the Land Manager's Department were dealt with in my report, dated 2nd January 1929. (Committee Resolution No. 680, dated 20th February 1929.) The allegation of ‘utter mismanagement’ in the Land Manager's Department refers to one section of that Department only and has been dealt with in my report on the matter of the rent registers.
- (4) The complaint of excessive staff referred to the years 1923-24 to 1925-26. The complaint re: mismanagement referred to the years 1922-26.
- (5) Yes—my report on the complaint is before the Finance Sub-Committee.
- (6) Balance Sheets have been certified up to 30th September 1927.

Those for 31st March 1928 and 30th September 1928 are likely to be submitted in a few days.”

**RESOLUTION No. 126.—RECORDED.**

30. Re : Committee Resolution 341, dated 3rd July 1928, re : Administration Report for 1926-27.

Considered Chief Officer's note, dated 26th May 1929 :—

“ With reference to the Committee's Resolution No. 341, dated 3rd July 1928, asking me to report as to the reason for the delay in the report for 1926-27, I have the honour to observe that the delay has been due to the fact that the balance sheet had not been signed, the Examiner having refused to do so until the Land Manager's rent registers had been put into proper order and examined by him. Having completed the work on the registers he has now signed the balance sheet and the report will be submitted.”

**RESOLUTION No. 127.—RECORDED.**

**31.** Re : *Contract with the Gas Co.—Extension of.*

Considered Chief Officer's note, dated 26th May 1929 :—

"By their Resolution No. 585, dated November 7th, 1922, the Trustees decided to enter into a contract with the Bombay Gas Company regarding the erection of gas lamps and maintenance charges.

2. The contract expired on 28th February 1926 but as it is on the same lines as the Municipal contract and as it provides that, as regards the provision and erection of lamps, we shall pay the actual cost to the Company plus a percentage, we have continued to work under the provisions contained in it. I report this for the information of the Committee."

**RESOLUTION No. 128.—RECORDED.**

**32.** Re : *Scheme 71—Chowpaty West Estate—plot 3—arrears of rent.*

Considered Chief Officer's note, dated 25th May 1929 :—

"The lessee of the above plot is Bai Sukunbai, the widow and Executrix of the late Mr. Hassanally Sulemanji.

2. Ground rent being in arrears, several demands were made for payment thereof but to no purpose.

3. A suit was, therefore, filed in the Small Causes Court, for four quarters' rent amounting to Rs. 1,492-2-4 after giving credit for Rs. 655-13-8 due to the lessee being the balance of the deposit and a Decree was passed for the full amount and costs amounting to Rs. 1,645-2-4 payable in 8 days.

4. The lessee having failed to make these payments in time applied to be allowed to pay the amount by small instalments.

5. She was, therefore, given an opportunity to pay the same by four equal monthly instalments on condition that she paid also the growing rent as it fell due. That also was not done.

6. This property has been mortgaged by way of demise to Messrs. V. V. Jayakar and others whose Solicitors informed me that Dr. M. B. Velkar had been appointed Receiver of the property but that the said Receiver was subsequently discharged from his Receivership and the Mortgagees took possession of the property.

7. The total amount due to the Trust at present is Rs. 3,226-2-4 up to the 4th March 1929. The mortgagees are not able to pay this amount at once. Mr. Jayakar now proposes to clear up the arrears by paying monthly instalments of Rs. 500 and to pay the growing rent as it falls due.

8. In the circumstances the proposal appears to be fair and is recommended for the sanction of the Committee."

**RESOLUTION No. 129.—SANCTIONED.**

**33.** Re : *Scheme 29—Dongri Quarry—Sale of metal Nos. 1, 2 and 3.*

Considered Chief Officer's note, dated the 27th May 1929 :—

"The Committee in their Resolution No. 560 of 18th December 1928 accepted the offer of Mr. D. M. Billimoria for the purchase of metal Nos. 1, 2 and 3, under certain conditions, by which he was to remove 250 Brass of Metal No. 1 within 3 months from the date of starting delivery viz. 20th December 1928.

The contractor deposited a sum of Rs. 500 for the fulfilment of the contract and the period expired on 20th March 1929, during which time, he removed only 77.77 brass of Metal No. 1; thus he failed to complete the contract.

Sanction of the Committee is, therefore, necessary to forfeit the deposit of Rs. 500 paid by the contractor as per condition agreed to by him."

**RESOLUTION No. 130.—SANCTIONED.**

At the termination of the proceedings the Chairman observed that this was the last meeting the Chief Officer attended before he proceeded on leave and wished him a bon voyage and safe return.

**34. The following documents were executed :—**

(1) *Debentures—*

Name of holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Mr. Kavasji Edalji Dadachanji and others ...	1902	500	1	1
Mr. Manibhadra Nilkanthrai Chhatrapati and another.	1903	500	1	1
	1908	1,000	1	1
	1913	3,500	4	4
Mr. Vishwanath Chintaman Gokhle and another.	1913	1,000	1	2
Bai Dhun N. Katrak and another ...	1913	1,000	1	1
Bai Aimai Jehanbux Balsara ...	1913	1,500	3	3
		9,000	12	13

(2) *Lease and Counterpart to Mr. Bhikhaji Navroji Bhathena re : Plot No. 217, Supari-baug Estate.*

(3) *Agreement with Mr. Jagannath Mohanlal and others for building lease of plot No. 719, Dadar-Matunga Estate.*

# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 11th June 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 p.m. (B.T.), there were—

## PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. MR. E. R. HIRJIBEHEQIN.
  3. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  4. MR. JAFFERBHOY ABDOLABHOY LALLJEE.
  5. MR. MAHOMED UMMER RAJABB
  6. MR. MANU SUBEDAR.
  7. MR. W. H. NEILSON, O.B.E.
  8. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  9. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  10. DR. A. G. VIEGAS, L.M. & S.
  11. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
THE SECRETARY.

The minutes of the meeting, held on 30th May 1929, were signed.

- l. Re: Scheme 29, Nowroji Hill Estate—Plots 31, 32, 33, 37 & 38—  
permission to erect a Temporary Shéd for religious  
purposes.

Considered:—

(a) Letter, dated 27th May 1929, from Mr. H. J. Joshi:—

With great surprise and amazement we have just learnt that permission to erect a big Shamiara to accommodate 5000 persons, at New Chinch Bunder Cross Lane for Moham Festivities has been granted by your goodselves.

Sir, you might be well aware of the estranged feelings between the two great communities of Hindus and Muhammadans during the last few months and it is unfortunate that permission should have been given at such a time to erect Shamiara in such a locality where Hindus and Muhammadans are populated equally.

Although the festivity is continued till 2 A. M. late at night and the consequent noise created is so tremendous that the surrounding residents cannot take their usual sleep upto the time the festivity takes place.

We bear no malice nor any kind of disrespect whatsoever for their celebration but in such days of panic, we believe, if any untoward incident unfortunately happens, it will suffice to kindle the spark of rage to fanatic element which is always ready to start troubles at the meagre incident with grave consequences as has been proved many a time before.

It would have been far better in the best interest of both the communities if you would have granted permission at Dongri near Jail, where many plots are vacant and the place itself is not far off from this place. We, therefore, earnestly request to have the venue changed as the erection now is in its beginning stage.

We may also mention here that at the very place at Chinch Bunder Cross Lane, a Hindu coolie was murdered in cold blood during the last unfortunate riot. We believe that it is likely that permission for erection at the present place may lead to some untoward incident with grave and serious consequences.

Under the circumstances, we earnestly request the Board to kindly withdraw the permission and if the permission is not withdrawn immediately, we all the residents of the surrounding locality shall hold the Board or the persons who have granted the permission responsible for the consequences which please note.

Hoping the favour of your immediate attention to this matter."

(b) Report No. 9474, dated 31st May 1929, by the Estate Agent :—

"This is an application from a tenant of the building on plot No. 33, of the Nowroji Hill Estate, regarding the plots of lands Nos. 31, 32, 37 and 38 of the same Estate which have been let temporarily at a nominal rent for holding religious meetings during the Mohorum Holidays, to the Hon. Secretary of "Mahafil—E—Mohiban—E—Panjtan" which is a Committee of the Khoja Community for organising religious meetings during the Mohorum Festival.

The Hon. Secretary informs this office that no festivities are held there, but the Shamiana is erected simply for preaching religious sermons for one hour every night for 12 days of the Mohorum between 9 and 10 P. M. or 10 and 11 P. M. to the members of the Khoja Community only who disperse quietly after the sermons are over.

The Secretary always applies for and obtains from the Police Authorities the necessary permission and also the assistance of some Police Constables in order to preserve peace.

The Trust has been giving permission to the Committee to use the Trust plots in this locality for the last two years and they have, so far, not given any cause of complaint.

This year the meetings will be held from 9th June 1929 to 20th June 1929 after which the Shamiana will be removed."

(c) Letter, dated 1st June 1929, from Mr. H. J. Joshi :—

"In continuation of our letter to you, dated 27th May 1929, we beg to inform you that the Manager in charge of the Shamiana—erected in honour of Mohorum ceremony at New Chinch Bunder Road, Cross Lane, has personally seen us and after giving us satisfactory explanation has assured us that they have arranged for sufficient police protection so that there might be least trouble.

Under the above circumstances, we have no more cause for any complaint against them.

Thanking you for your prompt attention in the matter."

**RESOLUTION No. 131.—RECORDED.**



2. Re: Establishment—Chief Officer, Mr. A. K. Dadachanji—leave to:

Considered application, dated 7th June 1929, from Mr. A. K. Dadachanji, Ag. Chief Officer, for privilege leave for one day combined with furlough on half average salary for 4 months and 25 days from the 10th instant on grounds of ill health.

*Resolved.*—“That the Board be recommended to sanction the grant **No. 132.** to Mr. A. K. Dadachanji, of privilege leave for one day combined with furlough on half average salary for 4 months and 25 days from the 10th June 1929.

2. That the Establishment Sub-Committee be requested to consider and report upon the question of appointing an acting Chief Officer.”

3. Re: Write-off of irrecoverable amount of Rs. 18-12-0 due by Mr. E. V. C. Butler on account of flowers supplied from Mahalaxmi Gardens.

Considered Chief Officer's note, dated 27th May 1929 :—

“ A sum of Rs. 17-5-0 has been outstanding for a considerable time past against one Mr. E. V. C. Butler on account of flower supply from Mahalaxmi gardens. Several requests, verbal as well as written, were made to Mr. Butler from time to time to settle the account. These proving ineffective, a suit had to be filed for the recovery of the Trust dues, which resulted in a decree having been passed against him for the total claim of Rs. 18-12-0 (Rs. 17-5-0 + 1-7-0 Court Costs) payable in 8 days. Mr. Butler has so far failed to satisfy the decree and an attachment on his personal effects is not possible as his whereabouts are not to be traced. Thus all possible steps taken to recover the money have been of no avail. Sanction of the Committee is requested to the amount of Rs. 18-12-0 being written off.”

Mr. Manu Subedar enquired whether the Engineer had authority to sell flowers on credit and what were the actual legal costs and also whether a person could not be found to purchase the decree.

*Resolved.*—“That consideration of the matter be postponed and **No. 133.** the Engineer-in-Charge of the Gardens be asked to attend the meeting of the Committee with the above information.”

4. Re: Report of the Financial Transactions for the month of April 1929.

“Fixed deposits :—Sums aggregating Rs. 7 lakhs were placed in deposits as under :—

		(F. S. C. Cir. No.)	
Central Bank	2 lakhs	@ 6½%	due 29-6-29 2 of 3-4-29.
"	1½ "	@ 6½%	" 1-7-29 3 4-4-29.
Allahabad Bank	1 "	@ 5½%	" do 5 11-4-29.
Central	" 1 "	@ 5%	" do 7 19-4-29.
"	1½ "	@ "	" do 15 24-4-29.
Total Rs.		7 lakhs.	

We bear no malice nor any kind of disrespect whatsoever for their celebration but in such days of panic, we believe, if any untoward incident unfortunately happens, it will suffice to kindle the spark of rage to fanatic element which is always ready to start troubles at the meagre incident with grave consequences as has been proved many a time before.

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Allahabad Bank	1	@ 5½%	” d0 5 11-4-29.
Central	” 1	” @ 5%	” d0 7 19-4-29.
”	1½	” @	” d0 15 24-4-29.
Total Rs.		7 lakhs.	

*Investment of Sinking Fund moneys* :—Bombay Improvement Trust debentures of nominal value of Rs. 10,000 of the 5% Loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account."

**RESOLUTION No. 134.—RECORDED.**

5. Re : Report No. 2, dated 30th May 1929, of the Special Sub-Committee for Dharavi—re : denotification of Kolis' houses.

Considered Report No. 2, dated 30th May 1929, of the Special Sub-Committee :

"On the 6th March 1927, the Kolis of Dharavi held a meeting and passed a resolution protesting against the provision made in the budget for the acquisition of properties included in this Scheme and requested the Trust to abandon the Scheme in view of the great hardship that would be caused to the residents of the Koli village. The President of the meeting forwarded a copy of the Resolution to the Board who by their Resolution No. 48, dated 13th April 1927 forwarded it to the Committee for consideration and report. The Committee referred the matter to the Special Sub-Committee—C. R. No. 257, dated 4th May 1927.

The Sub-Committee considered the question and on their recommendation the Board sanctioned the denotification of 186 properties in their Resolution No. 91, dated 15th November 1927 and the Sub-Committee has further recommended the denotification of 30 properties. If the Board accept this recommendation, all the Kolis' houses will have been denotified. The Sub-Committee, therefore, recommend that the Board should be advised to inform the President of the meeting of the Kolis that it is not proposed to acquire any buildings belonging to them."

M. C. JAVLE,  
Chairman.

**Resolved.**—"That the Report of the Special Sub-Committee be **No. 135.** approved and adopted.

2. That a copy of the Sub-Committee's Report together with a copy of para 1 of this Resolution be forwarded to the Board with the recommendation that the same be approved."

6. Re : Report No. 9, dated 30th May 1929, of the Establishment Sub-Committee, re : Estates and Valuation Department—arrangements to be made while Mr. A. K. Dadachanji acts as Chief Officer.

Considered Report No. 9, dated 30th May 1929, of the Establishment Sub-Committee :—

"By their Resolution No. 95 dated 14th May 1929, the Committee referred to the Sub-Committee for consideration and report, the question of suggesting arrangements for carrying out the duties of Estate Agent whilst Mr. Dadachanji acts as Chief Officer.

The Sub-Committee have carefully considered the matter in consultation with the Chief Officer and recommend that a duty allowance of Rs. 150/- per month each be granted to Messrs. Mhatre & Pavri for the period during which Mr. Dadachanji acts as Chief Officer."

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 136.—Approved and adopted.**

7. Re: Report No. 10, dated 30th May 1929, of the Establishment Sub-Committee, re: Temporary Establishment—amendment of Section 109, proviso (b) of the Transfer Act.

Considered Report No. 10, dated 30th May 1929, of the Establishment Sub-Committee :—

"By their Resolution No. 628 dated 8th November 1927, the Committee referred to the Sub-Committee for consideration and report, the suggestion made by the Examiner, Outside Audit, regarding the amendment of Section 109, proviso (b) of the Transfer Act, so as to substitute the words "for a period exceeding 6 months" for the words "for a definite period of 6 months."

"The Sub-Committee have obtained a report from the Chief Officer in the matter (copy attached) and beg to recommend that the Examiner be informed that it is not considered necessary to amend the Act at present."

M. C. JAVLE,  
Chairman.

Chief Officer's note, dated 17th May 1929, referred to in para 2 above :—

"The error referred to by the Examiner had already been noted. In the earlier drafts of the bill the words 'definite period exceeding six months' appear instead of 'definite period of six months.' I do not know why the change was made but the present wording appears in the draft submitted by the Corporation Committee.

2. In the Port Trust Act the former wording appears and I remember that when the discussion on the point in 1922 it was thought desirable to bring on the schedule all those men who although on the temporary staff were engaged for a definite period of more than six months in order that they might be able to obtain leave with pay irrespective of the fact that the Trust might be put to extra expense thereby.

3. The class affected by the proposed change would be those whose pay should be charged direct to the work on which they are engaged and not to overhead charges *i.e.* management and establishment.

4. Reading the proviso literally these posts cannot at present be brought on the schedule as they are not sanctioned for a definite period of six months and it is therefore doubtful whether the Committee could anticipate an amendment of the proviso and bring the posts on the schedule.

5. It does not appear to me that any change is necessary at this stage."

RESOLUTION No. 137.—Approved and adopted.

8. Re: Report No. 2, dated 1st June 1929, of the Finance Sub-Committee, re: extent of audit to be carried out by Government Auditors.

Considered Report No. 2, dated 1st June 1929, of the Finance Sub-Committee :—

"By their Resolution No. 480 dated 23rd August 1927, the Committee referred the correspondence with the Examiner, Outside Audit, regarding the extent of the audit carried out by the Government Auditors, to the Finance Sub-Committee for consideration and report.

The Sub-Committee invited the Examiner to assist them in their deliberations.

The audit conducted at present by the Government auditors is a test audit and not a complete audit and the Examiner stated that if a complete audit was required, the Trust would have to pay about Rs. 40,000/- per year. The Examiner is however of opinion that a

complete audit is not necessary in view of the fact that the internal audit by the Chief Accountant is satisfactory and that whenever any irregularity is discovered by him, the Committee is at once informed of it.

The Sub-Committee consider that no change in the method of audit is necessary especially in view of the pending amalgamation of the Trust with the Municipality and recommend the Committee to inform the Examiner accordingly."

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 138.**—Approved and adopted.

**9. Re: Report No. 3, dated 1st June 1929, of the Finance Sub-Committee, re: write-off of irrecoverable arrears of rent.**

Considered Report No. 3, dated 1st June 1929, of the Finance Sub-Committee :—

"With reference to the Committee Resolutions noted in the margin on the above subject, the Finance Sub-Committee have now obtained a report from the Chief Officer, a copy of which is

1. Committee Resolution 408, dated 7th July 1927.	
2. Do. do. 530, dated 20th September 1927.	
3. Do. do. 571, dated 4th October 1927.	
4. Do. do. 298, dated 29th May 1928.	

attached herewith.

2. The report deals with all the points raised by the Examiner, Outside Audit and the Accountant General. The Sub-Committee have considered it very carefully in consultation with the Chief Officer and beg to report as follows :—

3. In regard to the writes-off of the irrecoverable arrears for 1924-25 and 1925-26 the Chief Officer reports that they were above normal as compared with former years and the reasons were—

- (a) After 1919-20 the arrears rose rapidly due partly to the operation of the Rent Act, extensive demolition of properties and also to the occupation of high-rented post-war chawls by tenants who after paying one or two months' rents fell into arrears and had to be ejected.
- (b) For some years after 1918 the Courts usually gave tenants who had been served with notice to quit on account of pending demolition as much as 6 months within which to find other quarters. It is not possible in the Small Causes Court to file a combined suit for ejectment and for rents for use and occupation upto the date of vacation and therefore as many tenants failed to pay rent at all after they had been served with notice, the arrears accumulated at a rapid rate.
- (c) In the past sufficient amounts had not been written off and arrears were carried forward from year to year. The Chief Officer reports that when he became Chairman in 1924 he issued instructions to the Land Manager to propose the write-off of the old outstandings and that is the reason why the writes-off of arrears appeared large in 1924-25 and 1925-26 as compared with the previous years.

4. The Sub-Committee agree with the views expressed by the Chief Officer and beg to recommend the Committee to sanction the write-off of the sums of Rs. 1,58,943-2-11 on account of irrecoverable arrears of rents as at the end of March 1927 and of Rs. 3,543-9-6 on account of irrecoverable Court costs.

5. The Chief Officer reports that the Demand Registers were kept in a bad condition but they have been brought up-to-date and the irregularities noticed by the Examiner have been set right and the registers have now been passed by the Examiner. The Chief Officer further reports that Mr. Burge, Acting Chief Officer and he had made in good faith

certain statements on information supplied by the Office but subsequently they were found to be incorrect, and that for this reason and on account of the bad way in which the Demand Registers were prepared he adequately dealt with the staff concerned.

6. With reference to the allegation made by the Accountant General in regard to an arrears statement having been tampered with, the Sub-Committee have seen the statement and agree with the Chief Officer in thinking that it was not fabricated.

7. In regard to the points raised by the Accountant General in para 8 of his No. O. A. 10-337 dated 12th September 1927 the Chief Officer reports that the office work relating to collection of rent revenue was unsatisfactory and that there was no justification for the unsatisfactory state. The Land Manager as Head of the Department was partly responsible but he had many other duties to perform and left the actual supervision of the keeping of the registers to the Chief Clerk and to men working under him. The Land Manager had certain returns placed before him every day and he was more interested in seeing that the revenue was actually recovered than in supervising the writing up of the books. Action was taken in 1926 to see that this state of affairs should not again recur and the audit of rent registers is being transferred to the Chief Accountant.

8. As all the points raised by the Accountant General and the Examiner have been dealt with and the Demand Registers have now been brought up-to-date and maintained in a satisfactory manner, the Sub-Committee consider that no further action is needed in the matter."

M. C. JAVLE,  
Chairman.

*Chief Officer's note, dated 26th May 1929 referred to in para 1 above:—*

"The points raised by the Accountant General and the Examiner have been dealt with by Mr. Burge in his notes, dated 28th June and September 28th 1927, while the points raised by Dr. Viegas were replied to by Mr. Burge in a note, dated 29th September. There are a few points on which it is desirable that I should offer some additional observations. I have delayed doing so until the rent registers for the years 1922-23 to 1926-27 had been examined and the recoveries reconciled with those in the Chief Accountant's book. This work has now been completed and the Examiner has now signed the balance sheet. The time occupied in completing the work has been considerable but this is accounted for by the fact that approximately 60 lakhs of entries had to be examined and totalled.

2. It has been ascertained that for the five years the Land Manager's books, after making the necessary adjustments, show that Rs. 113,51,787-1-2 was recovered while the Chief Accountant's record Rs. 113,52,354-4-3 a difference of only Rs. 567-3-1 which is probably due to wrong posting.

3. A question has been raised as to whether the writes off in 1924-25 and 1925-26 were normal or not. I have stated on several occasions that they were above normal when compared with former years, the reason being due to a combination of causes which will be referred to later.

4. From the statement attached to Mr. Burge's note, dated September 29th 1927, it will be noticed that in pre-war days the amount of arrears brought forward at the beginning of each year was fairly constant; during the next six years (and particularly during the first three) there was a considerable increase but not much more than was commensurate with the growth of the demand. After 1919-20 the arrears rose rapidly due partly to the operation of the Rent Act combined with extensive demolition of properties and also to the occupation of high rented post war chawls by tenants who after paying one or two months' rent fell into arrears and had to be ejected.

5. It will be within the recollection of Members of the Committee that for some years after 1918 the Courts usually gave tenants who had been served with notice to quit on account of pending demolition as much as six months within which to find other quarters. It is not possible, in the Small Causes Court, as it is in the High Court, to file a combined suit for ejectment and for use and occupation up to date of vacation and therefore as many tenants failed to pay any rent at all after they had been served with notice the arrears accumulated at a rapid rate.

6. When I became Chairman in 1924, I found that the arrears amounted to over Rs. 7 lakhs; on examination it was found that they had been accumulating for years and that the amounts written off had been quite insufficient. I therefore gave instructions that sanction should be obtained to write off the old outstandings and this is the explanation of the sudden increase in the amounts written off in 1924-25 and 1925-26.

7. For the information of the Committee I give below a statement shewing the demand, recovery and percentage of recovery to demand from 1910 to 1927. From this it will be seen that the recovery began to fall off after 1918-19. This was due to the causes already stated and also (during the latter years) to unemployment and bad trade and (in 1925-26) to the strike.

**Statement.**

Year.	Demand.	Recovery.	Percentage of Recovery to Demand.
	Rs.	Rs.	
1910-11	8,41,194	8,37,685	99'60
11-12	9,91,826	9,87,486	99'54
12-13	9,83,710	9,84,805	100'11
13-14	11,59,148	11,46,305	98'90
14-15	13,05,590	12,77,679	97'90
15-16	13,87,553	13,54,258	97'63
16-17	15,48,122	15,33,265	99'03
17-18	17,09,998	16,96,431	99'20
18-19	18,47,594	18,27,625	98'92
19-20	20,00,575	19,39,291	96'93
20-21	21,71,736	20,63,197	95'14
21-22	25,21,530	23,97,826	95'09
22-23	25,66,770	24,40,628	95'08
23-24	24,37,744	23,07,472	94'66
24-25	24,29,539	23,14,181	95'25
25-26	22,79,409	21,30,200	93'45
26-27	22,54,283	21,49,873	95'41

8. Rent Registers—When the condition of the old rent registers was brought to my notice in August 1926, I immediately went into the whole question and came to the conclusion that the form then in use needed revision. I therefore drew up a new form, which was approved by the Examiner, and also introduced an arrears register in which are posted all amounts due from tenants who have died or vacated. This was reported to the Committee in my note, dated 12th October 1926. These registers have been tested and found to be satisfactory and the system is working well.



9. The old form had been in existence since 1910 (and probably before) and so far as I am aware no objection had been taken to it by the Examiner or any one else. The want of an arrears register caused unnecessary confusion as old arrears due from tenants who had vacated were carried forward month after month until they were finally written off. Apart however, from the form being unsatisfactory the actual work of filling in the registers and of making the necessary arithmetical calculations was badly done. There appears to have been laxity on the part of the late Chief Clerk of the Land Manager's Department and of the men working under him. The actual rent registering clerks were careless in their posting with the result that every item in the registers had to be checked and the necessary corrections made. As a result of these corrections the arrears are found to amount to about Rs. 15,000 more than was shewn in the registers.

10. As regards the remarks contained in para 7 of the Accountant General's letter, I can only state that the statements made by Mr. Burge and me were made in good faith and on information supplied. I do not for one moment believe that the arrears statement was tampered with. The Examiner has made much of these arrears statements and attaches great importance to them. Personally, I think they are of very little practical use and that it would be more satisfactory for one of the Senior Assistants to run through the registers every month, to call for reports on those cases in which the arrears are more than normal and to see that prompt action is taken.

11. As regards the request contained in the Accountant General's paragraph 8, the answer to the first question is in the affirmative ; that to the second is in the negative.

The Land Manager as head of the Department was of course partly responsible but he had many other duties to perform and left the actual supervision of the keeping of the registers to his Chief Clerk and to men working under him. The Chief Clerk served the Trust for nearly 30 years and was in charge of the work from 1910 onwards. The Land Manager had certain returns placed before him every day and he appears to have been more interested in seeing that the revenue was actually recovered than in supervising the writing up of the books and in my opinion he was correct in this.

12. Action was taken in 1926 to see that this state of affairs should not again occur and I am transferring the audit to the Chief Accountant at an early date."

*Accompaniment to Chief Officer's note, dated 26th May 1929 :—*

*Committee's Resolution No. 402, dated 7th July 1927 :—*

"Considered the following :—

(a) Letter No. O. A. 10-369 dated 12th October 1926, from the Examiner, Outside-Audit :—

'I have the honour to invite a reference to Trustees' Resolution No. 131, dated the 16th March 1926, in which sanction was accorded to the write off of irrecoverable arrears of rent amounting to Rs. 2,85,435.

2. On an examination of the details of the case it was found that the orders could not be accepted in audit for the following reasons :—

- (1) The totals of the several scheme statements of irrecoverable arrears when compared with the amounts shown in the consolidated statement submitted to the Board were found to disagree.
- (2) The total amount of the consolidated statement of the irrecoverable arrears of rents sanctioned to be written off was consequently considerably affected.
- (3) Several amounts of arrears already written off by the Board in previous years were again included in the statement of arrears written off in the Trustees' Resolution under reference.
- (4) Certain amounts which were not due were included in the scheme statements of irrecoverable arrears written off.

- (5) Amounts already recovered or partly recovered were shown as irrecoverable arrears, and sanctioned to be written off.
- (6) The amount of total recoveries shown in the statement submitted to the Board was found to disagree with the amount of recoveries shown in the Chief Accountant's books.

3. The Chief Accountant was accordingly requested to get the sanction revised by the Improvements Committee. In reply it is stated by the Land Manager's Department that a revised statement of the amounts involved will be submitted for the information of the Chief Officer, and the Chief Accountant has passed on the reply to this office. It does not appear that any power has been delegated to the Chief Officer to write off Trust's dues; in any case he cannot revise a sanction accorded in a Trustees' Resolution. The matter is accordingly brought to the notice of the Improvements Committee, particularly as it discloses the unsatisfactory state of the departmental accounts of the Land Manager's Office.

4. From the figures given in the margin it will be seen that the amount of arrears written off during the year 1925-26, including the amount dealt with in the Trustees' Resolution under reference is very large, and compares most unfavourably with the amounts written off in similar circumstances in past years. In this connection, I would mention that a suggestion was made in this

Amount of rent written off.				Rs.	a.	p.
1922-23	...	...	...	2,246	3	2
1923-24	...	...	...	12,715	9	4
1924-25	...	...	...	1,19,508	1	7
1925-26	...	...	...	3,21,952	1	4

office O. A. 41, dated the 15th December 1925, and 37, dated the 21st May 1926, that monthly reports of rents outstanding and the action taken to recover them should be obtained from each rent collector and after suitable consolidation submitted for the information and orders of the Land Manager, so as to enable him to keep a watch on the progress of rent recoveries. To this a reply was given by the Land Manager that periodical arrear statements of rents are submitted for the Land Manager's information and all that can be done is being done. The Chief Accountant again passed on this reply to the Audit Department.

5. The Land Manager's Department was requested to produce the arrear statements for the year 1925-26 and the current year, and it transpired that no such statements have been prepared and submitted for the period in question. All that was forthcoming is one statement for 1924-25, (relating to one scheme) which is herewith forwarded for the information of the Committee. Comment is unnecessary. The statement shows at a glance the kind of control and watch exercised by the Land Manager's Department on its revenue.

6. Attention is also invited to the correspondence ending with this office No. O. A. 10-234, dated the 12th August 1926, regarding the unsatisfactory condition in which the rent demand registers maintained by the Land Manager's Office have been since the year 1922-23. In spite of repeated remarks offered in the half yearly audit notes, the same unsatisfactory state of the accounts continues. As a result of the incomplete state of the registers, my Department has not been able to conduct the test of the Land Manager's rent accounts, and consequently this important source of the Trust revenue has remained unaudited since the year 1922-23.

7. Lastly, I would point out that with a view to improve the unsatisfactory state of the Land Manager's accounts, a suggestion was made that the rent accounts should be audited to some extent by the Chief Accountant's Department, as is being done in the Bombay Port Trust. In reply the Chief Accountant has stated that the audit cannot be undertaken by his Department as his staff has been reduced to a minimum.

8. As the rents collected by the Land Manager's Department form a very important item of the Trust revenue it is necessary that the accounts of the Land Manager's Department should be put on a satisfactory basis at a very early date. Two important irregularities have already been brought to light and reported to the Improvements Committee, in this office letter No. O. A. 10-370, dated the 12th October 1926.

(b) Chief Officer's note, dated 28th June 1927 :—

*Paras 1, 2 and 3 of the Examiner's letter.*—These refer to the write-off of Rs. 2,85,435 sanctioned in Trustees' Resolution No. 130, dated 16th March 1926. This amount was made up of over 5,000 items. On a re-check it was found that the correct amount should have been Rs. 2,71,018-5-1 and a report thereof was made to the Committee in November 1926, and the question was referred to the Finance and Establishment Sub-Committee on whose recommendation the Committee sanctioned the reduction of the amount from Rs. 2,85,435 to Rs. 2,71,018-5-1, *vide* C. R. No. 325, dated 21st December 1926.

In his para 3 the Examiner refers to a reply given by the Land Manager that a revised statement of the amount would be submitted to the Chief Officer for information. The Land Manager did not of course mean that the Chief Officer would sanction the revised statement. As a matter of fact, all communications are addressed by Heads of Departments to the Chief Officer only and not to the Committee.

*Para 4 of the Examiner's letter.*—It is not correct to judge the amount written off in one year on the basis of the amounts written off in the past. The correct basis is the percentage of the total amount written off to the total amount recoverable. The percentage of the total amount written off to the total recoverable amount from 1st April 1910 to 30th September 1926 is 2'02, which is fair.

*Para 5 of the Examiner's letter.*—Arrear statements are prepared periodically for each scheme by each rent collector and submitted to the Estate Agent for his information. These statements for 1925-26 had not been prepared owing to pressure of work, when the Government Auditor demanded them in July 1926. The Examiner states that only one statement for 1924-25, (*i. e.*, relating to one Scheme) was forthcoming. This is not correct. The Auditor asked for the arrear statement for 1924-25 for the Examiner's information. He was informed that the statements were not in office but they were with the Assistant Land Managers and the Estate Superintendents for action. Then he asked for any statement as a specimen and the one referred to was sent to the Auditor. Thus it will be seen that the statements for all the Schemes were prepared and would have been shown to the Auditor if he had asked for all.

*Para 6 of the Examiner's letter.*—This is being attended to and the rent registers for 1922-23, 1923-24 and 1925-26 have been completed. The register for 1924-25 will be completed very shortly.

*Para 7 of the Examiner's letter.*—This question is under consideration.

*Para 8 of the Examiner's letter.*—No remarks are called for, as the Examiner's No. O. A. 10-370, dated 12th October 1926, was placed before the Committee and recorded. C. R. No. 157, dated 24th March 1927.

RESOLUTION 402.—Referred to the Finance & Establishment Sub-Committee for consideration and report."

(b) Excerpt from the Proceedings of the Finance and Establishment Sub-Committee dated 2nd August 1927 :—

(Ref. C. R. 402 of 7th July 1927.)

"Proposed by the Chairman—

"That the Improvements Committee be recommended that the Examiner's letter be recorded."

*Amendment*—Proposed by Dr. Viegas—

"That the Chief Officer be requested to report—

(1) How it was that the Trust Officers did not detect the disagreement referred to by the Examiner, Outside Audit, in para 2 (1) of his letter and set it right before going up to the Board?

- (2) (a) Why were not the amounts referred to in para 2 (3) marked off the books after they had been written off?
- (b) Does not the fact that the same amounts were placed twice for remission before the Board show the thoroughly unsatisfactory state in which the Land Manager's books are kept?
- (3) How was it that certain amounts which were not due were included in the Scheme Statements of irrecoverable arrears written off? Para 2 (4) Examiner, Outside Audit's letter.
- (4) How is it that amounts already recovered or partly recovered were shown as irrecoverable arrears, and sanctioned to be written off? Para 2(5).
- (5) (a) Is there no arrangement for effecting the very important agreement between the Land Manager's and Chief Accountant's books?
- (b) Para 2(6) of the Examiner, Outside Audit, seems to show that no such arrangement exists. Is it so?
- (6) (a) Why is the letter of the Examiner, Outside Audit, of 12th October 1926, submitted to the Improvements Committee on the 7th July 1927?
- (b) Were any reminders from the Examiner received? If so, how many?
- (c) Is not much of the force of criticism lost by delaying such cases?
- (7) (a) Is it a fact that the Land Manager's Department in reply to the Examiner's request to get the sanction revised by the Improvements Committee, wrote to him that the revised statements of the amounts involved would be submitted for the information of the Chief Officer?
- (b) Does not the reply show either an indifference to the Examiner's criticism or ignorance of the statutory provision of the Act? Para 3, Examiner, Outside Audit's letter.
- (8) (a) How does the Chief Officer explain that the amount of arrears written off during the year 1925-26, rose to Rs. 3,21,952 from Rs. 2,246 in 1922-23?
- (b) And do not the increases in the writes off of the intervening years of 1923-24 of Rs. 12,715 and in 1924-25 of Rs. 1,19,508 and of Rs. 3,21,952 in 1925-26, show an alarming increase in the amounts of arrears written off?
- (c) Was not the Rent Act in existence in 1922-23? And if it was, how does the operation of the Rent Act which was certainly in existence in 1922-23, affect the large increases in the writes off of the subsequent years?
- (d) Did the Land Manager promise that periodical arrear statement of rents in accordance with the suggestion of the Examiner that monthly reports of rents outstanding and the action taken to recover them should be obtained from each rent collector would be and are being submitted for the Land Manager's information?
- (9) (a) Was the Land Manager's Department requested by the Examiner to produce the arrear statements for the year 1925-26 and for the current year 1926-27?
- (b) And did it transpire that no such statement had been prepared and submitted for the period in question? And all that was forthcoming was one statement 1924-25?
- (c) Is this the kind of control and watch exercised by the Land Manager's Department on its revenue?
- (d) Would not such arrear statements prevent any possible collusion between the tenants, the rent collectors and the Superintendents?

- (10) (a) That the Chief Officer be requested to place before the Sub-Committee the correspondence ending with the Examiner's Office No. O. A. 10-234, dated the 12th August 1926, regarding the unsatisfactory condition in which the rent demand registers maintained by the Land Manager's Office have been since the year 1922-23?
- (b) Is it a fact that in spite of repeated remarks offered in the Examiner's half yearly Audit Notes the same unsatisfactory state of the accounts continues?
- (c) Is it a fact because of this incomplete state of registers the Examiner's Department has not been able to conduct the test audit of the Land Manager's rent accounts and that this important source of the Trust revenue has remained unaudited since the year 1922-23?
- (11) That the Chief Officer be requested to report as to the work done by the internal audit.
- (12) That the Chief Officer be requested to report whether the accounts of the Land Manager's Department have now at least been put on a satisfactory basis?

*The Chief Officer's reply, dated 28th June 1927, to the Examiner's letter No. O..A. 10-369, dated 12th October 1926.*

- (13) (a) That ~~the~~ <sup>placed</sup> Chief Officer be requested to report why figures which were placed before the Board for their formal sanction should require a re-check at all.
- (b) Why in the first instance a statement of irrecoverable arrears which contained such egregious and systematic defects as pointed out by the Examiner in para 2 of his letter should have been placed before the Board by the Trust Officers?
- (c) Whether it is not most unsatisfactory that Trust Officers should come up for a statutory sanction of the Board on the strength of such erroneous figures.
- (d) Whether it is not a fact that apart from the amount of the difference involved—Rs. 14,000—large as it is but looking to the nature of the errors and defects resulting in the difference, the procedure reveals a lack of proper system in the Land Manager's Department? (Para 1 of Chief Officer's reply to paras. 1, 2 and 3 of the Examiner, Outside Audit.)
- (14) (a) Whether the Land Manager's reply that he would submit a revised statement for the information of the Chief Officer to the request of the Examiner, Outside Audit, that the Improvements Committee's sanction should be obtained was proper and correct?
- (b) Whether it assumed that the moment the Chief Officer was informed of the discrepancy the audit objection was satisfied? (Sub-para 1 of Chief Officer's reply to para 1, 2 and 3 of the Engineer, Outside Audit.)
- (15) (a) That the Chief Officer be requested to report that whether his reply that the correct basis is the percentage of the total amount written off from 1st April, 1910 to 30th September 1926, is not unbusinesslike in his reply to the criticism of the Examiner, Outside Audit, para 4, that the figure written off during the year 1925-26 is comparatively enormous and leaves it to the Improvements Committee to see if there is any justification why the figure should be so disproportionately large.

- (b) Whether it will not serve a useful purpose to review the circumstances in which in any one given year there is written off an amount which compares so unfavourably with the amounts written off in the previous years?
- (16) That the Chief Officer be requested to submit the percentages in each of the 4 years referred to in para 4 of the Examiner, Outside Audit's letter.
- (17) (a) That the Chief Officer be requested to report whether a comparative study from year to year will not serve a useful purpose.
- (b) And whether if during the course of 15 years the percentage ranged from 2 to 9 and then in the 16th year it rose to 30 per cent. and if the latter were merged in the percentages of the previous 15 years it would come to, say, to 2 per cent. instead of 30 per cent. for the 16th year.
- (c) That the Chief Officer be requested to work out this kind of percentage in respect of each of the 4 years referred to in para 4 of the Examiner, Outside Audit's letter.'

It was generally agreed that the consideration of the item should be postponed and in the meantime the Chief Officer should be requested to furnish a report on the points raised by Dr Viegas.

RESOLUTION 79.—Consideration postponed."

(c) Chief Officer's note, dated 29th September 1927 :—

"With reference to the Finance and Establishment Sub-Committee's Resolution No. 79, dated 22nd August 1927, in which I am asked to furnish a report on the points raised by Dr. Viegas, I beg to state as follows :—

*Paras (1), (2), (3), and (4)*—A sum of Rs. 2,85,435 was written off by the old Board's Resolution No. 130, dated 16th March 1926. This amount was made up of over 5,000 items varying from one anna upwards. On re-checking the figure, it was discovered that the correct amount should have been Rs. 2,71,018. A note to this effect, dated 12th October 1926, was submitted by Mr. Delves on 2nd November 1926 (Appendix A hereto). All the points referred to in these paras were explained in Mr. Delves' note which was referred by the Committee to the Finance and Establishment Sub-Committee who considered it in detail and recommended the Committee to sanction a write-off of Rs. 2,71,018 instead of Rs. 2,85,435 and the Committee sanctioned the Sub-Committee's recommendation—*vide* C. R. No. 325, dated 21st December 1926.

*Para (5)*—Formerly, totals of the collections recorded in the demand registers were not taken and therefore it was not possible to agree the total amount shown as recovered in the demand registers with the Chief Accountant's books. Now the totals of the recoveries are shown in the demand registers and agreed with the Chief Accountant's books.

*Para 6 (a), (b), (c)*—From para 5 of the Examiner's letter it would appear that he was mistaken in his facts, and Mr. Delves, therefore, wanted to see the Examiner, but owing to pressure of work he could not do so. The Examiner was out of Bombay during the latter half of May 1927, when Mr. Delves again wanted to see him and place the letter before the Committee before he went on leave on 4th June 1927 and so the letter was given to me for disposal.

Two reminders were received from the Examiner, on the 3rd February 1927 and the other on 15th March 1927.

Some of the force of criticism is no doubt lost by delay; but as stated above the delay was due to the fact that Mr. Delves wished to see the Examiner regarding certain apparent mistakes in Examiner's facts.

*Para 7 (a)*—Yes. The Land Manager stated in his letter that a revised statement of the actual amount to be written off would be submitted to the Chief Officer for approval, however, distinctly meant that the Chief Officer would take necessary

*Para 7 (b)*—The letter does not reveal any indifference or ignorance. The Land Manager did not mean that the Chief Officer would sanction the revised amount. All communications are as a matter of fact addressed by Heads of Departments to the Chief Officer only, and not to the Committee and the Chief Officer places before the Committee such matters as require their sanction.

*Para 8 (a), (b) and (c)*—I have already explained in my note of 28th June last that it is not correct to judge the amount written off in one year on the basis of the amounts written off in the past. There is no real abnormal increase in the amounts written off in 1924-25 and 1925-26, as far too little was written off in the past and therefore the amounts written off in these two years appear to be large as compared with the amounts written off in the previous years. Ordinarily, 2% of the total demand is considered a low percentage for the writing off of bad debts on this class of property and I have attached a statement hereto showing the arrears, demand, collection and the amounts written off from 1910-11 to 1925-26. From this statement it will be seen that the total amount written off during this period was Rs. 4,68,267 against the total demand of Rs. 3,17,86,400, i.e., the percentage of the amount written off to the total demand is 1.47 only, which is  $\frac{1}{2}$ % less than the above quoted figure of 2%.

*Para 8 (d)*—Yes.

*Para 9 (a)*—Yes.

*Para 9 (b)*—The statements for 1925-26 and 1926-27 were not prepared owing to pressure of work. The Land Manager in his report, dated the 27th October 1926, states that the statement for 1924-25 had been prepared but as all of them were not in the office, one statement only was supplied to the Auditor as a specimen. This has already been explained in my note of 28th June 1927.

*Para 9 (c) and (d)*—The arrears statements are necessary but they could not be prepared at that time as all the staff of the Land Manager's office was busy with the demand registers. The registers for the years 1922-23 to 1925-26 have since been completed as required by the Examiner, who has passed the same.

*Para 10 (a)*—The correspondence ending with the Examiner's No. O. A. 10-234, dated 12th August 1926 will be found printed in C. R. No. 59, dated 29th June 1926, (Appendix B) and No. 210, dated 28th September 1926 (Appendix C).

*Para 10 (b)*—I do not consider the present state of accounts is in an unsatisfactory condition. The totals of the Rent Registers had not been taken formerly. The registers have since been brought up to date as stated above and a new form of register is now in use.

*Para 10 (c)*—I do not see why the audit of Rent Registers was not done by the Examiner. The registers were complete in every respect except that the grand totals were not taken. The Examiner could have checked the registers in all other respects as has been done by his predecessors. As stated above, however, the registers for these years have since been audited and passed.

*Para 11.*—Bills are prepared from the Demand Registers which contain information in detail *re* : property, demand, collection etc., and are issued over the signature of the Estate Agent to the Rent Collectors etc.

Recoveries effected are paid by the Rent Collectors etc., daily in the office through Remittance Reports which contain full particulars of the bills recovered. The amounts in the Reports are checked with the counterfoils of the bills which are duly stamped as "Received" and dated. The Checker passes these Reports for the totals thereof and the Cashier accordingly receives the amounts from the Rent Collectors etc.

The receipts are at once acknowledged by the Cashier—in the case of monies passed through the Remittance Reports in the Chalan books and in others in slip orders subject to pucca receipts being issued the next day.

The total receipts are at the end of the day verified with the Day Book and they are banked the next day, a consolidated statement of receipts is prepared scheme by scheme and forwarded to the Chief Accountant's Office for posting in his books.

Recoveries effected are daily posted in the Demand Registers and the totals taken monthly are agreed with the Chief Accountant's books.

Vacancy and Occupancy reports which are received soon after they occur are duly noted in the Demand Registers, after having been checked by the Inspectors and Estate Superintendents.

Arrears statements, which are quarterly returned as prepared from the said Demand Registers in which monthly totals of arrears taken are brought forward month by month.

Receipts from the miscellaneous items such as land let for cultivation, grazing, etc., are watched through Registers more or less similar to the Demand Registers.

The above represents the work (both original and audit) done in the Estate Agent's Office in connection with collection.

*Para 12*—As stated above the registers for those years have now been brought up to date and the total amounts shown as recovered therein agree with the accounts of the Chief Accountant. The new form of register was drawn up in consultation with the Examiner.

*Para 13 (a), (b), (c) and (d)*—All these points were gone into thoroughly by the Finance and Establishment Sub-Committee and the Committee and the write off was finally sanctioned by the Committee in their Resolution No. 325, dated 21st December 1926.

*Para 14 (a) and (b)*—This point has been explained fully in my note of 28th June 1927.

*Para 15 (a) and (b)*—I do not think it is necessary to make a review of the past writes off in view of the fact that the total amount written off does not exceed the low percentage of 2.

*Para 16*—The information required will be found in the last column of the statement attached.

*Para 17 (a)*—Please see reply to para 15 (b).

*Para 17 (b)*—I do not know how Dr. Viegas got 30% for the 16th year. The percentage is 9.49 as shown in the attached statement.

*Para 17 (c)*—The information will be found in the attached statement."

Accompaniments :—

Appendix A.

" B.

" C.



Temporary Revenue.

Year.	Demand.			Amount collected.	Amount written off.	Amount carried forward.	Amount if written off at 2 per cent. on col. 4.	Percentage of amount actually written off (col. 6) to total demand (col. 4.)
	Arrears brought forward.	Demand of the year.	Total Demand.					
1	2	3	4	5	6	7	8	9
								Per cent.
1910-11	20,303	8,41,194	8,61,497	8,37,685	3,936	19,876	17,230	0'45
1911-12	19,876	9,91,826	10,11,702	9,87,486	1,162	23,054	20,234	0'12
1912-13	23,054	9,83,710	10,06,764	9,84,805	868	21,091	20,135	0'08
1913-14	21,091	11,59,148	11,80,239	11,46,305	1,122	32,812	23,605	0'10
1914-15	32,812	13,05,990	13,38,802	12,77,679	1,817	59,306	26,776	0'14
1915-16	59,306	13,87,553	14,46,859	13,54,258	1,103	91,498	28,937	0'08
1916-17	91,498	15,48,122	16,39,620	15,33,265	5,626	1,00,729	32,792	0'34
1917-18	1,00,729	17,09,998	18,10,727	16,96,431	6,611	1,07,685	36,215	0'37
1918-19	1,07,685	18,47,594	19,55,279	18,27,625	11,282	1,16,372	39,106	0'58
1919-20	1,16,372	20,00,575	21,16,947	19,39,291	2,873	1,74,783	42,339	0'13
1920-21	1,74,783	21,71,736	23,46,519	20,63,197	3,651	2,79,671	46,930	0'15
1921-22	2,79,671	25,21,530	28,01,201	23,97,826	3,688	3,99,687	56,024	0'13
1922-23	3,99,687	25,66,770	29,66,457	24,40,628	611	5,25,218	59,329	0'02
1923-24	5,25,218	25,31,705	30,56,923	23,07,472	16,188	7,33,263	61,139	0'53
1924-25	7,33,263	24,29,539	31,62,802	23,14,181	1,14,983	7,33,638	63,256	3'63
1925-26	7,33,638	23,50,424	30,84,062	21,30,200	2,92,746	6,61,116	61,681	9'49
	34,38,986	2,83,47,414	3,17,86,400	2,72,38,334	4,68,267	40,79,799	6,35,728	1'47

## Appendix A.

EXCERPT from the proceedings of a meeting of the Improvements Committee held on the 2nd November 1926.

6. Re: Write off of Rs. 13,519-8-4, being irrecoverable arrears of rent of lands and buildings for the half year ending 31st March 1926.

"Considered the following :—

(a) Land Manager's No. 7811, dated 22nd September 1926 :—

'I have the honour to forward herewith the half yearly statement of rents and buildings for the half year ending 31st March 1926, and to state that a sum of Rs. 512-7-5 was written off as irrecoverable by this office in addition to the sum of Rs. 2,86,198-14-9, written off under Trustees' Resolution No. 426, dated 13th October 1925, 8 of 5th January 1926 and 97 of 2nd March 1926 and 130 of 16th March 1926. An abstract of irrecoverable arrears has been prepared and is herewith\* submitted for favour of obtaining Committee's sanction to the write off of Rs. 13,519-8-4.

2. The total net arrears as on 31st March 1926 as per column 10 of the statement amounted to Rs. 6,60,606-10-5; out of this amount Rs. 3,02,491-9-7, have since been recovered upto 31st August 1926, as detailed in column 11 of the statement, leaving a balance of Rs. 3,58,135-0-10 recoveries in respect of which are in progress. An abstract of these figures as required by the Chief Officer in his memo, dated 17th March 1926, is appended hereto.

3. The following statement shows that from 1st April 1910 to 31st March 1926, the recoverable amount is Rs. 2,83,46,593, and the amount of total writes off will be Rs. 4,87,212 including Rs. 13,520 now proposed, which gives 1'72 per cent. of the total amount recoverable.

Year.	Amount recoverable including arrears.	Amount written off including that now proposed on gross recoverable.	Percentage written off.
	Rs.	Rs.	
To end of September 1925 ... ..	2,72,16,836	1,86,981	...
For the half year ending 31st March 1926, as per column 4 of the statement.	11,29,756	2,86,711	...
	2,83,46,592	4,73,692	1'67

4. I submit herewith a detailed statement\* of items aggregating to Rs. 2,71,018-5-1, actually written off as against (Rs. 2,85,439-8-1 rounded off to) Rs. 2,85,435 sanctioned in Trustees' Resolution 130, dated 16th March 1926. The balance namely Rs. 14,421-3-0 either has already been or is being recovered or erroneously included.

The delay in submission of this statement, which is regretted, was explained in this office No. 7327 of 31st August 1926. Every precaution will be taken to observe a recurrence of the error and with a view to making the work of preparing and checking of statement easy it is suggested for your consideration and approval that in future these statements be permitted to be submitted for write off at intervals and not half yearly as at present.

\* Not printed.

5. If to the total writes off, Rs. 4,73,693 referred to in para 3 of this report be added for the sake of comparison even the remaining arrears Rs. 3,58,135-0-10 as on 31st March 1926, on the assumption that they will have to be ultimately written off, the percentage on the recoverable amount (Rs. 2,83,46,592) will come to 2'93.'

(b) Chief Officer's note, dated 12th October 1926 :—

'By their Resolution No. 130, dated the 16th March last, the Trustees sanctioned a write off of a sum of Rs. 2,85,435 being irrecoverable arrears of rents of chawls and acquired buildings. The amount was made up of over 5,000 items varying from one anna upwards and covered a period of three years. On a recheck after the write off was sanctioned, it was found that the correct amount should have been Rs. 2,71,018-5-1. The difference is due to (a) some arrears having been recovered after the preparation of the statement was taken in hand, (b) some items already written off having been again included and (c) items included in error and mistakes in addition.

In order that this may not occur again and in order that a closer check may be kept on the writes off, instructions have been issued that statements shewing arrears, demands, recoveries and proposals for writes off shall be submitted to the Committee quarterly instead of half yearly as heretofore. A new form of demand register has been prepared and an arrears register will be started into which will be posted all arrears due from tenants who have died or vacated. Statements showing arrears, demands and recoveries of rents of chawls are submitted to and scrutinised by me every month and similar statements in respect of acquired buildings and lands will be from the 1st January next.

From para 3 of the Land Manager's report, it will be seen that since he took over the collection of rents in 1910, the total write off is only 1'72 per cent. of the amount recoverable. I think it will be agreed that this is a very low percentage.'

Proposed by the Chairman—

That sanction be accorded to the proposed write off of Rs. 13,519-8-4.

That the write off sanctioned under Trustees' Resolution No. 130, dated 16th March 1926, be reduced from Rs. 2,85,435 to Rs. 2,71,018-5-1.

Dr. Viegas called attention to the fact that the Rent Collectors were on the temporary staff and he observed that if they were made permanent the recoveries would probably improve. He then moved and Mr. Silam seconded, the following amendment which was carried :—

'That the matter be referred to the Finance and Establishment Sub-Committee.'

RESOLUTION 244.—Referred to the Finance and Establishment Sub-Committee for consideration and report."

### Appendix A.

EXCERPT from the proceedings of a meeting of the Improvements Committee held on the 21st December 1925.

"13. Re : Write off of Rs. 13,519-8-4 being irrecoverable arrears of rent of lands and buildings for half year ending 31st March 1926.

(Ref. C. R. 244/26.)

Considered the following excerpt from the proceedings of the Finance and Establishment Sub-Committee, dated 13th December 1926 :—

Dr. Viegas stated that the rent collectors having been employed on temporary establishment the collection work done by them was found to be unsatisfactory and he therefore wished that they should be brought on the permanent establishment. He also enquired if there was no hold over the Trust tenants as in the Municipality.

The Chairman observed that this is due to the Rent Act and desired Dr. Viegas to point out what kind of control the Municipality exercise over their tenants.

Mr. Hoosenally said that the control exercised by the Municipality is in the matter of the collection of Municipal rates and taxes, by cutting off the water connection and enquired the rate of the percentage arrears written off.

The Chief Officer stated that the collection work was taken up by the Land Manager in 1910 and since that time to 31st March 1926 the total arrears written off amounted to Rs. 4,73,692 which is equivalent to 167%. This amount included the sum of Rs. 2,16,711 written off in 1925. He also stated that when he took over charge of his office he noticed that arrears of rent then outstanding were Rs. 7,26,896, part of which at all events he considered should have been written off. He pointed out that he found that the irrecoverable rent written off by the Development Department amounted to about 17%.

Mr. Hoosenally wished to know the amount of the monthly collection.

The Chief Officer stated it amounts to about Rs. 2 lakhs a month.

Dr. Viegas enquired the state of collection prior to 1910.

The Chief Officer mentioned that collection work was transferred to the Land Manager's Department in 1910 when the work was very small.

Mr. Hoosenally enquired what action was taken by the Trust when the tenants ran into arrears.

The Land Manager who was then called explained that a month's notice is served on the tenants, if and when they do not pay their rent by the 20th and after the expiry of the notice period an ejectment suit is filed.

The Chief Officer observed that the old tenants of the Trust who have paid their rent regularly in the past are liberally treated, if and when they run into arrears owing to loss of appointment etc.

Mr. Wadia and the Chairman considered from their own experience that the percentage of the amount written off by the Trust was reasonable, and it was resolved—

RESOLUTION 45.—The Committee should be advised to sanction the proposed write off of Rs. 13,519-8-4 and to reduce the write off sanctioned under Trustees' Resolution No. 130, dated 16th March 1926, from Rs. 2,85,435 to Rs. 2,71,018-5-1.

A copy of this resolution should be submitted to the Committee with reference to their Resolution No. 244, dated 2nd November 1926.

RESOLUTION 325.—The recommendation made by the Finance and Establishment Sub-Committee in their Resolution No. 45, dated 13th December 1926, is sanctioned."

## Appendix B.

Excerpt from the Proceedings of a meeting of the Improvements Committee held on the 29th June 1926.

"12.

Re : Audit notes.

Considered the following :—

(a) Examiner, Outside Audit's letter No. O. A. 10-145, dated 17th June 1926 :—

' I have the honour to report, for the information and orders of the Committee, the unusual delay that takes place, in the disposal, by the Trust authorities, of the audit notes and the objection statement issued by my Department, after the audit and examination of the Trust accounts, as required under Section 105(4) of the Trust Transfer Act XVI of 1925.

Audit note for the half year ending.	No. and date of issue.	No. and date of reply received.	years ending
30th November 1922.	L-9-4251, dated the 1st March 1924.	WA/2261, dated the 9th March 1926.	September 1923 which were issued by my Department in the year 1924
31st March 1923.	L-9-4512, dated the 20th March 1924	WA/2376, dated the 29th March 1926.	
30th November 1923.	L-9-1661, dated the 18th August 1924.	WA/2294, dated the 16th March 1926.	

as per details noted in the margin, was delayed for about two years, in spite of reminders requesting to expedite their disposal.

The objection statements of minor discrepancies which were forwarded in advance of the printed audit notes have not yet been replied to and are awaiting disposal.

3. It may be observed that even with such late disposal, the remarks and suggestions offered with a view to making improvements in the system of accounts continue as before with the result that the same remarks in connection with the incomplete state of the accounts etc. have to be repeated from year to year.

To illustrate the above remarks it may be stated that the audit department since the year 1921-22 has been pointing out the incomplete state of the rent demand registers maintained by the Land Manager's Department.

In spite of the assurance given by the Land Manager to remedy the defects and to effect independent agreement with the books of the Chief Accountant the same defects continue up to date.

As a result this important branch of the Trust revenue is not susceptible of audit, as prescribed in the rules and thus remains unaudited since the year 1922-23.

I have the honour to invite the special attention of the Committee to Government Resolution, General Department, No. 3007, dated the 11th April 1919, from which it will be seen that local bodies concerned are requested to dispose of audit notes within a period of three months from the date of issue.

I have therefore the honour to request the Committee will be pleased to issue necessary instructions to the officers concerned to dispose of the Audit notes etc., within a period of three months at the latest, as delay in their disposal results in postponing suggested improvements in the accounts and thus the real object of audit is frustrated.'

(b) Chief Accountant's note, dated 23rd June 1926 :—

' I am very sorry for the delay that occurred in the disposal of these audit notes. It is not however possible to dispose of audit notes within a period of three months as stated by the Examiner, as extracts of audit remarks have to be made out and sent to the Heads of the Departments concerned for remarks and their remarks are consolidated in my department before they are passed on to the Examiner. But it will be seen that the inordinate delay that occurred in the disposal of these audit notes will not occur in future.

As regards the state of the Rent Registers maintained in the Land Manager's Department, I examined one register and found that the totals of the various columns were taken as far as they related to a case. The Examiner wants that at the end of each register an abstract should be made out showing the monthly totals of the various columns and that the monthly total collections recorded in the registers should be agreed with the Revenue Collection Register. The Examiner's suggestion was quite sound and the Land Manager promised to adopt it from 1st April 1926; but the Examiner insists on the register for the previous years from 1922-23, being completed as suggested by him. This is a very laborious task and the Land Manager has first taken up the registers for 1924-25 and it will take a pretty long time to complete the whole work with the present staff, reduced as it is to the minimum. It is hoped that in view of the fact that the work is very tremendous and will require help of extra clerks to complete it, the Examiner would be satisfied if the Registers for 1924-25 and 1925-26 were completed in the manner indicated by him and not insist on the completion of the registers for 1922-23 and 1923-24 also.'

RESOLUTION 59.—The Examiner should be informed that instructions have been issued for the prompt disposal of audit notes in future and so far as it is possible within 3 months.

2. The Examiner should be requested to waive his objection so far as it relates to the completion of the Rent Demand Registers for 1922-23 and 1923-24 in the circumstances."

#### Appendix C

Excerpt from the Proceedings of a Meeting of the Improvements Committee held on the 28th September 1926.

"14

*Re: Audit Notes.*

(Ref. C. R. 59/26.)

Considered the following:—

- (a) Examiner, Outside Audit's letter No. O. A. 10-234, dated 12th August 1926 :—

'With reference to para 2 of the Committee's Resolution No. 59, dated the 29th June 1926, a copy of which has been received with the Chief Accountant's letter No. Mis. 505/26, dated the 12th July 1926, I have the honour to state that, as desired by the Committee, the audit objection in question will be waived, provided the amount of arrears brought forward at the beginning of 1924-25 can be verified from some other accounts maintained by the Trust. If this verification cannot be made and the demand registers constitute the only accounts of such an important source of the Trust's revenue as rents, it will be necessary to work out, in respect of the years 1922-23 and 1923-24, the total amount of demands as also the total amount of collections and, after agreeing the latter figure with that exhibited in the Chief Accountant's books, to verify the total of the figures of arrears at the end of the year shown in the penultimate column of the demand registers. Unless this is done, there will be no guarantee whatever for the correctness of the accounts for 1924-25 and subsequent years. All that can be done to minimise trouble in the Land Manager's office is to exempt them from working out the totals of the arrears recorded in the monthly columns. In this connection, it is requested that steps may kindly be taken to write off all irrecoverable arrears according to standing orders, if any, and to bring the rent registers up to date as early as possible.

2. In the alternative, the request of the Committee will be acceded to without verification in either of the two forms referred to above, subject to the necessary qualification in the next audit certificate to be given by me on the accounts of the Trust.'

(b) Chief Officer's note, dated 3rd September 1926 :—

'As per para 2 of Committee's Resolution No. 59, dated 29th June 1926, the Examiner, Outside Audit, was requested to waive his objection so far as it related to the completion of the Rent Demand Registers for 1922-23 and 1923-24, as the work is very laborious and it will take a long time to complete it with the present staff, reduced as it is to the minimum. The Examiner insists on the completion of the registers. I have discussed this matter thoroughly with the Land Manager. He is of opinion that it would be possible to finish this work within 3 months, if an extra clerk were given to him. I have seen some of the Demand Registers and I am satisfied that the help of an extra clerk is essential. The sanction of the Committee is, therefore, requested to the employment of a clerk on Rs. 40 + 20 War Allowance per mensem for a period of 3 months.'

RESOLUTION 210.—Sanction is accorded to the employment of an extra clerk on Rs. 40 plus Rs. 20 War Allowance per mensem for a period of 3 months."

Accompaniment to Chief Officer's note, dated 26th May 1929.

Committee Resolution No. 530, dated 20th September 1927 :—

" Considered :—

(a) Accountant-General's No. O. A. 10-337, dated 12th September 1927 :—

'I have the honour to address the Improvements Committee on the subject of letter No. O. A. 10-369, dated the 12th October 1926, from the Examiner, Outside Audit, and the reply thereto given in a note by the Chief Officer, both of which are printed in the preamble to the Committee's Resolution No. 402, dated the 7th July 1927.

2. It will be observed that the Examiner's letter is dated the 12th October 1926 and that it was submitted for the consideration of the Committee at their meeting of the 7th July 1927. I invite the attention of the Committee to their Resolution No. 59, dated the 29th June 1926, in which, at the instance of this office, orders were issued in order to minimise delays on the part of the Trust Officers in attending to audit objections. Of the several institutions under the audit of the Examiner, the Improvement Trust is easily the worst offender in this respect and, as there has been little or no improvement, I would suggest that the reasons for the delay in this specific instance be enquired into. I need scarcely point out that audit objections lose much of their value by belated consideration and disposal. Moreover, in the present case it was considered desirable that the letter should be dealt with when Mr. M. S. Bharucha, during whose tenure of office as Land Manager the serious irregularities complained of occurred, was on active duty; two reminders were accordingly issued by this office but to no avail. Having brought this to the notice of the Committee, I proceed to deal with the subject matter of the Examiner's letter.

3. *Paragraph 2 of the Examiner's letter and the Chief Officer's reply thereto.*—The Chief Officer states that on a re-check the amount written off, which consisted of 5000 items, has been revised. I cannot think that this answer meets the real point of the Examiner's criticism. It will be seen that the errors specified in the paragraph under consideration are not of a casual or ordinary nature so that the matter can end the moment the errors are set right. Even a cursory perusal of the defects pointed out will reveal a complete disregard of the most elementary principles of account keeping and departmental control and this in a department which was in charge of 11 supervising officers as detailed in the margin. The Examiner's object clearly is that the Committee should enquire as to what justification there existed for this state of affairs and what measures it

- 1 Land Manager.
- 2 Deputy Land Managers
- 4 Assistant Land Managers.
- 4 Estate Superintendents.

is proposed to take in order to secure an improvement in the future. It is no answer to say that the amount consisted of 5000 items; that might be advanced as a reason for delay in taking orders for writing off, but it is no justification for responsible officers to place before a board of public trustees figures vitiated by such mistakes as have been pointed out. If perhaps it is urged that the Trust Officers had been called upon to place

the matter before the Board at the time they did, it remains to be shown that the officers had brought it to the notice of the Board that the figures compiled by them were not accurate and required recheck. I need scarcely add that the total amount involved in the errors is no consideration in a case of this kind.

4. *Paragraph 3 etc.*—The Examiner asked for the sanction of the Improvements Committee and should, I submit, have been told whether this was going to be obtained or not. The Examiner is not concerned with the domestic arrangement of the Improvement Trust. Even considering this arrangement, the correct reply should have evidently been that a revised figure would be submitted to the Chief Officer for necessary action: not “for information,” as was stated in the Land Manager’s reply which was endorsed by the Secretary and Chief Accountant.

5. *Paragraph 4 etc.*—It will be seen that the Examiner draws attention to the fact that the amount written off in the one particular year to which his letter primarily relates is comparatively very high. The intention clearly is that the Committee should call for an explanation of this large figure and see whether there is any justification for it. It is almost a truism to say that investigations of this kind serve a profitable purpose—in fact, they are a necessity in any properly controlled institution. The Chief Officer, however, replies that it is not correct to judge the amounts written off in one year, on the basis of the amounts written off in the past and that the correct basis is the percentage of the total amount written off to the total amount recoverable. He then goes on to state such a percentage in respect of a combined period that covers no less than 16½ years! I confess, I am unable to see what relevance this reply has to the point raised by the Examiner, which is, that the large excess of one particular year should be scrutinised. It is obvious that mismanagement in one year may be obscured under cover of the efficiency of other years, if the line of argument adopted by the Chief Officer were to be admitted as valid. As I have already stated, the Examiner’s criticism has reference to yearly working and I have had figures taken out showing the percentage of amounts written off to the amounts recoverable (including arrears) in each of the four years referred to in para 4 of his letter. I give the figures in the margin which show the progress made

Year	Percentage of total amount written off to total amount recoverable.
1922-23	... '08 per cent.
1923-24	... '42 ..
1924-25	... 3 79 ..
1925-26	... 10'46 ..

by the Trust in writing off its dues. I suggest that the reasons for this growth of bad debts may be investigated. If the inequalities in the percentages are due to a lack of system in writing off,

the point raised by the Examiner will have served the purpose of drawing the attention of the Committee to the desirability of introducing such a system, if only to enable the Committee, at least in future, to compare the results of yearly working on a fair basis. In this connection I would point out that, while results are no doubt useful as a practical guide, it is not sufficient—as the Trust Officers seem to think—merely to show that results have been satisfactory: it is also necessary, and much more so, to prove that they have been obtained by the exercise of all reasonable care and not in spite of lack thereof.

6. *Paragraph 5 etc.*—In paragraph 4 of his letter the Examiner has stated that he had received a reply from the Land Manager that periodical arrear statements of rents are submitted for the Land Manager’s information and that *all that can be done is being done*; and yet when in July 1926 the Examiner called for the statements for the year 1925-26 he was told that they had not been prepared. They were not ready on the 12th October 1926 when the Examiner wrote his letter. They are not ready now. Neither has any statement been prepared in respect of the year 1926-27 with the exception of one, which is referred to below. I leave it to the Committee to appreciate the Land Manager’s reply that *all that can be done is being done*. If these statements are to be of any profit, it is necessary that they should be prepared as soon as possible. It is obviously no use trying to run after a tenant, years after he has probably ceased to be a tenant or even to exist. It may interest the Committee to know that in reply to an enquiry from this office it has been stated that in respect of the year 1926-27, one statement was issued in May 1927 for each scheme showing “the arrears outstanding on 31st December 1926,



against tenants who were in occupation in April 1927, and not recovered by 31st March 1927." So far, therefore, as this statement goes it would appear that the Trust Officers do not make attempts to collect arrears once a tenant has left and yet they give him as much time to leave as they possibly can! I suggest that the Committee issue instructions laying down that in future *complete* arrear statement should be prepared quarterly, if not monthly, and fixing the shortest possible time within which they should be issued and returned after the close of the period to which they relate.

As regards the statements for 1924-25, the position is as follows. The Examiner gave instructions to the Government Auditor attached to the Improvement Trust to obtain the statements for inspection and the latter reported that he had demanded them in writing and also made personal enquiries and that only one statement was forthcoming. The Chief Officer has, however, stated that the latter part of the report is not correct and that the statements for 1924-25 for all schemes would have been shown to the auditor if he had asked for them. On seeing this reply the Examiner issued instructions that these statements should be demanded again. They were demanded from the Chief Accountant; they were demanded from the Chief Officer; and the Chief Officer who had assured the Committee that the statements would have all been forthcoming for the mere asking, now replies that the statements are not traceable! I again leave it to the Committee to appreciate the situation and to discover the source of the misstatement to which I have seen references made elsewhere in this connection. They will no doubt enquire on what evidence the Chief Officer's assurance was given as against the Examiner's report and how it is that the statements which were said to be in the offices of various Land Managers and Estate Superintendents for action have now, one and all, come to vanish from their several places!

One statement was submitted to the Examiner before he wrote his letter and that statement was forwarded by him to the Committee along with the letter. When it was produced it consisted of nothing but a mere list of arrears drawn up by some subordinate with hardly anything written in the column headed "action taken by the rent collector for recoveries" and with nothing to show that any supervising authority had scrutinised it or made any use of it. The Examiner accordingly remarked that comment was unnecessary and that the statement showed at a glance the kind of control and watch exercised by the Land Manager's Department on its revenue. I would request the Committee to examine the statement and to see whether the clerical labour involved in its preparation has not been a waste. Subsequently, the Examiner had occasion to send for the statement from the Trust Office and he found that in the meantime entries had been made, in copying pencil, in almost the whole of the column headed "Action taken by the rent collector for the recoveries."

7. *Paragraph 6 etc.*—The Chief Officer replies that the work of completing the demand registers is being attended to and I take it that the Committee have enquired into the reasons that led to the neglect of this work for so many years and that proper steps have now been taken to keep it up to date in future. Here again I would point out that a large amount of the usefulness served by these registers is lost by their not being completed in proper time. These registers are an important means whereby the Land Manager's Department can watch and control the collection of its rent revenue and the fact that they have been neglected for so many years and that, for instance, vacancy reports have been constantly delayed (sometimes as long as 9 months) in spite of protests on the part of this Department is by itself an indication that the work relating to rent collection has been in an unsatisfactory state in the Land Manager's Department.

8. In conclusion, I venture to express the hope that the Examiner's letter will not merely be "recorded" but that, if audit is to serve any useful purpose, it will be given the consideration it calls for. In particular, I beg to request that the Committee will be good enough to record a clear finding on the following points:—

- (1) Whether the Examiner's criticisms that the office work relating to the collection of rent revenue has been unsatisfactory is substantially correct; if so,
- (2) whether there is any justification for the unsatisfactory state; if not,

- (3) who is responsible for the mismanagement and what disciplinary action should be taken against the delinquents; and lastly,
- (4) what action should be taken to prevent the recurrence in future of the objectionable features brought to light by the Examiner."

RESOLUTION 530.—The Chief Officer should be requested to report on the Accountant General's letter within a fortnight to the Improvements Committee."

*Committee Resolution No. 571, dated 4th October 1927 :—*

*Re : Chief Officer's Report—re : letter No. O. A. 10—337, dated 12th September 1927, from the Accountant General, Bombay, re : write off of rents.*

(C. R. No. 530 dated 20th September 1927.)

"Considered Chief Officer's Report, dated 28th September 1927, re : Accountant General's No. O. A. 10-337, dated 12th September 1927 :—

'With reference to C. R. No. 530, dated 20th September 1927, asking me to report on the Accountant General's letters No. O. A. 10-337, dated 12th September 1927, and No. O. A. 10-347, dated 19th September 1927, I beg to state that the letter of 19th September has been reported on separately and this note is in connection with the Accountant General's letter of 12th September 1927.

No new matter has been introduced in this letter, except the allegation made in sub-para 3 of para 6 in regard to the arrears statement having been tampered with. I am not in a position to state how far the Accountant General is right in stating that entries were made in this statement after it was submitted to the Examiner. I do not think, however, that the Accountant General himself is in a position to substantiate the allegation.

The other points raised by the Accountant General have already been raised by Dr. Viegas in his amendment, the answers to which are being placed before the Finance and Establishment Sub-Committee.'

RESOLUTION No. 571.—The matter should be referred to the Finance and Establishment Sub-Committee for consideration and report."

**Committee Resolution No. 298, dated 29th May 1928 :—**

**Re : Return showing demand, recovery and arrears of rents of acquired properties and chawls for the half-year ending 31st March 1927.**

“ Considered Chief Officer's note, dated 21st May 1928 :—

	Rs.	as.	p.
' Gross amount of arrears as on 30th September 1926 ...	7,02,969	9	8
	Rs. as. p.		
<i>Less—</i>			
<i>Written off—</i>			
C. R. 325 of 21st December 1926 ...	13,519	8	4
„ 192 of 5th April 1927 ...	220	12	8
„ 248 of 4th May 1927 ...	1,22,070	11	1
By Land Manager ...	190	8	2
	1,36,001	8	3
Nett arrears as on 30th September 1926 ...	5,66,968	1	5
Rents accruing during half-year ending 31st March 1927 ...	11,01,074	13	4
Total demand ...	16,68,042	14	9
Recovered during the half-year ...	10,39,927	12	7
Arrears as on 31st March 1927 ...	6,28,115	2	2
Proposed to be written off ...	1,58,943	2	11
Balance ...	4,69,171	15	3
Recovered upto 30th June 1927 ...	2,51,211	0	0
To be recovered after 30th June 1927 ...	2,17,960	15	3

2. Sanction is requested to write off arrears amounting to Rs. 1,58,943-2-11 which is the amount due from 3911 tenants who have either vacated, or been ejected from, their occupancies. The amount appears large but the period covered includes the years 1923 to 1926. I have previously informed the Committee that shortly after assuming the office of Chairman of the late Board, I found that the arrears amounted to over seven and a quarter lakhs and that insufficient amounts had been written off. Since that time, arrears brought forward from 1910 and subsequent years have been written off and the amounts have appeared heavy. Including the amount for which sanction is now asked, the total write-off from 1910 to date is Rs. 7,69,536 and is equal to 2.51 per cent. of the demand.

3. I also request sanction to write off a sum of Rs. 3,543-9-6 being the amount of irrecoverable court costs incurred in endeavouring to recover arrears.'

RESOLUTION No. 298.—Referred to the Finance Sub-Committee for consideration and report.”

RESOLUTION No. 139.—Consideration postponed.

10. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

**Statement A.**

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—  That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.
564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.
65, dated 30th April 1929.	Love Lane Chawls—Request by the members of the depressed classes for providing wire gauze to all windows of the rooms on the ground floor of Chawl No. 2 and a wall between two Chawls.

**Statement B.**

Showing outstanding references pending before Sub-Committees.

( Vide Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The rules re: pay, gratuity and Provident Fund have been revised. The leave rules will be revised after the revised leave rules of the Municipality are sanctioned.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, re: salary of the Trust Architect, Mr. M. Framji.	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.	Chief Officer's further report awaited.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	
258, dated 4th May 1927.	Worli-Koliwada <del>Scheme</del> <del>is</del> <del>not</del> <del>yet</del> <del>settled</del> <del>and</del> <del>the</del> <del>Chief</del> <del>Officer's</del> <del>report</del> <del>is</del> <del>awaited</del> . Pedro Palwanker <del>is</del> <del>not</del> <del>yet</del> <del>settled</del> . Worli-Koliwada <del>is</del> <del>not</del> <del>yet</del> <del>settled</del> . The <del>Chief</del> <del>Officer's</del> <del>report</del> <del>is</del> <del>awaited</del> . The <del>Chief</del> <del>Officer's</del> <del>report</del> <del>is</del> <del>awaited</del> . The <del>Chief</del> <del>Officer's</del> <del>report</del> <del>is</del> <del>awaited</del> .	Chief Officer's report awaited.

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(contd.)</b>		
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.	Chief Officer's Report is awaited.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	Do.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Do.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.	Do.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.	Do.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sewri Koliwada.	Do.
121, dated 27th May 1929.	Scheme 3, Sandhurst Road East, Plot 108—application from the tenant for reduction in the ground rent of.	Chief Officer's Report is ready.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
61, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Chief Officer's report is ready.

RESOLUTION No. 140.—RECORDED.

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**11.** The next item on the agenda paper was the following notice of motion, dated 30th May 1929, by Dr. A. G. Viegas, L.M. & S. :—

“ At the next meeting of the Improvements Committee I shall move—

‘ That the Chief Officer be requested to report as to the objections and reasons why the Examiner, Outside Audit, had not passed or certified the Balance Sheets for the half years ended 30th September 1926, 31st March 1927, 30th September 1927, and 31st March 1928 or any of them and how these objections have been met.’ ”

The motion dropped as Dr. Viegas did not wish to move it.

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**12.** The next item the agenda paper was the following notice of motion, dated 30th May 1929, by Dr. A. G. Viegas, L.M. & S. :—

“ At the next meeting of the Improvements Committee I shall move —

‘ That the Finance Sub-Committee be requested to examine the Balance Sheets and report on them’ ”

The motion dropped as Dr. Viegas did not wish to move it.

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**13.** The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act.
2. Works orders                    do                    do                    do
3. Tenancy agreements entered into by                    do                    do.
4. Charge receipts of roads, etc., handed over to the Municipality.
5. Details of materials sold.

# Bombay Improvement Trust.

ESPLANADE ROAD

Bombay, 13th June 1929.

At an ordinary Meeting of the Improvements Committee held in the Offices of the Trust, this day, at 2-30 P. M. (B. T.) there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. W. DILLON, I.C.S.
  4. MR. E. R. HIRJIBEHEDIN.
  5. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  6. MR. B. G. HORNIMAN.
  7. MR. JAFFERBHOY ABDOLABHOY LALLJEE.
  8. MR. MAHOMED UMMER RAJABB.
  9. MR. MANU SUBEDAR.
  10. MR. W. H. NEILSON, O.B.E.
  11. MR. R. H. PARKER.
  12. DR. SHIAVUX SORABJI BATLIWALA, F.C.P.S., L.M. & S
  13. MR. S. M. BHARUCHA, B.A.
  14. DR. A. G. VIEGAS, L.M. & S.
  15. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
THE SECRETARY.

Re: Report No. 11, dated 11th June 1929, of the Establishment Sub-Committee  
re: appointment of an Ag. Chief Officer during the absence on leave  
of Mr. R. H. A. Delves.

Considered Report No. 11, dated 11th June 1929 of the Establishment Sub-Committee :—

"By their Resolution No. 132, dated 11th June 1929, the Committee referred the question of appointment of an acting Chief Officer to the Establishment Sub-Committee,

The Sub-Committee have considered the matter and advise that the Board be recommended to appoint Mr. H. G. Mhatre, L.C.E., A.M.I.E., to act as Chief Officer on a salary of Rs. 2,000, per month and a motor car allowance of Rs. 165 per month."

M. C. JAVLE,  
*Chairman*



*Minute of dissent, dated 12th June 1929, by Mr. Hoosenally M. Rahimtoola, B.A., M.L.C.:*—

"I do not agree with the report.

"I do not think it would be right to appoint an Officer who was until a few months ago only a Senior Assistant to the Estate Agent, whom the Committee did not consider some time ago fit to be appointed Deputy Estate Agent and therefore wanted to appoint Mr. Bird, whom the Committee have only recently appointed Deputy Estate Agent on probation for a year, and whom the Committee have not thought fit to appoint as the Estate Agent when Mr. Dadachanji was appointed acting Chief Officer, to the highest post under the Improvement Trust. I would like to quote the words of Mr. Delves when he recommended Mr. Mhatre for appointment as Deputy Estate Agent. He said, 'I should prefer to advertise the post allowing those in the service of the Trust to apply but understand that it is the general wish of the Committee to fill the post, if possible, from and among the members of the existing staff. Mr. Mhatre the other Senior Assistant was promoted to that appointment in April 1927. It is possible that given the assistance of a Senior Assistant good at figures and methodical in his work he might be able to cope with the work. I therefore suggest for the consideration of the Sub-Committee that Mr. Mhatre be recommended for the appointment on probation for one year.'

The action would be something like appointing the Drainage or Roads Engineer, or Assistant Hydraulic Engineer or one of the Ward Health Officers, to the post of the Municipal Commissioner."

Proposed by the Chairman, seconded by Mr. Subedar—

"That the Report of the Establishment Sub-Committee be approved and adopted.

2. That a copy of the Sub-Committee's Report together with para 1 of ~~their~~ <sup>the</sup> Resolution be forwarded to the Board with a recommendation that Mr. H. G. Mhatre be appointed to act as Chief Officer during the absence on leave ~~to~~ <sup>of</sup> Mr. R. H. A. Delves on a salary of Rs. 2000 per month and motor car allowance of Rs. 165 per month."

*Amendment.*—Proposed by Mr. Hoosenally, seconded by Mr. Hirjibehedin—

"That the Report of the Establishment Sub-Committee be No. 141. recorded.

2. That the Board be recommended that Mr. N. D. Mehta be appointed to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves on a salary of Rs. 2000 per month and motor car allowance of Rs. 165 per month."

The *Amendment* on being put to the vote was *carried*, there being 8 votes *for* it and 6 votes *against* it.

It was also *carried* as a substantive proposition.

# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 9th July 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman*.
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. E. R. HIRJIBEHEDIN.
  4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  5. MR. B. G. HORNIMAN.
  6. MR. MAHOMED UMMER RAJABB.
  7. MR. W. H. NEILSON, O.B.E.
  8. MR. R. H. PARKER.
  9. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  10. MR. S. M. BHARUCHA, B.A.
  11. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  12. DR. A. G. VIEGAS, L.M. & S.
  13. MR. Y. G. PANDIT.  
MR. N. D. MEHTA, B.A., ACTING CHIEF OFFICER.
- THE SECRETARY.

The minutes of the meetings held on 11th June and 13th June 1929 were signed.

At the outset the Chairman welcomed Mr. Mehta, Acting Chief Officer.

1. Re : Chief Officer's report, dated 3rd July 1929, re : the death of Mr. A. K. Dadachanji.

Considered Chief Officer's report, dated 3rd July 1929 :—

"I beg to report with the greatest regret for the information of the Committee that Mr. A. K. Dadachanji died on the 28th June 1929. The Committee are aware of the valuable services rendered by him as Estate Agent. His appointment by the Board as Acting Chief Officer is an indication of the high opinion the Board held of his work."

The Chairman observed that by the death of Mr. Dadachanji the Board lost a very clever and conscientious Officer. Mr. Dadachanji served the Trust faithfully for nearly 14 years. His recent appointment as Acting Chief Officer was an indication of the very high opinion which the Board held of his ability and work.

Several members associated themselves with what had fallen from the Chair.

It was then—

*Resolved*—("The members rising in their seats").

"That the Chief Officer's note, dated 3rd July 1929, reporting the No. 142. death of Mr. A. K. Dadachanji be recorded.

2. That the Committee place on record their deep regret and sense of loss sustained by the death of this zealous and able officer who had faithfully served the Trust in various capacities for nearly 14 years.

3. That a copy of this Resolution be forwarded to the family of the deceased with the Committee's sympathy in their sad bereavement."

2. Re : *Establishment—Acting Chief Officer—Mr. A. K. Dadachanji—appointment of—Government sanction to.*

Considered Government Resolution, General Department No. S-20(4), dated 13th June 1929 :—

"Letter from the Secretary, Bombay Improvement Trust, No. E. L. 134-1929, dated the 30th May 1929 :—

'I am directed to state that the Board, having granted their Chief Officer, Mr. R. H. A. Delves, C. I. E., F. S. I., leave on full average pay for 3 months and 19 days from the 1st June next, have appointed subject to confirmation of Government, Mr. A. K. Dadachanji, L. C. E., F. S. I., M. I. E., their Acting Estate Agent, to act as Chief Officer on a salary of Rs. 2,500 per mensem with the usual motor allowance of Rs. 165 per mensem and to request that Government may be pleased to confirm the appointment under section 29 (2) of the City of Bombay Improvement Trust Transfer Act, 1925, at an early date.'

RESOLUTION.—The appointment of Mr. A. K. Dadachanji, Acting Estate Agent of the Bombay Improvement Trust, to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves, for a period of 3 months and 19 days with effect from 1st June 1929, is confirmed under section 29 (2) of the City of Bombay Improvement Trust Transfer Act, 1925."

RESOLUTION No. 143.—RECORDED.

3. Re : *Establishment—Acting Chief Officer—Mr. N. D. Mehta, B.A.—appointment of.*

Considered Excerpt from the proceedings of the meeting of the Board held on 25th June 1929 :—

"The business before the meeting was the selection of a candidate for acting appointment to the post of Chief Officer, according to the Rules adopted by the Board under their Resolution No. 84 dated 14th December 1928, which was fixed for this day by the President in pursuance of the Board's Resolution No. 24 dated 17th June 1929.

In connection with this business, a list of nominations received for the appointment of the following candidates had been circulated :—

1. Mr. H. G. Mhatre.
2. Mr. N. D. Mehta.

Printed slips of paper bearing the names of the aforesaid candidates were circulated to the Trustees who were requested to place a cross against the name of the candidate for whom they wished to vote without signing the paper and place the slip into the Ballot Box.

The Ballot Box was closed at 4-1 P. M. (B. T.)

On a scrutiny of the slips, the result of the voting was as follows :—

Mr. H. G. Mhatre.....36.

Mr. N. D. Mehta.....51.

Mr. N. D. Mehta who obtained the larger number of votes was accordingly declared by the President to have been duly appointed to act as Chief Officer, subject to confirmation of Government under Section 29(2) of the Transfer Act, on a salary of Rs. 2,000 per month and a motor car allowance of Rs. 165 per month."

**RESOLUTION No. 144.—RECORDED.**

4. Re : Establishment—Acting Chief Officer—Mr. N. D. Mehta, B.A.—appointment of—  
Government sanction to.

Considered Government Resolution, General Department, No. S-20 (4), dated 28th June 1929 :—

" Letter from the Secretary, Bombay Improvement Trust, No. E. L. 134-29, dated the 26th June 1929 :—

' With reference to the Government Resolution, General Department, No. S-20 (4) of 13th June 1929, confirming the appointment of Mr. A. K. Dadachanji to act as Chief Officer, I am directed to state that the Board, having granted him privilege leave for one day combined with furlough on half average salary for 4 months and 25 days from the 10th June 1929, on account of illness, have appointed, subject to confirmation of Government, Mr. N. D. Mehta, B. A., Retrenchment and Reforms Adviser to the Bombay Corporation, to act as Chief Officer, during the absence on leave of Mr. R. H. A. Delves, on a salary of Rs. 2,000 per month and a motor car allowance of Rs. 165 per month. I am therefore to request that Government may be pleased to confirm the appointment under section 29 (2) of the Trust Transfer Act, 1925, at a very early date to enable Mr. Mehta to take charge of the work as early as possible.'

**RESOLUTION :—**The appointment of Mr. N. D. Mehta, Retrenchment and Reforms Adviser to the Bombay Municipal Corporation, as officiating Chief Officer of the Bombay Improvement Trust during the remaining period of the leave granted to Mr. R. H. A. Delves, is confirmed under section 29 (2) of the City of Bombay Improvement Trust Transfer Act, 1925."

**RESOLUTION No. 145.—RECORDED.**

5. Re: Write off of irrecoverable amount of Rs. 18-12-0 due by Mr. E. V. C. Butler on account of flowers supplied from Mahalaxmi Gardens.

(Ref. C. R. No. 133 dated 11th June 1929.)

Resumed consideration.

Mr. Abhyanker, Engineer-in-Charge of the Gardens, was present. He stated that in this case the supply of flowers commenced from 10th March 1929 on receipt of Rs. 24-12-0 *i.e.* three months' purchase price and that when Mr. Butler ran into arrears, he was given notice to pay them up and since he failed to do so, the supply was stopped.

After discussion, it was—

*Resolved.*—"That the proposed write-off of Rs. 18-12-0 be **No. 146.** sanctioned.

2. That in future no flowers should be sold except on cash payment and if a respectable customer wishes to open an account, there should be adequate deposit sufficient to cover one month's purchase price."

6. Re: Establishment—Engineer's Department—Mr. D. N. Baria—Engineer-in-charge Northern Division—Grant of an advance for the purchase of motor car to.

Considered Chief Officer's note, dated 2nd July 1929 :—

"Mr. D. N. Baria, L.C.E., Senior Assistant Engineer, has applied for an advance of Rs. 2,400 for the purchase of a motor car, for his official use, on the usual conditions.

He was granted an advance of Rs. 3,000 in 1924 for the purchase of a motor car and this was completely repaid in August 1926.

The advance is admissible and recommended for the sanction of the Committee, subject to the Board's sanction.

The advance will be subject to the conditions laid down in Trustees' Resolutions No. 36, dated 4th March 1913, and No. 422, dated 22nd July 1924."

*Resolved.*—"That consideration of the matter be postponed and in the **No. 147.** meantime, the Chief Officer should report whether the car to be purchased is worth Rs. 2,400."

7. Re: Establishment—Estates and Valuation Department—Estate Agent—filling the post of.

Considered Chief Officer's note, dated 3rd July 1929 :—

"When Mr. Burge proceeded on leave for 28 months preparatory to retirement, Mr. Dadachanji was appointed to act as Estate Agent. Mr. Dadachanji died on the 28th June 1929 and it is necessary to make an appointment. The leave granted to Mr. Burge will expire on 7th September 1930 and, therefore, the appointment will be officiating till then. The Committee is, therefore, requested to select a proper Officer to act as Estate Agent.

I have no notes from the permanent Chief Officer to guide me as to which of the permanent officers of the Trust is fit to be taken up as Estate Agent as a permanent measure on the termination of Mr. Burge's leave preparatory to retirement. But I have a demi-official note of Mr. Delves, in connection with my scheme for the formation of General Administrative service both for the Corporation and the Trust in which he has expressed an opinion that on the retirement of Mr. Dadachanji, the pay of the post of the Estate Agent should be reduced from Rs. 2000-50-2,250 to Rs. 1,750-50-2,000. This contingency has arisen on account of the unfortunate death of Mr. Dadachanji. Again if any member of the permanent service of the Trust (e.g. Deputy Estate Agent Mr. Mhatre), is selected for promotion, he will technically be on probation until the date of retirement of Mr. Burge (i.e. upto 7th September 1930) and the Committee will have ample opportunity to judge about the efficiency of the Selected Officer before confirming him on the present or revised pay of the post. The Officer's emoluments will, according to rule 22(iii) of the Trust's service regulations, be his substantive pay plus two-thirds of the difference between the minimum pay of the two posts."

**RESOLUTION No. 148.**—Referred to the Establishment Sub-Committee for consideration and early report.

8. Re : West Chauhati Estate—Plot 34 A—request by the lessee to allow him to pay ground rent instead of premium for motor garage on.

Considered Chief Officer's note, dated 2nd July 1929 :—

"The Committee by their Resolution No. 442, dated the 3rd October 1928, accepted an application for the lease of the above plot from Mr. B. D. Mulla at a ground rent calculated at 6% on Rs. 33-67 per annum and in that a motor garage in open space on the North of his plot in accordance with the Trust's usual rules was also sanctioned on condition that he paid a lump sum by way of premium instead of the ground rent.

2. The tenant has since changed his mind and requests that he be allowed to pay the ground rent for the motor garage instead of the premium. There is no objection to the proposal and the sanction of the Committee is requested."

*Resolved.*—"That consideration of the matter be postponed and, in No. 149. the meantime, the Chief Officer should report whether this is a Schedule C land and if so, whether any premium can be charged."

9. Re : Scheme 5—Dadar-Matunga Estate—plot 679—fixing of the maximum rent of the building on.

Considered Chief Officer's note, dated 2nd July 1929 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The above-named Society proposes to fix a maximum rent of Rs. 380 per month for the whole building as follows:—

	Rs.
<i>Ground floor—</i>	
2 Shops at the extreme ends at Rs. 54 each	108
2 Shops in the centre at Rs. 48 each	96
4 Rooms in the rear at Rs. 9-8-0 each	38
<i>First floor—</i>	
6 Rooms at Rs. 11 each	66
<i>Second floor—</i>	
6 Rooms at Rs. 12 each	72
Total	380

4. As required under the terms of the Zoroastrian Building Society's agreement, the said rent of Rs. 380 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 45,711-11-7 and the same is, therefore, recommended for the Committee's sanction."

**RESOLUTION No. 150.—SANCTIONED.**

10. Re : Scheme 5—Dadar-Matunga Estate—plot 680—fixing of the maximum rent of the building on.

Considered Chief Officer's note, dated 2nd July 1929:—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The above-named Society proposes to fix a maximum rent of Rs. 356 per month for the whole building as follows:—

	No.	Rs.
<i>Ground floor</i> Shop	1	45 per month.
	2	45 Do
	3	35 Do
	4	45 Do
<i>First floor</i> Flat	1	40 Do
	2	40 Do
<i>Second floor</i> "	1	43 Do
	2	43 Do
Motor Garage		20 Do

Total Rs. 356 per month.

4. As required under the terms of the Zoroastrian Building Society's Agreement, the said rent of Rs. 356 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 42,900 and the same is, therefore, recommended for the Committee's sanction."

**RESOLUTION No. 151.—SANCTIONED.**

11. Re : Scheme 5—Dadar-Matunga Estate—plot 641—fixing of the maximum rent of the building on.

Considered Chief Officer's note, dated 2nd July 1929 :—

"The above plot is one of those allotted by the Board to the Parsi Central Association Co-operative Housing Society Ltd.

2. The building on the plot is completed and a completion certificate granted.
3. The above-mentioned Society proposes to fix a maximum rent of Rs. 303 per month for the whole building as follows :—

	Rs.	
<i>Ground floor—</i>		
South wing ... ..	44	per month.
North " ... ..	42	Do
<i>First floor—</i>		
South wing ... ..	49	Do
North " ... ..	47	Do
<i>Second floor—</i>		
South wing ... ..	54	Do
North " ... ..	52	Do
Motor Garage ... ..	15	Do

Total Rs. 303 per month.

4. As required under the terms of the agreement of the Parsi Central Association Co-operative Housing Society Ltd., which has however not yet been executed, the said rent of Rs. 303 per month is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 36,000, and the same is therefore recommended for the Committee's sanction."

**RESOLUTION No. 152.—SANCTIONED.**

12. Re : Scheme 37, Sydenham Road Estate—plot 59—proposed change of user of the building on.

Considered Chief Officer's note, dated 2nd July 1929 :—

"By Committee Resolution No. 89, dated the 31st January 1928, the above plot was agreed to be leased to Mr. Ebrahim Pardhan. The building is to be used under the terms of the agreement as shops, offices and godowns on the ground floor and offices and residential purposes only on the upper floors.

The building tenant, through his architects, now requests permission to vary the user under the agreement, for the upper floors as a high class Hindu Hotel. There appears to be no objection to the proposal subject to the following conditions to which the building tenant has agreed :—

- (1) that a license revocable at the will of the Committee is obtained to use the upper floors of the building as a high class Hindu Hotel,



- (2) that sufficient servants' accommodation with proper sanitary conveniences is provided in the building,
- (3) that the necessary Police and Municipal licenses are obtained.
- (4) that no liquor of any sort, whether wholesals or retail, is sold on the premises, and
- (5) that the cost of and incidental to the preparation and completion of the license in duplicate is borne by the building tenant."

*Resolved.*—"That the change of user be sanctioned subject to the No. 153. conditions specified in para 2 of the Chief Officer's note, dated 2nd July 1929."

13. Re : Scheme 52, Worli Estate—Plots 1, 2 and 3—renewal of temporary lease of.

Considered Chief Officer's note, dated 2nd July 1929 :—

"The Plots Nos. 1, 2 and 3 abutting on Fergusson Road shown bounded by red lines on the accompanying plan\* were leased for 3 years to Mr. A. Hamid from 8th February 1926 at a monthly rent of Rs. 132 which was the highest bid of monthly rent given at the time of auction held in February 1926.

Mr. Hamid who is at present occupying these plots on monthly tenancy from 8th February 1929 now requests that a further lease of 3 years should be granted to him.

There is no objection to granting a fresh lease as the rent of Rs. 132 gives to the land a rate of Rs. 42 per square yard which is quite fair having regard to the locality.

The sanction of the Committee is, therefore, requested to renew the lease for a further period of 3 years to Mr. Hamid from 8th February 1929."

**RESOLUTION No. 154.—SANCTIONED.**

14. Re : Scheme 5, Dadar-Matunga Estate—Plot 664—motor garage on.

Considered Chief Officer's note, dated 2nd July 1929 :—

"The lessee of the above plot proposes to erect a garage in the large open space unbuilt upon as shown on the plan\*. The proposed garage is designed as one large garage but it has an accommodation for two cars.

The plot being a corner plot and in view of the large open spaces left unbuilt upon, there is no objection to the proposal being sanctioned on the Board's usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and subject to the further conditions that the total height at the rear shall be 9 feet and that the lessee agrees to pay extra rent at the rate of Rs. 25 per 100 sq. ft. of land for the first, 180 sq. ft. occupied by the garage and at the rate of Rs. 50 per 100 sq. ft. for the excess land covered.

It may be pointed out that on Dadar-Matunga Estate usually one garage 18' x 10' is allowed on the usual normal rent. When another garage is proposed double rent is charged for the second garage."

**RESOLUTION No. 155.—Sanctioned subject to the conditions mentioned in para 2 of the Chief Officer's note, dated 2nd July 1929.**

15. Re : Scheme 62—Love Lane Chawls—request by depressed classes meeting for putting wire gauze to windows and erection of compound wall.

(Ref. C. R. 65/1929.)

Considered Chief Officer's note, dated 3rd July 1929 :—

"By their Resolution No. 65, dated 30th April 1929, the Committee asked me to report on a resolution passed at a Public Meeting of the members of the Depressed classes held under the presidentship of Mr. J. M. Karandikar, requesting (a) that a wire gauze may be fixed to all windows of the rooms on the ground floor of chawl No. 2, and (b) that a compound wall may be constructed between two chawls with four outlets.

2. The resolution refers to Block No. 2 which is wholly occupied by Mahars. This block has been provided with windows with shutters instead of verandahs with the expanded metal screen as in the case of other chawls. Provision of wire netting is not necessary as the windows with wooden shutters afford sufficient protection.

3. As regards the compound walls, it is not feasible to provide them round the block to isolate it from other blocks."

Proposed by the Chairman, seconded by Mr. Hoosenally—

"That the Chief Officer's note, dated 3rd July 1929, be recorded and that Mr. J. M. Karandikar be informed in terms of it."

*Amendment.*—Proposed by Mr. Horniman, seconded by Dewan Bahadur A. K. Pai—

"That consideration of the matter be postponed and, in the meantime, **No. 156.** the Chief Officer should report as to what would be the estimated cost of fixing wire gauze to all windows of the rooms on the ground floor of Chawl No. 2 and of constructing a compound wall between two chawls with four outlets."

The *Amendment* on being put to the vote was carried, there being 7 votes for it and 3 votes against it.

It was also *carried* as a substantive proposition.

16. Re : Scheme 62—Love Lane Chawls—request for a free reading room at a nominal rent of Re. 1.

Considered Letter, dated 8th June 1929, from Mr. R. S. Nekaljay, J. P., forwarding Resolution passed at a public meeting of depressed classes held under his presidency on 3rd June 1929 :—

"At a very largely attended meeting of the depressed classes held under my presidentship on Monday the 3rd instant at Love Lane B. I. T. Chawls Bombay when the below given resolutions were passed—

"That this public meeting of the depressed classes have pleasure in informing the Chairman and the Members of the Improvement Trust Committee, that the servants of the Somvanshiya Society has started a free Reading-room for the benefit of the Residents of the Bombay Improvement Trust Chawls Love Lane, but the Managing Committee of the aforesaid Society finds very difficult to pay the room rent etc., hence this meeting requests the Chairman and the members of the City Improvement Trust Committee to reduce the room rent Re. 1. (as nominal rent of the room) as it is done in the case of other charitable Institutions.

2. That this public meeting of the depressed classes requests the members of the City Improvement Trust Committee to build compound on all open sides of the Love Lane Chawls belonging to the Improvement Trust.'

I am authorised by the meeting to communicate the above resolutions to you and have every hope that your kindness and the members of your Committee will pay due attention to the same."

**RESOLUTION No. 157.**—Forwarded to the Chief Officer for favour of report through the Land Sub-Committee.

17. Re : Agripada Stores—Sale of old 10-ton Steam Road Rollers.

Considered Chief Officer's note, 2nd July 1929 :—

"As per Committee Resolution No. 562, dated 18th December 1928, the offer of the Deputy Secretary to Government of Bombay P. W. D. (Roads and Buildings) for the purchase of one 10 ton 'Fowler' Steam Road Roller bearing Boiler Registry No. 4413, for Rs. 6,300 was accepted. Again under Committee Resolution No. 615, dated 31st January 1929, offer from the Sanitary Engineer to Government of Bombay for the purchase of two 10 ton 'Fowler' Road Rollers bearing Boiler Registry Nos. 4531 and 4786 for Rs. 6,100 and Rs. 6,250 respectively was accepted.

The Superintending Engineer, Public Health, Bombay, has now, after some correspondence, proposed to purchase all the three Road Rollers at the agreed prices less a rebate of Rs. 150 each on account of depreciation. In addition he wants delivery of the same at the nearest Station to the Stores at the cost of Trust.

Engineer S. D. recommends both the concessions and requests Chief Officer's instructions in the matter.

The concessions will require to be sanctioned by the Committee."

The Chief Officer mentioned that the Superintending Engineer had sent in a further offer.

**RESOLUTION No. 158.**—Consideration postponed.

18. Re : Supply of 2½" to 3" Shahabad Stone Slabs during 1929-30—tenders for.

Considered Chief Officer's note, dated 3rd July 1929 :—

"Tenders for the supply of Shahabad Slabs during 1929-30 were called by advertisement in the leading local newspapers and two contractors to whom tender forms were sold have responded as under :—

Name of tenderer.	Northern Division.			Southern Division			Total Amount for Northern and Southern Divisions.
	Approximate quantity sq. ft.	Rate per 100 sq.ft.	Amount.	Approximate quantity sq. ft.	Rate per 100 sq.ft.	Amount.	
		Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	Rs. a. p.
Mr. V. R. Jaiwant—							
2' x 1' - 6" ...	30921	27 12 0	15,987 9 7	14040	27 0 0	5,815 4 1	21,802 13 8
2' x 2' ...	26692			7498			
2' x 2' - 6" ...	9825	28 0 0	4,291 0 0	6856	28 0 0	2,181 12 2	6,472 12 2
2' x 3' ...	5500			936			
							28,275 9 10
Messrs. Dadabhoy J. Contractor & Co.							
2' x 1' - 6" ...	30921	27 8 0	18,545 7 2	14040	27 8 0	7,808 5 7	26,353 12 9
2' x 2' ...	26692			7498			
2' x 2' - 6" ...	9825	28 0 0	1,540 0 0	6856	28 0 0	262 1 3	1,802 1 3
2' x 3' ...	5500			936			
							28,155 14 0

The quotations of Messrs. Dadabhoy J. Contractor are lower than those of Mr. V. R. Jaiwant and give a difference in Trust's favour of about Rs. 119 in the aggregate value of the contract. The same are, therefore, recommended for the sanction of the Committee.

The accepted rate for similar slabs for the last year's contract was Rs. 27-9-0 and Rs. 27-11-0 per 100 sq. ft. for the Northern and Southern Divisions respectively and the contractors were the Hindustan Construction Co. Ltd."

The Chairman mentioned that he had received an anonymous letter stating that Messrs. Dadabhoy J. Contractor & Co. has no depot and stocked no slabs and that he therefore asked the Chief Officer to make an enquiry into the matter. The Chief Officer stated that on making enquiries he found that the contractors had no depot of stones but they were in a position to carry out the contract and had done satisfactory work elsewhere. Besides they possessed good certificates.

*Resolved.*—"That the tender by Messrs. Dadabhoy J. Contractor & No. 159. Co. be accepted."

19. Re : Scheme 4, Gamdevi Estate—plot 48—laying of electric cables on the service passage to the South of.

Considered Chief Officer's note, dated 2nd July 1929 :—

"The Bombay Electric Supply and Tramways Co., Ltd., have laid a service cable in the service passage stated above and have applied for permission to allow the same to remain in its present position.

2. There is no objection to granting a revocable License subject to the following conditions :—

- (1) That the work carried out should be maintained to the satisfaction of the Government Electric Inspector.
- (2) That the ground is to be restored and maintained to the satisfaction of the Trust Engineer when laying, repairing or removing the cable.
- (3) That no sewers and drains are to be interfered with.
- (4) That any damage that may be caused to the Trust property or to that of their lessees by the operation of the Company should be made good at the cost of the Company.
- (5) That a nominal rent of Re. 1 per annum be paid in advance to the Board.
- (6) That the cable is to be removed at any time on three months' notice from the Committee.
- (7) That the cost of preparation of the necessary deed of License in duplicate is to be paid by the Company."

*Resolved.*—"That a license revocable at the will of the Committee be No. 160. granted to the Bombay Electric Supply & Tramways & Co., Ltd., for laying the service cable subject to the conditions mentioned in para 2. of the Chief Officer's note, dated 2nd July 1929."

20.

Re : Scheme 53, Bellasis Road Chawls—rents of shops.

Considered Chief Officer's note, dated 2nd July 1929 :—

"By their Resolution No. 87, dated 14th May 1929, the Committee sanctioned the reduction of the rents of the shops mentioned below from 1st May 1929 :—

Shop No.	Floor area in Sq. ft.	Rent before reduction.	Rent as reduced.
		Rs.	Rs.
1	190'94	50	45
2	157'50	35	30
3	155'34	30	25
4	150'84	30	30
5	146'44	30	20
6	186'31	30	20

2. The rent of shop No. 4 was not reduced, as it is bidi shop and there is no competition.

3. The Estate Agent now informs that shop No. 3 (not No. 4) is a bidi shop.

4. The rent of shop No. 3 will not, therefore, be reduced and that of shop No. 4 will be reduced from Rs. 30 to Rs. 25.

5. The shopkeeper of shop No. 3 (bidi shop) has made the following petition for reduction of the rent to Rs. 25.

6. I understand that Mr. Delves had visited all these shops and was of opinion that the rent of bidi shop should not be reduced, as there is no competition and the rent of Rs. 30 is fair for a bidi shop in that locality. It is, therefore, recommended that the applicant be informed that his request cannot be granted."

*Copy of petition referred to in para 5 above :—*

"I the undersigned shop-keeper of shop No. 3, at Bellasis Road Chawls, beg to lay before you the following few lines, which, I hope, you will take into kind consideration.

That there are many Bidi shops in the vicinity. There are two main ways leading to the Trust Compound. There are three or four shops on each of these ways. Therefore, the persons coming from outside buy the articles of these shops and I get very few customers as my shop lies in a corner. One of the shops lies just in the compound near block No. 14, and the people living in the chawls on that side go to that shop. I, therefore, get the customers of two or three chawls. I am, therefore, in a loss.

That I request you, Sir, to come and see the situation personally, if you have got any doubt about it.

In consistency to all the above facts, I request you to reduce my rent to Rs. 25 from Rs. 30 with effect from the month of May 29, as rent is reduced from May to all other shops."

*Resolved.*—“That in modification of Committee Resolution No. 87, **No. 161.** dated 14th May 1929, the rent of shop No. 4 be reduced from Rs. 30 to Rs. 25 and the rent of shop No. 3 be not reduced.

2. That the applicant be informed that his request to reduce the rent of his shop to Rs. 25 cannot be granted as the rent of Rs. 30 for a bidi shop in the locality is fair.”

**21.** *Re : Scheme 53, Bellasis Road Chawls—Block 16—allotment of—for housing the Police.*

Considered Chief Officer's note, dated 2nd July 1929 :—

“The Commissioner of Police has been negotiating for some time past for the allotment of a block at our Bellasis Road Chawls for housing the Police. He was informed that Block No. 16 containing 80 rooms would be available and, accordingly he has obtained Government sanction for renting one block. The rent of the whole block amounts to Rs. 668 per month. It is proposed to permit the occupation of the above block at a monthly rent of Rs. 600 allowing a rebate of 10% as was done in case of renting blocks to the Postmaster General and to the Municipality. The sanction of the Committee to this proposal is requested.”

**RESOLUTION No. 162.—SANCTIONED.**

**22.** *Re : Report of Financial Transactions for the month of May 1929.*

“Fixed Deposits.—Rupees eight lakhs out of surplus cash balances were placed with the Central Bank of India, Rs. seven lakhs at 5½% due 1st February 1930, and Rs. one lakh at 5% due 1st July 1929, (Finance Sub-Committee Resolution No. 3, dated 1st May 1929, and Finance Sub-Committee Cir. No. 35, dated 27th May 1929).

Investment of Sinking Fund-money.—5% Bombay Improvement Trust debentures of the nominal value of Rs. 1,41,500 of the Loan of 1919, were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.”

**RESOLUTION No. 163.—RECORDED.**

**23.** *Re : Scheme 5, Dadar-Matunga Estate—plot No. 634—erection of play shed and reduction of rent.*

Considered Chief Officer's note, dated 4th July 1929 :—

“The Parsi Central Association Co-operative Housing Society, Limited, propose to erect a play shed and dining room for the children of the N. J. Wadia School with Watchman and Mali's quarters on plot No. 634 adjoining the one on which the School building is erected and requests for a reduction in the ground rent by 50%.

2. This plot is one of the group of plots agreed to be leased to the Zoroastrian Building Society, Limited. The application should therefore have come from the latter Society. A copy of the application was therefore sent to the Zoroastrian Building Society for remarks, and they state that the sub-lessee, Sir Hormusji Cowasji Dinsbaw, has agreed to the transfer of the plot to the N. J. Wadia School authorities, provided they undertake not to erect any superstructure over the play ground shed.

3. The area of the plot is 1,307 sq. yards and the ultimate ground rent is Rs. 532 per annum.

4. The ground rent commenced to accrue to the Trust on 1st May 1927 and the concessional rent amounts to Rs. 400 per annum upto 1st May 1930.

5. The proposal to erect a play shed, dining room and quarters for a Watchman and Mali may, it is recommended, be sanctioned subject to the following conditions :—

- (a) That the sides of the shed shall not be enclosed at any time,
- (b) That the user of the shed shall be restricted to a play shed and dining room as proposed, and
- (c) That detail plans with elevation shall be submitted for the consideration of the Works Sub-Committee.

6. As regards the request for reduction of ground rent by 50%, it is recommended that in view of the fact that the plot is to be used for the amenities appertaining to a school and that a very large open space is proposed to be left unbuilt upon, the Society's request may be sanctioned, subject to the conditions (1) that the concession shall be limited to a period for which the buildings proposed to be erected are actually used for the purposes appertaining to the school and (2) that no further storey shall be erected on any of the structures."

*Resolved.*—“That the proposal to erect a play shed, dining room and quarters for a watchman and mali be sanctioned subject to the conditions referred to in para 5 of the Chief Officer's note, dated 4th July 1929.

2. That the ground rent be reduced by 50% subject to the conditions referred to in para 6 of the Chief Officer's note.”

24. Re : Establishment—Engineer's Department—Mr. T. B. Mumghai—grant of higher acting allowance.

Considered Chief Officer's note, dated 5th July 1929 :—

“Mr. T. B. Mumghai, an accounts clerk, on daily wages of Rs. 4, on the non-scheduled establishment, was appointed by the Engineer to act as Junior clerk on permanent establishment in a leave vacancy from 29th April 1929 to 22nd June 1929, on an allowance of Rs. 120 per month (in 60-150) i.e. equivalent to his monthly wages. The sanction of the Committee is requested to the grant of this higher acting allowance to Mr. Mumghai as a special case.”

RESOLUTION No. 165.—SANCTIONED.



25. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

**Statement A.**

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	Establishment—Notice of motion by Mr. Hoosenally M. Rahim- toola—  That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.
564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.

**Statement B.**

Showing outstanding references pending before Sub-Committees.

( *Vide* Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The rules <i>re</i> : pay, gratuity and Provident Fund have been revised. The leave rules will be revised after the revised leave rules of the Municipality are sanctioned.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : salary of the Trust Architect, Mr. M. Framji.	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.	Chief Officer's further report awaited.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	Further report awaited.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Further report awaited.

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(contd.)</b>		
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.	Chief Officer's Report is awaited.
484, dated: 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	Do.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Do.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.	Do.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.	Do.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sewri Koliwada.	Do.
121, dated 30th May 1929.	Scheme 3, Sandhurst Road East, Plot 108—application from the tenant for reduction in the ground rent of.	Chief Officer's Report is ready.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
61, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Chief Officer's report is ready.

RESOLUTION No. 166.—RECORDED.

26. Re : Report No. 3, dated 1st June 1929, of the Finance Sub-Committee, re :  
write off of irrecoverable arrears of rent.

( Ref. C. R. 139, dated 11th June 1929. )

Proposed by the Chairman, seconded by Sir Vasant Rao—

“That the Report No. 3, dated 1st June 1929, of the Finance Sub-  
**No. 167.** Committee be approved and adopted and a copy thereof  
be forwarded to the Examiner, Outside Audit.”

*Amendment.*—Proposed by Dr. Viegas—

“That the Report No. 3, dated 1st June 1929, of the Finance Sub-  
Committee be recorded.

2. That the Committee regret that such a state of affairs as reported  
by the Accountant-General was allowed to occur and that the Acting Chief  
Officer be requested to report the names of the officers and employees who  
were responsible for neglect of duties.

3. That the Committee particularly regret that the Chief Officer,  
Mr. Delves, and the then Acting Chief Officer, Mr. Burge, should have made  
the statements which they said they made in good faith and which were  
subsequently found by them to be incorrect.”

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried*.

27. In accordance with notice of motion, it was—

Proposed by Dr. Batliwala—

“That the attention of the Chief Officer be drawn to the great  
**No. 168.** inconvenience and annoyance felt by the residents and  
visitors of Dadar Parsi Colony, on account of large number of roads not being  
named adequately and he be requested to suggest the names of \*the roads.”

The motion was seconded by Dr. Viegas and *carried*.

28. In accordance with notice of motion, it was—

Proposed by Dr. Batliwala—

“That the Chief Officer be requested to report within a fortnight  
**No. 169.** whether it is a fact that vegetable and fish sellers who used  
to squat on the Improvement Trust ground at Sion by the side of the Public  
road, erected temporary Zavli Shelters for protection against rain during the

\*The words “the roads” were substituted with permission for the words “prominent  
citizens and big landlords for naming the roads as early as possible” appearing in the original  
notice of motion.

monsoon season and have recently been prohibited to put up such shelters and if so, the Committee are of opinion that until such time as a temporary or permanent market is provided at Sion, the Vegetable and Fish Sellers be allowed to use temporary Shelters during monsoon only† and in the meantime they should be allowed to use the Zavli Sheds at their own cost."

The motion was seconded by Sir Vasant Rao and *carried*.

29. Re : Report No. 5, dated 22nd May 1929, of the Works Sub-Committee—re : letter, dated 17th November 1928, from Mr. Mulji Bharmal, building tenant of plot 302—Dadar-Matunga Estate—re : encroachment.

( Ref. C. R. 118, dated 30th May 1929.)

Mr. Mulji Bharmal was invited but was not present.

Consideration was resumed.

*Resolved.*—"That the Report No. 5, dated 22nd May 1929, of the No. 170. Works Sub-Committee be approved and adopted.

2. That a copy of the Sub-Committee's Report together with a copy of para 1 of this Resolution be forwarded to the Board with the recommendation that the same be approved."

30. The following documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled
		Rs.		
The Bank of India Limited ... ..	{ 1901 1902	5,000 10,000	5 1	5 1
Rashidbanu Manchershah Ranina and another ... ..	{ 1902 1912 1913	3,000 1,000 1,500	3 1 3	3 1 3
Mr. D. Remedios and another ... ..	1903	1,500	2	2
Mahmuden Nissa Begum ... ..	1903	3,000	6	6
Jerbai Pestonjee ... ..	1912	500	1	1
Mr. Amthony Paul Dias ... ..	1913	1,500	2	2
The Oriental Government Security Life Assurance Company Limited.	1913	19,500	1	22
Mr. Bhagwandas Gopaldas Tolat and another ... ..	1913	500	1	1
Mr. Manilal Tribhovandas and others... ..	1913	1,000	2	2
The Mercantile Bank of India Limited ... ..	1913	4,000	8	8
		52,000	36	57

†The words "and in the meantime they should be allowed to use the Zavli Sheds at their own cost" were added with permission as a rider.

- (2) *Lease and Counterpart to—*
- (i) Mr. Jamssetjee Ardeseer Wadia and others *re* : Plot No. 616, Dadar-Matunga Estate.
  - (ii) Mr. Jamshed Behramji Kanga and others *re* : Plots Nos. 29, 30 and 31, Chaupati West Estate (For 30 years.)
- (3) *Agreement and Duplicate with—*
- (i) Mr. Habib Rowjee *re* : Plot No. 30, Nowroji Hill Estate.
  - (ii) Mr. do. do. 40, do.
  - (iii) The Parsee Central Association Co-operative Housing Society Limited *re* : Plots Nos. 721 to 732 and 641, Dadar-Matunga Estate.
- (4) *Agreement with—*
- (i) Mr. Vishwanath Keshav Pansare *re* : Plot No. 744, Dadar-Matunga Estate.
  - (ii) Bai Parvatibai Mahadeo Dahanukar *re* : Plot No. 15, Kolbhatwadi Estate.
- (5) *Supplemental Agreement in Duplicate with Messrs. MacKenzies Limited re* : Quarry No. 1, in Sewri-Wadala Estate, Scheme 57.
- (6) *License and Duplicate to Mr. Mathuradas Maganlal for erection of a motor garage on plot No. 6, Sandhurst Road West Estate.*
- (7) *Agreement by The Burmah-Shell Oil Storage and Distributing Company of India Limited :—*
- (i) *Re* : Contract for the supply of Petrol during 1929-30.
  - (ii) *Re* : Contract for the supply of Kerosine Oil during 1929-30.
- (8) *Agreement by Messrs. Gulamhusein Ahmedally and Company re* : Tender for the supply of Drawing Materials during the year 1929-30.
- (9) *Agreement and Duplicate by Mr. Tayabally Esoofally Rangwalla re* : Contract under Work Order No. 37, Book No. 88 for Monsoon repairs to acquired properties under Maintenance Branch.

30. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders do. do. do.
3. Tenancy agreements entered into by do. do.
4. Charge receipts of roads, etc., handed over to the Municipality.
5. Charge Report, dated 1st June 1929, of Messrs. R. H. A. Delves and A. K. Dadachanji *re* : handing over and receiving charge of the office of the Chief Officer, respectively.
6. Charge report, dated 31st May 1929, of Messrs. D.N. Baria and H. M. Abhyanker *re* : taking over charge of the offices of the Engineer-in-charge, Northern and Southern Divisions, respectively.
7. Charge report, dated 1st July 1929, of Mr. N. D. Mehta, B.A., Acting Chief Officer, of taking over charge of the office of the Chief Officer.
8. Sale of materials sanctioned by the Chief Officer under Section 22(1) of the Act.

9. Statement for the quarter ending 30th June 1929 of plots on the Board's Estates handed over to the charge of tenants.

Estate.	Plot No.	Date.	Remarks.
Parel Road South, Scheme 43	2, 3 and 4	6-4-29	
Parel Road North, Scheme 47	5, Case 93	28-4-29	
Dadar-Matunga ...	744	2-4-29	
	764 E & F.	10-4-29	
	764 B	18-4-29	
	764 C & D.	26-4-29	
	764 A.	13-5-29	
	743	21-5-29	

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 17th July 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 2-21 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman*.
2. MR. W. DILLON, I.C.S.
3. MR. E. R. HIRJIBEHEDIN.
4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
5. MR. B. G. HORNIMAN.
6. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
7. MR. KHURSHED FRAMJI NARIMAN, B.A., LL.B., M.L.C.
8. MR. MAHOMED UMMER RAJABB.
9. MR. W. H. NEILSON, O.B.E.
10. MR. R. H. PARKER.
11. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
12. MR. S. M. BHARUCHA, B.A.
13. DR. A. G. VIEGAS, L.M. & S.

MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.

THE SECRETARY.

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The minutes of the meeting held on the 9th July 1929 were signed.

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1. Re : Report No. 4, dated 13th July 1929, of the Finance Sub-Committee, re: the Loan of 1929-30.

Considered Report No. 4, dated 13th July 1929, of the Finance Sub-Committee :—

"The Sub-Committee have considered the question of raising a loan for the current year. The Chief Officer has informed the Sub-Committee that though a provision of loan of Rs. 30 lakhs has been made in the current year's budget, a loan of Rs. 25 lakhs only will be required.

2. The Sub-Committee interviewed the representative of Messrs. Merwanji & Sons.



3. The Sub-Committee beg to recommend as follows :—
- (1) That a loan of Rs. 25 lakhs be raised.
  - (2) That the rate of interest payable on the loan be fixed at 5½% per annum.
  - (3) That the period of the loan be 60 years *i.e.* the Sinking Fund will be formed on the basis of a 60 year loan. But the loan will be redeemed at the end of 15 years.
  - (4) That the Sinking Fund be calculated at the rate of 4% per annum.
  - (5) That the loan be raised within 6 weeks of the receipt of the sanction of Government.
  - (6) That tenders be invited.
4. The Sub-Committee also recommend that the Committee be empowered by the Board to fix the actual date of issue, to accept offers and to fix the minimum rate at which offers should be accepted."

M. C. JAVLE,  
Chairman.

*Resolved.*—"That the Report of the Finance Sub-Committee be No. 171. approved and adopted.

2. That a copy of the Report together with a copy of para 1 of this Resolution be forwarded to the Board with the recommendation that approval be given to the recommendations of the Sub-Committee."

2. Re: Report No. 6, dated 17th July 1929, of the Finance Sub-Committee, re: the Imperial Bank of India Loan of Rs. 50 lakhs—renewal of.

Considered Finance Sub-Committee's Report No. 6, dated 17th July 1929 :—

"In April 1920, the Board obtained an advance of Rs. 70 lakhs from the Imperial Bank of India ; as security, they deposited 6% debentures having a currency of 60 years but redeemable at the Board's option in 1935.

The arrangement was that the Bank was to be repaid on the 30th April 1925 and that the Board should pay interest at 6% and also Income-Tax. The total cost to the Board was therefore about Rs. 6½%.

The arrangement was renewed in the same terms for one year from 30th April 1925.

In 1926, the period was again extended by one year, the rate of interest being reduced to 5½% plus Income-Tax.

In 1927, the period was again extended by one year, the rate of interest being reduced to 5¼% plus Income-Tax.

In 1928, Rs. 20 lakhs were paid off to the Bank and the loan of the remaining Rs. 50 lakhs was renewed for a period of 18 months at 4½% plus Income-Tax.

The period expires on 30th October 1929.

The Sub-Committee considered the question of renewing the loan and invited offers from the Trust Brokers for a renewal of the loan for one year from the 31st October 1929.

The Imperial Bank of India offer to renew the loan for one year from the 31st October 1929 at 5¼% plus Income-Tax. In the opinion of the brokers the offer is fair. The

Sub-Committee also consider that the offer is fair and recommend it for acceptance."

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 172.—Approved and adopted.**

**3. Re: Scheme 37, Sydenham Road Estate—plot No. 56 A—extension of the rent-free period of.**

Considered Chief Officer's note, dated 9th July 1929:—

"This plot was agreed to be leased to Mr. P. S. Joshi for 999 years on a rent calculated at 6% on Rs. 250 per sq. yard for the main plot and at 6% on Rs. 125 per sq. yard for the arcaded portion. The annual rent is Rs. 3,696. Possession of the plot was given on 1st May 1928 and the usual 12 months' rent-free period expired on 1st May 1929.

2. The building tenant now requests for an extension of the rent-free period by 6 months for the following reasons:—

(a) Possession of the plot was given to him in May 1928 and the monsoon burst soon after that and therefore his contractors for malad stone arcade work could not get stones in sufficient quantities and hence the work was delayed for 4 months.

(b) The riots, strikes etc. occurred twice during the year and his plot being situated at the corner of three streets just opposite Nakhoda Moholla Masjid, the disturbances were at the highest pitch at that corner and caused his workmen to run away for months together.

3. The request is not recommended for sanction as the break of the monsoon was not an unforeseen event and the riots did not hinder the progress of the work to such an extent as to justify the extension of the rent-free period."

**Resolved.**—"That the building tenant be informed in terms of the **No. 173.** Chief Officer's note, dated 9th July 1929."

**4. Re: Scheme 43—Parel Road South Estate—plot 5—change of user of the building on.**

Considered Chief Officer's note, dated 9th July 1929:—

"The lessees of this plot apply for permission to let the upper three floors of their building to the trustees of the late Hassanally Abdoolally Dholkawalla Wakaf charity for opening a Maternity Home for the Borah community. Under the lease, the user of the upper floors is restricted to offices and residential purposes only. There is, however, no objection to a license revocable at the will of the Committee being granted to the lessees permitting the user of the upper floors as a Maternity Home subject to the following conditions:—

(a) That the user as a Maternity Home shall not be a source of nuisance or annoyance to any of the Board's adjoining lessees or their tenants.

(b) That no infectious disease cases shall be admitted into the Maternity Home.

(c) That the lessees undertake to pay costs of and incidental to the preparation and completion of the license and the duplicate.

2. It may be mentioned that there are no houses adjoining this plot, as it is surrounded on all sides by roads."

*Resolved.*—"That a license revocable at the will of the Committee No. 174. be granted to the lessees permitting the user of the upper floors as a maternity home subject to the conditions mentioned in para 1 of the Chief Officer's note, dated 9th July 1929."

5. Re : General Retainer held by the Hon'ble Sir Jamshedji Kanga for High Court work—extension of.

Considered Chief Officer's note, dated 8th July 1929 :—

"The General Retainer held by the Hon'ble Sir Jamshedji Kanga for High Court work will expire on the 25th instant, and the Trust Solicitors ask for instructions as to its renewal.

2. It is proposed to instruct the Solicitors to renew the retainer for one year."

No. 175. *Resolved.*—"That the retainer be renewed for one year."

6. Re : Scheme 5, Dadar-Matunga Estate—request for keeping a stall on one of the quadrants near Tram Terminus.

Considered Chief Officer's note, dated 8th July 1929 :—

"Mr. Asphandiar K. Irani applies for permission to open a stall for sale of aerated waters on one of the four quadrants at the junction of the Tilak Road junction and the King's way. A copy of his application is attached herewith.

2. The two quadrants on the South-west and North-west corners have already been let for a urinal and police chowky respectively. The remaining two which are at the entrance of the Parsi Colony in the South-east and North-east are still vacant.

3. The access to any of these two vacant quadrants appears to be dangerous owing to the heavy vehicular traffic. I have visited the site and consider that the persons visiting the proposed shop will have to cross this dangerous zone and do not therefore recommend the applicant's request."

*Copy of the application, dated 25th May 1929, from Mr. Asphandiar K. Irani, referred to above :—*

"I beg to request your honour to permit me to keep a stall on one of the four corners of the oval just near the Tram Terminus, Dadar, for the purpose of selling aerated waters.

The stall will be constructed as to decorate the oval and the same will be very convenient to the public thoroughfare.

I am willing to pay the rent that may be fixed by you and am ready to abide by your rules and regulations.

Trusting to be favoured with my request and thanking you in anticipation."

*Resolved.*—"That the applicant be informed that his request to open No. 176. a stall for sale of aerated waters on one of the four quadrants near Dadar Tram Terminus cannot be complied with."

7. *Re : Scheme 5, Dadar-Matunga Estate—plot 789—re-layout of.*

Considered Chief Officer's note, dated 5th July 1929 :—

" Messrs. Taraporwala Bharoocha & Co., architects of the building tenant of plot No. 789, have forwarded plans\* for the re-layout of the building area on their plot by throwing the outhouse area into that of the main building.

2. Under the proposal, the sanctioned floor area of the building will be increased from 9,240 sq. ft. to 10,138 sq. ft. i. e. an increase of nearly 9·7 per cent. The annual ground rent of Rs. 476 will, therefore, be increased by 9·7 per cent. which will amount to an additional rent of Rs. 48 per annum.

3. As this is a variation of the sanctioned building area, the building tenants of the adjoining plots were asked whether they had any objection to the same.

4. The lessee of plot No. 788 raises the following objections :—

(a) That the proposed building will have its kitchens and water closets right opposite to her bedrooms and staircase,

(b) That her property will be greatly depreciated by reason of the plot being used for a charity building, and

(c) That an assurance was given that the tenants of the adjoining plots would be required to keep a free passage between the main building and the outhouses 15 ft. wide and open to the sky and that if the open space between the main building and the outhouses is done away with, the amenities of her building will be disturbed. To obviate this, she suggests that instead of leaving 20 ft. space in the front, a space of 30 ft. should be left open.

5. The objections raised by the building tenants of plot No. 790 are same as (a) and (b) in para 4 above.

6. The objections re : the kitchens and water closets being right opposite to the bedrooms is not tenable as the distance between the two buildings is 40 feet.

7. The objections re : the plot being used for a charity building is also not correct, as the building is not intended for the poor but for the middle class Parsis, as will be seen from the fact that the proposed rooms are fairly large.

8. As regards the assurance referred to in para 4 (c) above, the lessee's objection is not correct as no such assurance was given. As regards the suggestion to set back the proposed building by 10 feet, the rear extension of the building area as proposed will be further encroached upon by 10 feet and, therefore, the suggestion is not consistent.

9. The Trustees of the Parsi Panchayat Funds who are the lessees of plots 782 to 785 in the rear have not sent any reply in the matter.

10. In this connection, I would like to refer to proviso 5 of the lease form which runs as follows :—

'Nothing herein contained shall prevent the Board or their lessees or tenants from erecting buildings close to or adjoining the boundary of the land hereby demised (except where the same abuts on any road or street) and that although such buildings may, as to the demised premises, obstruct light or air.'

11. It is accordingly recommended that the proposed re-layout be sanctioned subject to the building tenant agreeing to pay an extra rent of Rs. 148 per annum in respect of the increased floor area and that the two slight encroachments in front be allowed free of extra charge."

The Chairman mentioned that the Trustees of the Parsi Panchayat Funds had since written to say that they had no objection to the proposed re-layout.

*Resolved.*—"That the proposed relayout be sanctioned subject to the  
**No. 177.** building tenant agreeing to pay an extra rent of Rs. 48 per annum in respect of the increased floor area.

2. That the two slight encroachments in front be allowed free of extra charge."

8. Re: Scheme 57, Sewri Wadala—Gowari Village—provision of latrines—accommodation for.

Considered Chief Officer's note, dated 12th July 1929 :—

"As there was no privy accommodation in the village, the Municipal Commissioner proposed to build 3 blocks of public latrines each containing 6 seats at an estimated cost of Rs. 2,647.

By their Resolution No. 568, dated 4th October 1927, the Committee agreed to bear half the cost *i.e.*, Rs. 1,324.

The Executive Engineer of the Municipality now informs me that he proposes to take in hand the work of constructing the privies now and that the work is estimated to cost Rs. 2,870 instead of Rs. 2,647 which was arrived at on the basis of the rates for 1927-28.

The Trust contribution therefore comes to Rs. 1,435 for the payment of which the sanction of the Committee is requested."

**RESOLUTION No. 178.—SANCTIONED.**

9. Re: Mahaluxmi Land leased to Willingdon Sports Club—additions to the front loggia of the building on.

Considered Chief Officer's note, dated 13th July 1929 :—

"The Willingdon Sports Club propose to widen and extend the existing front loggia on the north of the Club building to afford adequate protection to the members during the monsoon period. The proposed extension is intended to be a sitting out place for the members. The lease provides that a further rent of Rs. 1-8-0 per square yard should be charged in respect of any additional area that may be built over after 1st October 1922. The area covered by the proposed extension is 222 square yards and the extra rent will, therefore, amount to Rs. 333 per annum.

There is no objection to the proposed extension being sanctioned subject to the conditions (1) that plans and calculations for the R. C. C. work shall be submitted for approval along with the name of the person responsible for carrying out the same; and (2) that the Club agrees to pay an extra rent of Rs. 333 per annum."

*Resolved.*—"That the proposed extension be sanctioned subject to the  
**No. 179.** conditions referred to in para 2 of the Chief Officer's note, dated 13th July 1929."

10. Re: Scheme 31—Subaribaug Road—Case No. 47—plots 81 to 90.

Considered Chief Officer's note, dated 12th July 1929 :—

"These plots were agreed to be sold to Mr. Merwanji Dadabhoy Chamarbaugwala, and one of the conditions was that the user of the buildings to be erected thereon should be restricted to residential purposes only. Mr. Chamarbaugwala applied for permission to

have shops in the buildings. On the recommendation of the Land Sub-Committee, the Committee modified the restriction so as to allow shops as a special case—Committee Resolution 630, dated 8th November 1927,—and the Committee's decision was communicated to Mr. Chamarbaugwala by the Estate Agent and no reference was made therein in regard to the Board's orders prohibiting the location of liquor or toddy shops on our Estates. The Board's Resolution *re* : the location of liquor or toddy shops is dated 14th July 1926, while the Committee Resolution allowing the construction of shops on these plots is dated 8th November 1927 and, therefore, the Board's Resolution applies to these shops. The Trust Solicitors were accordingly asked to draw up the conveyance accordingly. Mr. Chamarbaugwala's solicitors, however, contend that in as much as the Committee Resolution, dated 8th November 1927, does not specifically state the purpose for which the shops should be used, no restriction *re* : the location of liquor or toddy shops can be allowed. Our Solicitors are also of the same opinion *viz.* that the Trust cannot insist upon restricting the user of the shops, as it would constitute a breach of the terms contained in Committee Resolution No. 630, dated 8th November 1927.

In the circumstances, it is suggested that in view of the awkward position in which the Committee are placed the Board should be requested to exempt these shops from the application of their Resolution No. 19, dated 14th July 1926, as a special case.

Here is a typical instance in which the Trust executive is not in a position to enforce the general standing orders of the Board of Trustees against holders of Trust plots in as much as such orders have no legal validity unless and until they are put in the shape of bylaws under Section 113 (b), (c) or (d) of the Trust Transfer Act, 1925. It may be noted that resolutions of local bodies are for the guidance of their own servants, but are not binding on the public. The public are bound by bylaws which have the force of law. I would, therefore, suggest that if the Committee desire to give effect to certain resolutions of their own or of the Board of Trustees, they should frame proper bylaws under section 113 of the Act with all legal formalities."

*Resolved.*—" That the matter be referred to the Land Sub-Committee No. 180. for consideration and report.

2. That the Chief Officer be requested to submit draft by-laws under Sec. 113 (b), (c) and (d) of the Transfer Act, 1925 through the Land Sub-Committee."

11. Re : Establishment—Estates & Valuation Department—Mr. F. D. Hiranank,  
clerk—Advance from Provident Fund to.

Considered Chief Officer's note, dated 6th July 1929 :—

" Mr. F. D. Hiranank, a clerk in the junior grade, in the Estates and Valuation Department, applies for the grant of an advance of Rs. 350 out of his Provident Fund subscriptions to meet the expenses incurred in connection with his own illness in regard to the eyesight.

Mr. Hiranank joined the Trust service on 1st December 1921 and his present pay is Rs. 95 per mensem.

He has had advances as under :—

1st advance of Rs. 70, paid in July 1924 and repaid in April 1926 ;

2nd advance of Rs. 100, paid in May 1926 and repaid in January 1928 ; and

3rd advance of Rs. 150 paid in February 1928, out of which a sum of Rs. 127-8-0 is still outstanding.

An advance of Rs. 250 is admissible and requires the sanction of the Committee, as the last advance has not been fully recovered.

If the advance is sanctioned, the balance of the last advance will be deducted therefrom and the recovery of the whole amount will be effected in 20 equal monthly instalments.

In this connection, attention is invited to the proviso in the Municipal Rules to the effect that no advance shall be granted unless in the opinion of the sanctioning authority an advance is necessary, having regard to the individual merits of the case.

In this case, the advance is recommended as the applicant proceeded on long leave for 14 months and 21 days from 12th March 1928 and has applied for an extension for 2 months and 16 days and the leave has been recommended by the medical advisers."

#### RESOLUTION No. 181.—SANCTIONED.

12. Re : Establishment—Engineer's Department—Mr. Sant Ram, Sub-Engineer—leave to.

Considered Chief Officer's note, dated 6th July 1929 :—

"Mr. Sant Ram, a Sub-Engineer on the Engineer's permanent staff applies for privilege leave for 2 months. The Engineer recommends leave from 17th June 1929. The leave is admissible and requires the sanction of the Committee."

#### RESOLUTION No. 182.—SANCTIONED.

13. Re : Establishment—Estates & Valuation Department—Mr. E. I. Nehmiah, Tracer—payment of 90 per cent. Provident Fund money to.

Considered Chief Officer's note, dated 13th July 1929 :—

"Mr. E. I. Nehmiah, a Tracer, in the Estates and Valuation Department has been granted all the leave from 1st June 1929 preparatory to retirement. He has applied for the grant of 90% of the Provident Fund money standing to his credit. A sum of Rs. 47-11-9 is outstanding on account of ordinary advance, exclusive of a sum of Rs. 64-12-0 paid on account of insurance premium under a policy which has been assigned in favour of the Chief Officer. This sum of Rs. 47-11-9 will be deducted from the advance now applied for. It is also proposed to keep back the amount of insurance premium already paid along with a further sum sufficient to cover the premia falling due during the period of leave. The payment of 90% Provident Fund monies is admissible and requires the sanction of the Committee, subject to the above."

#### RESOLUTION No. 183.—SANCTIONED.

14. Re : Report of Financial Transactions during June 1929.

"Fixed deposit ... .. A sum of Rs. 2'50 lakhs was placed with the Allahabad Bank at 2½ per cent. due 1st July 1929 (*vide* Finance Sub-Committee Resolution No. 39, dated 20th June 1929).

#### *Investment of Sinking Fund*

monies ... .. Bombay Improvement Trust debentures of the nominal value of Rs. 5,500 of the 5 per cent. loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.

*Foreign remittance* :—£16,196-4-5 were remitted by T. T. at 1s. 5 27/32d. (=Rs. 2,17,840-9-6) to Chartered Bank, London, for payment of interest due on the Board's sterling loans for the half year ending 30th June 1929.

*Investment of Provident Fund money* :—6% Bonds, 1932, of the nominal value of Rs. 4 lakhs were converted into 5% Loan 1939-44 of the nominal value of Rs. 4,31,600 (*vide* Finance Sub-Committee Resolution No. 27, dated 20th June 1929).

*Sale of Securities* :—6% Bonds, 1932, of the nominal value of Rs. 1,37,000 (Rs. one lakh held as investment of surplus cash balances and Rs. 37,000 held in Provident Fund investment account) were sold at a nett profit of Rs. 5,565-10-0 (*vide* Finance Sub-Committee Resolution No. 27, dated 20th June 1929)."

**RESOLUTION No. 184.—RECORDED.**

**15.** Re: 2'-6" Gauge side steel tipping waggons of 1 cubic yard capacity each—  
Sale of.

Considered Chief Officer's note, dated 13th July 1929 :—

"An offer has been received from Messrs. Maneckchand Jivraj & Co. for the purchase of 20 tipping waggons for 2'-6" gauge light railway at present lying at Rowli Hill, Scheme 6, at Rs. 60 each.

These waggons were purchased in 1921-22 at Rs. 250 each and their book value as on 31st March 1929 was Rs. 109 each.

Similar type of waggons of 2' gauge and of 1 cubic yard capacity each were sold at Rs. 45 each as per Committee Resolution No. 427 of 19th September 1928 and those of 2'-6" gauge and of 2 cubic yard capacity were sold at Rs. 80 each as per Committee Resolution No. 499 of 1st November 1928.

The offer is fair and recommended for acceptance."

**RESOLUTION No. 185.—ACCEPTED.**

**16.** In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

**No. 186.** "That the Land Sub-Committee be requested to report as to the desirability of giving temporary leases to owners of properties acquired by the Trust especially those of village houses at Wadala, Gowari, Worli Koliwada etc., on the following conditions :—

- (a) That the lessee pays to the Improvement Trust monthly 1/12th of the amount which would accrue by way of interest at 6% per annum on the amount of the total compensation paid to him and also on the amount awarded to Government.
- (b) That the lessee undertakes to pay all Municipal rates and taxes.
- (c) That the lessee undertakes to keep the building in ordinary repairs as he as owner would have done before the acquisition of the property by the Trust.



- (d) That in such cases as the Land Sub-Committee deems fit the lessee undertakes to insure the building and hand over the Policy to the Improvement Trust.
- (e) That the lessee undertakes to deposit with the Improvement Trust a reasonable cash security, say of an amount covering the rent of three months, in advance to be returned to him when he vacates after giving legal notice.
- (f) The lessee should undertake to recover from tenants, if there be any, or from each of them only such rents as were prevailing at the time of the acquisition.
- (g) That one calendar month's notice on either side should terminate the lease.
- (h) That the lessee should be given an assurance that the legal notice referred to in (g) shall not be given within six months of the commencement of the lease.
- (i) That any applications for such temporary leases which may have been refused during the last six months may be reconsidered."

The motion was seconded by Dr. Batliwala and was *carried*.

17. The following documents were executed :—

(1) *Debentures*—

Name of holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Sir D. E. Wacha, Kt. and others ...	1901	500	1	1
The Official Trustee of Bombay ...	1903	500	1	1
Mr. G. W. Eves and another ...	1904	1,000	1	1
„ Rustomji P. Bharucha and another ...	1913	9,500	16	16
The Deputy Controller of the Currency, Bombay ...	1913	1,00,000	1	1
Mr. Samaldas Purbhoodas and others ...	1913	500	1	1
„ Anthony Paul Dias ...	1913	500	1	1
The Victoria Jubilee Technical Institute ...	1913	25,000	1	1
The Empire of India Life Assurance Company Ltd.	1913	6,000	2	2
Avabai Dossabhai Gandhi...	1913	1,000	1	1
		1,44,500	26	26

- (2) *Lease and Counterpart to Mr. Nowrojali Dossa re* : plot No. 135, Nowroji Hill Estate.
- (3) *Agreement by Messrs. Kanayalal T. Mehta & Co. re* : contract for the supply of Stationery during the year 1929-30.

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(4) *Agreement with—*

- (i) Bai Fatmabai daughter of Mr. Valji Peermahomed in respect of temporary occupancy of plot No. C, Scheme 31.
- (ii) Mr. Bhikaji Bhau Bhujbalrao in respect of temporary occupancy of plot in Case No. 118, Scheme 32.

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18. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
  2. Work orders                   do.                   do.                   do.
  3. Charge receipts of roads, etc., handed over to the Municipality.
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# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 23rd July 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. B. G. HORNIMAN.
  4. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  5. MR. MANU SUBEDAR.
  6. MR. W. H. NEILSON, O.B.E.
  7. MR. R. H. PARKER.
  8. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  9. MR. S. M. BHARUCHA, B.A.
  10. DR. A. G. VIEGAS, L.M. & S.
  11. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.  
THE SECRETARY.

The minutes of the meeting held on the 17th July 1929 were signed.

1. Re : The Late Mr. A. K. Dadachanji.

Read letter, dated 18th July 1929, from Mrs. Dadachanji, thanking the Committee for their expression of sympathy:—

"I beg to acknowledge receipt of your letter of the 16th July 1929, forwarding a copy of the Improvement Committee's Resolution No. 142 of the 9th instant in reference to the sad death of my husband.

The kind and appreciative words of the Resolution have been some solace to us in our hour of sadness, and we find consolation in the fact that my late dear husband's services have been so well appreciated. Please convey to the Committee the grateful thanks of myself and my children for the sympathy they have extended to us in our great bereavement."

RESOLUTION No. 187.—RECORDED.

2. Re : Scheme 3, Sandhurst Road West Estate—plot 14—change of user of the building on.

Considered Chief Officer's note, dated 16th July 1929 :—

" The lessee of this plot applies for permission to let the second floor of his building to Dr. Miss Kumud Mehta for opening a maternity home.

2. Under the lease, the user of the premises is restricted to offices, residential purposes and a school, subject to the condition that the user as a school is not found to be an annoyance, nuisance or disturbance.

3. The lessees of the adjoining plots *viz.* plots Nos. 13 and 15 and 16 were asked if they had any objection to permission being granted to the lessee of plot No. 14 to use the second floor of his building as a maternity home.

4. The lessees of plots Nos. 15 and 16 state that the proposed maternity home will be a nuisance to the School. I do not think that any nuisance will be caused by the maternity home.

5. The lessees of plot No. 13 have not replied and it may, therefore, be presumed that they have no objection to the proposed user.

6. There is no objection to a license revocable at the will of the Committee being granted to the lessee permitting the user of the second floor as a maternity home subject to the following conditions :—

(a) That the user as a maternity home shall not be a source of nuisance or annoyance to any of the Board's adjoining lessees or tenants,

(b) That no infectious disease cases shall be admitted into the maternity home, and

(c) That the lessee undertakes to pay costs of and incidental to the preparation and completion of the license and the duplicate."

*Resolved.*—"That a license revocable at the will of the Committee be **No. 188.** granted to the lessee permitting the user of the second floor of the building as a maternity home subject to the conditions mentioned in para 6 of the Chief Officer's note, dated 16th July 1929."

3. Re : Scheme 37, Sydenham Road Estate—Case 83—request for reduction of rent.

Considered :—

(a) Application, dated 7th June 1929, from Hasan Mahomed, tenant of Case 83, Scheme 37 :—

" A piece of vacant land was rented by me at a monthly rent of Rs. 77 plus Municipal taxes amounting to Rs. 35 per month.

I constructed a shed over the land at a cost of Rs. 4,000 and sub-let it at Rs. 150 per month. The rent of the Trust was subsequently raised to Rs. 122 per month besides Municipal Taxes.

I have shown below the account showing loss of about Rs. 72 per month.

<u>Particulars.</u>	Rs.
B. I. T. rent	122
Municipal Taxes	35
Sundry expenses	10
Repairs	15
Interest on Rs. 4,000 at 12 per cent. per month	40
	222
Deduct amount realised from the sub-tenant	150
	72
Balance	72

I could not pay the Trust rent regularly owing to above losses and a suit was filed against me and a decree passed for which I am paying instalments regularly. I have also paid arrears of rent subsequent to the filing of the suit up to the end of April 1929 with greatest possible difficulty.

From the facts stated above, it will be seen that I have fallen in arrears of rent without any fault on my part, and had the Trust not increased the rent from Rs. 77 to Rs. 122 my losses would not have placed me in an awkward position. I have invested in this structure Rs. 4,000 with a hope of deriving income from the same, but instead of that I am suffering losses and ultimately if the Trust ejected me from the place my whole investment will go in vain and I shall be a ruined man.

Under these circumstances, I request you, Gentlemen, to take into consideration the peculiar position I am placed in and relieve me from anxiety by reducing the rent to Rs. 50 per month as shown above for which act of kindness I shall always remain grateful."

(b) Chief Officer's note, dated 15th July 1929 :—

"The applicant is the tenant of the temporary shed in Case No. 83 on the Pydowni Road. The land on which the shed stands admeasures 244 sq. yards.

2. The land was first let to the applicant in 1917 for a period of 13 months for erecting a temporary shed thereon on a rental of Rs. 70 per mensem which gave to the land a rate of Rs. 57 per sq. yard on 6% basis. After the expiry of that period, the tenancy was allowed to continue as a monthly tenancy, but the rent was increased to Rs. 77 per mensem in 1919 and subsequently to Rs. 122 per mensem in February 1925 which gives to the land a rate of Rs. 100 per sq. yard.

The tenant now applies for a reduction of rent to Rs. 50 per mensem on the ground that he is making a loss of about Rs. 72 per mensem. The proposed rent of Rs. 50 per mensem gives to the land a rate of Rs. 41 per sq. yard and is very low for the land which is in an important locality like Pydowni Road.

The Committee recently reduced the ground rent of the shed on land in Case 114 from Rs. 121 to Rs. 85 per mensem and that of the shed on land in Cases 116 and 117 from Rs. 240 to Rs. 150 per mensem. These rents give to the lands rates of Rs. 76 and Rs. 155 per sq. yard respectively. Compared to these two cases, the land in the present case is more favourably situated as it is in an old and well established locality, the Pydowni Road and therefore, the rent of Rs. 122 per mensem which gives a rate of Rs. 100 per sq. yard is quite fair. Besides, the account of the loss of Rs. 72 per mensem does not seem to be correct. The shed is simply of corrugated iron with one or two masonry walls of the old building and would not cost as much as Rs. 4,000. The sums of Rs. 10 and Rs. 15 per mensem spent for sundry expenses and repairs as mentioned in the application are not at all necessary for the shed which consists of a single shop.

It is recommended that the applicant be informed that his request for a reduction of the rent to Rs. 50 per mensem cannot be complied with."

Proposed by the Chairman, seconded by Mr. Neilson—

“That the applicant be informed that his request for a reduction of the rent to Rs. 50 per month cannot be complied with.”

*Amendment.*—Proposed by Mr. Horniman, seconded by Dewan Bahadur A. K. Pai—

“That the matter be referred to the Land Sub-Committee for consideration and report.”

The *Amendment* on being put to the vote was *carried*, there being 6 votes for it and 2 votes *against* it.

It was also *carried* as a substantive proposition.

Re: West Chowpati Estate—plot 34A—motor garage—payment of ground rent instead of premium.

(Ref. C. R. 149/9-7-29.)

Considered Chief Officer's note, dated 16th July 1929 :—

“By their Resolution No. 442, dated 3rd October 1928, the Committee allowed a motor garage to be constructed in the open space on the north of this plot for which the building tenant agreed to pay a lump sum by way of premium instead of the ground rent.

The tenant subsequently changed his mind and requested that he should be allowed to pay ground rent instead of premium.

When the matter came up for consideration, the Committee postponed consideration and asked me to report whether this was a Schedule C land and if so, whether any premium could be charged—Committee Resolution No. 149, dated 9th July 1929.

The land is a Schedule C land and the charges levied for a standard sized garage having outside measurements of 16 feet by 10 ft. are as follows—Trustees' Resolution No. 255, dated 22nd June 1920.

(a) Rent per annum—Rs. 100.

or

(b) Premium— Rs. 1200.

*Resolved.*—“That the Chief Officer's note, dated 16th July 1929, be No. 190. recorded.

2. That the tenant's request to pay ground rent for motor garage instead of premium be sanctioned.”

5. Re: Lime Washing Work in Board's Permanent Chawls during 1929-30.

Considered Chief Officer's note, dated 17th July 1929 :—

“In their resolution No. 685 of 20th February 1929, the Committee accepted the tender of Mr. Dewanchand Kahanchand for lime washing work in Trust's permanent chawls and necessary work order for Rs. 14,325 for completing the work on or before 31st May 1929 was accordingly issued in his favour.”

Owing partly to recent riots and consequent dearth of labour and partly to the fact that many of the rooms in the chawls were not available for work in the absence of tenants, the work could not be completed within the stipulated period *viz.*, 31st May 1929.

Under the circumstances, Committee's sanction is requested to the extension of the period to 10th July 1929 on which date the work was actually completed."

**RESOLUTION No. 191.—SANCTIONED.**

6. Re : Pension—Treatment of temporary service of the establishment under the Land Acquisition Officer for the City of Bombay as qualifying for.

Considered Chief Officer's note, dated 15th July 1929 :—

"On 16th May 1927, the Government enquired whether the Trust were prepared to bear the proportionate share of pension, in case the establishment under the Land Acquisition Officer, was permitted to count the temporary service for pension, which proposal was admissible under the rules and to which, the Trust were agreeable in 1906.

2. The question was referred to the Finance and Establishment Sub-Committee (Committee Resolution 499, 30th August 1927). The Sub-Committee reported in view of the Board's willingness to pay the pension and leave contribution in respect of temporary service prior to 1907 and in view of the provisions of Civil Service Regulations that an officer transferred from a temporary to a permanent appointment can count his service in the temporary office, towards pension, if though at first created temporarily, it eventually becomes permanent and in view of the smallness of the amount, that the Trust should agree to pay to Government the proportionate share of pension. The Sub-Committee's report was adopted by the Committee under their Resolution No. 18, dated 10th January 1928, and the proposal was ultimately sanctioned by the Board under Trustees' Resolution No. 3, dated 7th February 1928. The Government was advised accordingly that the Board were prepared to bear the proportionate share of pension.

3. Government however sanctioned under Government Resolution, Revenue Department No. 7338/24, dated 14th March 1928, that the amount of leave and pension contribution should be recovered from the Trust. As this order was in variance with the Government's original proposal for payment of proportionate pension, referred to and agreed by the Board, the question was referred back to Government whether the sanction cannot be modified. The Government in reply has stated that as it was understood that the Trust were then (*i.e.* 1906) prepared to pay pension and leave contributions (including arrears), the enquiry was made whether the Trust were still prepared to bear the proportionate share of pension. The Government therefore understood that our assent conveyed sanction to this proposal and issued orders accordingly. Under these circumstances, the Government has asked that the Board's sanction might be obtained to the payment of pension and leave contribution in respect of the temporary service prior to 1907.

4. It is pointed out that the proposal of Government was perfectly clear in view of the enquiry as to whether the Trust were still prepared to bear the proportionate share of the pension, in case the Land Acquisition Office establishment were permitted to count the temporary service for pension. This proposal was also found to be in accordance with the opinion of the Accountant-General, who stated that in view of the fact that the Government of India did not allow the local Government to accept the arrears as leave and pension contribution, although the Trust were willing to bear the charge, service in the temporary establishment would not count for pension except with the specific orders of Government of India. The Accountant-General however suggested that the local Government might allow the staff to count their previous temporary service, and to combine it with their subsequent permanent service, the Trust being made liable to bear the proportionate share of pension. The Government made enquiries in terms of the latter proposal. Thus, it is quite evident that this was the proposal, as referred to by Government and understood by the Trust and sanctioned by them.

5. As pointed out in the Acting Chief Officer's note, dated 23rd August 1927, the Land Acquisition Office (originally designated as Special Collector's Office) was first created in 1901 as a temporary one. This was however made permanent from 1st January 1907 (with

the approval of the Trust) with the sanction of the Government of India, who however declined to accept arrears of leave and pension contribution for earlier periods (for which the Trust were then prepared to pay). The object of the Government's present proposal is that temporary service prior to 1907 of such of the surviving staff should be counted towards pension. This benefits 5 members on the superior staff and 3 menials.

6. The difference between the Government's original proposal and the present one is that, under the former the Trust would have had to pay in small recurring instalments on account of proportionate shares of pensions to such of the old employees, when they retire, and during their lifetime. Under the present proposal, however, the charge is payable now in one lump sum.

7. In view of the fact that the Board were willing to pay the arrears of pension and leave contribution in 1906, it is suggested that the Trust agree to the payment of the same now. If this is approved the amount will be provided by supplementary Budget.

8. It is advisable to pay leave and pension contribution in arrears in lump (Rs. 1,802-2-0) rather than undertake the responsibility of making monthly payments of pension according to the Rule of proportion to various individuals during their lifetime. As Government now allow commutation of pension to the extent of one-third of the aggregate pension, it is possible that the Trust may in future be called upon to commute a portion of the proportionate pension if monthly payment is agreed to. The commuted amount of the pension due from the Trust is likely to be in excess of the contribution now demanded, and on that ground also the payment of contribution to Government is preferable."

*Resolved.*—"That in supersession of Committee Resolution No. 18, **No. 192.** dated 10th January 1928, the Board be recommended to pay to Government the arrears of pension and leave contribution in respect of the services of the staff of the Land Acquisition Officer for the period prior to 1907."

7. *Re : Estate Agent's Imprest—extension of the period of.*

Considered Chief Officer's note, dated 17th July 1929 :—

"In 1920, the Land Manager was given an imprest of Rs. 1,000 to meet contingent and other expenses. In 1923, this imprest was increased with the sanction of the Board to Rs. 3,000 to enable the Land Manager to meet charges on account of filing suits for recovery of rents and for ejectment, for a period of 6 months in the first instance. The period was subsequently extended from time to time and the last sanction expires on 27th instant. The Estate Agent applies for a further extension of 1 year as several suits for the recovery of rents and suits in ejectment have yet to be filed against the recalcitrant tenants in the Board's chawls and acquired properties.

The extension of the period is recommended for sanction."

**RESOLUTION No. 193.—SANCTIONED.**

8. *Re ; Report No. 5, dated 13th July 1929, of the Finance Sub-Committee, re : inclusion of the Prudential Assurance Co., Ltd., in the list of approved Companies.*

Considered Report No. 5, dated 13th July 1929, of the Finance Sub-Committee :—

"The Finance Sub-Committee have considered the application of the Prudential Assurance Co. Ltd. for inclusion in the list of approved Companies and recommend that the Company be included in the Board's list of approved Companies."

M. C. JAYLE,  
Chairman.

**RESOLUTION No. 194.—Approved and adopted.**



9. Re : Report No. 12, dated 17th July 1929, of the Establishment Sub-Committee,  
re : Establishment—Estates and Valuation Department—Estate  
Agent—filling the post of.

Considered Report No. 12, dated 17th July 1929, of the Establishment Sub-Committee :—

“With reference to Committee Resolution No. 148 dated the 9th July 1929, the Establishment Sub-Committee beg to report that they have considered the matter very carefully in consultation with the Acting Chief Officer and beg to recommend :—

- (a) that the pay of the post of Estate Agent be reduced from Rs. 2000-50-2250 to Rs. 1750-50-2000.
- (b) that the Board be recommended that Mr. H. G. Mhatre be appointed to act as Estate Agent in the revised grade during the period of the leave granted to Mr. J. T. Burge, Estate Agent.”

M. C. JAYLE,  
 Chairman.

*Minute, dated 20th July 1929, by Mr. W. H. Neilson, O.B.E. :—*

“ I think it would be better to fix the pay of this post in consultation with the Municipal Commissioner, so that it may fit in with a graded post in the Municipality. This will avoid any difficulty regarding this post when the amalgamation takes place.”

The Chairman read the following telegram from Mr. Delves and expressed a desire to know how the Committee wished to deal with it :—

“ Strongly recommend recalling Burge ascertained he willing return and remain till amalgamation or longer if required.”

Proposed by Dr. Viegas, seconded by Mr. Horniman—

“ That the telegram be recorded and the acting Chief Officer be requested to report as to how Mr. Delves came to hear of the matter of filling the post, how he came to write about it and how he came to send this message.”

*Amendment.*—Proposed by Dr. Batliwala, seconded by Dewan Bahadur A. K. Pai—

**No. 195.** “ That the telegram be recorded.”

The *Amendment* on being put to the vote was *carried*, there being 6 votes *for* it and 2 votes *against* it.

A poll was demanded by Dr. Viegas.

The following members voted for and against the *Amendment* :—

<i>For.</i>	<i>Against.</i>
Mr. Parker.	Dr. Viegas.
„ Bharucha.	Mr. Horniman.
„ Jafferbhoy Lallji.	
Dewan Bahadur A. K. Pai.	
Dr. Batliwala.	
Mr. Neilson.	

The Chairman thereupon declared the *Amendment carried*.

It was also *carried* as a substantive proposition.

— It was then—

*Resolved.*—“That the Report of the Establishment Sub-Committee No. 196. be approved and adopted.

2. That a copy of the Sub-Committee's Report together with a copy of para 1 of this Resolution be forwarded to the Board with a recommendation that Mr. H. G. Mhatre be appointed to act as Estate Agent, during the remaining period of leave granted to Mr. J. T. Burge.”

10. Re: *Petty Stores—sale of 6' ordnance lathe in Scheme 56.*

Considered Chief Officer's note, dated 19th July 1929:—

“An offer for Rs. 500 has been received from Mr. Tayabali Sultanji, for the purchase of a 6' ordnance lathe lying in Scheme 56, near the G. I. P. Railway Station. This lathe was purchased in October 1921 at a cost of Rs. 2,750 and its depreciated value as on 30th June 1929 is Rs. 1,683-6-0.

As per Committee's Resolution 27 dated 16th April 1929, one 6' lathe and one 8' lathe were sold for a total sum of Rs. 1,100 less 5% commission.

In view of the present market value, I consider that the offer is fair and recommend for acceptance.”

Proposed by the Chairman, seconded by Mr. Bharucha—

“That the offer be accepted.”

*Amendment.*—Proposed by Dr. Viegas, seconded by Mr. Manu Subedar—

“That the consideration be postponed and, in the meantime, the sale No. 197. of the machine be advertised.”

The *Amendment* on being put to the vote was *carried*.

It was also *carried* as a substantive proposition.

11. The following documents were executed:—

- (1) *Agreement and Duplicate with Maharaj Muldeo Punjiram in respect of Case No. 505, Scheme 5.*
- (2) *Conveyance & Duplicate to Bai Sherinbai widow of Merwanji Rustomji Dalal & others re : Case No. 65, Scheme 31.*

12. The following papers were laid on the table:—

1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act.
2. Work orders do. do. do.
3. Tenancy agreements entered into by do. do.

# Bombay Improvement Trust.

ESPLANADE ROAD,

*Bombay, 6th August 1929.*

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. W. DILLON, I.C.S.
  4. MR. B. G. HORNIMAN.
  5. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  6. MR. MANU SUBEDAR.
  7. MR. R. H. PARKER.
  8. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  9. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.  
THE SECRETARY.

The minutes of the meeting held on the 23rd July 1929 were signed.

At the outset, the Chairman stated that Dr. Viegas had written a note stating that he would not be able to attend the meeting and that he authorized Mr. Nariman to move the notice of motion which was the last item on the Agenda, if he chose to do so.

1. Re : Loan of Rs. 25 lakhs for 1929-30.

Considered :—

(a) Board's Resolution No. 29, dated 30th July 1929 :—

“Considered Committee Resolution No. 171, dated 17th July 1929 :—

‘ Considered Report No. 4, dated 13th July 1929, of the Finance Sub-Committee :—

The Sub-Committee have considered the question of raising a loan for the current year. The Chief Officer has informed the Sub-Committee that though a provision of loan of Rs. 30 lakhs has been made in the current year's buget, a loan of Rs. 25 lakhs only will be required.

2. The Sub-Committee interviewed the representative of Messrs. Merwanji & Sons.
3. The Sub-Committee beg to recommend as follows :—
  - (1) That a loan of Rs. 25 lakhs be raised.
  - (2) That the rate of interest payable on the loan be fixed at 5½% per annum.
  - (3) That the period of the loan be 60 years *i.e.* the Sinking Fund will be formed on the basis of a 60 year loan. But the loan will be redeemed at the end of 15 years.
  - (4) That the Sinking Fund be calculated at the rate of 4% per annum,
  - (5) That the loan be raised within 6 weeks of the receipt of the sanction of Government.
  - (6) That tenders be invited.
4. The Sub-Committee also recommend that the Committee be empowered by the Board to fix the actual date of issue, to accept offers and to fix the minimum rate at which offers should be accepted.

M. C. JAVLE,  
*Chairman.*

*Resolved.*— That the Report of the Finance Sub-Committee be approved and No. 171. adopted.

2. That a copy of the Report together with a copy of para 1 of this Resolution be forwarded to the Board with the recommendation that approval be given to the recommendations of the Sub-Committee. '

Proposed by the Chairman of the Committee, seconded by Mr. Talpade—

' That the recommendations contained in Report No. 4, dated 13th July 1929 of the Finance Sub-Committee regarding the terms on, the manner in and the time at which the loan of Rs. 25 lakhs should be raised and approved by the Committee in their Resolution No. 171, dated 17th July 1929, be sanctioned.

2. That the Committee be empowered to fix the actual date of issue, to accept offers and to fix the minimum rate at which the offers should be accepted."

*Amendment.*—Proposed by Mr. Patel, seconded by Mr. Khairaz—

' That the matter regarding the loan of 1929-30 be referred back to the Improvements Committee for reconsideration.'

The *Amendment* on being put to the vote was *carried*, there being 22 votes for it and 17 votes *against* it.

It was also *carried* as a substantive proposition. "

## (b) Chief Officer's note, dated 1st August 1929 :—

The preliminary opening balance on 1st April 1929 was Rs. 48·24 lakhs which is mostly invested in several securities. The particulars and to-day's market value thereof are as under :—

Particulars of Securities.	Nominal value.	Cost price.	Average rate.	To-day's market rate.	Discount.	Loss.
1.	2	3	4	5	6	7
	Rs.	Rs.				Rs.
4 % Conversion Loan...	69,500	65,440	94·16	91·37	2·79	1,939
5 % Bombay Improvement Trust Debentures.	26,01,500	26,01,500	100·00	96·00	4·00	1,04,060
6 % Bombay Improvement Trust Debentures.	20,00,000	20,00,000	100·00	100·00	...	...
4 % Bombay Port Trust Debentures.	1,82,000	1,55,845	85·63	77·13	8·5	15,470
6 % Bombay Port Trust Debentures.	25,000	25,000	100·00	100·00	...	...
4 % Municipal Debentures.	500	355	71·00	76·75	5·75	29
<i>Less—</i>		48,48,140				
For Provident Fund investment.	...	90,000				
		47,58,140				
					Total loss ...	1,21,440 <sup>1</sup>

It is quite apparent from the details given above that the market value of the said securities is down by Rs. 1,21,440 than the cost price and the opening balance would thus be reduced by that amount *i. e.* from Rs. 48·24 lakhs to Rs. 47·03 lakhs.

The estimated receipts inclusive of the above opening balance and the budgetted expenditure would be as under, if no loan is raised :—

			Rs.
Opening balance as on 1st April 1929,			
as stated above	...	...	47·03 lakhs
<i>Add</i>			
Sale proceeds	...	...	4·25 "
			Rs. 51·28 "
<i>Deduct</i>			
Cost of Acquisition	...	Rs. 6·67 lakhs	
„ Works	...	„ 8·27 "	
„ M. & E.	...	„ 6·31 "	
Deficit under General Account		„ 26·53 "	
			Rs. 47·78 lakhs
Balance on 1st April 1930	...	...	3·50 lakhs

Under the terms of the agreement with the Government, the Trust will have to pay on 31st March 1930 a sum of Rs. 10.50 lakhs for the repurchase of the debentures pledged with Government as security for the advance received and if the loan as proposed is not raised during the year it would not be possible to meet payment to Government on the last day of the year and there would not be sufficient balance in hand to meet the requirements in the early part of the next year."

**RESOLUTION No. 198.**—Referred to the Finance Sub-Committee for consideration and report.

2. Re: Board's Resolution No. 30, dated 30th July 1929, referring back to the Committee their Resolution No. 170, dated 9th July 1929, re: Report No. 5, dated 22nd May 1929, of the Works Sub-Committee re: encroachments on plot No. 302—Dadar-Matunga Estate.

Considered Board's Resolution No. 30, dated 30th July 1929 :—

"Considered the Committee Resolution No. 170, dated 9th July 1929, approving and adopting Report No. 5, dated 22nd May 1929, of the Works Sub-Committee, re: letter, dated 17th November 1928, from Mr. Mulji Bharmal, building tenant of plot 302, Dadar-Matunga Estate, re: encroachment :—

Considered Committee Resolution No. 118, dated 30th May 1929 :—

Considered Report No. 5 of the Works Sub-Committee, dated 22nd May 1929 :—

The building tenant of this plot having requested that he should not be charged extra rent in respect of certain encroachments which he has made on the compulsory open space, the Board by their Resolution No. 12, dated 18th April 1929, referred the matter to the Committee for report. The Committee referred it to this Sub-Committee for consideration in consultation with the Chief Officer and report (Committee Resolution No. 59, dated 30th April 1929).

The Sub-Committee have very carefully considered the matter in consultation with the Chief Officer and beg to report as follows :—

When the plans of the building were submitted by Mr. Bharmal's architect, he proposed to construct certain bay windows on the compulsory open space. The Works Sub-Committee recommended the proposal for the sanction of the Committee subject to the payment by the tenant of an extra rent of Rs. 24 per year. The proposed encroachment represents an increase of nearly 5 per cent. over the sanctioned building area and the extra rent demanded was in proportion to the increased floor area. The Committee sanctioned the recommendation made by the Sub-Committee in their Resolution No. 629, dated 8th November 1927. The tenant was then informed on 14th November 1927 that the plans had been approved subject to his agreeing to pay the extra rent of Rs. 24 per annum. The tenant had, however, carried the bay windows up to the first floor level, when in February 1928, he objected for the first time to pay the extra rent. Thus with the knowledge that he would have to pay extra rent he carried on the work in spite of the fact that he was called upon to stop it until he agreed to pay. The Sub-Committee understand that since 1925 in no case has any encroachment been allowed free of charge, which would increase the letting area of the building. Small encroachments such as thickness of walling are, however, permitted free of extra rent as architectural features. Out of the 18 cases cited by Mr. Bharmal, extra rent has been charged in 13 cases while in five the encroachment has been allowed free of charge, but all these cases occurred prior to June 1925. The Sub-Committee consider that no case has been made out for exempting Mr. Bharmal from the payment of extra rent and advise the Committee to inform the Board accordingly.

M. C. JAVLE,  
Chairman.

*Resolved.*—That consideration of the matter be postponed and Mr. Mulji Bharmal No. 118. be invited to attend the next meeting of the Committee.'

Mr. Mulji Bharmal was invited but was not present.

Consideration was resumed.

*Resolved.*—That the Report No. 5, dated 22nd May 1929, of the Works Sub No. 170. Committee be approved and adopted.

2. That a copy of the Sub-Committee's Report together with a copy of para 1 of this Resolution be forwarded to the Board with the recommendation that the same be approved.'

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

'That Report No. 5 dated 22nd May 1929, of the Works Sub-Committee be approved and Mr. Mulji Bharmal be informed that his request that he should not be charged extra rent in respect of certain encroachments which he has made on the compulsory open space cannot be complied with.'

*First Amendment.*—Proposed by Mr. Jamnadas Mehta, seconded by Dr. Deshmukh—

'That the Committee Resolution No. 170, dated 9th July 1929, be recorded.

That the Committee be informed that the Board is of opinion that Mr. Mulji Bharmal should be exempted from the payment of extra rent in respect of certain encroachments which he has made on the compulsory open space.'

*Second Amendment.*—Proposed by Mr. Baman-Behram, seconded by Mr. Balubhai Desai—

'That the matter be referred back to the Improvements Committee for consideration and report.'

The *Second Amendment* on being put to the vote was *carried*.

It thus became the substantive proposition against which the *First Amendment* of Mr. Jamnadas Mehta was put to the vote and was *lost* by a large majority.

The *Second Amendment* was then put to the vote as substantive proposition and was *carried*."

The Chairman stated that the Secretary had with his permission written to Mr. Mulji Bharmal requesting him to attend the meeting with his architect, if he thought it necessary, and that if he was unable to attend the meeting, he might send a representative. Mr. Bharmal, the Chairman continued, had now replied that he was unable to attend any meeting until the 15th August 1929.

*Resolved.*—"That consideration of the matter be postponed till the No. 199. first meeting to be held after the 15th August 1929, and that Mr. Bharmal may be informed that no further postponement will be allowed."

### 3. Re : Scheme 5—Dadar-Matunga Estate—plot No. 807—Rent-free period—extension of

Considered Chief Officer's note, dated 19th July 1929 :—

"This plot was let to Mr. Kuchbiogi at an annual ground rent of Rs. 4,272 with the usual 12 months' rent-free period.

2. The plot admeasures 3956 sq. yards. Possession of the plot was given on the 11th May 1927.

3. The building tenant now applies for an extension of the rent-free period by 6 months, on the grounds (1) that the configuration and area shown in the charge receipt were very different from the actual measurements of the plot, and (2) that the rainy season prevented him from doing any work till about the end of the year.

4. In this connection, I attach a report made by the late Mr. Dadachanji on the 20th December 1928.

5. The building has been completed and I recommend that in the circumstances explained in Mr. Dadachanji's report the rent-free period which expired on 11th May 1928 be extended by six months."

*Report, dated 20th December 1928, by the Ag. Estate Agent, referred to in para 4 above:—*

"In returning herewith your No. Misc. 460/28 of 3rd July 1928, I have the honour to state that the Improvements Committee, by their Resolution No. 146, dated 24th March 1927, accepted an offer for the building lease of Plot No. 807, Dadar-Matunga Estate, admeasuring 3,956 sq. yds. at an annual ground rent of Rs. 4,272, with the usual 12 months' rent-free period.

2. Possession of the plot was given on 11th May 1927. The ground rent commenced to accrue to the Board from 12th May 1928 and it is now in arrears to the extent of Rs. 2,136 for the two quarters ending 11th November 1928.

3. The building tenant has now applied for an extension of the rent-free period by six months.

4. In this connection Mr. C. K. Bhedwar who had carried out negotiations for the lease of the plot in question, saw me some time ago and informed me that when he first interviewed Mr. Burge with his client in connection with the leasing of the plot, he was shown a site plan of the plot and was told that the area of the plot was 3,266 sq. yds. Subsequently when he with his client called at the Trust Office and applied for the usual printed form of application, Mr. Burge intimated that the correct area of the plot was 3,956 sq. yds. As the plot originally shown was already a large one and since the revised area made it still larger by 690 sq. yds., his client hesitated to go in for it as he thought it would involve a very large outlay and that he would not be able to finish the building on such a big area within the stipulated period. Thereupon Mr. Burge advised his client to send in an offer for the plot containing the revised area of 3,956 sq. yds. and gave him to understand that if he was not able to finish the building within the rent-free period, his application for the extension of that period would be favourably considered.

5. There is nothing on the records of this office to show what had transpired at the interviews Mr. Bhedwar had with Mr. Burge, when he carried on negotiations for the leasing of the plot, nor is any plan of the plot showing its area to be 3,266 sq. yds. traceable in this office.

6. Mr. Bhedwar's above version of his interviews with Mr. Burge, however, appears to be substantially correct, in as much as in the Schedule kept in this office, of areas and rates of the plots in Dadar-Matunga Estate, the area originally entered for this plot was 3,266 sq. yds. which appears to have been subsequently altered by Mr. Burge himself to 3,956 sq. yds.

7. It may further be noted that in the printed application form the amount at first entered for security deposit payable by the lessee was Rs. 8,000 nearly equal to 2 years' ground rent. This amount which was based almost on an area of 3,266 sq. yds. appears to have been subsequently altered to Rs. 9,000 which corresponds very nearly to the revised area of 3,956 sq. yds.

8. From the above facts it seems that the veracity of the statement made by the applicant in para 2 of his letter under reference cannot be altogether denied or challenged, since the altered entries in the Schedule as also in the printed form of application lend support more or less to the said statement.

9. Another reason advanced by the applicant for entertaining his request for the extension of rent-free period is that possession of the plot was given to him on 11th May 1927, i.e. about 20 days previous to the break of the monsoon, which prevented him from completing the building within the time allowed to him.

10. The applicant in one of his letters addressed to me has also drawn my attention to the fact that whilst excavating foundations, he came across a lot of filled in soil which has put him to heavy additional expenses. The Trust Architect to whom this matter



was referred observes that the lessee's statements are correct and that his request for extension might be favourably considered.

II. Having regard to all circumstances mentioned and in view of the fact that the plot is a large one having an area of nearly 4,000 sq. yds., it is recommended that as a special case the rent-free period which expired on 11th May 1928, may well be extended by six months."

*Resolved.*—"That sanction be accorded to the extension of the rent-free period by six months."  
**No. 200.**

4. Re: Scheme 6—Sion-Matunga Estate—plot No. B—Sion South Sub-Station—request for extension of building period.

Considered Chief Officer's note, dated 24th July 1929 :—

"The above plot was agreed to be leased to the Bombay Electric Supply and Tramways Company Limited, for their Sion South Sub-Station at a rent calculated at 6% on Rs. 12 per sq. yard. Possession of the plot was given to the Company on 29th July 1927. The building period of one year expired on 28th July 1928 and was extended by 1 year with liberty to apply again as the Company represented that there being no houses in the vicinity of the plot, a sub-station was not yet necessary. The extended building period expires on 28th July 1929 and the Company request for a further extension for 1 year for similar reasons as on the last occasion. There is no objection to granting the Company a further extension for 1 year with liberty to apply again."

Proposed by the Chairman, seconded by Mr. Parker—

"That the building period be extended by one year with liberty to apply again."

*First Amendment.*—Proposed by Mr. Subedar, seconded by Mr. Horniman—

"That no extension of the building period be given."

The Chairman ruled the *Amendment* out of order, as it was a direct negative of the original proposition."

*Second Amendment.*—Proposed by Mr. Horniman, seconded by Dewan Bahadur A. K. Pai—

"That the matter be referred back to the Chief Officer for further consideration and report after consultation with the Bombay Electric Supply & Tramways Co., Ltd., as the Committee were of opinion that unless a Sub-Station was built, the Trust plots would not be disposed of."

The *Amendment* of Mr. Horniman on being put to the vote was *carried*, there being 5 votes *for* it and 2 votes *against* it.

It was also *carried* as a substantive proposition.

5. Re: Scheme 37—Sydenham Road Estate—Cases Nos. 116-117—arrears of rent.

Considered :—

(a) Tenant's letter, dated 7th June 1929 :—

"I am in receipt of your letter No. Mis. 900/28-29, dated 25th April 1929 intimating to me the very welcome news of having reduced the rent of the above premises from Rs. 240 to Rs. 150. per month from the 1st of March 1929 on condition that I should pay up all dues immediately.

I tried my utmost to secure the amount of the Trust's arrears of rent by borrowing a loan from my friends and relatives but unfortunately could not do so owing to the tightness of the money market.

Under these circumstances, I have no other alternative but to depend upon the generosity of the Trust.

I now offer to pay an instalment of Rs. 100 towards arrears of rent and Municipal Taxes upto the end of May 1929 and pay regularly current month's rent and Municipal taxes in addition to the above, until all the arrears are wiped off.

I hope, Gentlemen, you would be kind enough to grant me this additional boon which will set everything right and relieve me from all further anxieties.

Hoping to be excused for the troubles."

(b) Chief Officer's note, dated 25th July 1929 :—

"By their Resolution No. 40, dated 16th April 1929, the Committee reduced the rent of the land from Rs. 240 per mensem to Rs. 150 per mensem from 1st March 1929 on condition that the tenant agreed to pay up all arrears. The tenant now proposes to pay the arrears by monthly instalments of Rs. 100.

2. The tenant is the owner of a shed erected on a piece of land at the junction of Pydhowni and Sydenham Roads.

3. The land admeasures 193 sq. yards and was let in April 1925 to Mr. Haji M. Y. Abedin who erected a shed on the land, which he sold to the present tenant, Mr. Abdul Gani Hasan for Rs. 1,500 in September 1926.

4. The present tenant has always been irregular in paying the rent and a suit in the Small Causes Court was filed for the recovery of rents due by him from 1st March 1927 to 31st August 1927 and a decree obtained. The tenant has paid up this decretal amount. Again he fell into arrears and a suit was filed for the recovery of rent from 1st November 1927 to 30th June 1928 and a decree obtained for the amount of Rs. 2,100-6-0, including court costs. According to this decree the tenant has to pay monthly instalments of Rs. 175, the first instalment falling due on 12th November 1928. He paid three such instalments and again ran into arrears and to delay payment applied for a reduction of rent. While reporting on his application, Mr. Delves referred to the tenant's habit of running into arrears and recommended the reduction of rent to Rs. 150 per mensem on condition that he paid up all arrears and the Committee sanctioned the recommendation made by Mr. Delves.

5. Now the tenant proposes to pay the arrears by monthly instalments of Rs. 100.

6. The arrears to date amount to Rs. 3,674-12-0 as shown below :—

	Rs.	a.	p.
Rent from 1st November 1927 to 30th June 1928 at Rs. 240 per mensem ... ..	1,920	0	0
Court costs ... ..	180	6	0
Total ... ..	2,100	6	0
Paid four instalments of Rs. 175 each falling due on 12th November 1928, 12th December 1928, 12th January 1929 and 12th February 1929 ... ..	700	0	0
Balance ... ..	1,400	6	0
Rent from 1st November 1928 to 28th February 1929 at Rs. 240 per mensem ... ..	960	0	0
Rent from 1st March 1929 to 30th June 1929 at Rs. 150 per mensem ... ..	600	0	0
Municipal Taxes from 1st April 1928 to 30th June 1929 at Rs. 47-10-0 ... ..	714	6	0
Total ... ..	2,274	6	0
Arrears to date ... ..	3,674	12	0

7. The tenant would take 3 years to pay up this amount, if his proposal were accepted. It is, therefore, suggested—

- (1) that the tenant should pay remaining instalments of the decretal amount to date *viz.* Rs. 875 at once, failing which steps will be taken to execute the decree, and
- (2) that in regard to the arrears of Rs. 2,274-6-0 the tenant should pay this amount by monthly instalments of Rs. 200 in addition to the instalments of Rs. 175 per mensem of the decretal amount, and current rents and taxes, failing which a suit in ejectment and for claim will be filed in the High Court."

*Resolved.*—"That the suggestions made by the Chief Officer in para 7 No. 202. of his note, dated 25th July 1929, be approved."

6. Re : *Scheme 52—Worli-Koliwada—encroachments by Kolis on Trust plots.*

Considered Chief Officer's note, dated 25th July 1929 :—

"The Trust have upto now acquired about 280 Cases in the village of Worli Koliwada. In 1924, a large number of the Koli and non-Koli tenants of some of the acquired structures refused to pay rent to the Trust on the ground that all the residents of the village had applied to Government for the withdrawal of the whole village from Scheme No. 52. The Chairman accordingly passed an order in October 1925, that no steps should be taken for the recovery of Trust dues until further orders.

2. The villagers subsequently began to occupy several Trust plots of vacant lands without obtaining our permission. In April 1929, the Chief Officer passed orders that those who had occupied our land without our permission should be served with encroachment notices and admitted as monthly tenants and, in future, action to eject should be taken as soon as the slightest encroachment is noticed.

3. Encroachment notices were accordingly served on about 52 residents of the village who have occupied Trust plots without our permission. Some of these have now sent copies of uniformly printed replies to the President of the Board and the Chairman of the Committee. A copy of one of them is reproduced below for information :—

*Tenants' reply to the Notices served on them :—*

'With reference to your notice No. 9467 of 31st May 1929, requiring me to vacate 77 sq. yards of land under my occupation, I respectfully beg to submit that the said land belongs to me from immemorial time and I cannot condescend to give up the occupation as its vacation amounts to the ruin of the whole of my family, which I am sure is not the intention of the Trust.

In this connection, I further beg to point out to you that the Improvement Trust Board's Resolution No. 17, dated 14th July 1926, requesting the Improvement Committee to report on the feasibility of abandoning the Worli Koliwada Scheme, is still lying undisposed and unreported, and I feel that your action in requisitioning us to vacate my land, will be unjustified so long as the question of abandonment is under consideration.

I shall therefore feel obliged if you will kindly consider the notice as cancelled, till the question of abandonment of the Scheme is finally decided by the Board.

Thanking you in anticipation.'

4. The points raised by the applicants are :—

- (a) That the land belongs to them from times immemorial and that they cannot give up the occupation, and
- (b) That until the question of abandonment of the Scheme is settled, they cannot be asked to vacate the land.

5. With regard to (a), the lands in respect of which the notices have been served belong to the Trust, as they were acquired through the Land Acquisition Officer and compensation has been paid for the same to the lawful claimants. The Trust should, therefore, recover rents in respect of these unauthorized occupations at this stage or else the applicants will hereafter claim the ownership of the land by adverse possession.

6. As regards (b), the charging of rents in respect of these unauthorized occupations has nothing to do with the abandonment of the Scheme.

7. In the circumstances stated above, it is suggested that the applicants should be informed that they should either pay the rent demanded by the Trust or remove the encroachments forthwith."

**RESOLUTION No. 203.**—Referred to the Land Sub-Committee for consideration and report.

7. Re : Scheme 57—Case No. 110—offer for purchase of the materials of the building on.

Considered Chief Officer's note, dated 24th July 1929 :—

"The bungalow together with one country tiled outhouse in the above Case were put up to public auction, on 12th July 1929, for demolition and removal of the materials thereof and the highest bid received for the same is Rs. 3,200.

The reserve price of the buildings is Rs. 3,200 which is fixed taking into consideration the age of the buildings, the quality and condition of the materials etc.

The offer is fair and is recommended for the Committee's sanction."

Proposed by the Chairman, seconded by Dr. Batliwala—

"That the offer be accepted."

**Amendment.**—Proposed by Dewan Bahadur A. K. Pai, seconded by Mr. Jafferbhoy Lallji—

"That the bungalow be put up to auction again after public advertisement, the reserve price being fixed by the Chief Officer."

The *Amendment* on being put to the vote was *carried* by a large majority.

It was also *carried* as a substantive proposition.

8. Re : Scheme 32, East Agripada Estate—Peons' Chawls—request for provision of certain conveniences.

Considered :—

(a) Tenants' letter, dated 17th June 1929 :—

"Referring to the letter of Estate Agent, we, the undersigned, the tenants of the above, regret very much to inform you the undernoted facts.

That the Estate Agent was very kind to inform us that the question of lighting and erecting permanent doorways for the compound was under consideration. Recently he informs that question of doorways is out of consideration and further has ordered us to remove the temporary doorways erected by us. We all with the idea of securing safety in the city now-a-days as the same is absenting every now and then, come and settled in Government building like yours wherefrom we requested you repeatedly for these trifling matters which would ensure the safety of the tenants of the building which is in the midst of the mill area.

Even the private quarters around this building are fitted with permanent doorways so as to secure safety of the tenants of the building.

Further, a Government like you who are expected to look after the safety of the tenants refuse to carry out such measures immediately and further order for pulling down the temporary measures carried out by the tenants at their own cost seem to be more indignant in its nature.

Here, we think that we will not be out of way to question you to let us know to whom else we are to approach for redressing all such minor requirements ?

As contemplated in the above referred letters about the peace now prevailing, we are to say that the one now prevailing cannot be said to be the one of previous days as there is still much to fear and every probability of breaking the same in a very short time. Even the Government is taking precautions by extending the Curfew Order to maintain the peace. When such is the case the officer concerned is completely on a wrong side to say the peace of the city is maintained and to order us for the removal of the doorway. In our opinion we think that some more days are still to pass to say whether the present situation is for ever or not. In the light of the above circumstances we request you to kindly consider this our petition with the proper weight required and pass early orders for erecting the doorways requested repeatedly and also make arrangements to have the building the Electric installation for the lighting purposes; though not for all the rooms at least in the important places in the building such near a common pipe and latrines and staircase and such other place.

Temporary doorways are already removed by us.

Trusting that early orders will be communicated to us."

(b) Chief Officer's note, dated 20th July 1929 :—

" The tenants' requests are :—

(a) erection of compound wall with doorways round the chawls, and

(b) provision of electric lights.

2. In regard to (a), a similar petition was made by the tenants in February last and the Committee did not consider it necessary to take any action in the matter.

3. As regards (b), the matter is under consideration. "

**RESOLUTION No. 205.**—Referred to the Works Sub-Committee for consideration and report.

9. Re : Agripada Stores—sale of old 10-ton Steam Road Rollers.

(Ref. C. R. 158/9-7-29.)

Considered Chief Officer's note, dated 24th July 1929 :—

" By their Resolution No. 158, dated 9th July 1929, the Committee postponed consideration of an offer by the Superintending Engineer, Public Health, Bombay, for three 10-ton steam road rollers as I stated that a further offer had been sent in by the Superintending Engineer.

2. The further offer is much too low and is not recommended for acceptance, and I have issued orders for advertising the sale. "

**RESOLUTION No. 206.**—RECORDED.

10. Re : Monsoon repairs —excess repairs—sanction to.

Considered Chief Officer's note, dated 25th July 1929 :—

" By their Resolution No. 205, dated 3rd April 1928, the Committee accepted the renders of Mr. Haji Dada Suleman and Mr. Daya Lakha for monsoon repairs to the acquired properties, chawls, etc. The total cost of the work was estimated at about Rs. 20,000 and accordingly a work order for Rs. 7,000 approximate was issued in favour of Mr. Haji Dada Suleman and one for Rs. 13,000 approximate was issued in favour of Mr. Daya Lakha. The work has been finished and, when the final bills were prepared it was noticed that the work order of Mr. Haji Dada Suleman had been exceeded by Rs. 351-0-7 and that of Mr. Daya Lakha by Rs. 1,369-15-2. The excess in the case of Mr. Haji Dada Suleman was due to the fact that more dammering was required to be done at several chawls, especially at Mazagaon, Chinchbunder and Bellasis Road than was expected.

The excess in the case of Mr. Daya Lakha was due to increase of work created by more acquisition than anticipated, especially in Schemes 57 and 59.

The sanction of the Committee is requested to the excess amounts referred to."

**RESOLUTION No. 207.—SANCTIONED.**

11. Re: Report No. 4, dated 23rd July 1929, of the Land Sub-Committee, re: Scheme 3—Sandhurst Road East Estate—plot No. 108—request for reduction in the ground rent of.

Considered Report No. 4, dated 23rd July 1929, of the Land Sub-Committee :—

" With reference to Committee Resolution No. 121, dated 30th May 1929, the Land Sub-Committee beg to report that they have considered the matter carefully in consultation with the Ag. Chief Officer. The Sub-Committee are of opinion that no case has been made out for a reduction of rent and beg, therefore, to recommend that the tenant be informed that his request to reduce the rent cannot be complied with."

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 208.—Approved and adopted.**

12. Re: Report No. 7, dated the 24th July 1929, of the Works Sub-Committee, re: Dadar-Matunga Estate—plot No. 759—permission for encroachment on.

Considered Report No. 7, dated 24th July 1929, of the Works Sub-Committee :—

"The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect the corner bay over the open spaces and also for slight encroachment of the two staircase bays. It is recommended that the proposed encroachment of the corner bay be allowed on payment of extra ground rent of Rs. 12 per annum which is in proportion to the area covered by the encroachment.

The proposed slight encroachment of the two staircase bays may be allowed free of extra rent as an architectural feature."

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 209.—Approved and adopted.**

13. Re : Report No. 8, dated the 24th July 1929, of the Works Sub-Committee,  
re : Dadar-Matunga Estate—plot No. 764A—permission fo  
encroachment on.

Considered Report No. 8, dated the 24th July 1929, of the Works Sub-Committee :—

“The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect two bay-windows on the compulsory side open spaces. It is recommended that the proposed encroachment be allowed on payment of additional ground rent of Rs. 16 per annum, which is in proportion to the area covered by the encroachment.”

M. C. JAVLE,  
Chairman.

RESOLUTION No. 210.—Approved and adopted.

14. Re : Report No. 9, dated the 24th July 1929, of the Works Sub-Committee,  
re : Dadar Matunga Estate—plot No. 743—permission for  
encroachment on.

Considered Report No. 9, dated the 24th July 1929, of the Works Sub-Committee :—

“The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect three bays on the compulsory open spaces and also for slight encroachment of the staircase bay. It is recommended that the proposed encroachment of the three bays be allowed on payment of extra ground rent of Rs. 28 per annum, which is in proportion to the area covered by the encroachment.

The proposed slight encroachment of the staircase bay may be allowed free of extra rent as an architectural feature.”

M. C. JAVLE,  
Chairman.

RESOLUTION No. 211.—Approved and adopted.

15. Re : Report No. 10, dated the 24th July 1929, of the Works Sub-Committee,  
re : Dadar-Matunga Estate—plot No. 761—permission for  
encroachment on.

Considered Report No. 10, dated the 24th July 1929, of the Works Sub-Committee :—

“The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect two front corner bays on the compulsory open spaces. It is recommended that the proposed encroachment be allowed on payment of extra ground rent of Rs. 36 per annum, which is in proportion to the area covered by the encroachment.

The proposed slight encroachment of the verandah in front may be allowed free of extra rent as an architectural feature.”

M. C. JAVLE,  
Chairman.

RESOLUTION No. 212.—Approved and adopted.

16. Re : Report No. 11, dated the 24th July 1929, of the Works Sub-Committee, re : Dadar-Matunga Estate—plot No. 618—permission for encroachment on.

Considered Report No. 11, dated the 24th July 1929, of the Works Sub-Committee :—

"The Works Sub-Committee have considered the revised plans of the building to be erected on this plot. By their Resolution No. 74, dated the 7th May 1929, the Committee sanctioned the building tenant's proposal to encroach two bays of the main building and two bays of the outhouse block and also to erect an upper storey over the outhouse, subject to the building tenant agreeing to pay an additional ground rent of Rs. 112 per annum. The building tenant has now changed his mind and proposes to do away with the first floor and have two small flats on the ground floor only and to encroach beyond the building area bounded by yellow lines as per sanctioned plans. It is recommended that the proposed encroachments be allowed on payment of an additional rent of Rs. 40 per annum (as against Rs. 112 per annum referred to above), which is in proportion to the area covered by the encroachments."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 213.—Approved and adopted.

17. Re : Scheme 66—Mahaluxmi Street Scheme—Case No. 1—Strip of land on the west of.

Considered Chief Officer's note, dated 26th July 1929 :—

"This Case was acquired in August 1925, by the Land Acquisition Officer from Government on behalf of the Trust and possession was given to the Trust in the same month. The land admeasures 4821 $\frac{2}{3}$  sq. yds. and Government were paid compensation of Rs. 96,424 calculated at Rs. 20 per sq. yd. When the land was let subsequently for cultivation, the Trustees of the late Mr. N. J. Gamadia informed this office that they were the owners of a strip on the west admeasuring 151 sq. yds. After we were satisfied regarding their ownership, we wrote to the Collector of Bombay asking him to refund the value of the land viz. Rs. 3,020.

2. After receiving the money from Government we informed the solicitors of the Trustees of the late Mr. N. J. Gamadia that the amount will be paid to them after obtaining the sanction of the Committee. They would not, however, accept the amount of Rs. 3,020 because they did not consider it to be the proper value of the land. They inform me now that they would like to have the strip of land restored to them instead of taking the compensation.

3. I recommend that the land be conveyed to the Trustees of the late Mr. N. J. Gamadia, the costs of conveyance being shared half and half by the parties."

*Resolved.*—"That the recommendation made by the Chief Officer No. 214. in para 3 of his note, dated 26th July 1929, be sanctioned."

18. Re : Scheme 32, old and new Kalapani Chawls—Tenants' request for withholding ejectment proceedings.

Considered :—

(a) Tenants' application, dated 5th July 1929 :—

"We, the undersigned tenants of the Old and New Kalapani Chawls, beg most respectfully to bring to your kind notice that most of the residents residing in these chawls are such mill hands as have to go for their livelihood outside the mills situated within



Byculla area like Chinchpogly, Parel, Dadar, Lalbag, etc., as are famous to be notorious zones of mischievous strikers who would not allow us to work peacefully and amicably and earn our legitimate bread by our manual labour. As is quite clear to you, the strike has not yet been called off. The rents, therefore, that are due upon us are being paid by us gradually as our small salaries dictate, for we have to look to very many other expenses especially the food, and the summons that are now-a-days being served on most of us has made us fear that apart from the troubles that have been brought upon us by the strikers, we are being unnecessarily dragged in Courts to expenses which burden us and our families still more. We believe that you are quite aware of the situation that has been created by the strikers and therefore beg to humbly request that you will please be so good as to stop issuing summons on us for the unpaid rents which we profess to pay you as early as our salaries permit, and to withdraw such summons as have already been issued.

Hoping for the best and requesting to be excused for the trouble."

(b) Chief Officer's note, dated 26th July 1929:—

"The tenants request that the Trust should not take any legal action against them for non-payment of arrears of rent, as they are out of employment owing to the mill strike.

2. During the last strike *viz.*, from April 1928 to November 1928, no action was taken against these tenants for arrears of rents. After the strike was over, it was expected that they would pay at least two months' rent every month, but most of them failed to pay even one month's rent every month, although the situation had improved after November 1928.

3. The total amounts of arrears in the Old Kalapani and New Kalapani Chawls are approximately Rs. 6,900 and Rs. 9,600 respectively from March 1928 to June 1929.

4. In view of these heavy arrears, there was no alternative but to file suits for the ejection of tenants.

5. It is suggested that the tenants should be informed that unless they agree to pay up the arrears with court costs within four months the decrees obtained against them will be enforced. It may also be pointed out that there is now sufficient police protection to those who honestly desire to do work, and the strike plea cannot be admitted."

*Resolved.*—"That that the tenants be informed as suggested by the  
**No. 215.** Chief Officer in para 5 of his note, dated 26th July 1929, except the last sentence."

19. Re : Scheme 6—Sion-Matunga Estate—Cases Nos. 1159, 1169 and 1170.

Considered :—

(a) Letter, dated 8th July 1929, from Mr. J. L. Bhandare :—

"According to the dictates of my conscience, the award of Rs. 13,015 made to my parents in September 1916 was absolutely low and has been confirmed by two other engineers. The so called 'amicable settlement' was no amicable settlement at all. My parents were coerced into parting with the property and were told that if they fought out the case they would get much less.

Under cover of 'public purpose' the Trust has acquired vast lands all over Bombay with the greedy object of earning vast income by way of rent. Wild cat schemes were planned out by engineers of making 120 feet wide roads, garden cities and what not. What have you done with my property? You have destroyed the bungalow of about Rs. 15,000, destroyed the 100 odd fruit bearing trees and destroyed the hill. Now you invite us to purchase the very land, take out loan from you and build a house there and stay. Then why did you destroy the house which already stood there? You have knocked off the morsel from our family's mouth, driven us to live in chawls of niggardly accommodation and left us to weep out a miserable existence. The property was worth Rs. 50,000 and more and I

therefore demand by right to return me my land so that I may build a house with the little that is now left over out of Rs. 13,000 and stay there. The Trust has played the robbers."

(b) Chief Officer's note, dated 29th July 1929 :—

"The applicant is the son of the former owners of the properties comprised in Cases Nos. 1159, 1169 and 1170, situated on the east of Sion Road.

2. Case No. 1170 embraced an area of 2910 sq. yds. with a bungalow standing thereon, which was constructed by its owner Bai Gangabai, the mother of the applicant, for her own residence. Case No. 1159 was contiguous to Case No. 1170. It had an area of 5216 sq. yds. with a small building which served as an outhouse to the main building, while Case No. 1169 was a detached small piece of land admeasuring only 97 sq. yds.

3. The claimants settled all the three cases amicably with the Trust through their Engineer, Mr. Patkar for a lump sum of Rs. 14,000 inclusive of all interests and the applicant's parents appeared before the special Collector and confirmed the settlement on 15th September 1916 and the special Collector accordingly made the award on 18th September 1916.

4. It will thus be seen that the parents of the applicant were not coerced into parting with their property, as they were represented by their Engineer, Mr. Patkar, who looked after their interests.

5. It is suggested that the applicant may be informed that his request for return of his lands cannot be complied with.

6. The applicant addressed a similar letter to the Municipal Corporation, which has been forwarded by the Municipal Secretary to me for disposal.

7. It may also be pointed out to the applicant that the tone of his petition wherein he states that 'the Trust has played the robbers' is objectionable and if he makes similar petitions in future they will be summarily rejected."

*Resolved.*—"That the applicant be informed as per paras 5 and 7 of No. 216. the Chief Officer's note, dated 29th July 1929."

20. Re: Establishment—Engineer's Department—Mr. D. N. Baria, Engineer, Northern Division—grant of an advance for the purchase of a motor-car—application for.

(Ref. C. R. 147/9-7-29.)

Considered Chief Officer's note, dated 25th July 1929 :—

"Mr. Baria, Engineer, N. D., applied for an advance of Rs. 2,400 for the purchase of a motor-car for his official use on the usual conditions.

2. When the matter came up before the Committee consideration was postponed and I was asked to report whether the car to be purchased is worth Rs. 2,400 (Committee Resolution No. 147, dated 9th July 1929).

3. The car to be purchased is 14/28 H. P. Standard Stratford car. I have seen the car and have made enquiries regarding the price and I learn that it is worth more than the advance asked for. The Standard Motor Company is prepared to allow Rs. 2,750 for this car in an exchange arranged for the new type 15 H. P. Toures.

4. It is, therefore, recommended that the advance asked for be sanctioned, subject to the sanction of the Board."

**RESOLUTION No. 217.**—Sanctioned subject to the approval of the Board.

21. Re : Establishment—Estates and Valuation Department—Mr. S. M. Desai,  
Junior Assistant Estate Agent—leave to.

Considered Chief Officer's note, dated 30th July 1929 :—

" Mr. S. M. Desai, B.E., Junior Assistant Estate Agent on probation (on Rs. 450 in 450—50—600) has applied for 13 days' privilege leave, i.e. 5 days from 4th July 1929 and 8 days from 18th July 1929 respectively. Mr. Desai had to go on leave on account of his father's illness and death.

The leave has been recommended by the Estate Agent and is admissible.

The sanction of the Committee is requested."

RESOLUTION No. 218.—SANCTIONED.

22. Re : Establishment—Secretary's Department—Mr. Atmaram V. Banavalkar,  
Superintendent—extension of leave to.

Considered Chief Officer's note, dated 1st August 1929 :—

"Mr. A. V. Banavalkar, Superintendent, Secretary's Department, now on privilege leave for 2 months and 3 days from 21st May 1929 (Committee Resolution 66 dated 30th June 1929), requests an extension of furlough on full average pay for one month from 24th July 1929. He has produced a medical certificate in support of his application. The leave applied for is admissible under the Trust Service Rules, but I am not in favour of granting furlough on full pay in combination with privilege leave on full pay. As the applicant is ill and produces medical certificate, I think combination of two periods of leave may be allowed but the leave salary during the period of furlough of one month, will be half the average pay.

Sanction of the Committee is requested to this proposal."

RESOLUTION No. 219.—Sanctioned as recommended by the Chief Officer.

23. Re : Establishment—Secretary's Department—Chandkhan Usman Khan,  
Naik—advance from Provident Fund to.

Considered Chief Officer's note, dated 2nd August 1929 :—

" Chandkhan Usman Khan, a Naik in the Secretary's Department (on Rs. 23 + P. A. Rs. 2 + H. R. Rs. 6 per month) applies for the grant of an advance of Rs. 50 from his Provident Fund subscriptions, to meet the expenses incurred in connection with his wife's illness. He has produced a medical certificate in support of his application.

He had taken an advance of Rs. 34 in March 1928, which was entirely repaid this month.

The present advance is admissible and requires the special sanction of the Committee, as six calendar months have not elapsed since the complete repayment of the last advance.

As the man requires the advance in connection with his wife's illness and has produced a medical certificate, it is recommended that the advance be sanctioned and that the recovery be effected in 20 equal monthly instalments."

RESOLUTION No. 220.—SANCTIONED.

24. Re : Administration Report for the year ending 31st March 1927.

RESOLUTION No. 221.—APPROVED.

25. Re : Scheme 31—Suparibaug Road—Chawl Compound—conversion into freehold of the tenure of the land of.

Read Government Resolution, Revenue Department, No. 3009/28, dated 22nd July 1929 :—

“ Letter from the Collector of Bombay (Mr. W. Dillon, I.C.S.) No. L. N. D. 513(17), dated 1st July 1929 :—

‘ I have the honour to forward herewith a plan\* No. 66, dated 21st June 1929, of land shown coloured yellow bearing city survey No. 74 (part) of Parel-Sewri Division measuring 58 sq. yards. The land is of Toka tenure and the present assessment of Re. 0-4-10 per annum paid under Rent Roll No. 6436, is due for revision on 1st November 1929.

2. The area in question consists of a small strip of land in the rear and is used as a passage. I value it at Rs. 5 per square yard. In view of the fact that the land forms a part of a large area held by the Bombay Improvement Trust on the freehold tenure, I recommend the conversion of the tenure of this area into freehold on the Trust paying its value at Rs. 5 per square yard. The Trust have agreed to this, and I request the sanction of Government to the conversion.’

RESOLUTION.—Sanction is accorded to the conversion into freehold of the tenure of the area measuring 58 square yards on the Trust paying its value at Rs. 5 per square yard.”

RESOLUTION No. 222.—RECORDED.

26. Re : Mahaluxmi Flats—Willingdon Sports Club—proposed extension to the new South Wing.

Considered Chief Officer's note, dated 1st August 1929 :—

“The Willingdon Sports Club proposed to demolish three of the existing rooms on the south of the Ladies Garden and instead to construct a Secretary and Board Room, Pantry Office including a stewards' and clerks' tiffin room.

The lease provides that a further rent of Re. 1-8-0 per sq. yard should be charged in respect of any additional area that may be built over after 1st October 1922. The area covered by the proposed additions is 179 sq. yards and the extra rent will, therefore, amount to Rs. 268.

There is no objection to the proposed extension being sanctioned subject to the conditions (1) that plans and calculations for the R. C. C. work shall be submitted for approval along with the name of the person responsible for carrying out the same and (2) that the Club agrees to pay an extra rent of Rs. 268 per annum.”

Resolved.—“ That the proposed extension be sanctioned subject to the conditions mentioned in the last para of the Chief Officer's note, dated 1st August 1929.”

No. 223.

27. Re: Scheme 37—Cases Nos. 314, 315, 316, 317, 318, 323, 324, 325, 326, 327, 328 and 329—demolition of.

Considered Chief Officer's note, dated 2nd August 1929:—

"With reference to Committee Resolution No. 107 of 30th May 1929, I beg to state that the General Manager, Bombay Electric Supply & Tramways Co., Ltd., states that the work of extending the tram tracks along Sydenham and Palton Roads will be taken in hand in the beginning of 1930 and wants us to arrange for the full width of concrete foundations to be completed early in 1930. This would involve the demolition of the buildings in the following Cases:—

Cases Nos. 314, 315, 316, 317, 318, 323, 324, 325, 326, 327, 328 and 329.

2. The properties proposed to be demolished bring an income of Rs. 38,070 net per annum and have a full letting value of Rs. 50,760 per annum gross.

3. The Committee's sanction is requested for the demolition of buildings in the above cases."

**RESOLUTION No. 224.—SANCTIONED.**

28. Re: Scheme 57—Spring Mills Chawls—Draining of water on to the Trust land.

Considered Chief Officer's note, dated 2nd August 1929:—

"The Agents of the above Mills have recently erected a compound wall enclosing a major portion of their property. They have left weep holes at intervals, but in one place marked with a white cross on the plan\* they have left 3 inches openings for the free flow of water from their land on the Trust land. They were informed that they would be permitted to drain the water from the Mill area on to the Trust land on condition that they paid a nominal rent of Re. 1 per annum and costs of necessary license. They agree to the above terms. There is no objection to a license revocable at the will of the Committee being granted to the Mill Company permitting them to drain water from the mill area on to the Trust land subject to the following conditions:—

(a) That the Mill Company agree to pay a nominal rent of Re. 1 per annum, and

(b) That the Company undertake to pay costs of and incidental to the preparation and completion of the license and the duplicate."

*Resolved.*—"That a license revocable at the will of the Committee  
**No. 225.** be granted to the Mill Company permitting them to drain water from the Mill area on to the Trust land subject to the conditions mentioned in the Chief Officer's note, dated 2nd August 1929."

29. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

**Statement A.**

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i>: action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>
156, dated 9th July 1929.	<p>Love Lane Chawls—Request by the members of the depressed classes for providing wire gauze to all windows of the rooms on the ground floor of Chawl No. 2 and a wall between two Chawls, referred to the Chief Officer for reporting as to what would be the estimated cost.</p>
168, dated 9th July 1929.	<p>Notice of motion by Dr. S. S. Batliwala <i>re</i>: inconvenience felt by the residents of Dadar Parsi Colony as large number of roads are not named and requesting the Chief Officer to suggest the names of roads.</p>
169, dated 9th July 1929.	<p>Notice of motion by Dr. S. S. Batliwala requesting Chief Officer to report within a month whether the Vegetable and Fish sellers have been prohibited to squat on Trust ground at Sion and if so they should be allowed to use temporary shelters during monsoon only and Zaoli sheds at their cost.</p>
180, dated 17th July 1929.	<p>Suparibaug Estate, Case 47—Plots 81 to 90—Chief Officer requested to submit draft by-laws under Section 113 (b), (c) &amp; (d) of the Act.</p>

**Statement B.**

Showing outstanding references pending before Sub-Committees.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The rules <i>re</i> : pay, gratuity and Provident Fund have been revised. The revision of leave rules is under consideration.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : salary of the Trust Architect, Mr. M. Framji.	Chief Officer's report awaited.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.	
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	Further report awaited.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Further report awaited.

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl'd.)</b>		
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.	Chief Officer's Report is awaited.
484, dated: 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	Do.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Do.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.	Do.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.	Do.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sewri Koliwada.	Do.
157, dated 9th July 1929.	Love Lane Chawls—request for a free reading room at a nominal rent of Re. 1/-	Do.
180, dated 17th July 1929.	Re: Suparibaug Estate—Case No. 47—plots 81 to 90—exemption of the shops on from the operation of the Board's Resolution No. 19 dated 14th July 1926, prohibiting liquor shops on Trust plots.	Do.
186, dated 23rd July 1929.	Notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : acquired properties—temporary leases of.	Do.
189, dated 23rd July 1929.	Re: Sydenham Road Estate—Case 83—request for reduction of rent.	Do.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
61, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Chief Officer's report is ready.

RESOLUTION No. 226.—RECORDED.



30. *Re : Notice of motion, dated 26th August 1929, by Dr. Viegas, re : the Balance Sheets for the half years ended 30th September 1926, 31st March 1927, 30th September 1927 and 31st March 1928.*

The motion dropped as neither Dr. Viegas nor Mr. Nariman was present.

31. The following documents were executed :—

(1) *Debentures—*

Name of holder.	Year of Loan.	Amount.	Debentures.	
			New.	Old.
		Rs.		
The Treasurer of Charitable Endowments, Bombay ...	{ 1904	1,000	1	2
	{ 1913	2,000	4	4
The Imperial Bank of India ...	1908	500	1	1
Mr. Devidas Motiram Dalal and another ...	{ 1908	500	1	1
	{ 1913	500	1	1
Mr. G. S. Rao ...	1913	2,000	1	2
Mrs. Krishna Javeri C. Setalvad ...	1913	4,500	1	9
Bai Cooverbai Dinshawji Engineer and others ...	1913	500	1	1
		11,500	11	21

(2) *Leases and Counterparts—*

Name of the lessee.	Plot No.	Estate.
Mr. Gulambusain Bandealli Seruji and others ...	75	Sandhurst Road East.
Do do ...	76	Do
Mr. Rustamji Edulji Mody and others ...	673	Dadar-Matunga.
Mr. Piroshaw Dhanjishaw Master and others ...	790	Do

(3) *Agreement with Mr. Amichand Daleechand Shah for building lease of plot No. 271, Dadar-Matunga Estate.*

(4) *Agreement by Mr. Tar Mohmad Sheriff, re : rent contract of property in Case No. 235, Scheme 37.*

The following papers were laid on the table:—

1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act.
  2. Work orders                    do.                    do.                    do.
  3. Tenancy agreements entered into by                    do.                    do.
  4. Service agreements            do.                    do.                    do.
  5. Sale of materials sanctioned by the Chief Officer                    do
  6. Survey certificate, Scheme 43, set-back on Piru Lane.
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# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 13th August 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. W. DILLON, I.C.S.
  4. MR. E. R. HIRJIBEHEDIN.
  5. MR. B. G. HORNIMAN.
  6. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  7. MR. KHURSHED FRAMJI NARIMAN, B.A., LL.B., M.L.C.
  8. MR. MAHOMED UMMER RAJABB.
  9. MR. MANU SUBEDAR.
  10. MR. W. H. NEILSON, O.B.E.
  11. MR. R. H. PARKER.
  12. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  13. MR. S. M. BHARUCHA, B.A.
  14. DR. A. G. VIEGAS, L.M. & S.
  15. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.
- MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.
- THE SECRETARY.

The minutes of the meeting held on the 6th August 1929 were signed.

1. Re : Scheme 5, Dadar-Matunga Estate—Plot No. 582—application for lease of.

Considered Chief Officer's note, dated 9th August 1929 :—

"Dr. Nowroji Bejanji Kapadia and Bai Rashidbanoo Nowroji Kapadia apply for a 999 years' building lease of the above plot at a ground rent calculated at 6% on Rs 10 per sq. yd. per annum.

2. The area of the plot being about 1170 sq. yds., the ground rent will amount to about Rs. 704 per annum.

3. They undertake to erect a building for their own residence.

4. The applicants wish to erect for the present a structure of ground floor only costing about Rs. 20,000. There appears to be no objection to their request being allowed to do so.

5. The other conditions on which the offer is based are normal and acceptance is recommended."

**RESOLUTION No. 227.—ACCEPTED.**

**2. Re : Scheme 29—Nowroji Hill Estate—plots Nos. 97 and 101—application for lease of.**

Considered Chief Officer's note, dated 8th August 1929 :—

"By their Resolution No. 109, dated 30th May 1929, the Committee accepted the recommendation by the Chief Officer that if a definite offer be submitted by Messrs. Bhedwar and Bhedwar on behalf on their clients, the Trustees of St. Joseph's School, Umerkhadi, before the 15th July 1929 for a lease of the above plots for 999 years for the purpose of erecting a new Roman Catholic Church on a portion of the land and a school on the remainder, the rent to be 6% on Rs. 40 a square yard, it would be accepted.

2. Messrs. Bhedwar and Bhedwar state their clients regret that they could not send in an offer in time as they were awaiting instructions of His Grace the Archbishop of Bombay in connection with their scheme.

3. The Trustees of St. Joseph's School now desire separate leases for each of the plots Nos. 97 and 101.

4. The application form for plot No. 97 on which it is intended to erect a Roman Catholic Church has been signed by the Trustees of the Cathedral of Our Lady of Hope, Bhuleshwar, Bombay.

5. The application form for plot No. 101 has been signed by the Rev. Manager of St. Joseph's School, Umerkhadi.

6. Messrs. Bhedwar and Bhedwar stated on the former occasion that a portion of the school building would be let out for residential purposes but they now state that a portion of the building will be used as a residence for the Rev. Manager with the option of providing shops in front on the ground floor instead of residence only as originally applied for.

7. Each of these plots has an area of about 1002 sq. yards and the annual rent of each plot is about Rs. 2,404.

8. The offers are fair and recommended for acceptance subject to the general restrictions that no shop shall be allowed to be used for a liquor shop or toddy shop."

**RESOLUTION No. 228.—ACCEPTED.**

**3. Re : Agripada West Estate—plots Nos. 100 and 149—application for lease of.**

Considered Chief Officer's note, dated 9th August 1929 :—

"Herewith I submit an application by Mr. Ruttonji Dorabji for a 999 years' building lease of the above plots at a rent calculated at 6% on Rs. 15 per sq. yard.

2. The applicant intends to erect buildings to be used for shops, offices, godowns, residences and Cinema Hall or theatre.

3. The two plots together have an area of 3,671 sq. yards out of which the applicant desires to take on lease about 2,450 sq. yards leaving a convenient plot admeasuring 1,221 sq. yards similar to Plot No. 149A.

4. The applicant is willing to pay Rs. 5,500 for the materials of the partially constructed structures.

5. The applicant will have to obtain the Police Commissioner's license for establishing a Cinema theatre.

6. The conditions on which the application is based are normal and acceptance is recommended."

**RESOLUTION No. 229.—ACCEPTED.**

4. Re : Finance Sub-Committee's Report No. 6, dated 7th August 1929, re : Loan of Rs. 25 lakhs for 1929-30.

Considered Finance Sub-Committee's Report No. 6, dated 7th August 1929:—

"With reference to Committee Resolution No. 198, dated the 6th August 1929, the Finance Sub-Committee beg to report that they interviewed the representatives of Messrs. Merwanjee & Sons and Messrs. Premchand Roychand & Sons and also invited Mr. Mulraj Karsondas to help them in their deliberations. After very careful consideration, the Sub-Committee beg to recommend that in view of unsettled conditions for long term borrowings, it is desirable that the requirements of the Trust should be met by a cash credit for Rs. 25 lakhs for one year and that for this purpose two firms of brokers be requested to obtain quotations from several banks.

2. Should the Board disapprove of the proposal, the Sub-Committee recommend the raising of a loan of Rs. 25 lakhs on the original terms as mentioned in Committee Resolution No. 171, dated the 17th July 1929."

M. C. JAVLE,  
Chairman.

Proposed by the Chairman, seconded by Mr. Subedar—

"That the Report No. 6, dated 7th August 1929, of the Finance Sub-Committee be approved.

2. That a copy of the Sub-Committee's Report together with a copy of para 1 of this Resolution be forwarded to the Board with the recommendation that the recommendations made by the Sub-Committee be sanctioned."

*Amendment*—Proposed by Dr. Viegas, seconded by Mr. Horniman—

"That the Board be recommended to raise the loan by public tender on the original terms as mentioned in Committee Resolution No. 171, dated 17th July 1929."

The *Amendment* on being put to the vote was *lost* by a large majority.

The *Original Proposition* was then put to the vote and was *carried*.

5. Re : Scheme 6—Sion—Temporary Javli Shelters for vegetable and fish sellers at  
(Ref. C. R. No. 169/9-7-29.)

Considered Chief Officer's note, dated 6th August 1929 :—

"With reference to the Committee Resolution No. 169, dated 9th July 1929, asking me to report whether vegetable and fish sellers who used to squat on the Trust ground at Sion erected temporary jaoli shelters for protection against rain and were prohibited from putting up such shelters, I beg to state that some of the fish sellers asked for permission to put up jaoli sheds during this monsoon. No permission was granted but they were informed

that they could bring some temporary shelters with them and take them away when the work was over.

2. Last year also Mr. A. Dalvi, President of the Sion Residents' Association, wanted a similar permission, but he was informed that it was undesirable to allow the erection of such unsightly structures.

3. As, however, it is the desire of the Committee that until a market, temporary or permanent, is built at Sion, the vegetable and fish sellers should be allowed to use the jaoli sheds at their own cost, the same will be allowed on licenses for the monsoon period on specific conditions, provided the Municipality permit them to do so, and the sellers undertake to pay license fees according to areas."

*Resolved.*—"That the Chief Officer's note, dated 6th August 1929, be No. 231. recorded.

2. That the license fee should be 4 annas a month."

6. *Re : Old Kalapani chawls—request for provision of lights & reduction of rents of:*

Considered:—

(a) Tenants' petition, dated 17th July 1929 :—

"We shall be very much obliged if you would place this petition at the next meeting of the City Improvement Trust Board.

We had heard some time back that a scheme has been passed for the installation of electric lights to be provided in the above chawls, near the washing places and at the stair cases, but it is more than a year has passed since nothing has been heard. May we assume that the matter has been shelved out or lying in the await file.

Why this delay simply because that poor dumb people occupy these chawls, that they do not raise their cry in local newspapers and remind your Committee, as the Love Lane tenants did in the past.

We beg to remind you that we had suggested a year ago that some 3 or 4 lights should also be included in your scheme to be installed in the open space between the 2 chawls, which are absolutely necessary and no reply has been received up till now.

In short, we most humbly request you to take up this question in hand at your earliest convenience and expedite the matter."

"We, the undersigned tenants of Old Kalapani Chawl, mentioned above, beg to invite your kind attention to the communication No. Misc. 852/28-29, dated the 25th February 1929, in reply to our petition of the 12th January 1929, requesting for (a) provision of electric lights in the Compound and (b) remission of six months' rent.

As regards (a), we beg to submit that it is long since we were promised of due attention being paid in this direction in the above-mentioned reference, but no steps seem to have been so far taken. We would, therefore, be highly obliged and most respectfully request for accord of sanction for the purpose in view as early as possible.

As regards (b), we would request that if remission of six months' rent is not possible, at least you will be so good as to effect a reduction in the present scale of rent.

In this connection, we would draw your kind attention to the condition prevailing in Bombay at present; and as you must be aware, Old Kalapani Chawls are occupied from top to floor by either mill-hands or handloom weavers. The situation of the mills now-a-days calls for no explanation as facts must be more apparent to you than we can explain. Apart from the fact that we attend to our respective duties in mills situated on the Parel and Worli side at the cost of our lives, putting ourselves in glaring danger, the salary we realise is so small that the cost of living combined with high scale of rent in Bombay make it impossible for us to meet our miscellaneous wants and expenses. It is on this account that we find ourselves unable to fairly clothe and educate our boys and girls. Therefore we beg to request

that you will be so good as to pity the condition in which we have been put and bring down the rent of the houses in question to a suitable scale so that it facilitates our paying off the rent and saves us from running in undue arrears."

(b) Chief Officer's note, dated 5th August 1929 :—

"The tenants in their present applications request—

(a) that the provision of electric lights be expedited, and

(b) that some reduction be made in the present scale of rents if a general remission of six months' rent is not possible.

2. As regards (a) the question is under the consideration of the Committee.

3. As regards (b) the rent of each room in these chawls is Rs. 7-3-0 per mensem. These are the lowest rented post-war chawls belonging to the Board. The fact that there are practically no vacancies since their first letting in December 1921 and that the rooms were taken up readily shows that the rents charged are fairly low.

4. There appears to be no reason why a general reduction should be given, especially when there are no other houses having similar accommodation in the vicinity of the Trust Chawls for comparison of rents."

*Resolved.*—"That the tenants be informed in terms of the Chief No. 232. Officer's note, dated 5th August 1929."

7. Re : Scheme 52—Worli—Case No. 527—Tenants' request for withholding the ejection proceedings.

Considered :—

(a) Tenants' petition, dated 18th July 1929 :—

"We the undersigned humbly beg to put before your honour the following few lines which we hope will be duly considered.

2. That we are the tenants of the Trust staying in the chawl standing in the Case No. 527 since so many years and some few years ago although we were forced to vacate the chawl in order to accommodate the Trust workmen, we paid the arrears of the rent either in the office or on the spot when we were called back by the Trust, to stay again in the same chawl, we remained faithful to Trust.

3. Your honour, knows all the mills in Bombay are on strike. Very few persons go on work at the risk of their life. Our state is a very critical one as we are without work and consequently no money to buy food necessary for a man to live upon.

4. We are hunger-stricken and when we have no money to buy food how are we to pay the arrears like last time, when our mills will work regularly and we get our pay.

5. At present our state is so pitiable that we neither get any other work nor can we go to our native country as the steamers are closed. So at present it is not advisable to the Trust authorities to take serious steps against us and to eject us out by issuing warrant of possession.

6. Again it is rainy season and it would be very difficult for us either to get room or to remove our goods from one place to another.

7. We, therefore, humbly on behalf of ourselves and those who are in their native country and who are also your tenants request your honour to consider our state and have pity on us and stay from taking any serious steps against us, for this Act of kindness for allowing us to occupy the same rooms till strike is over, we shall ever remain grateful to your honour."

## (b) Chief Officer's note, dated 6th August 1929 :--

"The tenants request that the Trust should not take any legal action against them for non-payment of arrears of rent, as they are out of employment owing to the mill strike.

2. During the last strike in 1928, no action was taken against these tenants for arrears of rents. After the strike was over, it was expected that they would pay previous arrears but as the tenants failed notices to quit were served on them.

3. The strike plea put forth by the tenants cannot be entertained as there is now sufficient police protection to those who honestly desire to do work. In a similar petition addressed to me by the tenants in Case No. 414, Scheme 52, I have brought this fact to their notice and I do not see the tenants in this case have sufficient reason to withhold payment on the plea of strike."

Proposed by the Chairman, seconded by Dr. Batliwala—

"That the tenants be informed in terms of the Chief Officer's note, dated 6th August 1929."

*Amendment*—Proposed by Mr. Horniman, seconded by Dr. Viegas—

"That the tenants be informed in terms of the Chief Officer's note, No. 233. dated 6th August 1929, except the last paragraph."

The *Amendment* on being put to the vote was *carried*.

It was also *carried* as a substantive proposition.

8. Re: Scheme 53—Bellasis Road Chawls—Block No. 15—allotment of—for housing the Police.

Considered Chief Officer's note, dated 8th August 1929 :—

"By their Resolution No. 162, dated 9th July 1929, the Committee sanctioned the letting of Block No. 16, to the Commissioner of Police at a monthly rent of Rs. 600 allowing a rebate of 10 per cent. The whole of this Block has been allotted to him.

2. The Commissioner now wants the other half of the Block. He refers to Block No. 15, and it is proposed to let this block also at a monthly rent of Rs. 600 allowing a rebate of 10 per cent.

3. The sanction of the Committee is requested.

RESOLUTION No. 234.—SANCTIONED.

9. Re: Scheme 52—Worli—Case No. 419—payment of interest to the claimant in respect of land acquired—sanction to.

Considered Chief Officer's note, dated 8th August 1929 :—

"The property in the above case consists of a bungalow and an outhouse and admeasures about 5792 6/9 sq. yards.

The case was opened on 22nd March 1920, and possession of the property was taken through the Land Acquisition Officer on 5th March 1929. But in the meanwhile a portion of the property was required by the Trust Engineer in connection with the construction of the 120' road and other operations. In order that the progress of works may not be hampered, a portion of the land admeasuring 3742 6/9 sq. yards was taken possession of by us under an amicable settlement with the claimant on 28th June 1923, by which we agreed to pay 6 % interest on the values based on the Land Acquisition Officer's award from the date of possession to the date of payment of the award. We have accordingly to pay to the claimants Rs. 8,935



on account of interest at 6 per cent. per annum from 28th June 1923 to 5th March 1929, on the value of the land admeasuring 3742 6/9 sq. yards at the rate of Rs. 7 per sq. yard awarded by the Land Acquisition Officer.

The sanction of the Committee to the payment is requested."

**RESOLUTION No. 235.—SANCTIONED.**

10. Re : Report No. 5, dated 7th August 1929, of the Finance Sub-Committee, re : inclusion of the West of Scotland Insurance Office Ltd., in the list of approved Companies.

Considered Report No. 5, dated 7th August 1929, of the Finance Sub-Committee :—

"The Finance Sub-Committee have considered the application of the West of Scotland Insurance Office, Ltd., for inclusion in the list of approved companies and recommend that the Company be included in the Board's list of approved Companies."

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 236.—Approved and adopted.**

11. Re : Report No. 5, dated 2nd August 1929, of the Land Sub-Committee, re : Kamathipura District—Improvement of.

Considered Report No. 5, dated 2nd August 1929, of the Land Sub-Committee :—

"By their Resolution No. 16, dated 14th July 1926, the Board requested the Improvements Committee to make an Improvement Scheme for the Kamathipura District. The Committee referred the matter to the Land Sub-Committee for consideration and report (Committee Resolution No. 156, dated 19th August 1926).

2. The Sub-Committee have obtained a report on the subject from the Chief Officer, a copy of which is attached herewith. The Sub-Committee agree with the Chief Officer that the improvement of this area would be very expensive unless the Board is authorized to deal with slums without the necessity of wholesale acquisition and demolition.

3. The Sub-Committee beg therefore to advise that the Committee should recommend the Board to request the Corporation, to consider the desirability of obtaining the authority referred to above, when the Trust is amalgamated with the Municipality and to include the proposal in the programme of items to be discussed before the representatives of Government and the Corporation in the matter of the dissolution of the Trust."

M. C. JAVLE,  
Chairman.

*Chief Officer's note, dated 25th July 1929, referred to in para 2 above :—*

"By their Resolution No. 156, dated 19th August 1926, the Committee referred this matter to the Improvements Sub-Committee which has now been abolished and the powers of which have been transferred to the Land Sub-Committee.

2. The Improvement of this area would be very expensive unless the Board is authorized to deal with slums without the necessity of wholesale acquisition and demolition. When the Trust Transfer Act was under consideration a draft Section enabling the Board to acquire portions of houses was referred by the Government to the Corporation for their opinion and the Corporation referred it to a Committee. Nothing has been done in the matter so far. The draft Section was suggested with a view to the evolution of a satisfactory scheme of slum improvement which will be less costly, involve less delay and create less disturbance than the present machinery for wholesale demolition.

3. It is, therefore, suggested that the Corporation be requested to consider the desirability of obtaining the authority referred to above, when the Trust is amalgamated with the Municipality and to include the proposal in the programme of items to be discussed before the representatives of Government and the Corporation in the matter of the dissolution of the Trust."

*Resolved.*--"That the Report of the Land Sub-Committee be  
No. 237. approved.

2. That a copy of the Report together with a copy of para 1 of this Resolution be forwarded to the Board with the recommendation that the Municipal Corporation be requested to consider the desirability of obtaining the authority referred to in the Sub-Committee's report when the Trust is amalgamated with the Municipality and to include the proposal in the programme of items to be discussed before the representatives of Government and the Corporation in the matter of the dissolution of the Trust."

12. Re : Report No. 6, dated 2nd August 1929, of the Land Sub-Committee, re :  
Temporary leases of acquired properties—grant of.

Considered Report No. 6, dated 2nd August 1929, of the Land Sub-Committee :—

" With reference to Committee Resolution No. 186, dated 17th July 1929, requesting the Land Sub-Committee to report as to the desirability of giving temporary leases to owners of properties acquired by the Trust, especially those of village houses at Wadala, Gowari, Worli-Koliwada etc., the Land Sub-Committee beg to state that they have very carefully considered notes of the Chief Officer and Dr. Viegas on the subject, copies of which are attached hereto and to report as follows :—

2. The Sub-Committee agree with the Chief Officer that licenses (and not temporary leases) should be granted to the owners who may desire to continue to occupy the house pending demolition. Again, licenses should be granted in those cases only where there is a single individual to be dealt with, as it would not be possible to let a single property in the names of several persons interested therein. The Sub-Committee are of opinion that it is not advisable to allow the licensee to pay interest at 6% per annum on the whole of the compensation money, as in that case there would be no hold on him for proper repairs of the Trust property and payment of Municipal Taxes for which the Trust are primarily responsible from the date of acquisition and also the owner will in effect be a rent farming contractor, to which idea the Committee are generally opposed. The Sub-Committee, however, consider that the amount of deposit to be taken should not exceed 50% of the compensation money. With reference to para 11 of the Chief Officer's note, the Sub-Committee advise the insertion of the words 'or succession certificate' after the words 'letters of administration', so that the heirs of the deceased house-owner may not be put to the heavy cost of obtaining letters of administration.

3. It is accordingly recommended that the Chief Officer be authorized to grant licenses to owners of village properties acquired by the Trust in those cases only where there is a single individual to be dealt with, on the following conditions :—

- (a) That the licensee shall deposit with the Trust an amount not exceeding 50% of the compensation money, including the Government share, no interest being payable to him in respect of the deposit, all interest earned being retained by the Trust.
- (b) That the licensee shall pay to the Trust monthly interest at 6% per annum on the compensation money retained by him.
- (c) That the licensee undertakes to pay all Municipal rates and taxes.

- (d) That the licensee undertakes to keep the building in ordinary repairs as he, as owner, would have done before the acquisition of the property by the Trust.
- (e) That the licensee undertakes to insure the building and hand over the policy to the Trust.
- (f) That the licensee shall not recover rents from tenants unless he occupies the major portion of building himself.
- (g) That one calendar month's notice on either side should be given to terminate the license.
- (h) That the notice referred to in (g) above shall not be given within 6 months of the commencement of the license.
- (i) That in the case of demise of the house-owner to whom the Trust may allow the use of the property as a licensee, the Trust shall continue to hold the money after the termination of the license 'until proper letters of administration or succession certificates are produced."

M. C. JAVLE,  
Chairman.

*Chief Officer's note, dated 31st July 1929, referred to above :—*

"With reference to Committee Resolution No. 186, dated 17th. July 1929, requesting the Land Sub-Committee to report as to the desirability of giving temporary leases to owners of properties acquired by the Trust especially those of village houses at Wadala, Gowari, Worli-Koliwada, etc., subject to certain conditions, I beg to report as follows :—

2. Temporary leases are at present granted to village house owners in those cases only where there is a single individual to be dealt with. Where there are several claimants interested in one and the same property, temporary leases are not granted, as it would not be possible to let a single property in the names of several persons. I am not in favour of creating tenancy rights in properties acquired under Land Acquisition Act. At the most old owners may, in certain cases, pending demolition, be retained as licensees on specific conditions. In future therefore it is proposed to grant licenses (instead of temporary leases) as is done by the Municipality in similar cases. I append a copy of the form now in vogue in the Engineering Department of the Corporation.

3. *Re. condition (a).* It is not advisable to allow the licensee to pay interest at 6% per annum on the compensation money, as in that case there would be no hold on him for proper repairs of the Trust property and payment of Municipal Taxes for which the Trust are primarily responsible from the date of acquisition. Also, if the licensee is allowed to pay interest, the owner will in effect be a rent farming contractor, to which idea the Committee is generally opposed. It is therefore suggested that the licensee should deposit with the Trust the full amount of the compensation money including the Government share, no interest being payable to him in respect of the deposit, all interest earned being retained by the Trust.

4. *Re. condition (b).* No remarks are called for.

5. *Re. condition (c).* No remarks are called for.

6. *Re. condition (d).* It is desirable in the interest of the licensee himself that he should insure the building at his cost and this condition should be imposed on the licensee in all cases.

7. *Re. condition (e).* This would not be necessary, if as suggested above, the licensee is required to deposit the full compensation money. Moreover, the three months' rent would not be sufficient to cover the amounts of Municipal taxes and repairs.

8. *Re. condition (f).* The licensee should not be allowed to recover rents from tenants, unless he occupies the major portion of the building himself.

9. *Re. condition (g).* No remarks.

10. *Re. condition (h).* There is no objection to the assurance referred to being given.

11. I would suggest the imposition of one more condition, *viz.* that in the case of demise of the village house owner to whom the Trust may allow the use of the property as a licensee, the Trust would continue to hold the money after the termination of the license until proper letters of administration are produced."

*Copy of Form referred to in para 2 of the Chief Officer's note, dated 31st July 1929 :—*

To

The Special Engineer,  
Development Works,  
Municipality.

Re : Street No.

Case No.

Dear Sir,

In consideration of the Municipality having allowed me/us to occupy as their licensee(s) the shop, room, hut on.....floor of the premises at which said premises have been acquired by the Municipality under the Land Acquisition Act for Municipal purposes, I/We HEREBY ACKNOWLEDGE that I am/we are occupying the said premises as licensee(s) only by the leave and license of the Municipality and that I/we have deposited with the Municipality the sum of Rs. as and by way of security for the due performance by me/us of my/our obligations hereunder on which sum, so long as deposited with the Municipality, the Municipality shall not be liable to pay to me/us any interest, and shall be disposed of as hereinafter provided and I/we HEREBY UNDERTAKE AND AGREE WITH you on behalf of the Municipality :—

(1) That you shall be at liberty at any time to give me/ us notice by leaving the same for me/us at or upon the said premises requiring vacant possession of the said premises and that on receipt of such notice I/we will on or before the expiration of the period prescribed therein vacate the said premises and the Municipality shall be at liberty by themselves or their nominees to enter the said premises at the expiration of such notice and if so desired to demolish the said premises without incurring any responsibility whatsoever for any damage which may result to me/us or to anyone then being in or upon the said premises, or to any property of mine/ours or to any other person or persons in or upon the said premises.

(2) That I/we will pay to the Municipality as compensation for the use and occupation by me/us as licensee(s) as aforesaid of the said premises the sum of Rs. monthly in advance on the 5th day of each month, the first payment in advance namely Rs. for the period ending the day of next having been made on the signing hereof.

(3) That nothing in this license contained shall be deemed to create between the Municipality and me/us the relationship of landlord and tenant nor confer upon me/us any right of tenancy whatsoever in the said premises.

(4) That I/we will not at any time assign, underlet or part with the possession of the said premises.

(5) That in the event of my/our failing to pay the compensation as aforesaid as and when it becomes due or my/our failing to observe or perform or of my/our committing any breach of the terms and conditions in this license contained then this license shall thereupon immediately cease and determine and I/we shall be and become a trespasser/trespassers with no rights whatsoever in, on or to the said premises and the said deposit paid by me/us as aforesaid to the Municipality and the compensation (if any) in the hands of the Municipality for any unexpired period of this license shall immediately be and become forfeited and I/we shall also be liable to pay to the Municipality any further compensation that may be or may become due from me/us for the use and occupation of the said premises up to the date on which I/we shall give vacant possession of the said premises.

(6) That in the event of my/our performing in their entirety my/our obligations hereunder the said deposit paid by me/us will be returned to me/us by the Municipality (but without interest) on the determination of this license.

Witness :

Yours faithfully,

*Note, dated 2nd August 1929, by Dr. A. G. Viegas, L.M. & S. :-*

"The Chief Officer's note, especially the para 2 is apparently based on the principle and practice followed by the Municipality in the old days of Rent Act. This practice is still in vogue in cases of Municipal acquisitions, but there is no necessity for this now in the absence of the Rent Act, and the Municipality can allow the former occupants as monthly tenants as it has always been and is the practice of the Bombay Improvement Trust.

However if there be any serious legal difficulty in allowing the former house owners to continue as temporary lessees who really will be mere monthly tenants in terms of the clause (g) of my proposition which stipulates that one month's notice on either side should terminate the lease, I am prepared to accept the Chief Officer's proposal that the former house owners should be allowed to continue as "licensees" if the Land Sub-Committee and the Improvements Committee be not convinced by my above arguments.

The first part of para 2 is rather misleading in as much as, as pointed above, temporary lessees do not possess any more rights than those allowed to ordinary monthly tenants. On the contrary the conditions to be imposed upon the temporary lessees according to my proposition will be found to be more advantageous to the Trust as the responsibilities for the payment of Municipal taxes, keeping the building in ordinary repairs, etc., will be on the temporary lessees. The advantage to the lessee is that he will continue to live in his former house on a rent fixed on the amount of compensation which he has received and which basis is not disadvantageous to the Trust. As to the difficulty of letting a single property in the names of several persons the same can certainly be obviated by all or the chief co-sharers in the acquired house being made parties to the temporary lease jointly or such of them as may be willing to enter into a lease and these should be made responsible for those who are occupants but do not sign the lease.

Now to come to para 3 (a): Since a temporary lessee is, as shown above, almost a monthly tenant in terms of my proposition, there is no necessity of our having a special hold on him for proper repairs and payment of Municipal taxes because if he fails in these respects his lease can be terminated with one month's notice. Moreover as provided for in clause (e) of my proposition, I have left it open to the Committee to increase the deposit to be taken as a reasonable cash security from three months' to six months' rent which was covered by the word "say" in the said clause. Again to lease the acquired houses to former house owners on the conditions specified does not in my opinion amount to giving rent farming contracts and therefore it is not necessary to take from the former house owners the deposit of the full amount of compensation which if deposited with the Trust by the former owners will certainly not earn a return of interest at 6 % per annum. Moreover we have even now several rent farming contractors.

Now as regards para 6 of the Chief Officer's note, I would say it is absurd to require that all buildings should be insured even the huts with mud walls and it is doubtful whether any Insurance Company would accept such poor houses for insurance. Now as to para 7, as already pointed out the deposit may be increased, say, to six months' rent.

As to para 8, I accept the suggestion of the Chief Officer provided the major portion of the building to be occupied by the former house owner is the major portion of the residential area of the house and does not include shops or other business premises which the former landlord should be at liberty to let out at rents not exceeding the rents that were prevailing at the time of the acquisition as per clause (f) of my proposition. Now I come to the last para *viz.* para 11 of Chief Officer's note. Since as pointed out above there is no necessity of taking deposits of full amounts of compensation the point raised herein does not arise. If these are made compulsory it will mean a very great and oppressive hardship to the heirs of the deceased former house owner, as the poor people contemplated in my proposition generally manage their affairs without incurring heavy costs involved in taking out letters of administration, etc. Moreover the deposits will be liable to be attached by creditors which would mean great trouble and perhaps loss to the Trust at times.

I greatly regret that I am incapacitated from attending the Land Sub-Committee's meeting this afternoon. I request our worthy Chairman to have this my communication read to the meeting and to have it printed for the information of the Improvements Committee

so that its members may see the matter from my point of view which is the good of the poor people contemplated in my proposition."

**RESOLUTION No. 238.**—Approved and adopted.

**13.** Re : Scheme 62—Love Lane chawls—request for putting wire gauze, etc.

(Ref. C. R. 156/9-7-29).

Considered Chief Officer's note, dated 8th August 1929:—

"At a public meeting of the members of the Depressed Classes held under the presidency of Mr. J. M. Karandikar, a resolution was passed requesting—

- (a) that a wire gauze may be fixed to all windows of the rooms on the ground floor of chawl No. 2, and
- (b) that a compound wall may be constructed between two chawls with four outlets.

2. I reported that Block No. 2 which is wholly occupied by Mahars has been provided with windows with shutters instead of verandahs with expanded metal screen as in the case of other Blocks and, therefore, provision of wire netting was not necessary, as the windows with wooden shutters afford sufficient protection. As regards the compound walls, I reported that it is not feasible to provide them round the Block to isolate it from other Blocks.

3. By their Resolution No. 156, dated 9th July 1929, the Committee postponed consideration of the matter and asked me to report the estimated cost of fixing wire gauze to all windows of the rooms on the ground floor of Chawl No. 2 and of constructing a compound wall between two chawls with four outlets.

4. I have got an estimate from the Engineer (South) and the above work is estimated to cost Rs. 1,016. No provision has been made in the current year's budget for this work."

*Resolved.*—"That the works referred to be carried out at an estimated  
**No. 239.** cost of Rs. 1,016.

2. That the Board be recommended to sanction a budget grant of Rs. 1016 being made from the provision of Rs. 25,000 made in the current year's budget for unforeseen works."

**14.**

Re : Balance Sheet for the half year ended 30th September 1928.

(Cir. No. 60/1929.)

*Resolved.*—"That the Balance Sheet be recorded and a copy be forwarded to Government and the President of the Board."  
**No. 240.**

**15.**

Re : Scheme 5, Dadar-Matunga Estate—Plots 489 and 524—Surrender of.

Considered Chief Officer's note, dated 9th August 1929:—

"The building tenants of these plots ask to be relieved of their liability to build on the plots.

2. The rent of plot No. 489 has been calculated at 4½% on Rs. 10-8 per sq. yd., and that of plot No. 524 at 4½% on Rs. 9-8 per sq. yd. The area of plot No. 489 is 1257 sq. yds. and that of plot No. 524 is 1689 sq. yds., and the ultimate ground.

rents are Rs. 592 and Rs. 724 per annum respectively. The deposits paid in respect of these plots are Rs. 1,300 and Rs. 1,400 in 4% loan 1934-37. The rents of these plots have been paid up to date.

3. The building tenants state that the plots were taken by them in 1919 which was a boom and prosperous year. They were taken in the expectation that there will be bungalow residences in this locality, but they find now that the nature of the buildings which have been set up are of the flat type. Apart from this, the tenant of plot No. 489 states that he is unable to build on his plot as all the available money he had at the moment for investment in building has been absorbed by the building on the Trust Estate at Lamington Road. The building tenant of plot No. 524 states that when she applied for the plot she had sufficient capital with which to build. But as the plot was not ready for carrying on building operations, she invested her capital in mill and other shares which have now depreciated and therefore she is unable to build.

4. These plots were let at  $4\frac{1}{2}$  per cent. on their value and if they are allowed to be surrendered they will be let at 6 per cent. and thus the Board will not lose anything and besides there is an enquiry for a number of plots including plot No. 524 for Preventive Officers' quarters.

5. In the circumstances, I recommend that the building tenants of these plots be permitted to surrender them on condition that they agree—

- (a) to pay rent upto the date of surrender,
- (b) to forfeit the deposits including accrued interest,
- (c) to pay all costs of and incidental to the preparation, &c., of the surrender."

*Resolved.*—"That the recommendation made by the Chief Officer in No. 241. para 5 of his note, dated the 9th August 1929, be sanctioned."

16. Re : Scheme 1—Nagpada Estate—passage leading from the New Nagpada Road to the Trust Chawls—right of way over—to the properties of the Sir Jacob Sassoon Charity Trust.

Considered Chief Officer's note, dated 9th August 1929 :—

"The Sir Jacob Sassoon Charity Trust wish to have an access to the Jewish Synagogue Charity Trust property over the Improvement Trust Land to the New Nagpada Road.

It is recommended that an irrevocable right of way over the passage for horses, vehicles and foot traffic passing and re-passing from the New Nagpada Road to the Charity Trust property be granted to the Sir Jacob Sassoon Charity Trust on the following conditions :—

- (a) That the Charity Trust pay to the Bombay Improvement Trust, a premium of Rs. 5,000, but in view of the charitable nature of the institution a premium of Rs. 2,500 only may be paid in the beginning and if in future the property ceases to be a charitable institution, the present owners or their successors in title shall pay the remaining sum of Rs. 2,500, with interest at 6% per annum thereon from the commencement of this right to the year of conversion of the premises to different use.
- (b) That the Charity Trust will be allowed to open a gateway having a width of 12 ft. in their boundary wall.
- (c) That the Charity Trust will be allowed to lay lines of sewers, drains, gas, and water pipes and electric cable under the surface of the passage provided that such laying shall be carried out to the satisfaction of the Trust Engineer.

- (d) That the Charity Trust will not be allowed to have on their land any garages or coach-houses for cars or gharries let or plying for hire.
- (e) That the Charity Trust bear all charges and Solicitors' costs for the preparation of necessary documents."

*Resolved.*—"That the recommendation made by the Chief Officer be No. 242. sanctioned."

17. Re: Schedule C, Hornby Road Estate—Plot 73—request for permission to lease the ground floor of the building on for a restaurant to Messrs. F. Cornaglia.

Considered Chief Officer's note, dated 9th August 1929:—

"The lessees of this plot state that they have received an offer for a lease of the ground floor of the building from Messrs. F. Cornaglia at a monthly rental of Rs. 2,500 for their restaurant business which includes the sale of liquor.

2. Clause 16 of the lease runs as follows:—

"Not without the previous consent in writing of the Board to use or permit the said premises or any part thereof to be used as a public house or liquor shop or any business, trade or occupation or for any purpose whatsoever other than as that of business and residential purposes."

3. In this connection, attention is drawn to the Board's Resolution No. 19, dated 14th July 1926, which is as under:—

"That the Board are of opinion that no liquor shop should be allowed to be located *in future* on any property or part of the property belonging to the Board or any building or part of a building constructed or to be constructed there."

4. The present license of Messrs. F. Cornaglia for the Meadows Street and Esplanade Road premises is to be transferred from their old premises to this building and thus there will be only one shop for the sale of liquor instead of two shops.

5. The lessees state that if the permission asked for is not granted, the value of the Trust properties will be seriously depreciated.

6. So far as the Trust Estate is concerned, the proposed shop will be a new shop and therefore the Board's orders referred to above are applicable. In view, however, of the fact that the shop does not involve a new license and that instead of 2 shops there will be only one shop, it is suggested that the application of the lessees may be recommended as a special case for the Board's sanction.

7. If the proposed user is permitted, a license revocable at the will of the Committee will have to be granted to the lessees who will have to pay the costs of the preparation and completion of the same in duplicate."

Proposed by the Chairman, seconded by Mr. Neilson—

"That in the circumstances stated, the Board be recommended to No. 243. allow the lessees to let the ground floor of their building to Messrs. F. Cornaglia for a restaurant business including sale of liquor."

*Amendment.*—Proposed by Mr. Nariman, seconded by Mr. Horniman—

"That permission be not given for selling liquor."

The *Amendment* on being put to the vote was *lost*, there being 6 votes for it and 8 votes *against* it.

A poll was demanded by Dr. Viegas.



The following members voted *for* and *against* the *Amendment* :—

<i>For.</i>	<i>Against.</i>
1. Dr. Viegas.	1. Mr. Neilson.
2. Mr. Nariman.	2. „ Dillon.
3. Mr. Jafferbhoy Lallji.	3. Dr. Batliwala.
4. Mr. Rajabb.	4. Mr. Pandit.
5. Mr. Horniman.	5. Mr. Hirjibehedin.
6. Dewan Bahadur A. K. Pai.	6. „ Subedar.
	7. „ Parker.
	8. „ Bharucha.

Thereupon the Chairman declared the *Amendment* *lost*.

Dewan Bahadur A. K. Pai rising to a point of order enquired whether the Committee had any authority to make a recommendation which was inconsistent with a Resolution of the Board.

The Chairman ruled that the point of order did not arise as the matter was being referred to the Board to waive their orders in this case in view of the circumstances stated by the Chief Officer.

The *Original Proposition* was then put to the vote and was *carried*, there being 8 votes *for* it and 6 votes *against* it.

18. The following documents were executed :—

(1) *Leases and counterparts* :—

In the name of.	Plot No.	Estate.
(i) Darabshah Sorabji and another ...	680	Dadar-Matunga.
(ii) Pestonji Edalji Aspar and another ...	205	Suparibaug Estate.

(2) *Agreement in duplicate* with Mr. Janmahmad Haji Esmail for building lease of plot No. 210, Suparibaug Estate.

(3) *Acceptances of applications for building lease* :—

Application by	Plot No.	Estate.
(i) Mr. Rattonji Dorabji ...	100 & 149	Agripada Estate.
(ii) Mr. Nowroji Bejanji Kapadia & another ...	582	Dadar-Matunga.
(iii) Mr. B. DeMonte & others ...	97	Nowroji Hill.
(iv) Rev. J. A. Pereira ...	101	Do.

(4) *License in duplicate* to Mr. Jamiyram Jivanram and another for erection of motor garage on plot No. 121, Gamdevi Estate.

The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act.
  2. Work orders                    do.                    do.                    do.
  3. Tenancy agreements entered into by                    do.                    do.
  4. Acceptance of renewal of retainer for High Court Work by the Hon'ble Sir Jamshedji B. Kanga.
  5. Sale of materials sanctioned by the Chief Officer under section 22(1) of the Act.
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# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 27th August 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
3. MR. E. R. HIRJIBEHEDIN.
4. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
5. MR. B. G. HORNIMAN.
6. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
7. MR. KHURSHED FRAMJI NARIMAN, B.A., LL.B., M.L.C.
8. MR. MAHOMED UMMER RAJABB.
9. MR. MANU SUBEDAR.
10. MR. W. H. NEILSON, O.B.E.
11. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
12. MR. S. M. BHARUCHA, B.A.
13. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
14. DR. A. G. VIEGAS, L.M. & S.
15. MR. Y. G. PANDIT.

MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.

THE SECRETARY....

The minutes of the meeting held on the 13th August 1929 were signed.

1. Re: Committee's Resolution No. 199, dated 6th August 1929, postponing consideration of Board's Resolution No. 30, dated 30th July 1929, re: letter from Mr. Mulji Bharmal, dated 17th November 1928, re: encroachments on plot 302, Dadar-Matunga Estate.

(File No. Misc. 741/28.) (Ref. C. R. 199, dated 6th August 1929).

Consideration was resumed.

*Resolved.*—“That the Committee after interviewing Mr. Mulji Bharmal No. 244. adhere to their previous decision as recorded in their Resolution No. 170, dated 9th July 1929.

2. That a copy of this Resolution be forwarded to the Board with the recommendation that Mr. Bharmal be informed that no case has been made out for exempting him from the payment of extra rent."

2 Re : Scheme 47—Parel Road Northern—Tulsirampada—plots B, D and E—  
request for reduction of rents of.

(File No. Misc. 176/29-30.)

(a) Tenant's application, dated 12th June 1929 :—

" I have the honour to place the following facts before you for your kind and favourable consideration.

I am the lessee of the said three plots in the said Scheme 47 Lalbaug, Parel, opposite Kalachowki Road. I have taken up these plots from the Trust on the following original rents :—

	Rs.
Plot No. B ... ..	160
Plot in Case No. 97, Scheme No. 47 ... ..	300
Plot in Cases 98-99, Scheme 47 ... ..	245
Total Rs. ... ..	<u>705 per month.</u>

The original lessee of these plots, Mr. D. R. Contractor, failed to pay the rents to the Trust and the suit was filed against him in the High Court. I through inadvertence and oversight and to oblige the said Mr. Contractor, paid up all his arrears and court costs amounting nearly to Rs. 11,266-0-0 and then only the said plots were transferred to my name from 1st day of April 1927. Since then I was paying the rents regularly to the Trust although with great difficulties and a heavy loss to me. Afterwards on 19th September 1927, I applied to the Board for a substantial reduction in rents as I was put to a great loss at that time due to bad business and slump market. The Board after due consideration was good enough to reduce the same, but I would beg to submit that the reduction was not substantial as it should have been as it will be seen from the following statement :—

<u>Original rents.</u>		<u>Reduced rents.</u>	
	Rs.		Rs.
Plot B ... ..	160	(not reduced) ... ..	160
Plot in Case 97 ... ..	300	... ..	240
Plot in Cases 98-99 ... ..	245	... ..	160
Rs. <u>705</u>		Rs. <u>560</u>	

Though the reduced rents from this statement were not substantial to my mind, still I continued paying them regularly without running into arrears ; but to my great misfortune the disastrous and ruinous mill strike commenced, which as you know extended for more than six months past and which brought complete ruin to me and to my tenants. You, Sir, are well aware that all the three plots, which I have taken up on lease, are in purely mill area and the tenants of my shops have all to depend on the income from the millhands etc. Owing to the said strike the shopkeepers' business collapsed and they naturally ran into arrears with me. Many of them to the extent of 5 to 6 months' arrears of rents. The majority of my tenants ran away from Bombay without paying me any arrears of rents as stated above. Thus causing serious and heavy monthly vacancies and putting me to a terrible pecuniary loss. In spite of all these hardships and loss of rents to me, I quietly continued paying the rents to the Board. The loss that I am at present undergoing is quite unbearable due to such monthly

vacancies and loss of rents and I am not even realizing at this moment the actual rents to be paid to the Trust plus taxes and other charges. At this moment, I am only realizing Rs. 470-0-0 per month actually from the tenants occupying the shops on these three plots. One of the present tenants is still in occupation but he does not pay the arrears of rent and is indebted to me to the extent of Rs. 2,880, for which I have already taken necessary legal action against him and I am afraid that amount will have to be written off by me as bad debt. Against the total actual income of Rs. 470-0-0 per month, I have to pay the outgoings as under :—

	Rs.
Ground rent for three plots ... ..	560- 0-0
Municipal taxes etc. ... ..	181-12-0
Bhaiya and Pathan's monthly wages ... ..	80- 0-0
Sweeper's and petty expenses ... ..	25- 0-0
	846-12-0

In view of the circumstances stated by me I therefore make an earnest appeal to the Board to reduce my rents at least to Rs. 100, Rs. 150 and Rs. 100-0-0 = Rs. 350-0-0 against the present actual rents of Rs. 560-0-0 that is to be paid by me to the Board.

For the further information of the Board I may be permitted to state that the rents of the shed of Mr. Hajibhai Cassum at the junction of Arthur and Parel Roads were reduced by the Board twice from Rs. 1,000 to Rs. 750 and again from Rs. 750 to Rs. 500, still he was not able to pay even that reduced rent of Rs. 500 and ultimately the shed was taken over in charge by the Trust in lieu of the arrears of rents, which Mr. Hajibhai had to pay to the Trust.

I may also be permitted to state that the other adjoining tenant to my shed which is at the junction of Parel and Kalachowki Road—one Mr. Anandjee Ludha also found it so difficult to pay his rent and it was then reduced from Rs. 255 to Rs. 200-0-0 by the Board.

In view of the facts stated by me, I earnestly appeal to the Board to consider my case very favourably and to allow me the substantial reduction as asked for by me herein."

(b) Chief Officer's note, dated 16th August 1929 :—

" The applicant is the present tenant of the three plots B, D and E on Parel Chawl Road.

2. These plots were let in auction in 1924-25 for three years at rents shown below :—

	Rs.
Plot B ... ..	160
" D ... ..	245
" E ... ..	300

3. By their Resolution No. 695, dated 20th December 1927, the Committee reduced the rents as shown below :—

Plot No.	Area in sq. yds.	Rent per month.	Period of lease.
		Rs.	
B	271	160	<del>7-22-1927 to 2-3-1931.</del>
D	275	160	<del>7-22-1927 to 2-3-1931.</del>
E	160	240	<del>7-22-1927 to 2-3-1930.</del>
	706	Rs. 560	

4. The tenant now applies for a further reduction of rents on the grounds that the plots are situated in the mill locality and his tenants are not paying their rents to him as they are put to a great loss on account of trade depression owing to the mill strike and many of them have absconded without paying heavy arrears of rent. Further the applicant quotes two instances in which rents were reduced. The one is of Plot No. 1 at the junction of Parel and Arthur Roads. It was originally let to Mr. Hajibhoy Kassum at a rent of Rs. 1,000 per month which was reduced to Rs. 700 per month and finally to Rs. 500 per month. The tenant was unable to pay even the reduced rent and the Trust had to re-enter on the land and take possession of this shed. The reduced rent of Rs. 500 per month worked out to a rate of Rs. 91 per sq. yard.

5. The other case quoted by the applicant is that of Plot A at the junction of Parel and Kalachowki Roads. This plot is on the south of Plot B of the applicant. Its rent was reduced from Rs. 255 to Rs. 200 per month.

6. In view of the facts that the rents of Plots No. 1 and A were reduced by 50 per cent. and 20 per cent. respectively and that the plots B, D and E are less favourably situated than plot No. 1 and plot A, it is recommended that the rents of these plots may be reduced as follows :—

					Rs.	
Plot	B	...	...	...	150	p. m.
"	D	...	...	...	130	"
"	E	...	...	...	180	"
					Rs. 460	p. m.

7. The proposed reduction amounts to 18 per cent. of the present rents, and the rents if so reduced would give to the plots a rate of Rs. 130 per sq. yd. on 6 per cent. basis, instead of Rs. 158, which the present rents work out to."

*Resolved.*—"That the matter be referred to the Land Sub-Committee.

**No. 245.** for considering, in consultation with the Chief Officer, the policy of reducing rents and report."

3. Re : Scheme 37—Sydenham Road Estate—Case No. 269—demolition of.  
(File No. Misc. 306/28-29.)

Considered Chief Officer's note, dated 14th August 1929 :—

"By their Resolution No. 673, dated 20th February 1929, the Committee sanctioned the demolition of one shop in Case No. 269, shown surrounded by yellow lines on the plan.\* It is now proposed to demolish one more shop out of remaining four shops and also the temporary shed consisting of three rooms on the north, which is shown surrounded by red boundary lines on the plan\*, as the Hydraulic Engineer, Bombay Municipality, has asked the Engineer to get the entire width of the western footpath of the Sydenham Road between Bhajipala Street and Janjekar Street available for realizing the 5" old water main to its new position, viz., 9' to west of the kerb line in the western footpath.

2. The total loss to the Trust on account of the proposed demolitions would amount to Rs. 1,323 per annum.

3. The sanction of the Committee is requested to the demolition of the aforesaid shop and temporary shed and also to move the High Court in taking ejectment proceedings against the tenants of the two shops, who do not seem inclined to vacate the shops, though notices were served to vacate on 1st August 1929."

**RESOLUTION No. 246.—SANCTIONED.**

\* Not printed.

4. Re : Scheme 57—Case No. 415—right of tapping trees and temporary occupation of the land—auction sale of.

(File No. Misc. 325/29-30.)

Considered Chief Officer's note, dated 15th August 1929 :—

"The rights of tapping 200 date trees standing on the above land and of occupying 178 sq. yds. of vacant land for the year ending 31st July 1930, were put to auction and the bid of Bai Jerbai D. Toddywalla of Rs. 3,000 for the tapping right for 200 date trees and of Rs. 400 for the temporary occupation of 178 sq. yds. of vacant land was the highest and is recommended for acceptance."

Proposed by the Chairman, seconded by Dr. Batliwala—

"That the bid of Bai Jerbai D. Toddywalla be accepted."

*First Amendment.*—Proposed by Mr. Horniman, seconded by Sir Vasantryo—

"That the bid of Bai Jerbai D. Toddywalla be refused.

2. That the Committee are of opinion that in future no trees should be tapped."

The *Amendment* on being put to the vote was *carried*, there being 7 votes *for* it and 5 votes *against* it.

It thus became the substantive proposition against which the following *Amendments* were moved.

*Second Amendment.*—Proposed by Mr. Hoosenally, seconded by Dewan Bahadur A. K. Pai—

"That the matter be referred to the Land Sub-Committee for consideration and report."

The *Amendment* on being put to the vote was *lost*, there being 4 votes *for* it and 8 votes *against* it.

A poll was demanded by Mr. Hoosenally M. Rahimtoola.

The following members voted *for* and *against* the *Amendment* :—

<i>For.</i>	<i>Against.</i>
1. Mr. Hoosenally.	1. Sir Vasantryo.
2. Dewan Bahadur Pai.	2. Dr. Viegas.
3. Mr. Hirjibehedin.	3. Mr. Jafferbhoy.
4. Dr. Batliwala.	4. Mr. Rajabb.
	5. Mr. Horniman.
	6. Mr. Nariman.
	7. Mr. Pandit.
	8. Mr. Neilson.

The Chairman thereupon declared the *Amendment* ~~lost~~.

*Third Amendment.*—Proposed by Mr. ~~Neilson~~ seconded by Mr. Hirjibehedin—

"That the bid of Bai Jerbai D. Toddywalla be accepted, subject to the No. 247. condition that no toddy should be sold on the Trust land."

The *Amendment* on being put to the vote was *carried*, there being 7 votes *for* it and 4 votes *against* it.

It was also *carried* as a substantive proposition.

5.

Re : *Tender for printing during 1929-30.*

(File No. C. M. 43/29.)

Considered Chief Officer's note, dated 17th August 1929 :—

"30 printers were asked to submit quotations, of whom 10 purchased copies of tender and 6 have quoted as shown below :—

No.	Name of Tenderer.	Engineer's Department Amount	Secretary and Chief Accountant's Department Amount.	Estate Agent's Department Amount.	Total.
		Rs. a. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.
1.	Messrs. The British India Press	915 2 0	1,055 4 6	4,571 8 0	6,541 14 6
2.	" Shri Dattatraya Printing Works.	640 8 0	995 8 0	3,396 0 0	5,032 0 0
3.	" The Soona Printing Works.	778 8 8	886 14 2	3,296 7 6	4,961 14 4
4.	" The Vinaya Press ...	1,036 8 0	900 1 0	Not quoted	
5.	" The Mercantile Trading Company.	Not quoted	Not quoted	4,492 7 0	
6.	" Daftur Ashkara Press	"	"	3,676 10 0	

The rates quoted by No. 2 (Messrs. Shri Dattatraya Printing Works, who have never done any printing work for the Trust before) are the lowest for the Engineer's Department and those quoted by No. 3 (Messrs. The Soona Printing Press) are the lowest for the Secretary and Chief Accountant's Department and the Estate Agent's Department.

The acceptance of the above two separate rates at an aggregate of Rs. 4,823-13-8 is recommended as against the aggregate lowest tender of No. 3 for Rs. 4,961-14-4.

The printers for the last year for the Engineer's and the Secretary and Chief Accountant's Departments are Messrs. The Soona Printing Press and for the Estate Agent's Department, the Daftur Ashkara Press."

*Resolved.*—"That rates quoted by Messrs. Shri Dattatraya No. 248. Printing Works for the Engineer's Department and those quoted by Messrs. The Soona Printing Press for the Secretary and Chief Accountant and Estates and Valuation Departments be accepted."



6. Re : Scheme 37—Sydenham Road Estate—Permission to lay cables, in the service passage adjoining the B. E. S. & T. Co's Memonwada Electric Sub-Station.

(File No. Misc. 323/29-30.)

Considered Chief Officer's note, dated 13th August 1929 :—

"The Bombay Electric Supply and Tramways Co., Ltd., have requested permission to grant them a license to lay cables under the service passage adjoining their Memonwada Sub-Station.

There is no objection to a license being granted to the Company subject to the following conditions to which the Company have agreed :—

- (1) that the cables are at least 2 ft. away from the Trust 6" pipe sewer line ;
- (2) that the work that is carried out should be maintained to the satisfaction of the Government Electric Inspector ;
- (3) that the ground is to be restored and maintained to the satisfaction of the Trust Engineer when laying, repairing, or removing the cable ;
- (4) that no sewers and drains are to be interfered with ;
- (5) that any damage that may be caused to the Trust property or to that of their lessees by the operations of the Company should be made good at the cost of the Company ;
- (6) that a nominal rent of Re. 1 per annum to be paid in advance to the Board ;
- (7) that the cables are to be removed at any time on three months' notice from the Committee ; and
- (8) that the cost of the preparation of the necessary deed of license in duplicate is to be paid by the Company."

*Resolved.*—"That the matter be referred to the Land Sub-Committee for **No. 249.** considering in consultation with the Chief Officer the question of charging full rent and report."

7. Re : Scheme 31—Parel—Parks and Gardens—Bill for plumbing work, for water connections to 2 recreation grounds in.

(Ref. C. R. 598/29.)

Considered Chief Officer's note, dated 12th August 1929 :—

"Under Committee Resolution No. 598 of 16th January 1929, a grant of Rs. 700 was provided by re-appropriation for 'Parks and Gardens', Scheme 31 during 1928-1929. As the final bill was not preferred, an advance of Rs. 600 was granted to the contractor, Messrs. Gagrat Marker & Co., *vide* E. R. O. No. 2324, dated 23rd March 1929, in the last year. But as there still remains a sum of Rs. 21-5-7 to be paid to the above party, Committee's sanction is requested to reappropriate the amount of Rs. 25 approximately from the provision of Rs. 45,100 made under Capital Account Expenditure—Scheme 31—(construction of 80' King Edward Road) to 'Parks and Gardens' under the Scheme."

**RESOLUTION No. 250.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 25 being made from the provision of Rs. 45,100 made in the current year's budget for "Construction of 80' King Edward Road" under Scheme 31.

8. Re : Report of Financial Transactions for the month of July 1929.

**"Fixed Deposits** :—Rupees two and a half lakhs out of surplus cash balances were placed with the Central Bank till 4th November 1929, Rupees one lakh at 4 per cent. and rupees one and a half lakh at  $3\frac{1}{2}$  per cent. (*vide* Finance Sub-Committee Resolution No. 29 of 13th July 1929, and Finance Sub-Committee Cir. No. 52 of 19th July 1929).

**Investment of Sinking Fund Money** :—5 per cent. Bombay Improvement Trust debentures of the nominal value of Rs. 3,50,500 of the Loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account."

## RESOLUTION No. 251.—RECORDED.

9. Re : Scheme 29—Nowroji Hill Estate—plots D1 and D2

Considered Chief Officer's note, dated 22nd July 1929 :—

"These plots admeasuring 4624 sq. yds. were first leased to Mr. Punjabhoy Thackersey for ten years from 1st October 1916, on a rental of Rs. 1,007-5-0 per month, which gave to the land a rate of Rs. 43'56 per sq. yd. on a 6 per cent. basis.

2. On the termination of the lease Mr. Punjabhoy applied for a renewal of the lease for 5 years at a rent of Rs. 600 per month but by their Resolution No. 231, dated 12th October 1926, the Committee renewed the lease for a period of 3 years at a rent of Rs. 675 per month which gave the land a rate of Rs. 29'19 per sq. yard.

3. This second lease expires on 1st October 1929 and the present tenants Mr. Versi Thackersey and another apply for a further renewal of the lease for 5 years at a reduced rent of Rs. 500 per mensem, which would give the land a rate of Rs. 21.62 per sq. yard.

4. The present rent of Rs. 675 per mensem which gives the land a rate of Rs. 29.19 per sq. yard is very moderate as compared with the rent of Rs. 352 per mensem for the adjoining plots Nos. 123, 124 and 126 admeasuring 1630 sq. yards, leased to Mr. Ganpat Passu for a period of 5 years. The rent of Rs. 352 per mensem gives the land a rate of Rs. 43.19 per sq. yard.

5. Of all the plots leased in this locality, the plots Nos. D1 and D2 are let at the lowest rates.

6. In the circumstances stated above, the request of the tenants for a renewal of the lease for 5 years at reduced rent of Rs. 500 per mensem cannot be complied with. There is, however, no objection to the renewal of the lease for 5 years at the present rent of Rs. 675 per mensem."

## RESOLUTION No. 252.—Referred to the Land Sub-Committee for consideration and report.

10. Re : Scheme No. 56—Dharavi Street Scheme—withdrawal of acquisition from certain properties in.

(File No. Misc. 598/25. Ref. C. R. No. 117/30-5-29.)

Government Resolution, General Department, No. 5500, dated 30th July 1929 :—

"Letter from the Secretary, Bombay Improvement Trust, No. Mis. 598-25, dated the 28th June 1929 :—

I am directed to invite a reference to Government Resolution, General Department, No. 5500, dated 1st December 1927, sanctioning the withdrawal from acquisition of certain lands at Dharavi, and to state that the Trustees have further considered the matter and have resolved that the scheme should be altered by

the exclusion of the 30 properties mentioned in the Special Sub-Committee's Report No. 1, dated 14th May 1929, printed in the preamble to the Board's Resolution No. 25, dated 17th June 1929 (after deleting Case No. 156), a copy\* of which is forwarded herewith.

2. I am therefore to request Government to be good enough to instruct the Land Acquisition Officer to withdraw from the acquisition of the properties referred to above under section 48(7) of the Land Acquisition Act.'

RESOLUTION—The proposed withdrawal is sanctioned."

RESOLUTION No. 253.—RECORDED.

11. Re : Delegation of powers to sell flowers, fruits, plants, etc. to the Engineer in charge Mahalaxmi Flat Gardens.

Considered Chief Officer's note, dated 17th August 1929 :—

"Under Section 22(1) of the Act the Chief Officer is given power to enter into contracts whereof the value or amount shall not exceed Rs. 3,000 and every such contract shall be reported to the Committee at the next ordinary meeting thereof.

2. Under Section 29(3) of the Act, the Chief Officer may, with the previous approval of the Committee by general or special order in writing, delegate to any officer of the Board any of his powers, duties or functions under the Act or any by-law or rule made thereunder.

3. It is proposed to delegate the power of selling flowers, fruits, shrubs, plants, palms &c., from the Mahalaxmi Flat Gardens, to the Engineer in charge of the Gardens up to Rs. 25 in each individual case.

A similar power of making purchases has been delegated to the extent of Rs. 100 to Departmental Heads under Committee Resolution No. 104, dated 31st January 1928."

*Resolved.*—"That the Chief Officer's proposal to delegate his power to

**No. 254.** sell flowers, fruits, shrubs, plants, palms etc., from the Mahalaxmi Flat Gardens, to the Engineer in charge of the Gardens up to Rs. 25 in each individual case be approved under Sec. 29 (3) of the Act."

12. Re : Scheme 6—Sion Matunga—Cases Nos. 1159, 1169 and 1170.

Considered :—

(a) Letter, dated 14th August 1929, from Mr. J. L. Bhandare :—

"In reference to your letter No. Mis. 233/29-30, I beg to request you to reconsider these Cases in view of the fact that very great injustice has been done in awarding compensation. I consider it so because :—

(1) Rs. 13,000 to Rs. 15,000 was what it had cost us to build the large airy bungalow. Your award of Rs. 13,000 for the whole property amounts to that you have only paid the cost of the bungalow and acquired the vast land of about 10,000 yards with about a hundred cultivated mango trees and a hill and a flower garden free of charge. You also acquired another building free.

(2) The bungalow was only built in 1900 A.D. and in 1916 it had not at all deteriorated to deduct even a rupee on that count because it was so carefully looked after; yet your officers were zealous to deduct two thirds from their estimated cost on that count. The bungalow was described by your engineering department as a first class building.

- (3) Notice of acquiring property was given in 1900 after the bungalow was built and the property was acquired in 1916 but the rates of estimation were those of 1900.
- (4) An award of the face value of Rs. 14,000 was made to us and nearly a thousand were taken away to serve as capital in perpetuity the interest of which was to be paid as tax to the Collector of Bombay although the ownership has been transferred to the Trust. Is it fair?
- (5) The Trust's surveyors estimated the land less than in the Collector's surveyors' books giving inference that either that the earth may have shrunk or the Collector's surveyors' figures were false. The earth has not shrunk, therefore the Collector's figures were false, according to the Trust. We paid price of the land when purchasing according to the Collector's Survey. The difference between the two figures amounting to several hundred yards has not been paid for by the Trust and I am annually receiving notices from Collector to pay the tax for the difference in figures. I personally made enquiries at your office and was given the "sound" advice to write to the Collector stating that I now hold no land. Thus the Trust has acquired several hundred yards free.
- (6) Had the Trust purchased our property in open market we would not have parted with for less than Rs. 60,000. The property was worth really so according to the ruling market rates.
- (7) The rates of Rs. 1 and 13 annas per yard for two different pieces in the same land were absolutely wretched. The Trust had the power and our requests and arguments were thrown to the winds.  
  
Send for Mr. Patkar please and enquire of him whether he considered the award of the Trust as adequate.
- (8) The existence of trees and a hill has not at all been considered. I was told to take away the hill.
- (9) Why should my next door neighbour be better awarded? Even there you were not reasonable still Rao Sahib R.S. Taki has been better awarded. Hence reconsider my case fully.

Looking to the object for which the City of Bombay Improvement Trust was brought into existence, I am strongly of opinion that the Sion-Matunga scheme was not at all warranted as the population there consisted of three small villages—Koliwada, Agar-wada and Bhandar-wada—and a few scattered houses of other communities spread over a very large area. There was no overcrowding, no insanitation. The widening of the old Bombay-Poona Road was necessary only for through traffic—not for local traffic—and that too only one and a half times its old width of 30 feet. The present road of over a 100 feet width is half lying unused and looking into the future days of air travel it was a mistake to provide wide roads enough for motor car traffic thirty years ahead taking that motor cars only would remain the means of conveyance. The expense thereon is a waste of public money. When planning the scheme local opinion was not consulted nor any of its members were invited to form a committee for its planning. In short other people's views were forced on us at our ruin, in the name of doing good to us.

Finally I now humbly make an appeal to you as honourable gentlemen who would not like to leave to posterity a legacy of the Trust associated with the ruin of several middle class families, to order a very sympathetic re-consideration of my cases. The property was partly a gift to me from my grandfather and partly from my mother out of sale of her ornaments. In fact our whole savings were invested in the property and it therefore behoves you as fellow Indians to see that a fellow being and his family are not ruined."

## (b) Chief Officer's note, dated 16th August 1929 :—

"Mr. Bhandare's letter of the 8th July 1929 on the same subject was considered by the Committee and it was decided to inform Mr. Bhandare that his request for return of his lands cannot be complied with as his parents were represented by Mr. Patkar, their Engineer, who watched their interests.

There is no appeal to the Committee in the matter of acquisition awards and it is suggested that Mr. Bhandare be informed that the Committee regret that nothing can be done in the matter now."

*Resolved.*—"That the suggestion made by the Chief Officer in the last No. 255. para of his note, dated the 16th August 1929 be approved."

13. Re: Report No. 7, dated 13th August 1929, of the Land Sub-Committee, re :  
Scheme 37, Sydenham Road Estate—Case 83—request for reduction  
of rent.

Considered Report No. 7, dated 13th August 1929, of the Land Sub-Committee :—

"The tenant of this Case made an application to reduce the rent from Rs. 122 per mensem, to Rs. 50 per mensem. In his note, dated the 15th July 1929, the Chief Officer reported that the rent of Rs. 122 was fair, as the land is situated in an old and well-established locality and recommended that no reduction of the rent was justified.

2. By their Resolution No. 189, dated the 23rd July 1929, the Committee referred the matter to the Land Sub-Committee and expressed a desire that the Sub-Committee should report as to what the value of the land would be if the land were given out on permanent lease and also under what circumstances the rent was fixed at Rs. 77 per mensem in 1919 and increased to Rs. 122 in February 1925.

3. In this connection, the Sub-Committee have obtained a further report from the Chief Officer, dated the 6th August 1929, a copy of which is attached herewith. If the land were given on permanent lease, its value would be Rs. 250 per sq. yard. whereas the present rent of Rs. 122 per mensem gives a rate of Rs. 100 per sq. yard. In 1917, the rent was Rs. 70 per mensem which was increased in 1919 to Rs. 77 per mensem i.e., by 10% as allowed under the Rent Act. The rent was again increased to Rs. 122 per mensem in 1925, so as to bring the rent of this Case in line with the rents prevailing in the locality.

4. The Chief Officer further reports that the tenant of this Case is a very irregular paymaster. Two suits have been filed against him and he is not paying the decretal amount of the first suit.

5. The Sub-Committee have considered this matter very carefully in consultation with the Acting Chief Officer. They also invited Mr. Horniman who had moved the amendment in the Committee meeting to refer the matter to this Sub-Committee, to help the Sub-Committee in their deliberations. The Sub-Committee beg to recommend that, in the circumstances stated, the tenant's application for reduction of rent be rejected and that he be informed that unless he pays up all the arrears within a period of 2 months, a suit will be filed against him in the High Court for claim and ejection."

M. C. JAVLE,

*Chairman.*

*Chief Officer's note, dated 6th August 1929, referred to in para 3 above :—*

"In referring this matter to the Land Sub-Committee for consideration and report, the Committee expressed a desire that the Sub-Committee should report as to what the value of the land would be, if the land were given out on permanent lease and also under what circumstances the rent was fixed at Rs. 77 per month in 1919 and increased to Rs. 122 per month in February 1925.

2. If the land were now given on permanent lease, its value would be about Rs. 250 per sq. yard.

3. In 1917 the rent was Rs. 70, which was increased to Rs. 77 in 1919, *i.e.* by 10% as allowed by the Rent Act. The rent was increased in 1925 to Rs. 122 per month, so as to bring the rent of this Case in line with the rents prevailing in the locality.

4. I would also like to bring to the notice of the Committee through the Sub-Committee that the tenant of Case No. 83 is a very irregular paymaster and as he had run into arrears, a suit was filed against him and he was also served with a notice to vacate. A decree was passed for the Trust claim of Rs. 1,952 and costs of Rs. 182-6-0 payable by monthly instalments of Rs. 75. He has only paid one such instalment and rents for 3 months from January to March 1929.

5. As the tenant has again run into arrears from April last, another suit for Rs. 828-14-0 including Rs. 462-14-0 on account of Municipal Taxes has been filed against him.

6. In the circumstances stated above, it is suggested that the tenant's application for reduction of rent be rejected and that unless he pays up all the arrears within a period of 2 months, a suit should be filed against him for claim and ejection in the High Court."

**RESOLUTION No. 256.**—Approved & adopted.

14. Re: Report No. 8, dated 13th August 1929, of the Land Sub-Committee, re :  
Scheme 37—Sydenham Road—Case 214—offer for  
settlement.

Considered Report No. 8, dated 13th August 1929, of the Land Sub-Committee :—

"The Chief Officer submitted to the Land Sub-Committee a proposal for settlement of Case No. 214 in Scheme 37, as detailed in his note dated 24th April 1929, a copy of which is attached herewith. In para 9 of his note, the Chief Officer states that if acquisition were effected by a contest in the Court, the Trust would have in all probability to carry out costly litigation and would be obliged to pay in addition to the full market value a substantial amount for damage due to some diminution of profits and loss of earning and also due to heavy expense of securing a suitable site in the locality for constructing a new warehouse to suit the owner's requirements.

2. The Land Sub-Committee visited the site and after very careful consideration have come to the conclusion that the settlement is not in the best interests of the Trust and that if the Case were acquired, the Trust would gain more than under the proposed settlement. The Sub-Committee do not agree with the Chief Officer that if the case were contested in the Court, the Trust would have to pay damages for loss of earnings, because the Case under acquisition is only a godown and not a shop.

3. The Sub-Committee beg therefore to recommend that the proposed settlement be not sanctioned and that the Case be acquired through the Land Acquisition Officer as usual."

M. C. JAVLE,  
Chairman.

*Chief Officer's note, dated 24th April 1929, referred to in para 1 above :—*

"The property comprised in the above Case, shown in the accompanying Plan\* No. 44, dated 12th April 1929, surrounded by a red verge line, is situated in that part of Memonwada Road, which lies between Bibijan Street and Nagdevi Cross Lane.

2. It has an area of 225 sq. yds. which is occupied by a substantial building of one upper floor. The building is wholly used as a warehouse for storing heavy goods, such as Platt Bros. Machinery of cotton, gin, iron, steel and galvanised pipes for engine, boilers and

\*Not printed.

water-supply; heavy pulley-and-chain blocks, steel bars, belt and rope pulleys, shaftings, grinding stones, bellows worked by manual labour and steam power, canvas pipes, rubber suction and armoured hose, and various other articles, fittings, and accessories, too numerous to mention.

3. The claimant carries on business of a ship-chandler on a fairly large scale in his shop in Nagdevi Street, which is within an easy distance of his godown now under acquisition in Memonwada Road, in which the bulk of heavy goods imported by him is warehoused and which was specially built by him for that purpose.

4. Nagdevi Street is one of the most busy thoroughfares in the City. Besides the tram lines, there is a heavy vehicular traffic in this street, which is therefore not so suitable for godowns for warehousing heavy stores as this part of Memonwada Road is, in which the godown under acquisition is situated. Here the Police do not object to carts loaded with long projecting pipes, standing cross-wise for unloading direct into the godowns.

5. The situation of the godown in reference is within an easy reach of the claimant's shop in Nagdevi Street and is of great advantage to him. Intending purchasers are taken immediately into this warehouse for the inspection of heavy goods stored therein, from which they make their own selection. This affords many facilities for carrying on a large business expeditiously.

6. For the reasons stated above, which are obvious, the claimant is desirous of retaining his property in Memonwada Road. He apprehends that the removal of this, his main godown, will disturb his business, and that he will not be able to secure any other warehouse in the locality, as suitable and spacious and within easy distance of his shop and pedhi, as the one under acquisition.

7. The claimant has therefore through his Engineers sent a proposal for settlement, subject to the following conditions which have been provisionally agreed to, after lengthy and protracted negotiations :—

(A) The claimant shall consent :—

(a) to an award being made for the entire property ( hereinafter called "the claimant's property") and immediate possession thereof being taken by the Land Acquisition Officer, and

(b) to the compensation in money to be awarded in respect of all interests in the claimant's property being equal in value to the value of all interests other than his own, or to Rs. 500 whichever may be higher, and the benefit of the lease hereinafter mentioned.

(B) Upon the claimant's property becoming vested in the Board under Section 65 of their Act, the claimant shall become a monthly tenant of the Board at a rent equal to 1/12th of 6% of the amount of the compensation in money awarded by the Land Acquisition Officer, it being understood that he shall pay all Municipal Taxes, carry out all Municipal requirements, keep the building in repairs to the satisfaction of the Trust Engineer and keep it insured in the joint names of himself and the Board.

(C) When the land is available in front of the premises for the erection of the arcade, which has been decided by the Board to be provided along the new street, the claimant shall :—

(a) commence to dismantle and remove within one month from the date of the receipt of a notice in writing to that effect the portion of the existing building (not more than 15 feet in width at any place) standing on the proposed service passage in the rear shown bounded by red scoring and construct the rear wall to the satisfaction of the Trust Engineer.

(b) construct the arcade according to the plans and elevations to be approved by the Board.

- (c) pay on demand into the Secretary's Office an amount equal to the value of the land covered by the arcade in front of the premises under acquisition at the rate of one half of Rs. 200 per sq. yd., reckoning the area for this purpose to be the area occupied by the arcade minus twice such portion, if any, of the land now in the ownership of the claimant, as may after acquisition be incorporated in the whole of the arcade area, and also in addition to the above pay on demand:—
- (1) an amount calculated at Rs. 50 per sq. yd. for the two strips of land belonging to the Trust and marked A B C D & E F G H, and
  - (2) an amount calculated at the rate of 1/2 of Rs. 50 per sq. yd. for the area occupied by the arcade in front of the said two strips.
- (d) should the claimant desire not to pay off in cash the value of the two plots A B C D and E F G H mentioned above, plus the value of the areas of the arcade in front thereof as also in front of his original holding which he is allowed to retain, all calculated as specified in the foregoing para, he will in the alternative be allowed to pay annual rent equal to 6% on the aggregate amount of the said values.
- (e) the claimant shall use the building as a godown, show-room, shop, pedhi or residence.
- (D) When the requisitions referred to in the foregoing para (C) have been carried out by the claimant, the Board will lease to him the whole of the plot bounded yellow for 999 years at a nominal rent of Re. 1 or as calculated under Clause (C) (d) per annum on the claimant refunding the total amount of the award in money made by the Land Acquisition Officer.
- (E) The Lease referred to in the preceding para will be subject to the usual conditions including the following two conditions:—
- (1) Any change other than that specified in Clause (C) (e) in the user of the building shall be subject to the Board's approval and
  - (2) any reconstruction of the building or alterations in any portion of the existing building other than those specified in Clause (C) (e) shall be in accordance with the plans to be approved by the Board and in conformity with their building regulations adopted for this Scheme, it being understood that only a building of a ground floor shall be erected on the two strips scored white.
- (F) These preliminary negotiations are subject to the terms of an agreement to be prepared by the Board's Solicitors, and
- (G) That the cost of drawing up, by the Trust Solicitors, the agreement and the Lease and any other required documents and that of getting these documents approved, stamped, registered and executed shall be borne by the claimant, it being understood that he shall deposit with the Secretary a sum of Rs. 750 within a week from the date of intimation to him that the Board have accepted these terms and on the receipt of this deposit, the Trust Solicitors will be instructed to take in hand the work of drawing up the agreement.
8. In his proposal, the claimant agrees:—
- (a) To give up the rear portion of his property not more than 15' in depth free of cost, for the service passage in the rear.
  - (b) To pull down and remove without claiming any compensation the front portion, coloured yellow on plan\*, of his existing godown to a depth of 4', necessitated by reason of the increase in the originally proposed 100' width new road to 108'.



- (c) To forego all claims for disturbance of his business, diminution of profit and loss of earnings, during the period of making alterations and additions to the existing godown, or of reconstruction thereof as the case may be.
- (d) To pay in cash at the rate of Rs. 100 per sq. yd. for the area covered by the arcade and scored marginally green minus twice the area of the 4' strip, because it is carved out of his own land and because he cannot build upon it from the ground level, which means loss of some valuable storage area on the ground floor, and also to pay an additional sum at the rate of Rs. 50 per sq. yd. for the two side strips and at half that rate for the arcades in front thereof it being necessary to incorporate the said two strips in the new plot to be leased with a view to secure for it a proper frontage to Sydenham Road.
- (e) To take back on lease the Trust new plot shown bounded and scored yellow on 999 years' lease at a nominal rent of Re. 1 per annum.
- (f) To alter, add to, or reconstruct the existing building as the case may be in accordance with the Board's building and sanitary regulations, and
- (g) To pay the cost of drawing up the agreement and lease as also stamping and registration charges and all other incidental costs.

9. The proposal made by the claimant is reasonable and is as advantageous, if not more to the Trust as it is to the owner, seeing that if the acquisition be effected by a contest in the Court, the Trust will have in all probability to carry on costly litigation and will be obliged to pay, in addition to the full market value, a very substantial amount for damage due to some diminution of profits and loss of earning and also due to heavy expense of securing a suitable site in the locality for constructing a new warehouse to suit his requirements, or to rent a large godown elsewhere, if at all available, at much higher rents than were prevailing at the date of Declaration. The annual turnout is said to be over Rs. 2,50,000 and it is not unlikely that having regard to the extent and nature of the business and the convenient proximity of the owner's shop and pedhi to the property under acquisition, and the difficulty of reinstating the warehouse elsewhere in the locality, the Court will be inclined to award heavy damages, besides compensating the owner for the cost of removal of very heavy stores.

10. Therefore, the offer made by Mr. Nooroodin to compromise this case and take back on lease as much of his own property as is available together with the side strips with arcade sites in front thereof, subject to the terms and conditions detailed hereinabove, seems to be reasonable and fair and is therefore submitted for favourable consideration."

**RESOLUTION No. 257.**—Approved and adopted.

15. Re : Report No. 12, dated 21st August 1929, of the Works Sub-Committee, re :  
Dadar-Matunga Estate—plot 764C—permission for encroachment  
on open spaces.

Considered Report No. 12, dated 21st August 1929, of the Works Sub-Committee :—

"The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect two bays on the compulsory open spaces. It is recommended that the proposed encroachment be allowed on payment of extra ground rent of Rs. 16 per annum, which is in proportion to the area covered by the encroachment."

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 258.**—Approved and adopted.

16. Re: Petty Stores—Sale of 6 feet ordnance lathe in Scheme 56.

Considered Chief Officer's note, dated 19th August 1929:—

"An offer of Rs. 500 was received from Mr. Tyabali Sultanji for the purchase of the lathe and in my note, dated 19th July 1929, I recommended its acceptance, but by their Resolution No. 197, dated 23rd July 1929, the Committee postponed consideration of the offer and ordered the sale of the machine to be advertised.

2. An advertisement of the sale was accordingly published in the papers noted in the margin on Saturday 3rd August 1929.

1. The Times of India.
2. The Bombay Chronicle.
3. The Jame Jamshed.
4. The Bombay Samachar.
5. The Nawa Kal.

3. Forms of tender together with conditions and specifications of sale were issued to (1) Messrs. Vithal

Purshotam & Son, (2) Messrs. Peerbhoy Mahomed & Co., (3) Messrs. Phirozshaw & Co., who applied for the same.

4. Of the above, only Messrs. Phirozshaw & Co., have submitted a tender quoting Rs. 205 for the lathe.

5. It is recommended that the original offer of Rs. 500 by Mr. Tyaballi Sultanji be now accepted."

**Resolved.**—"That the offer of Rs. 500/- by Mr. Tyaballi Sultanji be **No. 259.** accepted.

17. Re: Scheme 6, Sion Matunga Estate—and Scheme 5, Dadar-Matunga Estate—  
Two-room and Three-room tenements—request for provision of  
expanded metal to windows and verandahs.

Considered:—

(a) Letter No. 134, dated 1st August 1929, from the Joint Honorary Secretary, The Matunga Residents' Association:—

"I beg to inform you that several complaints have been received from the members of this Association residing in the Bombay Improvement Trust Staff Quarters at Matunga that thefts are frequently occurring in those buildings. From inquiries made, the Committee understand that it is due to there being no iron bars fixed to the windows which for want of any other ventilators have perforce to be kept open during nights. In the case of the three-room tenements, except for the ground floor, the other floors have no enclosure of expanded metal and the thieves climb up on the drain pipes and get into the premises. I am therefore desired to request you that you will be so good as to provide some window frame of expanded metal in the case of the two-room tenements and enclose the verandahs of the three-room tenements by the same metal. This will certainly minimise such thefts and will give some protection to the tenants who are every day in dread of thieves.

I am also desired to address you regarding the vast growth of rank vegetation over the whole area resulting in serious fly nuisance. The nuisance is greater than ever, particularly this year, owing to the early monsoon. I shall therefore thank you to instruct the Department concerned to remedy this grievance, as well.

Thanking you in anticipation."

(b) Chief Officer's note, dated 22nd August 1929:—

"The requests made by the Association are:—

- (a) to provide expanded metal doors to windows in two-room tenements.
- (b) to enclose verandahs of three-room tenements with expanded metal, and
- (c) to remove rank vegetation.

2. The tenants of two-room tenements had made a similar request in January last, but barbed wires were put round all vertical pipes instead of expanded metal doors. (Committee's Resolution No. 630, dated 5th February 1929.)

3. The tenants of three-room tenements had made a request in 1927 to provide windows on the first floor with iron bars or expanded metal but the request was not granted as the ground floor rooms have been protected with expanded metal and that a similar protection for the first floor tenements is not considered necessary. (Committee's Resolution No. 451, dated 2nd August 1927.)

4. Rank vegetation around the two-room and three-room tenements has since been removed and further growth, if any, will be removed after a month as usual during the monsoon."

*Resolved.*—"That the Joint Honorary Secretary of the Matunga Residents' Association be informed in terms of the Chief Officer's note dated 22nd August 1929."

18. *Re: Scheme 5—Dadar-Matunga Estate—plot No. 301—commutation of rent.*

Considered, Chief Officer's note, dated 23rd August 1929:—

"This plot was agreed to be leased to Mr. Hathibhai Sakerchand for 999 years at an annual ground rent of Rs. 380 as per Committee Resolution No. 117, dated 28th February 1927.

2. The building tenant was further allowed to make an encroachment over the sanctioned building area on payment of an additional ground rent of Rs. 20 per annum. He has, however, protested against the payment of this extra ground rent and the case will be decided after Mr. Mulji Bharmal's request is disposed of.

3. The building tenant has to pay a further ground rent of Rs. 140 per annum on account of a motor garage.

4. Thus the total ground rent payable comes to Rs. 540 per annum.

5. Mr. Hathibhai now proposes to commute the ground rent and has forwarded a cheque for Rs. 9,720 on account of full commutation amount under the lease including the encroachment on condition that in case the dispute regarding the extra rent in respect of the encroachment is settled in his favour, the proportionate amount of commutation money *viz.* Rs. 360 should be refunded to him.

6. There is no objection to the building tenant's request being sanctioned, in which case a nominal rent of Re. 1 per annum will be charged to him."

*Resolved.*—"That the proposed commutation of rent be sanctioned."  
No. 261.

19. *Re: Scheme 5—Dadar-Matunga Estate—Plots Nos. 605 and 606—lease for 999 years for a playground and plots Nos. 611 and 612—reduction of rent for.*

Considered Chief Officer's note, dated 24th August 1929:—

"The Zoroastrian Building Society applies for permission to erect a pavilion on the combined area of plots Nos. 611 and 612 which have been included in the several groups of plots agreed to be leased to the Society, and to take on lease a further area equal to the com-

bined width of the aforesaid two plots from the area in plots Nos. 605 and 606 on the west as far as the King's way for the purposes of a playground, for which they ask for the following concessions :—

- (1) To reduce the rents of plots Nos. 611 and 612 to 25% of the present rent, the period being 99 years.
- (2) To have the plot on the west on a 99 years' lease, with a free period of 2 years, the rent for the first 15 years to be 15% of the normal rent, for the next 20 years to be 20% and for the remaining 64 years to be 25%.

2. Plots Nos. 611 and 612 have been in the possession of the Society since 19th March 1922 and have been sub-leased by them to some of their members from whom they now desire to take back these plots for the purposes of the proposed pavilion, as the same are still vacant and no buildings have yet been erected on any of them.

3. The Society's request to take on lease for the purposes of a playground only a portion of the land in plots Nos. 605 and 606 is not feasible, as in that case it would be necessary to relay out the plots Nos. 604 to 607 on the west. It has now been agreed that the Society should take up the whole of plot No. 605 only and build a pavilion on plot No. 612 only.

4. The area of plot No. 612 is 1090 sq. yds. and the ultimate ground rent Rs. 416/-. The area of plot No. 605 is about 4050 sq. yards and the ground rent calculated at 6% on Rs. 10/- per sq. yd. would amount to Rs. 2,432 per annum.

5. Looking to the past activities of the Society and in view of the fact that over a hundred buildings have so far been erected by the Parsi Community especially at a time when a number of plots have been surrendered, the present request of the Society is worth consideration.

6. Recently the Committee accepted a somewhat similar proposal for reduction in ground rent in case of plot No. 63 which has been leased for the erection of a play-shed for the children of the N. J. Wadia School situated on plots Nos. 624 and 625. It is therefore recommended (1) that the Society be allowed to erect a pavilion on plot No. 612 and a reduction of 50% in the ultimate ground rent of Rs. 416 per annum, such concession being limited to a period for which the building proposed to be erected is actually used as a pavilion. If there is a change of user, the concession will cease and full rent will be charged; (2) that the whole of plot No. 605 be let to the Society on 25 years' sufferance lease, instead of 99 years asked for by them, on payment of 15% of the total rent of Rs. 2,432 amounting to Rs. 364 per annum subject to the conditions that—

- (a) The Society confine the erection of the proposed pavilion to the original building area of plot No. 612 and spend Rs. 15,000 at least thereon.
- (b) No structure of any sort except a compound wall or fencing is erected on plot No. 635.
- (c) The Society agrees to pay half the costs of any compound walls between their holding and the adjoining plots, and
- (d) The Society agrees to pay the costs of and incidental to the preparation of the lease and counterpart in respect of plot No. 605."

Proposed by the Chairman—

"That the recommendations made by the Chief Officer in para 6 of his note, dated 24th August 1929, be sanctioned."

The Proposition dropped for want of a seconder.

Proposed by Sir Vasant Rao, seconded by Mr. Horniman—

"That the recommendation made by the Chief Officer in para 6 of his note, dated 24th August 1929 be sanctioned except that plot No. 605 should be let on a 99 years' lease instead of on a 25 years' lease."

*Amendment*—Proposed by Mr. Neilson, seconded by Mr. Jafferbhoy—

“That the matter be referred to the Land Sub-Committee for consideration and report and that Sir Vasantao be invited to attend the Sub-Committee meeting to help it in its deliberations.”

The *Amendment* on being put to the vote was *carried*, there being 7 votes *for* it and 4 votes *against* it.

It was also *carried* as a substantive proposition.

20. In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Chief Officer be requested to report as to the objections and reasons why the Examiner, Outside Audit, had not passed or certified the Balance Sheets for the half years ended 30th September 1926, 31st March 1927, 30th September 1927, and 31st March 1928, or any of them and how these objections have been met.”

The motion was seconded by Mr. Nariman and *carried*.

21. The following documents were executed :—

Name of the holder.	Year of Loan.	Amount.	New.	Old.
		Rs.		
Mr. H. K. Kola and others ... ..	1901	4,000	4	4
The Bombay Provincial Co-operative Bank Ltd. ...	1901	6,500	1	10
	1902	2,500	1	4
	1903	24,500	1	9
	1904	21,000	1	18
	1906	9,500	1	7
	1908	15,000	1	16
	1913	5,000	1	6
Jerbai Jamsetjee Jejeebhoy ... ..	1913	14,000	5	14
Mr. J. F. Vincent and another ... ..	1913	2,500	1	5
Total Rs. ... ..		1,04,500	17	93

22. The following papers were laid on the table:—

1. Purchase orders sanctioned by the Chief Officer under Section 22(1) of the Act.
2. Work orders                   do.                   do.                   do.
3. Sale of materials           do.                   do.                   do.

# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 3rd September 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
3. MR. W. DILLON, I.C.S.
4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
5. MR. B. G. HORNIMAN.
6. MR. KHURSHED FRAMJI NARIMAN, B.A., LL.B., M.L.C.
7. MR. MAHOMED UMMER RAJABB.
8. MR. MANU SUBEDAR.
9. MR. R. H. PARKER.
10. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
11. MR. S. M. BHARUCHA, B.A.
12. DR. A. G. VIEGAS, L.M. & S.
13. MR. Y. G. PANDIT.

MR. A. R. DALAL, M.A., I.C.S., *Municipal Commissioner.*

MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.

THE SECRETARY.

The minutes of the meeting held on the 27th August 1929 were signed.

1. Re : Report No. 9, dated 3rd September 1929, of the Finance Sub-Committee, re :  
Loan of Rs. 25 lakhs for 1929-30.

Considered Report No. 9, dated 3rd September 1929, of the Finance Sub-Committee :—

"By their Resolution No. 39, dated 21st August 1929, the Board sanctioned the loan of Rs. 25 lakhs on the terms and conditions referred to in Committee Resolution No. 171, dated 17th July 1929 and empowered the Committee to borrow in preference to the abovementioned loan, the required amount, under Section 76 of the Act from an approved Bank or Banks for not more than one year on terms to be subsequently submitted to Government for their formal approval.

2. The Finance Sub-Committee asked Messrs. Merwanji and Sons and Messrs. Premchand Roychand and Sons to obtain quotations from the several approved Banks

for a cash credit of 25 lakhs to be obtained in two instalments of Rs. 12.5 lakhs each on the 4th November 1929, and the opening day of January 1930, for a period of one year.

3. The Sub-Committee have considered the offers made by the several Banks. Among the several offers, the offers made by the Central Bank of India and the Bank of India are the most favourable. They are as follows :—

*Central Bank of India*—Rs. 25 lakhs at Bank rate without half interest clause, the money being paid and withdrawn from time to time.

*Bank of India*—Rs. 12.5 lakhs only at 6½%.

The Sub-Committee recommend that the offers of both the above mentioned Banks be accepted for Rs. 12.5 lakhs each.

The usual brokerage should be paid to the two brokers.”

M. C. JAVLE,

*Chairman.*

*Resolved.*—“That the Report No. 9, dated 3rd September 1929, of No. 264. the Finance Sub-Committee be approved and adopted.

2. That the formal approval of Government be obtained to the terms referred to in the Sub-Committee's Report.

3. That a copy of the Sub-Committee's Report together with a copy of the first para of this Resolution be forwarded to the Board for information with reference to their Resolution No. 39, dated 21st August 1929.”

2. Re : Scheme 60—Naigaum Estate—Plot No. 12A,  
(File No. 167/27.)

Considered Chief Officer's note, dated 26th August 1929 :—

“ The above plot is held under a lease, dated the 14th July 1925, by Mr. Shaik Mahomed Usman at an annual ground rent of Rs. 2,776.

2. Mr. Usman had been in arrears of rent and by the Committee's Resolution No. 390, dated the 28th June 1927, it was resolved that a suit should be filed in the High Court against him for the recovery of such arrears.

3. Accordingly the Trust Solicitors filed a suit against the lessee for the recovery of the arrears of rent amounting to Rs. 4,164 and a decree was obtained in favour of the Trust for this amount with costs of the suit.

4. The lessee was subsequently adjudicated insolvent.

5. The property was mortgaged to Mr. Dipsinghji Harisingji Rana who filed a suit against the lessee, being Suit No. 525 of 1927, in which he was appointed Receiver on the 29th August 1927.

6. Since then the Receiver has been paying the Trust dues amounting to Rs. 9,716 for 14 quarters ended 20th ultimo by instalments of Rs. 500 at a time and has thus reduced the sum to Rs. 3,194.

7. In pursuance of a Decree Absolute for sale dated the 27th March 1928, made in the said suit, the property was sold by public auction on the 29th October 1928 by the Commissioner of the High Court and the same was knocked down to Mr. Rana who was the highest bidder, for Rs. 69,000. Such sale has, by an Order dated the 5th December 1928, been duly confirmed.

8. Mr. Rana tendered on the 22nd instant a cheque amounting to Rs. 899-6-8, Rs. 694 being a quarter's rent and Rs. 205-6-8 being simple interest at 6% per annum on the amount of judgment *viz.* Rs. 4,164 under the Decree dated the 7th September 1927 and

thus the total amount due to the Trust at present comes to Rs. 2,500 only. He promises to pay this amount by monthly payments of Rs. 500 and also to pay the growing rent as it accrues.

9. The Committee's sanction is requested to the proposal after which the Sale Certificate in favour of Mr. Rana will be registered in the books of the Board."

**RESOLUTION No. 265.—SANCTIONED.**

3. Re : Scheme 6—Sion Matunga Estate—Plot No. B—Sion South Station—request for extension of building period.

(Ref : C. R. 201/1929.)

Considered Chief Officer's note, dated 26th August 1929 :—

"The above plot was agreed to be leased to the Bombay Electric Supply and Tramways Company Limited, for their Sion South Sub-Station at a rent calculated at 6% on Rs. 12 per sq. yard.

2. Possession of the plot was given to the Company on 29th July 1927 and rent commences to accrue on 29th July 1934 after the expiration of 7 years' free period.

3. The building period of one year which expired on 28th July 1928 was extended to 28th July 1929 with liberty to apply again and the Company applied for a further extension by one year on the ground that, there being no houses in the vicinity of the plot, a Sub-station is not yet necessary. In my note, dated 24th July 1929, I recommended the further extension for one year with liberty to apply again. But by their Resolution No. 201, dated 6th August 1929, the Committee referred the matter back to me for report after consultation with the Company, as the Committee were of opinion that unless a Sub-station was built, the Trust plots would not be disposed of.

4. The Tramways Company was consulted in the matter and they intimate that overhead electric cables have already been laid along the whole length of the Sion-Matunga Road upto and including Sion Causeway, so that electric energy is available there now for any purchaser of a Trust plot. Thus it will be seen that the disposal of the Trust plots is not held back on account of the non-construction of the Sub-station.

5. I accordingly repeat my recommendation that the building period be extended by one year with liberty to apply again."

*Resolved.*—"That the building period be extended by one year with  
**No. 266.** liberty to apply again."

4. Re : Scheme 5—Dadar-Matunga Estate—Plot No. 678—fixing of the maximum rent for the building on.

Considered Chief Officer's note, dated 27th August 1929 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society Limited.

2. The building on the plot is completed and a completion certificate granted.



3. The Society proposes to fix the maximum rent of Rs. 319 per month for the whole building as follows :—

	Rs.
<u>Ground Floor—</u>	
Block No. 1 ... ..	37 per month.
"    2 ... ..	33     "
"    3 ... ..	35     "
"    4 ... ..	35     "
"    5 ... ..	36     "
Two tenements at Rs. 20 each ... ..	40     "
<u>First Floor—</u>	
Block No. 1, South side ... ..	36     "
"    2, Central ... ..	33     "
"    3, North side ... ..	34     "
Total ... ..	319 per month.

4. As required under the terms of the Society's agreement, the said rent of Rs. 319 is on the basis of a net annual return of 6% on the total actual outlay on the building amounting to Rs. 38,260 and the same is, therefore, recommended for the Committee's sanction."

**RESOLUTION No. 267.—SANCTIONED.**

5. Re : Scheme 5—Dadar-Matunga Estate—Plot No. 630—fixing of the maximum rent for the building on.

Considered Chief Officer's note, dated 27th August 1929 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society Limited.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 882 per month for the whole building as follows :—

	Rs.
<u>Ground Floor—</u>	
Northern Block ... ..	90 per month.
Central Block ... ..	100     "
Eastern Block ... ..	94     "
<u>First Floor—</u>	
Northern Block ... ..	92     "
Central Block ... ..	105     "
Eastern Block ... ..	97     "
<u>Second Floor—</u>	
Northern Block ... ..	94     "
Central Block ... ..	110     "
Eastern Block ... ..	100     "
Total ... ..	882     "

4. As required under the terms of the Society's agreement, the said rent of Rs. 882 is on the basis of a net annual return of 6% on the total actual outlay on the building amounting to Rs. 1,06,366-14-5 and the same is, therefore, recommended for the Committee's sanction."

#### RESOLUTION No. 268.—SANCTIONED.

6. Re : Report No. 13, dated 27th August 1929, of the Establishment Sub-Committee,  
re : Establishment—Engineer's Department—Trust Architect—salary of.

Considered Report No. 13, dated 27th August 1929, of the Establishment Sub-Committee :—

"With reference to Committee Resolution No. 59, dated 17th January 1928, asking the Establishment Sub-Committee to consider and report upon letter No. O.A. 10-541, dated 9th January 1928, from the Accountant General in which he had objected to the starting salary of Rs. 900 paid to Mr. Framji, Trust Architect, on his confirmation in the post, the Establishment Sub-Committee beg to state that, from the note, dated 14th August 1929, of the acting Chief Officer (copy attached herewith), it appears that the Accountant General does not now press his objection. It is accordingly recommended that the Accountant General's letters No. O. A. 10-341, dated 9th January 1928, and No. O. A. 10-105, dated 28th May 1928, be recorded."

M. C. JAVLE,  
Chairman.

*Chief Officer's note, dated 14th August 1929, referred to in the above Report :—*

"Consideration of this matter was postponed at the last meeting of the Establishment Sub-Committee as the Municipal Rule 141 quoted in my note of 11th July 1929 was not a sanctioned rule, but only a draft one and the Municipality has adopted the Civil Service Regulations until their Rules were revised recently on the basis of the Fundamental Rules. I therefore request that my note of 11th July 1929 be treated as cancelled.

2. The case has been fully explained in Mr. Delves' note, dated 18th May 1928.
3. The Accountant General wants to know—
  - (1) what salary was held to be ordinarily due and under what rule, and
  - (2) what special modification in (1) above was desired to be made and under what rule or authority.
4. The answer to the first question is that under Rule 28 of the Trust Rules the salary ordinarily admissible to Mr. Framji is Rs. 650.
5. The answer to the second question is that although the post of Trust Architect was reduced, so as to bring it in line with the post of Municipal Architect, it was not the intention of the Committee to penalize Mr. Framji in any way by reason of reduction of the grade and confirmation in the revised grade.
6. The Trust usually followed the Corporation regulations in doubtful points and the Corporation in their turn, prior to the adoption of their own Fundamental Rules used to follow the Civil Service Regulations. Under Article 153(b) Civil Service Regulations the power of granting a premature increment vests in the Local Government which corresponds to the Improvements Committee which has authority to create new posts in the Schedule under Section 109 of the Act and to appoint a person to such posts under Section 111(2). The Improvements Committee was therefore the sole authority to determine in which stage Mr. Framji was to be put in the revised time scale appointment. It will thus be seen that the Committee have not exceeded their powers.

7. I sent a copy of this note to the Examiner unofficially for remarks. He discussed the case with the Accountant General and has written to me that they do not press the point and that the case may be disposed of as stated above."

*Accompaniment to Chief Officer's note, dated 14th August 1929 :—*

*Re : Establishment—Engineer's Department—Trust Architect—salary of.*

Chief Officer's note, dated 11th July 1929 :—

- Audit.
- (i) Letter No. O. A. 10-481, dated 26th November 1927, from the Examiner, Outside Audit.
  - (ii) Letter No. E. 387, dated 13th December 1927, from the Chief Officer.
  - (iii) Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant-General.
  - (iv) Committee Resolution No. 59, dated 17th January 1928.
  - (v) Establishment Sub-Committee's Resolution No. 16, dated 22nd May 1928.
  - (vi) Chief Officer's letter No. E. 387, dated 21st May 1928, to the Accountant-General with his note, dated 18th May 1928.
  - (vii) Accountant General's letter No. O. A. 10-105, dated 28th May 1928.
  - (viii) Establishment Sub-Committee's Resolution 18, dated 29th May 1928.
2. The case has been fully explained in Mr. Delves' note, dated 18th May 1928.
3. The Accountant-General wants to know—
- (1) what salary was held to be ordinarily due and under what rule, and
  - (2) what special modification in (i) above was desired to be made and under what rule or authority.

4. The answer to the first question is that under Rule 28 of the Trust Rules the salary ordinarily admissible to Mr. Framji is Rs. 650 but in view of the fact that it was the desire of the Committee to confirm Mr. Framji on the same pay *viz.* Rs. 900 and that they did not intend to penalize him by confirming him, the initial pay was fixed at Rs. 900 per month under note (1) to rule 141 of the Municipal Rules, which ran as follows :—

"Under special circumstances such as length of service, lack of promotion, specially efficient service and the like it is open to the Standing Committee, on the recommendation of the Commissioner, to grant in a progressive appointment such rate of pay on first appointment thereto or on promotion as the particular circumstances of each case may in their opinion warrant."

The Second question does not call for any answer in view of the answer to the first question.

It is suggested that the Accountant-General may be addressed accordingly."

*Copies of correspondence referred to in para 1 of the Chief Officer's note above :—*

- (i) *Letter No. O. A. 10-481, dated 26th November 1927, from the Examiner, Outside Audit :—*

"I have the honour to invite a reference to the Improvement Committee's Resolutions No. 81, dated the 8th February 1927. quoted in the margin  
No. 524, dated the 13th September 1927. Mr. Sant Ram a Sub-

Engineer in the time-scale Rs. 250—25—400 was drawing Rs. 600 as *sub-pro-tem*. Assistant Engineer in the time-scale Rs. 450—50—600 till 21st February 1927. From 1st March 1927, the designation of Assistant Engineer was changed to that of Junior Assistant Engineer (as in the Municipality) without any change in the time-scale and yet on confirmation Mr. Sant Ram was started on Rs. 450, the minimum of the time-scale Rs. 450—50—600, though he had drawn the maximum in a *sub-pro-tem* capacity in that very time-scale. In the case of Mr. Framji, who was drawing a substantive pay of Rs. 600 and acting allowance of Rs. 290 as Architect

in the grade of Rs. 1200—50—1500, the substantive pay on confirmation as Trust Architect in the new scale of Rs. 650—50—800—50—1200 has been fixed at Rs. 900.

2. It is not clear according to what principle or rule the initial pay in these two cases was determined. On the information available in the preambles to the Resolutions referred to, it would appear that if Mr. Sant Ram was correctly allowed Rs. 450 as initial pay there is all the greater reason why Mr. Framji should similarly have been given Rs. 650; for, while in the former case there was apparently no more than a mere change of designation, in the latter there was an actual and substantial reduction in the scale of pay. Again, when permanent pay attached to the post of Architect has been reduced after mature consideration, it is not understood why in the Acting Chief Officer's note leading to the Committee's Resolution No. 512, dated 6th September 1927, the fixing of an initial pay of Rs. 900 based on the original scale which was abandoned as excessive has been stated to be a mere formal matter.

3. In these circumstances, I beg to request that you will be so good as to elucidate the matter so as to enable this office to consider whether any further action is required from the audit point of view."

(ii) *Letter No. E. 387/27, dated 13th December 1927, from the Chief Officer:—*

"With reference to your letter No. O. A. 10-381, dated 26th November 1927, I have the honour to state that the initial pay in both the cases referred to was fixed by the Committee in the interest of work."

(iii) *Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant-General:—*

"I have the honour to invite a reference to a letter No. O. A. 10-481, dated the 26th November 1927, from the Examiner, Outside Audit, to the Chief Officer, Improvement Trust, and the latter's reply No. E. 387/27, dated the 13th December 1927.

2. The Chief Officer has replied that the initial pay in both the cases under reference was fixed by the Committee in the interest of work. I do not think that this answer meets the requirements of audit. For not only could the consideration mentioned by him be urged conceivably in respect of every order passed by the Improvements Committee, but, as I shall explain below, the Committee seem to have fixed the initial pay of Mr. Framji at Rs. 900 on an insufficient appreciation of the several issues involved. I, therefore, request that the matter may kindly be placed before the Improvements Committee for further consideration and their orders communicated to this office.

3. From the Examiner's letter it will be seen that a marked differentiation has been made in favour of Mr. Framji. There is nothing in the papers communicated to this office to show that in fixing the initial pay in the two cases any personal considerations were taken as the deciding factor. Whatever the differences have been ascertained point to a differentiation, if a differentiation is permissible, in favour of Mr. Sant Ram. He held his higher post in a *sub-pro-tem* capacity (which is superior to a merely acting capacity) and held it for a period long enough to enable him to reach the maximum pay (Rs. 600) and at the time of his confirmation there was no change either in his duties or in the scale of pay but only in the designation. On the other hand, Mr. Framji held his higher post merely in an acting capacity and that only for a little over a year and (what is of great importance) at the time of his confirmation the pay of the higher post had been considerably reduced by a Resolution of the Committee. Moreover, to give Mr. Framji on confirmation an initial pay of Rs. 900 based as it is on the original scale which was abandoned as excessive is tantamount, in a measure, to restoring that excessive scale and to defeating the object for which the reduction was made.

4. In fixing the salary of Mr. Framji at Rs. 900, the Committee were no doubt guided by the Acting Chief Officer's note, dated 30th August 1927, printed in the preamble to Resolution No. 512, dated the 6th September 1927. This note, however, appears to me

somewhat misleading. In the first place, the fixing of Mr. Framji's salary at the high figure of Rs. 900 was represented as a mere formal matter. This was far from being the case as will be seen from paragraph 2 of the Examiner's letter. Next, the Acting Chief Officer proposed to fix the salary at Rs. 900 in view of Committee's Resolution No. 309, dated the 24th May 1927, fixing the salary at Rs. 890. This sum of Rs. 890 was however the pay allowed to Mr. Framji on the scale in force before the reduction. Besides, the pay allowed to Mr. Framji while officiating should not be taken into account in determining his substantive initial pay just as the fact that Mr. Sant Ram was drawing Rs. 600 in a *sub-pro-tem* capacity was entirely disregarded when he was confirmed and allowed the substantive pay of Rs. 450 only. Finally, while the Acting Chief Officer pointed out that under the Trust Rules a salary of not more than Rs. 650 was admissible, he went on to propose the higher rate of Rs. 900 as if no difficulty of principle were involved. The Rules referred to have been made by the Board and there is nothing either in those Rules or in the Trust Transfer Act empowering the Committee to relax them. In this connection, attention is invited to the Committee's Resolution No. 88, dated the 8th February 1927, in which a relaxation of the Trust Rules previously approved of by the Committee was cancelled at my instance. For the purpose of salary audit when the pay of a post is altered the post is considered to be a new one so that under Rule 28 of the Trust's Service Rules the pay of Mr. Framji on confirmation in the new scale of Rs. 650-50-1200 should be fixed at the minimum stage, *viz.*, Rs. 650, in the same way as the pay of Mr. Sant Ram was fixed at Rs. 450 on the scale of Rs. 450-50-600, even when there had been no change of scale but only of designation."

(iv) *Committee's Resolution No. 59, dated 17th January 1928 :—*

Re : Letter No. 10-541, dated 9th January 1928, from the Accountant-General,  
re : salary of Trust Architect, Mr. Framji.

"Considered letter No. 10-541, dated 9th January 1928, from the Accountant-General.  
RESOLUTION 59.—Referred to the Finance and Establishment Sub-Committee for consideration and report."

(v) *Establishment Sub-Committee's Resolution No. 16, dated 22nd May 1928 :—*

Re : Letter No. 10-541, dated 9th January 1928, received from the Accountant-General,  
re : salary of the Trust Architect, Mr. M. Framji.

"The Chairman stated the Chief Officer had referred his note to the Accountant-General for opinion and he had not yet replied thereto.

RESOLUTION 16.—Consideration postponed."

(vi) *Letter No. E 387/27, dated 21st May 1928, from the Chief Officer to the Accountant General, with his note, dated 18th May 1928 :—*

"I have the honour to invite a reference to your letter, No. O. A. 10-541, dated 9th January 1928, in para 3 of which it is stated as follows :—

"There is nothing in the papers communicated to this office to shew that in fixing the initial pay in the two cases any personal considerations were taken as the deciding factor."

In this connection, I send you a copy of my note and I beg to enquire if you will have any objection if the Committee were to decide to start Mr. Framji on a salary of Rs. 900 in the grade of Rs. 650—1200 in view of the circumstances mentioned in my note.

This matter is coming up for discussion before the Establishment Sub-Committee which meets to-morrow at 4-10 P. M. (S. T.) and I shall be obliged if you will favour me with a reply so as to reach me before the Sub-Committee meets."

*Chief Officer's note, dated 18th May 1928 :—*

"The facts of the case are as follows :—

- (1) On the reversion to Government Service of Mr. Cable on 8th May 1926, Mr. Framji was appointed to act as Trust Architect on Rs. 840 (*i. e.* Rs. 600 his substantive pay plus Rs. 240 acting allowance) and the late Mr. Wittet was appointed as consulting Architect on Rs. 500 per month.
- (2) Mr. Wittet resigned as from 1st August 1926 and Mr. Framji carried on alone.
- (3) Mr. Framji was granted an increment of Rs. 50 from 8th May 1927 and his salary thus became Rs. 890 per month.
- (4) On 9th August 1927, the pay of the post was reduced from Rs. 1200-50-1500 to Rs. 650-50-800-50-1200.
- (5) On 6th September 1927, the Committee sanctioned a proposal by the Chief Officer to increase Mr. Framji's pay to Rs. 900 which was one of the stages of the new grade. The Committee then expressed a desire that Mr. Framji should be confirmed as Trust Architect accordingly.
- (6) On 13th September they sanctioned his confirmation as from 9th August 1927, on Rs. 900 as starting pay in the new grade.

2. The Accountant General takes objection to the appointment of Mr. Framji on Rs. 900 per month, and the grounds on which he bases his objection are set out in his letter. The principal ground appears to be this 'for the purpose of salary audit when the pay of a post is altered the post is considered to be a new one so that under Rule 28 of the Trust Service Rules the pay of Mr. Framji on confirmation in the new scale of Rs. 650-50-1200 should be fixed at the minimum stage *viz.* Rs. 650.

Rule 28 is reproduced below :—

'Rule 28 of Trust Rules.—The initial pay in the case of an Officer substantively promoted to another post should be the stage in his new scale which is next above his old substantive pay and if he has previously officiated in the new post he should draw the pay he drew when last officiating and count for increment in that stage the period during which he drew the said pay.'

3. It appears to me that Rule 28 is not intended to apply to a case where the grade of a post is reduced unless of course that post is vacant. In the Fundamental Rules as also in the Municipal Rules special provisions are made to meet a case of this sort. The Rules are as follows :—

'Rule 23 of the Fundamental Rules.—The holder of a post, the pay of which is changed, shall be treated as if he were transferred to a new post on the new pay provided that he may at his option retain his old pay until the date on which he has earned his next or any subsequent increment on the old scale or until he vacates his post or ceases to draw pay on that time-scale. The option once exercised is final.'

'Rule 142 of Municipal Rules.—The incumbent of an appointment, the pay of which is changed, shall be treated as if he was transferred to a new appointment on the new pay. Provided that, if he prefers to retain his old pay, the appointing authority may allow him to do so, postponing the change of the pay of the appointment till he vacates.'

In the case of the Fundamental Rule the Auditor General has ruled that it applies to an officiating as well as to a substantive holder of a post. The Municipal Rule does not appear to apply because the word 'pay' as defined means 'monthly substantive or consolidated pay' as distinct from 'salary' which means 'pay' plus 'acting allowance.'

4. It was not the intention of the Committee to penalize Mr. Framji in any way; on the contrary, they desire to confirm him permanently in the post of Trust Architect and on the same pay. It may be that the post is technically a 'new' one but that should not debar the Committee from appointing him on a pay which is within the limits of the grade. It is an accepted principle (*vide* Trustees' Resolution No. 11, dated the 7th January 1929) that the power of granting advance increment can be exercised by the authority competent to fix the scale of pay. I therefore suggest that in order to get over the technical objection Mr. Framji be granted a personal allowance of Rs. 250 per month under our rule 26 and that he be allowed to draw increments as they fall due.

5. The Accountant General quotes a case in which at his instance the Committee cancelled its resolution. The case referred to is that of the grant of 2 years' leave to Mr. Bharucha. I am afraid the Accountant General is confounding the two cases. Mr. Bharucha was more than 55 years of age and therefore he could not be granted leave from more than 6 months under our rules, nor under the Government and Municipal Rules. Mr. Framji's case cannot therefore be compared with that of Mr. Bharucha.

6. Again, the Accountant General refers to the case of Mr. Sant Ram. He was Sub-protem Junior Assistant Engineer and was drawing Rs. 600 and was put down on the minimum pay of Rs. 450 on confirmation. This was done by the Committee as a matter of retrenchment and I fail to see how the Committee's decision in Mr. Sant Ram's case should affect in any way its decision in Mr. Framji's case."

(vii) *Letter No. O. A. 10-105, dated 28th May 1928, from the Accountant General:—*

"I have the honour to refer to your letter No. E. 387/27, dated the 21st May 1928, and the note accompanying it, on the subject of the initial pay admissible to Mr. Sant Ram as Junior Assistant Engineer and to Mr. M. Framji as Trust Architect.

2. In your note printed in the preamble to Committee Resolution No. 512, dated 6th September 1927, it was clearly stated by you that under the Improvement Trust Rules Mr. Framji's salary when acting on the new scale of Rs. 650-50-1200 could not exceed Rs. 650, the minimum stage of the scale. Rule 22 (ii) of the Service Rules of the Trust lays down that the maximum salary which may be allowed to an acting incumbent of a post is the full limit of pay which would be admissible to him had he held the post substantively. It, therefore, follows that Rs. 650 is the maximum limit of pay which could be allowed to Mr. Framji on his appointment to the new scale referred to whether in an acting or substantive capacity. The grant by the Improvements Committee of a pay of Rs. 900 was thus, on your own statement, contrary to the Trust Rules and my predecessor quite rightly drew the attention of the Committee to the case of Mr. Bharucha in which also a violation of the Rules had occurred and had been successfully challenged in audit. I am accordingly unable to understand the remark, in paragraph 5 of your note now forwarded to me to the effect that there was a confusion of thought in the reference made by my predecessor to the case of Mr. Bharucha.

3. Next, in your note now received, you suggest that there is no provision in the Trust Rules to determine an officer's pay when the scale attached to his post is reduced. I am unable to reconcile this with your former statement that *under the Trust Rules* Mr. Framji was entitled to no more than Rs. 650 on his reduced scale.

4. Lastly, in para 6 of your present note, you state that Mr. Sant Ram was given an initial pay of Rs. 450 as a measure of retrenchment. I regret I cannot accept this as an explanation of the orders of the Committee—for the following reasons: (a) In your note printed in the preamble to Committee Resolution No. 81, dated the 8th February 1927, there is nothing to show that Mr. Sant Ram was to be specially given a lower rate of pay than that considered ordinarily admissible to him under the Rules. (b) On the contrary, in view of the opinion expressed by you in Mr. Framji's case that, under the Trust Rules he was not entitled to a salary of more than the minimum of the new scale, it is reasonable to hold that, at the time Mr. Sant Ram's pay was fixed, the Committee were given to understand that the latter was similarly entitled to the minimum stage of Rs. 450, so that the question of retrenchment of his pay did not arise. (c) The fact that a permanent reduction of the scale of pay attached to a

Mr. Framji's post was ordered by the Committee clearly indicates that retrenchment was an essential factor in his case : in Mr. Sant Ram's case there was no such reduction of the scale of pay.

5. In view of the foregoing remarks, I regret that at present I cannot accept the explanation given by you in support of the Committee's orders in Mr. Framji's case. From the papers communicated to this office it appears *prima facie* to me that when dealing with the case the Committee were led to believe that the pay proposed by you was the pay ordinarily admissible. In the circumstances, I request that, in order to enable me to give my opinion as desired, you will kindly place this correspondence before the Committee and obtain from them and communicate to me a clear statement indicating, in this case :—

- (1) what salary they held to be ordinarily due and under what rule, and
- (2) what special modification, if any, in (1) above they desired to be made and under what rule or other authority."

(viii) *Establishment Sub-Committee's Resolution No. 18, dated 29th May 1928 :—*

Re : Letter No. 10-541, dated 9th January 1928, received from the Accountant General—re : salary of the Trust Architect, Mr. M. Framji.

" Considered :—

- (a) Improvements Committee's Resolution 59, dated 17th January 1928.
- (b) Chief Officer's note, dated 18th May 1928.
- (c) Excerpt from proceedings, dated 22nd May 1928.

RESOLUTION 18.—Consideration postponed."

RESOLUTION No. 269.—Approved and adopted.

7. Re : Establishment—Engineer's Department—menial staff—reduction of.

Considered Chief Officer's note, dated 27th August 1929 :—

"Due to the recent shifting of the Engineer's Offices from Matunga to Fort, it has been found that the services of a Hamal attached to the Engineer's Department, Permanent Establishment, could be dispensed with.

2. It is, therefore, proposed to terminate the services of the junior of the two Hamals *vis.*, Govind Mahadev, after granting him one month's notice from 1st September 1929 and the leave admissible in terms of Trustees' Resolution No. 68, dated 20th February 1925, from 1st October 1929 and to abolish the post on the expiry of the leave.

3. Sanction of the Committee is requested to the proposals."

*Resolved.*—"That the proposal made by the Chief Officer be sanctioned and the Schedule of Establishment varied accordingly."  
No. 270.



8. Re : Balance Sheets for the half years ended 30th September 1926, 31st March 1927, 30th September 1927 and 31st March 1928—reasons for the delay in the issue of.

Considered Chief Officer's note, dated 30th August 1929 :—

"With reference to Committee Resolution No. 263, dated 27th August 1929, asking me to report as to the objections and reasons why the Examiner, Outside Audit, had not passed or certified the Balance Sheets for the half years ended 30th September 1926, 31st March 1927, 30th September 1927 and 31st March 1928, and how these objections have been met, I beg to invite a reference to Mr. Delves' note, dated 26th May 1929, recorded by Committee Resolution No. 127, dated 30th May 1929. In his note, Mr. Delves has explained that the Balance Sheets were not signed by the Examiner because the Land Manager's Rent Registers were not up to date. After these Registers were put into proper order and examined by him, he signed the Balance Sheets."

RESOLUTION No. 271.—RECORDED.

9. Re : Scheme 5—Dadar-Matunga Estate—Tennis Courts in Vincent Square—carrying out certain alterations to.

Considered Chief Officer's note, dated 29th August 1929 :—

"By their Resolution No. 355, dated 10th July 1928, the Committee granted to Mr. M. R. Tambe, Honorary Secretary of the Munsukh Sports Club at Dadar, permission to construct, on the Recreation ground on the south of plots Nos. 28 and 29, two Tennis Courts, one Badminton Court and to utilize the remaining portion of the ground for children.

2. Mr. Tambe now proposes that the Trust should carry out certain alterations to the Tennis Courts and complete the same with Porebunder metal and dust and recover interest at 6% per annum on the amount thus spent.

3. The work is estimated to cost about Rs. 2,000 and, as there is no provision for the same in the current year's budget, it is proposed to meet the cost by transfer from the provision of Rs. 25,000 made in the budget for unforeseen works.

4. The sanction of the Committee is requested to the work being done, subject to the sanction of the Board to an additional grant being made from the provision of Rs. 25,000 referred to above."

RESOLUTION No. 272.—Referred to the Land Sub-Committee for consideration and report.

10. Re : Matunga—Railway Station on the Mahim Chord Line—Representation for.

Considered :—

(a) Letter No. 91, dated 8th July 1929, from the Jt. Hony. Secretary, The Matunga Residents' Association :—

"I am desired to forward to you copy of a letter addressed by this Association to the Agent, G. I. P. Railway, re : the necessity for providing a station on the Mahim Chord line of the Harbour Branch Railway, and to request that you will be so good as to address the Agent in support of the said application.

My Committee recall with gratitude the support of the Trust to a similar representation referred to in the letter above on a previous occasion and trust that you will be pleased to comply with their request. For your information, I quote reference to the Trust Secretary's letter No. Misc. 654, dated the 23rd August 1927.

Thanking you in anticipation."

*Copy of letter, dated 8th July 1929, addressed by the Jt. Hony. Secretary, The Matunga Residents' Association to the Agent, G. I. P. Ry., referred to above :—*

"I am desired by the Committee of this Association to invite your attention to this Office letter No. 120 dated the 19th July 1927, forwarding a largely signed representation by the residents of Matunga (printed below) requesting you to expedite the construction of the proposed Kingsway Station and to state as follows.

This question was raised at the meeting of the Local Advisory Committee sometime during August 1927 and after an exhaustive discussion at three or four sittings, the Chairman ultimately agreed to include the scheme in the New Programme of Works, vide copy of letter from the Under Secretary to the Government of Bombay, Public Works Department, Irrigation and Railways (printed below).

My Committee find that, since the above decision was arrived at, several new buildings have sprung up in this locality and that there is also a large influx of population from other parts of the City. Further, the South Indian Co-operative Housing Society which has been just registered, propose to take up several plots in the close vicinity of the proposed station and start construction work immediately.

As you may be aware, the City Improvement Trust has recently decided to grant loans to individuals who desire to build houses for themselves on the lines of the State-Aided Housing Schemes, and my Committee consider that an early decision to provide a Station at Kingsway will give a great impetus to the scheme.

My Committee believe that the Kingsway Station will not only be a boon to the existing residents, but will also help to further develop the locality. I may add that it is common knowledge that the delay in putting up this station has retarded the development of the area around to a considerable extent as prospective lessees are hesitating to take up the plots for want of sufficient transport facilities.

I am also enclosing for your information a cutting from the "Property Market" dated the 4th June last, (printed below) edited by that indefatigable worker for the development of the City, viz. Capt. Gilbert Lodge, stressing the need for a station at the site.

Before I conclude, I may further add that the representation referred to above had been strongly supported by the Bombay Municipal Corporation, the City Improvement Trust, the Salvation Army and the Co-operative Housing Societies in the locality and the Railway Administration had been addressed to that effect.

My Committee therefore trust that you will be pleased to issue instructions for the work being taken up in hand as early as possible.

Thanking you in anticipation."

*Copy of representation, dated 25th June 1927, addressed by the residents of Matunga, to the Agent, G. I. P. Ry., referred to above :—*

"We, the residents of Matunga, beg to lay before you the following few lines for your kind consideration :—

We had been given to understand through different sources, as well as through the "Times of India" (please refer page 12 of the issue dated 27th December 1924) that a Railway Station to be named the "King's Circle Station" would be put up near the Police Station at Matunga. The Scheme has not yet been carried out, although since then many buildings have sprung up on both sides of the Mahim Chord Railway, where it runs across Matunga.

In the middle of the last year at a meeting of the Local Railway Advisory Committee, the subject was raised by a member of the Committee and it was then contended on behalf of the Railway Administration that the residents of Matunga were asking for a station to be put up at the site more with a view to have the pleasure of travelling on Electric Trains than to put an end to the inconvenience caused to them and that as the main line would soon be electrified they would have their desire fulfilled. With due deference to the Chairman of the Committee, we submit that the demand for a station was put forth with the sole desire to minimise the inconvenience which is being felt by the residents

and this fact will be amply borne out by the renewed demand we now make for a station in spite of the electrification of the main line.

Owing to there being no Railway Station at the place, we are put to very great inconvenience as we have to walk over a distance of not less than 15 minutes to reach the nearest Railway Station, although the Electric Trains are passing through our very doors as it were. Especially that is the case with over 600 tenements abutting on the Harbour Branch line at Matunga. We are also compelled to cover a pretty long distance whenever we have to go to Mahim and other places both to the north and south on the B.B. & C.I. Railway, which we have to do frequently. Further, it is not unusual for people to walk over the Railway track on the Mahim Chord line to catch the train at Mahim, which, we submit, is not only risky but positively dangerous.

We further submit that a station on this line will also help to relieve the enormous overcrowding on the main line trains as at least half of the present population of this suburb will travel by the Harbour Branch line if a station is put up at the place.

We may also be permitted to point out to you that many of the trains from Bandra to Victoria Terminus are at present compelled to halt near the Police Station owing to the single line working a few yards further away, near the junction where the Kurla line meets the Mahim Chord line. Thus a short halt for passengers to get in at this place will not in any way inconvenience the travelling public.

We therefore earnestly request you to put the Scheme of the King's Circle Station through as early as possible, which we consider has been held in abeyance for long. If, however, you deem it premature to have a pucca station at present, we would request you to give us the benefit of at least an experimental station for the time being.

We conclude with the hope that you will consider our request favourably and redress our everyday grievance by an early execution of the Scheme, for which act of grace we shall be ever grateful.

Thanking you in anticipation."

*Copy of Letter, dated 5th January 1928, addressed by the Under Secretary to Government, P. W. D., to the Hony. Secretary, The Matunga Residents' Association, referred to above :—*

"With reference to your letter dated 18th July 1927, I am directed by the Governor in Council to state that the question of opening a new station at King's Circle, Matunga, was discussed at the last meeting of the Advisory Committee of the Great Indian Peninsular Railway. The Agent of the Railway was of the opinion that the cost of putting in even a halt station could not possibly be justified looking to the amount of traffic to be handled, and stated further that a halt at this place would increase the running time of all Bandra trains, which was undesirable both to the majority of the passengers using this service and to the Railway. He has however promised that the proposal will be entered in the next year's programme of new works, so that the matter may be kept in view and considers that something may be done in a year or two."

*Cutting from the "Property Market", dated 4th June 1929, referred to above :—*

#### Railway Station at King's Circle.

"When are we going to see this much needed innovation? The Railway line runs but a few hundred yards from the Circle and a station would not only be a boon to existing residents but would bring along people for the scores of plots which have been waiting for tenants for many years past. The trams now stop half a mile or more short of King's Circle and, even then, the journey by tram is interminably long for a business man. A Station is needed and right early."

(b) Chief Officer's note, dated 29th August 1929 :—

"A similar representation was made in July 1927 by the Matunga Residents' Association and it was decided that the Railway Company should be requested to provide an experimental station or halt (Committee Resolution No. 469, dated 16th August 1927).

The Agent of the G. I. P. Railway Company was accordingly addressed and in reply the Secretary of the Company sent to us the Press note which appeared in the Times of India of 10th December 1927 and in which it was stated that the cost of putting in a halt station would be about Rs. 2 lakhs and that a halt at this station would increase the running time of all Bandra trains. In this Press note it was further stated that the Railway had only sufficient money to proceed with works already in progress but that the proposal would be put in the programme of new works for the year 1928-29 and if the Railway would get money later, they would see what could be done, if the Local Advisory Committee was of the opinion that such a station was absolutely necessary.

2. Since then 77 one-room tenements and 8 larger tenements have already been constructed and 35 tenements are under construction and 24 plots have been leased in the Dadar-Matunga North Estate. The construction of the station would certainly contribute to a greater building activity in the neighbourhood.

3. It is accordingly suggested that the present representation from the Matunga Residents' Association be supported once again and the Railway authorities urged to make arrangements for provision of a halt station at an early date."

*Resolved.*—"That the suggestion made by the Chief Officer in the No. 273. last para of his note, dated 29th August 1929, be approved."

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11. Re : Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

**Statement A.**

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—  That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.
564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.
168, dated 9th July 1929.	Notice of motion by Dr. S. S. Batliwala <i>re</i> : inconvenience felt by the residents of Dadar Parsi Colony as large number of roads are not named and requesting the Chief Officer to suggest the names of roads.
180, dated 17th July 1929.	Suparibaug Estate, Case 47—Plots 81 to 90—Chief Officer requested to submit draft by-laws under Section 113 (b), (c) & (d) of the Act.

**Statement B.**

Showing outstanding references pending before Sub-Committees.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner, Outside Audit's letter No. Q. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The rules <i>re</i> : pay, gratuity and Provident Fund have been revised. The revision of leave rules is under consideration.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
205, dated 6th Aug. 1929.	Scheme 32, East Agripada Estate, Peons' chawls—request for provision of certain conveniences.	Chief Officer's report is ready.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	Further report awaited.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Further report awaited.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> ; notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Chief Officer's report is awaited.

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl'd.)</b>		
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.	Chief Officer's Report is awaited.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sewri Koliwada.	Do.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.	Chief Officer's report under consideration of the Sub-Committee.
157, dated 9th July 1929.	Love Lane Chawls—request for a free reading room at a nominal rent of Re. 1/-	Do.
180, dated 17th July 1929.	Re: Suparibang Estate—Case No. 47—plots 81 to 90—exemption of the shops on from the operation of the Board's Resolution No. 19, dated 14th July 1926, prohibiting liquor shops on Trust plots.	Do.
203, dated 6th Aug. 1929.	Scheme 52—Worli-Koliwada, encroachment on Trust plots.	Chief Officer's report ready.
245, dated 27th Aug. 1929.	Scheme 47—Parel Road Northern—Tulsirampada plots B, D and E—request for reduction of rent.	Do.
249, dated 27th Aug. 1929.	Scheme 37—Sydenham Road Estate permission to lay cables in the service passage adjoining the Memonwada Sub-Station.	Do.
252, dated 27th Aug. 1929.	Scheme 29—Nowroji Hill Estate—plots D1 and D2—request for reduction of rent.	Do.
262, dated 27th Aug. 1929.	Scheme 5—Dadar-Matunga Estate—plots 605 and 606—lease for 99 years for a play ground and plots 611 and 612—request for reduction of rent.	Do.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
61, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Do.

RESOLUTION No. 274.—RECORDED.

12. In accordance with notice of motion, it was—

Proposed by Dewan Bahadur A. K. Pai—

“That the Chief Officer be requested to report what would be the

**No. 275.** financial loss to the Trust if they were to discontinue the sale of right of tapping trees for toddy on all the Trust Estates. How many trees in all were situated and what is the amount of income in each case and what is the cost to the Trust for maintaining the trees and collecting the money—total loss of revenue minus cost.”

The motion was seconded by Mr. Rajabb and *carried*.

13. The following documents were executed :—

(1) *Fifteen debentures in favour of Kumar Shri Champaksinhji of the loan of 1907, for Rs. 1,02,500 in lieu of 105 cancelled.*

(2) *Lease and counterpart to Mr Gordhandas Tribhowandas Mangaldas—*

(i) *Re : Plot No. 30, Sandhurst Road (West) Estate, and*

(ii) *Re : Plot No. 31, Sandhurst Road (West) Estate.*

14. The following papers were laid on the table :—

- |  |     |     |     |
|--|-----|-----|-----|
| 1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act. |     |     |     |
| 2. Work orders   | do. | do. | do. |
| 3. Sale of materials   | do. | do. | do. |
| 4. Tenancy agreements entered into by  |     | do. | do. |



# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 10th September 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. E. R. HIRJIBEHEDIN.
  4. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  5. MR. B. G. HORNIMAN.
  6. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  7. MR. KHURSHED FRAMJI NARIMAN, B.A., LL.B., M.L.C.
  8. MR. MAHOMED UMMER RAJABB.
  9. MR. MANU SUBEDAR.
  10. MR. W. H. NEILSON, O.B.E.
  11. MR. R. H. PARKER.
  12. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  13. SIR VASANTRAO ANANDRAO DABHOLKAR, Kt., C.B.E., M.L.C.
  14. DR. A. G. VIEGAS, L.M. & S.
  15. MR. Y. G. PANDIT.
- MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.
- THE SECRETARY.

The minutes of the meeting held on the 3rd September 1929 were signed.

1. Re : Scheme 37—Sydenham Road Estate—Cases Nos. 116 and 117—arrears of rent.

Considered :—

(a) Letter, dated 22nd August 1929, from the tenant :—

“ I am in receipt of your letter No. Misc. 900/28-29, dated 10th August 1929, and have to observe as follows :—

I am asked to pay all instalments due up-to-date towards the decree passed against me. I am also asked to pay Rs. 200 per month towards arrears of rent due up-to-date namely Rs. 2,274-6-0, and also to pay in addition current month's rent *viz.* Rs. 150 plus taxes amounting to Rs. 50 per month. That is in all, I am asked to pay a total amount of Rs. 575 per month otherwise I am threatened with High Court suit.

I am very much surprised to hear a decision from the Committee. Either my case is misunderstood or it is misrepresented. Had I been in a position to pay such a big sum every month where was the necessity for me to approach you with such a petition as was sent on the 7th June 1929? My humble petition was to fix one instalment for all arrears due upto the 31st July 1929, including the amount of the decree plus current month's rent Rs. 150, and taxes Rs. 50 so that by paying Rs. 300 every month I may be saved from all anxieties.

I think that the Trust authorities have forgotten the state of affairs of money market at present. There is no business. Shops are lying vacant. Tenants are absconding with heavy arrears, and if they are driven to corner they at once take the benefit of the Insolvency Act. If you will kindly see my account you will be surprised to learn that I have suffered a loss of Rs. 2,000 for the arrears of rent as one of my sub-tenants turned insolvent. Arrears of rent amounting to Rs. 300 are due from absconding tenants and a sum of Rs. 1,700 outstanding and arrears of rent due. Nobody expected such a state of affairs but unfortunately that is the state at present.

If however the Trust file a suit against me in the High Court, Bombay, what benefit will they achieve. They may take possession of my shed after a fight of about 6 months or so and after incurring a cost of about Rs. 2,000 towards the High Court suit and repeat the same story as in the case of one Mr. Tyab Peermahomed. What benefit had the Trust achieved. They have taken possession of the shed which hardly fetches any revenue. The arrears are accumulating and the man had no resource but to apply to insolvency to get out of difficulty. Had the Trust Authorities shown some leniency everything would have been alright. But the Trust authorities look simply to their prestige and spend moneys in fighting High Court suits which they have eventually to write off as bad debts.

I therefore submit my case for reconsideration. I suggest three alternative proposals to the Trustees—

- (a) The Trust should take possession of my shed, collect rent from my sub-tenants, credit the collection to my account and hand over the possession back to me as soon as the arrears are wiped off.
- (b) Purchase the structure for Rs. 5,000 and return me the balance after deducting all arrears due to the Trust.
- (c) or allow me to pay an instalment of Rs. 100 towards all arrears of rent including the amount of the decree plus current month's rent Rs. 150 and Municipal taxes Rs. 50, until the arrears are wiped off.

I hope that you would be kind enough to consider my petition in a sympathetic way and at a very early date and accept one of the proposals made above and relieve me from all anxiety in future.

I particularly draw your attention to the fact that it takes a very very long time to obtain a reply from your office with the result that the arrears swell up before the decision is arrived at. I wanted to reduce the arrears of rent outstanding against me before the above decision was communicated to me. I actually offered a sum of Rs. 300 in your office but the cheque was not accepted and I had to return back without reducing the arrears."

(b) Chief Officer's note, dated 31st August 1929 :—

"The case has been fully explained in my note, dated 25th July 1929, and on my recommendation the Committee resolved that the tenant should pay the remaining instalments of the decretal amount to date at once, failing which steps should be taken to execute the decree and that he should also pay the arrears of rent viz. Rs. 2,274-6-0, by monthly instalments of Rs. 200, in addition to the instalments of Rs. 175 per month of the decretal amount and current rents and taxes, failing which a suit in ejectment and for claim should be filed against him in the High Court.

2. Now he makes three alternative proposals as shown below :—

- (a) The Trust should take possession of his shed, collect rents from his sub-tenants and credit the collection, to his account and hand over the shed back to him as soon as the arrears are wiped off.

# Bombay Improvement Trust.

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Bombay, 10th September 1929.

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  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. E. R. HIRJIBEHEDIN.
  4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
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  14. DR. A. G. VIEGAS, L.M. & S.
  15. MR. Y. G. PANDIT.
- MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.  
THE SECRETARY.

The minutes of the meeting held on the 3rd September 1929 were signed.

1. Re : Scheme 37—Sydenham Road Estate—Cases Nos. 116 and 117—arrears of rent.

Considered :—

(a) Letter, dated 22nd August 1929, from the tenant :—

“ I am in receipt of your letter No. Misc. -900/28-29, dated 10th August 1929, and have to observe as follows :—

I am asked to pay all instalments due up-to-date towards the decree passed against me. I am also asked to pay Rs. 200 per month towards arrears of rent due up-to-date namely Rs. 2,274-6-0, and also to pay in addition current month's rent *viz.* Rs. 150 plus taxes amounting to Rs. 50 per month. That is in all, I am asked to pay a total amount of Rs. 575 per month otherwise I am threatened with High Court suit.

- (b) The Trust should purchase the structure for Rs. 5,000 and return him the balance after deducting all arrears due to the Trust.
- (c) The tenant may be allowed to pay the arrears including the amount of the decree by monthly instalments of Rs. 100.
3. The proposal (a) cannot be considered as the Trust cannot undertake to collect rents from sub-tenants.
4. The second proposal is also not worth consideration as the shed is not worth Rs. 5,000.
5. The third proposal is similar to the one he made on the last occasion and if accepted, it would take 3 years to clear the arrears.
6. As already stated in my last note this man is very irregular in paying rent. A suit in the Small Causes Court was filed against him to recover rents from March to August 1927, and a decree obtained. After the decretal amount was paid by the tenant, he again fell into arrears and another suit was filed against him and a decree obtained, which has not yet been satisfied. The arrears due by him now amount to Rs. 4,070.
7. The tenant is in the habit of making applications from time to time with a view to avoiding payments and the result is that the present arrears amount to Rs. 4,070 and unless prompt action is taken, the arrears will go on increasing. It is therefore recommended that the tenant be informed that none of the three proposals made by him can be accepted and that no further applications by him will be entertained."

*Resolved.*—"That the tenant be informed as suggested by the Chief  
No. 276. Officer in para 7 of his note, dated 31st August 1929.

2.

Re : Sweeper Shanker Raya—writing off of arrears of rent due from.

Considered Chief Officer's note, dated 3rd September 1929 :—

"On the 14th August 1929, sweeper Shanker Raya who was working as lascar with Mr. Rodrigues, Inspector in the Estates and Valuation Department, stole from the cupboard a coat of the Estate Agent's Naik at about 8-30 p.m. and threw it down on the pavement below. The door-keeper's attention was drawn to it by a passer-by and he came up and saw Shanker Raya. He was taken to the Chief Accountant who was in the office then. He took down his statement and the next morning the matter was reported to me and I suspended the sweeper and ordered that he should be handed over to the police. The sweeper was accordingly handed over to the police on the 15th August 1929. He was tried before the Third Presidency Magistrate on the 16th idem. After evidence was recorded, the case was adjourned to 21st idem when he was again brought before the court and convicted and asked to furnish a personal security of Rs. 25 for nine months.

2. He was living in case No. 289 in Scheme 29, Nowroji Hill. The rent of the room was Rs. 4-1-0 per month. He is in arrears with his rent for 9 months.

3. As the sweeper was convicted, I have dismissed him as from the 15th August 1929 and propose that his wages for 1st to 14th August 1929 viz. Rs. 10-6-2 be credited against the rent due from him and the balance of Rs. 26-2-10 on account of the arrears of rent be written off."

RESOLUTION No. 277.—SANCTIONED.

3. Re: Scheme 32—East Agripada Estate—Case 47—carrying out of repairs to the buildings on.

Considered Chief Officer's note, dated 4th September 1929 :—

"This case consists of three buildings on the Haines Road.

2. The upper floors of the front building were demolished as they were unsafe, and it is proposed to repair the ground floor of the building as also the other two chawls. The repairs are estimated to cost about Rs. 5,150.

3. The three buildings were acquired in August 1913, and were let on a contract at Rs. 550 per month which was subsequently increased to Rs. 586-5-0 per month. The present rent is Rs. 368-11-0 per month, as the upper floors of the front building have been demolished. If the ground floor of the front building is repaired as proposed the ten shops thereon would fetch a revenue of Rs. 125 per month. The proposed expenditure will prolong the life of the structure and it would be possible to recoup the amount by increasing the rents.

4. No provision has been made in the current year's budget for the work and it is therefore proposed to transfer a like amount from the provision of Rs. 25,000 made in the current year's budget for unforeseen works."

**RESOLUTION No. 278.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 5,150 being made from the provision of Rs. 25,000 made in the current year's budget for unforeseen works.

4. Re: Letter from Mr. B. G. Horniman, President of the meeting of the residents of Dadar-Matunga, held on 1st September 1929, forwarding copies of resolutions passed at the said meeting with a plan.

Considered letter from Mr. B. G. Horniman, dated 1st September 1929 :—

"I have the honour to forward for your information copies of five resolutions passed at a meeting of the residents of Dadar and Matunga held at the Sorab Palamcote Hall on Sunday, September 1st, 1929, as well as a plan\* showing an alternative layout of the garden circle and another more suitable site for the proposed urinal.

**Resolution 1.**

This public meeting of the Residents of Dadar and Matunga is of opinion that there is no necessity at all for providing a urinal and coffee shop and etc., at the junction at the New Kingsway and Tilak Bridge Road for the convenience of the Bombay Electric Supply and Tramways Company's employees; and, if the Municipal authorities consider any such provision necessary for the public the proper and more suitable site would be the one immediately on the south of the Dadar Police Court Building.

Proposed by M. E. Joshi.

Seconded by Mr. Ratnagar.

Supported by Mr. Moberji.

**Resolution 2.**

This meeting regrets that the proposal of the Public Health Committee to locate the urinal on the south of the Dadar Police Court Building and to lay out the junction of Kingsway and Tilak Bridge Road as a garden, which was recommended by that Committee, after mature deliberation, was rejected by the Corporation by the very narrow majority of 3 members only.

Proposed by Mr. Kamdin.

Seconded by Mr. Kutar.

\* Not printed.

**Resolution 3.**

This meeting emphatically protests against the Resolution of the Municipal Corporation of 30th July 1928 sanctioning the construction of a urinal at such an important junction as that of the Kingsway and Tilak Bridge Road, which is too prominent a site for such a construction, and requests the members of the Municipal Corporation to support the Notice of the Motion of Dr. S. S. Batliwalla, which appears on the August agenda under item No. 99 and thus preserve the amenity of this beautiful plot which forms the entrance to the new garden city that is growing on the east and west of the Kingsway.

Proposed by Dr. Burly.

Seconded by Mr. E. A. Tarapore.

Supported by Mr. Dhuru and Mr. Kodadad Irani.

**Resolution No. 4.**

This meeting further urges the Municipal Corporation to consider the desirability of laying out the Circle at the junction of the Kingsway and the Tilak Bridge Road into a garden lawn like that of the Bhatia Baug or Elphinstone Circle for which it is most admirably suited and of erecting in the centre thereof a fountain or a clock tower which will be highly appreciated by the residents of the northern part of the City.

Proposed by Mr. Jivraj C. Nensey.

Seconded by Mr. D. Cowasji.

Supported by Mr. Velji Napoo.

**Resolution No. 5.**

This meeting authorises its President to forward all the five resolutions passed at this meeting together with the plan showing the proposed layout of the Garden Circle and the site best fitted for the urinal (in case the same is considered necessary) to the President of the Bombay Municipal Corporation and to the Chairman of the City Improvement Trust for their information with the request to place the same before the members of the Bombay Municipal Corporation and of the City Improvement Trust for necessary action.

Proposed by Mr. Ranina.

Seconded by Mr. Khariwalla.

Supported by Mr. Sanjana."

Proposed by Sir Vasant Rao, seconded by Mr. Neilson—

**No. 279.** "That the letter be recorded."

*Amendment*—Proposed by Dr. Batliwala, seconded by Mr. Nariman—

"That consideration of the matter be postponed until the disposal of the notice of motion of Dr. Batliwala on the same subject in the Corporation."

The *Amendment* on being put to the vote was *lost*, there being 6 votes *for* it and 8 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

5. Re: Scheme 5—Dadar-Matunga Estate—plot 726—fixing the maximum rent for the building on.

Considered Chief Officer's note, dated 5th September 1929 :—

"The above plot is one of those allotted by the Board to the Parsi Central Association Co-operative Housing Society, Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 494 per month for the whole building as follows :—

				Rs.
<u>Ground Floor :—</u>				
Flat No.	1	...	...	67
"	2	...	...	72
<u>First Floor :—</u>				
Flat No.	3	...	...	77
"	4	...	...	82
<u>Second Floor :—</u>				
Flat No.	5	...	...	92
"	6	...	...	104
				Total Rs. 494 per month.

4. As required under the terms of the Society's agreement the said rent of Rs. 494 is on the basis of a net annual return of 6% on the total actual outlay on the building amounting to Rs. 59,006 and the same is therefore recommended for the Improvements Committee's approval and sanction."

**RESOLUTION No. 280.—SANCTIONED.**

6. Re : Scheme 5—Dadar-Matunga Estate—plot 727—fixing the maximum rent for the building on.

Considered Chief Officer's note, dated 5th September 1929 :—

"The above plot is one of those allotted by the Board to the Parsi Central Association Co-operative Housing Society, Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 762 per month for the whole building as follows :—

				Block A.	Block B.
				Rs.	Rs.
<u>Ground Floor :—</u>					
Flat No.	1	...	...	66	61
"	2	...	...	56	51
<u>First Floor :—</u>					
Flat No.	3	...	...	71	66
"	4	...	...	61	56
<u>Second Floor :—</u>					
Flat No.	5	...	...	76	71
"	6	...	...	66	61
				Rs. 396	+ Rs. 366
				= Rs. 762 per month.	

4. As required under the terms of the Society's agreement the said rent of Rs. 762 is on the basis of a net annual return of 6% on the total actual outlay on the building amounting to Rs. 92,757 and the same is therefore recommended for the Improvements Committee's approval and sanction."

**RESOLUTION No. 281.—SANCTIONED.**

7. Re: Scheme 6—Sion Matunga Estate—request by the Bombay Electric Supply and Tramways Co., Ltd., to erect poles for aerial mains.

Considered Chief Officer's note, dated 5th September 1929 :—

"By their Resolution No. 297, dated 14th December 1926, the Committee granted to the Bombay Electric Supply and Tramways Company, Limited, permission to erect additional 100 poles for temporary aerial mains in Scheme 5 on certain conditions. The Company now request similar permission to erect 50 tubular poles for their temporary aerial mains for the purpose of supplying electrical energy in Scheme 6. They propose to erect at present 4 poles in road No. 24. The remaining poles will be erected as and when required in consultation with the engineer.

2. There is no objection to the permission being granted and it is, therefore, recommended that a license revocable at the will of the Committee be granted to the Company, permitting them to erect 50 poles on the same terms as before viz. :—

- (a) The license to be a temporary one only and the Company are to forthwith proceed to dismantle the poles and to carry the mains underground to the satisfaction of the Trust Engineer on the Company receiving 3 months' notice from the Board or from that officer.
- (b) The work is to be carried out and maintained by the Company to the satisfaction of the Government Electric Inspector.
- (c) All the rules framed under Section 37 of the Indian Electricity Act 1910, in respect of aerial connection are to be strictly adhered to.
- (d) A fee of Re. 1/- per pole per annum is to be paid in advance to the Trust.
- (e) No sewers or drains are to be interfered with.
- (f) Any damage that may be caused to the property of the Trust or their lessees by the operations of the Company is to be made good at the cost of the Company.
- (g) The Company should pay all costs of and incidental to the preparation etc. of the license."

Proposed by the Chairman, seconded by Dr. Batliwala—

"That a license revocable at the will of the Committee be granted to the Bombay Electric Supply & Tramways Company, Ltd., permitting them to erect 50 poles on the terms set out in para 2 of the Chief Officer's note, dated 5th September 1929."

*First Amendment*—Proposed by Mr. Nariman, seconded by Mr. Horniman—

"That a license revocable at the will of the Committee be granted to  
**No. 282.** the Bombay Electric Supply and Tramways Co., Ltd., permitting them to erect 50 poles on the terms set out in para 2 of the Chief Officer's note, dated 5th September 1929 and also subject to the further condition (h) that the poles should be used only for the temporary aerial mains and not for advertisements or any other purpose."



The *Amendment* on being put to the vote was *carried*, there being 7 votes *for* it and 6 votes *against* it.

Thus it became the substantive proposition *against* which the following second *Amendment* was—

Proposed by Dewan Bahadur A. K. Pai, seconded by Mr. Hoosenally—

“That consideration of the matter be postponed and in the meantime the Chief Officer be requested to report how many poles on the Trust’s estates are utilised for advertisements.”

The second *Amendment* on being put to the vote was *lost*, there being 5 votes *for* it and 8 votes *against* it.

The first *Amendment* of Mr. Nariman was then *carried* as a substantive proposition.

8. Re : Scheme 37—Sydenham Road Estate—Cases Nos. 314, 315, 323, 325 and 329—  
ejection of tenants in.

Considered Chief Officer’s note, dated 4th September 1929:—

“By their Resolution No. 224, dated 6th August 1929, the Committee sanctioned the demolition of the buildings in the above cases.

2. Notices to vacate the buildings on the 1st September 1929 have been served on the tenants of Cases Nos. 314, 315, 325 and 329 and a three month’s notice to vacate on the 1st November 1929 has been given to the tenant of the ground and first floor of the building in Case No. 323 in accordance with the conditions of the tenancy.

3. As the tenants do not seem inclined to vacate the premises on the expiry of the notice periods, it is proposed to file a suit in ejection against them in the High Court.”

*Resolved.*—“That the Chief Officer be authorized to file a suit in No. 283. ejection in the High Court against the tenants.”

9. Re : Scheme 6—Sion Matunga—Labour Camp and Scheme 57—S. P. Sheds—  
irrecoverable rent—write off of.

Considered Chief Officer’s note, dated 4th September 1929:—

“The tenant of room No. 146 in “A” ward of the labour camp in Scheme 6 absconded without paying rent of Rs. 2 for two weeks due from him. His room was broken open in the presence of a Punch but nothing was found in his room.

Similarly tenant of room No. 73 in Scheme 57, S. P. sheds absconded without paying rent of Rs. 2 for two weeks. His room also was broken open in the presence of a Punch and the articles found inside were afterwards auctioned. The proceeds realized in this case were Rs. 0-5-6 as against Rs. 2 due.

Sanction of the Committee is therefore requested to the irrecoverable rent of Rs. 3-10-6 being written off.”

RESOLUTION No. 284.—SANCTIONED.

10. Re: Administrative Offices—Head Office—Provision of additional lights, fans, etc., at a cost of Rs. 2,000—sanction to.

Considered Chief Officer's note, dated 4th September 1929 :—

"Owing to the shifting of the Engineer's office from Matungā to Head Office, re-arrangement of the accommodation of the staff had to be done. It is therefore necessary to provide additional lights and fans in the Head Office. The approximate cost of the work will be Rs. 2,000. As the work has not been provided for in the budget for 1929-30, the expenditure will be met from the provision of Rs. 25,000 made under capital account 'unforeseen works.'

The Committee's sanction is requested."

RESOLUTION No. 285.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 2,000 being made from the provision of Rs. 25,000 made in the current year's budget for unforeseen works.

11. Re: Asphalt Works—Shortage in stock of Flux Oil due to leakage—write off of.

Considered Chief Officer's note, dated 4th September 1929 :—

"When the Asphalt plant was closed down in April 1928 there were in stock 1659 barrels of asphalt and 293 drums of flux oil weighing 350 tons 16 cwt. 0 qr. 14 lbs. and 110 tons 7 cwt. 0 qr. 26 lbs. respectively according to the stock books. The Committee in their Resolution No. 463 of 16th October 1928 sanctioned the sale of this surplus stock to the Bombay Municipality. The Municipality offered to buy this stock in July 1928, but it was some time before they finally decided to purchase the material from us. Meanwhile, it was noticed that on account of heat and exposure asphalt had run out of some of the barrels and some flux oil drums were leaking.

It was possible to collect all the run out quantity of asphalt and give over the same to the Municipality. The actual weight delivered is the same as that shown as balance in the stock books.

In the case of flux oil such of the barrels as were slightly leaking were turned over while those that leaked considerably were emptied in good barrels. The result was that there was a leakage of about 2 tons 7 cwt. 2 qrs. 23lbs. the cost of which at the book value comes to Rs. 352-2-0.

The Committee's sanction is requested to the shortage being written off."

Proposed by the Chairman, seconded by Mr. Hoosenally—

"That the shortage of 2 tons, 7 cwts, 2 qrs. and 23 lbs. of Flux oil be  
No. 286. written off."

*Amendment.*—Proposed by Mr. Nariman, seconded by Mr. Hirji-behedin—

"That the matter be referred to the Works Sub-Committee for consideration and report."

The *Amendment* on being put to the vote was *lost*, there being 6 votes for it and 7 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

12. Re: Establishment—Secretary's Department—Mr. P. R. Sobrinho, Senior Clerk—  
advance from Provident Fund subscriptions to.

Considered Chief Officer's note, dated 6th September 1929 :—

" Mr. P. R. Sobrinho, a Senior clerk (on Rs. 175) in the Secretary's Department requires a further advance of Rs. 500 from his own Provident Fund subscriptions in connection with the construction of a cottage on his land at Sahar, Salsette. He was granted an advance of Rs. 1,000/- for the same purpose in March last (Committee Resolution 716 dated 19th March 1929.) As the building is not completed, the amount of this advance is still outstanding.

As the further advance now applied for, is for the same purpose, it is recommended for the Committee's sanction. If the advance is sanctioned, the whole amount (inclusive of the previous advance) will be recovered, on the completion of the building, in accordance with the Rules.

RESOLUTION No. 287.—SANCTIONED.

13. Re: Scheme 5—Dadar-Matunga Estate—plots No. 796 and 798—re: lay-out of.

Considered Chief Officer's note, dated 5th September 1929 :—

" The Zoroastrian Building Society, Limited, request that their sub-lessees for plots Nos. 796 and 798 may be allowed to leave only 20 feet open space in the front instead of 30 feet.

2. These plots have been included in the group of plots agreed to be leased to the Society and have approximately the same area viz. 1138 sq. yds. and the same rental rate viz. 4½ per cent. on Rs. 8-8-0 per sq. yd. as in the case of plots Nos. 792, 793, 794, 795, 797, 799 and 800 in the line.

3. It will be seen from the plan\* that the buildings on plots Nos. 795, 796, 797 and 798 were to be set back 30 feet from the road and the buildings on the other plots viz. Nos. 792, 793, 794, 799 and 800 are to be set back 20 feet from the road according to the layout sanctioned by the Board. This was done for architectural effect in order to break the monotony of two rows of buildings, all of which would be of the same distance from the road.

4. The building tenants of plots Nos. 795 and 797 have been allowed to extend their buildings 10 feet further towards the road, free of any extra rent—Trustees' Resolution No. 421 dated 26th June 1923 and Committee Resolution No. 199 dated 12th April 1927. It is therefore recommended that the buildings on plots Nos. 796 and 798 may also be allowed to be set back 20 feet only from the road free of any extra rent."

*Resolved.*—" That the recommendation made by the Chief Officer in  
No. 288. para 4 of his note, dated 5th September 1929, be sanctioned.

14. Re: Report No. 9, dated 30th August 1929, of the Land Sub-Committee, re:  
Scheme 57—Sewri Wadala—Case 45—request for retention of  
Liquor Shop.

Considered Report No. 9, dated 30th August 1929, of the Land Sub-Committee:—

" The property in the abovementioned case is under acquisition and the owner made certain proposals in his letter, dated the 5th December 1927 by which he may be able to retain his liquor shop. By their Resolution No. 9, dated the 7th February 1928, the Board referred the matter to the Committee for consideration and report and the Committee referred it to this Sub-Committee, Committee Resolution No. 113, dated the 15th February 1928.

\* Not printed.

2. In his note, dated the 24th August 1929, a copy of which is attached herewith, the acting Chief Officer has proposed a certain arrangement which is favourable to the Trust and by which the owner will also be able to retain his liquor shop though at a little distance from its present position.

3. Under the proposed arrangement, the liquor shop will be shifted to the new site and therefore, the shop is technically a new one for the purposes of the Board's Resolution No. 19, dated the 14th July 1926.

4. On the other hand, the proposed arrangement is very favourable to the Trust and if it is not accepted the Trust will have to pay the compensation which may be awarded by the Land Acquisition Officer and which is estimated at about Rs. 10,000 in addition to the loss of earning which has been put down by the owner at Rs. 25,000.

5. The Sub-Committee beg, therefore, to recommend that the above facts be placed before the Board for favour of their instructions as to whether the liquor shop may be allowed to be shifted on to the new site."

M. C. JAVLE,  
Chairman.

*Chief Officer's note, dated 24th August 1929, referred to in para 2 above :—*

"The property in the above case is under acquisition for widening the Sewri Cross Road, and the owner made certain proposals in his letter, dated 5th December 1927, by which he may be able to retain his liquor shop. By their Resolution No. 9, dated 7th February 1928, the Board referred the matter to the Committee for consideration and report and the Committee referred it to the Land Sub-Committee—C. R. No. 113, dated 15th February 1928.

2. The property consists of about 555 sq. yds. of Government Toka land with a building of ground floor and attic. It was purchased by the present owner in 1915. The ground floor is used as a liquor shop and the attic for residence by the owner.

3. The property is shown on the attached plan\* by a red boundary line and as the major portion of the building comes within the road line, the whole building will have to be pulled down.

4. The claimant desires to have a suitable plot in the vicinity to which he should be allowed to shift his liquor shop and with this view proposes to give free of cost the land coloured brown admeasuring about 177 sq. yds. cleared of the structure for widening the road and to have in exchange on a 999 years' lease a plot shown by blue boundary admeasuring about 378 sq. yds. which is equal to the area of the original plot minus the 177 sq. yds. referred to above. He will not make any claim for loss of earnings or for the building, he being allowed to remove the materials.

5. The effect of the above arrangement will be that the claimant will part with 177 sq. yds. of land worth Rs. 2,655 taking the value of the land at Rs. 15 a sq. yd., and will lose about Rs. 5,404, the value of the structure which he will have to pull down. He will thus lose Rs. (2,655 plus 5,404) 8,059 minus Rs. 750 being the value of the materials of the building. The net loss will therefore be Rs. (8,059 minus 750) 7,309.

6. Against the loss of Rs. 7,309 the claimant will have a plot admeasuring 378 sq. yds. If the value of the land be taken at Rs. 20 per sq. yd., the claimant will gain Rs. 5 per sq. yd. *i. e.* Rs. 1,890.

7. The net loss to the claimant will therefore amount to Rs. (7,309 minus 1,890) 5,419.

8. The above arrangement is subject to the condition that the Board allow him to shift the liquor shop on to the new site.

9. The proposed settlement is favourable to the Trust for the following reasons:—

(a) The Trust will get the land admeasuring about 177 sq. yds. free of cost for widening the road,

\*Not printed.

(b) The Trust will be saved the compensation which may be awarded by the Land Acquisition Officer and which is estimated at about Rs. 10,000 in addition to the loss of earning which has been put down by the claimant at Rs. 25,000.

(c) The Trust will be able to dispose of one of their plots in this estate at a favourable rate.

10. If the terms set out above are approved, the claimant will have to enter into an agreement for the acquisition of his property and for the lease of the new plot at his own cost, and he should refund to the Trust the amount paid to Government by the Land Acquisition Officer for the Toka claim or pay 6 per cent. interest thereon as rent for the lease of the new plot.

11. The tentative plans\* submitted by the party are in conformity with the suggestions made by Mr. Delves before he went on leave.

12. The only question which arises out of this arrangement is whether the liquor shop that may be built by the claimant on the new site should be considered as a new shop for the purposes of the Board's Resolution No. 19, dated 14th July 1926 which is reproduced below :—

“That the Board are of opinion that no liquor shop should be allowed to be located in future on any property or part of the property belonging to the Board or any building or part of a building constructed or to be constructed thereon.”

13. My personal view is that though the license remains the same, the shop is technically a new one, as it is to be built on a new site to be leased from the Trust. But as the existing shop would not have been demolished and removed to the new site but for the operations of the Trust, the shop on the new site may be treated as the old one. Again, all the properties in the locality were acquired before 1925 and negotiations were going on as regards the owner's claim for loss of earnings. If the property had been acquired before 1925, the question of a new liquor shop would not have arisen.

14. In the circumstances stated above and in view of the fact that in case the proposed arrangement were not sanctioned the Trust will have to pay full compensation for the property *viz.*, about Rs. 10,000 in addition to the compensation for loss of business, the Board may be requested to waive their orders in this case as a special case. The settlement proposed is without prejudice on both the sides.”

Proposed by the Chairman, seconded by Dewan Bahadur A. K. Pai—

“That the Report No. 9 dated 30th August 1929 of the Land Sub-Committee be forwarded to the Board for favour of instructions as to whether the liquor shop may be allowed to be shifted on to the new site.”

*Amendment.*—Proposed by Sir Vasant Rao, seconded by Dr. Batliwala—

“That the Report No. 9 dated 30th August 1929 of the Land Sub-Committee be recorded.

2. That the arrangement referred to in the Chief Officer's note dated 24th August 1929 be sanctioned subject to the sanction of the Board to the shifting of the shop on to the new site.”

The *Amendment* on being put to the vote was *carried*, there being 9 votes *for* it and 4 votes *against* it.

It was also *carried* as a substantive proposition.

- 
15. In accordance with notice of motion, it was—  
Proposed by Dewan Bahadur A.K. Pai—  
“That Mr. N. D. Mehta, Ag. Chief Officer be requested to report  
**No. 290.** what reduction is possible in the Trust Establishment before  
he hands over charge so that the Committee might have the benefit of his  
experience.”

The motion was *seconded* by Sir Vasant Rao and *carried*.

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16. The following documents were executed :—
- (1) *Lease and Counterpart to Mr. Kashiram Harkissondas Jariwalla re : Plot No. 342, Dadar Matunga Estate.*
  - (2) *Lease (for five years) and Counterpart to the British Auto Repairs Ltd., re : Trust's Motor Garage at Agripada West, Scheme No. 11.*
  - (3) *Agreement for building lease by Mr. Rustomji Nusserwanji Kerra Walla in respect of—*
    - (i) Plot No. 759, Dadar Matunga Estate.
    - (ii) “ ” 761, “ ” “ ”
- 

17. The following papers were laid on the table :—
1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
  2. Work orders do. do.
-

B O M B A Y     I M P R O V E M E N T     T R U S T.

Esplanade Road,

Bombay, 16th September 1929.

At an ordinary Meeting of the Improvements -  
Committee <sup>called</sup> held in the Offices of the Trust, <sup>for</sup> this day,  
at 2 I.M. (Bombay Time) there were -

P R E S E N T.

1. Dewan Bahadur Ananta Krishna Pai, B.A.
  2. Mr. Hoosenelly M. Rahimtoola, B.A., M.L.C.
  3. " Khurshed Framji Nariman, B.A., LL.B., M.L.C.
  4. " Manu Subedar.
  5. Dr. S. S. Batliwala, F.C.P.S., L.M. & S.
  6. Mr. S. M. Bharucha, B.A.
  7. Sir Vasant Rao Anand Rao Dabholkar, Kt., C.B.E.,  
M.L.C.
- Mr. A. K. Datal, M.A., I.C.S., Municipal Commissioner.
- Mr. N. D. Mehta, B.A., Ag. Chief Officer.
- The Secretary.

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The meeting adjourned for want of a quorum.

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# Bombay Improvement Trust.

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ESPLANADE ROAD,

*Bombay, 18th September 1929.*

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 2 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. W. DILLON, I.C.S.
  4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  5. MR. B. G. HORNIMAN.
  6. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  7. MR. MANU SUBEDAR.
  8. MR. W. H. NEILSON, O.B.E.
  9. MR. R. H. PARKER.
  10. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  11. DR. A. G. VIEGAS, L.M. & S.
  12. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
MR. N. D. MEHTA, B.A., AG. CHIEF OFFICER.  
THE SECRETARY.
- 

The minutes of the meeting held on the 10th and 16th September 1929 were signed.

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1. Re : Administration Report for the year ending 31st March 1928.

Mr. Hoosenally suggested that the number of Board meetings and Sub-Committee meetings during the year should be shown. The suggestion was agreed to.

RESOLUTION No. 291.—APPROVED.

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2 Re: Retrenchment and Reforms in the Bombay City Improvement Trust.

(Ref ; C. R. 290 of 10th September 1929.)

Considered Chief Officer's note, dated 11th September 1929 :—

" With reference to Committee Resolution No, 290, dated 10th September 1929, I beg to attach herewith my note on the subject of reduction of establishment."

Chief Officer's note, dated 6th September 1929 referred to above :—

Re : Retrenchment and reforms in the Bombay City Improvement Trust.

(1) Preliminary Remarks.

During my short career of two months as Acting Chief Officer of the City Improvement Trust, I have had the advantage of *direct* knowledge of the working of the various departments of the Trust in addition to my *indirect* knowledge acquired while I was in the Corporation service as Deputy Municipal Commissioner. An outside critic, however well equipped and well-meaning he may be, is looked upon as an amateur in the handling of administrative problems. But when he undertakes a responsible position, he sees the administrative machinery from true perspective. During my short career of two months as Acting Chief Officer of the City Improvement Trust, I have examined the activities of the Trust from the stand-point of a *sympathetic* critic in my other capacity of Retrenchment and Reforms Adviser of the Corporation. It requires no mention that the interests of the Trust and the Corporation are in the long run identical. The Trust was created as a separate body in 1898-99 for execution of Improvement Schemes in prompt and efficient manner, and the Corporation were made the final beneficiaries of the Trust. The Improvements Committee are aware that the Corporation are now satisfied that there is no longer any necessity for the continuance of the Board of Trustees, and that they have made a representation to Government under Sec. 83 of the City of Bombay Improvement Trust Transfer Act, 1925, to issue a notification for the dissolution of the Board. The principle of dissolution has been accepted by Government, and the Corporation have recently submitted a statement as to the form of future management, together with a Memorandum pointing out various legislative and administrative measures for preliminary discussion before a Conference of the representatives of the Corporation and Government. It is presumed that the said Conference will meet before the end of December, and will settle the outline of future form of government of the Trust as a Department of the Corporation under the City of Bombay Municipal Act, and move Government in the Legislative Department for introduction of a Bill for the amendment of the Municipal Act at the earliest opportunity. This proposal for complete amalgamation of the Trust with the Corporation will take about two years for fulfilment, and the Trust will have to carry on administration as a separate body through the Improvements Committee. My point in putting up this Note is to impress upon the Improvements Committee the necessity for taking such measures of economy and reform as would enable them to transfer their responsibility of the Trust as a going concern to the Corporation. The transfer of the Trust should not be under such circumstances as would necessitate increased local taxation on the part of the Corporation in the commencement of their career under the amended Municipal Act.

(2) Financial Position of the Trust.

The Bombay City Improvement Trust has no sources of revenue except the Municipal contribution and income from rent. The Calcutta Improvement Trust has additional sources of revenue, e.g. Tax on Jute, Tax on transfer of properties, Terminal Tax on passengers as Surcharge on Railway fare etc. The Bombay City Improvement Trust is required to keep two accounts ;—

(a) Capital account, and (b) General account.

As the works to be executed from Capital borrowings cannot be expected to yield revenue immediately, revenue forecasts were made. These have not been realized on account of general depression which has retarded development of the estates of the Trust. The law permits under Section 88 (3) of the Act, that the deficits of General account may be carried to Capital account, "provided that the net aggregate amount which may be so debited to the Capital account shall not exceed 15 per cent. on the aggregate Capital debt of the Board". Now ever since 1922-23 the Trust is carrying on its administration with *progressive* deficits as under :—

Year				Deficits carried to Capital account in lakhs.
1922—23	...	...	...	- 7.1
1923—24	...	...	...	- 16.5
1924—25	...	...	...	- 17.1
1925—26	...	...	...	- 27.9
1926—27	...	...	...	- 21.1
1927—28	...	...	...	- 25.1
1928—29	...	...	...	- 27.0
SERVANTS OF INDIA SOCIETY'S BRANCH LIBRARY BOMBAY				- 141.8

In the decade preceding the last decade the deficits amounted only to -3.0, and they occurred in the years 1906-07, 1907-08, 1908-09. The aggregate deficits on 31st March 1929 amounted to -144.8 lakhs. In the current year they will amount to -26.8, bringing the total to -171.6.

The total borrowings of the Trust on 31st March 1929 amounted to 1594 lakhs, and the maximum limit of carrying deficits to Capital Account at 15 p.c. thereof is 239.10. The margin under Sec. 88 (3) is, therefore, only 67.50 lakhs, [*i. e.* maximum 239.10 minus 171.60 (limit already reached)=67.50]. It is, thus evident, that when the Trust is dissolved in 1931-32 or 1932-33, the Corporation will be faced with the difficulty of increasing the general rate for the purpose of meeting the recurring deficits which will have reached the maximum limit, or will have to find extra ways and means through new taxes—not a happy legacy from the Trust. It is, therefore, necessary that the Improvements Committee should either increase the revenue or reduce the expenditure to minimize the deficits.

### (3) Change of Policy in the Disposal of Lands.

I append as statement (Appendix I) showing analysis of General Account of the preceding 10 years from which it will be seen that the high level of revenue from rent was reached in 1924-25 (*viz.* 50.5), and now it has dwindled down to 47.6 lakhs. The average revenue from all sources on the actuals of the last five years comes to 78.7 lakhs. The debt charges alone (90.5 lakhs) are in excess of the revenue. These are now inevitable commitments, but before incurring further debt of a long term nature, the Improvements Committee may consider the advisability of leasing out their vacant lands at concession rates on a graduated scale of rent rather than locking them up in expectation of realizing the full rate of 6 p.c. on capital cost. This suggestion involves careful consideration of the present policy and the advice of the permanent Chief Officer may be sought for the best mode of disposing of vacant lands.

Similarly the policy of keeping large plots of some 4000-sq. yds. for disposal in these days of depression appears to be prima facie unsound. When there has been no demand of such plots, I think, the Committee should subdivide the big plots of suitable sizes without adversely affecting the general sanitary layout of the Scheme.

**(4) Preference for Short Term Borrowings.**

Then the policy of borrowing money on short term loans or cash credits successfully introduced in the current year by the Improvements Committee should be adhered to in preference to long term loans which entail heavy recurring liability of sinking fund. If necessary the special provisions of Section 6 of the Local Authorities Loans Act, 1914, authorizing the City Improvement Trust "to borrow money by means of the issue of bills or promissory notes payable within any period not exceeding twelve months" may be availed of to reduce heavy debt charges resulting from long term loans leaving the Corporation the discretion to fund the floating debt of the last two or three years.

**(5) Reduction in the Cost of Maintenance.**

Apart from Municipal Rates and Taxes, and debt charges, which respectively take away 27 and 90.4 lakhs of Trust Revenue, we have Maintenance Cost of 9.4 lakhs. In 1922-23 this cost was 7.9; it rose to 11.3 lakhs in 1927-28; and last year it was brought down to 9.4. Nearly the same level has been maintained in the current year.

The distribution of Maintenance Cost is as under :—

Rs.
1,45,311 Estate Agent's Department.
3,85,757 Engineering Department.
4,05,400 Proportionate Cost of Maintenance, etc.
<hr/>
9,36,468
<hr/>

**(6) Classification of Establishments into Scheduled and Non-Scheduled Staff.**

The Corporation budget is accompanied by a regular establishment schedule in which is shown the full labour staff of Sweepers, Malis, Chowkidars, etc. The Trust Budget only shows on the schedule permanent and temporary staff on monthly salaries, and a large establishment is maintained on a non-schedule basis whereby the strength and adequacy of wages of such employees pass beyond the supervising control of the Improvements Committee.

The scheduled staff consists of the following strength :—

			No.
1. Permanent Superior	...	...	214
2. Temporary (Scheduled)	...	...	51
3. Permanent Menial	...	...	82
4. Temporary (Scheduled) Menial	...	...	76
			<hr/>
			423
			<hr/>

The non-scheduled staff on the other hand consists of 725 Members, (*vide* Appendix II) and the annual expenditure on that account is of Rs. 2,18,236. The cost is distributed as under :—

			Rs.
(1)	Engineer, N. D.	...	17,427
(2)	Engineer, S. D.	...	15,011
(3)	Trust Architect	...	{ 14,654
			{ 62,040
(4)	Estate Agent	...	1,09,104
			2,18,236

This cost is debited to General Account and is included in the aggregate total of Rs. 9,36,462. The anomalous conditions relating to this non-scheduled staff are as under :—

- (1) These servants are employed on varying rates of wages which are under the control of departmental heads.
- (2) The same class of servants as appear on the scheduled staff are also employed on non-scheduled basis, and their wages are so fixed that even a scheduled temporary or permanent servant would like to be transferred on these high salaries. There are at present, for instance, 14 clerks on wages varying from Rs. 1/10 per day to Rs. 4 per day, which is equivalent to a monthly pay of Rs. 48/12/- or Rs. 120. None of them is qualified *i.e.* possessing recognized educational qualifications. Now a junior clerk's pay on the Scheduled Staff is Rs. 60-5-80-5-110-5-150. A duly qualified undergraduate on the Scheduled Staff will start his career on Rs. 60 and will take 12 years to rise to Rs. 120; and a graduate will start service on Rs. 70 and will take 10 years to reach the stage of Rs. 120 on the scheduled staff, whereas a non-scheduled clerk without adequate educational qualification can be employed by a Departmental head on a daily wage with a maximum of Rs. 4 per day, or say Rs. 120 per month in the first or second year.
- (3) Some of the non-scheduled servants are employed on monthly salary, *e.g.*
  - (a) Two Maistrees are on Rs. 75 and Rs. 110.
  - (b) One driver is on Rs. 78.
  - (c) 7 Sub-Overseers are on monthly salary of Rs. 115 (minimum)—135 (maximum).

These servants have all the benefits of leave. I see no reason why they should not be put on a scheduled staff.

- (4) There is no control as to whether the strength is adequate and whether full time work is exacted from them. As a typical instance, it may be pointed out that the Trust employs 435 sweepers to sweep the chawls and open spaces connected with acquired properties. Their wages (Rs. 18 to Rs. 22) are identical with those of the Municipal scavengers. The population in the Trust properties is 67,837 *i.e.* 32,049 in chawls and 35,788 in acquired properties. The entire population of the city of Bombay is 11,75,914. The scavenging staff consists of 3970 persons.

The ratio of Corporation sweepers to persons served is 1 : 297 ; while that of the Trust sweepers, is 1 : 155. There is thus an excess of 142 sweepers which implies that the Trust is spending annually Rs. 34,080 on this extra staff without exacting work ( $\frac{\text{average}}{142 \times 20 \times 12} = 34,080$ ).

#### (7) Re-organization of the Conservancy Staff.

It is very desirable to examine the present organization of the Conservancy Staff which absorbs 1,09,104. The Trust sweepers look after the chawls and acquired properties ; and they also sweep the open spaces vesting in the Trust. It appears that in 1925, some standards of work were laid down, but it is doubtful if these standards are acted on. Presumably no reduction in sweepers has been made in spite of demolition of acquired premises in the last four years. I am informed by the Conservancy Assistants that eight sweepers (4 males and 4 females) are needed per 5000 population. If this is a workable standard, the aggregate population of 67,837 or say 68,000 may require 109 sweepers.

Now if we turn to open lands of Schedules C.E.F. (Government) and Schedule D (Municipal), we find that the total area of open spaces comes to about 23,34,000 sq. yards. These areas are non-congested, and if we apply the standard of 20,000 square yards for clearance to one sweeper working for 8 hours a day, prescribed in the Administrative Survey of the Government of the City of New Orleans (U. S. A.) in 1922 (*vide* Final Report of the Retrenchment Adviser, page 135), a strength of 126 sweepers would suffice.

The total proper strength of sweepers for built and unbuilt area would therefore be 109 plus 126=235 as against the actual strength of 435. This implies that 200 extra sweepers are employed by the Trust. Taking the average cost per sweeper at Rs. 20/- per month, the Trust is technically spending 48,000 a year on labour without getting adequate return of service from them ( $200 \times 20 \times 12 = \text{Rs. } 48,000$ ). The matter requires careful investigation.

#### (8) Examination of the Work of the remaining Non-Scheduled Staff.

In like manner the adequacy or otherwise of the strength of clerks (14), Coolies (100), Malis (17) and watchmen (16) under the three heads of the Engineering Department may be fully investigated, and if any of the servants has not got full time work, he should be discharged with due notice.

#### (9) Retrenchment in the Scheduled Staff.

I find that the scheduled staff has been sufficiently pruned in the last two or three years. The following branches however require further examination :—

##### *Estates and Valuation Department.*

Pending the formation of the Joint Administration Service for the Corporation and Trust, a report on which is now pending before the Retrenchment and Reforms Enquiry Committee of the Corporation, the following reduction of posts may be made :—

- (i) One post of Deputy Estate Agent (1000-50-1250) may be abolished; one of the two Senior Assistant Estate Agents, who is drawing Rs. 800 in the grade of Rs. 650-50-800, is unwilling to take up the responsibility of the higher post although he is given a personal allowance of Rs. 200 in addition to his substantive pay of Rs. 800. Mr. Mhatre is doing all the work of the Department without the Second Deputy. There will be saving of Rs. 12,000 due to the abolition of the post.
- (ii) Similarly the post of one Head Surveyor (Rs. 250-25-400) may be abolished. It is vacant, for the present, but if it is kept on the Schedule, the subordinate staff will clamour for filling it up to secure promotion.

(iii) There is a post of Legal Assistant (350-30-500). The holder is not a lawyer, but is an experienced clerk from a Solicitors' firm. He is a useful Officer to look into the legal formality of all agreements, leases, conveyances, etc. but the staff of clerks under him is disproportionately heavy. It appears from the examination of Appendix G (Administration Report) that from the year 1898-99 to 1925-26 the total number of plots disposed of was 1587 which implies that the number of leases per year on an average comes to about 59. In the year 1926-27, the number of plots disposed of was 46 while the plots actually sold were 4. It follows, therefore, that the bulk of leases, etc., varies from 50 to 60 a year. The Estate Agent Mr. Mhatre was consulted as to the exact nature of work done by this Section of his department. His report is very illuminating. He has however not expressed any opinion as to whether the staff has sufficient full time work. In old days leases and conveyances were not standardized. Now all forms of documents are standardized, and no initial legal acumen is needed in drafting the instruments. What is needed is accuracy in the elimination of such parts of the standard forms as are not applicable to a particular document. The following summary will show the bulk of documents dealt with by this Section :—

Agreements executed during the last three years from 1st April			
	1926 to 31st March 1929...	81	
Leases	do.	...	161
Licenses to assign	do.	...	73
Assignments registered in the books of the Board	...	...	291
			<hr/>
			606
			<hr/>

Average per year 202

The average number of outwards per year comes to 20450, and the average number of inward references per year comes to 18569. This work which relates to the Junior Section of Clerks, if further analysed, means 133 references per working day.

Now the staff consists of :—

3 Senior Clerks (150-5-190).

8 Junior Clerks (60-5-150).

1 Shorthand Typist.

1 Typist.

1 Insurance Workman.

5 Lease work.

—

8

—

11

—

If we eliminate three special duty clerks, we have eight persons (three Senior and five Junior Clerks) employed on one document and 134 inwards and outwards per working day; that is to say, one clerk has to dispose of 17 references per day! This implies that the staff has not got full time work. To my mind there is a clear case for reducing one Senior Clerk and two Junior Clerks in the lease section whereby each clerk will have to attend to 26 references per working day.

(iv) *Draftsmen and Tracers—*

Similarly there is *prima facie* inadequate work for 3 Draftsmen (60-5-100-10-150) and 2 Tracers (60-5-100) under the Estate Agent. The Engineering Department has got 1 Head Draftsman (150-10-250) and 2 Draftsmen (60-5-100-5-150). Now that the Engineering Department is brought to the Central Office, the work of draftsmen and tracers can be placed under 1 Sectional Head, and full-time work can be exacted from this staff. I have obtained statistics of the work done during the last three years by the Drawing Section of the Estate Agent. The Sub-joined table summarizes the statistics for the preceding three years :—

Statement showing the number of plans, etc. prepared by draftsmen and tracers under the Estate Agent, during the *last three years*.

No. of registered plans prepared during the period.	No. of plans drawn on documents such as leases, conveyances and their duplicates.	No. of Survey certificates prepared by the Lease Branch.	No. of tracings prepared for the Lease Branch.	No. of tracings prepared for the Acquisition Branch.	Total of tracings (Cols. 4 and 5).	No. of blue prints prepared and transferred thereon from original tracings for the Lease Branch.	No. of blue prints prepared and details transferred thereon from original tracings for the Acquisition and Revenue Branch.	Total No. of blue prints prepared by the drawing branch. (Columns 7 and 8).
1	2	3	4	5	6	7	8	9
576	342	415	2652	665	3317	2931	4718	7649
<div style="border-top: 1px solid black; width: 100%; margin-bottom: 5px;"></div> 1313								

If we analyse the figures further we find the average work per year under various classes stands as under :—

(1) Registered plans and Survey Certificates	...	...	438	per year on an average.
(2) Tracings	...	...	1106	Do.
(3) Blue prints	...	...	2546	Do.
Total			4090	Do.

*i. e.* 14 per working day taking 290 as working days.



The first class of work is original, while the second and third class of work is mechanical. I am informed that a draftsman can prepare at least two original plans per day. I think, out of three Draftsmen, one can safely be discharged, and out of two Tracers one may be dispensed with. The work under the Engineering Department should be similarly investigated, and if possible, the whole work of the Drawing Section may be brought under one Sectional Head who should receive orders from the Estate Agent and Assistant Engineers and Trust Architect.

**(10) Necessity of Examining the Inner-working of the Engineering Departments.**

I have not been able to examine the details of the Engineering Departments in the Central and Branch Offices during the short period of two months. But if the Committee desires in the interests of economy to investigate the matter, they may do so with the help of the permanent Chief Officer.

**(11) Manual for the Estates and Valuation Department.**

I would advise the Committee to consider the propriety of getting a Manual prepared for the Estates and Valuation Department. The Bombay Corporation have got a working Manual of the Assessment and Collection Department, and the same is under revision. The Revenue Department of Government have got Manual of departmental accounts for Villages, Talukas and District. The Trust have no Manual for the guidance of Junior and Senior Staff of the Estates and Valuation Department. The result is that there is no system under which departmental accounts can be effectively checked. The absence of such Manual leads to leakage and fraud.

A few days ago when large arrears had to be written off after continuous audit objections from the Accountant General, it was found that there was defect in the system of maintaining registers of arrears.

**(12) Summary of Recommendations.**

My note may be taken as merely a preliminary outline of a few retrenchments and reforms, which suggest themselves to me during my short experience of two months. The details will have to be worked out by the Committee if the outline is accepted and retrenchment proposal settled before the next budget. My recommendations are briefly as under :—

- (1) The Committee should endeavour to increase revenue and reduce working expenditure in the ensuing one or two years, so that the Corporation, when the Trust is amalgamated, may not be obliged to increase taxation in the beginning of their career.
- (2) The policy of leasing should be revised, and if necessary graduated scale of rent may be prescribed. Cash credits or short term bills should be preferred to long term loans during the period of transition.
- (3) Large building plots which cannot be purchased by men of moderate means may be split up in such a way that the general layout may not be adversely affected.
- (4) The Cost of Maintenance may be reduced on the lines indicated under Sections 5, 6, 7 and 8 of this note. My estimate is that the Trust will be able to secure a recurring saving of about Rs. 50,000 under all these heads.
- (5) The working of the Engineering Department should be got examined and avenues of further retrenchment should be found.
- (6) Manual for the Estates and Valuation Department should be got prepared.

6th September 1929.

N. D. MEHTA,  
Ag. Chief Officer.

**Appendix I.**  
Statement showing analysis of General Account in the preceding ten years of the Bombay City Improvement Trust.  
(Figures in Columns 2-12 showing in lacs.)

RECEIPTS.						EXPENDITURE.							Remarks.
Year.	Rent.	Municipal contribution	Interest on investment.	Misc.	Total.	Maintenance.	Municipal Rates and Taxes.	Interest and Sinking Funds.	Misc.	Total.	Balance appropriated to Capital Account.		
1	2	3	4	5	6	7	8	9	10	11	12	13	
1918-19	33.2	11.5	2.0	0.1	46.8	3.6	2.0	25.2	0.2	31.0	15.8	(i) There were three years in the preceding life of the Trust from 1898-99 to 1917-18 in which deficits were carried to Capital Account. They were as under:— 1906-07            -0.6 1907-08            -1.2 1908-09            -1.2 ----- -3.0  Add deficits from 1922-23 to 1928-29            ...            -141.8 ----- -144.8  (ii) (a) Total borrowings upto 1928-29 ...            1594 Lacs. (b) Maximum limit up to which deficits can be carried to Capital Account at 15 per cent. under Section 88(3) ...            239.10 " Deduct deficits upto 31st March 1929 as drawn out above ...            144.8 " ----- Margin left ...            94.2 "  (iii) As the average deficits in the preceding four years come to about 25 lacs, this margin of 94.2 will be absorbed in the four years terminating in 1932-33.	
1919-20	35.7	15.2	1.7	0.2	52.8	3.7	2.2	24.1	0.6	30.6	22.2		
1920-21	37.5	15.7	5.4	0.5	59.1	4.0	2.4	29.4	1.0	36.8	22.3		
1921-22	43.4	15.8	5.4	0.4	65.0	6.4	2.9	52.6	0.6	62.5	2.5		
1922-23	45.0	17.9	4.9	0.1	67.9	7.9	3.5	64.1	-0.5	75.0	-7.1		
1923-24	44.2	19.1	7.6	0.2	71.1	9.6	3.2	74.2	0.6	87.6	-16.5		
1924-25	50.5	20.2	6.4	0.4	77.5	9.0	4.4	80.6	0.6	94.6	-17.1		
1925-26	48.7	22.3	6.8	0.2	78.0	8.6	3.1	93.7	0.2	105.9	-27.9		
1926-27	49.5	22.4	7.2	3.0	82.3	9.6	3.6	90.5	-0.3	103.4	-21.1		
1927-28	48.5	23.1	6.3	2.3	80.2	11.3	3.8	90.2	...	105.3	-25.1		
1928-29	47.6	23.0	3.8	1.1	75.5	9.4	2.7	90.4	...	102.5	-27.0		
1929-30 (Budget)	50.4	23.7	2.0	...	76.1	9.9	4.3	88.7	...	102.9	-26.8		

**Appendix II.**

Statement showing the various classes of servants employed as Non-Scheduled Staff by the City Improvement Trust.

Serial No.	Class of servants.	Scale of wages.		A. E. North.	A. E. South.	T. A.	E. A.	Total.
		Minimum.	Maximum.					
		Rs. a. p.	Rs. a. p.					
1.	Maistrees—							
	Two of whom are on monthly salary of Rs. 75 and 110 and Others are on daily wages ... ..	75 0 0 P.M. 2 0 0 P.D.	110 0 0 P.M. 3 4 0 P.D.	2	5	2	...	9
2.	Sub-Overseers ... ..	115 0 0 P.M.	135 0 0 P.M.	3	1	3	...	7
3.	Drivers—							
	One is on monthly salary and Other is on daily wages ... ..	... ..	78 0 0 " 2 8 0 P.D.	2	...	...	...	2
4.	Clerks ... ..	1 10 0 P.D.	4 0 0 "	9	3	2	...	14
5.	Store-keepers ... ..	1 4 0 "	3 8 0 "	2	1	3	...	6
6.	Time-keepers ... ..	1 10 0 "	2 8 0 "	5	1	3	...	9
7.	Head-Fitters ... ..	...	3 8 0 "	1	...	...	...	1
8.	Fitters ... ..	1 12 0 "	2 12 0 "	5	...	...	...	5
9.	Street Assistants ... ..	...	2 0 0 "	1	...	...	...	1

(Continued from last page)

Serial No.	Class of servants.	Scale of wages.		A. E. North.	A. E. South.	T. A.	E. A.	Total.
		Minimum.	Maximum.					
10.	Oilmen ... ..	Rs. a. p. 1 0 0 P.D.	Rs. a. p. 1 1 0 P.D.	4	...	...	...	4
11.	Watchmen ... ..	0 12 0 „	0 15 6 „	5	1	10	...	16
12.	Coolies ... ..	0 8 0 „	1 1 0 „	5	2	93	...	100
13.	Chapa-walla. (N. B.—Those who pass cartchits)	...	1 6 0 „	1	1	...	...	2
14.	Checkers ... ..	1 2 0 „	1 4 0 „	1	...	...	...	1
15.	Firemen ... ..	...	1 2 0 „	1	...	...	...	1
16.	Lascars and Messengers	0 10 0 „	1 2 0 „	1	3	4	...	8
17.	Jamadars...	...	1 0 0 „	1	...	...	...	1
18.	Malees ... ..	0 12 0 „	1 0 0 „	...	14	3	...	17
19.	Sweepers ... ..	18 0 0 P.M.	22 0 0 P.M.	...	17	...	435	452
20.	Mukadams ... ..	1 2 0 P.D.	2 0 0 P.D.	...	1	17	...	18
21.	Plumbers ... ..	1 2 0 „	1 14 0 „	...	...	8	...	8
22.	Carpenters ... ..	1 8 0 „	3 0 0 „	...	...	16	...	16
23.	Masons... ..	1 4 0 „	2 2 0 „	...	...	26	...	26
	Total ... ..	...	...	49	50	191	435	725

RESOLUTION No. 292.—Referred to a Special Sub-Committee consisting of :—

1. The Chairman.
  2. Dewan Bahadur A. K. Pai, B.A.
  3. Mr. Hoosenally M. Rahimtoola B.A., M.L.C.
  4. Mr. Manu Subedar.
  5. Mr. W. H. Neilson, O.B.E.,
  6. Dr. S. S. Batliwalla, F.C.P.S., L.M. & S.
  7. Mr. S. M. Bharucha, B.A.
  8. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.
  9. Dr. Accacio G. Viegas, L.M. & S.
  10. Mr. Y. G. Pandit.
- for consideration and report.

3. Re: Scheme 5—Dadar-Matunga Estate—Plot No. 253—request for surrender of.

Considered Chief Officer's note, dated 10th September 1929 :—

"This plot was agreed to be leased to Mr. D. S. Joshi at a yearly rent calculated at  $4\frac{1}{2}$  per cent. on Rs. 9-8-0 per sq. yard and was transferred subsequently to Dr. Bhadkamkar—Trustees' Resolution No. 222, dated 2nd June 1925.

2. The area of the plot is 854 sq. yds. and the deposit paid by the building tenant is Rs. 1,000.

3. Possession of the plot was given on 24th April 1922 and the building period expired first on 24th April 1925 and was extended further to 24th February 1929. The building plans have been approved but no building work has yet been started. The ground rent commenced to accrue on 25th April 1924 and is in arrears to the extent of Rs. 364, for the four quarters ended 24th July 1929.

4. The building tenant requests for permission to surrender the plot for the reasons stated below.

5. When he took up the plot from Mr. Joshi he had sufficient capital which was invested in several concerns which have now failed. Besides he suffered serious losses partly by the dissolution of partnership in medical work which he enjoyed for 12 years and partly due to his failing health on account of which he has to stay for several months out of Bombay on Hill stations at the cost of his practice which has considerably suffered owing to his absence.

6. It is, therefore, recommended that the building tenant be permitted to surrender the plot on condition that he agrees—

(a) to pay the ground rent up to the date of surrender.

(b) to forfeit the whole of the deposit including accrued interest.

(c) to pay all costs of and incidental to the preparation etc. of the surrender."

*Resolved.*—"That the recommendation made by the Chief Officer in No. 293. para 6 of his note, dated 10th September 1929 be sanctioned."

4. Re: Right of tapping trees on Trust Estates.

Considered Chief Officer's note, dated 9th September 1929:—

“Before he went on leave Mr. Delves passed an order in regard to the renewal of the rights to tap trees on the Trust estates that the usual practice regarding the grant of permission for the erection of tree-footbooths should be continued but no new tenancies should be allowed. In accordance with this order I have accepted the offer shown in the attached statement. It will be seen from the statement that the offers are for the right of tapping trees but if any of the tenants ask for permission to construct a booth, he will be allowed to do so on payment of rent for the space occupied by the booth.

In this connection I beg to invite a reference to Committee Resolution No. 247, dated 27th August 1929, by which the Committee accepted the bid of Bai Jerbai D. Toddywalla of Rs. 3,000 for tapping 200 trees in Scheme 57, Case No. 415, subject to the condition that no toddy should be sold on the Trust land. The orders of the Committee are requested whether a similar condition should be imposed on the rights of tapping trees in question.”

Statement re : right of Tapping Trees referred to in para one of the Chief Officer's note, dated 9th September 1929.

Serial No.	Scheme No.	Case No.	Name of tenant.	Nature of tenancy.	Period ending.	Amount of fee or rent.	Area, trees &c.	Last year's amount.	Remarks.
						Rs.		Rs.	
203	31	Plot. 3 & 4	Bai Dhanbai Fakirji ...	...	Right for tapping	100	2 Brab, 3 date & 5 Cocoanut.	100	} Same as last year.
204	60	53	Ditto ...	...	Do.	30	3 Brab ...	30	
205	56	52B	Jamasji Sorabji ...	...	Do.	300	30 Date ...	300	
206	57	397	Byramji Rattanji ...	...	Do.	216	18 Date ...	240	Last year 20 Date trees.
207	57	431	Do Do ...	...	Do.	80	8 Date ...	250	Last year 25 Cocoanut trees.
208	57	396	Nassarwanji Byramji ...	...	Do.	280	28 Date ...	90	Last year 9 Date trees.
209	57	433	Do Do ...	...	Do.	80	3 Date and 5 Cocoanut.	250	Last year 25 Cocoanut trees.
210	57	49, 51, 53	Maruti Keshav ...	...	Do.	240	4 Date and 20 Cocoanut.	240	Same as last year.
211	57	103, 104	Satyabhamabai Pandurang ...	...	Do.	220	22 Cocoanut	250	Last year 25 trees. (24 Cocoanut 1 Brab.)
212	60	69, 84, 88, 92, 96, 96B, 96E, 98	Framji Hormasji ...	...	Do.	180	17 Brab and 1 cocoanut.	180	
213	60	88, 92, 93, 94, 97, 98, 99, 94A	D. R. Kawarana ...	...	Do.	170	1 Date, 7 Brab, 9 cocoanut.	270	Last year 27 palm trees.
207A	57	432	Byramji Ratanji ...	...	Do.	180	15 cocoanut,	Nil.	

*Resolved.*—“That Committee Resolution No. 247, dated 27th August No. 294. 1929 be rescinded and that the general question of allowing the construction of tree-foot booths be referred to the Land Sub-Committee for consideration and report.”

5. *Re: Report No. 10, dated 10th September 1929, of the Land Sub-Committee re: Scheme 5—Dadar-Matunga Estate—Plot No. 605, lease for 25 years for a play ground.*

(Ref. C. R. No. 262/29.)

Considered Report No. 10, dated 10th September 1929, of the Land Sub-Committee :—

“With reference to Committee Resolution No. 262, dated the 27th August 1929, the Land Sub-Committee beg to report as follows :—

2. A suggestion was made that as plot No. 605, abutted on the road, it should not be let at a reduced rent for a playground and that plots Nos. 556, 575, 576 which are in the interior should therefore be offered to the Society at a reduced rent. The Sub-Committee therefore visited the site and interviewed the Joint Secretaries of the Society. The Joint Secretaries stated that if the plots asked for by them were not given it would not be possible to raise the funds necessary for the erection of a pavilion and for making a playground. The Sub-Committee have considered the matter very carefully and beg to recommend that the proposals made by the Chief Officer in para 6 of his note, dated the 24th August 1929 be sanctioned.”

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 295.**—Approved and adopted.

6. *Re: Scheme 5—Dadar-Matunga Estate—Plot No. 613—fixing of the maximum rent for the building on.*

Considered Chief Officer's note, dated 10th September 1929 :—

“The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 468 per month for the whole building as follows :—

					Rs.
<u>Ground floor :—</u>					
Front portion	North Wing	...	...	...	30
”	South Wing	...	...	...	48
Rear portion	West Wing	...	...	...	48
<u>First floor :—</u>					
Front portion	North Wing	...	...	...	54
”	South Wing	...	...	...	54
Rear portion	West Wing	...	...	...	54
<u>Second floor —</u>					
Front portion	North Wing	...	...	...	60
Do.	South Wing	...	...	...	60
Rear portion	West Wing	...	...	...	60
Total					468 per month.

4. As under the Society's Agreement, the said rent of Rs. 468, is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 56,072 the same is, therefore, recommended for the sanction of the Committee.”

**RESOLUTION No. 296.**—SANCTIONED.



7. Re : Scheme 5—Dadar-Matunga Estate—Parsi Colony—naming of roads.

(Ref. C. R. No. 168/29.)

Considered Chief Officer's note, dated 6th September 1929 :—

The Committee by their Resolution No. 168, dated 9th July 1929 requested me to suggest names of the roads in the Dadar Parsi Colony, as great inconvenience is felt by the residents and visitors of the colony.

2. The roads in the colony have been handed over to the Municipality and the power of naming them vests in the Commissioner subject to the sanction of the Corporation under Section 327 of the City of Bombay Municipal Act, 1883.

3. I understand that a similar proposal is being made to the Municipal Commissioner by the Parsi Anjuman, Dadar. The attached statement shows the names proposed by the Anjuman. These names are marked in red in the accompanying plan.\*

4. As far as the Trust is concerned, there is no objection to the roads being named as proposed and it is suggested that the plan may be forwarded to the Corporation with the recommendation that the roads be named as proposed therein."

*Copy of statement referred to in para 3 above :—*

Improvement Trust Nos. for the roads.	Proposed Names.
Road No. 24A           ...           ...	Naoroji Katrak Road.
"   36A between Lady Jehangir Road and Road No. 35.	Bapsey Sabawala Street.
No. 26A between Road No. 35 & Tilak Road.	Tarapore Street.
Road No. 28A           ...           ...	Kerawalla Circle.
"   "   35           ...           ...	Muncherji Khareghat Road.
"   "   36           ...           ...	Mehellasha Pavri Street.
"   "   37           ...           ...	Jehangir Murzaban Street.
"   "   38           ...           ...	Jehangir Vimadlal Street.
"   "   39           ...           ...	Rustomji Contractor Street.
"   "   40           ...           ...	Rustomji Masani Street.
"   "   41           ...           ...	Temulji Nariman Street.
"   "   43-44       ...           ...	Shavaksha Dhalla Square.
"   "   45           ...           ...	Sorabji Warden Street.
"   "   46           ...           ...	Khariwalla Street.
"   "   47           ...           ...	Hormasji Batliwalla Street.
"   "   48           ...           ...	Hormusji Wadia Street.
"   "   49           ...           ...	Rustomji Desai Street.
Road East of Tramway Coy.'s Plot. ...	Dossabhoy Watcha Street.

\* Not printed.

*Resolved.*—"That the Chief Officer's note, dated 6th September 1929 No. 297. be forwarded to the Municipal Commissioner for disposal."

8. Re : Scheme 4—Gamdevi Estate—Plot No. 79—motor garage on.

Considered Chief Officer's note, dated 11th September 1929 :—

"By their Resolution No. 237, dated 19th April 1927 the Committee sanctioned the construction of a motor garage on the side open space on the usual conditions, one of them being that the lessees should pay a premium of Rs. 750 per 100 sq. feet of the area occupied by the garage. The conditions were communicated to the lessees' architects who intimated his clients' acceptance of the conditions.

2. The area occupied by the garage being 239.06 sq. feet the lessees' architect was requested to ask his clients to pay a premium of Rs. 1,793 and although three reminders were sent to him, the amount was not paid. The lessees were thereupon directly written to in the matter and in spite of seven reminders, the amount was not paid. The Office Inspector then saw the lessees twice but in vain. A registered letter was then sent and then a registered reminder was sent informing them that if the amount was not paid, the matter would be placed in the hands of the Trust Solicitors. Then a letter was received from the lessees in which it was stated that the premium of Rs. 1,793 demanded was unjustifiable. A copy of this letter together with a copy of the lessees' letter, dated 7th May 1929 quoted therein is printed below.

3. The reasons put forward by the lessees are unconvincing and cannot be accepted, and the only alternative left to them is to demolish the garage, if they are unable to pay the premium.

4. It is accordingly recommended that the lessees be asked to demolish the garage, if they are unwilling to pay the premium demanded."

*Letter dated 23rd August 1929, from Mr. F. H. Boyce :—*

"In reply to your letter I send herewith a copy of my letter addressed to the Trust Engineer dated 7th May 1929 regarding your unjustifiable demand of Rs. 1,793. It seems that this letter was not handed over to you by the department. Please place this letter before the Improvement Trust Committee for their kind consideration.

I never knew about the premium matter and I have never given my sanction to my Architect. The land belongs to me and I am paying the rent for the same. In my letter you will see that I have left more open space than the space occupied in building the garage. For all these years I am paying you rent for the whole area though a part of it is not built upon. Besides I am using the garage for myself and not renting and making profit.

A year back permission was not given to build a garage on account of 12½ ft. area, and I am surprised why my neighbour was allowed to build a pacca garage in spite of your rules and regulations.

I have to draw your attention that one of the lessees has been using more space by erecting an attic floor without paying any premium to you. The extra space that he is occupying might come to nearly 2,000 sq. ft. and I do not understand why should there be such a differential treatment.

If after years of your rules and regulation no garage should be built on 12 ft. of open space and if one of the lessees (my neighbour) got permission to build it (though a year back he was forced to demolish the katcha built garage by the Trust Architect), why my request to erect a porch was not granted on account of 12½ ft. open space though on the same 12½ ft. open space a garage is allowed.

I therefore request you to place this letter and the copy of my letter dated 7th May 1929 before the Trust Committee."

*Letter, dated 7th May 1929, referred to above :—*

"I am sorry I could not write to you earlier about the matter as I was frequently out of Bombay.

Some years ago, I applied to your Architect and Engineer about erecting new garage as I cannot place my car in the old garage which has become useless on account of an inconvenient angle. In reply I was told personally that owing to 12½ feet space I cannot build a garage.

Now that my neighbour who some time ago built a 'katcha' (temporary) garage and who after some time was ordered to pull down the same on account of the same objection viz. 12½ feet space, now has been allowed to build a pacca garage. I applied to the Architect to give me permission also.

I built the garage for my own personal use as I cannot place my car in the old garage. I have not built it for the benefit of rent.

I beg to draw your attention that I have left more space in the front of my building than I have occupied for the Garage. I am paying you rent for the whole plot and I request you to take into consideration the lesser area of the actual building, whereas I am paying the rent for the whole plot. Hence I do not understand why I am requested to pay you the amount that you want.

Without prejudice to my right I request you to let me know how you arrived at that figure. The Garage has cost me Rs. 500 only and I am quite surprised that you want from me an exorbitant amount.

As my roof is too high, and as I have made Plaster-of-Paris ceiling in my rooms I can find some accommodation for Attic floor and Dormer windows. I shall feel obliged if you will allow me to construct the same. I have to draw your attention that this is allowed to one of the lessees and I hope you will also permit me to do the same. This will only be used for amusement for children, of course, my house will not be transformed thereby as I wish to utilise the space actually got by constructing the Plaster ceiling.

Hoping to be excused for the trouble and awaiting a favourable reply."

Proposed by the Chairman, seconded by Mr. Pandit—

"That the recommendation made by the Chief Officer in para 4 of No. 298. his note, dated 11th September 1929 be sanctioned."

*Amendment*—Proposed by Dewan Bahadur A. K. Pai—

"That the matter be referred to the Land Sub-Committee for consideration and report."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried*.

9.

Re : Scheme 1—First Nagpada Estate—Plot No. 42—arrears of rent of.

Considered Chief Officer's note, dated 11th September 1929 :—

"The plot referred to above is a temple property and has been agreed to be leased under an agreement to Mr. Ramchandra Balam Naik for 999 years (vide T. R. 263 of 29-11-10). The agreement with Mr. Balam Ramchandra Naik is not in his personal capacity but as the Trustee of the temple on the plot.

2. Mr. Ramchandra having failed to pay the ground rent, several letters were addressed to him but the amount was not forthcoming. The ground rent in arrears now amounts to Rs. 162 for eighteen quarters ending 28th August 1929.

3. A suit was filed against Mr. Ramchandra Balaram Naik in the Court of Small Causes in his capacity as the trustee of the Temple of Vithoba and a decree passed on 20th July 1927 for Board's claim then amounting to Rs. 87-13-0.

4. Mr. Ramchandra having failed to pay the said amount into the Court, the Sectional Inspector was deputed to see him and recover from him the amount decreed but in spite of his repeated calls nothing could be recovered from Mr. Ramchandra. The decree passed by the Court against Mr. Ramchandra being in his capacity as the Trustee of the temple of Vithoba, personal attachment could not be issued. The attachment could only be issued on the property that may be in his possession as the Trustee of the said temple but no information is available of Mr. Ramchandra Balaram Naik having any property in his possession of the said temple.

5. I have further to state that in terms of Clause 8, of the agreement, dated 8th September 1914, the claimant had to complete the building described in the sanctioned plans within 12 months from the date of possession *viz.* 22nd January 1915, but the Trust Architect reports that beyond the plinth level nothing further has been done towards the construction of the building.

6. The Trust Solicitors were consulted in the matter and they advise that Mr. Naik having committed breaches of the several conditions contained in the agreement and having failed to comply with the Trust's repeated demands for payment of the arrears of rent, the course now open to the Trust is to give Mr. Naik a final notice determining the tenancy stating therein the Trust's intention to take possession of the premises and to file a suit in the High Court against him for possession of the property and for recovery of the arrears of rent.

7. This being a temple property it was considered advisable not to take possession of the premises and therefore Mr. Ramchandra Balaram Naik was repeatedly requested to call at this office with a view to settling the matter but nothing has been done. In view of these circumstances I see there is no alternative but to give Mr. Naik a final notice as suggested by the Trust Solicitors."

*Resolved.*—"That a notice determining the tenancy be served on  
No. 299. Mr. R. B. Naik as suggested by the Trust Solicitors."

10. Re : Scheme 5—Dadar-Matunga Estate—plot No. 786—existence of filled in pit—  
reduction in ground rent consequent on.

Considered Chief Officer's note, dated 11th September 1929 :—

"The above plot is one of the several plots agreed to be leased to the Zoroastrian Building Society Ltd., at a ground rent calculated at 4½ per cent. on Rs. 9 per sq. yard per annum.

2. Possession of the plot was given on 19th September 1922 and the original free period of two years was extended upto 1st November 1926.

3. The area of the plot is 1461 sq. yards and the ultimate ground rent is Rs. 592 per annum.

4. While excavating for the foundations of the building on this plot, it was found that it stood partly on an old filled-in pit with the result that the building tenant had to take deeper foundation upto the natural soil.

5. The building tenant's architects stated that according to their estimates, their client would have to spend Rs. 1,724 for this foundation as against Rs. 339 for the normal foundation on the same area *i.e.* Rs. 1385 extra.

6. The claim was considered excessive and the Acting Engineer Mr. Kynnersley had suggested certain alterations in the foundation. The amount of the extra cost of this foundation as actually carried on now comes to Rs. 717.

7. The Committee agreed to compensate the building tenants of plot No. 9 and 762 on account of the additional foundations required for similar causes, and it is considered that the same principle should apply in this case.

8. The compensation in the form of reduction in the annual ground rent that can be allowed in the present case will be  $4\frac{1}{2}$  per cent. on Rs. 717 equivalent to Rs. 32 per annum, the then ruling rate. It is therefore suggested that the ultimate rent of this plot should be reduced from Rs. 592 to Rs. 560 per annum on account of the additional money required to be expended by the building tenant on foundations."

*Resolved.*—"That a reduction of Rs. 32 in the ultimate ground rent No. 300. of Rs. 592 per annum be sanctioned."

11. Re : Scheme 5—Dadar-Matunga Estate—Plot No. 764E—existence of a filled-in well—reduction of rent consequent on.

Considered Chief Officer's note, dated 11th September 1929 :—

"By their Resolution No. 690 dated 5th March 1929 the Committee accepted an offer for the building lease of the above plot from Messrs. Sorabji Ookerji and Jamshed Sorabji Omrigar at a ground rent calculated at 6 per cent. on Rs. 10 per sq. yard per annum.

2. Possession was given on 10th April 1929. The area of the plot is 711 sq. yards and the ground rent of Rs. 428 per annum will commence to accrue to the Board on 11th April 1930.

3. While excavating the foundations for the proposed building an old filled-in well was discovered below the foundations of the portion of the western wall of the building. As however, all the old landmarks had long since been entirely obliterated, the exact site of the filled-in well could not be demarcated on the development plan\* nor could its existence be detected without opening the ground to a certain level. The result is that the building tenants had to spend an extra amount on the special foundations.

4. The building tenants' architects, in the first instance, had submitted a design for a R. C. C. beam which would have caused an extra cost of Rs. 765 over the cost of the normal foundations. A revised design was, therefore, suggested by the Acting Engineer Mr. Kynnersley, and accordingly the extra cost was reduced to Rs. 380. They therefore, request that their clients should be allowed a fair and reasonable compensation on account of the aforesaid extra costs for the special foundations.

5. A similar case has been reported on in respect of plot No. 786 of this Estate and as therein observed the tenant will be compensated in the form of reduction in the ground rent on the basis of the percentage adopted in the year of the original lease. In this case, this basis is 6 per cent. This on Rs. 380 the extra cost for the foundations, is equal to Rs. 24 per annum.

6. It is, therefore, suggested that the ultimate rent of this plot should be reduced from Rs. 428 to Rs. 404 per annum on account of the additional money required to be expended by the building tenants on foundations."

*Resolved.*—"That a reduction of Rs. 24 in the ultimate ground rent of No. 301. Rs. 428 per annum be sanctioned."

\*Not printed.

12. Re : Scheme 5—Dadar-Matunga Estate—Plots No. 135-145—lease to the Indian Education Society—request for an extension of rent free period for 3 years.

Considered :—

(a) Letter, dated 2nd September 1929 from the Secretary, Indian Education Society :—

" I have the honour to request you to kindly request your Committee and get their sanction to extend the free building period to five years more for reasons which have suddenly arisen and hampered our legitimate efforts.

The Indian Education Society has been doing immense service to the public by educating the masses at cheaper cost and even by giving freeships to deserving poor students. The plots and the expected spacious class rooms will be a charm to the intending tenants near by. Those few who have built their bungalows take the benefit of the School ; but the plots round about are lying vacant and undeveloped.

The Society remains very grateful for the concessions given to it so long by the Improvement Trust as also by the Municipality. It could have completed its buildings on the plots assigned to it and arranged for the payment of the rent, were the times to run their usual course.

The incomplete building has forced the Society to hire another bungalow, near by and accommodate equal number of classes there at the cost of exorbitant rent. The funds of the Society are not replenished as they were expected owing to the depressing condition of the market and hence the request to prolong the free period to five more years.

The following few points will enable you to realise the Society's peculiar condition brought about by mere accidents—

- (1) These plots were occupied in the hope that the Hindu Co-operative Society's plots would be developed and the High School would be fed by the local students. The plots are still vacant and the School is fed by students from distant localities—some from Dadar seaside even.
- (2) The situation of the plots appeared very congenial and charming before the septic tanks could be seen. The nuisance is well known to the locality and is the chief cause why the plots are not developed. The present method of chlorination has prevented the closing of the School ; but the fear is there so long the tanks are there. Every one hesitates to spend on the permanent building their money for fear of the noxious smell which still comes out at night and occasionally by day.
- (3) Patrons hesitate to spend their money on this building so long the Drainage Work is not completed and the general outfall settled. They all agree that the situation will be really enviable as soon as the tanks disappear and pleasant public gardens take their place.
- (4) Low funds are due to the following causes :—
  - (a) Merchants are not in their happy mood owing to general depression of trade.
  - (b) Mill-owners are hit hard by mill-strikes. They are the chief supporters of educational activities in Bombay. Improvement in this condition will save the situation of dependent institutions.
  - (c) Government does not shoulder the proportionate burden of expenditure on Secondary Education.

I have the honour, therefore, to request you to put this case for your Committee's sanction immediately for their kind consideration and get their sanction to relieve the Society from its worries due to unforeseen events which have suddenly emerged.

Thanking you for the trouble."

(b) Chief Officer's note, dated 12th September 1929:—

"The above plots have been agreed to be leased to the Indian Education Society.

2. Possession of the plots was given to the Society on 1st September 1924 and the annual ground rent of Rs. 4,608, commenced to accrue to the Board on 2nd September 1929.

3. The Society first applied for a further rent-free period of 5 years for the reasons stated in their letter. Two of the members of the Society had an interview with me and I told them that I would be prepared to recommend for the sanction of the Committee a rebate of two-thirds of the annual ground rent for the next five years instead of an absolutely free period. The Society will, therefore, have to pay only one-third of the ground rent of Rs. 4,608. I am informed by the Estate Agent that the Society has spent up to now a lakh of capital on the plots as against the proposed capital expenditure of Rs. 3 lakhs. I think, therefore, a rebate of  $\frac{2}{3}$  rds. of rent for 5 years more will give them adequate relief.

4. Now they have put in an alternative proposal that a further three years' rent-free period be granted and that they should be charged one-third rent for the two years after the expiry of the three years' free period.

5. I recommend that instead of granting an entirely free period of three years and thereafter charging them one-third rent for two years the Society should be granted a rebate of two-thirds of the annual ground rent for the next five years. Thus they will be charged only one-third of the rent for five years."

*Resolved.*—"That the alternative proposals made by the Society referred to in para 4 of the Chief Officer's note, dated 12th September 1929, be sanctioned."

13.

Re : Wells—filling of.

Considered Chief Officer's note, dated 11th September 1929:—

"Dr. Nerurker has sent me a list (copy attached herewith) of wells on the Trust estates. This list is divided into two groups. The first group denotes the wells which are not in use and the second group shows the wells which are in use for cultivation etc. He suggests that the wells shown in the first group should be filled at an early date and those shown in the second group may be provided with concrete covers and pumps.

2. Out of the 16 wells shown in the first group arrangements have already been made to fill the 3 wells at serial Nos. 3, 4 and 5 this year. Out of the two wells mentioned in serial No. 2, one cannot be filled as it is required for cultivation purposes. Thus 12 wells are to be filled in. The cost of filling in these 12 wells is estimated at Rs. 7,844.

3. Out of the 28 wells referred to in the second group, the well at serial No. 1 has already been covered with a R. I. F. concrete slab. The well at serial No. 7 is not a well but a small sump excavated for drawing sewage effluent for cultivation purposes. If this sump is filled in the tenancy will have to be terminated. The well at No. 16 is partly in the Trust land and partly belongs to the temple outside the Trust area. The well at No. 20 has already been covered up. Thus 24 wells have to be filled in or covered over. The cost is estimated at Rs. 20,858.

4. I recommend that the 12 wells in group I be filled in and the cost of Rs. 7,844 or Rs. 8,000 in round figure, be met by transfer from the provision of Rs. 30,000 made in the current year's budget for housing of Kolis in Scheme 52.

5. As regards the wells included in group II, most of them are in use for cultivation and the water is drawn by means of a moat by bullocks. The cultivators were consulted in the matter of covering the wells and providing them with pumps and they state that they

feel a great hardship as drawing of water by means of a moat affords them considerable facility as the animals which they maintain in connection with cultivation work are also utilized for working the moats. The total cost of covering these wells and one of the two wells referred to at serial No. 2 in Group No. I which is used for cultivation purposes (*vide* para 2 above) would amount to about Rs. 22,000 and a further sum of Rs. 5,000 will be required for providing them with pumps and the pumps will have to be maintained by the Trust as the cultivators are not used to the working of the pumps. In the circumstances, I propose to write to the Municipality asking them to allow the wells to remain open, especially as the water is continuously in use and thus there is not much chance of breeding mosquitoes. If these wells are covered the tenancies might cease and we might lose about Rs. 15,000 a year.

List of wells standing on the premises acquired by the Bombay Improvement Trust, referred to in para 1 of the Chief Officer's note dated 11th September 1929.

### Group No. I.

#### Unused Wells,

Serial No.	Locality	No. of wells.
1	Case No. 59-91, Scheme No. 57 ... ..	1
2	Case No. 432, Scheme No. 57 ... ..	2
3	Case No. 431, Scheme No. 57 ... ..	1
4	Case No. 430, Scheme No. 57 ... ..	1
5	Case No. 900A, Scheme No. 57 ... ..	1
6	Case No. 505, Scheme No. 57 ... ..	1
7	Near Cemetery to the West of G. L. P. Railway Line, Dharavi ... ..	2
8	639 Worli Koliwada ... ..	1
9	527 Worli Pakhadi (Damar Chowky) near B. I. T. Workshop	1
10	21-23 Worli Pakhadi (on the hill)... ..	2
11	24 Worli Pakhadi Scheme No. 52 ... ..	1
12	998 Worli Koliwada ... ..	1
13	1002 Worli Koliwada (Scheme No. 52) ... ..	1
	Total ... ..	16



**Group No. II**  
Wells in use.

Serial No.	Locality	No. of wells.
1	Near Wadia Maternity Hospital, Government House Road	1
2	Case No. 59-91, Scheme No. 57 ... ..	3
3	Case No. 436, Scheme No. 57 ... ..	1
4	Case No. 431, Scheme No. 57 ... ..	3
5	Case No. 430, Scheme No. 57 ... ..	2
6	Case No. 397, Scheme No. 57 ... ..	1
7	Near Septic Tank at Vincent Road...	1
8	Case No. 993, Scheme No. 57 ... ..	2
9	Case No. 502, Scheme No. 57 ... ..	1
10	Case No. 329, Scheme No. 57 ... ..	1
11	Case No. 355, Scheme No. 57 ... ..	1
12	Case No. 335, Scheme No. 57 ... ..	1
13	Agarwada Sion ... ..	1
14	Case No. 950, Scheme No. 57 ... ..	1
15	Case No. 912, Scheme No. 57 ... ..	1
16	202 Dharavi Road (near temple) ... ..	1
17	995 Worli Koliwada Scheme No. 52 ... ..	1
18	157 Worli Koliwada ... ..	1
19	997 Worli Koliwada, Scheme No. 52 ... ..	1
20	92-96 Chuckla Street. ... ..	1
21	Behind Mosque Worli Koliwada ... ..	1
22	Junction of Love Grove Road & Haines Road (Milch cattle stable).	1
	Total ...	28
	Grand Total ...	44

*Resolved.*—"That the Chief Officer's note, dated 11th September 1929, No. 303. be forwarded to the Municipal Commissioner for remarks."

14. In accordance with notice of motion, it was—

Proposed by Dewan Bahadur A. K. Pai—

“At the next meeting of the Committee, I beg to move that the Chief Officer be requested to report as to the number of poles put up by the Bombay Electric Supply & Tramways Co., Ltd., on City Improvement Trust land and what they pay to the City Improvement Trust and what amount is earned by the Company by letting them for advertisement purposes and what amount do the Company pay to the Municipality.”

No. 304. The motion was seconded by Mr. Horniman and *carried*.

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15. In accordance with notice of motion, it was—

Proposed by Dewan Bahadur A. K. Pai—

“I beg to move that the Chief Officer be requested to submit a list of properties already acquired in the Worli-Koliwada Scheme together with the names of claimants to whom money has been paid and for what interest *i. e.* what is the amount paid to the Fazi-dar and to the owner of super-structure or his Mortgagor. When was the possession actually taken from the Land Acquisition Officer.”

No. 305. The motion was seconded by Mr. Jafferbhoy and *carried*.

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At the termination of the proceedings the Chairman observed that this meeting of the Committee was the last one which Mr. Mehta attended as Acting Chief Officer and proposed—

“That on the occasion of the relinquishment of charge of the office  
No. 306. of the acting Chief Officer by Mr. N. D. Mehta, the Committee place on record their appreciation of the exceptionally brilliant work done by him and the great zeal, ability and fair-mindedness displayed by him in carrying out the arduous duties of his office.”

The proposition was seconded by Dr. Viegas and carried *nem-con* amidst cheers.

Mr. Mehta, the Ag. Chief Officer then thanked the Committee for having passed the resolution appreciating his services and stated that his success was due to the co-operation of the members of the Committee and of the staff.

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16. The following documents were executed :—

(1) *Debentures* :—

Name of holder.	Year of loan.	Amount.	New issued.	Old cancelled.
Rs.				
<i>On 16th September 1929—</i>				
Mr. Mungalbhai Hirachand and another ...	1902	1,000	1	1
	1903	11,000	2	2
	1904	10,000	1	1
	1906	5,000	1	1
Mr. F. deMello and another ...	1913	1,000	1	1
Total ...		28,000	6	6
<i>On 18th September 1929—</i>				
Mr. Dosabhoy Hormasji ...	1913	500	1	1
Grand Total ...		28,500	7	7

17. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act.
2. Work orders do. do. do.
3. Sale of materials do. do. do.
4. Charge receipts of roads etc. handed over to the Municipality.

# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 27th September 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 2 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. MR. W. DILLON, I.C.S.
  3. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  4. MR. B. G. HORNIMAN.
  5. MR. MAHOMED UMMER RAJABB.
  6. MR. MANU SUBEDAR.
  7. MR. R. H. PARKER.
  8. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  9. MR. S. M. BHARUCHA, B.A.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.

The minutes of the meeting held on the 18th September 1929 were signed.

1. Re : Scheme 47—Parel Road Northern—Case No. 106—request to use rooms on second floor as a school.

Considered Chief Officer's note, dated the 16th September 1929 :—

"The lessee applies for permission to let six rooms on the second floor of the building in this case as a Municipal School, the lease granted to him by the Board not providing for such user.

2. There is no objection recommended that a license be granted to the lessee permitting him to let the six rooms on the second floor of the building as a Municipal School on the condition that he agree to pay the costs of the license and to prepare a duplicate."

permission being granted. It is therefore recommended that the license be granted to the lessee, on the condition that he agree to pay the costs of the license and to prepare a duplicate."

*Resolved.*—"That a license revocable at the will of the Committee be **No. 307.** granted to the lessee, permitting him to let the six rooms on the second floor as a Municipal School on the condition that he agrees to pay the costs of and incidental to the preparation of the license and the duplicate."

2. Re : Scheme 57—Sewri-Wadala Estate—Road from Gowari Station to Matunga Road.

Considered :—

(a) Letter No. 163, dated the 30th August 1929, from the Joint Honorary Secretary, Matunga Residents' Association :—

"I am desirous to invite your attention to the Trust Secretary's letter Mis. 802 of the 13th February last, in reply to my No. 279 of the 12th December 1928, re: construction of the above road.

My Committee believe that the acquisition of the bungalow referred to in the above letter which was said to be nearing completion then, has actually been completed since. If so, the Committee would deem it a great favour if instructions are issued for expediting the construction of the road in question as a great deal of inconvenience is caused to those who take advantage of the Gowari Station, particularly at nights. My Committee trust that there would be no further delay in laying out the road in question.

Awaiting to hear from you soon."

(b) Chief Officer's note, dated 14th September 1929 :—

"The Matunga Residents' Association made an application in December 1928 to expedite the completion of the above road and they were informed that as soon as the negotiations for the acquisition of the bungalow occupied by the Salt Department were completed, the construction of the road would be taken in hand—Committee Resolution No. 623 dated 5th February 1929.

2. The Association now state that they believe that the acquisition of the bungalow has been completed and request that the road work may be taken in hand.

3. The terms of settlement have been accepted by the Collector of Salt Revenue but the final sanction of the Government of India has not yet been received. When the sanction of the Government of India is received, the bungalow will be demolished and the work of the construction of the road will be taken in hand, after obtaining the sanction of the Committee to the terms of settlement."

*Resolved.*—"That the Joint Honorary Secretary, Matunga Residents' **No. 308.** Association, be informed in terms of the Chief Officer's note, dated the 14th September 1929."

3. Re : Sandhurst Road East Estate—Plots Nos. 36 and 37—Maternity Home.

Considered Chief Officer's note, dated 14th September 1929 :—

"The above plots have been agreed to be leased to Mr. Wazir Haji and the user of the premises is restricted to shops, offices, godowns and residential purposes only.

2. The building on the plots has been completed and a completion certificate granted.

3. The building tenant now applies for permission to let a portion of the first floor of the building as a Maternity Home and agree to the conditions on which such permission is generally granted.

4. There is no objection to the request being sanctioned. It is therefore recommended that a license revocable at the will of the Committee be granted to the tenant permitting the first floor of the building being used as a Maternity Home on the following conditions :—

- (a) That the user as a Maternity Home shall not be a source of nuisance or annoyance to any of the Board's adjoining lessees or their tenants.
- (b) That no infectious disease cases shall be admitted into the Maternity Home, and
- (c) That the costs of and incidental to the preparation and completion of the necessary license and duplicate are borne by the tenant".

*Resolved.*—"That a license revocable at the will of the Committee **No. 309.** be granted to the tenant permitting the first floor of the building being used as a Maternity Home subject to the conditions mentioned in para 4 of the Chief Officer's note, dated the 14th September 1929."

4. *Re : Scheme 57—Sewri-Wadala—Case No. 110—offer for the purchase of the materials of the building on.*

Considered Chief Officer's note, dated 17th September 1929 :—

"The bungalow together with one country-tiled outhouse in the case were put up to public auction on 12th July 1929 for demolition and the highest bid received for the same was Rs. 3,200 against the reserve price of Rs. 3,200.

2. When the matter came up before the Committee it was decided that the bungalow should be put up to auction again after public advertisement, the reserve price being fixed by the Chief Officer—Committee Resolution No. 204 dated 6th August 1929.

3. The reserve price was then fixed by me at Rs. 3,500 and the sale was advertised by the auctioneers in seven newspapers and besides hand-bills, leaflets &c., were issued and the highest bid obtained was Rs. 3,250 from Mr. Ismail Karim.

4. The offer is fair and recommended for the acceptance of the Committee."

**RESOLUTION No. 310.—ACCEPTED.**

5. *Re : Scheme 5—Dadar-Matunga Estate—Plot No. 640B—fixing of the maximum rent for the building on.*

Considered Chief Officer's note, dated 12th September 1929 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix the maximum rent of Rs. 674 per month for the whole building as follows :—

Ground floor :—

South Wing	...	...	...	...	Rs. 100 per month.
North Wing	...	...	...	...	" 200 "
Top Floor	...	...	...	...	" 324 "
Motor Garage	...	...	...	...	" 50 "
				Total	Rs. 674 per month.

4. As required under the terms of the Society's agreement, the said rent of Rs. 674 is on the basis of a net annual return of 6% on the total actual outlay on the building amounting to Rs. 79,632 and the same is therefore recommended for the Committee's sanction."

**RESOLUTION No. 311.—SANCTIONED.**

6. Re: Report No. 13, dated the 18th September 1929, of the Works Sub-Committee re: Dadar-Matunga Estate—Plot No. 764B—permission for encroachment on the front and side compulsory open spaces.

"The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to encroach on the front and side, compulsory open spaces. It is recommended that the proposed encroachment be allowed on payment of additional ground rent of Rs. 24 per annum, which is in proportion to the extra area gained."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 312.—Approved and adopted.

7. Re: Report on Financial Transactions for the month of August 1929.

"Fixed deposit:—Rupees one lakh out of surplus cash balances were placed with the Central Bank of India, Ltd., till 4th November 1929 at 3½% per annum (*vide* Finance Sub-Committee Circular No. 71, dated 22nd August 1929).

*Foreign remittance*

—£. 1000 were remitted to the Chartered Bank of India, Australia and China, London, @ 1-5  $\frac{2}{3}$  (= Rs. 13,497-5-9) for being credited to Board's current account with them, to meet payment of leave allowances of Trust Officers on leave (*vide* Finance Sub-Committee Circular No. 56, dated 29th July 1929).

*Provident Fund*

*Investment*

Account:—5% 1939-44 Loan Notes of the nominal value of Rs. 40,000 were sold to meet payment of Provident Fund amount due to the late Mr. A. K. Dadachanji, (Finance Sub-Committee Resolution 41, dated 7th August 1929)."

RESOLUTION No. 313.—RECORDED.

8. Re: Scheme 47—Plot No. 1—providing and fixing C. I. Sheet partitions and Indian teak planks for shop doors.

Considered Chief Officer's note, dated 16th September 1929:—

"Shops Nos. 11-16 on plot No. 1 Scheme 47 were being used as a hotel and had therefore no cross partitions and the front was secured with closable steel shutters which were, however, removed by the hotel-keeper, whose property they formed. As there is no demand for big shops now, it is proposed to convert the existing big shop into small shops for which the above work costing about Rs. 264 is necessary.

This work has not been provided for in the budget as the property in question was taken possession of by the Trust from the temporary lessee on 9th April 1929 as per Committee Resolution No. 2 of 4th April 1929. The expenditure of Rs. 264 will be met from the provision of Rs. 25,000 made under Capital Account—Unforeseen Works.

Committee's sanction is requested to the transfer of Rs. 264 from the provision of Rs. 25,000 under Capital Account for unforeseen works to the General Account, other lands and buildings Scheme No. 47."

**RESOLUTION No. 314.**—Sanctioned, subject to the sanction of the Board to a budget grant of Rs. 264 being made from the provision of Rs. 25,000 made in the current year's budget for unforeseen works.

9. Re : Vaccination of coolies—payment of half wages.

Considered Chief Officer's note, dated 17th September 1929 :—

"The coolies housed in the Labour Camp at Sewri were vaccinated on 27th August 1929 as a precaution against small pox. As a result of this, almost all the coolies needed rest on the 28th & 29th of August 1929. On previous occasions such of the coolies as were incapacitated for work due to vaccination, were paid two half days' wages—Trustees' Resolution No. 101 of 10th March 1925. In the present case, however, as the works were entirely closed on the 28th, it is recommended that these coolies be paid half day's wages for the 29th August 1929."

**RESOLUTION No. 315.**—SANCTIONED.

10. Re : Scheme 53—Bellasis Road Chawls—replacing missing doors and window shutters.

Considered Chief Officer's note, dated 21st September 1929 :—

"Some of the doors and window shutters from the chawls at Bellasis Road in Scheme 53 were, in the recent riots, removed and used for barricading the passages and staircases by some of the tenants who could not be traced. The missing doors and window shutters are now to be replaced at an approximate cost of Rs. 750.

As there is no provision in the budget for this work, the Committee's sanction is requested to transfer Rs. 750 from the provision of Rs. 25,000 under "Capital Account Unforeseen works" to "General Account Expenditure, Maintenance of chawls, Scheme 53."

**RESOLUTION No. 316.**—Sanctioned, subject to the sanction of the Board to a budget grant of Rs. 750 being made from the provision of Rs. 25,000 made in the current year's budget for unforeseen works.

11. Re : General Retainer to Mr. M. A. Jinnah, for High Court work.

Considered Chief Officer's note, dated 19th September 1929 :—

"The General Retainer held by Mr. Jinnah for all High Court work without limitation will expire on the 10th October 1929 and Solicitors ask for instructions as to its renewal.

2. It is proposed to renew the Retainer for one year."

*Resolved.*—"That the Retainer be renewed for one year from the 10th October 1929."

12. Re : Scheme 57—Case No. 955—Repairs to staircases.

Considered Chief Officer's note, dated 24th September 1929 :—

"The staircases of the building in the above case which was acquired and taken possession of on 9th August 1929 are rotten and require immediate repairs for the safety of the tenants.

2. The approximate cost of the work will be Rs. 245 but as the work has not been provided for in the budget, Committee's sanction is requested to transfer Rs. 245 from the provision of Rs. 25,000 under "Capital Account Unforeseen Works" to "General Account Expenditure, Maintenance of other lands and buildings in Scheme 57."



3. The monthly rent of the building is Rs. 226."

**RESOLUTION No. 318.**—Sanctioned, subject to the sanction of the Board to a budget grant of Rs. 245 being made from the provision of Rs. 25,000 made in the current year's budget for unforeseen works.

13. Re : Scheme 32—Haines Road—S. P. Sheds—paving of surrounding portion of the new washing places.

Considered Chief Officer's note, dated 24th September 1929 :—

"A complaint has been received from some of the tenants of rooms in S. P. Sheds, Scheme 32, at Haines Road re; the insanitary condition of the washing places. This is mainly due to the fact that the washing places are without any pavements surrounding them.

It is therefore proposed to pave the surrounding portion of the new washing places with old blue stone slabs so that the waste water may not soak into the ground but run off, thus preventing the accumulation of water and dirt. The approximate cost of the work will be Rs. 257.

As the work has not been provided for in the budget, Committee's sanction is requested to transfer Rs. 257 from the provision of Rs. 25,000 under 'Capital Account Unforeseen works' to 'General Account Expenditure, Maintenance of S. P. Sheds Scheme 32.'"

**RESOLUTION No. 319.**—Sanctioned, subject to the sanction of the Board to a budget grant of Rs. 257 being made from the provision of Rs. 25,000 made in the current year's budget for unforeseen works.

14. Re : Excerpt from the proceedings of the meeting of the Board held on the 18th September 1929, re : letting of the ground floor of the building on plot No. 73 on the Hornby Road, to Messrs. F. Cornaglia & Co.

"Considered Committee's Resolution No. 243, dated 13th August 1929, recommending that the lessees of plot No. 73, Hornby Road, be allowed to lease the ground floor of the building for a restaurant to Messrs. F. Cornaglia and Company.

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

'That in the circumstances stated in the Chief Officer's note, dated 9th August 1929, sanction of the Board be accorded to the premises referred to being let to Messrs. F. Cornaglia & Co., for a restaurant business including sale of liquor as a special case.'

Mr. Barodawala rising to a point of order enquired whether the Resolution moved by the Chairman of the Improvements Committee was in order in view of the Board's Resolution No. 19 dated 14th July 1926 prohibiting the location of liquor shops on the Trust's estates in future.

The President stated that there was no point of order in the enquiry made by Mr. Barodawala as it was competent to the Board to make an exception in any particular case if they chose to and ruled that the Resolution moved by the Chairman of the Improvements Committee was in order.

After the debate had proceeded for a considerable time, Mr. Asavale moved—

'That the question be now put.'

The motion was seconded by Dr. Moses and *carried*.

The proposition was then put to the vote and was *lost* by a large majority."

**RESOLUTION No. 320.**—RECORDED.

15. Re : Board's Resolution No. 49, dated 18th September 1929, re : Scheme 57—Sewri-Wadala—Case No. 45—request for retention of liquor shop.

“Considered Committee Resolution No. 289, dated 10th September 1929, re: Scheme 57, Sewri Wadala—Case No. 45—request for retention of liquor shop.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Hoosenally—

No. 49. ‘That sanction be accorded to the shifting of the liquor shop on to the new site.’

After the debate had proceeded for a considerable time, Mr. Vithaldas moved—

‘That the question be now put.’

The motion was seconded by Mr. Keni and *carried*.

The proposition was then put to the vote and was *carried*.”

**RESOLUTION No. 321.—RECORDED.**

16. The last item on the agenda paper was the following notice of the motion by Dewan Bahadur A. K. Pai :—

“That the Land Acquisition Officer be requested to finish all the acquisition cases as soon as possible, so that this branch of the City Improvement Trust may be closed and the staff be dispensed with in the next budget.”

The motion *dropped* as Dewan Bahadur A. K. Pai was not present.

17. The following documents were executed :—

*Debentures :—*

Name of holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Mr. Shridhar Ganesh Chandorkar & Balkrishna Ganesh Chandorkar.	1902	2,000	2	2
	1903	5,000	4	4
	1904	1,000	2	2
	1905	1,000	1	1
	1908	5,000	1	1
	1914	2,000	2	2
Mr. Shridhar Ganesh Chandorkar & Vishnu Ganesh Chandorkar.	1903	1,000	1	1
	1904	1,000	1	1
	1905	1,000	1	1
	1908	5,000	1	1
	1914	1,000	1	1
Mr. Shridhar Ganesh Chandorkar & Keshav Ganesh Chandorkar.	1903	1,000	1	1
	1904	1,000	1	1
	1905	1,000	1	1
	1908	5,000	1	1
	1914	1,000	1	1
Mr. Shridhar Ganesh Chandorkar & Ramchandra Ganesh Chandorkar.	1903	1,000	1	1
	1904	1,000	1	1
	1905	1,000	1	1
	1908	5,000	1	1
Mr. Keshrichand Kimchand & others.	1914	1,000	1	1
	1905	500	1	1
	Total Rs.	43,500	28	28

18. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
  2. Work orders                      do.                      do.                      do.
  3. Sale of materials                  do.                      do.                      do.
  4. Charge report, dated 20th September 1929, of handing over and receiving charge of the Office of the Chief Officer by Messrs. N. D. Mehta, B.A., and R. H. A. Delves, C.I.E., F.S.I., respectively.
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# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 16th October 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 2-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
3. MR. W. DILLON, I.C.S.
4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
5. MR. B. G. HORNIMAN.
6. MR. MAHOMED UMMER RAJABB.
7. MR. W. H. NEILSON, O.B.E.
8. MR. R. H. PARKER.
9. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
10. MR. S. M. BHARUCHA, B.A.
11. MR. Y. G. PANDIT.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

THE SECRETARY.

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The minutes of the meeting held on the 27th September 1929 were signed.

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At the commencement, the Chief Officer mentioned that he had received a report from the Estate Agent that one of his Rent Collectors submitted with his lascar a Remittance Report on the 14th instant showing the amount collected by him as Rs. 3,642-9-0 on the 12th and 13th which were holidays and that as the Rent Collector did not bring the money to the office at the usual time an inspector was sent to his residence where he was informed by his wife that he had left for the office at 3 P. M. At about 6-15 P. M. the same day, a telephone message was received from the Esplanade Police Station that the Rent Collector was there with a complaint that the pocket of his coat had been cut open, while he was sleeping with his head against the seat in front of him in a tram car and the money stolen. The Chief Officer further stated that he had written to the Police Commissioner on the matter and that a further report would be submitted to the Committee later.

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1. Re : Scheme 32—East Agripada South Estate—plots Nos. 75 and 75A—  
application for.

Considered Chief Officer's note, dated 11th October 1929 :—

"By their Resolution Nos. 344 and 345, dated the 20th June 1922, the Board accepted applications for these two plots at rents calculated at 6 per cent. on Rs. 60 and Rs. 45 per square yard respectively.

The building tenant entered into possession and proceeded with the erection of the building. When he had reached first floor level he got into difficulties and eventually the tenancy had to be put an end to and the Board re-entered.

By their Resolution No. 398, dated the 28th August 1928, the Committee agreed to lease the plots at rents calculated on Rs. 45 and Rs. 35 per square yard respectively, the tenant agreeing to pay a sum of Rs. 4,000 in cash for the partly completed building standing on the land. This tenant failed to proceed and by their Resolution No. 600, dated the 16th January 1929, the Committee cancelled the acceptance of the offer.

An offer to enter into an agreement for a 999 years' building lease of these plots has now been received from Mr. S. J. Dubash, who is a lessee of other plots on the Trust Estates. He offers a rent of Rs. 2,400 per annum which is equal to 6 per cent. on a little over Rs. 32 per square yard. He is also willing to pay a sum of Rs. 4,000 for the partially constructed building on the plot.

The applicant stipulates that as he is paying in cash a sum of Rs. 4,000 for the building, the deposit should be reduced from Rs. 4,800 to Rs. 2,400. In the circumstances, I see no objection to this. The applicant also desires to erect a building of a ground and one upper floor immediately and to add upper floors at a later date. There is no objection to this.

I recommend the acceptance of the offer."

**RESOLUTION No. 322.—ACCEPTED.**

2. Board's Resolution No. 54, dated 24th September 1929, adopting notice of motion,  
dated 6th September 1929, by Mr. I. S. Patel, re : Maruti and Shiva  
Temples at Byculla.

Considered Board's Resolution No. 54, dated 24th September 1929 :—

"In accordance with notice of motion it was—

Proposed by Mr. Patel—

"That the construction of Maruti and Shiva temples at Byculla near Byculla Bridge as per Board's Resolution No. 75, dated 12th August 1927, and Corporation Resolution No. 3941, dated 1st August 1929, be taken in hand as early as possible."

The motion was seconded by Mr. Pupala.

*Amendment.*—Proposed by the Chairman of the Committee, seconded by Dr. Bal-sara—

"That the subject matter of the marginally noted proposition be referred to the

No. 54. " That the construction of Maruti and Shiva temples at Byculla near Byculla Bridge as per Board's Resolution No. 75, dated 12th August 1927, and Corporation Resolution No. 3941, dated 1st August 1929, be taken in hand as early as possible." **Improvements Committee for consideration and report.'**

The *Amendment* on being put to the vote was *carried*.

It was also *carried* as a substantive proposition."

**RESOLUTION No. 323.—**Referred to the Land Sub-Committee for consideration and report.

3. Board's Resolution No. 57, dated 24th September 1929, adopting notice of motion, dated 11th September 1929, by Mr. B. G. Parelkar, re : extension of Hospital Avenue Road.

Considered Board's Resolution No. 57, dated 24th September 1929 :—

"In accordance with notice of motion\*, it was—

Proposed by Mr. Parelkar—

'That the subject matter of the marginally noted proposition be referred to the

No. 57. " That owing to the closing of the passages of old Government House by P. W. D., great inconvenience is caused to the general public from Bhowadi, Naigaum, Sion, Wadala, Sewri and other villages who have to attend the King Edward Memorial Hospitals and Wadia Maternity Home and other places near by, the Board is of opinion that it has become necessary to complete the already proposed and sanctioned extension of the Hospital Avenue Road between the Wadia Maternity Home and the Wadia Children's Home under construction, so as to meet the Bhowada Cross Road and the Chief Officer be requested to submit proposals for early completion of the said Road." Improvements Committee for consideration and report'.

The motion was seconded by Mr. Asavale and *carried*."

RESOLUTION No. 324.—Forwarded to the Chief Officer for favour of report through the Works Sub-Committee.

4. Re: Scheme No. 1—First Nagpada Estate—proposed grant of right of way over chawl compound to the properties of the Sir Jacob Sassoon Charity Trust.

(Ref. C. R. 242/13-8-29.)

Considered Chief Officer's note, dated 26th September 1929 :—

"By their resolution No. 242, dated August 13 last, the Committee decided to grant the Sir Jacob Sassoon Charity Trust a right of way over the Nagpada Chawl Compound on certain conditions one of which was that the Charity Trust should pay a premium of Rs. 2,500 now and in the event of the property ceasing to be used as a charitable institution in the future the owners should make a further payment of Rs. 2,500 plus interest at 6% per annum thereon from the commencement of the right to the year of conversion to different use.

2. The Secretary of the trust states that his Committee are not able to accept the condition to pay interest and that if this condition be removed they will accept the remainder.

3. It is not usual to insert a condition of this nature in cases of this kind and I recommend that it be not insisted upon."

*Resolved*.—"That in part modification of Committee Resolution No. 325. No. 242, dated 13th August 1929, the condition re : the interest be waived as recommended by the Chief Officer."

\* The motion of which notice had originally been given was to the effect of the proposition noted in the margin but it was modified with permission as shown above.

5. Re: Scheme 32—Mahar Chawls—Block No. 3, Room No. 50 used as a library—  
application for reduction of rent of.

Considered :—

(a) Application, dated 3rd August 1929, from Mr. N. B. Jovle and others of the Bahishkrit Hitakarini Sabha :—

“On behalf of the Managing Committee of the बहिष्कृत हितकारिणी सभा Bombay, we beg to place the following few lines for your sympathetic consideration.

The Sabha has been conducting a Reading Room especially for the benefit of the so-called untouchable Hindus for the last four years in Room No. 50 of your chawl No. 3, at Jacob Circle. The Sabha has been meeting the expenses as regards rent, light, etc. from contribution from those who take advantage of the Room and other well-wishers. The recent riots and strikes in the city, however, have caused a great dislocation amongst our community of this locality and the result is that we have been of late finding it difficult to meet the expenses of the Reading Room. You know that we have not been able to pay you in time our rent for the last four months which you have kindly allowed so long to remain in arrears. All this while we a few individuals have been defraying the expenses of light etc. from our own Poor Purses. (It may be noted in this connection that most of the Papers in the Reading Room are sent to us either gratis or for mere postage by their philanthropic editors.)

We thought it best a few days back to appeal to the public for monetary help for the conduct of the Reading Room and we did so through the press. To our great joy the appeal has been responded to by the Girgaum Branch of the Hindu Maha Sabha whose timely donation of Rs. 35-15 has enabled us to pay to you our rent for the last five months. So long as the present dislocation in our community continues, however, we do not hope to be able to stand on our legs in the conduct of the Reading Room. We have, therefore, to request you to be kind enough to give us as much concession as possible in the amount of rent. You can by giving us a liberal concession in rent remove a great deal of financial burden and this will enable us to conduct this institution which is doing its humble best in the work of enlightening our community which is, it must be owned, one of the most backward in the country.

Hoping that you will be kind and sympathetic enough to grant our request.”

(b) Chief Officer's note, dated 25th September 1929 :—

“The application is for a reduction in the rent of room No. 50, in Block No. 3, which is at present occupied by the Bahishkrit Hitakarini Sabha as a free Reading Room. The rent of the room is Rs. 7-3 per month.

2. In January 1926, the President of the Sabha applied for the allotment of 2 rooms in these chawls free of rent or at half the rent. But the old Board decided that full rent should be charged (Trustees' Resolution No. 51, dated 2nd February 1926).

3. Again, in 1927, an application was made by the Depressed India Association for a concession in the monthly rents of rooms used as free Reading Rooms. But the request was not granted (Committee Resolution No. 608, dated 8th November 1927).

4. Again, in 1928, both the Bahishkrit Hitakarini Sabha and the Depressed India Association asked that the rooms be granted free of rent. But it was decided that no reduction in the rent should be made (Committee Resolution No. 537, dated 27th November 1928).

5. Thus the question was considered on several occasions and it was decided not to reduce the rent. It is, therefore, recommended that the applicants be informed that their request cannot be granted.”

Proposed by the Chairman, seconded by Dr. Batliwala—

“That the applicants be informed that their request to reduce the  
No. 326. rent of room No. 50 of Block No. 3 cannot be granted.”

*Amendment.*—Proposed by Dewan Bahadur A. K. Pai, seconded by Mr. Horniman—

“That the matter be referred to the Land Sub-Committee for consideration and report.”

The *Amendment* on being put to the vote was *lost*, there being 3 votes *for* it and 5 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

6. Re : *Scheme 33—Bhatwadi Estate—plot No. 4—change of user.*

Considered Chief Officer's note, dated 2nd October 1929:—

“In accordance with the agreement the user of the building on the plot is restricted as follows:—

- (1) One hall for ceremonial purposes.
- (2) The remaining portion for residential purposes.

2. It was found that portions of the premises are used as a shop and godown and the building tenants were requested to stop the user. They, however, request permission to continue the user. There is no objection to a portion of the building being used as a shop and godown and the sanction of the Committee is requested to the change of the user. There are shops in the building on the opposite side of the road.”

*Resolved.*—“That the proposed change of the user be sanctioned.  
No. 327.

7. Re : *Scheme No. 60, Naigaum—Cases Nos. 68, 68A, 68B and 69A—demolition of.*

Considered Chief Officer's note, dated 30th September 1929:—

“A sum of Rs. 6,530 has been provided in the current year's budget for the construction of the remaining length of the 50 ft. road (Road No. 15). To carry out this work it will be necessary to demolish the Cases Nos. 68, 68A, 68B and 69A.

2. Case No. 69A is a godown and is vacant.
3. Cases Nos. 68, 68A and 68B fetch a monthly revenue of Rs. 247-5-0.
4. As only the carriageway is to be constructed at present, it is proposed to retain such portions of the Cases as do not fall within the carriageway, as shown in blue on the attached plan.\*
5. The sanction of the Committee is requested to the demolition of the above-mentioned Cases.”

**RESOLUTION No. 328.—SANCTIONED.**

8. Re : *Tapping of Toddy Trees.*  
(Ref. C. R. 275/3-9-29.)

Considered Chief Officer's note, dated 30th September 1929:—

“With reference to the Committee's Resolution No. 275, dated the 3rd inst., asking me to report what the financial loss to the Trust would be if the sale of the right to tap toddy trees be discontinued, I beg to report as follows:—

2. The number of trees tapped in 1927-28 was 1192 and the gross revenue amounted to Rs. 15,352. The nett revenue was Rs. 14,583.

\* Not printed.



3. In 1928-29 the number of the trees tapped was 1155, the gross revenue amounted to Rs. 14,343 and the nett to Rs. 13,626.

4. For 1929-30 we have so far let 915 trees and the revenue collected is Rs. 9,990. We have stopped letting pending the instructions of the Committee.

5. A statement is attached showing scheme by scheme the number of the trees and the revenue collected from each scheme.

6. Nothing is spent by the Trust on maintaining the trees and as revenue is paid direct to the office the cost of collection may be put at not more than 5%.

7. If the trees were not let for tapping, the revenue derived from the sale of fruit and zavlis would amount to about Rs. 400 per annum."

Copy of Statement referred to in para 5 of the Chief Officer's note, dated 30th September 1929 :—

Statement of trees allowed right of tapping and revenue collected during 1927-28 and 1929-30.

Serial No.	Name of the Scheme.	Number of trees.			Revenue collected.			Cost of collection and maintenance taken at 5 per cent. of Revenue.			Net Revenue collected.		
		1927-28	1928-29	1929-30	1927-28	1928-29	1929-30	1927-28	1928-29	1929-30	1927-28	1928-29	1929-30
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	Marine Lines ... ..	6	...	...	36	...	...	2	...	...	34	...	...
2	Parel Estate ... ..	3	...	...	30	...	...	2	...	...	28	...	...
3	Scheme 5 ... ..	83	72	53	756	690	530	38	35	27	718	655	503
4	" 6 ... ..	248	234	191	2,640	2,438	2,014	132	122	101	2,508	2,316	1,913
5	" 31 ... ..	38	23	32	455	230	320	23	11	16	432	219	304
6	" 50 ... ..	...	1	...	...	10	...	...	1	...	...	9	...
7	" 52 ... ..	200	200	200	4,200	1,700	1,700	210	85	85	3,990	1,615	1,615
8	" 56 ... ..	88	42	43	880	420	430	44	21	21	836	399	409
9	" 57 ... ..	480	490	348	5,905	5,910	4,516	295	295	226	5,610	5,615	4,290
10	" 60 ... ..	46	91	48	450	2,925	480	23	146	24	427	2,779	456
11	" 66 ... ..	...	2	...	...	20	...	...	1	...	...	19	...
	Total ... ..	1,192	1,155	915	15,352	14,343	9,990	769	717	500	14,583	13,626	9,490

**RESOLUTION No. 329.**—Referred to the Land Sub-Committee for consideration and report.

9. *Re: Supply of 45,000 lbs. of Liquid Chlorine by Messrs. the Union Chemical Agency during 1928-29.*

Considered Chief Officer's note, dated 28th September 1929:—

"By their resolution No. 387, dated the 14th August, 1928, the Committee accepted the tender of Messrs. The Union Chemical Agency for the above supply and accordingly an agreement was executed to that effect (one of the stipulations therein being that the contract should continue in force until 31st day of July 1929, or upto such date as may be required to complete the supply). Out of the contracted quantity of 46,000 lbs. the contractors supplied 43,408 lbs. upto 10th of June last *i.e.*, 2,592 lbs. short and, for reasons explained in their letter\* of the 26th August last, request to be exempted from supplying the short quantity and to terminate the contract.

Fresh contract for the supply of 52,000 lbs. of liquid chlorine during 1929-30 at Re. 0-5-0 per lb. by Messrs. The Imperial Chemical Industries (India) Limited has been approved by the Committee under their Resolution No. 122 of 30th May 1929, and this firm has already supplied two consignments.

The present contracted rate being Re. 0-5-0 per lb. as against the former rate of Re. 0-5-2 per lb. the Trust will not be a loser nor would it be inconvenienced in any way by the termination of the contract and it is, therefore, recommended that the contractors' request be granted."

*Resolved.*—"That Messrs. The Union Chemical Agency be exempted No. 330. from supplying the remaining quantity."

10. *Re: Petty Stores—Sale of 6' ordnance Lathe in Scheme 56.*

Considered Chief Officer's note, dated 1st October 1929:—

"It will be remembered that in his note, dated 19th July 1929, the Acting Chief Officer recommended the acceptance of the offer of Rs. 500 by Mr. Tyaballi Sultanji for the purchase of a lathe and the Committee postponed consideration of the offer and ordered the sale of the machine to be advertised (Committee Resolution No. 197, dated 23rd July 1929). The machine was accordingly advertised and only one offer of Rs. 205 was received. By their Resolution No. 259, dated 27th August 1929, the Committee rejected the offer of Rs. 205 and accepted the original offer of Rs. 500 by Mr. Tyaballi.

2. The acceptance of the offer was thereupon communicated to Mr. Tyaballi who writes in to say that he has already purchased another lathe, as he was informed that his offer was rejected by the Committee; a translation of Mr. Tyaballi's letter is attached herewith.

3. Mr. Tyaballi was never informed that his offer was rejected; but when he went to the Engineer's office to make enquiries, he was told that consideration of his offer had been postponed.

4. It seems that when he made the offer, Mr. Tyaballi was in need of a machine and could not therefore wait until the sale was advertised and the orders of the Committee passed thereon and, therefore, bought a new machine elsewhere. In these circumstances, it is recommended that the papers be recorded."

\* Not printed.

Letter, dated 19th September 1929, from Mr. Tyaballi Sultanji, referred to above :—

" Beg to inform you in reply to two letters received from you—that you are enquiring about the lathe machine but I do not require the same at present. When I had been to your office I was informed that the Committee do not intend to sell the machine for Rs. 500 and that my offer has therefore been rejected. So I purchased another lathe and do not therefore want to buy this one, which may please be noted."

**RESOLUTION No. 331.—RECORDED.**

**11. Re : Sale of plants, flowers &c., from Trust gardens—Schedule of rates for.**

(Ref. C. R. 254/27-8-29.)

Considered Chief Officer's note, dated 12th September 1929 :—

" The accompanying Schedule of rates for the sale of flowers, shrubs, plants &c., from all Trust gardens is submitted herewith for the sanction of the Committee."

List of rates for flowers, plants, shrubs, palms, etc., sold from the Trust Gardens :

**(1) Trees.**

					Rs. a. p.		
Roadside trees common size within	2'	...	...	...	0 8 0	to	} each.
					0 14 0		
Do.	"	3'	...	...	0 14 0	to	} "
					1 4 0		
do.	beyond	3'	...	...	1 6 0	to	} "
					2 0 0		
do. rare within	3'	...	...	...	1 4 0	to	} "
					1 14 0		
do. " beyond	3'	...	...	...	2 0 0	to	} "
					3 0 0		

**(2) Shrubs.**

				Rs. a. p.	Rs. a. p.	
Slips of shrubs	...	...	...	0 2 0	to	0 4 0 per dozen
Cuttings rooted—grown up	...	...	...	0 2 0	to	1 0 0 each.
Shrubs in pots	...	...	...	0 12 0	to	2 8 0 "
" tubs	...	...	...	1 0 0	to	10 0 0 "
Tulsi Pots	...	...	...	0 2 0	to	0 4 0 "

**(3) Climbers.**

Climbers	...	...	...	0 4 0	to	5 0 "
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**(4) Palms.**

Palms	...	...	...	1 0 0	to	20 0 0 "
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**(5) Flowers.**

Cut flowers with stalks—Full bunch on alternate days, about 9" in diameter at the top	...	...	...	6 4 0	per month
do. Coolie hire for supplying bunch on alternate days	...	...	...	1 0 0	"
				to	
				2 0 0	"

		Rs. a. p.	
Cut flowers with stalks—Half bunch alternately about 6" diameter at the top	...	3	2 0 per month
Coolie hire	Rs. 1 0 0 to	2	0 0 "
Loose flower packets—ordinary, daily.		0	12 0 "
Do. with a few rare flowers daily.		1	0 0 "
Retail one bunch of flowers with stalks about 9" in dia. at top		0	8 0 each.
do. basket small do.		1	8 0 "
do. basket large do.		5	0 0 "
Buttons — inferior ...	.....	2	0 0 per % Nos.
" — superior...	.....	3	0 0 " "
Boquets ... .. from 1 0 0 to		5	0 0 Each.
Wreaths ... .. from 5 0 0 to		50	0 0 "
Small baskets of loose flowers about 1' dia.		0	8 0 "
Middle size do. 1½' dia.		1	0 0 "
Big " do. 2' dia.		2	0 0 "
Roses — common ...	.....	0	2 0 per Dozen.
" — English ...	.....	0	4 0 " "
Chrysanthemums—common.	.....	0	3 0 " "
" —rare	.....	0	6 0 " "
Dahalias—common.	.....	0	4 0 " "
" —rare	.....	0	6 0 " "
Miscellaneous flowers with stalks.	.... Rs. 0 11 0 to	0	2 0 " "
(6) Plantains.			
Suckers for planting	... ..	0	2 0 each.
Small stumps	... ..	0	2 0 " pair.
Big stumps without flowers...	... ..	1	0 0 each.
do. with flowers	... ..	1	8 0 "
Stem pieces	... ..	0	0 6 per foot.
Pith of stem	... ..	0	1 0 " "
Cut leaves	... ..	0	2 0 per dozen.
Plantain flowers	... ..	0	0 3 each.
Plantain fruit raw	... ..	0	1 0 per doz.
" ripe	... ..	0	2 0 " inferior
" " " "	... ..	0	3 0 " superior
" full bunch	... ..	1	0 0 to 1 8 0 per bunch inferior
	... ..	2	0 0 to 2 4 0 do. superior.
(7) Seedlings			
		Rs. a. p.	
Annual seedlings self sown	... ..	0	2 0 per doz.
" " grown	... ..	0	3 0 " common.
" " " "	... ..	0	4 0 " rare.

				Rs. a. p.
(8) Miscellaneous Fruit.				
Papaya raw	...	...	...	0 0 6 each.
" ripe	...	...	...	0 1 0 " small size
" "	...	...	...	0 2 0 " big
Papaya ripe	...	...	...	0 8 0 to
				1 0 0 per doz.
Bullocks Heart, Pumelo, Chikoo, etc	...	...	...	0 1 0 each.

				Rs. a. p.
(9) Miscellaneous.				
Edging cuttings	...	...	...	0 4 0 per basket
" "	...	...	...	1 0 0 per bag.
Turf "	...	...	...	1 0 0 do.
Fern Fronds	...	...	...	0 6 0 do.
Fern Tura	...	...	...	0 2 0 do.
Asparagus leaves	...	...	...	0 4 0 do.
		Rs. a. p.	Rs. a. p.	
Bulbs	...	0 1 0 to	1 0 0	each.
Empty pots	...	0 2 0 to	0 8 0	"
Coolie hire	...			0 12 0 per day, per head.
Country vegetables	...			0 0 6 per seer.

				Rs. a. p.
(10) Plant Hire.				
Small and large	...	...	...	2 0 0 per day, per doz.
"	...	...	...	4 0 0 per week.
"	...	...	...	8 0 0 per month.

**RESOLUTION No. 332.—SANCTIONED.**

12. Re: Scheme No. 56,—Dharavi Street Scheme—withdrawal from acquisition of certain lands.

Considered Government Resolution, General Department, Erratum No. 5500, dated 20th September 1929:—

"Letter from the Chief Officer, Bombay Improvement Trust No. Misc. 598-25, dated 17th September 1929.

Erratum:—'Section 48 (1)' should be substituted for 'Section 48 (7)' occurring in paragraph 2 of the letter from the Secretary, Bombay Improvement Trust, No. Misc. 598-25, dated 28th June 1929, printed in the preamble of Government Resolution No. 5500, dated 30th July 1929."

**RESOLUTION No. 333.—RECORDED.**

13. Re : Scheme 52—Worli—Case No. 175—permission for occupation of two rooms at a nominal rent of Re. 1 by the 91st Bombay, Shri Shiv Troop.

Considered Chief Officer's note, dated 2nd October 1929 :—

"Mr. N. R. Vadke, Scout Master of 91st Bombay Shri Shiv Troop applies for permission to occupy the building standing on Case No. 175, Scheme 52, Worli Estate for the use of his Troop at a nominal rent. A copy of his application is attached herewith.

2. The whole of this building is not vacant, but two rooms out of the four are vacant of which the total monthly rent is Rs. 15.

3. There is no objection to allow Mr. Vadke to occupy these two rooms at a nominal rent of Re. 1 per month on condition that he uses them for the purposes of his Scouting Troop only and agrees to give vacant possession at any time required by the Trust. The sanction of the Committee is requested."

*Copy of application, dated 5th September 1929, from Mr. N. R. Vadke :—*

"I Scout Master of 91st Bombay Shri Shiv Troop, most humbly and respectfully beg to request you to kindly spare Corrugated Iron Shed (formerly used as the Office of the Executive Engineer Scheme 52, Worli Section) at a nominal rent, for the use of our Troop. I may here mention that the Scouts from the above Troop consist of mere students, having no funds, and standing on its own legs, hence this humble request.

I may here draw your kind attention that the Bombay Development Authorities were kind enough to spare a complete Chawl of 80 Rooms, for the use of the Scouts, and at present the same is being used by the Scouts of Y. M. C. A. Worli Centre.

Your honour will, therefore, be pleased to grant my humble request, for which act of kindness, we shall ever be grateful to you."

Proposed by the Chairman, seconded by Dr. Batliwala—

"That the occupation of the rooms at a nominal rent of Re. 1 per month  
**No. 334.** be sanctioned subject to the condition mentioned in para 3 of the Chief Officer's note, dated 2nd October 1929."

*Amendment.*—Proposed by Mr. Horniman, seconded by Mr. Hoosenally—

"That the Chief Officer's note, dated the 2nd October 1929, be recorded."

The *Amendment* on being put to the vote was *lost*, there being 3 votes for it and 5 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

14. Re : Matunga Railway Station on the Mahim Chord Line.

(File No. Mis. 237/29-30. Ref. C. R. 273/3-9-29.)

Considered Letter No. 3589-C-65, dated 2nd October 1929, from the Acting Secretary, G. I. P. Railway :—

"I am directed to inform you that the question of providing Railway station on the Mahim Chord Line near the King's Circle, Matunga, was discussed at the Meeting of the G. I. P. Railway Local Advisory Committee, Bombay, held on the 5th September, 1929, and the decision arrived at has been published in the issue of the Times of India, dated 21st September 1929."

*Extract from the "Times of India", dated 21st September 1929, referred to above :—*

**No Station at King's Circle.**

"Request for a station at the King's Circle on the Mahim Chord :—The Chairman stated that this matter had been before the Committee previously, when it was stated that there was no justification for the provision of the station. The matter had, however, again been thoroughly investigated to ascertain whether the condition had so altered as to justify the provision of the station. The Chairman stated that the great majority of the people living near King's Circle travelled from Matunga Station which was within half a mile of the circle and it was considered that none of the residents living thereabouts had any great distance to walk either to the G. I. P. Matunga Station or the B. B. & C. I. Matunga Station. The development of the area was slight and the provision of the station could not be financially justified."

*Resolved.*—"That the letter from the Acting Secretary, G. I. P. Railway, No. 335. way, be recorded.

2. That the Joint Hony. Secretary of the Matunga Residents' Association be informed in terms of the letter from the Ag. Secretary, G. I. P. Railway."

15. *Re : Report No. 11, dated 4th October 1929, of the Land Sub-Committee*  
*re : Scheme 37, Sydenham Road Estate—permission to lay*  
*cables in the service passage adjoining the Memon-*  
*wada Sub-Station of the Bombay Electric*  
*Supply & Tramways Co., Ltd.*

(Ref. C. R. 249/27-8-1929.)

Considered Report No. 11, dated 4th October 1929, of the Land Sub-Committee :—

"The Bombay Electric Supply & Tramways Co., Ltd., applied for permission to lay cables under the service passage adjoining their Memonwada Sub-Station. The Acting Chief Officer recommended the Committee to grant them a license subject to certain conditions one of which was that a nominal rent of Re. 1 should be paid by the Company. When the matter came before the Committee, a question was raised as to why full rent should not be charged. The matter was therefore referred to the Land Sub-Committee for considering the question of charging full rent—Committee Resolution No. 249, dated 27th August 1929.

The Sub-Committee have obtained a further report on the matter from the Acting Chief Officer and a copy of it is attached herewith. The Sub-Committee have considered the matter carefully in consultation with the Chief Officer and are of opinion that it is not correct to charge full rent in such cases. It is accordingly recommended that a license be granted to the Bombay Electric Supply and Tramways Co., Ltd., permitting them to lay cables under the service passage subject to the conditions mentioned by the Acting Chief Officer in para 2 of his note, dated 13th August 1929."

M. C. JAVLE,  
*Chairman.*

*Chief Officer's note, dated 5th September 1929, referred to in para 2 above :—*

"The Bombay Electric Supply and Tramways Company, Limited, applied for permission to lay cables under the service passage adjoining their Memonwada Sub-Station and I recommended to grant them a license revocable at the will of the Committee permitting them to lay the cables, subject to certain conditions, one of which was that the Company should pay a nominal rent of Re. 1 per annum. When the matter came before the Committee a question was raised as to why full rent should not be charged and the Committee therefore referred the matter to the Land Sub-Committee for considering the question of charging full rent—Committee Resolution No. 249, dated 27th August 1929.



2. These cables are generally laid under the service passages or footpaths and thus it is not possible to charge full rent. Besides it has been the practice of the Board to charge a nominal rent only to Public Utility Services as the service rendered by these bodies is for the benefit of the people."

**RESOLUTION No. 336.**—Approved and adopted.

16. Re : Report No. 12, dated 4th October 1929, of the Land Sub-Committee re : Scheme 47—Parel Road North, Tulsirampada—plots B, D, and E—request for reduction of rents of.

(Ref. C. R. 245/27-8-29.)

Considered Report No. 12, dated 4th October 1929, of the Land Sub-Committee :—

"The tenant of these plots applied for a reduction in the rents and in his note, dated 16th August 1929, the Acting Chief Officer recommended that the rents of the plots may be reduced as follows :—

						Rs.
Plot B.	...	...	...	...	...	150 per month.
„ D.	...	...	...	...	...	130 „
„ E.	...	...	...	...	...	180 „

The Committee referred the matter to the Land Sub-Committee for considering in consultation with the Chief Officer, the policy of reducing rents and report—Committee Resolution No. 245, dated 27th August 1929.

2. The Sub-Committee have obtained a further report from the Acting Chief Officer on the question of policy, a copy of which is attached herewith.

3. The Sub-Committee have carefully considered the matter in consultation with the Chief Officer and agree with him that each such case should be considered on its merits.

4. The Sub-Committee, however, consider that the proposal made by the Acting Chief Officer to reduce the rent of plot E to Rs. 180 per month is too liberal. They consider that if the rent be reduced to Rs. 200 per month, the tenant would get adequate relief. It is accordingly recommended that the recommendation made by the Acting Chief Officer in para 6 of his note, dated 16th August 1929, be sanctioned with the modification that the rent of plot E be reduced to Rs. 200 instead of Rs. 180 per month."

M. C. JAVLE,  
Chairman.

*Chief Officer's note, dated 11th September 1929, referred to in para 2 above :—*

"The tenant of these plots applied for a reduction of the rents and after going into the case carefully I recommended a reduction, but by their Resolution No. 245, dated 27th August 1929, the Committee referred the matter to the Land Sub-Committee for considering the policy of reducing rents and report.

2. All applications for reduction of rents are considered on their individual merits after enquiring about the rents actually realized by the tenant and the amount of outgoings.

3. In the case under consideration, full enquiry was made and it was ascertained that the tenant was actually losing and hence the proposal showing the extent to which relief was required to be given to the tenant was made.

4. The fear of the Committee was that if a tenant in a particular locality was granted a reduction of rents, then the other tenants in that locality would come forward

with similar applications for reduction of rents. But to my mind this fear is groundless as each application is considered on its own merits as stated above."

**RESOLUTION No. 337.**—Approved and adopted.

17. Re: Report No. 13, dated 4th October 1929, of the Land Sub-Committee  
re: Scheme 62—Love Lane Chawls—request for a free Reading  
Room at a nominal rent of Re. 1.

(Ref. C. R. 157/9-7-29.)

Considered Report No. 13, dated 4th October 1929, of the Land Sub-Committee :—

"By their Resolution No. 157, dated 9th July 1929, the Committee asked the Chief Officer to report through the Land Sub-Committee on the letter, dated 8th June 1929, of Mr. Nikaljay forwarding copies of resolutions passed at a public meeting of depressed classes held under his presidency on 3rd June 1929, requesting the Trust—

(1) to reduce the rent of a room in the Love Lane Chawls used as a free Reading Room to Re. 1 nominal, and

(2) to build a compound wall on all open sides of the Chawls.

The Sub-Committee have obtained a report, dated 21st August 1929, from the Chief Officer in this connection, copy of which is attached herewith.

The Sub-Committee have carefully considered the matter in consultation with the Chief Officer. As regards the request to reduce the rent of the room used as a free Reading Room to Re. 1 nominal, the Sub-Committee understand that the policy of the Trust has been to let rooms used for medical purposes at a nominal rent and to charge full rent for rooms used as Reading Rooms.

As regards the second request to build a compound wall, the Committee have already sanctioned the construction of a wall between two chawls with four outlets as per Committee Resolution No. 239, dated 13th August 1929.

It is accordingly recommended that Mr. Nikaljay be informed that it is regretted that the request to reduce the rent of the room used as a free Reading Room to Re. 1 nominal, cannot be complied with and that the Committee have already sanctioned the construction of a wall between two chawls with four outlets."

M. C. JAVLE,  
Chairman.

Chief Officer's note, dated 21st August 1929, referred to above :—

"By their Resolution No. 157, dated 9th July 1929, the Committee asked me to report through the Land Sub-Committee on the letter, dated 8th June 1929, of Mr. Nikaljay forwarding copies of resolutions passed at a public meeting of depressed classes held under his presidency on the 3rd June 1929 requesting the Trust—

(1) to reduce the rent of a room in Love Lane Chawls used as a free Reading Room for the benefit of the residents of the chawls to Re. 1 nominal, and

(2) to build a compound wall on all the open sides of the Love Lane Chawls.

2. As regards the first resolution, the room referred to is room No. 21, Block No. 2, of the Love Lane Chawls, which is entirely occupied by Mahars. This room was let to Mr. S. S. Waghmare since the chawls were first let on 1st June 1925; the room in question was intended for residential purposes, but on or about August 1927 it was converted into a library for the use of the depressed classes without the Trust's knowledge and permission. The room still stands in the name of Mr. Waghmare and the rent of Rs. 9 per month is still paid by him.

3. An application was made by the Honorary Secretary, Depressed India Association on 19th September 1927 for letting this room on a concessional rent, but the request was not granted—Committee Resolution No. 608, dated 8th November 1927.

4. By their Resolution No. 212, dated 3rd April 1928, the Committee sanctioned the letting of a room in these chawls at a nominal rent of Re. 1 per month to Mrs. K. V. Gates, of the American Marathi Mission for opening clinic work for women and children of any community. The room was vacated on 1st January 1929 and now there are no rooms given at concessional rent in these chawls.

5. There appears to be no reason to grant the request, especially in view of the fact that a similar request by the President, Bahishkrit Hitakarini Sabha for two rooms in Mahar Chawls was refused by the Committee in their Resolution No. 51 dated 2nd February 1928.

6. The second resolution in regard to the compound wall on all open sides has already been disposed of as the construction of a wall between two chawls with four outlets was sanctioned by the Committee in their Resolution No. 239, dated 13th August 1929."

**RESOLUTION No. 338.**—Approved and adopted.

18. Re: Report No. 14, dated 4th October 1929, of the Land Sub-Committee  
re: Scheme 5, Dadar-Matunga Estate—Tennis Courts in Vincent  
Square—carrying out certain alterations to.

Considered Report No. 14, dated 4th October 1929, of the Land Sub-Committee :—

"In his note dated 29th August 1929, the Acting Chief Officer recommended for the sanction of the Committee that the Trust should carry out certain alterations to the Tennis Courts at an estimated cost of Rs. 2,000 and recover interest at 6 per cent. per annum on the amount spent by the Trust. A question was raised in the meeting of the Committee as to whether the principal amount will be recouped by the club and the matter was referred to the Land Sub-Committee for consideration and report—Committee's Resolution No. 272, dated 3rd September 1929.

The Sub-Committee have carefully considered the matter in consultation with the Chief Officer. They understand that in such cases the policy of the Trust has been to charge interest only, as the Trust estates are thus popularized and the loss, if any, is made up in the long run indirectly in the shape of rents from other people.

It is accordingly recommended that sanction be accorded to the work being carried out at an estimated cost of Rs. 2,000 subject to the Club agreeing to pay interest at 6 per cent. per annum on the amount actually spent and the cost of the necessary agreement and subject also to the sanction of the Board to a budget grant of Rs. 2,000 being made by transfer from the Surplus Cash Balance."

M. C. JAVLE,  
Chairman.

**Resolved.**—"That the Report of the Land Sub-Committee be approved and adopted and the Board be recommended to sanction a budget grant of Rs. 2,000 being made from the Surplus Cash Balance."

19. Re : Establishment—Engineer's Department—Mr. C. Attawar, Sub-Engineer—grant of an advance for the purchase of a motor cycle to.

Considered Chief Officer's note, dated 25th September 1929 :—

"Mr. C. Attawar a Sub-Engineer (on Rs. 400 in Rs. 250-25-400) has applied for an advance of Rs. 1,000 for the purchase of a motor cycle and side car for his official use, on the usual conditions. The advance has been recommended by the Engineer in charge Southern Division. Mr. Attawar has arranged to buy a Sun Beam Motor Cycle combination from Messrs. Noble Cycle & Motor Company as a price of Rs. 1,600 giving in exchange his present machine for which the Company make an allowance of Rs. 350 (i.e. net cost being Rs. 1,250).

The advance is admissible and recommended for the sanction of the Committee, subject to the Board's sanction.

The advance will be subject to the conditions laid down in Trustees' Resolutions No. 521, dated 18th November 1919 and No. 422, dated 22nd July 1924."

**RESOLUTION No. 340.**—Sanctioned subject to the approval of the Board.

20. Re : Establishment—Secretary's Department—Peon Mahadev Luxman—grant of an advance from the Provident Fund subscriptions to.

(Circular No. 92 of 1929.)

**RESOLUTION No. 341.**—Confirmed.

21. Re : Establishment—Estates and Valuation Department—Mr. S. R. Parelkar, Surveyor—advance from Provident Fund Subscriptions to.

Considered Chief Officer's note, dated 9th October 1929 :—

"Mr. S. R. Parelkar, a surveyor in the Estates and Valuation Department, applies for an advance of Rs. 250, out of his Provident Fund subscriptions to meet the expenses incurred in connection with his wife's illness. He has produced a medical certificate.

He has been in service since 1st January 1905 and his present pay is Rs. 140 per mensem.

He has had advances as under :—

1st advance of Rs. 200 paid in February 1927 and repaid in April 1928.

2nd advance of Rs. 200 paid in April 1928, out of which a sum of Rs. 20 is still outstanding.

An advance of Rs. 150 only is recommended for the Committee's sanction, the amount being recovered in 20 monthly instalments and the balance of the last advance being deducted from the present."

**RESOLUTION No. 342.**—SANCTIONED.

22. Re : Scheme 6—Dadar-Matunga (North)—two room tenements and ground floor cottages at Matunga—lighting arrangements—tenders for.

Considered Chief Officer's note, dated 9th October 1929 :—

"By their Resolution No. 104, dated 30th May 1929, the Committee sanctioned an estimate amounting to Rs. 8,460 on account of providing electric lights on the staircases, the passages and roofs.

2. In response to an advertisement published in the newspapers for quotations for the work, twelve tenders have been received as shown below. The quotation of Messrs. R. M. Marshall & Co., amounting to Rs. 5,268 is the lowest and recommended for acceptance.

Names of Tenderers.	Amount.		
	Rs.	as.	p.
1. Messrs. R. M. Marshall & Co. ... ..	5,268	0	0
2. " Aryan Electric & Engineering Works ... ..	5,376	0	0
3. " John Fleming & Co., Ltd. ... ..	5,532	0	0
4. " Souri Electrical Engineering Co. ... ..	6,978	0	0
5. " Sunderrao Moreshwar & Co. ... ..	7,380	0	0
6. " German Electric Works... ..	7,740	0	0
7. " The Sterling Electric Works ... ..	7,944	0	0
8. " D. Pallonji & Co. ... ..	8,172	0	0
9. " D. G. Pandit & Co. ... ..	8,292	0	0
10. " P. Patel & Co. ... ..	8,808	0	0
11. " P. Mantri & Co. ... ..	10,146	0	0
12. " Malik Electric Works ... ..	13,770	12	0

3. The above are exclusive of the Bombay Electric Supply and Tramways Company's charges for extending their service upto each building, putting up the meters and giving the necessary connections. These will be paid direct to the Company.

4. The total cost of the whole work will be within the estimated cost of Rs. 8,460."

*Resolved.*—"That the quotation of Messrs. R. M. Marshall & Co. be  
No. 343. accepted."

23.

Re : *Acquisition of properties—Supplementary grants for.*

Considered Chief Officer's note, dated 9th October 1929 :—

"A provision of Rs. 6,67,500 has been made in the current year's budget for the acquisition of properties against which an expenditure of Rs. 6,01,750 has been incurred to date. The Land Acquisition Officer informs me that as certain owners are pressing him to expedite the acquisition of their properties he will require a further sum of Rs. 3,00,000. It is accordingly proposed to transfer a sum of Rs. 2,50,000 for acquisition from the Surplus Cash Balance."

**RESOLUTION No. 344.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 2,50,000 being made from the Surplus Cash Balance.

24. Re : Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

### Statement A.

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>
180, dated 17th July 1929.	<p>Suparibaug Estate, Case 47—Plots 81 to 90—Chief Officer requested to submit draft by-laws under Section 113 (b), (c) &amp; (d) of the Act.</p>
304, dated 16th Sept. 1929.	<p>Notice of motion by Dewan Bahadur A. K. Pai—</p> <p>That the Chief Officer be requested to report as to the number of poles put up by the Bombay Electric Supply &amp; Tramways Co., Ltd., on City Improvement Trust land and what they pay to the City Improvement Trust and what amount is earned by the Company by letting them for advertisement purposes and what amount do the Company pay to the Municipality.</p>
305, dated 16th Sept. 1929.	<p>Notice of motion by Dewan Bahadur A. K. Pai—</p> <p>That the Chief Officer be requested to submit a list of properties already acquired in the Worli-Koliwada Scheme together with the names of claimants to whom money has been paid and for what interest <i>i. e.</i> what is the amount paid to the Fazindar and to the owner of super-structure or his Mortgagor. When was the possession actually taken from the Land Acquisition Officer.</p>

## Statement B.

Showing outstanding references pending before Sub-Committees.

( Vide Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner, Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The rules <i>re: pay, gratuity and Provident Fund</i> have been revised. The revision of leave rules is under consideration.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
205, dated 6th Aug. 1929.	Scheme 32, East Agripada Estate, Peons' chawls—request for provision of certain conveniences.	Chief Officer's report is ready.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Consideration postponed until the question of Sewage outfall is settled.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re: notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, re: Hindu Maruti temple at Byculla.</i>	
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re: retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.</i>	Chief Officer's report is awaited.

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl'd.)</b>		
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, re: temple of 'Mari Ai' at Worli.	Chief Officer's Report is awaited.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, re: acquisition of Sewri Koliwada.	Do.
157, dated 9th July 1929.	Love Lane Chawls—request for a free reading room at a nominal rent of Re. 1/-	Chief Officer's report is ready.
180, dated 17th July 1929.	Re: Suparibaug Estate—Case No. 47—plots 81 to 90—exemption of the shops on, from the operation of the Board's Resolution No. 19, dated 14th July 1926, prohibiting liquor shops on Trust plots.	Do.
203, dated 6th Aug. 1929.	Scheme 52—Worli-Koliwada, encroachment on Trust plots.	Chief Officer's report is awaited.
245, dated 27th Aug. 1929.	Scheme 47—Parel Road Northern—Tulsi-rampada, plots B, D and E—request for reduction of rent.	Chief Officer's report is ready.
249, dated 27th Aug. 1929.	Scheme 37—Sydenham Road Estate permission to lay cables in the service passage adjoining the Memonwada Sub-Station.	Do.
252, dated 27th Aug. 1929.	Scheme 29—Nowroji Hill Estate—plots D1 and D2—request for reduction of rent.	Do.
272, dated 3rd Sept. 1929.	Re: Scheme 5—Dadar-Matunga Estate—Tennis Courts in Vincent Square carrying out certain alterations to.	Do.
294, dated 16th Sept. 1929.	Re: The general question of allowing the construction of treefoot booths on Trust estates.	Do.
<b>Special Sub-Committee (C. R. 61/1929.)</b>		
61, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filed in at the request of the Government.	Do.
<b>Special Sub-Committee (C. R. 292/1929.)</b>		
292, dated 16th Sept. 1929.	Chief Officer's report is ready.	Do.

RESOLUTIONS FOR 1929



25.

Re : *Steel Rails—offer for.*

Considered Chief Officer's note, dated 11th October 1929 :—

"Offers have been received from—

- (i) the General Manager, Tata Power Company, Limited, for the purchase of 45 tons of the above rails
- (ii) Messrs. Maneckchand Jivraj and Company, for 20 tons of the rails

both at the rate of Rs. 67 per ton.

The price of Rs. 67 per ton quoted by them is reasonable and is recommended for acceptance."

RESOLUTION No. 346—ACCEPTED.

26. The next item on the agenda paper was the following notice of motion by Dr. A. G. Viegas, L.M. & S. :—

"At the next meeting of the Improvements Committee I shall move :—

"That the Chief Officer be requested to report whether anything has been done by the Trust which obstructs the run-off of surface storm water of the Worli-Koliwada village, and if so, he be requested to do the needful in the matter."

The notice of motion dropped, as Dr. Viegas was not present.

27. The following documents were executed :—

(1) *Debentures* :—

Name of holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
The Chief Account Officer of Customs, Salt and Opium.	1902	20,000	4	4
	1904	5,500	2	2
	1905	7,000	2	2
I. Dalgado and another ... ..	1913	1,500	3	3
		34,000	11	11

(2) *Lease and Counterpart to Mr. Rustomji Jamasji Mistry and others, re : Plot No. 748, Dadar-Matunga Estate (executed on 8th October 1929 by circulation).*

(3) *Agreement by Dr. Meherjibhoy Fardoonji Bisni and another, re : Plot No. 5, Parel Road North Estate.*

(4) *License and Duplicate to Bai Dhunbai Kaikhushru Sorabji Nicholson and another permitting erection of Motor Garage on Plot No. 7, Gamdevi Estate.*

(5) *Agreement with Messrs. Imperial Chemical Industries (India) Limited, re : contract for the supply of Liquid Chlorine during the year 1929-30.*

(6) *Acceptance of application by Mr. Shavaksha Jamsedji Dubash for building lease of Plots Nos. 75 and 75A, East Agripada South Estate, Scheme 32.*

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**28.** The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section.22 (1) of the Act.
  2. Work orders                      do.                      do.                      do.
  3. Sale of materials                      do.                      do.                      do.
  4. Tenancy agreements entered into by                      do.                      do.
  5. Letter No. 59890 from Messrs. Crawford.Bayley & Co., intimating Mr. Jinnah's acceptance of the renewal of the General Retainer for all High Court business on behalf of the Board.
  6. Letter No. O.A. 54-426, dated 2nd October 1929, from the Accountant-General, Bombay, stating that as a result of re-organization of Local Audit and Outside Audit Departments, the Trust Audit has been transferred to Local Audit Branch and that all correspondence should in future be addressed to the Examiner—Local Fund Accounts.
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# Bombay Improvement Trust.

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ESPLANADE ROAD,

*Bombay, 29th October 1929.*

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. E. R. HIRJIBEHEDIN.
  4. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  5. MR. B. G. HORNIMAN.
  6. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  7. MR. MAHOMED UMMER RAJABB.
  8. MR. MANU SUBEDAR.
  9. MR. W. H. NEILSON, O.B.E.
  10. MR. R. H. PARKER.
  11. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C B.E., M.L.C.
  12. DR. A. G. VIEGAS, L.M. & S.
  13. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER,  
THE SECRETARY.

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The minutes of the meeting held on the 16th October 1929 were signed.

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1. At the outset the Chief Officer mentioned that he had received an application from the Subordinate Staff asking for the payment of an advance of 50% of their salary for October 1929, before the holidays commenced. The Chief Officer recommended the application for the sanction of the Committee as a special case, as the holidays were very important ones.

*Resolved.*—"That the payment to the whole of the subordinate and menial staff of an advance of 50% of their salary for October 1929 before the holidays, be sanctioned."

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2. Re : Scheme 31—Suparibaug Estate—Plot No. 216—application for lease of.

Considered Chief Officer's note, dated 22nd October 1929 :—

"Mr. Jetharam Tulsidas applies for a building lease of the above plot at a rent calculated at 6 per cent. on Rs. 24-8-0 per sq. yard per annum.

The area of the plot is about 478 sq. yards and the ground rent will amount to about Rs. 704 per annum.

The applicant desires to erect buildings to be used for shops, offices, godowns and residential purposes.

The conditions on which the application is based are normal and, as the rate offered is a fair one, the application is recommended for acceptance."

**RESOLUTION No. 348.—ACCEPTED.**

3. Re : Scheme 60—Naigaum Estate—plots Nos. 11 and 12—application for lease of.

Considered Chief Officer's note, dated 24th October 1929 :—

"Mr. Dorab Jamshedji Panday and Mrs. Shireen Dorab Panday apply for a building lease of the above plots at a rent calculated at 6 per cent. on Rs. 27-8-0 per sq. yard.

2. The applicants undertake to erect buildings to be used for shops, offices, godowns, residences and a Cinema Theatre, and this offer is subject to a license being given by the Commissioner of Police which is to be obtained by them within 3 months from the date of the acceptance of this application by the Committee. In the event of permission for a Cinema Theatre being refused by the Commissioner of Police, this offer will be withdrawn by the applicants.

3. The applicants also request that they should be allowed to realign the building area. There would be no objection to this and the question will be considered when plans of the proposed building are submitted.

4. The approximate area of these plots being about 1,460 sq. yards, the rent will amount to about Rs. 2,408 per annum.

5. The conditions on which the application is based are otherwise normal and acceptance is recommended."

**RESOLUTION No. 349.—ACCEPTED.**

4. Re : Scheme 29—Nowroji Hill Estate—Plot No. 28—arrears of rent of.

Considered Chief Officer's note, dated 16th October 1929 :—

"The lessee of the above plot, Mr. Gulamali Haji Karmali, is in arrears of ground rent for three quarters ending 6th September last, which amounts to Rs. 2,778. As the lessee is a habitual defaulter, a suit was filed against him in the Small Causes Court for two quarters' rent amounting to Rs. 1,852 when a decree was passed against him on the 31st January 1929 and the decretal amount was recovered from him. Since then he has paid only one quarter's rent after repeated demands.

As stated above, three quarters' rent is in arrears, and efforts to recover the same having been fruitless, the Trust Solicitors were requested to give him a final notice, which they did, on the 10th instant asking him to pay the arrears within 48 hours from the receipt of their letter, threatening to file a suit for their recovery if he failed to do so. As the arrears have not yet been paid, the sanction of the Committee is requested to file a suit against the lessee in the High Court for the recovery of the same.

It has been ascertained that the property has not been mortgaged."

*Resolved.*—"That the Chief Officer be authorized to file a suit against No. 350. the lessee in the High Court for the recovery of the arrears."

5. Re : West Chaupati Estate—Plot No. 15A—proposed additional floor to the building on.

Considered :—

(a) Letter, dated 14th October 1929, from Mr. Ramchandra M. Bhat :—

"I beg to forward herewith 3 sets of plans, (each containing 4 Blue prints) as prepared by my Architect, of the third floor which I propose to erect over the building on plot No. 15A.

I am compelled to do this because of the reduction in the rents of my flats due to all round depression in Bombay. This fact can be seen from the difference between the Municipal Assessment I have been paying during the last few years and which had to be gradually reduced owing to nearly 50 per cent. reduction in the rents of plot 15A and 25 per cent. in that of 15B. The ground rent I pay on both the plots is considerably higher than that of neighbouring plots and a heavy and disproportionate burden on the property. Hence the property does not yield even as much as I could have earned on an investment in Government paper.

In this connection I beg to bring to your notice that the building on plot No. 1 in front of mine and that on plots Nos. 26—29 in the rear have 4 storeys and the total height of my building including proposed addition will not exceed 45 ft. above the plinth level.

I, therefore, hope that, taking all the circumstances into consideration, the Committee will be pleased to consider my request favourably."

(b) Chief Officer's note, dated 21st October 1929 :—

"Mr. Ramchandra M. Bhat is the lessee of plot 15A on the West Chaupati Estate. The plot is on the west side of Babulnath Road and adjoins the land on which the bandstand has been erected.

2. The plot was let by auction in 1917 and one of the conditions of the letting was that the height of the buildings should not exceed a ground and two upper floors.

3. In 1920, the lessee made a similar request. The Land Committee to whom the matter was referred for report advised that the request be refused. They stated in their report that they had inspected the building and the locality and considered that the erection of a third upper floor on the buildings on plots 13 to 19 would injuriously affect buildings to be erected on the land between Dadysett Road and the foot of the Chaupati Hill slope. The Board adopted the report and refused sanction.

4. Since the Land Committee reported in 1920, the major portion of the land between Dadysett Road and the foot of the slope has been let and built upon. The lessees when they took this land knew that the buildings between them and Babulnath Road were limited in height to a ground and two upper floors and they would now have a genuine grievance if the sanction now asked for were granted. For this and other reasons I am of opinion that sanction should be refused."

Proposed by the Chairman, seconded by Mr. Neilson—

"That the permission asked for be refused."

*Amendment.*—Proposed by Mr. Jafferbhoy Lalljee, seconded by Mr. Hirjibehedin—

"That the matter be referred to the Land Sub-Committee for consideration and report and Mr. Horniman be invited to attend the meeting."

The *Amendment* on being put to the vote was *carried*, there being 5 votes *for* it and 3 votes *against* it.

It was also *carried* as a substantive proposition.

6. Re : Scheme 32—West Agripada Estate—plots Nos. 100 and 149—cancellation of the acceptance and refund of deposit.

(Ref. C. R. 229/1929.)

Considered Chief Officer's note, dated 16th October 1929 :—

"By their Resolution No. 229, dated the 13th August 1929, the Committee accepted Mr. Ruttonji Dorabji's application for a building lease of the above plots. One of the conditions on which the offer was based was that the necessary license from the Police Commissioner for a Cinema Theatre was obtained.

2. As the Commissioner of Police has refused permission to erect a Cinema Theatre on these plots, Messrs. Merwanji Bana and Company, the applicant's architects, have now written requesting the Committee to cancel the acceptance of their client's offer for the building lease of these plots.

3. As the failure to obtain the cinema license was due to no fault of the applicant or his architects, it is proposed to cancel the acceptance and to return the sum of Rs. 5,500 paid by him for the materials of the partially constructed structures and Rs. 500 paid for legal costs. The sanction of the Committee is requested to this proposal."

**RESOLUTION No. 352.—SANCTIONED.**

7. Re : Scheme 3—Sandhurst Road West Estate—Plot No. 14—change of user of the building on.

(Ref. C. R. 188/29.)

Considered Chief Officer's note, dated 14th October 1929 :—

"By their Resolution No. 188, dated the 23rd July 1929, the Committee granted on certain conditions permission to the lessee of the above plot to let the second floor of his building as a Maternity Home. The lessee now applies for permission to let the first floor of the building as an Eye Hospital and requests that the permission for the Maternity Home and the Eye Hospital may be under the same license. There is no objection to this and it is therefore recommended that a license revocable at the will of the Committee be granted to the lessee permitting the user of the first floor of the building on the above plot as an Eye Hospital and the second floor as a Maternity Home on the same conditions on which the permission for the Maternity Home was granted under Committee Resolution No. 188, dated 23rd July 1929."

*Resolved.*—"That the recommendation made by the Chief Officer be  
No. 353. sanctioned."

8. Re : Scheme 5—Dadar-Matunga Estate—Parsi Colony and surrounding area—  
naming of roads in.

(Ref. C. R. No. 297/29.)

Considered :—

(a) Letter, dated 30th September 1929, from Mr. C. R. Patwardhan and other residents of the locality :—

“As the Bombay Municipal Corporation is likely to consider at one of its meetings a resolution to name the different roads in the Dadar-Matunga Estate of the Improvement Trust, we the undersigned residents of the same make the following suggestions.

(a) We would like to suggest the whole of the Dadar-Matunga should be taken into consideration while naming the roads.

(b) The area south-east of the Parsi Colony was originally reserved for the Hindu Community only. In the beginning, the Hindus and even the members of the Chandraseniya Co-operative Society, to whom many plots were allotted did not come forward to build. Only three persons, Messrs. R. B. Dhuru, S. G. Keni, and Dr. S. W. Patil of the above Society retained their plots, while others surrendered them. Subsequently, some other Hindus *viz.*, Messrs. Mhatre and Dalaya Brothers purchased the plots.

(c) As it is understood the roads in the Parsi Colony are proposed to be named after the Land-Lords, we suggest that the same procedure be followed in naming the six streets in the above mentioned area. With this in view, the following names are proposed.

(1) Road No. 38 should be named after Mr. (R. B.) Dhuru, who was the first Hindu to get his building along this Road.

(2) Road No. 39 be named after Mr. (R. N.) Kerawalla who has a building on this road. He also possesses two other buildings in this area.

(3) Road No. 40 be named after Mr. Dalaya who owns three buildings along the road. His brother also has another building in this area.

(4) Road No. 47 should be named after Dr. (S. W.) Patil who showed an enterprising spirit in buying this plot before this area was fully developed.

(5) Road No. 48 should be named after Mr. (S. G.) Keni who has two buildings along this road.

(6) Road No. 49 should be called after Mr. (H. G.) Mhatre who has a building along this road.

We hope that the above suggestions will have a favourable consideration.

Thanking you in anticipation.”

(b) Chief Officer's note, dated 15th October 1929 :—

“This has reference to a proposal to name the roads in the Parsi Colony and surrounding area at Dadar. The six roads referred to in the letter are included in the list attached to the Acting Chief Officer's note, dated September 6th last, printed in Committee Resolution No. 297, dated 18th September 1929. As the roads in this area have been handed over to the Municipality for maintenance, the Committee decided to forward the note to the Municipal Commissioner for disposal. It is suggested that this letter be also forwarded to the Commissioner.”

**Resolved.**—“That the suggestion made by the Chief Officer be approved.”  
No. 354.

9. Re : Claim on account of Land Acquisition Officer's Establishment for 1928-29.

Considered Chief Officer's note, dated 19th October 1929 :—

"A claim of Rs. 51,255-11-9 has been received from Government in the Development Department in respect of the proportionate cost of salaries etc., of the office of the Land Acquisition Officer for the City of Bombay for the year 1928-29 in accordance with the method adopted under Government Resolution, Development Department, No. S.A. 4220, dated 26th October 1921, recorded under Trustees' Resolution No. 644, dated 23rd November 1921. On the basis of the figures for the last four years shown in the margin a provision

Year.	Total cost.	Percentage charged to Trust.	Amount paid by Trust.
1924-25 ...	102'779	25'41	26,116
1925-26 ...	106'318	26'26	27,919
1926-27 ...	106'158	23'08	24,501
1927-28 ...	102'005	24'58	25,073

of Rs. 26,000 was made in the current year's budget out of which Rs. 24,197-14 is only available. The balance of Rs. 27,057-13-9 say Rs. 27,058 is proposed to be met from

the Surplus Cash Balance.

Proportionate share of any further expenditure adjustable in the supplementary accounts of March 1929, if found recoverable, will have to be paid later on."

**RESOLUTION No. 355.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 27,058 being made from the Surplus Cash Balance.

10. Re : Report No. 15, dated 18th October 1929, of the Land Sub-Committee, re: Scheme 29, Nowroji Hill Estate—Plots D1 and D2—request for extension of lease at a reduced rent.

(Ref. C. R. 252/29.)

Considered Report No. 15, dated 18th October 1929, of the Land Sub-Committee :—

"By their Resolution No. 252, dated 27th August 1929, the Committee referred to this Sub-Committee for consideration and report a note by the Acting Chief Officer, dated 22nd July on a request by the tenants of these plots for an extension of their lease for a period of five years at a rent of Rs. 500 per mensem. The Sub-Committee have ascertained that the plots were first let on a ten years' lease from October 1st, 1916, at a rent of Rs. 1,007-5-0 per month and that in 1926 a three years' extension was granted at a rent of Rs. 675. This last mentioned rent is lower, in proportion to the area occupied, than that paid by any of the other tenants in the vicinity. The Sub-Committee cannot, therefore, advise that any further reduction be made. They do recommend, however, that the lease be renewed for a period of five years from the date of the expiration of the old one at a rent of Rs. 675 per month."

M. C. JAVLE,  
Chairman.

**RESOLUTION No. 356.**—Approved and adopted.



11. Re: Report No. 16, dated 18th October 1929, of the Land Sub-Committee re :  
Policy of allowing the erection of tree foot booths.

Considered Report No. 16, dated 18th October 1929, of the Land Sub-Committee :—

“ By their Resolution No. 247, dated August 27th last, the Committee considered an offer of Rs. 3,000 for tapping certain toddy trees and of Rs. 400 for the occupation of 178 sq. yds. of land and decided to accept the offer on condition that no toddy should be sold on the Trust land. Subsequent to the passing of this resolution, the Acting Chief Officer requested the Committee to decide whether a similar condition should be imposed in the case of other lettings of the right to tap trees. The Committee thereupon cancelled their resolution No. 247, and referred to this Sub-Committee for consideration and report the general question of allowing the construction of tree foot booths below trees let for tapping (Committee Resolution No. 294, dated 18th September 1929).

2. The Committee have also forwarded to the Sub-Committee for consideration and report the Chief Officer's note, dated 30th September 1929, in which he supplies information as to the number of trees let for tapping during the last two and the present season and the revenue derived therefrom (Committee Resolution No. 329, dated 16th October 1929).

3. From the information supplied by the Chief Officer, it appears that the trees let for tapping are situate mainly in the north of the Island and that the revenue derived therefrom was Rs. 15,352, in 1927-28, Rs. 14,343 in 1928-29 and that during the current season and up to the date on which letting was suspended pending the receipt of it amounted to Rs. 9,990.

4. The Sub-Committee have given their most careful consideration to the question of policy and have perused the Resolutions Nos. 19 and 60, dated 14th July 1926 and 19th July 1927, respectively, passed by the Board which, it will be noted, refer to “shops” as distinct from “booths”. The Sub-Committee are informed that the Excise Authorities make a distinction between shops and booths, the former being permitted to sell the produce of any number of trees whereas the latter are confined to the sale of the produce of not more than 50 trees.

5. After consultation with the Chief Officer, the Sub-Committee recommend the Committee to (a) continue the present practice of letting trees for tapping and sites for the erection of tree foot booths until the end of the present season and (b) request the Board to decide whether the practice should be continued or not after the close of the present season.”

M. C. JAVLE,  
Chairman.

Proposed by the Chairman, seconded by Mr. Hirjibehedin—

“That the Report No. 16, dated 18th October 1929, of the Land Sub-Committee be approved and adopted.

2. That a copy of the Report be forwarded to the Board with a recommendation that the present practice should be continued.”

*First Amendment.*—Proposed by Mr. Horniman, seconded by Dr. Viegas—

“That the Report No. 16, dated 18th October 1929, of the Land Sub-Committee be approved and adopted.

2. That the Board be recommended that the present practice be discontinued.”

The *Amendment* on being put to the vote was *lost*, there being 5 votes *for* it and 6 votes *against* it.

A poll was demanded by Dr. Viegas.

The following members voted *for* and *against* the *Amendment*—

<i>For</i>	<i>Against.</i>
1. Dr. Viegas.	1. Sir Vasantao.
2. Mr. Jafferbhoy Lalljee	2. Mr. Hoosenally.
3. Mr. Rajabb.	3. Mr. Parker.
4. Mr. Horniman.	4. Dewan Bahadur A. K. Pai.
5. Mr. Subedar.	5. Mr. Hirjibehedin.
	6. Mr. Pandit.
	7. Mr. Neilson.

Thereupon the Chairman declared the *Amendment* *lost*.

*Second Amendment.*—Proposed by Sir Vasantao, seconded by Mr. Hirjibehedin—

“That the Report No. 16, dated 18th October 1929, of the Land Sub-Committee be approved and adopted.

2. That the Board be recommended to rescind their Resolutions No. 19, dated 14th July 1926 and No. 60, dated 19th July 1927.”

The *Amendment* on being put to the vote was *lost* by a large majority.

*Third Amendment.*—Proposed by Mr. Hoosenally, seconded by Dewan Bahadur Pai—

“That the Report No. 16, dated 18th October 1929, of the Land Sub-Committee so far as it relates to the present season be approved and adopted.

2. That the question as to whether the present practice should be continued or not after the close of the present season be referred back to the Land Sub-Committee for a definite recommendation.”

The *Amendment* on being put to the vote was *carried*, there being 5 votes *for* it and 4 votes *against* it.

It was then put to the vote as a Substantive Proposition and there were 6 votes *for* it and 6 votes *against* it.

A poll was demanded by Dr. Viegas—

The following members voted *for* and *against* the *Amendment*—

<i>For</i>	<i>Against.</i>
1. Mr. Hoosenally.	1. Sir Vasantao.
2. Dewan Bahadur Pai.	2. Dr. Viegas.
3. Mr. Jafferbhoy Lalljee.	3. Mr. Parker.
4. „ Rajabb.	4. „ Hirjibehedin.
5. „ Pandit.	5. „ Horniman.
6. „ Neilson.	6. „ Subedar.

Thereupon the Chairman declared that there were 6 votes *for* the proposition and 6 votes *against* it and gave his casting vote *for* the proposition and declared it *carried*.

12. Re: Report No. 14, dated 23rd October 1929, of the Works Sub-Committee  
re: Dadar-Matunga Estate—plot No. 764 F—permission for  
encroachment of bays on the compulsory open spaces.

Considered Report No. 14, dated 23rd October 1929, of the Works Sub-Committee :—

“The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect bays on the compulsory open spaces. It is recommended that the proposed encroachment be allowed on payment of an additional ground rent of Rs. 36 per annum, which is in proportion to the area covered by the encroachment.”

M. C. JAVLE,  
Chairman.

RESOLUTION No. 358.—Approved and adopted.

13. Re: Scheme 60—Naigaum Street, Case No. 100—offer to hand over the  
shed to the Trust.

Considered Chief Officer's note, dated 23rd October 1929 :—

1. “Mr. D. R. Khakhar, the tenant of Case No. 100, requests the Trust to take possession of the corrugated iron shed erected by him as he is unable to pay the ground rent.

2. The Case consists of vacant land admeasuring 168 sq. yds. on which a corrugated iron shed has been built. The rent is Rs. 25 per month in addition to the Municipal taxes of Rs. 22-1-0 per month.

3. The land was originally leased to one Mahadoo Kaloo who had built the shed and absconded leaving arrears. The shed was then transferred to the applicant from 1st April 1928 on his paying up the Trust claim amounting to Rs. 750.

4. Mr. Khakhar left the collection in the hands of Mahadoo Kaloo who returned after the transfer and it appears that Mr. Khakhar was seriously duped by Mahadoo with the result that arrears began to accumulate.

5. As Mr. Khakhar failed to pay up the arrears, a suit was filed against him and a decree was passed requiring the tenant to vacate the premises on 4th June 1929.

6. As there was no possibility of the Trust recovering the amount of claim, if once the shed was removed, Mr. Khakhar was allowed time to raise money but he could not succeed.

7. He was subsequently interviewed by the Estate Agent when he stated that he was unable to pay anything and proposed to hand over the shed to the Trust in lieu of the arrears from 1st September 1929 as his sub-tenants had not paid the rent for September 1929.

8. The arrears to end of August 1929, amount to Rs. 765. The sub-tenants have agreed to be Trust tenants and pay to the Trust rent for September 1929.

9. The gross rent of the shed is about Rs. 95 per month and allowing 10% for vacancies etc. it will fetch about Rs. 85 per month against the rent of Rs. 47-1-0 per month inclusive of Municipal taxes. Thus the Trust will be able to recover over Rs. 35 per month towards the arrears which can be wiped out in 2 years' time. The life of the shed is more than 2 years. The tenant's offer to hand over the shed to the Trust from 1st September 1929 is, therefore, fair and recommended for acceptance.”

*Resolved.*—“That the tenant's offer to hand over the shed to the Trust  
No. 359. from 1st September 1929 be accepted.”

14. Re: Monsoon repair works—Extension of the period of Work Orders.

Considered Chief Officer's note, dated 24th October 1929 :—

"Under Committee's Resolution No. 9 of 4th April 1929, the work of Monsoon repairs was entrusted to the following contractors :—

Name.	Division.	Amount.	Work Order No.
1. Mr. Haji Dada Suleman ...	Parel ...	7,854	35 BK88
2. „ Daya Lakha ...	Agripada ...	6,556	36 „
3. „ T. E. Rangwalla ...	Pydhonie ...	5,539	37 „

The entire work in each case was to be completed by the end of May 1929. Owing, however, to the recent riots and the resultant exodus of labour from the city, it was not possible to complete the work within the stipulated time. The dates on which the work was actually completed by the contractors are given below :—

Name.	Date of completion of work.
1. Mr. Haji Dada Suleman ...	2-8-1929
2. „ Daya Lakha ...	19-7-1929
3. „ T. E. Rangwalla ...	10-6-1929

Under the circumstances, Committee's sanction is requested to the extension of the period to the dates mentioned above."

**RESOLUTION No. 360.—SANCTIONED.**

15. Re: Completion of (i) the remaining work of widening of Byculla Bridge—Scheme No. 69, and (ii) widening of Parel Road between Byculla Bridge and South entrance to Byculla Station—Scheme 47.

Considered Chief Officer's note, dated 24th October 1929 :—

"When the Revised Estimates for 1928-29 and Original Estimates for 1929-30, were prepared, it was anticipated that the western half of the remaining portion of Byculla Bridge as also the western carriage way between Byculla Bridge and the Byculla Station would be completed and paid for during the year 1928-29 and the remaining work of the eastern carriage way would be taken in hand and completed in the year 1929-30. As, however, the approval of the Roads Committee for the final alignment of this road was not received till the end of March 1929, the work had to be started in April 1929 and the whole of the cost for this work will now be required to be paid in the current year instead of partly in 1928-29 and partly in 1929-30.

The total cost to be incurred during this year including the amount to be paid to the Bombay Municipality for asphaltting will be Rs. 1,12,700 and Rs. 13,100 for Scheme 47 and 69 respectively against the budget grants for the current year of Rs. 75,300 and Rs. 5,000 for Scheme 47 and 69 respectively.

The sanction of the Committee is requested for the additional grants of Rs. 37,400 and Rs. 8,100 for Schemes 47 and 69 respectively which may be met from the Surplus Cash Balance."

RESOLUTION No. 361.—Sanctioned subject to the sanction of the Board to budget grants of Rs. 37,400 and Rs. 8,100 being made under Schemes 47 and 69, respectively, from the Surplus Cash Balance.

16. *Re : Report of Financial Transactions for the month of September 1929.*

"Fixed Deposit :—Rupees one and a half lakhs out of a Surplus Cash Balance were placed with the Allahabad Bank Ltd., till 4th November 1929 @ 2½% p a. (vide Finance Sub-Committee Cir. No. 86, dated 23rd September 1929).

Investment of Sinking Fund money } 5% Bombay Improvement Trust debentures of the nominal value of Rs. 1,05,000 of the Loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account."

RESOLUTION No. 362.—RECORDED.

17. *Re : Scheme No. 52—Worli Koliwada.*

(Ref. C. R. No. 305, dated 18th September 1929.)

Considered Chief Officer's note, dated 24th October 1929 :—

"With reference to the Committee's Resolution No. 305, dated 18th September last, I submit herewith a list of the properties acquired giving the information asked for."

Statement of properties acquired, referred to in Chief Officer's note, dated 24th October 1929:--

Serial No.	Case No.	Date of taking possession.	Name of the Claimant.	Area of the Case in Square Yards	Amount awarded to the Claimant.	Amount awarded to the Fazandar as capitalised value of the Fazandari dues.	Amount awarded to the mortgagee if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	559	13-10-21	Badruddin Abdulla Koor ...	783	3,524	...	...	3,524	...	3,524	
2	559A	28-11-21	The Trustees of the Port of Bombay.	10738 4/9	12,100	...	...	12,100	...	12,100	
3	559B	3-10-22	Tribhovandas Varjivandas ...	24159 1/9	60,398	...	...	60,398	...	60,398	Includes 15 other Cases.
4	560	3-8-22	The Municipal Corporation for the City of Bombay.	2004 2/9	11,023	...	...	11,023	...	11,023	
5	561	25-11-27	N. H. Moos, Receiver in Suit No. 4992 of 1922.	5303 8/9	25,490	1,000	...	26,520	...	26,520	Rs. 30 paid to the Government.
6	566A	21-12-21	Bastiao Dooming Kiny ...	49 1/9	145	88	...	234	50	284	Re. 1 paid to Government.
7	566B	27-4-22	Tribhovandas Varjivandas ...	8822	39,695	...	...	39,699	...	39,699	Includes 5 other Cases. Rs. 4 paid to Government.
8	566E	6-12-21	The Executors of the Late Mr. Tribhovandas Varjivandas.	58 8/9	191	...	...	192	...	192	Re. 1 paid to Government.
9	567A	4-12-24	Tribhovandas Varjivandas ...	2989 8/9	2,530	...	...	7,837	575 216	8,538	Includes Cases Nos. 569A, 1078 and 568B. Rs. 8 paid to Government.
10	568B	4-12-24	Do. do. ...	See Case No. 567A							
11	569A	4-12-24	Do. do. ...	Do.							
12	575	3-3-26	P. S. Nunes ...	187	787	195	...	725	257	982	
13	576	3-3-26	Do. ...	52 2/9	42	108	...	170	...	170	} Paid Rs. 20 to the Municipal Commissioner of Bombay.
14	576A	22-8-22	Tribhovandas Varjivandas ...	473 5/9	1,302	...	...	1,302	...	1,302	

15	579	31-10-23	Ramkrishna M. Chonker	...	344 4/9	3,596	161	3,499	1,550	5,706	7,256	
16	580			...	...	...	...	...	...	...	...	...
17	583	20-2-25	P. S. Nunes	...	201	...	135	619	754	...	754	
18	584	16-2-25	Do.	...	264 8/9	...	135	1,372	993	597	1,590	Rs. 83 paid to the Municipal Commissioner of Bombay. Rs. 500 for loss of earnings and cost of removal.
19	588	11-12-22	Kashinath Dadoba	...	109 4/9	819	209	...	438	90	1,028	
20	591	3-4-28	Magdambar Natha	...	158 7/9	559	257	...	715	81	796	
21	594A	2-8-22	Tribhovandas Varjivandas	...	57 6/9	144	...	...	144	...	144	Includes Case No. 594B.
22	594B			...	...	...	...	...	...	...	...	
23	595	24-6-27	John Dooming Kiny	...	102 5/9	663*	107	...	462	308	770	*Deposited with the High Court on 15-8-27.
24	596	24-6-27	Do.	...	288	1,277*	608	...	1,224	146	1,885	{ For Case No. 596 " " 597 Includes Cases Nos. 597, 1096,1097. *Deposited with the High Court on 15-8-27.
25	597			...	...	...	...	...	...	515		
26	598	28-3-23	Francis Jao Kiny and others	...	121 2/9	382	103	...	485	...	485	
27	599	3-11-21	Haji Amirkhan Rajabkhan	...	265 2/9	1,768	134	...	1,128	774	1,902	
28	603A	7-11-21	Abdul Rehman Matai	...	144	303	129	...	432	...	432	
29	603B	19-12-22	Abdul Hussein Fazalali	...	77 7/9	170	141	...	311	...	311	
30	605	16-3-25	Bai Retoo Wd. of Jao Kiny and others.	...	255 7/9	750	221	741	...	...	1,739	Rs. 27 paid to the Municipal Commissioner of Bombay.
31	605A	16-3-25	Bai Retoo Wd. of Jao Pascol Kiny	...	59 3/9	307	...	...	208	100	308	Re. 1 paid to the Municipal Commissioner.
32	607A	29-11-28	Pedro Dooming Kiny	...	63 3/9	227	...	..	190	120	310	Rs. 46.

Serial No.	Case No.	Date of taking possession.	Name of Claimant.	Area of the Case in Square Yards.	Amount awarded to the Claimant.	Amount awarded to the Fazandar as capitalised value of the Fazandari dues.	Amount awarded to the mortgagee if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
33	608	30-8-28	Antony Pedro Kiny ...	264 2/9	21	...	1,219	991	420	1,411	Rs. 171 paid to Mr. N. H. Moos, Receiver in Suit No. 1411 of 1928.
34	609	14-4-21	Ebrahim Mahomed Fitwalla ...	292	1,654	94	...	1,168	580	1,748	
35	610	1-12-24	Dr. A. Boccarro and another ...	646 7/9	136	...	4,549	2,426	2,292	4,718	Includes Cases Nos. 611 and 613. Rs. 33 paid to Government.
36	611										
37	613										
38	617	3-5-29	Retoo Wd. of Jao D'Sylva ...	128 8/9	680	...	...	516	300	831	Rs. 15 cost of removal. Rs. 151 paid to Mr. N. H. Moos in Suit No. 1411 of 1928.
39	619	8-12-24	Luis Kiny and others ...	141 7/9	788*	127	...	532	385	917	Rs. 2 paid to the Municipal Commissioner. *Deposited on 9-12-24.
40	620	19-9-24	Luis Francis Kiny ...	146 1/9	815	133	...	548	400	948	
41	622	22-1-23	Mrs. Marcellina E. D. Sylva ...	516 1/9	7,386	414	...	1,935	5,865	7,800	
42	622A	9-12-21	The Executors of the late Mr. Tribhovandas Varjivandas.	78 1/9	196	...	...	196	...	196	
43	628	10-2-22	Kashinath Hiraji ...	75 4/9	172*	74	...	246	...	246	Rs 20 for rubble stone. *Deposited on 13-2-22.
44	635	15-7-29	Sakharam Gharia. ...	56	.....	.....	189	196	107	303	Rs. 114 paid to Mr. N. H. Moos Receiver in H. C. Suit No. 1411 of 1928.



45	639	16-4-29	Dr. A. Boccarro	...	92 4/9	1,115	.....	.....	358	840	1,198	Re. 1 paid to Government. Rs. 82 paid to Mr. N. H. Moos in Suit No. 1411 of 1928.
46	639A	14-12-21	Tribhovandas Varjivandas	...	26	1	.....	.....	1	.....	1	
47	640	28-3-23	Francis Jao Kiny	...	97	609	97	.....	352	354	(nominal) 706	
48	642	29-11-28	Pedro Dooming Kiny	...	84 3/9	.....	.....	392	316	175	491	
49	643	28-3-23	Francis Jao Kiny & Others	...	85 1/9	489	78	.....	277	290	567	Rs. 99 paid to Mr. N. H. Moos, Receiver in High Court Suit No. 1411 of 1928.
50	643A	2-8-22	Tribhovandas Varjivandas	...	97	267	.....	.....	267	.....	267	
51	645	5-12-21	Do. do.	...	130 2/9	391	.....	.....	391	.....	391	
52	647	15-7-29	Antonio Bashav Kiny	...	352 3/9	1,554	.....	.....	1,409	125	1,554	Cost of removal Rs. 20.
53	647A	2-8-22	Tribhovandas Varjivandas	...	44 1/9	132	.....	.....	132	.....	132	Includes Case No. 1103.
54	647B	23-11-21	Do. do.	...	119 1/9	417	.....	.....	417	.....	417	
55	648	29-11-28	Pedro Dooming Kiny	...	264 6/9	.....	.....	1,210	1,059	310	1,369	Rs. 159 paid to the Receiver in Suit No. 1411 of 1928.
56	649	24-7-29	Jao Antone Kiny & Anr.	...	261 2/9	1,531	.....	.....	1,176	340	1,531	
57	649A			Includes Cases 649A, 649B. Cost of removal Rs. 15.								
58	649B						Cost of removal Rs. 20					
59	651	30-7-29	Jao Antone Manuel D'Souza	...	123	.....		.....	470	492	150	662
60	652	30-7-29	Gustin Jao Kiny and anr.	...	456 8/9	2,252	.....	.....	1,828	600 } 30 }	2,488	House } Cost of removal Shed } Rs. 30. Rs. 236 paid to Mr. N. H. Moos, Receiver in Suit No. 1411 of 1928.
61	656	1-10-29	Bilsha Shanwar	...	63 4/9	.....	.....	.....	.....	.....	414	

Serial No.	Case No.	Date of taking possession.	Name of the Claimant.	Area of the Case in Square Yards.	Amount awarded to the Claimant.	Amount awarded to the Fazandar as capitalised value of the Fazandari dues.	Amount awarded to the mortgagees if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
62	657	11-8-22	Tribhovandas Varjivandas	... 26 4/9	79	.....	.....	79	.....	79	Includes Case No. 1101.
63	662	8-12-24	Salemahomed Ebrahim and Anr.	... 101 1/9	499	96	.....	405	190	595	House.
64	663	12-12-21	Khoja Esmailbhai Mahomed	... 212 7/9	688*	110	.....	798	.....	798	*Deposited on 26-9-23.
65	666	7-11-21	Merwanji Dadabhoy	... 16 4/9	43	48	.....	91	.....	91	
66	666A	11-8-22	Tribhovandas Varjivandas	... 102 7/9	411	.....	.....	411	.....	411	
67	669	8-4-21	Allabux Somji Dossa	... 204 6/9	1,515	101	.....	1,023	593	1,616	House demolished, in the year 192
68	670	1-10-27	Atmaram Appa	... 91 6/9	.....	101	835	Rental	basis	936	
69	672	27-6-28	Allabux Somji	... 480 8/9	2,505	165	.....	1,863	807	2,670	Two Structures.
70	673	24-1-29	The Late Mr. Enas Henriques	... 62 4/9	407	.....	.....	250	278	528	Rs. 121 paid to Mr. N. H. Moos, Receiver in Suit No. 1411 of 1928.
71	675	23-7-29	Manoon Marie Wd. of Pascol Baptista Kiny.	186 1/9	546	.....	263	651	300	971	Cost of removal Rs. 20. Rs. 162 paid to Mr. N. H. Moos Receiver in Suit No. 1411 of 1928.
72	677A	23-11-21	P. S. Nunes	... 70 1/9	193	.....	.....	193	.....	193	
73	678	22-10-25	Tukaram Raghoba	... 95 4/9	80	108	239	334	100	434	House demolished in September 1927. Rs. 7 paid to the Municipal Commissioner of Bombay.

74	679	22-10-25	Tukaram Raghoba	...	56 8/9	35	89	103	199	30	229	Shed demolished in September, 1927. Rs. 2 paid to the Municipal Commissioner of Bombay.
75	685	9-11-21	The Executors of the late Mr. Tribhovandas Varjivandas,		94 7/9	261	.....	.....	261	.....	261	
76	694	24-5-29	Bilsha Shanwar	...	110 2/9	113	.....	114	331	.....	331	Rs. 104 paid to Mr. N. H. Moos Receiver in Suit No. 1411 of 1928. Rs. 111 paid to Mr. N. H. Moos Receiver in Suit No. 1411 of 1928.
77	709	23-7-29	Pascoal Baptista Kiny	...	83 7/9	.....	.....	382	293	200	493	
78	719	29-11-27	P. S. Nunes	...	121 4/9	558	144	.....	425	277	702	
79	722	5-2-26	Ebrahimkhan Maomed Fitwalla	...	391	1,943	221	.....	1,564	600	2,164	
80	722A	6-4-21	Tribhovandas Varjivandas	...	239 6/9	599	...	...	599	...	599	
81	724	27-9-29	Sheik Dawood Sheik Karim	...	36 3/9	...	...	...	...	...	344	
82	726	1-10-27	Atmaram Appa	...	63 7/9	...	92	197	239	50	289	Shed demolished in the year 1929. House Do
83	730	28-3-28	Joseph Gonselves	...	87 2/9	208	119	50	327	50	377	
84	731	21-10-21	Bhau Trimbak Chawan	...	44 1/9	172	54	...	166	60	226	Shed.
85	732	1-10-27	Atmaram Appa	...	103 3/9	...	105	403	388	120	508	
86	735	1-10-27	Do.	...	75 8/9	...	91	284	285	90	375	
87	740	16-5-22	Rahimbhai Dhanji Ruga	...	123 3/9	3,970	94	...	Rental Basis		4,064	
88	743A	3-10-22	Tribhovandas Varjivandas	...	...	...	...	...	with Case No. 559 B etc.			
89	745	16-5-22	Rahimbhoy Dhanji Ruga	...	224 2/9	649	196	...	858	...	858	Rs. 13 paid to Municipal Commissioner for land occupied by the stand pipe.
90	746	16-5-22	Do.	...	20 7/9							

Serial No.	Case No.	Date of taking possession.	Name of the Claimant.	Area of the Case in Square Yards.	Amount awarded to the Claimant	Amount awarded to the Fazandar as capitalised value of the Fazandari dues.	Amount awarded to the mortgagee if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
91	748	9-12-21	Mahomed Nuruddin ...	45 2/9	103	55	...	158	...	158	
92	749	9-12-21	Do. ...	313 3/9	1,473	27	...	1,410	90	1,500	
93	754	3-10-22	Tribhovandas Varjivandas ...	...	...	...	...	with Case No. 559 B etc.			
94	755	Do.	Do. ...	...	...	...	...	with Case No. 559 B etc.			
95	761	5-12-21	Varjivandas Madhavdas and another	200 4/9	702	...	...	702	...	702	
96	768	15-8-29	Jagannath Jeevram ...	144	507	...	...	...	125	629	Rs. 122 paid to Mr. N. H Moos, Receiver in Suit No. 1411 of 1928.
97	770	1-10-27	Atmaram Appa ...	156 7/9	...	202	1,172	Rental Basis.		1,374	
98	771	Do.	Do. ...	26 4/9	...	85	8	93	...	93	
99	779	14-4-21	Rahimbhai Dhanji Ruga ...	102 2/9	345	79	...	384	...	424	Rs. 40 for plinth.
100	784	2-8-22	Tribhovandas Varjivandas ...	117 5/9	353	...	...	353	...	353	
101	788	24-3-22	Mahomed Nuruddin ...	161 2/9	578	97	...	675	30	705	
102	789	8-12-24	Saleh Mahomed Ebrahim and another	92 8/9	424	24	...	418	30	448	Shed, Demolished in 1929.
103	798	23-10-22	Abdul Husein Mulla Fazalalu ...	159 3/9	1,652	263	1,459	Rental Basis		3,374	
104	800	24-3-22	Khadia Jairam ...	91 5/9	300*	91	...	321	70	391	Shed.
105	803	3-10-22	Tribhovandas Varjivandas ...	...	...	...	...	with Case No. 559 B etc.			*Deposited on 24-9-23.

106	804	3-10-22	Tribhovandas Varjivandas	...	...	...	...	with Case No. 559 B etc.				
107	806	Do.	Do.	...	...	...	...	with Case No. 559 B etc.				
108	807	5-2-23	Do.	...	271 2/9	271	...	...	271	...	.271	
109	809	26-4-21	Pandoo Hoola	...	57 1/9	348*	59	...	257	150	407	*Deposited on 26-4-21.
110	811	24-3-22	Mahomed Nuruddin	...	196 5/9	2,225	27	...	884	1,368	2,252	House.
111	813	8-3-22	Tribhovandas Varjivandas	...	252 8/9	885	...	...	885	...	885	
112	813A	20-9-22	Do.	...	14 1/9	28	...	...	28	...	28	
113	814	3-10-22	Do.	...	...	...	...	with Case No. 559 B etc.				
114	815	Do.	Do.	...	...	...	...	with Case No. 559 B etc.				
115	816	Do.	Do.	...	...	...	...	with Case No. 559 B etc.				
116	816A	Do.	Do.	...	...	...	...	with Case No. 559 B etc.				
117	822	24-8-22	Khoja Esmail Bhimji	...	54 6/9	246	68	...	205	109	314	House.
118	831	Do.	Gulam Husein Allarkhia and another	...	95 8/9	474*	86	...	360	200	560	House. demolished on 11-8-26. *Deposited on 14-10-22.
119	837	Do.	Mahomed Nuruddin	...	140	1,504	47	...	630	921	1,551	House.
120	838	Do.	Khoja Esmail Bhimji...	...	31 7/9	56	55	...	111	...	111	
121	846	24-3-21	The late Mr. Tribhovandas Varjivandas Fazandar.	...	48 1/9	243	...	...	168	75	243	Shed.
122	850	24-3-22	Hari Bholia and Raghunath Bholia	...	83 5/9	317*	80	...	292	105	397	House. *No remark for date of payment.
123	851	11-8-22	Tribhovandas Varjivandas	...	82 1/3	288	...	...	288	...	288	
124	855	24-3-22	Bai Sher Banu wife of Gulamhusein Allarkhia and another.	...	72 7/9	546*	82	...	328	300	628	House. *Deposited on 16-10-22.
125	856	5-2-23	Tribhovandas Varjivandas	...	152 6/9	649	...	...	649	...	649	

Serial No.	Case No.	Date of taking possession.	Name of the Claimant.	Area of the Case in Square Yards.	Amount awarded to the Claimant.		Amount awarded to the mortgagor if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.	
					Rs.	Rs.						
126	858	2-8-22	Tribhovandas Varjivandas	...	7 3/9	10	...	10	...	10		
127	859	3-10-22	Do.	...			with Case No. 559 B.					
128	871	30-7-25	Hari Mahadu	...	120	.....	121	476*	420	180	600	House. *Deposited on 6-8-25. Rs. 3 paid to the Municipal Commissioner of Bombay.
129	875	24-3-22	Govind Kamla	...	148 8/9	452*	149	...	521	80	601	Shed. *No remark for the date of payment.
130	878	5-2-23	Tribhovandas Varjivandas	...	394 1/9	1,423	.....	...	1,423	...	1,423	Includes Case No. 880.
131	879A	5-2-23	Do.	...	478 3/9	1,674	.....	...	1,674	...	1,674	
132	880	5-2-23	Do.	...			with Case No. 878					
133	882	24-3-22	Manik Dharma Patel	...	149 4/9	672*	.....	...	672	...	672	*No remark for the date of payment.
134	883	5-2-23	Tribhovandas Varjivandas	...	100 5/9	263	.....	...	263	...	263	
135	883A	5-2-23	Do. do.	...	25	75	.....	...	75	...	75	
136	884	1-3-23	Do. do.	...	178 4/9	625	.....	...	625	...	625	
137	888	25-1-22	Simao Chakoo	...	153 7/9	461*	.....	...	431	...	431	*Deposited on 26-1-22.
138	888A	14-12-21	Tribhovandas Varjivandas	...	117	351	.....	...	351	...	351	
139	895	13-7-22	Do. do.	...	102	459	.....	...	459	...	459	
140	897	23-11-21	Rahimtoola Allana	...	300 1/9	900	450	...	1,350	...	1,350	

141	899	2-8-22	Tribhovandas Varjivandas	...	96 1/9	312	...	...	312	...	312	
142	906	28-3-23	The Executors of the late Mr. Tribhovandas Varjivandas.	Mr. Tri-	581 1/9	2,324	.....	...	2,324	...	2,324	
143	917A	7-2-23	Tribhovandas Varjivandas	...	33 7/9	101	...	...	101	...	101	
144	921A	5-2-23	Do. do.	...	66 7/9	184	...	...	184	...	184	
145	933	24-3-22	Rahimtulla Allana	...	796 1/9	1,891	946	...	2,687	...	2,837	Rs. 50 for cocoanut trees and Rs. 100 for the unfinished privy and the plinth.
146	944A	7-2-23	Tribhovandas Varjivandas	...	17 7/9	71	...	...	71	...	71	
147	952	7-2-23	Do. do.	...	58 6/9	176	...	...	176	...	176	
148	955	7-2-23	Do. do.	...	113 3/9	340	...	...	340	...	340	
149	956	7-2-23	Do. do.	...	646/9	194	...	...	194	...	194	
150	965	1-10-27	Atmaram Appa	...	75 4/9	...	100	1,156	Rental basis	...	1,256	
151	975A	20-9-22	Tribhovandas Varjivandas	...	21 2/9	64	...	...	64	...	64	
152	982	7-12-21	Shrawan Pandu & Mankubai widow of Bhawania Pandu.	...	88 3/9	279	74	...	353	...	353	
153	988	2-8-22	Tribhovandas Varjivandas	...	59 4/9	178	...	...	178	...	178	
154	994	29-11-28	Abubakar Rabna	...	424 3/9	...	...	1,802	1,562	260	1,822	
155	997	23-12-21	Tribhovandas Varjivandas	...	102615 7/9	1,66,751	1,66,751	...	3,32,752	750	3,33,502	Includes 12 Cases.
156	998	23-12-21	Do. do.	...	...	...	...	...	with Case No. 997.	...	...	
157	1001	20-9-22	Do. do.	...	8 4/9	17	...	...	17	...	17	
158	1009	2-8-22	Do. do.	...	51 1/9	243	...	...	243	...	243	

Serial No.	Case No.	Date of taking possession.	Name of the Claimant.	Area of the Case in Square Yards.	Amount awarded to the Claimant.	Amount awarded to the Fazandar as the Fazandar's capitalised value of the Fazandari dues.	Amount awarded to the mortgagee if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
195	1103	2-8-22	Tribhovandas Varjivandas	...	...	...	...	...	...	...	with Case No. 647A.
196	1105	13-7-22	Do.	159 6/9	519	...	...	519	...	519	
197	1106	Do.	Do.	101 3/9	304	...	...	304	...	304	
198	1108	Do.	Do.	72 6/9	200	...	...	200	...	200	
199	1109	Do.	Do.	24 2/9	61	...	...	61	...	61	
200	1111	23-2-22	The Late Mr. Tribhovandas Varjivandas.	123 6/9	309	...	...	309	...	309	
201	1112	23-2-22	Do.	101 3/9	279	...	...	279	...	279	
202	1113	Do.	Do.	150 8/9	604	...	...	604	...	604	
203	1115	Do.	Do.	107 5/9	269	...	...	269	...	269	
204	1116	Do.	Do.	248 4/9	497	...	...	497	...	497	
205	1117	20-9-22	Tribhovandas Varjivandas	124 7/9	312	...	...	312	...	312	
206	1120	23-2-22	The late Mr. Tribhovandas Varjivandas.	124 6/9	374	...	...	374	...	374	
207	1121	25-7-22	Tribhovandas Varjivandas	145	435	...	...	435	...	435	
208	1122	20-7-22	Do.	87 7/9	220	...	...	220	...	220	
209	1123	Do.	Do.	62 2/9	194	...	...	194	...	194	



175	1076C	27-4-22	Do.	do.	...						with Case No. 566 B	
176	1076D	27-4-22	Do.	do.	...						with Case No. 566 B	
177	1076E	8-6-22	The Executors of the late Mr. Tribhovandas Vajivandas			142 2/9	640	...	...	640	...	640
178	1076F	7-2-23	Do.		...	128	512	...	...	512	...	512
179	1077	23-12-21	Do.		...	...	...	...	...		with Case No. 997.	
180	1078	4-12-24	Do.		...	...	...	...	...		with Case No. 567A.	
181	1079	20-9-22	Tribhovandas Vajivandas.			44	99	...	...	99	...	99
182	1080	20-7-22	Do.		...	48 8/9	159	...	...	159	...	159
183	1081	22-8-22	Do.		...	...	...	...	...		with Case No. 596A.	
184	1082	1-12-21	The Executors of the late Mr. Tribhovandas Varjivandas.			230 8/9	981	...	...	981	...	981
185	1082A	7-2-23	Tribhovandas Varjivandas			35 7/9	152	...	...	152	...	152
186	1083	22-8-22	Do.		...	...	...	...	...		with Case No. 576A.	
187	1089	23-2-22	The Late Mr. Tribhovandas Varjivandas.			604 1/9	1,510	...	...	1,510	...	1,510
188	1090	20-7-22	Tribhovandas Varjivandas			16 6/9	42	...	...	42	...	42
189	1092	13-7-22	Do.		...	74 6/9	243	...	...	243	...	243
190	1096	24-6-27	John Dooming Kiny			...	...	...	...		with Case No. 596.	
191	1097	24-6-27	Do.		...	...	...	...	...		with Case No. 596.	
192	1099	20-7-22	Tribhovandas Varjivandas			155 7/9	545	...	...	545	...	545
193	1100	Do.	Do.		...	21 2/3	65	...	...	65	...	65
194	1101	11-8-22	Do.		...	...	...	...	...		with Case No. 657.	

Rs. 57 for two claimants, but no date for the payment.

Serial No.	Case No.	Date of taking possession.	Name of the Claimant	Area of the Case in Square Yards.	Amount awarded to the Claimant	Amount awarded to the Fazandar as capitalised value of the Fazandari dues.	Amount awarded to the mortgagee if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
159	1015	23-12-21	Tribhovandas Varjivandas	...							with Case No. 997
160	1036	19-12-21	Sowar Gaffar	48 2/9	88	57	...	146	...	146	
161	1036A	2-8-22	Tribhovandas Varjivandas	42 4/9	127	...	...	127	...	127	
162	1040	29-11-28	Abubakar Rabna	...							with Case No. 994
163	1041A	20-9-22	Tribhovandas Varjivandas	25 1/9	63	...	...	63	...	63	House demolished in the year 1929.
164	1043	11-8-22	Do. do.	57 6/9	144	...	...	144	...	144	Includes Case No. 1044.
165	1044	11-8-22	Do. do.	...			...				with Case No. 1043.
166	1052A	20-9-22	Do. do.	30 3/9	68	...	...	61	...	61	
167	1056A	23-12-21	Do. do.	...							with Case No. 997
168	1069A	3-10-22	Do. do.	...							with Case No. 559 B
169	1069B	3-10-22	Do. do.	...							with Case No. 559 B
170	1069C	3-10-22	Do. do.	...							with Case No. 559 B
171	1075	23-11-21	Do. do.	320	1,598	...	...	1,600	...	1,600	Rs. 2 paid to Govt.
172	1076	27-4-22	Do. do.	...							with Case No. 566 B
173	1076A	27-4-22	Do. do.	...							with Case No. 566 B
174	1076B	27-4-22	Do. do.	...							with Case No. 566 B

210	1124	8-11-21	The Executors of the late Mr. Tribhovandas Varjivandas.	Tri...	57 2/9	115	...	...	115	...	115
211	1125	25-7-22	Tribhovandas Varjivandas	...	58	174	...	...	174	...	174
212	1127	20-7-22	Do.	...	82	266	...	...	266	...	266
213	1128	25-7-22	Do.	...	106 3/9	281	...	...	281	...	281
214	1130	2-8-22	Do.	...	248 8/9	249	...	...	249	...	249
215	1131	Do.	Do.	...	959 8/9	2,400	...	...	2,400	...	2,400
216	1132	25-7-22	Do.	...	231 5/9	695	...	...	695	...	695
217	1133	20-7-22	Do.	...	1463 7/9	4,391	...	...	4,391	...	4,391
218	1134	12-8-22	Do.	...	293 3/9	660	...	...	660	...	660
219	1135	25-7-22	Do.	...	142 4/9	427	...	...	427	...	427
220	1136	20-7-22	Do.	...	82	220	...	...	205	...	220
221	1137	7-2-23	Do.	...	491 1/9	1,965	...	...	1,965	...	1,965
222	1138	7-2-23	Do.	...							
223	1139	25-7-22	Do.	...	60	150	...	...	150	...	150
224	1140	20-7-22	Do.	...	68	204	...	...	204	...	204
225	1143	25-7-22	Do.	...	65	163	...	...	163	...	163
226	1145	25-7-22	Do.	...	217 2/9	652	...	...	652	...	652
227	1146	12-8-22	Do.	...	452 5/9	1,018	...	...	1,018	...	1,018
228	1147	Do.	Do.	...	513 7/9	193	...	...	193	...	193
229	1148	28-3-23	The Executors of the late Mr. Tribhovandas Varjivandas.	Tri...	471 2/9	1,758	...	...	1,758	...	1,758
230	1148A	1-3-23	Ramji Nasuji Worlikar	...	114 6/9	267	77	...	344	...	344

Rs. 15 for a Brab tree.

Includes Case No. 1138.

with Case No. 1137.

Serial No.	Case No.	Date of taking possession.	Name of Claimant.	Area of the Case in Square Yards.	Amount awarded to the Claimant.	Amount awarded to the Fazandar as capitalised value of the Fazandari dues.	Amount awarded to the mortgagee if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
231	1149	12-8-22	Tribhovandas Varjivandas	140 4/9	386	...	...	386	...	386	
232	1152	12-8-22	Do.	590 2/9	2,066	...	...	2,066	...	2,066	
233	1155	Do.	Do.	115 5/9	289	...	...	289	...	289	
234	1156	Do.	Do.	121 8/9	305	...	...	305	...	305	
235	1157	11-8-22	Do.	85 5/9	257	...	...	257	...	257	
236	1159	12-7-22	Do.	237 6/7	654	...	...	654	...	654	
237	1160	11-8-22	Do.	46 3/9	139	...	...	139	...	139	
238	1161	13-7-22	Do.	48 5/9	146	...	...	146	...	146	
239	1162	22-8-22	Do.	135 3/9	474	...	...	474	...	474	
240	1162A	22-8-22	Do.	69 3/9	208	...	...	208	...	208	
241	1162B	22-8-22	Do.	85 2/9	277	...	...	277	...	277	
242	1162C	Do.	Do.	120 4/9	361	...	...	361	...	361	
243	1162D	Do.	Do.	88 4/9	265	...	...	265	...	265	
244	1163	25-7-22	Do.	295 8/9	888	...	...	888	...	888	
245	1165	11-8-22	Do.	120 8/9	363	...	...	363	...	363	
246	1165A	28-3-23	Do.	81 3/9	244	...	...	244	...	244	

247	1166	13-7-22	Tribhovandas Varjivandas	...	114	342	...	...	342	...	342	
248	1167	22-8-22	Do.	...	173 2/9	480	...	...	480	...	480	Includes Case No. 1167A.
249	1167A	Do.	Do.	...					with Case No. 1167.			
250	1167B	Do.	Do.	...	70 4/9	211	...	...	211	...	211	
251	1168	Do.	Do.	...	410 8/9	1,212	...	...	1,212	...	1,212	
252	1169	Do.	Do.	...	110	330	...	...	330	...	330	
253	1171	Do.	Do.	...	233 5/9	817	...	...	817	...	817	
254	1172	11-8-22	Do.	...	39 1/9	117	...	...	117	...	117	
255	1173	12-8-22	Do.	...	10	20	...	...	20	...	20	
256	1174	23-12-21	Do.	...					with Case No. 997.			
257	1175	Do.	Do.	...					Do.			
258	1177	Do.	Do.	...					Do.			
259	1177	13-7-22	Do.	...	78 2/9	235	...	...	235	...	235	
260	1178	18-7-22	Do.	...	47 6/9	122	45	...	167	...	167	
261	1179	12-8-22	Do.	...	64 4/9	113	...	...	113	...	113	
262	1180	13-7-22	Do.	...	126	410	...	...	410	...	410	
263	1181	22-8-22	Do.	...	134 4/9	336	...	...	336	...	336	
264	1182	13-7-22	Do.	...	109 4/9	301	...	...	301	...	301	
265	1183	23-12-21	Do.	...					with Case No. 997.			
266	1184	13-7-22	Do.	...	103 4/9	284	...	...	284	...	284	

Serial No.	Case No.	Date of taking possession.	Name of the Claimant.	Area of the Case in Square Yards	Amount awarded to the Claimant.	Amount awarded to the Fazandar as capitalised value of the Fazandari dues.	Amount awarded to the mortgagee if any.	Amount awarded for the land.	Amount awarded for the structure.	Total amount of Land Acquisition Officer's Award.	Remarks.
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
267	1185	13-7-22	Tribhovandas Varjivandas	...	403 5/9	101	...	...	101	...	101
268	1186	20-9-22	Do. do.	...	215 7/9	755	...	...	755	...	755
269	1187	12-8-22	Do. do.	...	44	132	...	...	132	...	132
270	1188	22-8-22	Do. do.	...	195 5/9	489	...	...	489	...	489
271	1190	20-9-22	Do. do.	...	174 2/9	610	...	...	610	...	610
272	1191	13-7-22	Do. do.	...	105	289	...	...	289	...	289
273	1192	23-12-21	Do. do.	...							with Case No. 997.
274	1193	23-12-21	Do. do.	...							Do.
275	1194	Do.	Do. do.	...							Do.
276	1196	22-8-22	Do. do.	...	72 2/9	163	...	...	163	...	163
277	1197	Do.	Do. do.	...	119 1/9	298	...	...	298	...	298
278	1198	Do.	Do. do.	...	46 2/9	116	...	...	116	...	116
279	1199	Do.	Do. do.	...	2652 4/9	2,652	...	...	2,652	...	2,652
280	1200	23-12-21	Do. do.	...							with Case No. 997
281	1201	3-10-22	Do. do.	...							with Case No. 559B

**RESOLUTION No. 363.**—Referred to the Land Sub-Committee for consideration and report.

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18. This item was a notice of motion by Dewan Bahadur A. K. Pai, *re* : disposal of all acquisition cases.

It dropped as Dewan Bahadur A. K. Pai did not wish to move it.

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19. This item was a notice of motion by Mr. Neilson, *re* : storm water drainage in connection with Sewri-Wadala scheme.

It dropped as Mr. Neilson did not wish to move it.

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20. The following documents were executed :—

(1) *Debentures of 5½% Loan of 1929—*

- (i) Fifty debentures in favour of The Central Bank of India, Ltd., for Rs. 12,50,000.
- (ii) Fifty Debentures in favour of The Bank of India Ltd., for Rs. 12,50,000.

(2) *Lease & Counterpart to—*

- (i) Mr. Prahladrai Ramjidass *re* : Plot No. 95, Gamdevi Estate.
- (ii) Mr. Samaldas Purbhoodas Kothari & others *re* : Plot No. 4, Dadar-Matunga Estate.
- (iii) Mr. Ramzanally Salehmahomed *re* : Plot No. 40, Suparibaug Estate.
- (iv) Mr. Muncherji Pallonji Contractor & others *re* : Plots Nos. 39 & 40, West Chaupati Estate.

(3) *Agreement for building lease by—*

- (i) Bai Manijeh Jal Daruwala *re* : Plot No. 764B, Dadar-Matunga Estate.
- (ii) Mr. Rajaram Jagannath Khot *re* : Plot No. 173, Dadar-Matunga Estate.

(4) *Agreement by—*

- (i) Messrs. Madhavlal & Coy, Ltd., for the supply of Bengal Steam Coal during the year 1929-30.
- (ii) Mr. Meherali Haji Jetha for the supply of petty stores during the year 1929-30.

(5) *Acceptance of application for building lease by—*

- (i) Mr. Jetharam Tulsidas *re* : Plot No. 216, Suparibaug Estate.
- (ii) Mr. Dorab Jamsedji Panday & another *re* : Plots Nos. 11 & 12 Naigaum Estate, Scheme 60.

(6) *License & Duplicate to Mr. Prahladrai Ramjidass permitting the user of the building on Plot No. 95, Gamdevi Estate for a lying-in-Hospital.*

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21. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders                   do.                   do.                   do.
3. Sale of Materials           do.                   do.                   do.
4. Charge receipts of roads, etc., handed over to the Municipality.
5. Service agreements entered into by the Chief Officer under section 22(1) of the Act.
6. Agreement entered into by the Chief Officer, under Section 22(1) of the Act, with the Bombay Telephone Co., for rental of telephone No. 25081 for one year ending 14th October 1930.
7. Statement for the quarter ending 30th September 1929 of plots etc., handed over to the charge of tenants :—

Estate.			Plot No.	Date.	Remarks.
Dadar-Matunga	...	...	582	5-9-29	
Nowroji Hill	...	...	97	12-9-29	
Parel Road South	...	...	15	25-9-29	
Scheme 47	...	...	Case 88	25-9-29	



# Bombay Improvement Trust.

ESPLANADE ROAD,

*Bombay, 12th November 1929.*

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. R. D. BELL, C.I.E., I.C.S.
  4. MR. W. DILLON, I.C.S.
  5. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  6. MR. B. G. HORNIMAN.
  7. MR. KHURSHED FRAMJI NARIMAN, B.A., LL.B., M.L.C.
  8. MR. MAHOMED UMMER RAJABB.
  9. MR. MANU SUBEDAR.
  10. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  11. SIR VASANTRAO ANANDRAO DABHOLKAR, Kt., C.B.E., M.L.C.
  12. DR. A. G. VIEGAS, L.M. & S.
  13. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.  
MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.

The minutes of the meeting held on the 29th October 1929 were signed.

1. Re : General Administrative Service for the Bombay Municipal Corporation and the Board of Trustees for the Improvement of the City of Bombay.

Considered letter No. 6773, dated 29th October 1929, from the Municipal Secretary :—

“ I have the honour to state that Mr. N. D. Mehta, the Retrenchment and Reforms Adviser appointed by the Corporation, has submitted a scheme for the formation of a general administrative service for the Corporation. In view of the impending amalgamation of the Improvement Trust with the Municipality, Mr. Mehta, in his report, has dealt with certain appointments at present under the Board and has virtually submitted a joint scheme for the administrative service under the Corporation and Board of the Trustees. The scheme is under the consideration of the Retrenchment and Reforms Enquiry Committee. As the

Improvement Trust are also interested in the matter, the Committee are anxious to have the views of the Improvements Committee on the subject. I am therefore desired to forward herewith a copy of a letter from the Retrenchment and Reforms Adviser No. R. & R. 46, dated the 23rd August 1929, embodying the scheme and to request that you will be so good as to place the same before the Improvements Committee at their next meeting and favour me with the views of that Committee at an early date in order to enable me to place the same before the Retrenchment Committee in time for their consideration."

*Copy of letter from the Retrenchment and Reforms Adviser, No. R. and R. 46, dated the 23rd August 1929, referred to above :—*

"With reference to item No. 1 (2) of the programmes of my work sanctioned under Corporation Resolution No. 10494, dated 18th February 1929, I have the honour to submit herewith my report on the formation of the administrative service under the Bombay Corporation and the Board of Trustees for the City Improvement, and to request that you will put it before the Retrenchment and Reforms Enquiry Committee for early disposal."

**Formation of General Administrative service for the Bombay Municipal Corporation and the Board of Trustees for the Improvement of the City of Bombay :—**

*"(1) Necessity for the formation of regular Municipal Services.*

The constitution of the Bombay Corporation and the Board of Trustees for the City Improvement has been materially altered in the Post-Reform period. By the Bombay Municipal Amending Acts VI of 1922, VIII, IX, and X of 1928, the constitution of the Bombay Corporation has been widely democratized and there is a further tendency to give wider franchise to the people. Similarly, the old City Improvement Act, 1898, was replaced by the Trust Transfer Act, 1925, and the control of the Trust was transferred to the Bombay Corporation. The Official Chairman of the Trust was replaced by a Chief Officer the power of whose appointment was delegated to the Board of Trustees. But the organisation of the Municipal and Trust service, which is the backbone of the civic administration and which is an instrument devised to translate into action the policies, which may be enunciated by the Corporation, or the Board of Trustees, has not developed with equal pace. No doubt, the Corporation and Trust officers and servants are handsomely paid and their Pension and Provident Fund benefits are in some respects higher than those of Government servants of similar rank and status. My criticism is based not against their pay and privileges, but against the defective system of recruitment for higher services.

After the passing of the Government of India Act, 1919, the Imperial Government have put their services on a sound basis, and appointed a Public Service Commission who are the initial advisers in the matter of recruitment to All India services or to special posts under the control of the Government of India. The next step is the constitution of a Public Service Commission for each of the Governor's Provinces under whose advice and guidance new recruits to Provincial Services will be selected. A few days ago I learnt that the Madras Government have actually enacted an Act for the establishment of the Provincial Public Service Commission and Bombay will follow suit. The Municipal Commissioner has recently undertaken a reform scheme for the recruitment of the Ministerial or clerical service in consultation with his departmental Officers, and I hope this subordinate service will be put on a sound basis both in the matter of initial recruitment and promotion. Similarly the proposals for the reorganization of the Engineering Department settled by the Retrenchment and Reforms Advisory Committee in consultation with the Municipal Commissioner and myself, will, if accepted, improve the prospects of the Engineering Service in all its branches.

*(2) Defects in the present system of recruitment to higher administrative posts.*

The administrative posts in the Corporation service are not properly classified. There are detached posts carrying various time scales of pay. Vacancies are sometimes filled up by promotion from the rank and file of subordinate staff, whose initial recruitment was based on qualifications requisite for efficient clerical service only and not for administrative service which requires considerable initiative and organizing capacity. On some occasions, applica-

tions are invited by public notice, and if an outsider is selected, the senior subordinate servants feel that their claims are neglected, although they should know that superior posts were not originally intended for clerical service. If the outsider to a detached post has not got sufficient Municipal administrative experience, he has to be trained up by his departmental head.

Again there is no career for a young man of exceptional academical distinctions. If he is fortunate in securing a higher job, he has to remain in the maximum stage of his time scale post, and has no definite prospects for securing higher posts inasmuch as the latter are not graded under certain classes. These defects were pointed out by me in April 1926 to the then Municipal Commissioner, Mr. Clayton, while submitting my proposals for filling up the posts of Deputy Assessor on the retirement of Mr. Kazi Abdul Razak. Mr. Clayton agreed with me that one or two probationers should be recruited on a higher scale with a definite career. I thought over the problem and on 29th May 1926 I submitted an outline for the formation of the General Administrative service both for the Corporation and the Board of Trustees. I pointed out therein as under :

'Under the existing arrangement, all appointments over Rs. 500 are in the gift of the Corporation and the selection is made out of nominees whose names are proposed in accordance with the special rules sanctioned under Corporation Resolution No. 9017, dated the 8th December 1924. I have nothing to say against the procedure of selection by the Corporation, but it is now high time to recognize that our administrative service should not consist of mere detached posts of varying scales of pay and that at the same time mere seniority and efficiency in the clerical service should not be considered as sufficient qualification for holding an administrative post. Those members of the present subordinate service who have shown special aptitude for an administrative post may aspire for special selection but there should be a clear line of demarcation between clerical service and administrative service. It may be pointed out that the post of Deputy Municipal Commissioner which carries the statutory pay of Rs. 1,200 minimum—Rs. 1,500 maximum (Section 58 of the Act) and that of the Chief Officer of the City Improvement Trust, minimum Rs. 2,000, maximum Rs. 3,000 (Section 27 of the Bombay Act, XVI of 1925) are now the highest prize appointments within the gift of the Corporation and the Board of Trustees in the administrative section of Municipal and Trust service, respectively. There are in all at present 8 lower administrative posts carrying maximum pay of Rs. 500 and 12 upper division posts carrying pay from above Rs. 500 and rising upto Rs. 1,800 under the control of the Corporation. Similarly, the Board of Trustees for the City Improvement Trust has under its control eleven posts ranging from Rs. 450 to Rs. 3,500. In Government service, administrative appointments now fall under two important categories : All-India appointments held by members of the I. C. S. and Provincial Service (executive branch) held by Deputy Collectors. The subjoined table shows the present time scale of I. C. S., and Bombay Civil Service pay :—

All India I.C.S.		Bombay Provincial Service (Executive Branch).	
Year of service	Junior.	Senior.	2nd grade. (300-500-550-650)
1st	450	...	300
2nd	500	...	320
3rd	550	...	340
4th	600	...	360
5th	650	1000 in any earliest year.	380
6th	700	1050	400

All India (I.C.S.)			Bombay Provincial Service (Executive Branch).		
Year of service.			Junior.	Senior.	2nd grade 300-50-500- $\frac{50}{2}$ -650
7th	...	...	750	1,100	550
8th	...	...	800	1,150	600
9th	...	...	900	1,200	600
10th	...	...	1,000	1,275	650
11th	...	...	1,100	1,350	N. B. If he secures the place in case of vacancy in the 1st grade. 700 1st grade. (700-50-850.)
			<i>Efficiency bar.</i>		
12th	...	...	1,200	1,425	750
13th	...	...	1,300	1,500	800
14th	...	...	1,300	1,600	850
					N. B.—In case there is vacancy in the strength of the select grade.
15th	...	...	1,350	1,700	Selection Grade: 1,000- (1,000-100-1,200).
			<i>Efficiency Bar.</i>		
16th	...	...	1,350	1,800	1,100
17th	...	...	...	1,900	1,200
18th	...	...	...	2,000	
					N. B.—If he is selected as Collector, he is put on Time Scale sanctioned for the I.C.S., service without over-seas pay.
19th	...	...	...	2,050	
20th	...	...	...	2,100	
21st	...	...	...	2,150	
22nd	...	...	...	2,200	
23rd	...	...	...	2,250	
24th and over	...	...	...	2,250	

It will thus be seen that the Bombay Corporation scale of pay ranging from Rs. 350 to Rs. 1,800 and City Improvement Trust scale of pay ranging from Rs. 450 to Rs. 3,500 compare very favourably with the All-India scale and Provincial service scale of the Local Government, provided the posts are put in a cadre under superior and inferior divisions. The defect, however, lies in the want of a regular cadre whereby a young man of high educational qualification, if recruited on any of the posts, stagnates at a certain level in his own post. Later on, in consequence of the stagnation in promotion, a proposal comes for increasing the pay of that Officer's post or for attaching a personal allowance to the holder of

that post. The result of this arrangement of increasing the pay of individual posts or of attaching personal allowance is that there is no definite career for a highly educated man entering Municipal service and he has to depend upon the fluctuating policy of a democratic body. In my opinion, the Municipal administrative service should be put on the same permanent footing as an All-India or Provincial service in point of recruitment, tenure of office, promotion and punishment. There is urgent necessity for reform in this line inasmuch as some of the holders of higher administrative appointments will retire within two or three years. The Corporation should not now think of recruiting Government servants on Foreign service conditions. That scheme is both expensive and detrimental to the interests of permanent Municipal service. I would, therefore, suggest that our *detached* posts in the administrative line should be *amalgamated* into a regular administrative service to be divided into two divisions; the lower and the upper. The lower division should comprise appointments carrying salaries varying from Rs. 300 to Rs. 1,000 while the upper division should comprise all appointments varying from Rs. 1,000 to Rs. 2,000 which should be the normal maximum in the administrative service. In the new re-organization of the administrative service as per schedule attached, the interests of the present incumbents can be safeguarded by giving them personal pay if the new scale of pay is not sufficient to give them their present emoluments. This element of personal pay will disappear as soon as the Officer is promoted to upper scale on a vacancy occurring or on his retirement.

(3) *Revision of Deputy Municipal Commissioner's scale of pay.*

The scale of Deputy Municipal Commissioner's post was fixed in 1888 or thereabout. No change in the scale was proposed upto 1925. In the Bill for the Amending Act I of 1925, a proposal was, however, inserted at the request of the Corporation whereby the present minimum and maximum of salary were proposed to be raised from Rs. 1,200—Rs. 1,500 to Rs. 1,500—Rs. 2,000 in Section 58 of Bombay Act III of 1888, but it was deleted in the subsequent passage of the Bill. I do not know the reasons underlying this deletion.

The original idea underlying the appointment of a Deputy Municipal Commissioner was that the Officer should be of the rank of an I. C. S. of at least 10 years standing so that he may be a useful assistant to the Municipal Commissioner whose hands in 1894 were too full on account of the outbreak of plague. Government intended to reserve the power of appointment in their own hands, but in view of the strong opposition of the late Sir Pherozeshah Mehta and Mr. Telang, Government allowed the power of appointment to vest in the Corporation, and retained the power of approval to the appointment in their hands. Prior to the passing of the Government of India Act, 1919, Government used to lend the services of a capable I. C. S. in consultation with the Municipal Commissioner and Corporation. The first Indian Officer selected as Deputy Municipal Commissioner from the Corporation service was Mr. R. P. Masani, who was succeeded by Mr. Moulvi, whose career was unfortunately cut off within a few months.

His successor (Mr. Mehta) was a First Grade Deputy Collector in British Service, and Government gave a special concession to the Corporation in allowing him to serve the Corporation on Rs. 1,400 *plus* half leave salary from Government (Rs. 700) upto the date of his superannuation (23rd August 1926) and thereafter on Rs. 1,400 *plus* pension of Rs. 500 per mensem. Thus the level of his emoluments were kept up at Rs. 2,100 or Rs. 1,900—a level equal to the maximum of what the Corporation once proposed. When the pay of the post of a Deputy Municipal Commissioner was fixed at Rs. 1,200-1,500, it was pointed out that a Deputy Municipal Commissioner would be of a status superior to that of a Departmental Head to whom the Municipal Commissioner can delegate his powers under Section 68. If a Deputy Municipal Commissioner is fit to control officers referred to in Section 74, his level of pay must be raised to a maximum of Rs. 1,800 or Rs. 2,000. It is true that officers referred to in Section 74 are professional experts, e.g. Executive Engineer, (Rs. 1,200-2,000); Health Officer, (Rs. 1,500-2,000 *plus* 250 Personal Allowance); and Hydraulic Engineer, (Rs. 1,200-1,800), but it should not be forgotten that administration also is an art. An expert administrator cannot be had from men with academical honours only. A successful

career in the executive branch of administrative service either in the I. C. S. or All India, or Provincial Civil Service, or in higher administrative posts of Municipal service, is a preliminary necessity, if the select officer is to be a help-mate of the Municipal Commissioner.

In 1887, the Hon'ble Mr. Naylor, in reply to criticism of the Hon'ble Sir P. Meht that a Deputy Municipal Commissioner will not be better in status than a Departmental Head under Section 68, stated :—

“ I think there is no difference between the position of Deputy Municipal Commissioner and one or more assistants appointed by the Corporation as far as regards the responsibility of the Commissioner ; but there will be a very considerable and important difference in another respect. The Officers whom the Corporation may appoint or whose appointment the Corporation may sanction, will be officers of the same class as all the Commissioner's assistants are officers receiving salary of from Rs. 300 to Rs. 500 ; whereas the officer, who as we propose, may be appointed under Section 56, is to receive a monthly salary not exceeding Rs. 1,500 and not less than Rs. 1,200 as Government shall determine. The object of having such a man is that he may be one with previous experience and of high standing, one fit and capable of taking part with the Commissioner in the exercise of the powers and the performance of the duties of that authority.”

During the 40 years that have elapsed, the Deputy Municipal Commissioner's pay has remained the same while that of the Departmental Head has gone from Rs. 500 to Rs. 2,000 or 2,500. This pledge of Government has remained unredeemed, so far as the salary of the Deputy Municipal Commissioner's post is concerned.

If an officer is to be selected from non-salaried servants of Government, a preliminary administrative training either in the Bombay Corporation or any other city Municipality will be *sine qua non*. In that case, the scale of pay for a Deputy Municipal Commissioner should be analogous to that of a Junior Collector promoted from the Bombay Civil Service. The maximum grade of a Deputy Collector is Rs. 1,200 ; and if he is selected as Collector he usually gets Rs. 1,500 corresponding to the 13th year Senior scale of I. C. S. grade. Thereafter, he draws the time scale sanctioned for the I. C. S. without overseas pay.

A reference to page 100 of the Bombay Civil List (corrected upto 1st April 1929) will show that Collectors of Provincial service are drawing salaries ranging from Rs. 1,500 to Rs. 2,100.

(4) *Additional post in the upper Division due to future amalgamation of the City Improvement Trust.*

It has been settled that on the amalgamation of the City Improvement Trust with the Corporation, the present statutory post of Chief Officer (Rs. 2,000—3,500) should be converted into that of Deputy Municipal Commissioner. The Municipal Commissioner, whom I have consulted, observes as under :—

“ When the amalgamation comes into force, there will be no Chief Officer, but a Deputy Municipal Commissioner who will take charge of almost all the subjects now coming within the purview of the City Improvement Trust under the general supervision of the Commissioner. As in the first instance at least, he will have to be an officer of considerable experience and as he will have to be left to deal directly with most of the routine of the Trust Administration, bringing up only important matters involving questions of principle or policy to the Commissioner, there will be no harm if his pay is fixed on a more liberal basis than that of the other Deputy Commissioner. I would, therefore, propose one Deputy Municipal Commissioner in the selection grade of Rs. 1,500—100—2,000. This will involve an amendment of the Municipal Act when the dissolution of the Trust takes place under Section 83 of the City of Bombay Improvement Trust Transfer Act, 1925.

I am accordingly proposing the following posts in the Senior Division of the Joint Administrative service :—

1 @ 1,500-100-2,000	1 Deputy Municipal Commissioner, Senior : (Trust).
2 @ 1,300-75-1,800	{ 1 Deputy Municipal Commissioner, Junior (Corporation).
	{ 1 Chief Accountant (Corporation).
2 @ 1,000-50-1,250	{ 1 Assessor and Collector (Corporation).
	{ 1 Estate Agent (Trust).
5	5

It may be noted that recently the Estate Agent's post has been provisionally reduced from Rs. 2,000-50-2,250 to Rs. 1,750-50-2,000, and the Board of Trustees have expressed a desire to make further reduction on the retirement of Mr. Burge next year. In the revised grade of Rs. 1,000-50-1,250, if Mr. Mhatre is confirmed, he may be allowed a personal pay of Rs. 1,500 until he is promoted to any of the upper three posts.

(5) *The Junior Division of Administrative Service.*

This division will comprise three grades—

<u>Designation.</u>	<u>Scale of Pay.</u>	<u>No. of posts</u>
1st Grade	... @ 750-50-1,000	7
2nd Grade	... @ 550-50-700	4
3rd Grade	... @ 300-25-500	12
		23

The 1st Grade Officers will be :—

1 Test Audit Officer	...	}	Corporation Section.
1 Superintendent, Markets	...		
1 Superintendent, Licenses	...		
2 Deputy Accountants	...		
1 Deputy Estate Agent	...	}	Trust Section.
1 Deputy Chief Accountant	...		

7

On the amalgamation of the Trust with the Corporation, the Chief Accountant of the Trust will cease to exist, and his place will be converted into that of Deputy Accountant (Trust). Besides out of present two posts of Deputy Estate Agents, one will not be needed. I have ascertained the views of the Acting Estate Agent, and he agrees with me that one post can safely be abolished. The post of the Trust Secretary will also be abolished, and the Secretary's establishment which is of ministerial nature will be amalgamated with the Municipal Secretary's establishment. Mr. Gorwalla has already expressed his desire to retire from the Trust service as soon as the amalgamation takes place.

I have incorporated the post of Superintendent of Markets in this cadre, because Veterinary qualification prescribed by Corporation Resolution No. 9254, dated 7th January 1924 is not necessary in view of the Slaughter-house Superintendent being a Veterinary man.

The Second Grade Officers will be :—

1 Town Duty Refund Officer	...	}	Corporation Section.
1 Deputy Assessor	...		
2 Assistant Estate Agents (senior)	...	}	Trust Section.

4

The Third Grade Officers will be :—

3	Assistant Accountants	}	Corporation Section.
1	Store Keeper		
1	Personal Assistant to Municipal Commissioner		
4	Assistant Assessors	}	Trust Section.
1	Assistant Accountant		
2	Assistant Estate Agents (junior).		

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It is proposed to reduce one post of Assistant Accountant (Senior) (Rs. 400-25-500-25-600) in consultation with the Chief Accountant.

(6) *Recruitment to the new Administrative Service.*

I propose to attach two probationers to this service of very high educational qualifications—one for the Corporation Section and the other for the Trust Section. In my original scheme of 1926, I suggested that the selection of probationers (200-25-250) should be made by the Commissioner and the Chief Officer, City Improvement Trust, with the concurrence of the Corporation and the Board of Trustees, out of candidates whose applications are received in pursuance of a public advertisement, although the initial pay was less than Rs. 500. My reason for this suggestion was that the probationers were intended to rise up to the maximum grade of Rs. 2,000, and their future official career was to spread over a period partly under the executive and partly under the Corporation or Board of Trustees. It was, therefore, desirable that both should share the responsibilities for initial selection. But since then I have found that the Government of India have established a Public Service Commission, and the Local Government will establish in near future a similar Public Service Commission for Provincial Services. I have consulted the Commissioner as to the best method of selection of probationers, and we have come to the conclusion that pending the formation of a Public Service Commission or a permanent selection Board by the Government of Bombay the Municipal Commissioner should, *subject to the approval of the Corporation*, select men out of those who got through the Civil Service Examination at Delhi and Rangoon\* but fail to secure a place in the Indian Civil Service, giving preference to men from this Presidency.

(7) *Training of Probationers.*

The period of training should be for two years, and divided as under :—

Assessor and Collector's Department	...	...	4	Months.
Chief Accountant's Department	...	...	4	"
Estates and Valuation Department (Trust)	...	...	4	"
Office of the Deputy Municipal Commissioner (Trust)	...	...	4	"
Office of the Commissioner and Deputy Municipal Commissioner	...	...	8	"
Total	...	...	24	Months.

After probation the candidates should be examined by a Board consisting of the two Deputy Municipal Commissioners, the Chief Accountant, Assessor and Collector, and Estate Agent. Probationers may be given two chances, and a candidate who fails to pass the prescribed test should be discharged. If the Probationer does not know Gujarati or Marathi he will have to pass a Vernacular language test prescribed for Junior Indian Civil Servants.

\**Vide* Government of India Notification, No. F. 281/27, dated the 1st August 1929, for the competitive examination for the I.C.S., to be held on 2nd January 1930; (*Bombay Government Gazette* supplement, dated 8th August 1929).



The probationers will be first confirmed in the Third Grade (Rs. 300-25-500) (Junior Division). Any vacancy occurring in the Second Grade (550-50-700) will be filled up by the Corporation by selection from the Third Grade. This will require a change in the existing law under which all appointments of Rs. 500 and over are to be made by the Corporation.

(8) *Alternative method of promotion from the rank and file.*

To safeguard the interests of the existing servants in the subordinate service (*e.g.* Superintendents in the Collection Department, Estates Superintendents in the Estates and Valuation Department of the Trust), who may be fit for promotion to administrative posts, it may be made clear that all the appointments would not necessarily go to the directly recruited probationers, but that such of the men who have risen from the ranks and are found fit to hold administrative posts will be considered for those appointments with the probationers. A similar arrangement is now in vogue in the Provincial Service (Executive Branch) where select Mamlatdars of proved merit and efficiency are promoted to the grade of Deputy Collectors.

(9) *Personal pay to be given to those who cannot be absorbed in the new service.*

A few Officers will have to be given personal pay if their guaranteed emoluments in their present progressive scale of pay do not fall within the new grades proposed.

(10) *General conditions of service.*

As the Corporation have now adopted their own Fundamental Rules, the terms, conditions and security of the new service are now assured. There will be no pension, but the benefits of the Corporation Provident Fund are not less attractive.

(11) *Probable vacancies in the proposed cadre.*

In order that the recruits to the supernumerary strength of the Administrative cadre may have fair hopes of rising in the joint Administrative Service, I may state that on examination of the Service Lists of present incumbents I have found that in the next four years there will be *two* vacancies in the senior section (1 @ Rs. 1,500-100-2,000 *vice* Mr. Delves retiring on 4th May 1932, and 1 @ Rs. 1,000-50-1,200 *vice* Mr. Wald retiring on 11th December 1931); and six vacancies in the Junior section due to the superannuation of the under-mentioned Officers:—

No.	Officer's Name.	Designation.	Date of Superannuation.
1	Mr. Gangadas N. Fadia	... Assistant Accountant.	17-12-1929.
2	" D. E. Mavji	... Store-keeper ...	21-10-1930.
3	" Yeswant A. Save	... Assistant Assessor ...	26-5-1931.
4	" R. E. Balsara	... Assistant Accountant.	13-7-1932.
5	" M. J. Antia	... Senior Assistant Accountant.	1-4-1933.
6	" S. S. Murkute	... P. A. to M. C. ...	18-7-1933.

It follows, therefore, that if two recruits are selected as probationers on Rs. 200—25-250 in 1930, they will be absorbed in the Junior section (Rs. 300-25-500) in 1932 on the termination of their period of probation: while two deserving men from the rank and file will have a chance of promotion to the said section before 1932. In the year 1932, two fresh recruits from the I. C. S. competitors can be taken up. A young probationer after confirmation will normally rise to the grade of Rs. 1,000-50-1,250 in the nineteenth year of his service corresponding to the selection Grade of Deputy Collector (Rs. 1,000-100-1,200) in this Presidency.

(12) *Strength in the various grades in the proposed cadre.*

The subjoined table summarises the strength in the various grades of the proposed Administrative Service:—

Grade.	Strength.		Total.
	Corporation.	Trust.	
<b>A.</b>			
<i>Senior Section—</i>			
Rs.			
1,500-100-2,000 ...	<i>Nil.</i>	1	1
1,300-75-1,800 ...	2	<i>Nil.</i>	2
1,000-50-1,250 ...	1	1	2
<b>B.</b>			
<i>Junior Section—</i>			
750-50-1,000 ...	5	2	7
550-50-700 ...	2	2	4
300-25-500 ...	9	3	12
<b>C.</b>			
<i>Supernumerary</i> ...	1	1	2
	20	10	30

(13) *Financial effect of the Scheme.*

The financial effect of the proposed scheme has been worked out in Statements I and II in the form of proposition statement. In the Corporation Division, there will be a slight decrease of Rs. 2,427 while in the Trust Division there will be a decrease of Rs. 55,560. The net result after the amalgamation of the Trust with the Corporation will be a recurring saving of Rs. 57,987. The chief circumstances in the reduction of cost in the Trust Division are as under:—

(a) The Chief Officer's present post of Rs. 3,000 is proposed to be turned into that of Deputy Municipal Commissioner (senior) on Rs. 1,500-100-2,000.

(b) The Estate Agent's post is proposed to be reduced from Rs. 1,750-50-2,000 to Rs. 1,000-50-1,250 on the retirement of Mr. Burge in accordance with the wishes of the Board of Trustees while filling up the appointment as an acting measure. The present holder of the acting post may be put on the maximum of Rs. 1,250, and if necessary may be given personal pay of Rs. 1,500. This post should under no circumstances be regarded as superior in rank to that of the Assessor and Collector.

(c) One post of Deputy Estate Agent is proposed to be abolished. During my career as acting Chief Officer, City Improvement Trust, I have found that just as there is one Deputy Assessor under the Assessor and Collector, the Estate Agent of the Trust can carry on his work with the help of one Deputy.

(d) The Trust Secretary's post will *ipso facto* cease on the retirement of Mr. Gorwalla, and the Municipal Secretary will have to re-adjust his office at the time of amalgamation by taking up the trained Ministerial staff of the City Improvement Trust.

(14) *Conclusion.*

The Scheme of joint Administrative service has been worked out in consultation with the Municipal Commissioner. My short direct experience of the City Improvement Trust work has been utilized in ascertaining the real requirements of the Trust, and in re-adjusting the scales of pay when the Trust is amalgamated with the Corporation *in toto*. But as the dissolution of the Trust as a separate unit will take a year yet, I am strongly of opinion that the Corporation should give effect to the scheme so far as it relates to the Corporation Division of service, and should recommend to the Board of Trustees the adoption of the same for the Trust Division in consultation with the Improvements Committee under the Trust Transfer Act, 1925.

N. D. MEHTA,

21st August 1929.

*Retrenchment and Reforms Adviser.*

Enclosures :—

{(1)	Administrative Service	... Corporation Division.
{(2)	Do.	... Trust Division.
{(3)	Joint Administrative Service.	

**Statement No. I.**

Statement showing the present and proposed re-organization of Municipal Administrative posts :—

Detached Posts.	Time Scale.	Strength.	Average Cost.	Graded service.	Strength.	Average Cost.	Remarks.	
	Rs.		Rs.			Rs. a. p.		
Deputy Municipal Commissioner.	1,200	1	14,400	} SENIOR SECTION. <i>Class I.</i> 1,300-75-1,800	2	38,933 5 4	Deputy Municipal Commissioner (Junior) and Chief Accountant.	
Chief Accountant ...	1,200-75-1,800	1	18,960					
Assessor and Collector	800-50-1,200	1	12,640	<i>Class II.</i> 1,000-50-1,250	1	14,000 0 0	Assessor and Collector.	
Test Audit Officer ...	600-50-1,000 <i>plus</i> 50-50-200 (Personal Allowance).	1	12,040 2,040	} JUNIOR SECTION.  750-50-1,000 (1st grade.)	5	55,000 0 0	Test Audit Officer, Superintendent Licenses, Superintendent Markets, and 2 Deputy Accountants will be absorbed in this grade.	
Superintendent, Licenses	700-50-1,000	1	10,760					
Superintendent, Markets.*	700-50-1,000	1	10,760					
Deputy Accountant ...	700-50-1,000	1	10,760					
Do. ...	600-50-1,000	1	10,240					

Town Duty Refund Officer.	500-50-700	1	7,760	} 550-50-700 (2nd grade.)	2	16,080 0 0	1 Town Duty Refund Officer and 1 Deputy Assessor.
Deputy Assessor S. C. No. 3600, dated 19th July 1929.	†500-40-700	1	7,600				
Assistant Accountant (Senior)	400-25-500- 25-600	1	6,320	} 300-25-500 (3rd grade.)	9	46,080 0 0	3 Assistant Accountants. 4 " Assessors, 1 Store Keeper. 1 Personal Assistant to the Municipal Commissioner.
Store-Keeper ...	400-25-500	1	6,320				
Assistant Accountants...	350-25-500	3	16,140				
" Assessors ...	350-25-500	4	21,520				
Personal Assistant to Municipal Commis- sioner.	350-25-500	1	5,380				
			200-25-250	1	2,920 0 0	Probationer.	
	Total ...	20	1,71,840		20	1,73,013 5 4	
If Deputy Municipal Commissioner's } Probable post is filled up at Rs. 1,500 the maxi- } difference mum limit permissible under the Act. } 300 × 12			3,600				
			1,75,440	...	1,73,013 5 4	1,75,440 0 0	
						1,73,013 5 4	
						Decrease Rs. 2,426 10 8	

\* Subject to the Corporation removing the Veterinary qualification for reasons specified in the report.

† The maximum scale for a qualified Accountant, if selected as Deputy Assessor, is put in.

## Statement

## PRESENT.

Designation.	Strength.	Present grade.	Average value of the post.	Yearly cost.	Designation.	Strength.	Proposed grade.
		Rs.	Rs. a. p.	Rs.	SENIOR SECTION.		Rs.
					Class I.		
Deputy Municipal Commissioner.	1	1,200	1,200 0 0 (fixed)	14,400	Deputy Municipal Commissioner.	1	1,300-75-1,800
Chief Accountant ...	1	1,200-75-1,800	1,580 0 0	18,960	Chief Accountant	1	1,300-75-1,800
	2					2	
					SENIOR SECTION.		
					Class II.		
Assessor and Collector	1	800-50-1,200	1,053 5 4	12,640	Assess lecto	1	1,000-50-1,250
					JUNIOR SECTION.		
					1st Grade.		
Test Audit Officer ...	1	600-50-1,000 50-50-200 (personal allowance).	853 5 4 170 0 0 (P.A.)	10,240 2,040	Test Audit Officer	1	750-50-1,000
Superintendent, Licenses.	1	700-50-1,000	896 10 8	10,760	Superintendent, Licenses.	1	"
Superintendent, Markets.	1	"	896 10 8	10,760	Superintendent, Markets.	1	"
Deputy Accountant ...	1	"	896 10 8	10,760	Dy. Accountants	2	750-50-1,000
Do. ...	1	600-50-1,000	853 5 4	10,240			
					2nd Grade.		
Town Duty Refund Officer.	1	500-50-700	646 10 8	7,760	Town Duty Refund Officer.	1	550-50-700
Deputy Assessor ...	1	500-40-700	633 5 4	7,600	Deputy Assessor ...	1	"
					3rd Grade.		
Store-Keeper ...	1	400-25-600	526 10 8	6,320	Store-Keeper ...	1	300-25-500
Assistant Accountant (Senior.)	1	400-25-500-25-600	526 10 8	6,320	Assistant Accountants.	3	"
Assistant Accountants	3	350-25-500	448 5 4	16,140			
" Assessors ...	4	"	448 5 4	21,520	Assistant Assessors	4	"
Personal Assistant to Municipal Commissioner.	1	"	448 5 4	5,380	Personal Assistant to Municipal Commissioner.	1	"
					Probationer ...	1	200-25-250
Total ...	20		12,078 5 4	1,71,840		20	
If Deputy Municipal Commissioner's post is filled up at Rs. 1,500 the maximum limit permissible under the Act...			300 0 0	3,600			
			12,378 5 4	1,75,440			

## No. I.

## PROPOSED.

Average value of the post.	Yearly cost.	Increase.	Decrease.	Nett Savings.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
1,622 3 6 $\frac{3}{4}$	19,466 10 8	5,066 10 8	.....	
1,622 3 6 $\frac{3}{4}$	19,466 10 8	5,066 10 8	.....	
1,166 10 8	14,000 0 0	1,360 0 0	.....	
916 10 8	11,000 0 0	.....	1,280 0 0	
916 10 8	11,000 0 0	240 0 0	.....	
916 10 8	11,000 0 0	240 0 0	.....	
916 10 8	22,000 0 0	1,000 0 0	.....	
670 0 0	8,040 0 0	280 0 0	.....	
670 0 0	8,040 0 0	440 0 0	.....	
426 10 8	5,120 0 0	.....	1,200 0 0	
426 10 8	15,360 0 0	.....	7,100 0 0	Rs. a. p. Decrease ... 14,480 0 0 Less Increase 12,053 5 4
426 10 8	20,480 0 0	.....	1,040 0 0	Nett savings ... 2,426 10 8
426 10 8	5,120 0 0	.....	260 0 0	Say Rs. 2,427.
243 5 4	2,920 0 0	2,920 0 0	.....	
11,367 12 5 $\frac{1}{2}$	1,73,013 5 4	12,053 5 4	10,880 0 0	
			3,600 0 0	
			14,480 0 0	

**Statement No. II.**

Statement showing the present and proposed re-organization of City Improvement Administrative posts after amalgamation with the Corporation service on Dissolution of the Board of Trustees.

Present.				Proposed.			Remarks.
Detached posts.	Scale of Pay.	Strength	Cost average.	Graded service.	Strength.	Cost average.	
Chief Officer ...	3,000	1	36,000	1,500-100-2,000	1	22,000	* Permissible maximum is Rs. 3,500. Present post of Chief Officer to be converted to Deputy Municipal Commissioner's post.
Estate Agent...	1,750-50-2,000	1	23,000	1,000-50-1,250	1	14,000	Estate Agent (senior).
Deputy Estate Agent ...	1,000-50-1,250	2	28,000	750-50-1,000	1	11,000	Dy. Estate Agent (one post to be reduced).
Chief Accountant ...	800-50-1,000	1	11,360	750-50-1,000	1	11,000	Chief Acctt. to be turned into Deputy Chief Accountant.
Asstt. Estate Agent (Senior)	750-50-800	2	19,120	550-50-700	2	16,080	
Secretary ...	750	1	9,000	.....	...	...	To be abolished as Municipal Secretary's Office will take up his duties.
Assistant Acctt. ...	500-50-700	1	7,760	300-25-500	3	15,360	Assistant Accountant and Junior Estate Agents will be absorbed.
Asstt. Estate Agents (Junior)	450-50-600	2	13,680	200-25-250	1	2,920	Probationer.
Total ...		11	1,47,920		10	92,360	Savings Rs. 55,560



Statement No. II.

Improvement Trust.

Present.					Proposed.					Increase.	Decrease.
Designation.	Strength.	Present Grade.	Average value of the post.	Yearly cost.	Designation.	Strength.	Proposed Grade.	Average value of the post.	Yearly cost.		
		Rs.	Rs. a. p.	Rs.				Rs. a. p.	Rs.	Rs.	Rs.
<i>Select Grade</i>					<u>Senior A Posts.</u> <u>Class 1.</u>						
Chief Officer ...	1	3,000	3,000 0 0	36,000	Chief Officer (Dy. M. C.)	1	1,500-100-2,000	1,833 5 4	22,000	...	14,000
Estate Agent ...	1	1,750-50-2,000	1,916 10 8	23,000	Estate Agent ...	1	1,000-50-1,250	1,166 10 8	14,000	...	9,000
					<u>Junior Section 1st grade.</u>						
Deputy Estate Agents	2	1,000-50-1,250	1,166 10 8	28,000	Deputy Estate Agent	1	750-50-1,000	916 10 8	11,000	...	17,000
<i>1st Grade.</i>											
Chief Accountant.	1	800-50-1,000	946 10 8	11,360	Dy. Accountant ...	1	750-50-1,000	916 10 8	11,000	...	360

Present.					Proposed.					Increase.	Decrease.
Designation.	Strength.	Present Grade.	Average value of the post.	Yearly cost.	Designation.	Strength.	Proposed Grade.	Average value of the post	Yearly cost.		
<i>B Inferior Posts.</i>					<i>2nd grade.</i>						
Senior Assistant Estate Agents.	2	750-50-800	796 10 8	19,120	Assistant Estate Agents.	2	550-50-700	670 0 0	16,080	...	3,040
					<i>3rd grade.</i>						
Assistant Accountant.	1	500-50-700	646 10 8	7,760	Asstt. Accountant ...	1	300-25-500	426 10 8	5,120	...	2,640
Secretary ...	1	750	750 0 0	9,000	.....					...	9,000
Junior Assistant Estate Agent.	2	450-50-600	570 0 0	13,680	Junior Estate Agents.	2	300-25-500	426 10 8	10,240	...	3,440
					Probationer ...	1	200-25-250	243 5 4	2,920	2,920	...
Total ...	11	.....	9,793 5 4	1,47,920	Total ...	10	.....	6,600 0 0	92,360	2,920	58,480

## PRESENT.

Corporation Section.				City Improvement Trust Section.			
Designation.	Strength.	Present grade.	Yearly cost.	Designation.	Strength.	Present grade.	Yearly cost.
			Rs.				Rs.
<u>Select Grade.</u>				<u>Select Grade.</u>			
Deputy Municipal Commissioner.	1	1,200	14,400	Chief Officer ...	1	3,000	36,000
Chief Accountant...	1	1,200-75-1,800	18,960	Estate Agent ...	1	1,750-50-2,000	23,000
				Deputy Estate Agents.	2	1,000-50-1,200	28,000
<u>1st Grade.</u>				<u>1st Grade.</u>			
Assessor and Collector.	1	800-50-1,200	12,640	Chief Accountant	1	800-50-1,000	11,360
<u>Inferior Posts.</u>				<u>Inferior Posts.</u>			
Test Audit Officer	1	600-50-1,000 50-50-200 (personal allowance)	10,240 2,040	Senior Assistant Estate Agents.	2	750-50-800	19,120
Superintendent, Markets.	1	700-50-1,000	10,760				
Superintendent, Licenses.	1	700-50-1,000	10,760	Secretary ...	1	750-0-0	9,000
Deputy Accountant	1	700-50-1,000	10,760				
Do. ...	1	600-50-1,000	10,240				
Town Duty Refund Officer.	1	500-50-700	7,760	Assistant Accountant.	1	500-50-700	7,760
Deputy Assessor ...	1	500-40-700	7,600	Junior Assistant Estate Agents.	2	450-50-600	13,680
Store-Keeper ...	1	400-25-600	6,320				
Senior Assistant Accountant.	1	400-25-500- 25-600	6,320				
Assistant Accountants.	3	350-25-500	16,140				
Assistant Assessors	4	350-25-500	21,520				
Personal Assistant to the Municipal Commissioner.	1	350-25-500	5,380				
	20		1,71,840		11		1,47,920

If Deputy Municipal Commissioner's Post is filled up at Rs. 1,500 the maximum limit permissible under the Act.

3,600

1,75,440



**RESOLUTION No. 364.**—Forwarded to the Chief Officer for favour of report through the Establishment Sub-Committee.

2. Re : Scheme 57, Sewri-Wadala—Case 560—Mangalore tiled house in—fire accident.

Considered Chief Officer's note, dated 30th October 1929 :—

"I have the honour to report for the information of the Committee that the above house which was used for storing materials for preparing Indian Fire Works, caught fire at about 6 p.m. on the 27th instant. The Fire Brigade arrived in time but the fire could not be put out, as there was no water available and the whole house was completely destroyed.

The damage caused is about Rs. 750. No casualties have occurred. The cause of the fire is not known.

The Case was acquired in 1921 and Rs. 765 were paid as compensation for the materials."

**RESOLUTION No. 365.**—RECORDED.

3. Re : Scheme 5, Dadar-Matunga Estate—plot 582—motor garage.

Considered Chief Officer's note, dated 29th October 1929 :—

"The lessee of the above plot proposes to erect a motor garage in the open space as shewn on the plan.\*

The proposal may be allowed subject to the Board's usual normal conditions contained in Trustees' Resolution 296 of 27th September 1918 and to the further condition that the lessee should pay an extra rent at the rate of Rs. 25 per 100 square feet for the area occupied by the garage."

**RESOLUTION No. 366.**—SANCTIONED.

4. Re : Scheme 37, Sydenham Road Estate—Private Building to the North of Case No. 180—permission to open additional windows overlooking the Trust land.

Considered Chief Officer's note, dated 30th October 1929 :—

"When the property in Case 180, Scheme 37, in Memonwada Road was being acquired in 1913, the owners of the property to the North thereof claimed certain rights of easements of windows opening over the land in Case No. 180. On the Trust giving a undertaking that a portion of the land in Case 180, adjoining the private property on the North, would be kept open as a service passage, the claim was withdrawn, and an agreement was entered into and the case closed. The windows, in respect of which the easements were claimed, are shown by white lines on the accompanying plan.\*

The owners of the same private property then opened some more windows shown by red lines on the plan and overlooking the same service passage.

The Trust thereupon asked them to block up the new windows but after some correspondence granted a license to open the same at a nominal rent of Re. 1 per annum on their entering into agreement dated 12th April 1921.

Messrs. Mistry & Bhedwar, Engineers on behalf of their clients Mr. Omer Haji Usman, who is a minor, as well as his guardian appointed by the High Court Mr. Ismail Haji Mahomed, who are the present owners of the same private property, now write to say that their clients intend to open about 6 more windows and enlarge nine others overlooking the Trust land as shown by blue lines on the plan and that they may be allowed to do so.

\* Not printed.

There appears to be no objection to their request being granted subject to the undermentioned conditions to which they have agreed :—

- (1) That the said windows and the opening over the Trust land shall be deemed to have been opened or kept open with the express license and consent of the Board and the enjoyment hereafter by them and their heirs, executors, administrators or assigns or any person or persons claiming under them or theirs, of the use of light or air to the premises shall be deemed to be with the express license and consent of the Board to the intent that they shall not acquire any easement or right in respect thereof.
- (2) That they shall pay to the Board, by way of acknowledgment for the license to keep open the said windows, projecting over the Trust land, the yearly rent of Rs. 5.
- (3) That they shall not, without the previous consent in writing of the Board, enlarge the said windows or openings.
- (4) That the Board may determine the agreement at any time by giving them notice in writing in that behalf.
- (5) That upon the determination of the agreement they shall, to the satisfaction of the Board and at their expense, block up and keep blocked up in a permanent manner the windows and the openings overlooking the said land of the Board.
- (6) That all the costs and expenses of and incidental to the preparation, stamping, etc. of the agreement shall be borne by them."

**RESOLUTION No. 367.**—Sanctioned subject to the conditions specified in the last para of the Chief Officer's note, dated 30th October 1929.

**5. Re : Scheme 57, Sewri-Wadala—Case No. 415—right of tapping trees and temporary occupation of land—auction sale of.**

Considered Chief Officer's note, dated 30th October 1929 :—

"By their Resolution No. 247, dated the 27th August 1929, the Committee accepted the bid of Bai Jerbai D. Toddywalla, subject to the condition that no toddy should be sold on the Trust land.

The above Resolution was subsequently rescinded and the general question of allowing the construction of tree-foot booths was referred to the Land Sub-Committee (Committee Resolution No. 294, dated 18th September 1929).

In view of the recent decision of the Committee to continue the present practice till the end of this season, it is recommended that the offer of Bai Jerbai D. Toddywalla be accepted."

Proposed by the Chairman, seconded by Sir Vasantrya—

**No. 368.** "That the offer be accepted."

*Amendment*—Proposed by Dr. Viegas, seconded by Mr. Horniman—

"That the Chief Officer's note, dated 30th October 1929, be recorded.

2. That the Board's decision on the subject be awaited."

The *Amendment* on being put to the vote was *lost*, there being 4 votes for it and 5 votes against it.

A point was demanded by Dr. Viegas.

The following members voted *for* and *against* the *Amendment* :—

<i>For.</i>	<i>Against.</i>
1. Dr. Viegas.	1. Sir Vasantao.
2. Mr. Rajabb.	2. Mr. Hoosenally.
3. „ Horniman.	3. Mr. Bell.
4. „ Nariman.	4. Dr. Batliwala.
	5. Mr. Dillon.

The following members remained neutral :—

1. Mr. Pandit.
2. „ Subedar.
3. Dewan Bahadur A. K. Pai.

Thereupon, the Chairman declared the *Amendment lost*.

The *Original Proposition* was then put to the vote and was *carried*.

6. Re : Dadar-Matunga Estate—Plot No. 614—fixing of the maximum rent for the building on.

Considered Chief Officer's note, dated 28th October 1929 :—

“ The above plot is one of those allotted by the Board to the Zoroastrian Building Society Ltd.

2. The building on the plot is completed and a completion certificate granted.
3. The Society proposes to fix the maximum rent of Rs. 672 per month for the whole building as follows :—

	Rs.		Rs.
<i>Ground Floor—</i>			
Two blocks each at	102	... ..	204 per month.
<i>First Floor—</i>			
Two blocks each at	112	... ..	224 per month.
<i>Second Floor—</i>			
Two blocks each at	122	... ..	244 per month.
		Total	Rs. <u>672 per month.</u>

4. As required under the terms of the Society's agreement, the rent of Rs. 672 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 78,669 and the same is therefore recommended for the Committee's sanction.”

RESOLUTION No. 369.—SANCTIONED.

7. Re : Report No. 1, dated 29th October 1929, of the Special Sub-Committee  
re : the Retrenchment and Reforms in the Bombay City  
Improvement Trust.

Considered Report No. 1, dated 29th October 1929, of the Special Sub-Committee :—

"The Special Sub-Committee constituted by Committee Resolution No. 292, dated 16th September 1929, to consider and report on the note by Mr. N. D. Mehta suggesting certain retrenchments and reforms, beg to report that they have obtained a note, dated 26th October 1929 from the Chief Officer, a copy of which is attached herewith. The Chief Officer proposes to deal separately with each of the points raised by Mr. Mehta and has consequently commenced with the question relating to the Conservancy Staff as Mr. Mehta appears to consider that it is in this direction that the greatest saving can be effected.

2. The Sub-Committee have carefully considered the note and requested the Chief Officer to submit a further report showing the reduction to be made at an early date."

M. C. JAVLE,

Chairman.

*Chief Officer's note, dated 26th October 1929, referred to in para 1 above :—*

"I propose to take up separately each of the points raised by Mr. Mehta and to commence with that relating to the Conservancy Staff as he appears to consider it is in this direction that the greatest saving can be obtained.

2. At the end of para 6 of his note, Mr. Mehta states that the Trust employs 425 sweepers to sweep the Chawls and open spaces connected with acquired properties. He proceeds to make certain calculations and arrives at the conclusion that the number could be reduced by 142 and a saving of Rs. 34,080 per annum effected. In para 7 he applies a different test and concludes that the number is 200 in excess of that really required and that the saving could be increased to Rs. 48,000.

3. The first test applied by Mr. Mehta is not in my opinion applicable because the circumstances are so very different. The sweepers employed by the Municipality, with the exception of a few engaged to clean their chawls, are occupied in sweeping streets and foot-paths whereas ours are mainly engaged to clean the inside of buildings and compounds attached to them. As regards the second test the information given by the Conservancy Assistant is not correct and the American standard cannot be applied to Bombay. If it could be, then the vast area of acquired land should be taken into account as well as the scheduled lands.

4. In order that the Committee may know exactly how many sweepers, bhanges and muccadums are employed, I have had statements prepared shewing those working under (a) the Estate Agent, (b) the Engineer, Northern Division and (c) the Engineer, Southern Division. None is employed under the Trust Architect.

5. The numbers given below are for the month of July last. The total varies from time to time according to the area of roads being maintained by the Trust and the number of acquired buildings in their possession.

**Number employed in July 1929.**

Estate Agent	...	...	395	Excluding 13 pump men and 3 watchmen on certain chawls and 6 hamals in the Head Office.
Engineer, Northern Division	...		57	
Engineer, Southern Division	...		42	
			494	

6. The greatest number is employed under the Estate Agent ; it may be divided into three divisions : (a) chawls and camps, (b) acquired buildings and lands adjacent, and (c) open spaces.



**Chawls and Camps.**

7. The total area of the chawls and camps is 1,55,880 sq. yards, the number of tenements is 11,640 and the number of sweepers (including 12 muctadams) is 200. This means that each pair of sweepers has to deal with 1658 sq. yards of compound and 124 tenements. Sweepers are responsible for cleansing the passages and staircases, the water closets, washing places and the compounds twice a day.

8. The following statement shews concisely the number of persons (including muctadams) employed on each group of chawls :—

No.	Locality.	No. of tenancies.	No. employed.	No. of Rooms per sweeper.
1.	Agripada ...	1740	27	64
2.	Nagpada ...	291	4	73
3.	Chandanwadi ...	677	10	68
4.	Princess Street ...	64	2	32
5.	Imamwada ...	911	14	65
6.	Scheme 8 ...	278	5	56
7.	Chinch Bandar ...	405	8	50
8.	Suparibaug ...	480	8	60
9.	Mahar ...	324	7	46
10.	Peons ...	120	3	40
11.	Kalapani (old) ...	400	7	57
12.	Kalapani (new) ...	288	5	57
13.	Sydenham Road ...	384	9	43
14.	Mazagon ...	1296	19	68
15.	Bellasis ...	1545	24	64
16.	Love Lane ...	812	14	58
17.	Quarters in Schemes 5 & 6.	147	7	...

As the Members of the Committee are aware, the amount of work which the sweepers have to do depends partly on the habits of the occupants of the buildings and on the construction of the chawls. In some chawls the occupants are much cleaner than in others and in some there are long lengths of gutters to be cleaned.

9. In the case of No. 4 (Princess Street) the sweepers have not an adequate amount of work. I am transferring to them an additional area which will result in a small reduction elsewhere. I am also examining the case of the Mahar chawls (No. 9) but the habits of the inhabitants of these chawls are so filthy that I doubt whether any reduction can safely be made. In Sydenham Road (No. 13), the 384 tenancies include 132 small flats but the number is being reduced by one. In the case of the Peons' chawls (No. 10), the compound is unusually large. The staff engaged on the quarters in Schemes 5 and 6 have to look after other buildings in those schemes.

10. On the whole, I do not consider the number employed on our chawls is excessive. It was reduced in 1925 as the result of an examination then carried out.

Camps.			
Name.	Area.	Rooms.	Sweepers.
Chaupatty ...	826	20	1
Mahalaxmi ...	8337	242	4
Scheme 31 ...	10870	307	8
Scheme 32 ...	19480	711	13

11. There are two other camps—one in Scheme 6 which is looked after by the sweepers employed on the quarters in that scheme and another in Scheme 57 (80 rooms) which is cleaned by the staff employed in acquired buildings in that locality.

#### Acquired Buildings.

<i>Scheme No.</i>	<i>No. of buildings.</i>	<i>No. of tenancies.</i>	<i>No. of sweepers.</i>	<i>Remarks.</i>
3	6	193	5	
5 & 6	131	230	...	Worked by Staff on quarters.
29	16	141	8	Large area of land to be kept clean.
31	18	541	11	
32	38	582	17	
37	82	918	30	Will be reduced in November.
41	15	149	4	
43	4	76	7	Being reduced.
47	28	476	13	
52	99	467	8	
54	1	9	1	
56	72	649	13	
57	300	1811	39	Also a camp of 80 rooms.
58	13	126	3	
59	81	388	3	
60	83	827	23	
Parel	1	20	1	

12. There appears to be scope for some reduction in the case of acquired buildings and I am examining each scheme in conjunction with the Estate Agent.

#### Open Spaces.

13. Only eight sweepers are engaged on these, *i.e.*, three on the Marine Lines Maidan (92,000 sq. yards), 3 on the Cooperage (58,000 sq. yards) and two at Agripada (8,100 sq. yards). There is a possible reduction of one at Agripada.

#### The Engineer's Staff.

14. The sweepers employed under the Engineers are engaged on cleansing (a) service passages, (b) roads (until handed over to the Municipality) and (c) labour camps and other buildings in charge of the Engineers.

In the Southern Division, the number employed is 42 and they are distributed as follows :—

<i>Scheme No.</i>	<i>No. employed.</i>	<i>Nature of work.</i>
2	8	Service Passages.
54	1	Do.
3, 27 & 43	5	Service passages and camp of 46 rooms.
4 & 71	4	Service passages.
8	2	Do.
11	4	Do.
29	2	2954 sq. yards of road, camp containing 22 rooms and quarry area.
32	2	1600 sq. yards roads, camp of 14 rooms and Agripada Stores.
37	2	4267 sq. yards roads.
52 & 61	7 (Includes 3 boys)	48821 sq. yards roads, 274 rooms and stores etc.
66 & Schedule C Lands.	4	19,500 sq. yards of road.
Wellington Lines and Marine Lines Gardens.	1	Removing rubbish from gardens.

Some reduction will be possible in Scheme 2 by an adjustment of work and as roads are handed over to the Municipality for maintenance the number employed on roads will be reduced.

15. In the Northern Division, the number employed was as follows :—

<i>Scheme No.</i>	<i>No. employed.</i>	<i>Nature of work.</i>
5	4	36000 sq. yards of roads, 31000 sq. yards of footpaths, 33400 sq. yards of open spaces.
6	3	30400 sq. yards of roads, 6000 sq. yards of pavement, seven buildings.
31	18	62800 sq. yards of roads, 28000 sq. yards of footpaths, 2500 sq. yards of service passages.
<i>Note :—</i> This number (18) was reduced to 12 on 30th August 1928 when the eastern carriage way of Suparibaug Road was handed over.		
Camp in 6	22	Sweeping camps (1300 rooms), cleansing water closets (250 seats) 10 washing places and removing and burning rubbish. Two sweepers to be discharged.
Camp in 57	9	217 rooms, 1 building. Cleansing privies and loading into night soil carts twice a day.
Camp in 60	1	106 rooms.

16. As in the case of the Southern Division, the number will be reduced as and when roads are handed over. Each year when the budget is prepared the question is considered whether the saving on maintenance costs by handing over roads would be greater than the interest on the capital required to surface them. In many cases (particularly in Worli, Sewri and Scheme 6) it has been found that the interest charges would far outweigh maintenance costs.

**General.**

17. Mr. Mehta in his note states that presumably no reduction has been made in the number of sweepers in spite of demolition of acquired premises during the last four years. The facts are as follows :—

<i>Date.</i>	<i>No. of tenancies.</i>	<i>Number of sweepers.</i>
1st April 1925	9914	239
1st April 1926	7987	216
1st April 1927	7191	192
1st April 1928	7053	190
1st April 1929	7333	186
1st September 1929	7585	186

The number of acquired buildings standing on 1st April 1925 was 1065 while on September 1st 1929 it was 984. This shows a reduction of only 81 whereas the number of tenancies has been reduced by 2329 and the number of sweepers by 53.

18. As already stated, I am carrying out a detailed examination in conjunction with the Acting Estate Agent, and when it is completed I will submit a report shewing the reduction made to the Special Sub-Committee."

Proposed by the Chairman, seconded by Mr. Hoosenally—

"That the Report No. 1, dated 29th October 1929, of the Special Sub-Committee be approved and adopted."

*Amendment*—Proposed by Dr. Viegas, seconded by Mr. Rajabb—

"That the Chief Officer's note, dated 26th October 1929, underlying the Special Sub-Committee's Report No. 1, dated 29th October 1929, be forwarded to the Municipal Commissioner for favour of remarks."

*Proposition for Postponement*—Proposed by Sir Vasantrao, seconded by Dewan Bahadur A. K. Pai—

"That the consideration of the matter be postponed till the next meeting of the Committee and Dr. Viegas be asked to submit his remarks on the Chief Officer's note, dated 26th October 1929."

The proposition for postponement on being put to the vote was *carried*.

**8.** Re : Labour contract for feeding the crushers at Sewri quarry—Scheme 57.

Considered Chief Officer's note, dated 6th November 1929 :—

"Tenders were invited by advertisement for the provision of labour to be engaged on feeding the crushers at Sewri Quarry and out of the 13 contractors to whom tender copies were supplied only two have quoted as shown below—

- (1) Mr. Manilal H. Patel—12½% above the rates shown in the annexed schedule.
- (2) Mr. P. P. Adalja —5% do. do.

The rate quoted by Mr. P. P. Adalja being the lowest and reasonable is recommended for the acceptance of the Committee.

The amount of the contract will be about Rs. 15,000."

## Schedule of Rates.

Kind of work.	Rate per cubic brass
<b>A</b>	
Carrying rubble or kapchies from any depot on the site of quarry as may be pointed out from time to time by the Sub-Divisional Officer to the crusher platform upto a maximum lead of 200 ft. and feeding the crusher with the same and removing the crushed materials and stacking the same in measurable depots within 200 ft. of the crushers in different grades of:—	
(i) Metal No. 1 ( <i>i.e.</i> passing screen with 7/8" diameter holes),	
(ii) Metal No. 2 ( <i>i.e.</i> passing screen with 1½" diameter holes), and	
(iii) Metal No. 3 ( <i>i.e.</i> passing screen with 2" diameter holes).	2 12 0
<b>B</b>	
For each extra 100 ft. lead or part thereof in carrying rubble or kapchies to crusher beyond 200 ft. lead.	0 3 0
<b>C</b>	
For each extra 100 ft. lead or part thereof in carrying crushed metals from the crushers to the site of making the stacks beyond the first 200 ft. lead	0 3 0

**No. 371.** *Resolved.*—"That the rates quoted by Mr. P. P. Adalja be accepted."

9. *Re: Tender for quarry work at Sewri in Scheme 57.*

Considered Chief Officer's note, dated 6th November 1929:—

"Tenders for the work of quarrying at Sewri Quarry, Scheme 57, were invited by advertisement and out of the 12 contractors to whom copies of tender were sold, only one Mr. Ratilal B. Patel on behalf of Mr. Manilal H. Patel has responded. He has quoted 15% above the rates shown in the annexed statement.

Looking to the fact that the nature of the work to be carried out is difficult as the quarrying will have to be done more or less under ground and on the hill where the height is not much and the contractor will not have an open and vertical face to work on, the rate quoted is reasonable and is recommended for the acceptance of the Committee.

The value of the contract is about Rs. 17,000."

## Schedule of Rates.

Quarrying materials from selected sound rock at Sewri including drilling, blasting etc., complete with the contractor's labour and material and carrying the same to a distance of 200' lead from the face of the quarry and stacking the same into properly measurable stacks.

Item of quarry Material and work.	Per.	Rate.
		Rs.
1. Rubble-normal size	100 C.ft.	4 6 0
2. Kapchies size less than rubble and larger than metal No. 3	Do.	3 4 0
3. Kerbs 15" × 6" × 2'-0"	Cft.	0 3 0
4. Water tables 18" × 9" × 4"	100 Nos.	9 0 0
5. Do. do. 15" × 9" × 4"	Do.	7 8 0

Item of quarry material and work.	Per.	Rate
6. Water tables 12" x 9" x 4" ... ..	100 Nos.	Rs. 6 0 0
7. Dhappas 8" x 6" x (2'-6" & 3'-0") in length ...	Rft.	0 3 3
8. Metal No. 3 to pass through 2" ring ... ..	100 C. ft.	5 8 0
9. Khankies 6" x 8" x 10" ... ..	100 Nos.	5 8 0
10. Do. (7" to 9") x 10" x 12" ... ..	Do.	7 8 0
11. Headers 6" x 8" x (1'-6" to 2'-0") ... ..	Do.	14 0 0
12. Corners (6" to 9") x (6" to 9") x (9" to 10") ... ..	Do.	9 0 0
13. Copings: required sizes ... ..	C ft.	0 8 0
14. Set Stones: 6" x 6" x 9" ... ..	100 Nos.	4 8 0
15. Do. 6" x 4" x 9" ... ..	Do.	4 0 0
16. Dressing kerbs: ... ..	Rft.	0 4 6
17. Dressing water tables 18" x 9" x 4" ... ..	100 Nos.	14 0 0
18. Do. do. do. 15" x 9" x 4" ... ..	Do.	12 0 0
19. Do. do. do. 12" x 9" x 4" ... ..	Do.	9 0 0
20. Dressing set stones: 6" x 6" x 9" ... ..	Do.	5 0 0
21. Do. do. 6" x 4" x 9" ... ..	Do.	4 8 0
22. Extra for carrying rubble and other materials and stacking in depots to leads longer than 200 ft. for every 100 ft.	Brass of 100 Cft.	0 4 0
23. Cutting earth and katcha and other stones which are not suitable for building work from the top sides of the hill and filling in the quarry pit as also plots wherever required upto 100 ft. lead with this spoil	Brass of 100 Cft.	1 9 0
24. Excavating earth and muram from the hill to expose the rock to be quarried and removing and stacking in depots with 100 ft. lead	Brass of 100 Cft.	1 3 0
25. Extra lead over the rates in items 23 & 24 for every extra 100 ft. upto 500 ft.	Brass of 100 Cft.	0 4 0

## RESOLUTION No. 372.--ACCEPTED.

10.

Re: Scheme 31, Parel—Mexpalting central reservation.

Considered Chief Officer's note, dated 8th November 1929:—

"A sum of Rs. 35,500 has been provided in the current year's budget for the work but the Committee have ordered that the work should not be done without their express sanction.

2. In this connection, it may be stated that the Board by their Resolution No. 63 dated 25th September 1928 have expressed a desire that this road should be paved and a few benches provided at convenient places.

3. It is accordingly recommended that sanction be accorded to the surfacing of the central reservation and provision of 8 benches."

## RESOLUTION No 373.--SANCTIONED.

11. Re : Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

**Statement A.**

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>
180, dated 17th July 1929.	<p>Suparibaug Estate, Case 47—Plots 81 to 90—Chief Officer requested to submit draft by-laws under Section 113 (b), (c) &amp; (d) of the Act.</p>
304, dated 16th Sept. 1929.	<p>Notice of motion by Dewan Bahadur A. K. Pai—</p> <p>That the Chief Officer be requested to report as to the number of poles put up by the Bombay Electric Supply &amp; Tramways Co., Ltd., on City Improvement Trust land and what they pay to the City Improvement Trust and what amount is earned by the Company by letting them for advertisement purposes and what amount do the Company pay to the Municipality.</p>
324, dated 16th Oct. 1929.	<p>Board's Resolution 57, dated 24th September 1929, adopting Notice of motion by Mr. B. G. Parelkar, <i>re</i> : extension of Hospital Avenue Road.</p>

**Statement B.**

Showing outstanding references pending before Sub-Committees.

( *Vide* Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner, Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The revision of leave-rules is under consideration.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
205, dated 6th Aug. 1929.	Scheme 32, East Agripada Estate, Peons' chawls—request for provision of certain conveniences.	Chief Officer's report is ready.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Consideration postponed until the question of Sewage out-fall is settled.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Chief Officer's report is awaited.



Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl'd.)</b>		
323, dated 16th Oct. 1929.	Board's Resolution No. 54, dated 24th September 1929, adopting Notice of motion by Mr. I. S. Patel re: construction of Maruti & Shiva Temples at Byculla.	Chief Officer's report is awaited.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, re: temple of 'Mari Ai' at Worli.	Do.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, re: acquisition of Sewri Koliwada.	Do.
180, dated 17th July 1929.	Re: Suparibaug Estate—Case No. 47—plots 81 to 90—exemption of the shops on, from the operation of the Board's Resolution No. 19, dated 14th July 1926, prohibiting liquor shops on Trust plots.	Chief Officer's Report is ready.
203, dated 6th Aug. 1929.	Scheme 52—Worli-Koliwada, encroachment on Trust plots.	Do.
363, dated 29th Oct. 1929.	Re: Scheme 52—Worli Koliwada—Statement re: particulars of acquisition and payment of compensation.	Do.
351, dated 29th Oct. 1929.	Re: West Chowpati—Plot 15A, proposed additional floor to the building on.	Do.
357, dated 29th Oct. 1929.	Re: The question whether the present practice of giving right of tapping and of allowing tree foot booths should be continued or not after the close of present season.—To make a definite recommendation.	Do.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
61, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Do.
<b>Special Sub-Committee. (C. R. 292/16-9-29.)</b>		
292, dated 16th Sept. 1929.	Chief Officer's note re: Retrenchment and Reforms in the City Improvement Trust.	Chief Officer's further note is awaited.

RESOLUTION No. 374.—RECORDED.

12. Re : Establishment—Estates and Valuation Department—Mr. F. D. Hiranank,  
clerk—payment of 90 per cent. Provident Fund money to.

Considered Chief Officer's note, dated 8th November 1929 :—

“ Mr. T. D. Hiranank, a clerk in the Estates & Valuation Department first proceeded on leave from 12th March 1928, and in view of his being permanently invalidated for further service as certified by the Trust Medical Examiner, he has since been granted by me leave up to 11th March 1930, preparatory to retirement. He now applies for the grant of 90 per cent. of the Provident Fund monies standing to his credit. A sum of Rs. 250 is outstanding from his last advance and will be deducted from this advance.

The sanction of the Committee is required.”

**RESOLUTION No. 375.—SANCTIONED.**

13. Re : Establishment—Secretary's Department—Raoji Ramji, Naik—payment of  
90 per cent. of the Provident Fund money to.

Considered Chief Officer's note, dated 8th November 1929 :—

“ Raoji Ramji, a Naik in the Secretary's Department, has been granted all the leave due to him, from 10th September 1929, prior to retirement. He applies for the grant of 90% of the Provident Fund money standing to his credit. A sum of Rs. 3-8-0 is outstanding from his last advance and will be deducted from the advance applied for.

The advance is admissible and recommended for the Committee's sanction.”

**RESOLUTION No. 376.—SANCTIONED.**

14. Re : Establishment—Engineer's Department—Mr. C. Attawar, Sub-Engineer—  
grant of leave to.

Considered Chief Officer's note, dated 8th November 1929 :—

“ Mr. C. Attawar, a Sub-Engineer (on Rs. 400 in 250-25-400) has applied for privilege leave for 2 days from 29th October 1929, with permission to affix Divali Holidays. He is not due for casual leave.

The application is admissible and recommended for the Committee's sanction.”

**RESOLUTION No. 377.—SANCTIONED.**

15. Re : Cost of Management and Establishment for the year 1928-29—apportionment  
of—between Capital and Revenue.

Considered Chief Officer's note, dated 8th November 1929 :—

“ Under the Resolutions No. 174, dated 4th August 1914, and No. 351, dated 29th July 1919, of the old Board and Committee's Resolution No. 33, dated 16th April 1929, the normal percentages to be charged on account of the cost of Management and Establishment were fixed as under:—

(a) Chargeable to Capital Account :—

7½% on the amount of awards in Acquisition Cases.

7½% on the amount expended on works.

7½% on temporary revenue of labour camps in schemes and on sale of materials charged to works as well as at sites.

7½% on sale of quarry materials and on tools and plant both in schemes.

4½% on the amount of the value of lands leased during the year.

2½% on the amount of sale proceeds of the year.

## (b) Chargeable to the Revenue Account :—

2½% on the amount of ground rent collected in the year.

7½% on the amount of occupation rent collected in the year.

## (c) Chargeable to the Miscellaneous Account—

2½% on the amount of quarry receipt in Schemes Nos. 29 and 57.

7½% on the amount of expenditure on the quarrying work in Schemes Nos. 29 and 57.

7½% on the amount of expenditure on account of the Agripada Stores and Motor Lorry.

7½% on the amount of sale proceeds of the tools and plant and stores in stock (general).

These percentages are proportionately reduced or increased to make the total equal to the actual expenditure.

The total expenditure during the year 1928-29, under the cost of Management and Establishment exclusive of the small cost of the previous year *viz.* Rs. 18-1-0 of the Tribunal of Appeal paid during the year amounted to Rs. 9,72,593-11-0 and in accordance with the approved principle of the apportionment of the cost of Management a sum of Rs. 45,182-11-0 will be allocated to item (c) leaving a balance of Rs. 9,27,411 for being apportioned between (a) and (b) above *viz.* Rs. 4,28,519 and Rs. 4,98,892 respectively, the cost of Rs. 18-1-0 of the Tribunal of Appeal for the previous year paid during the year being roughly distributed on the amount of awards during the year.

The amounts to be apportioned, if calculated in accordance with the normal percentages specified above, would amount to Rs. 4,04,318 as against the actual cost of Rs. 9,72,593-11-0 a total increase of 140.55% which when compared with that of the last year would result in decrease of 38.80% (179.35% less 140.55%). The percentage of the Capital Account to that of Revenue Account during 1928-29 is 46.21% to 53.79%.

The increase is due to the reasons already explained in my note, dated 2nd January 1929, approved by the Committee in their Resolution No. 680, dated 20th February 1929 and to the reduction of acquisition and works charges as shown below :—

					Rs.
1924-25...	...	...	...	...	93.25 lakhs.
1925-26...	...	...	...	...	54.33 "
1926-27...	...	...	...	...	38.05 "
1927-28...	...	...	...	...	14.66 "
1928-29...	...	...	...	...	14.46 "

The formal sanction of the Committee to the apportionment of the actual cost of Management and Establishment during 1928-29, is required under section 94 of the Trust Transfer Act of 1925."

Proposed by the Chairman, seconded by Mr. Bell—

"That the proposed apportionment of the actual cost of Management and Establishment during 1928-29 be sanctioned."

*Amendment*—Proposed by Mr. Subedar, seconded by Mr. Nariman —

"That the question as to whether the sanctioned percentages should be altered or not be referred to the Finance Sub-Committee for consideration and report."

The *Amendment* on being put to the vote was *carried* by a large majority.

It was also *carried* as a substantive proposition.

16. Re : Scheme 57—Sewri-Wadala Estate—increased rent—complaint re.

Considered letter, dated 9th October 1929, from Mr. Jivraj G. Nensey :—

“ I on behalf of the tenants of your Buildings, Scheme No. 57, Wadala, beg to draw your attention to the following facts for your consideration and necessary action.

The complainants are the shopkeepers at Wadala since last many years in the buildings which have been taken by the Improvement Trust. When Trust took possession from the old landlords their original rents were reduced to some extent as the old landlords were charging them very high rents. For some years, the Trust collected reduced rents from them but all of a sudden they were served by notices to vacate all the shops. They sent their representatives to Mr. Mhatre to see him at his office protesting against the proposed increased rents and requested him to withdraw the notices. Whereupon Mr. Mhatre promised to make further inquiries in the matter and informed them that he would personally visit the place which he accordingly did. Thereafter, they were served with notices informing them that they will be charged increased rents from the 1st of October. I humbly request the Committee to take into consideration the present critical time and the depression in the trade specially in mill area in which their shops are located at present and as they have suffered owing to the riots and mill strike throughout the year. Their old arrears are not collected on one hand and they have to pay big amount of money from whom the goods are brought on credit. Thus their financial condition is most critical. Mr. Mhatre to whom I have explained all this assured me that he would increase very little rent for the present. From the instances I quote below, it would prove that more than cent. per cent. has been increased in some cases. I request the Trust Committee not to benefit more per cent. as rent from shopkeepers and, looking to the time through which they are passing, I request the Trust Manager to reconsider and revise the rent.

A Bidhi shop used to pay Rs. 12-12-0 is asked to pay Rs. 25-0-0, also a Hindu Hotel paying Rs. 11-8-0 is asked to pay Rs. 25. A Bhaiya shop paying Rs. 6-4-0 is asked to pay Rs. 12 in Case No. 902 and 903, also a vegetable and a tailor shop paying Rs. 8 each is asked to pay Rs. 15 each in Case No. 808 and 908.

Similar cases can be quoted from the revised increased table of rents from which you will see that the Committee should go in details in all this matter and will give justice to your tenants. I have been asked by the shopkeepers to request you to appoint a small Committee and to invite our representative before finally settling the rents.”

**RESOLUTION No. 379.**—Forwarded to the Chief Officer for favour of report.

## 17. The following documents were executed :—

(1) *Debentures* :—

Name of the holder.	Year of Loan.	Amount Rs.	New issued.	Old cancelled.
Mr. Karsondas Bhugwandas & another The Central Bank of India Ltd. The Salvation Army Property Co. Ltd.	1902	1,000	1	1
	1903	1,000	1	1
	1904	9,100	9	9
Mr. N. V. Gokhale & another Sir Temulji B. Nariman & another Mrs. Pirojbai, wife of Rustomji Sorabji Davar.	1913	1,000	2	2
	1913	1,000	1	1
	1913	2,000	3	3
Total Rs.		15,000	17	17

**(2) Lease & Counterpart to :—**

(i) Mr. Ebrahim Pradhan &amp; others Re. Plot No. 59, Sydenham Road Estate.

(ii) „ Sakharam Govindji Keni „ „ „ 750, Dadar Matunga Estate.

**(3) Agreement by Mr. Sakharam Govindji Keni for building lease of Plot No. 743, Dadar Matunga Estate.****(4) Agreement by Mr. Hamid—**

Re : temporary occupation of plots Nos. 1, 2 &amp; 3, Scheme 52.

**16. The following papers were laid on the table :—**

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders do. do. do.
3. Sale of Materials do. do. do.
4. Tenancy Agreements entered into by do.
5. Service agreement entered into by the Chief Officer under section 22(1) of the

Act.

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 26th November 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman*.
  2. MR. R. D. BELL, C.I.E., I.C.S.
  3. MR. W. DILLON, I.C.S.
  4. MR. E. R. HIRJIBEHEDIN.
  5. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  6. MR. B. G. HORNIMAN.
  7. MR. MAHOMED UMMER RAJABB.
  8. MR. W. H. NEILSON, O.B.E.
  9. MR. R. H. PARKER.
  10. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  11. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  12. DR. A. G. VIEGAS, L.M. & S.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.
- THE SECRETARY.

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The minutes of the meeting held on the 12th November 1929 were signed.

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The following matter was considered as urgent :—

1. Re : Scheme 37—Sydenham Road Estate—Plots 13, 14 and 15.

Considered Chief Officer's note, dated 25th November 1929 :—

"As several enquiries were received for the temporary occupation of portions of these plots, advertisements were inserted in the local papers asking for offers for a lease for 8 years certain on the usual conditions. The applicants were also written to and the attention of architects was drawn to the advertisement.

2. The area of the land proposed to be let is about 1260 square yards and extends to a depth of 42 feet from the footpath.

3. Only two offers were received one at eight annas per sq. yard per month and the other by Mr. S. Meharbaksh, at 12 annas. This latter gives to the land a rate of Rs. 150 per sq. yard and the rent will amount to about Rs. 11,340 per annum.

4. In the advertisement, it was stated that three months' free period would be granted but as Mr. Meharbaksh has offered to take all the three plots and has stipulated for a free period of four months it is proposed to agree to his stipulation.

5. These plots have been on the market for two or three years and as there is a considerable area available for letting in this neighbourhood acceptance of the offer is recommended."

**RESOLUTION No. 380.—ACCEPTED.**

**2. Re : Scheme 6—Dadar-Matunga North Estate—Plots 42 to 47—Application for lease of.**

Considered Chief Officer's note, dated 18th November 1929 :—

"The South Indian Co-operative Housing Society, Limited, have applied for a 999 years' building lease of these six plots at a ground rent calculated at 6 per cent. on Rs. 8 per sq. yard. As the total area is about 2,169 sq. yards, the ground rent will amount to about Rs. 1,040 per annum.

2. The applicants desire to vary the building areas of the plots and to erect four buildings instead of six. The front and rear open spaces remain unaltered and the width of 20 ft. between buildings will be maintained. The building of four houses instead of six will result in the building area being increased by 178 sq. yds., but as the open spaces will amount to practically 55 per cent. of the plot area I see no objection to the proposal.

3. The conditions on which the application is based are otherwise normal and acceptance is recommended.

4. The revised layout of the plots may be sanctioned."

**Resolved.**—"That the proposed re-layout be sanctioned and that the **No. 381.** application be accepted."

**3. Re : Scheme 5—Dadar-Matunga Estate—Plot 720A—Application for lease of.**

Considered Chief Officer's note, dated 21st November 1929 :—

"Mr. Rustom Khodadad Kuchabiogi applies for a 999 years' building lease of the above plot at a rent calculated at 6% on Rs. 15 per sq. yard per annum.

This plot is situated at the junction of the Tilak Road and the old Matunga Road as shown surrounded by a red boundary line on the accompanying plan\*. The area of the plot being about 1254 sq. yards, the ground rent will amount to about Rs. 1,128 per annum.

The applicant proposes to erect a building to be used for residential purposes, shops, offices and godowns with permission to use a portion of the ground floor in the rear as a bakery.

The conditions on which the offer is based are otherwise normal and acceptance is recommended."

**RESOLUTION No. 382.—ACCEPTED.**

**4. Re : Scheme 5—Dadar-Matunga Estate—Plot 770—Application for lease of.**

Considered Chief Officer's note, dated 22nd November 1929 :—

"Bai Anandibai Janardan Dikshit applies for a 999 years' building lease of the above plot at a ground rent calculated at 6 per cent. on Rs. 8 per square yard.

\* Not printed.

2. The area of the plot being about 626 square yards, the ground rent will amount to about Rs. 300, per annum.
3. The applicant desires to erect a building for her own residence.
4. The conditions on which the offer is based are normal and acceptance is recommended."

**RESOLUTION No. 383.--ACCEPTED.**

5. Re: Scheme 5—Dadar-Matunga Estate—Plots 79 to 81, 88 to 91 and 108.

Considered Chief Officer's note, dated 31st October 1929 :—

"By their resolution No. 62 dated April 30th last, the Committee decided to permit the Bombay Hindu Co-operative Housing Society Limited, to surrender the three plots Nos. 79, 90 and 91 on condition that they paid rent up to the date of surrender and forfeited the deposit.

2. The above was communicated to the Secretary of the Society but in spite of many reminders no reply has been received.
3. The amount of ground rent owing in respect of these three plots is Rs. 2,632 and it appears that the Society will not be able to build on them.
4. The Society is also in occupation of five other plots on only one (*i.e.* No. 108) of which has a building been erected. Plans of buildings to be erected on the other four plots have recently been passed by the Works Sub-Committee and it is understood that the Society hopes to receive a loan from Government to enable them to build. The amount of rent owing in respect of these plots is about Rs. 700.
5. The gentleman (a member of the Society) who has built on plot 108 is unable to obtain his lease until the agreement relating to all the plots is executed and this cannot be done until a decision has been come to regarding Nos. 79, 90 and 91.
6. I suggest for the consideration of the Committee that the time has now arrived for some definite action to be taken and propose that the tenancy so far as it relates to plots 79, 90 and 91 be determined and the deposit forfeited and further that the Society be informed that if they fail to pay the arrears in respect of the other plots before December 14th the tenancy of those plots will also be determined and the deposit forfeited."

**Resolved.**--"That the tenancy so far as it relates to plots Nos. 79, 90, and 91 be determined and the deposit in respect thereof be forfeited.

2. That as regards the other plots, the Society be informed that if they fail to pay all rent due by the 14th December 1929, the agreement so far as it relates to plots 80, 81, 88 and 89 will be determined and the deposit forfeited."

6. Re: Wells—closing of.

(Ref. C. R. 303/18-9-29.)

Considered Chief Officer's note, dated 14th November 1929 :—

"As per Committee Resolution No. 303, dated 18th September 1929, the acting Chief Officer's note, dated 11th September 1929, on the subject of filling and covering up certain wells on the Trust Estates was referred to the Municipal Commissioner for remarks.

2. The Municipal Commissioner recommends that 13 wells in Group No. I, be filled and 7 wells in Group No. II be covered up. A copy of his letter is attached herewith.



3. The number of wells in Group No. I to be filled is 12 and not 13, as stated by the Municipal Commissioner, as 3 wells at serial Nos. 3, 4 and 5 have already been filled.

4. Out of the 7 wells in Group No. II recommended by the Municipal Commissioner to be covered up, one well at serial No. 10 should be filled, as it cannot be covered up, there being no masonry lining for the well and wells at Nos. 17, 18 and 19 should also be filled, as they are not in use. The remaining three wells will be covered up, if the tenants agree to work pumps. If not, they will be filled.

5. The estimated cost of filling 12 wells in Group No. I is Rs. 7,844, and that of filling 4 wells and covering up 3 wells in Group No. II is Rs. 4,689. The total estimated cost comes to Rs. 12,533.

6. In addition to the above expenditure a sum of about Rs. 3,000 will be required for providing the 3 wells in Group No. II with pumps.

7. The total expenditure is, therefore, estimated at Rs. 15,533 which it is proposed to be met by transfer from the provision of Rs. 30,000, made in the current year's budget for housing the Kolis in Scheme 52.

8. The Municipal Commissioner points out that the cost of covering up a well should not exceed Re. 1 per sq. foot. The estimate indicated above is, however, worked out at Re. 1-8-0 per sq. foot and is based on the actual cost incurred in covering up a well."

*Copy of letter No. H. M.-58-3, dated 4th November 1929, from the Municipal Commissioner, referred to above :—*

"With reference to your letter No. Mis. 281/29-30, dated 24th September 1929, forwarding for my remarks a copy of a note from the Acting Chief Officer, City Improvement Trust, I have the honour to state that the requisition for filling in or covering up the well situated on the Trust properties was made in accordance with the recommendations made by Major Covell. This requisition has been enforced not only in respect of the wells belonging to the Improvement Trust but also in respect of all wells in the City. On account of several representations, however, from private owners requesting that their wells may be allowed to be kept open on one ground or the other, I have after due consideration decided to allow certain wells in the City attached to temples etc., and those used exclusively for cultivation on a large scale to be kept open for the present. A list of such wells has been prepared. In this list 21 wells situated on the Trust properties have also been included. Of these 21 wells two are from group No. 1 viz. serial Nos. 3 and 4, and 19 are from group No. 2 viz. serial Nos. 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16 and 21, as shown in the list of wells sent by the Health Officer to the Chief Officer. But as now suggested by the Acting Chief Officer, City Improvement Trust, in the 2nd para of his note, dated 11th September 1929, there is no objection to one of the wells shown at serial No. 2 group No. I being kept open instead of two already marked i.e. Nos. 3 and 4. I understand that two wells shown in this group have since been filled in. I therefore request that the Trust will now take early steps to have the remaining 13 wells also filled in.

As regards the wells included in Group No. II it is stated in para 3 of the Chief Officer's note that 2 out of 28 wells have already been covered up. 19 wells have been selected by me for retention as stated above. There thus remain only 7 wells to be dealt with now. I have carefully considered the question of these 7 wells from a sanitary point of view and am of opinion that there is no need for their retention, for the following reasons viz. —

Serial No. 8—Case No. 993—There are two wells at this place. One of them will be enough for cultivation. The other should therefore be closed.

Serial No. 10—Case No. 329—There is a small garden at this place, but the well is practically a kucha ditch. It cannot therefore be allowed to remain in its present condition.

Serial No. 15—Case No. 912—The well is not used for cultivation.

Serial No. 17—Case No. 995—Worli-Koliwada—This is situated near the Fort and is being filled with refuse.

Serial No. 18—Case No. 157—Worli-Pakhadi—The well is not used for cultivation.

Serial No. 19—Case No. 997—Worli-Koliwada—Well not used for cultivation.

Serial No. 22—This well is attached to a milch cattle stable.

Major Covell has mentioned, on page 45 of his report, the cost of covering a cistern with reinforced concrete at as. 10-12 per square foot. I consider an estimate of Re. 1 per square foot for covering a well, to be liberal.

In the circumstances, I would urge that the Trust Committee will kindly reconsider the matter and accord their sanction at the earliest possible date, to 13 wells included in group No. I being filled in and 7 wells in group II being covered with concrete and provided with pumps, if necessary.

It would not be out of place to mention that if the City Improvement Trust which is so closely connected with the Municipality fail to carry out the requisitions it would be impossible to expect the public to do so and thus the whole of the Malaria Policy of the Corporation would be rendered ineffective."

**RESOLUTION No. 385.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 15,533 being made by transfer from the provision of Rs. 30,000 made in the current year's budget for housing the Kolis in Scheme 52.

7. Re : Scheme No. 57—Sewri-Wadala Estate—complaint re : increase of certain rents.

(Ref. C. R. 379/12-11-29.)

Considered Chief Officer's note, dated 13th November 1929 :—

" With reference to the Committee's Resolution No. 379, dated 12th November 1929, asking me to report on a letter from Mr. Jivraj G. Nensey in which he appeals on behalf of certain tenants of shops in Scheme No. 57, who have had their rents increased, I beg to observe as follows :—

2. The properties included in Scheme No. 57, were notified for acquisition in 1919, and they were valued by the Land Acquisition Officer on the rents then prevailing. The properties were actually acquired in 1922, 1923, 1928 and 1929. Between the date of notification and the beginning of this year the Trust developed their Dadar-Matunga Estate and over 100 new buildings containing a population of approximately 5000 were erected. These buildings are in the near vicinity of the shops on Matunga and Wadala Roads and the tenants of the shops have materially benefited by the increased custom of a large number of fairly well-to-do people.

3. On March 27th last, we took possession of the property included in Case 909 and following our usual custom fixed the rents on the basis adopted by the Land Acquisition Officer when he made his award. Some time later, a letter was received from the former owner asking to be allowed to take rent contract of the building. This was refused but, in the meantime, the tenants of the building had requested us not to enter into any such contract. On enquiries being made, it transpired that for two years prior to the actual date of acquisition the landlord had been recovering rent at the rate of Rs. 40 per single shop whereas we had charged, after acquisition, only Rs. 20. It was then decided to examine the rents of other acquired buildings and to compare them with those obtained by the landlords of buildings which had not been acquired and with those of the shops erected on the Dadar-Matunga Estate. The examination shewed that the rents of our shops were far lower than the others and the Estate Agent was instructed to carry out a general revision. This has been done and the rents now fixed while considerably higher than those previously obtained are still lower than the rate prevailing in the privately owned buildings.

4. I attach to this note a large scale plan\* shewing the rents now charged for our shops and those obtained for others in the locality.

\* Not printed.

5. As regards the second building there is no objection to its being used as a weaving shed on the condition above mentioned.

6. The lessee should pay the Board's Solicitors' costs of and incidental to the preparation etc. of the necessary license and should undertake to provide such additional latrine accommodation in a position to be approved by the Trust as may be required by the Municipality. The license should be revocable at the will of the Trust.

7. I do not propose that any charge should be made for sanctioning the change of user as the purpose for which the buildings are now proposed to be used is less profitable than the original."

*Resolved.*—"That sanction be accorded to the change of the user of No. 390. the buildings referred to, free of extra charge, subject to the conditions specified by the Chief Officer in paras 4, 5 and 6 of his note, dated 23rd November 1929."

12. Re : Report No. 17, dated 13th November 1929, of the Land Sub-Committee re : Plot No. 15A—West Chaupati Estate—Proposed additional third upper floor to the building on.

Considered Report No. 17, dated 13th November 1929, of the Land Sub-Committee :—

"With reference to Committee Resolution No. 351, dated 29th October 1929, the Land Sub-Committee beg to report that they have considered the matter very carefully in consultation with the Chief Officer.

The Sub-Committee understand that there are three rows of buildings on this estate. The buildings in the 1st and 2nd rows are restricted to a ground and 2 upper floors, while the lessees of the plots in the 3rd row are allowed to build a ground and 3 upper floors, as there are no buildings behind them. Plot No. 15A is in the front row and the building thereon has been raised to the permissible height. If the lessee were allowed to build a third floor there would be no justification for refusing similar requests by other lessees of this row with the result that the amount of air reaching the rear buildings would be reduced and the comfort of the inmates diminished. A question was raised in the Sub-Committee meeting as to why all the lessees should not be allowed to build an upper storey, if they chose to do so. But all the lessees may not be in a position to add an additional floor and therefore those who did not build an additional floor, would be greatly inconvenienced, especially because they built on their plots with the knowledge that a third storey would not be allowed.

In view of the circumstances stated above, it is recommended that the permission asked for to add an additional floor be refused."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 391.—Approved and adopted.

13. Re : Report No. 18, dated 13th November 1929, of the Land Sub-Committee, re : letting the right of tapping trees and sites for the erection of tree-foot booths.

Considered Report No. 18, dated 13th November 1929, of the Land Sub-Committee :—

"In their Report No. 16, dated 18th October 1929, the Land Sub-Committee recommended the Committee to continue the present practice of letting trees for tapping and sites for the erection of tree-foot booths until the end of the present season and to request the Board to decide whether the practice should be continued or not after the close of the present season. The Committee accepted the Sub-Committee's recommendation to continue

the present practice until the end of the present season and referred the question regarding the letting in future back to the Sub-Committee for a definite recommendation—Committee Resolution No. 357, dated 29th October 1929.

2. The Sub-Committee have considered the question very carefully in consultation with the Chief Officer. They understand from the Chief Officer that the tenancies in question are old ones and therefore the Board's orders *re* : the location of liquor and toddy shops do not apply to them. Without therefore making an attempt to decide at this stage, whether a tree-foot booth falls within the definition of a shop or not, the Sub-Committee beg to advise that there is no objection to the letting of the trees for tapping and sites for the erection of tree-foot booths."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 392.—Approved and adopted.

14. Re : Report No 10, dated 19th November 1929, of the Finance Sub-Committee  
re : application of the Crescent Insurance Co., Ltd. for inclusion  
in the list of approved companies.

Considered Report No. 10, dated 19th November 1929, of the Finance Sub-Committee :—

"By their Resolution No. 353, dated 10th July 1928, the Committee rejected on the recommendation of the Finance Sub-Committee, the application of the Crescent Insurance Co., Ltd., for inclusion in the list of approved companies on the ground that the Company was a small Company and its paid up capital was Rs. 1,46,875 only.

2. The Company have further represented the matter and state that the Imperial Bank of India accepts the Company's policies of cotton on any one risk to the extent of Rs. 75,000.

3. The Sub-Committee after considering the matter carefully in consultation with the Chief Officer beg to recommend that sanction be accorded to the inclusion of the Company in the list of approved companies subject to the condition that it does not carry a greater risk on any one policy than Rs. 50,000."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 393.—Approved and adopted.

15. Re : Report No. 11, dated 19th November 1929, of the Finance Sub-Committee  
re : the cost of Management and Establishment for the year  
1928-29—apportionment of—between Capital and Revenue.

Considered Report No. 11, dated 19th November 1929, of the Finance Sub-Committee :—

"With reference to Committee Resolution No. 378, dated 12th November 1929, in which they were asked to consider the question as to whether the sanctioned percentages should be altered or not, the Finance Sub-Committee beg to report that they have considered the question in its preliminary stage in consultation with the Chief Officer and have requested him to furnish a statement showing for the last ten years :—

- (a) The actual expenditure on the various items subject to the cost of management and establishment.
- (b) The amount arrived at according to the sanctioned percentages, and

5. As regards the second building there is no objection to its being used as a weaving shed on the condition above mentioned.

6. The lessee should pay the Board's Solicitors' costs of and incidental to the preparation etc. of the necessary license and should undertake to provide such additional latrine accommodation in a position to be approved by the Trust as may be required by the Municipality. The license should be revocable at the will of the Trust.

7. I do not propose that any charge should be made for sanctioning the change of user as the purpose for which the buildings are now proposed to be used is less profitable than the original."

*Resolved.*—"That sanction be accorded to the change of the user of  
**No. 390.** the buildings referred to, free of extra charge, subject to the conditions specified by the Chief Officer in paras 4, 5 and 6 of his note, dated 23rd November 1929."

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Plot No. 15A—West Chaupati Estate—Proposed additional third  
upper floor to the building on.

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The Sub-Committee understand that there are three rows of buildings on this estate. The buildings in the 1st and 2nd rows are restricted to a ground and 2 upper floors, while the lessees of the plots in the 3rd row are allowed to build a ground and 3 upper floors, as there are no buildings behind them. Plot No. 15A is in the front row and the building thereon has been raised to the permissible height. If the lessee were allowed to build a third floor there would be no justification for refusing similar requests by other lessees of this row with the result that the amount of air reaching the rear buildings would be reduced and the comfort of the inmates diminished. A question was raised in the Sub-Committee meeting as to why all the lessees should not be allowed to build an upper storey, if they chose to do so. But all the lessees may not be in a position to add an additional floor and therefore those who did not build an additional floor, would be greatly inconvenienced, especially because they built on their plots with the knowledge that a third storey would not be allowed.

In view of the circumstances stated above, it is recommended that the permission asked for to add an additional floor be refused."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 391.—Approved and adopted.

13. Re : Report No. 18, dated 13th November 1929, of the Land Sub-Committee, re :  
letting the right of tapping trees and sites for the erection of tree-foot booths.

Considered Report No. 18, dated 13th November 1929, of the Land Sub-Committee :—

"In their Report No. 16, dated 18th October 1929, the Land Sub-Committee recommended the Committee to continue the present practice of letting trees for tapping and sites for the erection of tree-foot booths until the end of the present season and to request the Board to decide whether the practice should be continued or not after the close of the present season. The Committee accepted the Sub-Committee's recommendation to continue—

the present practice until the end of the present season and referred the question regarding the letting in future back to the Sub-Committee for a definite recommendation—Committee Resolution No. 357, dated 29th October 1929.

2. The Sub-Committee have considered the question very carefully in consultation with the Chief Officer. They understand from the Chief Officer that the tenancies in question are old ones and therefore the Board's orders *re* : the location of liquor and toddy shops do not apply to them. Without therefore making an attempt to decide at this stage, whether a tree-foot booth falls within the definition of a shop or not, the Sub-Committee beg to advise that there is no objection to the letting of the trees for tapping and sites for the erection of tree-foot booths."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 392.—Approved and adopted.

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re : application of the Crescent Insurance Co., Ltd. for inclusion  
in the list of approved companies.

Considered Report No. 10, dated 19th November 1929, of the Finance Sub-Committee :—

"By their Resolution No. 353, dated 10th July 1928, the Committee rejected on the recommendation of the Finance Sub-Committee, the application of the Crescent Insurance Co., Ltd., for inclusion in the list of approved companies on the ground that the Company was a small Company and its paid up capital was Rs. 1,46,875 only.

2. The Company have further represented the matter and state that the Imperial Bank of India accepts the Company's policies of cotton on any one risk to the extent of Rs. 75,000.

3. The Sub-Committee after considering the matter carefully in consultation with the Chief Officer beg to recommend that sanction be accorded to the inclusion of the Company in the list of approved companies subject to the condition that it does not carry a greater risk on any one policy than Rs. 50,000."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 393.—Approved and adopted.

15. Re : Report No. 11, dated 19th November 1929, of the Finance Sub-Committee  
re : the cost of Management and Establishment for the year  
1928-29—apportionment of—between Capital and Revenue.

Considered Report No. 11, dated 19th November 1929, of the Finance Sub-Committee :—

"With reference to Committee Resolution No. 378, dated 12th November 1929, in which they were asked to consider the question as to whether the sanctioned percentages should be altered or not, the Finance Sub-Committee beg to report that they have considered the question in its preliminary stage in consultation with the Chief Officer and have requested him to furnish a statement showing for the last ten years :—

- (a) The actual expenditure on the various items subject to the cost of management and establishment.
- (b) The amount arrived at according to the sanctioned percentages, and

(c) The amount arrived at by increasing or decreasing the percentages so as to make the total equal to the actual expenditure on cost of management and establishment.

2. The Chief Officer has also been asked to report as to what percentages should in his opinion be charged in future.

3. It will take some time to consider and report on the question in its entirety. In order however not to delay the preparation of the accounts for 1928-29, it is recommended that sanction be accorded to the apportionment of the actual cost of management and establishment during 1928-29 proposed by the Chief Officer in his note, dated 8th November 1929."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 394.--Approved and adopted.

16. Re : Report No. 1, dated 29th October 1929, of the Special Sub-Committee re :  
Retrenchment and Reforms in the City Improvement Trust.

(Ref. C. R. 370 of 12-11-29.)

Considered note, dated 18th November 1929, by Dr. A. G. Viegas, L. M. & S. :—

"In reply to your letter of the 15th instant, I am to say that I have perused the notes of both Mr. Delves and Mr. Mehta on the subject of retrenchment in the conservancy staff and as desired by the Committee I submit my remarks on the question.

The Committee will see in the first place that Mr. Mehta's figure of 425 sweepers is an error on the safe side. A reference to paragraph 5 of Mr. Delves' note will show that the actual number of sweepers employed is 494 as against 425 stated in Mr. Mehta's report. It follows, therefore, that there is thus a further excess of 69 sweepers in the total strength. The proper test of the adequacy or otherwise of the present strength can be determined by experimental method of exacting work in three kinds of chawls for 8 hours a day under a tried, experienced and reliable supervisor of the Trust or of the Health Department of the Corporation. The Committee will then be in a position to determine how many rooms can be assigned on an average per sweeper. The details furnished in para 8 of Mr. Delves' note clearly point out that the standard of work is not uniform, for at one place 32 rooms are assigned per sweeper whereas at another 73 are assigned per sweeper. If a proper test is taken in the manner suggested above, I think one sweeper per 75 rooms will turn out to be a proper standard. The defect lies in distribution and in the method of exacting work.

In the chawl section, the total number of the sweepers employed is 173 for 10162 tenancies which means that the average number of rooms assigned to a sweeper is 58. On a basis of 73 rooms (which is adopted in Nagpada chawl) only 193 sweepers would be required which means that about 34 sweepers (173-139=34) can be disbanded.

Secondly, if you turn to the sweepers employed in the Camp (*vide* para 10 of Mr. Delves' note) the number actually employed is 26 on 1280 rooms giving a ratio of 49 rooms per sweeper. The Committee will agree with me that work in camps is less exacting than in thickly populated chawls and yet the work per sweeper is less inasmuch as 50 rooms are assigned in camps as against 58 average in Chawls. If a basis of 73 rooms per sweeper be adopted the number of sweepers required would be 17 as against 26. The excess of 9 could be safely reduced.

Turning to the acquired buildings (para 11 of Mr. Delves' note) 186 sweepers are employed giving a ratio of 40 tenements per sweeper. Even Mr. Delves admits in para 12 that there is some reduction possible in this section. On a basis of 73 rooms per sweeper only 104 sweepers are needed whereas the actual strength maintained is 186 showing an excess of 82.

Lastly with regard to open spaces one sweeper is admittedly useless at Agripada.

To sum up then, I am of opinion that (i) proposed experimental test be taken as to the actual number of sweepers required on 8 hours working day and (ii) a provisional standard of 73 rooms per sweeper may be drawn out.

On the assumed basis of 73 rooms per sweeper, the following excess is *prima facie* evident.

			No. of extra sweepers.
1. Chawls.	...	...	34
2. Camps	...	...	9
3. Acquired buildings	...	...	82
4. Open spaces	...	...	1
Total			126 extra.

The labour bill for 126 will amount to  $126 \times 20 \times 12 = \text{Rs. } 30,720$ . I think that a retrenchment of Rs. 30,000 at least is possible in the labour bill."

Proposed by the Chairman, seconded by Sir Vasant Rao--

"That the Report No. 1, dated 29th October 1929, of the Special Sub-Committee be approved and adopted."

*Amendment*--Proposed by Dr. Viegas, seconded by Mr. Horniman--

"That the note, dated 18th November 1929, by Dr. A. G. Viegas be referred to the Special Sub-Committee for consideration and report."

The *Amendment* on being put to the vote was *lost*, there being 3 votes *for* it and 7 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

17. Re: Establishment—Engineer's Department—Mr. V. G Panvalkar, Overseer—payment of 90 % of the Provident Fund money to.

Considered Chief Officer's note, dated 18th November 1929:--

"Mr. V. G. Panvalkar, an Overseer on the Engineer's permanent staff, who has been granted all the leave due to him prior to retirement, has applied for payment of 90 per cent. of the Provident Fund monies.

Mr. Panvalkar has gone for the Provident Fund Insurance and the amount of premia falling due, during the period of leave, along with the amount already paid on that account will be deducted from the present advance.

The application is admissible and recommended for sanction."

RESOLUTION No. 396.--SANCTIONED.

18. Re: Report of Financial Transactions for the month of October 1929.

"*Fixed deposit* :--Rupees three lakhs out of the Surplus Cash Balances were placed with the Central Bank of India Limited till 4th November 1929 at 3 per cent. per annum (*vide* Finance Sub-Committee's Circular No. 103, dated 23rd October 1929.)

*Investment of Sinking Fund Money* : } 5 per cent. Bombay Improvement Trust debentures of the nominal value of Rs. 10,000 of the Loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account."

RESOLUTION No. 397.--RECORDED.



19.

Re: Statement of rent free occupancies by the Estate Agent's Department for the half year ending 31st March 1930.

Statement showing rooms in Trust Chawls, proposed to be occupied rent free by the Estates and Valuation Department during the half year ending 31st March 1930.

Item No.	Chawl.	Block.	Floor.	Room.	By whom occupied.	Purpose.	Actual rent	Rent to be	Remarks.
							remitted as sanctioned in C. R. No. 63/30-4-29.	remitted according to the proposal now submitted.	
							Rs. as. p.	Rs. as. p.	
1.	Nagpada Chawls ...	18	1st	35	Sk. Isack Kassum (Caretaker)	Living ...	4 0 0	4 0 0	
2.	Princess Street Chawls.	...	...	...	.....	...	5 10 0	5 10 0	Will be occupied by new caretaker when the room falls vacant in the chawl.
3.	Mandvi Koliwada Chawls.	1	2nd	86	Kashiram Yessoo (Caretaker)	Living ...	5 10 0	5 10 0	
						Total ...	15 4 0	15 4 0	

RESOLUTION No. 398.—SANCTIONED,

20. Re: Mumbra Sand—tender for the supply of deep water dredged sand from Mumbra for 3 years.

Considered Chief Officer's note, dated 23rd November 1929:—

"Tenders were invited by advertisement in the marginally noted local papers for the supply of sand from Mumbra and out of the seven persons to whom tender forms were supplied only one Mr. S. G. Bhave has tendered.

Mr. Bhave has quoted a rate of Rs. 8-10-0 per brass F. O. R. Byculla or Dadar Station together with a royalty of Rs. 160 per mensem payable in advance for the use of the Trust plant. Mr. Bhave will have also to pay to the Revenue Department about Rs. 125 per month for the Government plot if he requires it, which was hitherto paid to the Trust.

A statement of rates received in 1926 for this contract is forwarded herewith, from the perusal of which it will be seen that though the amount of royalty now offered is less than what was offered previously by the successful tenderers Messrs. N. Purshotam & Co. namely Rs. 400 per month, it compares favourably with the amount of royalty then offered by Messrs. The Sand and Shingle Supplying Co. who were the Trust contractors prior to 1926.

Looking to the present market conditions, the rate offered by Mr. Bhave is fair and the Committee's sanction is requested to the rate of Rs. 8-10-0 per brass for the supply of dredged sand and to the royalty of Rs. 160 payable by the contractor in advance every month. This amount of Rs. 160 is liable to be reduced pro-rata if the area of the plot allotted to the Trust is reduced by the G. I. P. Railway. If the plot is altogether taken away by the G. I. P. Railway and no other plot is allotted in exchange the contract will be terminated without any liability on either side."

Copy of statement referred to above:—

Summary of quotations received for the supply of dredged sand from Mumbra in the year 1926.

Name of Tenderer.	Rate quoted per brass of sand F. O. R. Byculla.	Amount of royalty the contractor agrees to pay per month for 3 years.
	Rs. a. p.	Rs.
1. Messrs. N. Purshotam & Co...	7 6 0	400
2. Mr. Shamsunder Balaji ...	9 3 0	415
3. Messrs. The Sand and Shingle Supplying Co.	9 8 0	276
4. Messrs. The Hindustan Construction Co., Ltd.	9 13 0	200
5. Messrs. B. R. Soman & Co. ...	9 6 0	Rs. 200 per month only for 7 months from November to May both inclusive during every year of the contract.

RESOLUTION No. 399.—ACCEPTED.

21. The following documents were executed :—

(1) *Debentures* :—

Name of the holder.	Year of Loan.	Amount Rs.	New issued.	Old cancelled.
Mr. M. B. de Souza and Kyrie E. de Souza.	1902	500	1	1
do. and J. E. Fernandez	1903	500	1	1
The Central Bank of India, Limited ...	1903	1,000	1	1
	1905	5,000	1	1
	Total Rs....	7,000	4	4

(2) *Lease and Counterpart to*—

(i) Mr. Jatashanker Dossa, *re* : plot No. 16, Dadar-Matunga Estate.

(ii) " " " " 17, " "

(iii) The Raghuvanshi Mills, Ltd., *re* : plot No. 1(h) (portion), The Flats.

(3) *Acceptance of applications for building lease by*—

(i) The South Indian Co-operative Housing Society, Limited, *re* : plots Nos. 42 to 47, Dadar-Matunga North Estate, Scheme 6.

(ii) Mr. Rustom Khodadad Kuchabiog, *re* : plot No. 720A, Dadar-Matunga Estate, Scheme 5.

(iii) Bai Anandibai Janardan Dikshit, *re* : plot No. 770, Dadar-Matunga Estate, Scheme 5.

22. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders do. do. do.
3. Sale of Materials do. do. do.
4. Tenancy Agreements entered into by do.
5. Agreement entered into by the Chief Officer, under section 22(1) of the Act, with the Bombay Telephone Co., for rental of telephone No. 25083 for one year ending 9th November 1930.

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 17th December 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. R. D. BELL, C.I.E., I.C.S.
  4. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  5. MR. B. G. HORNIMAN.
  6. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  7. MR. KHURSHED FRAMJI NARIMAN, B.A., LL.B., M.L.C.
  8. MR. MAHOMED UMMER RAJABB.
  9. MR. MANU SUBEDAR.
  10. MR. W. H. NEILSON, O.B.E.
  11. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  12. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  13. DR. A. G. VIEGAS, L.M. & S.
  14. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.
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The minutes of the meeting held on the 26th November 1929 were signed.

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1. Re : Scheme 37—Sydenham Road—demolition of certain buildings in.

Considered Chief Officer's note, dated 22nd November 1929 :—

"The Members of the Committee are aware that the whole width of the carriage-way between Bhendy Bazaar and Musjid Bandar Road has been opened for traffic for some considerable time. The western half as far as Carnac Road will be asphalted and opened early in December.

2. The time has now arrived for the clearance of the buildings standing on the site of the eastern portion to be taken in hand.

3. In order to create as little disturbance as possible, it is suggested that some of the buildings should be demolished before the next monsoon and the remainder immedia-

tely after the rains are over. By proceeding in this manner, we shall be able to provide sites for the erection of temporary sheds to which the traders can remove and occupy pending the construction of permanent buildings.

4. I, therefore, propose that the buildings included in Cases 241, 250, 253 and 254 should be demolished before the monsoon. These buildings when fully let produce Rs. 340-10-0 per month but there are now vacancies amounting to Rs. 87-8-0.

5. Those proposed to be demolished after the monsoon are included in Cases 237, 270 to 280, 282, 283, 313, 320, 321, 322 and 330. The gross revenue of these is Rs. 4,456-9-0 per month but the vacancies amount to Rs. 388.

6. Sanction is requested to these proposals."

**RESOLUTION No. 400.—SANCTIONED.**

2. Re : Gamdevi Estate—plot 3—change of user of the building on—(Nursing Home).

Considered Chief Officer's note, dated 3rd December 1929 :—

"The lessees apply for permission to let the entire building on this plot to the St. Elizabeth Nursing Home. The plot is situated at the north end of the Hughes Road and near its junction with Gibbs Road, and the user of the premises is restricted to residential purposes only.

2. There is no objection to the request being sanctioned. It is, therefore, recommended that a license revocable at the will of the Committee be granted to the lessees permitting the user of the entire building as a Nursing Home subject to the following conditions :—

- (a) That such concession is revocable at any time at the will of the Committee if the user as a Nursing Home is found to be a source of nuisance or annoyance to any of the Board's adjoining lessees or their tenants.
- (b) That no infectious or contagious cases shall be admitted into the Nursing Home.
- (c) That the costs of the necessary license and duplicate are borne by the lessees."

Proposed by the Chairman, seconded by Dr. Batliwala—

"That a license revocable at the will of the Committee be granted to the lessees permitting the user of the building as a Nursing Home subject to the conditions mentioned in para 2 of the Chief Officer's note, dated 3rd December 1929."

*Amendment*—Proposed by Mr. Horniman, seconded by Sir Vasant-  
rao—

"That the matter be referred to the Land Sub-Committee for consideration and report as to (1) whether any of the neighbouring plot-holders have any objection to the change of the user, (2) what rent the lessees realize at present and (3) what rent they would realize if the building were let to the St. Elizabeth Nursing Home."

The *Amendment* on being put to the vote was *carried*, there being 8 votes *for* it and 5 votes *against* it.

It was also *carried* as a substantive proposition.

3. Re : Dadar-Matunga Estate—plot 616—opening of a Reading Room and Library in the flat on the ground floor of the building on.

Considered Chief Officer's note, dated 3rd December 1929 :—

"Mr. M. E. Joshi, President of the Dadar-Matunga Parsi Anjuman, desires to open a Reading Room and Library in the flat on the ground floor of the building on plot No. 616 of the Dadar-Matunga Estate and requests the permission of the Committee for the change of user. The request strictly speaking should have come from the lessees.

2. This plot is one of those originally agreed to be leased to the Zoroastrian Building Society Ltd. The completion certificate in respect of the buildings having been issued by the Trust Architect, the lease herein has been granted to Messrs. Jamsetji Ardeseer Wadia, Ardeseer Jamsetjee Wadia and the Hon'ble Mr. Justice Bomanji Jamsetji Wadia at a nominal rent of Re. 1 per annum, the lessees having paid the commutation amount of Rs. 10,858.

3. As provided for in the lease, the main building is to be used for residential purposes only and the outbuilding for residential purposes and housing motor cars not let out or plying for hire.

4. Taking into consideration the fact that a large number of buildings have been erected and occupied by the members of the Parsi Community, the request made by Mr. Joshi is not unreasonable and it is recommended that Mr. Joshi may be allowed to occupy a portion of the ground floor for a Reading Room and Library on the conditions that :—

- (a) Such a concession is revocable at the will of the Committee at any time should the change of user be found to be a source of nuisance or annoyance to the Committee or to any of the surrounding lessees or tenants, and
- (b) The lessees pay the costs of the necessary license and duplicate for this user as the same is not allowed under the lease herein."

RESOLUTION No. 402.—SANCTIONED.

4. Re : Dadar-Matunga Estate—plot 792—permission for dispensary on—extension of, for a further period of 3 years.

Considered Chief Officer's note, dated 6th December 1929 :—

"The former Trustees by their Resolution No. 600, dated 25th November 1924, granted permission for the user of a part of the ground floor of the building on the above plot for sewing and other fancy work and as a dispensary subject to the following conditions :—

- (i) A license revocable at the will of the Board may be granted permitting the above user for a period of three years.
- (ii) The cost of and incidental to the preparation etc., of the necessary license in duplicate should be borne by the building tenant and
- (iii) No advertisement beyond a small signboard to be approved by the Chairman should be displayed on the premises.

2. As the main agreement with the Society had not been completed then, the preparation of the aforesaid license could not be taken in hand, and the sanctioned period of three years has long since expired.

3. The main agreement with the Society has now been completed and the Trust Architect having issued the completion certificate, the Trust Solicitors have been instructed to prepare the lease herein in favour of the Society's sub-lessee Mr. Kaikobad A. Taraporewala.

4. The sewing and the fancy work school has now been removed, but the user of a portion of the building on the ground floor as a dispensary still continues. It is, therefore, recommended that the permission for the change in user as aforesaid be extended for a further period of three years on the same terms and conditions as are hereinbefore provided."

*Resolved.*—"That the recommendation made by the Chief Officer in No. 403. para 4 of his note, dated 6th December 1929, be sanctioned."

5. Re : Dadar-Matunga Estate—plot 675—fixing of maximum rent for the building on.

Considered Chief Officer's note, dated 27th November 1929 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix the maximum rent of Rs. 344 per month for the whole building as follows :—

	Rs.
<u>Ground floor—</u>	
2 Blocks at Rs. 52 each                   ...           ...	104
<u>First floor—</u>	
2 Blocks at Rs. 58 "                   ...           ...	116
<u>Second floor—</u>	
2 Blocks at Rs. 62 "                   ...           ...	124
Total                   ...	<u>344 per month.</u>

4. As required under the terms of the Society's agreement, the said rent of Rs. 344 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 41,559 and the same is, therefore, recommended for the Committee's sanction."

**RESOLUTION No. 404.—SANCTIONED.**

6. Re : Dadar-Matunga North Estate—plot 9—fixing of maximum rent for the building on.

Considered Chief Officer's note, dated 30th November 1929 :—

"The above plot is one of those allotted by the Board to the Dakshini Brahmin Co-operative Housing Society, Limited.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix the maximum rent of Rs. 257 per month for the whole building as follows :—

			Rs.	
<i>Ground floor</i>	two flats	... ..	126	per mensem.
<i>First floor</i>	"	... ..	131	do.
Total			257	do.

4. As required under the terms of the Society's agreement, which has however not yet been executed, the said rent of Rs. 257 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 32,770 and the same is, therefore, recommended for the Committee's sanction."

#### RESOLUTION No. 405.—SANCTIONED.

7. Re : Scheme 37, Sydenham Road—Case No. 329—sale of materials.

Considered Chief Officer's note, dated 27th November 1929 :—

"The building in the above Case was put up to public auction on 22nd November 1929 for demolition and removal of its materials and the highest bid received for the same is Rs. 4,200. The debris are to be removed by the purchaser. The reserve price of the building is Rs. 4,000 which is fixed taking into consideration the age of the building, the quality and condition of the materials etc.

The offer is fair and recommended for acceptance."

#### RESOLUTION No. 406.—ACCEPTED.

8. Re : Sale of old materials at Worli.

Considered Chief Officer's note, dated 28th November 1929 :—

"Tender Circular was sent to 117 persons out of whom only 4 persons have quoted as shown below :—

#### Comparative statement of tenders for sale of flexible wire, bolts etc., at Scheme No. 52.

		Tons. Cwt. Qrs. Lbs.			
Item No. 1.	<i>Bolts &amp; Nuts 1'-4" to 3' x ½" &amp; 4" to 3" x 7/8" to ¾"</i>	...	...	...	...
		0	18	0	0
(a)	Mr. Mahomedally Tajbhoy	Rs. 2	2	0	Rate per Cwt.
(b)	Messrs. Meherally Hurjee & Co., Proprietors,				
	Coronation Iron Works	"	2	0	0
(c)	Mr. Ahmed S. Moloobhoy	"	1	8	0
(d)	Messrs. Maneckchand Jivraj & Co.	"	1	4	9 6
					Rate quoted Rs. 26 per ton.
		Tons. Cwts. Qrs. Lbs.			
Item No. 2.	<i>Fish plates of Sizes</i>	...	...	...	...
		9	6	0	0
(a)	Mr. Ahmed S. Moloobhoy	Rs. 1	7	0	Rate per Cwt.
(b)	Messrs. Maneckchand Jivraj & Co.	"	1	5 0 5 0	Rate quoted Rs. 26-5-0 per ton.
(c)	Mr. Mahomedally Tajbhoy	"	1	4	7
(d)	Messrs. Meherally Hurjee & Co. Proprietors, Coronation Iron Works	"	0	12	0



		<i>Tons. Cwts. Qrs. Lbs.</i>				
Item No. 3.	<i>Dogspikes</i> ... ..	2	2	0	0	
(a)	Mr. Ahmed S. Moloobhoy ... ..	Rs. 1	7	0		Rate per Cwt.
(b)	Messrs. Maneckchand Jivraj & Co. ... ..	" 1	5	05	0	Rate quoted Rs. 26-5-0 per ton.
(c)	Mr. Mahomedally Tajbhoy ... ..	" 1	3	0		Rate per Cwt.
(d)	Messrs. Meherally Hurjee & Co., Proprietors, Coronation Iron Works ... ..	" 0	12	0		"
Item No. 4.	Circular M. S. Water tanks 17' Dia. & 11'-9" Height constructed of W. I. plates 3/8" thick Bottom and 1/4" thick sides. 15,000 Gal. Capacity—2 Nos. (Note—Purchaser to make his own arrangements re: removal—to be sold as they stand)					
(a)	Mr. Mahomedally Tajbhoy ... ..	Rs. 227	5	0		Rate per each.
(b)	Messrs. Maneckchand Jivraj & Co. ... ..	" 110	8	0		Rate quoted Rs. 221 per two.
(c)	Mr. Ahmed S. Moloobhoy ... ..	" 101	0	0		Rate per each.
Item No. 5.	M. S. Shafting 4" ... ..	2	Tons.			
	" 5" ... ..	1	Ton.			
(a)	Mr. Ahmed S. Moloobhoy ... ..	Rs. 3	1	0		Rate per Cwt.
(b)	Messrs. Maneckchand Jivraj & Co. ... ..	" 3	0	0		"
(c)	Mr. Mahomedally Tajbhoy ... ..	" 2	2	0		"
(d)	Messrs. Meherally Hurjee & Co., Proprietors, the Coronation Iron Works... ..	Re. 1	8	0		"
Item No. 6.	<i>M. S. Wagon Axles—</i>					
		<i>Tons</i>	<i>cwt.</i>	<i>qrs.</i>	<i>lbs.</i>	
		6	10	0	0	
(a)	Mr. Ahmed S. Moloobhoy ... ..	Rs. 2	12	0		rate per cwt.
(b)	Mr. Mahomedally Tajbhoy ... ..	" 2	2	0		"
(c)	Messrs. Maneckchand Jivraj & Co. ... ..	" 1	8	0		rate quoted Rs. 30 per ton.
(d)	Mrs. Meherally Hurjee & Co., Proprietors, Coronation Iron Works ... ..	" 0	12	0		rate per cwt.
Item No. 7.	<i>Iron Scrap—</i>					
		<i>Tons</i>	<i>cwt.</i>	<i>qrs.</i>	<i>lbs.</i>	
		1	2	1	21	
(a)	Mr. Ahmed S. Moloobhoy ... ..	Rs. 1	4	0		rate per cwt.
(b)	Mr. Mahomedally Tajbhoy ... ..	" 0	12	0		"
(c)	Messrs. Meherally Hurjee & Co., Proprietors, Coronation Iron Works ... ..	" 0	10	0		"

The highest offer in each of the above cases is recommended for acceptance.

Offers have also been received for some other articles but as they are too low are not recommended for acceptance."

Proposed by the Chairman, seconded by Sir Vasantao—

“That the highest offer in each case be accepted.”

*Amendment*—Proposed by Mr. Nariman, seconded by Mr. Horniman—

“That consideration of the matter be postponed and, in the meantime, **No. 407** the Chief Officer be requested to furnish the following information in connection with all the surplus stores :—

- (a) When the stores were purchased.
- (b) For what purpose they were purchased.
- (c) When they were used.
- (d) On what works they were used.
- (e) What surplus is left now.”

The *Amendment* on being put to the vote was *carried*, there being 6 votes *for* it and 5 votes *against* it.

It was also *carried* as a substantive proposition.

9. Re: Scheme 37, Sydenham Road—Cases Nos. 323-324—Sale of materials.

Considered Chief Officer's note, dated 11th December 1929 :—

“The building in the above Cases was put up to public auction on 6th December 1929, for demolition and removal of materials thereof and the highest offer received is Rs. 48,000 from Dr. Eruchsha J. Hakim. The reserve price of the building is Rs. 41,000 and was arrived at after taking into consideration the age, the quality and condition of the materials.

The offer is recommended for acceptance.”

*Resolved*.—“That the offer be accepted on condition that the portion **No. 408.** lying within a distance of 45 feet from Huseinkhan Khaliffa Street be removed within three months and the remainder within four months of the date of communication of the acceptance.”

10. Re : Sale of 41½ lb. rails lying in Scheme 52, Worli.

Considered Chief Officer's note, dated 11th December 1929 :—

“Messrs. Manekchand Jivraj & Co., offer to buy old 41½ lb. rails out of the above dumps at Rs. 67 per ton subject to the conditions detailed in their letter No. L. R. 142,\* of the 7th instant. We hold a stock of old rails of 41½ lbs. amounting to 170 tons and Messrs. Manekchand Jivraj & Co. have inspected the stock and agree to purchase as much as they may require subject to a minimum of 50 tons within two months of intimation that their offer has been accepted.

A rate of Rs. 67 per ton for these rails was accepted by the Committee under their Resolution No. 346 of 16th October last and the present offer is, therefore, recommended for acceptance.”

\* Not printed.

Proposed by the Chairman, seconded by Sir Vasantrao—

**No. 409.** "That the offer be accepted."

*Amendment*—Proposed by Mr. Nariman, seconded by Mr. Horniman—

"That consideration of the matter be postponed and, in the meantime, the Chief Officer be requested to furnish the following information in connection with all the surplus stores :—

- (a) When the stores were purchased,
- (b) For what purpose they were purchased,
- (c) When they were used,
- (d) On what works they were used.
- (e) What surplus is left now."

The *Amendment* on being put to the vote was *lost*, there being 5 votes for it and 6 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

11.

Re : Sale of 11 Anvils.

Considered Chief Officer's note, dated 11th December 1929 :—

"An offer has been received from one Mr. Alibhai Mahomed, old iron merchant, for the purchase of 11 anvils in stock (7 at Rowli and 4 at Scheme 57), at Rs. 11 per cwt. their total weight being approximately 1 ton, 12 cwt., 0 qr., 14 lbs.

Similar anvils were sold to one Mr. Adamllay Mahomedally Nalwalla, at Rs. 8-2-0 per cwt. under Committee Resolution 428, of 19th September 1928. The offer now received being very favourable, I have accepted the same and recommend that it may be confirmed by the Committee."

RESOLUTION No. 410.—CONFIRMED.

12.

Re : Sale of dogspikes lying in Schemes 56 & 57 Stores.

Considered Chief Officer's note, dated 12th December 1929 :—

"An offer has been received from one Mr. Lookmanji Kamroodin, for the purchase of dogspikes weighing approximately 6½ tons. The rate offered by him is Rs. 30 per ton.

In October last, tenders were invited for the sale of old materials lying at Scheme 52 Stores which included 2 tons. 2 cwt. of dogspikes and the highest offer received for these dogspikes is Rs. 28-12 per ton. As compared to this, the rate of Rs. 30 per ton now offered is favourable. I have, therefore, accepted the same and recommend it for confirmation by the Committee."

RESOLUTION No. 411.—CONFIRMED.

13. Re: Scheme 29—Nowroji Hill Estate—Sewer in Road No. 2—provision of a vent shaft from the head of.

Considered Chief Officer's note, dated 11th December 1929 :—

"A requisition from the Municipal Dy. Executive Engineer has been received for providing a vent shaft from the head of the Sewer in Road No. 2, in Scheme 29. It is proposed accordingly to fix up a zinc vent shaft to the building on plot No. 138, at an approximate cost of Rs. 500.

As, however, there is no provision in the current year's budget, the expenditure in question will be met from the provision of Rs. 4,400 made for Bifurcation of Road No. 4, round Durgah in Scheme 29, as this work is not likely to be carried out this year. Committee's sanction is requested to these proposals."

**RESOLUTION No. 412.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 500 being made by transfer from the provision of Rs. 4,400 made in the current year's budget for "Bifurcation of Road No. 4" in Scheme 29."

14. Re: Scheme 37—Sydenham Road Estate—Recreation ground on plots 17 and 18—extra expenditure in respect of—sanction for.

Considered Chief Officer's note, dated 11th December 1929 :—

"The provision of Rs. 3,000 for playground in Scheme 37 made in the budget estimates for 1929-30 is likely to be exceeded to an extent of Rs. 1,200 for the following reasons :—

(1) Inclusion of the area of the surrounding service passage in the Recreation Ground.

(2) The ground had masonry foundations on it which had to be excavated to extra depths and these hollows had to be filled in with murum and red earth.

(3) In the original estimate, no fencing was shown on the side of the unleased plot. This was, however, considered necessary to keep the ground clear of undesirable persons making use of the ground.

This extra expenditure will be met from savings in the amount of Rs. 57,000 provided in the current year's budget for completing remaining western carriageway from Musjid Bunder Road to Carnac Road.

This requires the sanction of the Committee."

**RESOLUTION No 413.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 1,200 being made by transfer from the provision of Rs. 57,000 made in the current year's budget for completing the remaining western carriageway from Musjid Bunder Road to Carnac Road.

15. Re : Statement of advances from Provident Fund requiring the Committee's sanction.

No.	Name.	Department.	Amount.	No. of instalments for recovering.	Reasons.
1	Mr. D. S. Ramaswamy ...	Secretary's Department Clerk.	* 627	20	To meet expenses incurred for his daughters' marriages.
2	„ N. K. Mayekar ...	Do.	* 250	20	Wife's illness.
3	„ S. D. Tagare ...	Chief Accountant's Department, clerk.	300	20	Dependent brother's marriage.
4	„ Y. P. Mate ...	Engineer's Department Draftsman.	90% of P. F. moneys.	...	On leave prior to retrenchment.
5	„ E. V. N. Iyer ...	Do. Clerk.	350	20	Illness in his family.
6	„ J. E. Reuben ...	E. & V. Department Inspector.	* 150	20	Illness in his family.
7	„ S. S. Vaidya ...	Do. Clerk.	* 90 % of P. F. moneys.	...	On leave prior to retirement.

\* The balance of the last advance will be deducted on payment of this advance.

**RESOLUTION No. 414.--SANCTIONED.**

16. Re : Board's Resolution No. 65, dated 9th December 1929, re: Government Letter, G. D. No. 512 A., dated 20th September 1929, forwarding for the expression of the Board's views a Bill for the amendment of the City of Bombay Improvement Trust Transfer Act, 1925, introduced in the Legislative Council by Mr. Hoosenally M. Rahimtoola, B.A., M.L.C., to enable the Board to advance loans to purchasers of plots for the purpose of constructing buildings thereon.

Considered :—

(a) Board's Resolution No. 65, dated 9th December 1929 :—

“Considered the following Letter No. 512-A, dated 20th September 1929, from the Under-Secretary to Government, General Department, forwarding for the views of the Board a Bill for the amendment of the City of Bombay Improvement Trust Transfer Act, 1925, introduced in the Legislative Council by Mr. Rahimtoola, B.A., M.L.C., so as to enable the Board to advance loans to persons purchasing their plots for the purpose of constructing building thereon :—

“I am directed by the Government of Bombay (Transferred Departments) to forward for favour of an expression of the views of the Trustees on it, a draft Bill further to amend the City of Bombay Improvement Trust Transfer Act, 1925, which is proposed to be introduced by Mr. H. M. Rahimtoola, M.L.C., during the next session of the Legislative Council. I am to request that as the next session commences on 30th September 1929, the opinion of the Trustees may be communicated to Government as soon as possible.”

Copy of Draft Bill referred to above :—

**A Bill further to amend the City of Bombay Improvement Trust Transfer Act, 1925.**

“Whereas it is expedient further to amend the City of Bombay Improvement Trust Transfer Act, 1925, in manner hereinafter appearing, it is hereby enacted as follows :

1. This Act may be called The City of Bombay Improvement Trust Transfer (Amendment) Act of 19 .

2. In Section 68 of the City of Bombay Improvement Trust Transfer Act, 1925, hereinafter called the said Act, the following words shall be inserted after the words "or the City of Bombay Improvement Act, 1898" :

"or for the purpose of making advances to lessees of the Trust for erecting buildings on Trust land."

3. In Sub-Section (2) of Section 81 of the said Act, the following shall be inserted as clause (bb) after clause (b) :

"(bb) to make advances to lessees of Trust plots for the purpose of erecting buildings on Trust lands subject to such conditions as may be determined by the Board on the recommendation of the Committee."

4. In Section 87 of the said Act, the following words shall be inserted after the words "Capital Account" where they occur for the first time :

"Building Advance Account."

5. In Section 88 of the said Act, the following shall be inserted as Sub-Clause (5) :

"(5) advancing monies to lessees of Trust plots for the purpose of erecting buildings on Trust lands."

6. After Section 90 of the said Act, the following Section shall be inserted, namely—

"90A.—There shall be credited to the Building Advance Account—

- (1) all moneys received on account of loans taken for building advances,
- (2) instalments towards the payment of principal.

"90B.—The moneys credited to the Building Advance Account shall be applied as follows :—

- (1) The loan moneys, for making advances to lessees for building purposes ;
- (2) The instalments towards the payment of principal, for either making advances to lessees for building purposes or for repayment of the loan moneys."

7. In Section 91 of the said Act, after Sub-Section (1) the following shall be inserted as Sub-Section (1A).

"(1A) Interest recovered from the lessees on the advance granted to them for building purposes."

#### Statement of objects and reasons.

In view of the continued trade depression and of the consequent depressed state of the land market in the City of Bombay the disposal of the Improvement Trust plots is much hampered and therefore a number of plots are lying idle on the hands of the Trust especially in the north of the Island. Applications are being made to the Trust and specially by their staff to grant them facilities by way of Building Loans. The object of the Bill is to enable the Trust to provide facilities by way of advances to persons of moderate means who desire to take up land for the erection of small buildings mainly for residential purposes. The advance will be made by the Trust in accordance with the Rules to be framed by the Committee and approved by the Board.

The Government of Bombay have accepted and applied this principle of granting Building Loans to the purchasers of their land in the Suburbs of Bombay and especially in the Khar Scheme. This has helped them to sell a large number of plots.

HOOSENALLY M. RAHIMTOOLA.

30th August 1929.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Hoosenibhai A. Lalljee—

‘That the letter No. 512-A, dated 20th September 1929, from the Under-Secretary No. 65. to Government, General Department, be forwarded to the Improvements Committee for consideration and report.’

*Carried.*”

(b) Chief Officer’s note, dated 13th December 1929 :—

“It is perhaps desirable in the first instance to call attention to the main principles underlying the scheme detailed in my note dated 28th of March 1929. In para 2 of that note, I observed that the power of granting advances of this nature should be limited and that loans should only be made to persons who desire to erect small houses to be used mainly for residential purpose. I further observed that exactly what limit should be placed on individual advances must be a matter of opinion and that I was in favour of making the maximum Rs. 20,000. In para 3, I suggested that on completion of the building the tenant (*i. e.* the borrower) would execute a mortgage in favour of the Board as security for the advance, and in para 4, I expressed the opinion that the repayment should be spread over a period of years which should in no case exceed 20.

In Mr. Hoosenally’s Bill, power is sought to make advances for the purpose of erecting buildings. It will be noticed that the word ‘buildings’ would include structures to be used for any purpose. It is true that in clause 3 of the Draft Bill, the power to make advances would be subject to such conditions as may be determined by the Board on the recommendation of the Committee, but, in my opinion, it is desirable that the power should be limited to making advances for the purpose of erecting structures to be used mainly for residential purpose.

The Draft Bill does not provide that the amount advanced should be limited to any specific sum or that security should be obtained and repayment made within a definite period. I think it would be better to provide for these matters.

Before I went on leave in June last, I had drafted a Section to be inserted after Section 55 and this draft runs as follows :—

‘Any person desiring to erect a building on the Board’s land to be used mainly for residential purposes may apply to the Committee for a loan to be advanced by way of mortgage on the security of the intended building and the Committee, after such enquiry as they may deem necessary and subject to rules to be framed by them and approved by the Board, may make such loans provided always that no loan made on the security of any one building or group of buildings shall exceed in amount the sum of Rs. 20,000 and provided that the term fixed for repayment shall in no case exceed 20 years from the date of the first occupation of the building.’

Coming now to the details of Mr. Hoosenally’s Bill, I suggest that the proposed addition to Section 68 would require re-drafting. The word ‘lessees’ is a technical term indicating persons who hold land under leases and would not include those who are tenants under agreements to lease. Our practice is that persons taking up land for the purpose of building first enter into an agreement to lease and then, when the building is completed, into the lease. It would, therefore, be better to refer to ‘building tenants’ and to define the term. The word ‘Trust’ should be deleted and ‘Board’ inserted I have already referred to the question of ‘buildings’.

Clause 3, ‘Lessees of Trust plots’ should be deleted and the words ‘Building Tenants of the Board’s lands’ inserted. The word ‘Trust’ where it occurs for the second time may be deleted and the word ‘such’ inserted. The same remarks apply to wording of Clause 5.”

**RESOLUTION No. 415.**—Referred for consideration and report to a Special Sub-Committee consisting of—

1. The Chairman.
2. Mr. Hoosenally.
3. Sir Vasant Rao.
4. Dr. Batliwala.
5. Mr. Bell.
6. Mr. Pandit.
7. Mr. Subedar.

17. Re: Board's Resolution No. 66, dated 9th December 1929, re: Government Letter, General Department No. 512A, dated 28th September 1929, regarding legislation empowering the Trustees to advance money to provide individuals for constructing dwellings on Trust Estates.

Considered :—

(a) Board's Resolution No. 66, dated 9th December 1929 :—

"Considered the following letter No. 512-A, dated 28th September 1929, from the Under-Secretary to Government, General Department, re: legislation empowering the Trustees to advance money to private individuals for constructing dwellings on Trust Estate :—

"I am directed to refer to your letter No. Mis. 956/27, dated the 4th June 1929, requesting Government to undertake legislation empowering the Trustees to advance money to private individuals who take up land on their estates for the erection of buildings to be used mainly for residential purposes. The Trustees request that they may be allowed to advance money to their lessees subject to the following restrictions :—

If repayment is made in 10 years the advance to be upto 75% of the cost of building.

If repayment is made in 15 years the advance to be upto 70% of the cost of building.

If repayment is made in 20 years the advance to be upto 65% of the cost of building.

Their proposals include the charging of interest at 5½% on the loan and the repayment of the capital calculated on the 4% table. The annual instalment on the amount of the loan works to 8·86 per cent., 10·49% and 13·83% for repayment in 20, 15 and 10 years, respectively.

2. Government are inclined to agree in principle that, if the Bombay Municipal Corporation approve, the Improvement Trust should be empowered to grant loans on mortgage for the purposes indicated. But before any legislation is undertaken on the lines suggested, they desire to satisfy themselves about the soundness of the proposed scheme.

3. Government give state-aid to the intending purchasers of plots in the Development Department Suburban schemes to the extent of 3/4ths value of land and half the cost of building provided the land is built upon in one year and recovers the total amount in 15 years at 6% provided the building is completed in a year. Any purchaser who does not want a building advance is allowed to purchase the plot by paying 1/4th purchase price thereof and the balance of 3/4ths within 3 years with interest at 7% and he is then allowed to build thereon whenever he likes. Thus if a purchaser defaults in his payments after a few years, the Development Department has in hand the large amount which he has paid for the land in addition to his payments for the building. The Improvement Trust will only have the latter. Besides this, the Improvement Trust proposes to charge only 5½% interest and to advance 70 per cent. of the cost if the payments are spread over 15 years. From the statements A and B herewith attached it will be seen that the risk which the Improvement Trust proposes to take is much greater than that which is at present taken in such cases by Government in the Development Department. Moreover, the Improvement Trust does not sell their land but leases it and will not therefore receive any amount towards the purchase price of the plot. Also no special means of recovery except through the slow and expensive process of a Civil Court are provided, while Government have the powers of summary recovery under the Bombay Land Revenue Code. In the present state of the money market, Government are doubtful if the proposed rate of interest at 5½% is adequate.

4. In these circumstances, Government consider that the margin of safety in the scheme proposed by the Trust does not provide absolute security especially at a time when the property market is in a very depressed condition. In their opinion, the margin of safety should be enhanced. The risk undertaken by the Trust should not be greater than that in the case of advances made by Government. I am, therefore, to request that you will be so good as to ask the Trustees to reconsider their proposals in the light of the remarks made above so that they will not at any time carry more risk than that incurred by Government in similar circumstances."



**Statement A**  
(1) Bombay Improvement Trust.

Period.	Cost.			Expenditure to be incurred initially by the lessee.			Loan to be granted to the lessee.			Monthly instalments to be paid by the lessee.			Monthly instalments to be paid by the lessee after the expiry of the period.	Remarks.
	Plot.	Building.	Total.	Land.	Building.	Total.	Land.	Building.	Total.	Say at 5 per cent. per annum for land.	For building.	Total.		
Years.	Rs.	Rs.	Rs.	Rs.	Rs. <i>(in round figures)</i>	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.		
10	10,000	26,500	36,500	Nil	6,600	6,600	10,000	19,900	29,900	42	229 (13·83%)	271	42	
15	...	...	...	Nil	7,900	7,900	10,000	18,600	28,600	42	163 (10·49%)	205	42	
20	...	...	...	Nil	9,300	9,300	10,000	17,200	27,200	42	127 (8·86%)	169	42	

(2) Government.

Period	Cost.			Expenditure to be incurred initially by the purchaser.			Loan to be granted to the purchaser.			Monthly instalments to be paid by the purchaser.	Monthly instalments to be paid by the purchaser after the expiry of the period.	Remarks.
	Plot.	Building.	Total.	Land.	Building.	Total.	Land.	Building.	Total.	At 10½ per cent. per annum.		
Years.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.			
15	10,000	25,500	36,500	2,500	13,250	15,750	7,500	13,250	20,750	180	Nil	

### Statement B

#### (1) Bombay Improvement Trust.

Period.	Cost.			Expenditure to be incurred initially by the lessee.			Loan to be granted to the lessee.			Monthly instalments to be paid by the lessee.			Monthly instalments to be paid by the lessee after the expiry of the period.	Remarks.
	Plot.	Building.	Total.	Land.	Building.	Total.	Land.	Building.	Total.	Say at 5 per cent. per annum for land.	For building.	Total.		
Years.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.					
10	6,000	15,000	21,000	Nil	3,750	3,750	6,000	11,200	17,200	25	129 (13.83%)	154	25	
15	...	...	...	Nil	4,500	4,500	6,000	10,500	16,500	25	92 (10.49%)	117	25	
20	...	...	...	Nil	5,250	5,250	6,000	9,750	15,750	25	72 (8.86%)	97	25	

#### (2) Government.

Period.	Cost.			Expenditure to be incurred initially by the purchaser.			Loan to be granted to the purchaser.			Monthly instalments to be paid by the purchaser.	Monthly instalments to be paid by the purchaser after the expiry of the period.	Remarks.
	Plot.	Building.	Total.	Land.	Building.	Total.	Land.	Building.	Total.	At 10½ per cent. per annum.		
Years.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.			
15	6,000	15,000	21,000	1,500	7,500	9,000	4,500	7,500	12,000	104	Nil	

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Tairsee—

“That the letter No. 512-A, dated 28th September 1929, from the Under-Secretary No. 66. to Government, General Department, be forwarded to the Improvements Committee for consideration and report.

*Carried.*”

(b) Chief Officer's note, dated 13th December 1929 :—

“Government state they are inclined to agree in principle, that if the Corporation approve, the Trustees should be empowered to grant loans on mortgage for the purpose of enabling persons of moderate means to erect buildings on the Board's estates but they desire to satisfy themselves as to the soundness of the proposed scheme.

2. In para 3 of their letter, Government compare the practice of the Development Department with the Trust's proposals and come to the conclusion that the risk run by the Trust will be greater than that incurred by the Department, and they ask the Trustees to reconsider their proposals in the light of the remarks made by Government.

3. The Development Department advance money—

- (a) for the purchase of the site and the erection of the building, or
- (b) for the purchase of the site only.

The Trust is not concerned with (b) and need not consider the Government practice so far as it relates to it.

In case (a), the amount of the advance is limited to 75% of the value of the site and to 50% of the cost of the building. The building has to be erected within one year and the total advance repaid at six per cent. within a period of 15 years.

4. Government point out that the security in the case of the Development Department would be greater than in the case of the Trust because the Department sells the site and receives 25 per cent. of its value whereas the Trust grants leases and would receive nothing towards the payment of the site. This is so but the Trust's building tenant would have to deposit two years' ground rent as security for fulfilment of his obligations and would not receive his lease until after he had completed the erection of the building. Until then, he would be a tenant-at-will and the Trust would run no more risk as regards the site than they do when they grant an agreement to lease in accordance with their present practice.

5. The second point raised by Government is that the Trust proposes to advance 70 per cent. of the cost of the building as against 50% advanced by the Department. The Trust proposal is that they should advance—

75% when repayment is to be made in 10 years.  
70% Do. do 15 „ and  
65% when it is to be made in 20 years.

It must be admitted that there is more risk attached to this part of the scheme but the Special Sub-Committee considered that it would be justifiable especially as where the risk is greatest at first it will be very much reduced after two or three years.

6. Government also point out that, whereas the Development Department have powers of summary recovery under the Bombay Land Revenue Code, the Trust in case of default would have to proceed through a Civil Court. This is not so as the scheme provides that the advance will be secured in favour of the Trust by means of a mortgage and the Trust would therefore be in the position of an ordinary mortgagee and be able to enter into possession and recover the rents.

7. Government assume that the Trust proposes to charge only 5½% interest on the advances. This is not so as it is stated in para 5 of my note, dated 23rd April 1929, that the rate charged would have to be slightly higher than that at which the money was raised by the Board in order to cover expenses. It is true that in working out instances a rate of 5½% was assumed but that was merely by way of example.”

**RESOLUTION No. 416.**--Referred for consideration and report to a Special Sub-Committee consisting of--

1. The Chairman.
2. Mr. Hoosenally.
3. Sir Vasantao.
4. Dr. Batliwala.
5. Mr. Bell.
6. „ Pandit.
7. „ Subedar.

**18. Re: East Agripada South Estate—plots Nos. 75-75 A—request for refund of deposit.**

Considered:—

(a) Letter, dated December 1929, from Mr. Gunaji Babaji Nilwarna, received on 10th December 1929:—

“I had made an offer to take on lease the above plots on certain terms and conditions and deposited with the Improvement Trust a sum of Rs. 500/- for the legal costs.

My said offer was accepted by the Improvement Trust and I was asked to deposit the cost of the partially constructed building and the usual deposit of rent.

As my funds were locked up I could not deposit the said amounts in time and I requested the Estate Agent for granting me further time for that purpose, but the Estate Agent was not good enough to consider my application and placed the matter before your Committee for cancellation of the acceptance and for forfeiture of the deposit and the same was ultimately done. About the same time, I fell ill and my illness continued for about 6 months and I was helpless in the matter.

I say that if the Estate Agent had granted me further time, I was ready and willing to deposit the said sums but the Estate Agent not having given me sufficient time I was greatly handicapped and my deposit of Rs. 500/- was forfeited to my great prejudice. I beg to state that I have suffered great damage on account of the cancellation of the acceptance.

I have, therefore, to request you to please take a considerable view and consider the matter again and allow me the refund of the said deposit of Rs. 500/-.”

(b) Chief Officer's note, dated 13th December 1929:—

“By their Resolution No. 398 dated 28th August 1928, the Committee accepted an offer by Mr. Gunaji Babaji Nilwarna for a building lease of these plots at a rent calculated at Rs. 45/- per sq. yd. for plot No. 75 and Rs. 35/- per sq. yd. for plot No. 75A. The applicant also agreed to give Rs. 4,000/- for the partially constructed building on the plots on acceptance of his offer by the Committee.

2. On the acceptance of the offer by the Committee, the solicitors of the applicant were asked to arrange for the payment by their client of security deposit of market the value of Rs. 6,100/- and also of Rs. 4,000/- on account of the value of the partially constructed buildings on the plots. The solicitors applied for a fortnight's time for the payment. The time was granted but they were informed that no further time would be allowed. They however again applied for an extension of the time by two months. The extension of the time was granted and they were again informed that no further extension would be granted. Then Mr. Nilwarna saw the Estate Agent and promised to pay the money on the 10th December 1928. The promise was not carried out but the solicitors of Mr. Nilwarna made a proposal to vary the contract. The matter was then reported to the Committee who by their Resolution No. 600, dated 16th January 1929, cancelled the offer and forfeited the deposit of Rs. 500/- paid by the applicant for legal costs.

3. The matter has thus been fully considered by the Committee and as no new points have been brought forward by the applicant, it is recommended that he be informed that his request for the refund of the deposit of Rs. 500/- cannot be complied with."

*Resolved.*—"That Mr. Gunaji Nilwama be informed as recommended **No. 417.** by the Chief Officer, in the last para of his note, dated 13th December 1929."

19. *Re: Christmas Holidays—closing of works on the 25th & 26th December 1929, and payment of wages for the 25th only.*

Considered Chief Officer's note, dated 11th December 1929 :—

"It is proposed to close all works as usual on the 25th and 26th December 1929, during the ensuing Christmas holidays and to pay the labourers full wages for the 25th only subject to the condition that the employee has presented himself for duty on the previous working day or has been absent on authorised leave.

Any eligible employee required to work on the 25th or 26th instant will, in addition to the day's wages hereinbefore provided for, be paid overtime on the usual scale for the time actually worked.

Committee's sanction is requested to the proposal. Similar concession was allowed by the Committee last year under their Resolution No. 545 of 18th December 1928."

Proposed by the Chairman, seconded by Mr. Subedar—

**No. 418.** "That the proposal made by the Chief Officer be sanctioned."

*Amendment*—Proposed by Mr. Horniman, seconded by Mr. Nariman—

"That full wages be paid to the labourers for the 25th and 26th December 1929, subject to the conditions mentioned in the Chief Officer's note, dated 11th December 1929."

The *Amendment* on being put to the vote was *lost*, there being 5 votes for it and 7 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

20. *Re: Establishment—Estates & Valuation Department—Mr. S. M. Desai, B. E.—Junior Assistant Estate Agent—grant of privilege leave to.*

Considered Chief Officer's note, dated 12th December 1929 :—

"Mr. S. M. Desai, B. E., a Junior Assistant Estate Agent, on probation (on Rs. 450 in 450-50-600) applies for the grant of 8 days' privilege leave from the 16th instant with permission to affix the Christmas holidays.

The leave, which has been recommended by the Estate Agent, and which is admissible, may be sanctioned by the Committee."

**RESOLUTION No. 419.—SANCTIONED.**

21. Re : Establishment—Estates and Valuation Department—Mr. J. Menashe, Acting Overseer—grant of salary to.

Considered Chief Officer's note, dated 2nd December 1929 :—

"Mr. Mendoza, an Estate Superintendent in the Estates and Valuation Department, has been granted leave on medical certificate from 9th September last.

In the acting arrangements made in this leave vacancy, Mr. Joseph Menashe, a Surveyor on Rs. 150 in Rs. 60-150, has been appointed as Acting Overseer (grade Rs. 120-170) on his own substantive pay. As his pay is higher than the minimum pay of the latter appointment, formal sanction of the Committee is requested to permit Mr. Menashe to draw his own pay in the higher grade."

RESOLUTION No. 420.—SANCTIONED.

22. Re : Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

#### Statement A.

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—  That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.
564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.
180, dated 17th July 1929.	Suparibaug Estate, Case 47—Plots 81 to 90—Chief Officer requested to submit draft by-laws under Section 113 (b), (c) & (d) of the Act.
304, dated 16th Sept. 1929.	Notice of motion by Dewan Bahadur A. K. Pai—  That the Chief Officer be requested to report as to the number of poles put up by the Bombay Electric Supply & Tramways Co., Ltd., on City Improvement Trust land and what they pay to the City Improvement Trust and what amount is earned by the Company by letting them for advertisement purposes and what amount do the Company pay to the Municipality.
324, dated 16th Oct. 1929.	Board's Resolution 57, dated 24th September 1929, adopting Notice of motion by Mr. B. G. Parelkar, <i>re</i> : extension of Hospital Avenue Road.
364, dated 12th Nov. 1929.	Re: General Administration Service for the Bombay Municipal Corporation and the Board of Trustees for the Improvement of the City of Bombay,—for report through the Establishment Sub-Committee.

**Statement B.**

Showing outstanding references pending before Sub-Committees.  
( Vide Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner, Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
378, dated 12th Nov. 1929.	Re : Cost of Management and Establishment—sanctioned percentages—alteration of.	Do.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The revision of leave-rules is under consideration.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
205, dated 6th Aug. 1929.	Scheme 32, East Agripada Estate, Peons' chawls—request for provision of certain conveniences.	Chief Officer's report is ready.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Consideration postponed until the question of Sewage out-fall is settled.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, re : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, re : Hindu Maruti temple at Byculla.	
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, re : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Chief Officer's report is awaited.

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl'd.)</b>		
323, dated 16th Oct. 1929.	Board's Resolution No. 54, dated 24th September 1929, adopting Notice of motion by Mr. I. S. Patel re: construction of Maruti & Shiva Temples at Byculla.	Chief Officer's Report is awaited.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, re: temple of 'Mari Ai' at Worli.	Do.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, re: acquisition of Sewri Koliwada.	Do.
180, dated 17th July 1929.	Re: Suparibaug Estate—Case No. 47—plots 81 to 90—exemption of the shops on, from the operation of the Board's Resolution No. 19, dated 14th July 1926, prohibiting liquor shops on Trust plots.	Counsel's opinion is being obtained.
203, dated 6th Aug. 1929.	Scheme 52, Worli-Koliwada encroachment on Trust plots.	Chief Officer's report is ready.
363, dated 29th Oct. 1929.	Re: Scheme 52—Worli Koliwada—Statement re: particulars of acquisition and payment of compensation.	Do.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
51, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Do.
<b>Special Sub-Committee. (C. R. 292/16-9-29.)</b>		
292, dated 16th Sept. 1929. } 370, dated 12th Nov. 1929. }	Chief Officer's note re: Retrenchment and Reforms in the City Improvement Trust.	Chief Officer's further report is awaited.

RESOLUTION No. 421.—RECORDED.



23 Re : Kolbhatwadi Estate—plot 16—applications for.

The Chief Officer mentioned that two applications had been received which he read. One was from Messrs, Ahmed Bajid Gulab and Noormahomed Bajid Gulab for Rs. 201 per sq. yard and the other from Mrs. M. L. Dahanukar for Rs. 212 per sq. yard.

Proposed by Mr. Subedar, seconded by Dr. Batliwala—

“That the offer to pay rent on a basis of Rs. 212 per sq. yard by Mrs. M. L. Dahanukar be accepted.”

**No. 422.** *Amendment*—Proposed by Sir Vasantao, seconded by Mr. Jafferbhoy—

“That the plot be put up to auction.”

The *Amendment* on being put to the vote was *lost*, there being 3 votes for it and 8 votes against it.

The *Original Proposition* was then put to the vote and was *carried*.

24. Re : Supply of Bitumen for the working season of 1929-30—tender for.

Considered Chief Officer's note, dated 13th December 1929 :—

“Quotations were invited for the supply of (1) 30 tons of 30<sup>o</sup> to 40<sup>o</sup> Penetration Bitumen and (2) 30 tons of 100<sup>o</sup> Penetration Bituminous Dressing from 7 firms out of whom only 4 quoted for the 1st kind of material and 3 for the 2nd. The rates quoted for the respective materials are shown in the annexed statements marked (A) & (B).

It will be seen from statement (A) that an even rate of Rs. 115 per ton is quoted by the Burmah Shell Oil Storage & Distributing Company of India Limited, and the Standard Oil Company of New York for the 30<sup>o</sup> to 40<sup>o</sup> Penetration Bitumen. The Texas Company (India) Limited have in their stock 21 tons of their “Texaco No. 34 Paving Cement” which they offer at a rate of Rs. 4-12-0 per Cwt. or Rs. 95 per ton. This is just as good as the material we require and it is, therefore, proposed to distribute the order for the supply of 30<sup>o</sup> to 40<sup>o</sup> Penetration Bitumen as under :—

20 Tons of “Texaco No. 34 Paving Cement” from the Texas Company (India) Limited at Rs. 95 per ton	...	Rs. 1,900.
10 Tons “Socony Asphaltum” from the Standard Oil Company of New York, at Rs. 115 per ton	...	Rs. 1,150.

Re : 100<sup>o</sup> Penetration Bituminous Dressing :

Though quotations were invited for the supply of 30 tons, an additional quantity of 10 tons will be required. The total requirement for this kind of Bitumen is 40 tons. It will be seen from statement (B) that an even rate of Rs. 115 per ton is quoted by both the Burmah Shell Oil Storage & Distributing Company of India Limited and the Standard Oil Company of New York. Both these companies had supplied Bitumen before and the supplies of both were satisfactory. It is, therefore, proposed to divide the quantity of 40 tons between the two Companies as under :—

15 tons from the Standard Oil Company at Rs. 115 per ton	...	Rs. 1,725 and
25 tons from the Burmah Shell Oil Storage and Distributing Company at Rs. 115 per ton	...	„ 2,875.

The distribution is so made that both the companies get an equal order as under :—

25 tons of 100<sup>o</sup> Penetration to Messrs. Burmah Shell Oil Storage and Distributing Company.

25 tons of 100<sup>o</sup> and of 30<sup>o</sup> to 40<sup>o</sup> Penetration to the Standard Oil Company.

The alternative quotation of Messrs. McKenzies Limited, is for a cold emulsion which is different from that for which quotations were invited for and, being besides costly, cannot be taken into consideration.

The total cost of the supplies herein will be :

30 <sup>o</sup> to 40 <sup>o</sup> Penetration Bitumen	...	...	Rs. 3,050
and 100 <sup>o</sup> ” ”	...	...	„ 4,600
Total...			Rs. 7,650

Committee's sanction is requested.”

(A) Comparative statement of tenders invited under E. R. O. 9426 of 20th November 1929, received on 27th November 1929 and opened on 28th November 1929, by the Chief Officer for the supply of 30 tons of Bitumen for the working season 1929-30, 30° to 40° Penetration Bitumen.

No.	Name.	Rate per Ton.	Penetration.	Remarks.
		Rs. as. p.		
1	The Burmah Shell Oil Shortage and Distribution Co. of India Ltd.	115 0 0	.....	Rate for the delivery in Bombay of the requisite specification. The quotation is for Mexphalte—packed in steel non-returnable drums having a capacity of about 34 gallons each and 215 gallons make a ton.  Observe that Mexphalte and Spramex have already been used by the Trust in large quantities to their satisfaction.
2	The Standard Oil Co. of New York ...	115 0 0	30° to 40°	The rate quoted is Rs. 5-12-0 per Cwt. delivered free within the limits of the Island of Bombay. Give their specification.  They have the necessary stock and can commence immediate delivery.
3	The Texas Co. (India) Ltd., ...	95 0 0	.....	The rate quoted is Rs. 4-12-0 per Cwt. for their Texaco No. 34 Paving Cement as per specification given by them. They have approximately 21 tons of this in their godown packed in slack wooden barrels which they will supply. Give their specification.  The regular price of Texaco No. 34 Paving Cement is Rs. 150 per ton.
4	The McKenzies Limited. Trinidad Lake Asphalt. Flux Oil. Asphalt cement in proportion of 30° to 48°. Asphalt to Flux Oil will be 100 to 15.	133 0 0 nett 152 0 0 135 8 0	..... .....	} Trinidad Lake Asphalt in non-returnable wooden barrels of approximately 480 lbs. nett capacity ; and Asphaltic Flux Oil in steel drums of approximately 415 lbs. nett capacity.

(B) Comparative Statement of tenders invited under E. R. O. No. 9428 of 20th November 1929 received on 27th November 1929 and opened on 28th November 1929 by the Chief Officer for the supply 30 Tons of Bitumen for the working season 1929-30, 100<sup>o</sup> Penetration Bituminous Dressing.

No.	Name.	Rate per Ton.	Penetration.	Remarks.
		Rs. a. p.		
1	The Burmah Shell Oil Storage and Distribution Company of India, Limited.	115 0 0	80 <sup>o</sup> to 100 <sup>o</sup>	Quotation is for Spramex. Packed in Steel non-returnable drums of about 34 gallons each and 215 gallons make a Ton. Free delivery in Bombay.
2	The Standard Oil Company of New York ...	115 0 0	85 <sup>o</sup> to 100 <sup>o</sup>	The rate quoted is Rs. 5-12-0 per Cwt. Packed in steel barrels of approximately 300 lbs. each delivered free within the limits of the Island of Bombay. Give their specification. The quotation is for "Socony Asphultum 105".
3	The McKenzies Limited.			
	Trinidad Lake Asphalt ... ..	133 0 0 nett	.....	} Trinidad Lake Asphalt—Packed in non-returnable wooden barrels of approximately 480 lbs. nett capacity  and
	Flux Oil ... ..	152 0 0 ..		
	Asphalt Cement in the proportion of Asphalt of Flux 100 to 25.	137 0 0 ..	.....	Flux Oil in steel drums of approximately 415 lbs. nett capacity. Supply anywhere in Bombay.

RESOLUTION No. 423.—SANCTIONED.

25. In accordance with notice of motion, it was—

Proposed by Dr. Viegas, seconded by Mr. Rajabb—

“That the Chief Officer’s attention be drawn to the Corporation Resolution No. 8126, dated the 9th December 1929, which runs as follows :—

‘ That the Proceedings of a meeting of the Law, Procedure and Elections Committee held on the 17th October 1929, be confirmed.

2. That with reference to the Committee’s Resolution No. 60, dated the 17th October 1929, the President be requested to inform Government that the question of the proposed amalgamation of the Improvement Trust with the Municipality is very urgent and to request that they will be pleased to call the proposed Conference in the matter at a very early date so that legislation for the proposed amalgamation can be undertaken at the February Session of the Legislative Council.’

and that he be requested to comply with the Board’s Resolution passed to-day the 12th instant which requests him to give a sketch of the legislation to effect the amalgamation of the Improvement Trust with the Municipal Corporation so as to enable Government to introduce a Bill in the February Session of the Legislative Council in consonance with the Corporation Resolution quoted above.”

Sir Vasant Rao rising to a point of order enquired whether the motion was in order as the Board’s Resolution, dated 12th December 1929, referred to in the motion was meant for the Chief Officer and was not known to the Committee.

The Chairman ruled the motion out of order.

26. The following documents were executed :—

- (1) *One debenture* of the loan of 1905 for Rs. 500 in favour of Pirojbai Nusserwanji Mullan and another in lieu of one cancelled.
- (2) *Lease and Counterpart* to Mr. Gani Haji Alladin *re* : plot No. 54B, Sydenham Road Estate.
- (3) *License and Duplicate to—*
  - (i) Mr. Haji Ebrahim Essak for erection of motor garage on plot No. 39, First Nagpada Estate.
  - (ii) The Bombay Swadeshi Co-operative Stores Company Limited, to change the user of second and third floor as a hotel in respect of plot No. 95, Princess Street Estate.
- (4) *Agreement for building lease by—*
  - (i) Mr. Nowroji Bejanji Kapadia and another *re* : plot No. 582, Dadar-Matunga Estate.
  - (ii) Mr. Jehangir Ardaseer Cama and others *re* : plots Nos. 764C and D, Dadar-Matunga Estate.
  - (iii) Mr. Sorabji Ookerji Oomrigar and others *re* : plots Nos. 764E and F, Dadar-Matunga Estate.

(5) *Agreement with* :—

- (i) Messrs. Brandon and Company, Proprietors, The Soona Printing Press *re* : printing contract for Secretary's and Chief Accountant's and Estates and Valuation Departments for the year 1929-30.
  - (ii) Messrs. Shri Dattatraya Printing Works *re* : Printing Contract for Engineer's Department for the year 1929-30.
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27. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders                    do.                    do.                    do.
3. Sale of materials            do.                    do.                    do.
4. Tenancy agreements entered into by            do.                    do.
5. Estate Agent's No. 21213, dated 29th November 1929, reporting that plots Nos. 79, 90 and 91, Dadar-Matunga Estate, were re-entered upon by him on behalf of the Board on 29th November 1929.

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 7th January 1930.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. R. D. BELL, C.I.E., I.C.S.
  4. MR. W. DILLON, I.C.S.
  5. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  6. MR. B. G. HORNIMAN.
  7. MR. JAFFERBHOY ABD OOLABHOY LALLJEE.
  8. MR. MAHOMED UMMER RAJABB.
  9. MR. W. H. NEILSON, O.B.E.
  10. MR. R. H. PARKER.
  11. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  12. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.

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The minutes of the meeting held on the 17th December 1929 were signed.

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1. Re : Agripada Chawls facing Moreland Road—Block No. 1—rents of shops at.

Considered Chief Officer's note, dated 16th December 1929 :—

"The rents of the shops were fixed several years ago and increased from time to time and the present rents were fixed in 1924 in consideration of the rents prevailing then in the locality.

2. It is, however, noticed that 8 of the ten shops have been vacant for some time, as the rents are found to be excessive.

3. Unless the rents are reduced, the shops will not be occupied. It is, therefore, recommended that the rents of these shops be reduced to those shown in column 6 of the statement attached."



4. As required under the terms of the Society's agreement, the said rent of Rs. 540 is on the basis of a net annual return of 6% on the total actual outlay on the building amounting to Rs. 67,300 and the same is, therefore, recommended for the Committee's sanction."

**RESOLUTION No. 426.—SANCTIONED.**

4. Re : Assignment of the part of the Central Provinces Portland Cement Company Ltd., in the agreement for the supply of cement.

Considered Chief Officer's note, dated 16th December 1929 :—

"The Trustee for the Debenture holders of the Central Provinces Portland Cement Company Limited, proposes to assign to the Central Provinces Cement Company Limited, the interest which the Central Provinces Portland Cement Company Limited, as well as the Trustee have in the agreement for the supply of cement and the Government desire to know my views on the proposal.

The assignment can be sanctioned by the Secretary to Government as Director of Development under clause 23 of the agreement.

I see no objection to the proposed assignment and it is suggested that Government be informed accordingly."

*Resolved.*—"That Government be informed that the Committee has **No. 427.** no objection to the proposed assignment by the Central Provinces Portland Cement Co., Ltd., of its part in the agreement to the Central Provinces Cement Co., Ltd.,

5. Re : Report No. 15, dated 18th December 1929, of the Works Sub-Committee—re: Scheme 32—East Agripada Estate—Peons' Chawls—request for provision of certain convenience.

"With reference to Committee Resolution No. 205, dated 6th August 1929, asking the Works Sub-Committee to consider and report on the petition, dated 17th June 1929, of the tenants of the Peons' Chawls requesting the Committee to erect a compound wall with doorways round the chawls and to provide electric lights on the staircase, latrines, etc., the Sub-Committee beg to report as follows.

2. Some members of the Sub-Committee visited the chawls and suggested that a gate should be put up at the doorway at the central entrance, the entrance to the compound at the north end should be closed and the post and chain fencing should be continued to the boundary at the east end.

3. The Sub-Committee very carefully considered the above suggestions in consultation with the Chief Officer and are of opinion that the work is not necessary.

4. As regards the provision of electric lights, the Chief Officer informs the Sub-Committee that he has made the necessary provision for the same in the next year's budget and that he will submit a report in due course.

5. It is accordingly recommended that the tenants be informed that the Committee do not think it necessary to erect a compound wall round the chawls and that the question of providing electric lights is under consideration."

M. C. JAVLE,

*Chairman.*



Proposed by the Chairman, seconded by Mr. Hoosenally—

“ That the Report No. 15, dated 18th December 1929, of the Works No. 428. Sub-Committee be approved and adopted.”

*Amendment*—Proposed by Mr. Horniman, seconded by Mr. Rajabb—

“ That the matter be referred back to the Works Sub-Committee for further consideration in the light of the recommendations made by the Sub-Committee members who visited these chawls and of the Chief Officer's opinion *re* : construction of a wall.”

The *Amendment* on being put to the vote was *lost*, there being 3 votes *for* it and 5 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

6. Re : Board's Resolution No. 67, dated 12th December 1929, re : letter, dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors addressed to the President of the Bombay Improvement Trust Board, re : Mr. B. P. Wadke.

Considered :—

(a) Board's proceedings, dated 9th December 1929 :—

“Considered the following letter, dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors, to the President, the Bombay Improvement Trust Board, re : Mr. B. P. Wadke :—

‘ Under instructions of our client Mr. B. P. Wadke, we have the honour to address you the following communication :—

That our client was employed in the Improvement Trust Service on or about the 1st September 1919, and was promoted to the post of a Sub-Engineer on the 1st of February 1921. Our client's services were from the beginning very much appreciated by his superiors and, in 1923, his monthly salary was raised to Rs. 400. He was the head of the Engineer's drawing office since 1921.

In or about March 1926, our client was asked by the Engineer to report as to the possible retrenchment in the staff under him. Accordingly, our client reported to the Engineer on or about the 14th June 1926 to the effect that there was hardly any scope for reduction in the staff under him. In November 1926, our client was asked by the Engineer under the directions of the Chief Officer to tender his resignation. Our client was very much surprised at this and he placed before the Engineer all the facts of his case and earnestly entreated him to reconsider the matter. Our client subsequently several times requested the Engineer not to insist upon our client resigning his post. However, the Engineer and the Chief Officer repeatedly insisted upon our client doing so.

In the retrenchment report prepared by the Chief Officer in January 1927, our client was proposed to be retrenched and it was proposed that another gentleman on the post of a Sub-Engineer, was to replace him in the Drawing Office. Since then our client made a representation to the Improvements Committee favourably to consider his case. The matter was then referred by the Improvements Committee to the Finance and Establishment Sub-Committee. The matter was subsequently referred by the Improvements Committee to the Chief Officer on the 28th February 1927.

We are instructed to state that on 15th February 1927, a notice was given by one of the Trustees of the Board of a resolution to be moved in the next quarterly meeting of the Board which was to be held in April following that the Juniors on the permanent staff should be retrenched first and then the Seniors. The Chief Officer made his report, dated 28th March 1927, *inter alia*, stating that he had given certain advice to our client mentioned in.

the Report and suggesting that our client should be informed that he, our client, would be given notice on the 31st March 1927, unless, in the meanwhile, our client had submitted his resignation under Section 112.

We are further informed that the said Report was placed before the meeting of the Improvements Committee on 29th March 1927 as an additional item and, on that date, a resolution was passed by the Improvements Committee directing to give notice to our client on 31st March 1927.

We are, in this connection, instructed to point out that in view of the notice of motion of the said resolution proposed to be moved in the following April given by one of the Trustees of the Board as aforesaid on the 15th day of February 1927, the consideration of our client's case, who was a Senior Officer, ought to have been postponed till after the disposal of the said resolution, which was actually passed by the Board on 6th April 1927. Pursuant to the said resolution of the Board our client ought to have been retained. This was not done and on 13th April 1927, a notice, purporting to be of 31st March 1927, and to terminate our client's services as from 1st May 1927, was served on our client.

Since then our client made various representations in the matter and on 5th August 1927, the Board was pleased to pass a resolution to the effect that our client should be reinstated. But this was not done. Our client then made further representations in the matter and on 15th November 1927, the Board passed another resolution to the effect that our client should be re-employed in some other department.

Since then, our client again made several representations but to no effect. Ultimately our client was informed by the Chief Officer by his letter, dated 27th November 1928, to the effect that our client's letters referred to therein were placed before the Board and it was decided by the Board to record the same.

We are, therefore, instructed to state that our client was wrongfully removed from the service of the Board without sufficient cause and he has thereby sustained damages to the extent of Rs. 1,15,000 (one lac and fifteen thousand) on account of his wrongful removal from the service of the Board.

Under the circumstances, we are instructed by our client to require the Board to pay to him or to us, as his attorneys, the said sum of Rs. 1,15,000 within a week from the receipt hereof by you, which we hereby do, and to intimate to you that in case of non-compliance with the above requisition, our client will be reluctantly compelled to proceed further as he may be advised, at the risk of the Board, which please note.'

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

'That the letter, dated 11th November 1929, from Messrs. Divekar and Poptalal, Solicitors, be recorded.'

*Amendment*—Proposed by Mr. Baman-Behram, seconded by Mr. Parelkar—

'That the letter, dated 11th November 1929, from Messrs. Divekar and Poptalal, Solicitors, be forwarded to the Improvements Committee for consideration and report as to whether any action and, if so what, was taken on the Board's Resolutions No. 71, dated 5th August 1927, and No. 89, dated 15th November 1927\*, and whether before Mr. Wadke was retrenched every possible junior of his was retrenched and whether the Committee have tried to find another post for Mr. Wadke as required by the Board.'

After a few Trustees had spoken on the subject, Mr. Vithaldas D. Govindji moved—

'That the question be now put.'

Before the motion could be seconded, the President observed that as several Trustees desired yet to address the House, he did not think it desirable to close the debate and as it was

\* *Note*.—The amendment as proposed by Mr. Baman-Behram did not contain the words "and whether before Mr. Wadke was retrenched every possible junior of his was retrenched and whether the Committee have tried to find another post for Mr. Wadke as required by the Board," which were subsequently added with permission. The suggestion for adding these words to the amendment emanated from Mr. Jannadas M. Mehta.

then past 5 P. M. (B. T.) he with the consent of the Trustees adjourned the meeting and fixed 2-30 P. M. (B. T.) on Thursday the 12th December 1929, for the holding of the adjourned meeting."

(b) Board's proceedings dated 12th December 1929 :—

"The debate on the following proposition and *Amendment* moved at the meeting held on the 9th December 1929 was resumed.

*Original Proposition*—Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

'That the letter, dated 11th November 1929, from Messrs. Divekar and Papatlal, Solicitors, be recorded.'

*Amendment*—Proposed by Mr. Baman-Behram, seconded by Mr. Parelkar—

'That the letter, dated 11th November 1929, from Messrs. Divekar and Papatlal, No. 67. Solicitors, be forwarded to the Improvements Committee for consideration and report as to whether any action, and if so what, was taken on the Board's Resolution No. 71, dated 5th August 1927, and No. 89, dated 15th November 1927, and whether before Mr. Wadke was retrenched, every possible junior of his was retrenched and whether the Committee have tried to find another post for Mr. Wadké as required by the Board.'

After a few more Trustees had addressed the meeting, and nobody else stood up to speak, the mover of the proposition replied to the debate. The *Amendment* on being put to the vote, there were 20 votes *for* it and 22 *against* it.

A poll was demanded by Dr. Viegas, Mr. Jamnadas Mehta, Mr. Pupala and Dr. Velkar, whereupon the following tellers were appointed by the President :—

Sir Vasant Rao and Dr. Viegas for the Ayes.

Dr. Javle and Mr. Hirjibehedin for the Noes.

The result of the counting was as follows :—

Trustees voting *for* the *Amendment*.

1. Mrs. Avantikabai Gokhalay.
2. Miss Bachubai R. Lotewala.
3. Mr. B. G. Parelkar.
4. Mr. M. J. P. D'Andrade.
5. Mr. Dwarkadas Kaliandas.
6. Mr. Alwyn Ezra.
7. Mr. G. K. Borade.
8. Mr. Gordhandas G. Morarji.
9. Mr. B. G. Horniman.
10. Mr. I. S. Patel.
11. Mr. Jamnadas M. Mehta.
12. Dr. J. N. Choksy.
13. Mr. J. B. Baman-Behram.
14. Dr. M. N. Balsara.
15. Mr. M. N. Talpade.
16. Mr. M. M. Desai.
17. Dr. M. B. Velkar.
18. Mr. Narayanlal Bansilal.
19. Dr. Poonsey H. Meisheri.
20. Mr. Punjabhai Thackersey.
21. Mr. R. S. Asavale.

22. Mr. R. M. Bhat.
23. Mr. S. G. Keni.
24. Mr. S. K. Pupala.
25. Mr. Shivdas C. Thakkar.
26. Dr. Accacio G. Viegas.
27. Mr. Y. G. Pandit.

Total 27.

Trustees voting *against* the *Amendment*.

1. Dewan Bahadur A. K. Pai.
2. Mr. C. W. E. Arbuthnot.
3. Sir Byramjee Jeejeebhoy, Kt.
4. Mr. D. G. Dalvi.
5. Mr. E. R. Hirjibehedin.
6. Mr. Fazal I. Rahimtoola.
7. Mr. G. I. Griffiths.
8. Mr. G. D. Billimoria.
9. Mr. Haji Shaikh Meharbaksh. Haji Kaderbuksh.
10. Mr. Haroon Tarmahomed Noorani.
11. Mr. H. M. Rabimtoola.
12. Mr. H. P. Mody.
13. Mr. Kanji Dwarkadas.
14. Mr. P. A. Kelly, C.I.E.
15. Mr. L. R. Tairsee.
16. Mr. Mahomed Ebrahim Serang.  
Mr. Mahomedally Allabux.
18. Dr. M. C. Javle.
19. Mr. W. H. Neilson, O.B.E.
20. Mr. F. W. Petch.
21. The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.
22. Dr. S. S. Batliwala.
23. Sir Vasantao A. Dabholkar, Kt., C.B.E.
24. Mr. V. N. Chandavarkar.
25. Mr. Vithaldas D. Govindji.

Total 25

The following Trustees abstained from voting :—

1. Mr. Karanjawalla.
2. „ Wadke.

In accordance with the tellers' Report, the President declared that the *Amendment* was *carried*.

On its being put to the vote as a substantive proposition, there were 25 votes *for* it and 18 votes *against* it.

A poll was demanded by Mr. Hoosenally, Mr. Fazal Ibrahim Rahimtoola, Mr. Kanji Dwarkadas and Mr. Billimoria, whereupon the following tellers were appointed by the President :—

Sir Vasantao and Dr. Viegas for the Ayes.

Dr. Javle and Mr. Hirjibehedin for the Noes.

The result of the counting was as follows :—

*Trustees voting for the Amendment as Substantive Proposition.*

1. Mrs. Avantikabai Gokhalay.
2. Miss Bachubai R. Lotevala.
3. Mr. B. G. Parelkar.
4. Mr. M. J. P. D'Andrade.
5. Mr. Dwarkadas Kaliandas.
6. Mr. Alwyn Ezra.
7. Mr. G. K. Borade.
8. Mr. Gordhandas G. Morarji.
9. Mr. B. G. Horniman.
10. Mr. I. S. Patel.
11. Mr. Jamnadas M. Mehta.
12. Dr. J. N. Choksy.
13. Mr. J. B. Baman-Behram.
14. Dr. M. N. Balsara.
15. Mr. M. N. Talpade.
16. Mr. M. M. Desai.
17. Dr. M. B. Velkar.
18. Mr. Narayanlal Bansilal.
19. Dr. Poonsey H. Meisheri.
20. Mr. Punjabhai Thackersey.
21. Mr. R. S. Asavale.
22. Mr. R. M. Bhat.
23. Mr. S. G. Keni.
24. Mr. S. L. Silam.
25. Mr. S. K. Pupala.
26. Mr. Shivdas C. Thakkar.
27. Dr. Accacio G. Viegas.
28. Mr. Y. G. Pandit.

Total 28.

*Trustees voting against the Amendment as Substantive Proposition.*

1. Sir Byramjee Jeejeebhoy, Kt.
2. Mr. D. G. Dalvi.
3. Mr. E. R. Hirjibehedin.
4. Mr. Fazal I. Rahimtoola.
5. Mr. G. I. Griffiths.
6. Mr. Haji Shaik Meherbaksh Haji Kaderbuksh.
7. Mr. Haroon Tarmahomed Noorani.

8. Mr. H. M. Rahimtoola.
9. Mr. H. P. Mody.
10. Mr. Kanji Dwarkadas.
11. Mr. P. A. Kelly, C.I.E.
12. Mr. L. R. Tairsee.
13. Mr. Mahomed Ebrahim Serang.
14. Mr. Mahomedally Allabux.
15. Dr. M. C. Javle.
16. Mr. W. H. Neilson, O.B.E.
17. Mr. F. W. Petch.
18. The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.
19. Dr. S. S. Batliwalla.
20. Sir Vasantao A. Dabholkar, Kt., C.B.E.
21. Mr. V. N. Chandavarkar.

Total 21.\*

The following Trustees abstained from voting :

1. Mr. Karanjawalla.
2. Mr. Vithaldas D. Govinji.
3. Mr. Wadke.

In accordance with the tellers' Report the President declared that the *Amendment* was *carried* as a substantive proposition."

At the request of Messrs. Pandit and Jafferbhoy, the consideration of the matter was postponed until the next meeting under Rule 4 of the Procedure Rules.

7. Re : Scheme 56—Case 253—erection of C. I. Sheet screen around the washing place and privy blocks in.

Considered Chief Officer's note, dated 19th December 1929 :—

"The tenants of the five blocks of chawls in the above case, have complained of shortage of water as the people residing in the neighbourhood, who are not the tenants of the Trust, also draw water from the only tap attached to the above property.

It is, therefore, proposed to erect a C.I. Sheet screen wall so as to prevent the unauthorised use of water by outsiders. The cost of the work will be approximately Rs. 223 which will be met from the provision of Rs. 25,000 under 'Capital Account, Unforeseen Works.'

Committee's sanction is requested."

**RESOLUTION No. 429.**—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 223 being made by the transfer from the provision of Rs. 25,000 made in the current year's budget for unforeseen works.

\*The Tellers reported that there were 22 votes against the *Amendment* as *Substantive Proposition* but the actual number was 21.

8. Re: Scheme 2, Princess Street Estate—Charniwadi Lane off Lohar Street—  
improvement of.

Considered Chief Officer's note, dated 20th December 1929 :—

"The Municipal Commissioner has served me with a notice under Section 377(I-A) of the City of Bombay Municipal Act in respect of the service passage behind plots Nos. 3 to 7 and of plot No. 8, which abut on a private street known as Charniwadi Lane off Lohar Street.

2. The estimated cost of the works proposed to be carried out by the Municipality is Rs. 1,345 and the Trust's share of this amounts to Rs. 576-10-1.

3. I request sanction to inform the Municipal Commissioner that the Trust will agree to pay their share of the cost of levelling etc. the street as soon as the same has been completed. Provision for this work was made in this year's budget."

**RESOLUTION No. 430.—SANCTIONED.**

9. Re: Scheme 5, Dadar-Matunga Estate—Plot 764 D—change of user of building on.

Considered Chief Officer's note, dated 26th December 1929 :—

"By Committee's Resolution No. 690, dated 5th March 1929, the above plot was leased to Messrs. Jehangir Ardeshir Cama and Jamshed Pestanji Cama, Trustees of the estate of the late Mr. Dhanjibhoy Wadia. The building work is near completion and the user is for residential purposes only.

The building tenants apply for permission to let one of the flats on the ground floor of the building to the "Cost Price Stores" which will be open on Sundays only between 8 A.M. and 12 Noon and conducted by a band of the Parsi youths who intend retailing goods to the inhabitants of the colony at cost price.

There is no objection to a license revocable at the will of the Committee being granted to the building tenants permitting the change of the user, free of extra rent, provided they agree to pay the necessary costs of and incidental to the preparation of the license and duplicate."

*Resolved.*—"That a license revocable at the will of the Committee be  
**No. 431.** granted to the building tenants permitting the change of the user free of extra rent subject to the condition mentioned in the last para of the Chief Officer's note, dated 26th December 1929."

10.

Re: Land Transfer System.

Considered Chief Officer's note, dated 26th December 1929 :—

"Government in the Revenue Department have forwarded a copy of a report by Mr. Kirke Smith, Solicitor to Government, on the working of the Land Transfer System in England and on the feasibility of its application to the Town and Island of Bombay, for the opinion of the Trust.

2. 'The basis of the Land Transfer System is the maintenance by the State of a Register of land and the transfer of land upon the Register and not by private deeds of conveyance. The Register records the title to the land and that title, since the Register is maintained by the State, is guaranteed by the State.' Mr. Kirke Smith states that the result of the establishment of a Register of land by the State and the transfer of land on that Register is to set up a machinery for the purchase and sale of land similar to that of the purchase and sale of stocks and shares. The system in the mofussil districts is different to that prevailing in the Presidency Town. The mofussil system is very simple. All that is required

is to show that A. B. has sold all the legal interest in the land or building to C. D. to whom it henceforth entirely belongs. The system in the Presidency Town is entirely different as there is no record of rights in existence.

3. It is claimed for the Land Transfer System :—

*First.*—it removes the obligations under which purchasers, mortgagees and others dealing with land now labour of having to peruse and consider the validity of past transactions.

*Secondly.*—It provides simple methods for effecting transfers and charges.

*Thirdly.*—It gives an absolute guarantee of title to purchasers and mortgagees who comply with its provisions.

4. Mr. Kirke Smith points out that the application of the system to the Town and Island of Bombay would necessitate—

(1) a register of the land.

(2) a technical survey of the land.

It may also be pointed out that many Acts including the Registration Act, the Bombay City Survey Act and the Bombay City Land Revenue Act would have to be amended.

5. On the register would have to be shown the names of all persons interested and also all mortgages, incumbrances, easements and other interests affecting the land.

6. A series of maps on a large scale showing the different tenures (whether Toka, Foras, Pension and Tax, Newly assessed, Freehold etc.) and all easements of way, drainage etc. would have to be prepared and maintained. This would be done by degrees but inasmuch as the most recent survey is already out of date by reason of the great changes which have taken place during the last ten years the work would be one of very considerable difficulty and expense. Owing to the manner in which title deeds and the plans attached to them have been prepared in the past it would be necessary in many cases where documents were presented for registration to hold an enquiry as to the accuracy of the plan with the result that the adjoining owners would be put to the expense of attending and producing evidence as to the correct boundaries.

7. Easements of light would not be recorded on the register unless embodied in a written document.

8. There is very much to be said in favour of a system of land registration and from what I hear it is working well in those towns in England where it has been introduced but it must be admitted that the practical and legal difficulties to be overcome in England would be negligible compared with those in Bombay.

9. I have consulted the Board's Solicitors on Mr. Kirke Smith's proposals. They point out that the chief merit of a system of registration of title is that the title of the registered proprietor is guaranteed by the State and it is therefore possible to transfer land without the lengthy and protracted examination of title which is necessary at present.

10. The Solicitors also point out that the only evidence of title that a purchaser of registered land can require is (1) such evidence as can be obtained from inspection of the register and (2) a statutory declaration as to the existence or otherwise of matters which are declared by the Acts not to be encumbrances. Under the latter heading are included such matters as taxes charged upon the land, as also leasehold estates or tenancies created for a term not exceeding 21 years. A purchaser therefore requires to undertake certain investigations but these can be satisfied without much trouble or expense.



11. The Solicitors observe that there is one great difficulty which would have to be surmounted in order to make any system of registration of title effective in India. As is well known, under Hindu Law, the males of a joint Hindu family acquire an interest in the joint family property upon birth. Thus the interests arising by operation of law are enormously multiplied and the owners of such interests being minors are not capable of taking steps to have their interests recorded upon the register. It seems therefore that a system of registration of title would not prove really effective and useful unless accompanied by some reform of Hindu Law such as would ensure that the registered proprietor of land, if a Hindu, could deal fully and freely with the land without regard to any other family interests and that persons dealing with him receive adequate protection against all adverse claims arising upon such an account. I doubt, whether the Hindu community would agree to a proposal of this sort.

12. I suggest therefore that Government be informed that while the Committee are of opinion that the introduction of a system of registration of title is desirable they realize that many practical difficulties would have to be overcome and considerable amount of legislation undertaken and further that in their opinion Government would be well advised to appoint a Committee (on which conveyancing lawyers should be represented) to consider and report on the whole subject."

*Resolved.*—"That Government be informed as suggested by the Chief  
No. 432. Officer in para 12 of his note, dated 26th December 1929."

11. Re : *Sinking Fund—adequacy of.*

Considered :—

(a) Letter from the Examiner, Outside Audit, No. O -A, 494, dated 14th November 1929, forwarding the following copy of certificate under Article 291 of the Account Code :—

*Certificate under Article 291 of the Account Code in respect of the Sinking Fund of the City Improvement Trust :—*

"The accounts of the sinking funds formed for the repayment of loans raised by the City Improvement Trust for the year ending 31st March 1929, have been examined and it is certified as follows :—

(i) That the scheme of liquidation prescribed as the basis of each sinking fund is financially sound.

(ii) That the theoretical value of the accumulations in the various sinking funds on 31st March 1929 was Rs. 1,15,76,507 whereas the market value of the investments including cash balance on that date amounted to Rs. 1,02,43,854-12-0 thus showing a deficit of Rs. 13,32,652-4-0.

This deficit, it is suggested, be made good from the General Account. The City Improvement Trust authorities are being informed accordingly."

*Statement showing the face value and the market value of the securities held by the City Improvement Trust in the sinking fund as on 31st March 1929.*

Description of the Securities,	Face value.	Market rate as on 31-3-29.	Market value.
4% Conversion Loan (1931-36) ...	4,92,200	92 0	4,52,824 0 0
„ Conversion Loan (1960-70) ...	6,00,000	83 6	5,00,250 0 0
„ Bombay Port Trust debentures ...	1,01,500	80 4	81,453 12 0
„ Bombay Municipal debentures ...	2,13,500	79 8	1,69,732 8 0
4½% City Improvement Trust debentures ...	41,50,000	87 4 A	36,20,875 0 0
4% Do. ...	44,46,000	79 8	35,34,570 0 0
5% Do. ...	13,06,500	88 8 B	11,56,252 8 0
4% City Improvement Trust Sterling debentures ...	12,12,770 (£ 90,800 at the exchange rate of Rs. 5½)	£ 60 0	7,27,661 0 0
Total ... Rs.	1,13,09,700		1,02,43,618 12 0
	£ 90,800		

1,02,43,618 12 0  
236 0 0

1,02,43,854 12 0

A :—Rate quoted on 7th November 1929, for 4½% Government Loan.

B :— „ „ „ „ „ for 5% Municipal Loan.

(b) Chief Officer's letter No. Bk. 504/29, dated 19th November 1929, to the Examiner, Outside Audit, Bombay :—

“With reference to your No. 494, dated the 14th instant, I have the honour to enclose herewith a short note which I have written on the point raised by you and to enquire whether you have considered the special provisions of Section 78 of the Trust Act.

2. Unless you especially desire, I do not propose to place your letter before the Committee until you have had time to consider the matter further.

3. I may observe for your information that the last quotation I saw for our Sterling Debentures on the London Market was £78 which is considerably higher than the price (£60) at which you have valued them.”

Note, referred to in para 1 above :—

**Sinking Fund.**

“1. The assumed rates of interest on which the fund is based are as follows :—

(a)	in respect of loans aggregating 318 lakhs	3%
(b)	Do.	25 „ 3½%
(c)	Do.	295 „ 4%
(d)	Do.	956 „ 4½%

2. On the above basis, the value of the securities in the fund on March 31st 1929, should have amounted to Rs. 115,76,507. This is called by the Examiner the 'theoretical value.'

3. The interest earned by the securities is invested in the purchase of other securities which are also placed in the fund. As the rate of interest earned has exceeded the assumed rate, the actual total amount invested is Rs. 1,22,39,826 and exceeds by Rs. 6,63,319 the 'theoretical value' of Rs. 115,76,507. The face value of the securities purchased is Rs. 126,71,700.

4. The Examiner in his certificate as to the position of the fund states that the market value of the securities is less by Rs. 1,332,652-4-0 than the 'theoretical value' and asks that the deficiency should be made good by payment of that amount into the fund.

5. The statement attached to the certificate shows the nature and face value of the securities and also the market value placed on them by the Examiner.

6. It will be noticed that the face value of the sterling debentures has been converted into rupees at a rate of  $1-5\frac{31}{2}$ . The sterling loans were raised when exchange stood at 16 pence and our debt (in rupees) has been calculated accordingly. The sinking fund has been based on a similar calculation. It follows, therefore, that if the value of the sterling debentures purchased for the fund is to be calculated at the current rate of exchange the whole of our sterling debt and also our payments into the sinking fund should be regulated accordingly. If this were done, the 'deficit' would be reduced by a considerable amount. As however the rate of exchange varies from time to time this would cause unnecessary confusion.

7. Taking the sterling securities at 16 pence to the rupee, the total face value of all the securities in the fund amounted to Rs. 126,71,700. Of this amount, Rs. 112,64,500 is in our own debentures, Rs. 2,13,500 in Municipal securities, Rs. 1,01,500 in Port Trust Debentures and Rs. 10,92,200 in Government Loans.

8. The main question is whether our own debentures should be taken at their face value or at the rate prevailing in the market. A similar point was raised in connection with the sinking fund maintained by the Corporation and it was settled that they should be taken at par.

9. If our securities be taken at their par value and others at their market value the position of the fund would stand as follows :—

Improvement Trust Debentures	...	...	Rs. 112,64,500	0	0
Port Trust Debentures Rs. 1,01,500 @ 80-4	...	...	" 81,453	12	0
Municipal Debentures Rs. 2,13,500 @ 79-8	...	...	" 1,69,732	8	0
4% Conversion Loan (1931-36) Rs. 4,92,200 @ 92	...	...	" 4,52,824	0	0
4% Conversion Loan (1960-70) Rs. 6,00,000 @ 83-6	...	...	" 5,00,250	0	0
			Rs. 124,68,760	4	0

The total would be in excess of the theoretical value by Rs. 8,92,253-4-0.

10. Article 291 of the Account Code is as follows :—

'The local Government may desire that arrangements should be made for a yearly examination by the Accountant General, of the Sinking Fund constituted for the repayment of loans raised by local bodies. In such cases, the examination should be devoted mainly to ascertaining :—

- (i) That the scheme of the liquidation prescribed as the basis of each Sinking Fund is financially sound;
- (ii) that the Fund contains the amount which would have been accumulated if the Scheme of liquidation in respect of each sinking fund had been worked up to in respect of the amount at credit of the Fund and the interest which it anticipated;
- (iii) that the investments of the Sinking Fund are sound and are valued at their market price.

Defects in the scheme of liquidation, the deficiency, if any, found in the Fund, any unsound investment, or unusual depreciation in the market price of any investment should be prominently brought to the notice of Government in the Accountant-General's certificate of examination.

It will be noticed that para (iii) of the Article refers to the investments being valued at their market price and it is presumably on account of this provision that the Examiner raises the point.

11. The total debt of the Board on March 31st 1929 stood at Rs. 1,593'94 lakhs of which Rs. 1,523'94 lakhs was raised before the present Act came into force. Section 78 of the new Act provides that the Board shall establish sinking funds for the repayment of the old loans and shall pay into such funds such sums on such dates as may have been fixed when the loans were raised. This provision has been strictly complied with. Proviso (i) has also been carried out.

12. Section 70 of the Act is also to apply to these sinking funds. Sub-Section (1) appears to be intended to apply more particularly to loans raised under the old Act and not to those raised under the new—vide Section 78 (1) before referred to. Sub-Sections (2), (3) and (4) provide that the Trustees may issue direct to themselves or purchase debentures and place them in their sinking fund.

13. The question arises whether in view of the special provisions of the Act and particularly that contained in Section 78 (1), the Examiner can under an Article of the Account Code call upon the Trust to pay an additional amount into the fund."

(c) Letter No. L-20-2867, dated 16th December 1929, from the Examiner, Local Fund Accounts, Bombay :—

"With reference to your letter No. Bk. 504/29, dated 19th November 1929, on the subject noted above, I have the honour to state as under :—

Provisions of Article 291 of the Account Code are held to be applicable to City Improvement Trust, vide G.R.F.D., No. 530 dated 8th February 1905, and also there is no provision in the Trust Transfer Act empowering the Trust to take its own debentures at their face value. In para 3 of your letter it is stated that the current market rate for your sterling debentures is £78, and so also, in para 6 of the enclosed note you have mentioned that the current rate of exchange will have the effect of reducing the deficit. It is the practice to value securities at the market rate on the 31st March every year.

There is no objection to calculating the theoretical value of the sinking fund by taking into consideration the difference of the rate of exchange. With regard to para 8 of your note, it is pointed out that this year, in the Accountant General's certificate of examination of the sinking fund of the Bombay Municipality, the municipal debentures are valued at their market price."

**RESOLUTION No. 433.**—Referred to the Finance Sub-Committee for consideration and report.

12. Re : Advances—Government of India—repayment of.

Considered Government letter, Finance Department, No. 3817-E, dated 23rd December 1929 :—

"I am directed to state that the Government of India have allowed this Government to repay on 1st April 1929, the outstanding balance on that date of the 1922-23 loans by taking a fresh loan of an equivalent amount on the same date from the Provincial Loans Fund at the standard rate of 5.5 per cent. fixed for the current year. The Government of Bombay have decided to allow this concession to the Bombay Improvement Trust and I am accordingly directed to state that interest at the rate of 5.5 per cent. will be charged from 1st April 1929 on the balance on that of the loan given to the Bombay Improvement Trust in 1922-23."

**RESOLUTION No. 434.**—RECORDED.

13. Re : Report No. 1, dated 21st May 1929, of the Finance Sub-Committee, re :  
Stores in Stock Account.

( C. R. 116, dated 30-5-29. )

*Resolved.*—" That the Report No. 1, dated 21st May 1929, of the  
**No. 435.** Finance Sub-Committee be approved and adopted and a  
copy thereof be sent to the Examiner, Local Fund Accounts. "

14. Re : Statement showing outstanding reports from the Chief Officer called for  
by the Improvements Committee and references pending before Sub-Committees.

#### Statement A.

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	Establishment—Notice of motion by Mr. Hoosenally M. Rahim- toola—  That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.
564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.
180, dated 17th July 1929.	Suparibaug Estate, Case 47—Plots 81 to 90—Chief Officer request- ed to submit draft by-laws under Section 113 (b), (c) & (d) of the Act.
304, dated 16th Sept. 1929.	Notice of motion by Dewan Bahadur A. K. Pai—  That the Chief Officer be requested to report as to the number of poles put up by the Bombay Electric Supply & Tram- ways Co., Ltd., on City Improvement Trust land and what they pay to the City Improvement Trust and what amount is earned by the Company by letting them for advertisement purposes and what amount do the Company pay to the Municipality.
324, dated 16th Oct. 1929.	Board's Resolution 57, dated 24th September 1929, adopting Notice of motion by Mr. B. G. Parekar, <i>re</i> : extension of Hospital Avenue Road.
364, dated 12th Nov. 1929.	Re: General Administration Service for the Bombay Municipal Corporation and the Board of Trustees for the Improvement of the City of Bombay,—for report through the Establishment Sub- Committee.
407, dated 17th Dec. 1929.	To furnish the following particulars as regards Surplus Stores—  (a) When the stores were purchased.  (b) For what purpose they were purchased.  (c) When they were used.  (d) On what works they were used.  (e) What surplus is left now.

**Statement B.**

Showing outstanding references pending before Sub-Committees.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner, Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
378, dated 12th Nov. 1929.	Re: Cost of Management and Establishment—sanctioned percentages—alteration of.	Do.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The revision of leave rules is under consideration.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	} Consideration postponed until the question of Sewage out-fall is settled.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	} Chief Officer's report is awaited.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	
323, dated 16th Oct. 1929.	Board's Resolution No. 54, dated 24th September 1929, adopting Notice of motion by Mr. I. S. Patel <i>re</i> : construction of Maruti & Shiva Temples at Byculla.	

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl.)</b>		
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.	Chief Officer's Report is awaited.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sewri Koliwada.	Do.
180, dated 17th July 1929.	Re: Suparibaug Estate—Case No. 47—plots 81 to 90—exemption of the shops on, from the operation of the Board's Resolution No. 19, dated 14th July 1926, prohibiting liquor shops on Trust plots.	Counsel's opinion has been obtained.
203, dated 6th Aug. 1929.	Scheme 52, Worli-Koliwada encroachment on Trust plots.	Chief Officer's report is ready.
363, dated 29th Oct. 1929.	Re: Scheme 52—Worli Koliwada—Statement re: particulars of acquisition and payment of compensation.	Do.
401, dated 17th Dec. 1929.	To consider and report as to (1) the objections, if any, by the neighbouring plot-holders, (2) the rent realised by the lessees at present and (3) what rent would be realised if the building were let to the St. Elizabeth Nursing Home.	Do.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
61, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Do.
<b>Special Sub-Committee. (C. R. 292/16-9-29.)</b>		
292, dated 16th Sept. 1929. } 370, dated 12th Nov. 1929. }	Chief Officer's note <i>re</i> : Retrenchment and Reforms in the City Improvement Trust.	Chief Officer's further report is awaited.

Committee's Resolution No. and date.	Subject.	Remarks.
415, dated 17th Dec. 1929.	<p style="text-align: center;"><b>Special Sub-Committee.</b> ( C. R's. 415 &amp; 416/17-12-29. )</p> Board's Resolution No. 65 dated 9-12-29 re: Government Letter, General Department, No. 512 A, dated 20th September 1929, forwarding for Board's views thereon a Bill for the amendment of the Bombay City Improvement Trust Transfer Act 1925, introduced in the Legislative Council by Mr. Hoosenally M. Rahimtoola B. A., M. L. C., to enable the Board to advance loans to purchasers of plots to construct buildings thereon.	Chief Officer's further report is awaited.
416, dated 17th Dec. 1929.	Board's Resolution No. 66 dated 9th December 1929 re: Government Letter, General Department, No. 512 A, dated 28th September 1929, regarding legislation empowering the Trustees to advance money to provide individuals for constructing buildings thereon.	Do.

**RESOLUTION No. 436.—RECORDED.**

15. Re : *Establishment—Chief Accountant's Department—Accountancy Allowance.*

Considered Chief Officer's note, dated 3rd January 1930 :—

“ Under their Resolution No. 37, dated 16th April 1929, the Committee approved the Establishment Sub-Committee's Report (No. 5, dated 9th April 1929), for the grant of an allowance of Rs. 30 per mensem for qualifying in accountancy (as in the Municipality), subject to certain conditions specified in the Sub-Committee's Report. This allowance is payable in respect of three appointments in the Chief Accountant's Department.

The Standing Committee of the Corporation have since decided—

(i) That this accounts qualification allowance payable to the G. D. A's and the B. Com's in the Chief Accountant's Department be discontinued for new entrants from 1st September 1929, and that the new employees with such qualifications in all departments of the Municipality be treated on a par with other graduates in the matter of the starting salary.

and (ii) that the allowance at present drawn by the men in the Chief Accountant's Department be treated as personal allowance, and that the said employees should draw the said allowance so long as their emoluments do not exceed Rs. 200 per mensem.

The allowance sanctioned under Committee's Resolution No. 37, dated 16th April 1929, has not been granted to any employee in the Trust, as the requisite conditions have not been complied with.

It is proposed—

(i) to abolish the allowance attached to the three appointments in the Chief Accountant's Department

and (ii) to the new employees (*i. e.* G. D. A's and B. Com's) being treated on a par with graduates in the matter of initial pay (*i. e.* Rs. 75 per mensem).”

**RESOLUTION No. 437.—APPROVED.**



16. The following documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount Rs.	New issued.	Old cancelled.
The Empire of India Life Assurance Company Limited ...	1905	10,000	1	10
Mr. Muncherjee Pestonjee Choksey and another ...	1912	500	1	1
Messrs. Mulraj & Company ...	1914	1,000	1	1
Sir Jamsetjee Jeejeebhoy Bart. & others ...	1914	1,500	2	2
	Total Rs.	13,000	5	14

(2) *Lease & Counterpart* to Mr. Dada Currim re: Plot No. 51, Sydenham Road Estate.

(3) *License & Duplicate* to the B. E. S. & Tramways Company Limited re: Laying service cables behind plots Nos 1-4 Wodehouse Road Estate.

(4) *Acceptance of application* by Mrs. Parvatibai M. L. Dahanukar for building lease of plot No. 16, Kolbhatwadi Estate. (Application accepted *vide* I. C. R. No. 422, dated 17th December 1929).

17. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer, under Section 22(1) of the Act.
2. Work orders do do
3. Sale of materials do do
4. Tenancy agreements entered into by the Chief Officer under Section 22(1) of the Act.
5. Service agreement entered into do do

# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 22nd January 1930.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 2-21 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAL, B.A.
  3. MR. R. D. BELL, C.I.E., I.C.S.
  4. MR. W. DILLON, I.C.S.
  5. MR. E. R. HIRJIBEHEDIN.
  6. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  7. MR. B. G. HORNIMAN.
  8. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  9. MR. MAHOMED UMMER RAJABB.
  10. MR. W. H. NEILSON, O.B.E.
  11. MR. R. H. PARKER.
  12. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  13. DR. A. G. VIEGAS, L.M. & S.
  14. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.
- THE SECRETARY.

The minutes of the meeting held on the 7th January 1930 were signed.

1. The following matter was considered as urgent:—

Re : Tools and Plant—offer to purchase a Stone Crusher.

Chief Officer's note, dated 21st January 1930 :—

"Mr. N. H. C. Dinshaw offers to purchase an Edgar Allen Stone Crusher for Rs. 2,000 complete with jaws, screen and wheels subject to examination. The machine including screen was purchased for Rs. 9,200 in 1921 and has been depreciated to nil. The fixed jaw requires renewal and this we can do as we have a spare one in hand. The present day cost new of these machines is about Rs. 6,140 but other makes can be purchased new, for Rs. 3,355.

The machine was purchased for crushing stone at Worli and is no longer required as we have others of better make.

Acceptance of the offer is recommended."

**RESOLUTION No. 438.—ACCEPTED.**

2. Re: Scheme No. 54—Kolbhatwadi Estate—plot No. 15—change of user of the building on.  
( File No. Mis. 707/28. )

Considered Chief Officer's note, dated 14th January 1930 :—

"By Committee Resolution No. 552, dated the 18th December 1928, the above plot was agreed to be leased to Bai Parvatibai Mahadev Dahanukar. The building is to be used under the terms of the agreement as shops, offices, godowns and for residential purposes.

2. The building tenant now requests permission to use the 2nd, 3rd and 4th floors as a hotel. There appears to be no objection to the proposal subject to the following conditions—

- (1) that a license revocable at the will of the Committee is obtained to use the 2nd, 3rd and 4th floors of the building as a hotel,
- (2) that sufficient servants' accommodation with proper sanitary conveniences is provided in the building,
- (3) that the necessary Municipal license is obtained,
- (4) that no intoxicating liquor of any sort is sold on the premises, and
- (5) that the cost of and incidental to the preparation and completion of the license in duplicate is borne by the building tenant."

*Resolved.*—"That a license revocable at the will of the Committee be **No. 439.** granted to the building tenant permitting the user of the 2nd, 3rd and 4th floors of the building as a hotel, subject to the conditions mentioned in para 2 of the Chief Officer's note, dated 4th January 1930."

3. Re: Scheme 5—Dadar-Matunga Estate—plot No. 796—change of user—application for.  
( File No. Mis. 381/29-30. )

Considered Chief Officer's note, dated 14th January 1930 :—

"The plot is one of those agreed to be leased to the Zoroastrian Building Society, Limited.

2. The user of the plot is restricted to residences only. But the architects for the plot have forwarded a plan\* of the proposed building for physical culture, stating that it is intended for the present to use the ground floor of the main building for the Institute of Physical Culture and that in future their clients will raise upper floors for residence and the outhouse area will be built only of ground floor.

3. Enquiries were made with the Society if any of the adjoining lessees of plots Nos. 795 and 797 had any objection to the change in user. The lessees of both the plots have no objection. It is therefore recommended that a license revocable at the will of the Committee be granted to the tenants permitting the ground floor of the proposed building being used as an institute of Physical Culture, free of extra rent, subject to the following conditions :—

- (a) that the user does not become a source of nuisance or annoyance to the Committee or any of the surrounding lessees or their tenants,
- (b) that the costs of and incidental to the preparation of license and duplicate be borne by the tenants, and
- (c) that detailed plans should be submitted for the consideration of the Works Sub-Committee and roof over the motor garages in the outhouse should be fire-proof and shown as such in the details plans."

*Resolved.*—"That a license revocable at the will of the Committee be **No. 440.** granted to the building tenants permitting the user of the ground floor of the building as an Institute of Physical Culture, free of extra rent, subject to the conditions mentioned in para 3 of the Chief Officer's note, dated 14th January 1930."

\*Not printed.

4. Re: Scheme 37—Sydenham Road Estate—plots Nos. 13, 14 and 15—inclusion of 10 ft. strip of land in the temporary lease of.

(Ref. C. R. 380/26-11-29. File No. Mis. 595/29-30.)

Considered Chief Officer's note, dated 9th January 1930 :—

"By their Resolution No. 380, dated 26th November 1929, the Committee accepted the offer from Mr. S. Meharbakhsh for the temporary leasing of portions of plots Nos. 13, 14 and 15, Sydenham Road Estate, to a depth of 42 ft. for 8 years for putting up a temporary structure of a ground and one upper floor.

2. The applicant now proposes to take a strip 10 ft. in width in the rear of the land let to him at a rent of one anna per sq. yard per month and to include it in the lease of the land already agreed to be leased.

3. The area of the strip referred to is 264 sq. yards and the rent calculated at the rate of one anna per sq. yard per month works out to Rs. 16-8 per month.

4. It is understood that the applicant will enclose and keep the land occupied by the strip open. The offer is fair and is recommended for the sanction of the Committee."

**RESOLUTION No. 441.—ACCEPTED.**

5. Re: Scheme 57—Sewri-Wadala Estate—complaint regarding increase of certain rents.

(Ref. C. R. 386/26-11-29. File No. Mis. 471/29-30.)

Considered :—

(a) Letter, dated 6th January 1930, from Mr. Jivraj G. Nepsy :—

"I have received a copy of the Resolution 386, dated 26th November 1929, informing me that the Committee regret that they do not see their way to reducing the rents, as requested by the tenants of Sewri-Wadala Estate.

The Chief Officer in his report has stated that over 100 new buildings containing a population of approximately 5,000 were erected and thereby the advantage is taken by the tenants. It is true that the population has increased but it is not true that the tenants are in any way benefited from them because the Parsis who reside in the new buildings do not buy pan, bidi nor they go to Hindu hotels or give their works to the tailors there. The remaining shops are occupied by the grain dealers who have very few Parsi customers because most of them buy grain from outside. Also the Trust has given a shop to a Parsi grain dealer in the Parsi Colony from whom most of the Parsis buy their grain. Before the Trust developed this area and when there were Hindu residents on the plots where new buildings are erected, all those Hindu residents were customers of these shopkeepers. But as Hindus have left the place, it is a loss to shopkeepers. This being the case, although the population has increased, as the Chief Officer says, the result is that these shopkeepers have lost their customers.

I, on behalf of the tenants, once more request the Committee to go in further details of the case and considering the time of depression of business in Bombay and as big amounts of money are due from mill-hands owing to strike in Bombay, I request to appoint a small Committee to re-examine the whole case and oblige."

(b) Chief Officer's note, dated 9th January 1930 :—

"It is not a fact that the area on which the Parsis now reside was formerly occupied by Hindus.

The fact that rents have increased as stated in my former note is not denied and I can see no good reason why the Committee should alter their decision."

*Resolved.*—"That Mr. Jivraj G. Nepsy be informed in terms of the **No. 442.** Chief Officer's note, dated 9th January 1930."

6. Re: Board's Resolution No. 67, dated 12th December 1929, re: letter, dated 11th November 1929, from Messrs. Divekar and Poptalal, Solicitors, addressed to the President of the Bombay Improvement Trust Board, re: Mr. B. P. Wadke.

In continuation of the proceedings, dated 7th January 1930, consideration was resumed.

**RESOLUTION No. 443.**—Forwarded to the Chief Officer for favour of report through the Establishment Sub-Committee.

7. Re: Report No. 1, dated 14th January 1930, of the Special Sub-Committee re: Mr. Hoosenally's Bill to amend the City of Bombay Improvement Trust Transfer Act, 1925.

"The Special Sub-Committee appointed under C. R. No. 415 dated 17th December 1929 to consider Mr. Hoosenally's Bill to amend the City of Bombay Improvement Trust Transfer Act, 1925, so as to enable the Board to advance loans to persons purchasing their plots for the purpose of constructing buildings thereon beg to report as follows.

2. The Sub-Committee have considered the Bill very carefully after taking legal opinion and have made several changes in it.

3. *Clause 2 of the Bill.*—The Chief Officer was of opinion that under Section 68 the Board could borrow money for the purposes of the Act and if a Section were added to Chapter III of the Act, it would not be necessary to amend Section 68 as proposed. The opinion of the Trust Solicitors was therefore obtained as to whether it would be preferable to add a Section to Chapter III of the Act or to amend Section 68. The Solicitors stated that it would be preferable to amend Section 68, as Chapter III deals with the main purposes and objects of the Act *viz.*, carrying out Improvement Schemes but advancing money to building tenant can hardly be said to fall within this category and is rather an auxiliary power for carrying out the existing purposes and objects.

4. The word "lessees" is a technical term indicating persons who hold land under leases and would not include those who are tenants under agreements to lease. The words "Building Tenant" have therefore been substituted for the word "lessees" wherever it occurs in the Bill.

5. The proposed amendment in Section 68 has accordingly been altered and the term "Building Tenant" defined.

6. *Clause 3 of the Bill.*—The Sub-Committee have considered the question as to the best method of specifying terms and conditions under which advances can be made *i. e.* whether by a specific provision under the Act or Bylaws made under Section 113 (d) or by a resolution passed by the Board. The Sub-Committee are not in favour of specifying terms and conditions in the Act as it would take a long time to amend the Act, if the conditions were to be altered in any case. The Sub-Committee have taken legal opinion and recommend that the terms and conditions should be laid down by Bylaws. It is also recommended that it should be stated in the Act that the Bylaws to be made should specify the purposes for which the buildings should be used and a maximum limit of the advance permissible for any building and the outhouses connected therewith and provide that the amount to be advanced should in no case exceed 65 per cent. of the cost of buildings and works. This clause has accordingly been altered.

7. *Clause 4 of the Bill.*—The Sub-Committee do not see any necessity for amending Section 87 so as to enable the Board to keep a Building Advance Account, as separate accounts are kept of each Scheme under Section 90.

8. *Clause 5 of the Bill.*—The wording has been altered.

9. *Clause 6 of the Bill.*—The Sub-Committee do not see any necessity for the proposed Sections 90A and 90B but would suggest an addition to Section 90 of a new clause "(d) Building Advance Account."

10. *Clause 7 of the Bill.*—The Sub-Committee consider that the proposed Sub-Section (1-A) in Section 91 is not necessary, as the crediting of interest to the General Account is sufficiently covered by the existing Sub-Sections (1) and (6). It is however suggested that the following words should be inserted after the words "on the Board's investments" in Sub-section (1) to make the meaning clear, "including advances to Building Tenants."

11. A copy of the Bill as amended is appended to this Report."

M. C. JAVLE,  
Chairman.

*Copy of the amended Bill referred to in para 11 of the Special Sub-Committee's Report No. 1, dated 14th January 1930 :—*

**A Bill further to amend the City of Bombay Improvement Trust Transfer Act, 1925.**

Whereas it is expedient further to amend the City of Bombay Improvement Trust Transfer Act, 1925, in manner hereinafter appearing, it is hereby enacted as follows :—

1. This act may be called The City of Bombay Improvement Trust Transfer (Amendment) Act of 19

2. To Section 5 of the City of Bombay Improvement Trust Transfer Act, 1925, hereinafter called the Said Act, the following new paragraph shall be added, namely :—

“*Building Tenant* means any person who has entered into an agreement with the Board to erect a building or buildings on land belonging to the Board upon terms that when the building has been completed he shall be granted a lease of the land together with the building or buildings.”

~~3.~~ 3. In Section 68 of the ~~City of Bombay Improvement Trust Transfer Act, 1925, hereinafter called the Said Act,~~ the following words shall be inserted after the words “or the City of Bombay Improvement Act, 1898” :—

“or for the purpose of making advances to ~~lessees~~ *Building Tenants* of the ~~Trust Board~~ for erecting buildings ~~on upon the Trust Board's land lands.~~”

~~3.~~ 4. In Sub-Section (2) of Section 81 of the Said Act, the following shall be inserted as clause (bb) after clause (b) :—

“(bb) to make advances to ~~lessees~~ *Building Tenants* of the ~~Trust plots~~ *Board's lands* for the ~~purpose of~~ erecting buildings on ~~Trust~~ *such* lands subject to ~~such terms and conditions as may to be determined laid down by the Board on the recommendation of the Committee in Bylaws made by the Committee under clause (d) of Section 113.~~ *Such Bylaws shall*

(i) *specify the purposes for which such buildings shall be used*

(ii) *provide that the amount to be so advanced shall in no case exceed sixtyfive per centum of the cost of the buildings and works.*

(iii) *specify a maximum limit of the advance permissible for any building and the outhouses connected therewith.*

~~4.~~ In Section 87 of the Said Act, the following words shall be inserted after the words “capital account” where they occur for the first time :—

“~~Building Advance Account.~~”

5. In Section 88 of the Said Act, the following shall be inserted as Sub-clause (5) :—

“(5) ~~advancing moneys to lessees~~ *Building Tenants* of ~~Trust plots the Board's lands for the purpose of~~ erecting buildings on ~~Trust~~ *such* lands *pursuant to clause (bb) in Sub-Section (2) of Section 81.*”

~~6.~~ After Section 90 of the Said Act, the following Sections shall be inserted, namely :—

~~“90 A.—There shall be credited to the Building Advance Account—~~

~~(1) all moneys received on account of loans taken for building advances,~~

~~(2) instalments towards the payment of principal.~~

~~“90 B.—The moneys credited to the Building Advance Account shall be applied as follows:—~~

~~(1) The loan moneys, for making advances to lessees for building purposes.~~

~~(2) The instalments towards the payment of principal, for either making advances to lessees for building purposes or for repayment of the loan moneys.”~~

6. In Section 90 of the Said Act, the following shall be inserted as Sub-clause (d) :—

“(d) Building Advance Account”.

7. In Sub-section (1) of Section 91 of the Said Act, after Sub Section (1 A) the following words shall be inserted as Sub Section (1 A).

“(1 A) Interest recovered from the lessees on the advance granted to them for building purposes” after the words “on the Board’s investments” :—

“including advances to Building Tenants”.

*Resolved.*—“That the Report of the Special Sub-Committee be approved and adopted.  
No. 444.

2. That a copy of the Sub-Committee’s Report together with a copy of the first para of this Resolution be forwarded to the Board with the recommendation that the Sub-Committee’s Report and the Bill as amended be approved.”

8. Re: Report No. 1, dated 14th January 1930, of the Special Sub-Committee, regarding legislation empowering the Trustees to advance money to private individuals for constructing dwellings on Trust’s Estates.

“The Special Sub-Committee appointed under C.R. 416, dated 17th December 1929, beg to report as follows.

2. Government point out that the security in the case of the Development Department would be greater than in the case of the Trust, as the Development Department sells the land and receives 25 per cent. of its value whereas the Trust grants leases and would receive nothing towards the payment of the site. The Sub-Committee are, however, of opinion that so far as the land is concerned, the Board would run no more risk than they do at present, as the building tenant will have to deposit two years’ ground rent as security and will not receive his lease until after he has completed the building.

3. Government assume that the Trust proposes to charge only 5½ per cent. interest on the advances. This is not correct. The rate to be charged will be slightly higher than that at which the money is raised by the Board in order to cover expenses.

4. The last point raised by Government is that the Development Department advances only 50 per cent. of the cost of the building while the Trust propose to advance :—

- (a) 75 per cent. when repayment is to be made in 10 years.
- (b) 70 per cent. when the repayment is to be made in 15 years.
- (c) 65 per cent. when the repayment is to be made in 20 years.

The Sub-Committee have considered this matter very carefully and are of opinion that the amount to be advanced should not exceed 65 per cent. of the cost of buildings and works, irrespective of the period of repayment. Regarding the maximum limit of the advance, the Sub-Committee consider that it is not necessary to fix it in the Act, but that it should be fixed in the Bylaws specifying the terms and conditions on which advances can be granted."

M. C. JAVLE,  
Chairman.

The Chief Officer mentioned that after the agenda had been issued, Mr. Bell suggested that, in the last sentence of the Special Sub-Committee's Report, the words "but that it should" be substituted for the words "as the same could". The suggested alteration was approved.

*Resolved.*—"That the Report of the Special Sub-Committee be approved and adopted.  
No. 445.

2. That a copy of the Sub-Committee's Report together with a copy of the first para of this Resolution be forwarded to the Board with the recommendation that the Sub-Committee's Report be approved."

9. Re: Report No. 15, dated 13th January 1930, of the Establishment Sub-Committee re: Establishment—Engineer's Department—pay of Draftsmen.

"The Establishment Sub-Committee beg to report that in the last revision of grades sanctioned by the Committee under their Resolution No. 544 dated 27th November 1928, the pay of the Draftsmen in the Engineer's Department was altered from Rs. 170—10—250 to Rs. 60—5—100—5—150. In recommending the revision of grade, the Establishment Sub-Committee recommended that the two incumbents of the posts who were then actually drawing pay in excess of the revised maximum, viz., Rs. 220, should be granted a personal allowance of Rs. 10 per month till they draw Rs. 250. It is now brought to the notice of the Sub-Committee that their recommendation was not through oversight embodied in the Sub-Committee's Report and the result is that these draftsmen can only draw Rs. 220 and nothing more. It is accordingly recommended that the present incumbents be allowed to retain the old consolidated scale of pay—viz., Rs. 170—10—250, the excess over the maximum pay of the revised grade being treated as personal allowance."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 446.—Approved and adopted.

10. Re: Scheme 5—Dadar-Matunga Estate—plot 797—fixing of the maximum rent for the building on.

(File No. Mis. 677/29-30).

Considered Chief Officer's note, dated 10th January 1930 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society Limited.

2. The building is completed and a completion certificate granted.



3. The Society proposes to fix the maximum rent of Rs. 654 per month for the whole building as follows :—

	Rs.
<i>Ground floor—</i>	
Two flats each at Rs. 100 ... ..	200
<i>First floor—</i>	
Two flats each at Rs. 102 ... ..	204
<i>Second floor—</i>	
Two flats each at Rs. 105 ... ..	210
Two motor garages at Rs. 20 ... ..	40
Total ... ..	654 per month.

4. As required under the terms of the Society's agreement the said rent of Rs. 654 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 77,779 and the same is, therefore, recommended for the Committee's sanction."

#### RESOLUTION No. 447.—SANCTIONED

11. Re: Scheme 5—Dadar-Matunga Estate—plot 692—fixing of the maximum rent for the building on.

(File No. Mis. 674/29-30.)

Considered Chief Officer's note, dated 9th January 1930 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society Limited.

2. The building is completed and a completion certificate granted.

3. The Society proposes to fix the maximum rent of Rs. 376 per month for the whole building as follows :—

	Rs.
Ground floor ... ..	110 per month.
First floor ... ..	125 "
Second floor ... ..	141 "
Total ... ..	376 "

4. As required under the terms of the Society's agreement, the said rent of Rs. 376 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 45,321 and the same is, therefore, recommended for the Committee's sanction."

#### RESOLUTION No. 448.—SANCTIONED.

12. Re: Scheme 5—Dadar-Matunga Estate—letting of land round the septic tanks for cultivation.

Considered Chief Officer's note, dated 17th January 1930 :—

"The right to cultivate and remove fruit from trees on the lands surrounding the pumping station at Dadar, including the additional areas verged red on plan\* Registered No. 131, dated 6th November 1929, for a period of 3 years commencing from 1st February 1930, has been put up to auction. The highest bidders were Messrs. Ratna Nanji and Ramji Kadwa who offer Rs. 1,375 per annum, payment to be made each year in advance.

\*Not printed.

2. The offer is a fair one and is recommended for acceptance on condition that the proposed tenants agree not to cut any trees now standing on the land and pay all costs of and incidental to the preparation etc., of the necessary agreement."

The Chief Officer mentioned that he had received a letter from the present tenant (through his Advocate) requesting that the right of cultivation be granted to him at Rs. 1,375 per annum, the amount offered by the highest bidder. The Chief Officer observed that the present tenant was present at the auction and after bidding up to Rs. 1,325 had withdrawn and that, in these circumstances, it would not be fair to grant him the right.

*Resolved.*—"That the offer by Messrs. Ratna Nanji and Ramji Kadwa  
**No. 449.** be accepted subject to the condition mentioned in para 2 of the Chief Officer's note, dated 17th January 1930."

**13.** Re: Establishment—Chief Accountant—privilege leave for 2 months—  
application for.

Considered Chief Officer's note, dated 17th January 1930 :—

"Mr. Narayen T. Chawathey, Chief Accountant, applies on grounds of ill health for privilege leave for 2 months from March 1st, 1930, or from any subsequent date on which he may be relieved. The leave is due and is recommended for sanction. I shall put up proposals for acting arrangements in due course."

*Resolved.*—"That the leave applied for be sanctioned and the Chief  
**No. 450.** Officer be requested to submit proposals for acting arrangements through the Establishment Sub-Committee."

**14.** Re: Establishment—Secretary's Department—Mr. M. V. Nabar, Senior  
Clerk—confirmation of higher acting Salary as Head Clerk to.

Considered Chief Officer's note, dated 10th January 1930 :—

"In the revision of grades sanctioned by the Committee in November 1928, the grade of Head clerk was revised from Rs. 200—10—250 (+ war allowance of Rs. 20 to Rs. 220) to Rs. 200—275 (without war allowance). The revision was given retrospective effect to from 1st March 1928.

Under the old scale, a senior clerk in Rs. 125—175 + war allowance of Rs. 20, could have got a total remuneration of Rs. 220 per month while acting as Head clerk *i.e.*, Rs. 200 salary + war allowance Rs. 20. But under the revised scale, the total salary could not exceed Rs. 200 per month.

Mr. Nabar, a Senior Clerk in Secretary's Office, acted as Head Clerk from 23rd May 1928 to 12th January 1929. His pay as Senior Clerk on the old scale was Rs. 175 + personal allowance Rs. 20 + war allowance Rs. 20 *i.e.*, Rs. 215 per month in all. As acting Head Clerk on the old scale, he drew (*i.e.* from 23rd May 1928 to 30th November 1928) Pay Rs. 175 + acting allowance Rs. 25 + personal allowance *Nil* + war allowance Rs. 20 *i.e.*, Rs. 220 per month *i.e.*, Rs. 5 more. In the revised scale, he would not have got any increase. Since he has already drawn the acting allowance then due under the old grades before the Committee's sanction to the revision of the grades, it is recommended that he be granted an acting salary of Rs. 220 per month for the period from 23rd May 1928 to 30th November 1928 (*i.e.* what he had actually drawn under the old grade)."

*Resolved.*—"That the recommendation made by the Chief Officer in  
**No. 451.** the last para of his note, dated 10th January 1930, be approved."

15. Re: Establishment—Statement of advances from Provident Fund requiring Committee's sanction.

No.	Name.	Department.	amount.	No. of instalments for recovery.	Reasons.
			Rs.		
1	Mr. Moses Abraham, Clerk	Chief Accountant's Dept.	200	20	Required for the naming ceremony of his daughter.
2	Waman Ganpat, Peon ...	Estates and Valuation Dept.	30	20	Required for dependent niece's marriage.
3	Babu Balaji More, Peon ...	Secretary's Dept.	40	20	Required for dependent brother's marriage.
4	Chandkhan Usman Khan, Naik	Secretary's Department.	90%† (inclusive of contribution)	...	On leave prior to retirement.
5	Mr. R. B. Iyengar, Clerk	Chief Accountant's Dept.	300†	20	Required to meet expenditure in respect of his son's thread ceremony.

\* Case already sanctioned by Circular, subject to confirmation.

† Balance of last advance will be duly recovered from the present.

**RESOLUTION No. 452.—SANCTIONED.**

16. Re: Scheme 5, Dadar-Matunga Estate—Plot 697 (portion)—lease of, for a further period of 3 years.

Considered Chief Officer's note, dated 17th January 1930:—

“By an agreement dated the 10th January 1928, Mr. Bhagirath Acharmal Chawdhary was allowed to occupy at a monthly rent of Rs. 31-8-0 a portion of the above plot admeasuring 175 square yards shown surrounded by a red boundary line on the accompanying plan,\* facing the old Matunga Road for a period of two years and five months ending 28th February 1930 for erecting a temporary shed to be used as shops on certain conditions *inter alia*—

- (1) the tenant shall deposit a sum equal to six months' rent,
- (2) the tenant will not use the premises for any purpose other than shops—not being liquor or toddy shops or godowns,
- (3) only ground floor structure subject to the sanction of the Municipality shall be erected on the land, and
- (4) the tenancy will be subject to an agreement on these and other usual conditions for temporary occupations, and will be stamped, executed and registered at the tenant's costs.

Mr. Bhagirath Acharmal Chawdhary has now requested to be allowed to renew the lease for a further period of three years ending 28th February 1933 and is willing to pay an

\* Not printed.

enhanced rent of Rs. 50 per month for the land in his occupation on the same terms and conditions as heretofore.

The rate per sq. yard on the basis of new rent works out to about Rs. 57 on the 6 per cent. table and the offer is fair and is recommended for the Committee's sanction."

RESOLUTION No. 453.—ACCEPTED.

17. *Re. Scheme 27, Mathew Road Estate—Plot 19—application for permission to use the upper floors of the building on, as a Nursing Home.*

Considered :—

(a) Letter, dated 28th November 1929, from Messrs. N. R. Wadia & Co. :—

"The Lessee in this case at present has let the ground floor for shops and the upper floors for residences, to his different tenants.

He has now contracted to give the three upper floors of his building to Drs. Patel & Shah to bring their Nursing Home.

The upper floors that are agreed to be let, will be occupied by a small operating theatre, which will be located in one of the rooms on any of the floors, and the rest will be taken up by who wish to take advantage of the said Nursing Home.

As in the lease there is no specific mention made as regards this particular user, and under the circumstances, our client Mr. J. N. Mody wishes to take the permission of the Board for the user in question.

We hope you will consider this application favourably and recommend to the Board to give the necessary permission."

(b) Letter, dated 19th December 1929, from Mr. B. R. Madgavkar to the Estate Agent :—

"I beg to acknowledge receipt of your letter of the 3rd instant.

With reference thereto, I have to point out that the conditions under which these plots have been let do not admit of the use of the buildings constructed on these plots for the purposes of Nursing Homes or Hospitals. Ours is primarily a residential locality. The adjoining building on Plot No. 19 is so close to the bedrooms in my building that the existence of Nursing Home therein would naturally entail very serious discomfort to the residents in my building over and above the possibility of a spread of infectious diseases whatever the precautions. Apart from this fact, if permission is granted for the use of the adjoining building for the purpose of a Nursing Home or a Hospital the rents realised by me would be materially affected owing to the nuisance the existence of a Nursing Home in such close proximity necessarily entails.

Under these circumstances, I have the honour to request you to record my strong protest to the granting of permission for the use of the neighbouring building on Plot No. 19, as a Nursing Home."

(c) Letter, dated 7th December 1929, from Messrs. Manchershaw & Narmadashankar, Solicitors, to the Estate Agent :—

"Your letter of the 3rd instant, bearing your Office No. 21983 of 1929, and addressed to our clients Bai Manekbai M. Mehta and Narmadashankar P. Vakil, executrix and executor of the will of the late Sir Gokuldas K. Parekh herein has been placed in our hands by our said clients with instructions to address you in reply as follows :—

Our clients who are the executors as aforesaid of the will of the late Sir Gokuldas K. Parekh themselves occupy portions of the premises adjoining to the building in which the permission is sought for opening a Nursing Home. Our clients as executors as aforesaid have also made inquiries from the other tenants who occupy the said building and we have received a letter from them strongly objecting to your granting the permission sought for, for opening Nursing Home as mentioned in your letter under reply. For your information we send you

herewith a copy of a letter received by us from the tenants of the property belonging to the late Sir Gokuldas K. Parekh.

Our clients as Executors also strongly object to the permission being granted for the reasons which are very obvious. Under the circumstances, you will please see that the permission sought for is not granted."

(d) Letter, dated 7th December 1929, from Messrs. Mangaldas M. Pakvasa and others to Messrs. Manchershaw and Narmadashanker:—

"We are the tenants of your client's property in Parekh building on New Queens Road opposite the French Motor Car Company. Your clients have shown to us a letter received by them from the Acting Estate Agent, Bombay Improvement Trust and dated 3rd December 1929 and have invited expression of our wishes in the matter *viz.*, of granting permission for Nursing Home in the house adjoining the house in which we live.

We beg to inform you that we have strong objection to such permission being granted. We have experience of what a Nursing Home in the vicinity means. It is no satisfaction that no infectious disease cases will be admitted. Dr. Dalal was a tenant of your clients' testator. He had a sort of Nursing Home in Sir Gokuldas Parekh's house. After some time, Sir Gokuldas Parekh himself realised what the Nursing Home meant and gave notice to vacate to Dr. Dalal in spite of the Rent Act then in force and ultimately Dr. Dalal had to vacate. There is a Nursing Home on Mathew Road and nearly just behind the property in which the proposed Nursing Home is to be opened and the Nursing Home so close to one another and in the midst of so many otherwise healthy places of habitation can certainly never be desirable however much the parties concerned may promise to keep the place clean and quiet.

Please therefore do request your clients to object very strongly to the necessary permission being granted."

(e) Letter, dated 5th January 1930, from Mr. M. B. Dave to the Chairman, Bombay Improvement Trust:—

"I am residing on the 2nd floor of House No. 24, New Queens Road, belonging to Mr. B. R. Madgavker. There is a house just adjoining it on the North which was until recently inhabited by tenants and was being used for residential purposes. But for the last few days I find the preparations being made for the building to be used for the purpose of a Hospital as appears from the several boards of doctors at the entrance of the building and movement of nurses and other men in the house by day and night. I therefore infer that the building is going to be used for the purpose of a Surgical Hospital in near future.

If my inference is in fact correct, I desire to raise a strong protest against the building being used for Hospital purposes. The locality is mainly used and is meant for residential purposes. The people living in the neighbourhood are likely to be seriously disturbed at night owing to the screams of patients in the Hospital and would render their stay very uncomfortable and disturb their quiet at night so much so that they may be obliged to leave the premises only on this account. The death of a patient in the Hospital and the wails of the relations of the deceased patient and many other similar things which are bound to occur in a Hospital would seriously come in the way of the comforts of the residents in the neighbourhood and affect their health.

I therefore request that permission to start a Hospital in the said building should not be given in the interests of the residents of the locality in general and more of the neighbours in the adjacent building in particular."

**RESOLUTION No. 454.**—Consideration postponed.

18. In accordance with notice of motion it was—

Proposed by Dr. S. S. Batliwala—

“That the Chief Officer be requested to report whether it is a fact that

**No. 455.** there is an open well breeding Anopheles Mosquitoes and a large plot of ground leased out for growing vegetables, in the immediate vicinity of Bai Jerbai Wadia's Hospital for children at Parel and, if so, he be requested to fill up the well and stop leasing the ground for growing vegetables with a view to prevent propagation of malaria, more especially amongst the inmates of the Hospital.”

The motion was seconded by Dewan Bahadur A. K. Pai and *carried*.

19. The following documents where executed :—

(1) *Debentures* :—

Name of holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Mr. R. N. Gheyara and others ... ..	{ 1901	4,000	1	1
	{ 1903	7,500	1	1
	{ 1904	1,500	1	1
The Oriental Government Security Life Assurance Company Limited ... ..	{ 1903	3,000	3	3
	{ 1904	2,000	2	2
	{ 1913	25,000	1	1
The Empire of India Life Assurance Company Limited	{ 1914	4,60,000	14	26
	{ 1903	50,000	1	1
Mr. E. J. Bolus ... ..	{ 1914	5,50,000	6	6
	{ 1904	1,000	1	1
Mr. G. W. Eves and another ... ..	1907	7,500	8	8
Mr. Dorothy Remedios and others ... ..	1912	500	1	1
The Hongkong and Shanghai Banking Corporation ... ..	{ 1913	13,000	1	1
	{ 1914	2,000	4	4
The Imperial Bank of India ... ..	1914	3,500	4	4
Mr. James Peter Wyness ... ..	1914	10,000	10	10
Mr. Kavasji Jalbhoy Sett & Others. ... ..	1914	2,56,000	12	52
Mr. E. A. Shutte and others ... ..	1914	500	1	1

Name of holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Mr. Hirabhai Manibhai ... ..	1914	500	1	1
Mr. Vinayak Krishna Mule ... ..	1914	1,500	2	2
Mr. Ardeshir Shavaksha Davar ... ..	1914	6,000	6	6
The Bombay Education Society ... ..	1914	6,000	2	2
Mr. Samaldas Purbhoodas and others ... ..	1914	500	1	1
The Official Trustee, Bombay ... ..	1914	6,000	1	6
Humabai Dhunjibhoy Petit ... ..	1914	3,000	1	4
The University of Bombay ... ..	1914	15,000	2	15
Total ... ..		14,34,500	88	161

(2) *Lease and Counterpart to—*(i) Bai Monghaibai widow of Dulabhdas Shamji *re*: Plot No. 77, Sandhurst Road West Estate.(ii) Mr. Morarji Kanji and others *re*: Plot No. 105, Gamdevi Estate.(3) *License and Duplicate to the Bombay Electric Supply and Tramways Company Limited to lay service cable on land south of Plot No. 48, Gamdevi Estate.*(4) *Agreement in Duplicate with Messrs. R. M. Marshall and Company re: Work Order No. 41, Book No. 88 for wiring and providing electric lights for the two-room Tenements and Ground Floor Cottages Staff Quarters in Scheme 6,*(5) *Agreement with Messrs. Dadabhoj J. Contractor and Company re: supply of Shahabad Slabs during the year 1929-30.*(6) *Power of Attorney in favour of Assistant Court Clerk Mr. D. B. Mehta on account of Trust Cases to be conducted in Small Causes Court in the absence of the Court Clerk. (This was sealed in the Meeting of the Works Sub-Committee held on 9th January 1930).*

## 20. The following papers were laid on the Table :—

1. Purchase orders sanctioned by the Chief Officer, under Section 22 (x) of the Act.
2. Work orders do do
3. Sale of materials do do
4. Tenancy agreements entered into by the Chief Officer under Section 22(x) of the Act.
5. Charge Receipts of roads etc., handed over to the Municipality.

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6. Estate Agent's No. R-122, dated 4th January 1930, informing that the passage leading to Lamington Road from the Bellasis Road Chawls and referred to in Chairman's minute, dated 18th July 1924, printed in the preamble to Trustees' Resolution 442, dated 5th August 1924, was closed from 6 a.m. on 1st January to 6 a.m. on the following day.

7. Power of Attorney in favour of Assistant Court clerk Mr. D. B. Mehta to conduct cases in Small Causes Court on behalf of the Board.

8. Chief Officer's sanction to the expenditure of Rs. 125 re: arrangement for Rent Collectors for keeping Bill books etc., etc.



# Bombay Improvement Trust.

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ESPLANADE ROAD,

*Bombay, 31st January 1930.*

At a Special Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 2 P.M. (B.T.), to consider the Revised Estimates for 1929-30 and Budget Estimates for 1930-31, there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. R. D. BELL, C.I.E., I.C.S.
  4. MR. W. DILLON, I.C.S.
  5. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  6. MR. MAHOMED UMMER RAJABB.
  7. MR. MANU SUBEDAR.
  8. W. H. NEILSON, O.B.E.
  9. MR. R. H. PARKER.
  10. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.
- THE SECRETARY.

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The minutes of the meeting held on the 22nd January 1930 were signed.

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Re : Revised Estimates for 1929-30 and Budget Estimates for 1930-31.

Considered Finance Sub-Committee's Report No. 12, dated 28th January 1930:—

"The Finance Sub-Committee beg to report that they have considered the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 submitted by the Chief Officer very carefully in consultation with him.

2. The estimates for Capital Account Works and Establishment have been examined by the Works and Establishment Sub-Committees respectively and copies of their reports are attached herewith.

3. The Sub-Committee are in entire agreement with the views expressed by the Works Sub-Committee in regard to the provision of electric lighting in the Chawls. In view of the present financial position of the Trust and of the fact that these chawls do not yield an adequate return, the Sub-Committee are of opinion that electric lights should not be provided unless the tenants are prepared to pay an additional rent. The omission of the provision made for electric lights on the General and Capital Accounts is, therefore, recommended.

4. The Sub-Committee also recommend on financial grounds the omission of the provision made by the Chief Officer on the following works which are not absolutely necessary at the present juncture :—

*Scheme 5—Dadar-Matunga.*

	Rs.
(a) 60' Road No. 23A—(Matunga Wadala Road) between Road No. 31 and junction of King's Way and Matunga Road	37,800
(b) Footpaths pavement opposite the Victoria Jubilee Technical Institute	5,000

*Scheme 31—Parel.*

Extension of Hospital Avenue Road, Construction of carriageway between Bhoiwada Cross Road and King Edward Road including filling in Storm Water drains and lighting...	39,700
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*Scheme 52—Worli.*

Surfacing of Road No. 3	13,000
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*Scheme 56—Dharavi.*

Construction of carriageway including Storm Water drains and pipe sewers	25,200
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5. The Sub-Committee have also reduced the provision of Rs. 40,00,000 made by the Chief Officer on account of the loan for 1930-31 by Rs. 5,00,000 for the present but they are of opinion that the question of the exact amount to be raised and the method of raising it should be reconsidered at a later date and before the sanction of Government is applied for.

6. If the recommendations made above and by the two Sub-Committees be adopted, the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 will stand as under and it is recommended that they be approved :—

Heading.				Revised Estimates for 1929-30.	Budget Estimates for 1930-31.	
				Rs.	Rs.	
General Account—						
Receipts	...	...	...	76,32,000	77,14,500	
Expenditure	...	...	...	103,44,978	105,57,151	
			Deficit	...	27,12,978	28,42,651
Capital Account—						
Receipts—						
Opening balance	...	...	...	48,17,256	30,87,727	
Sale proceeds	...	...	...	12,50,928	5,78,825	
Loan proceeds	...	...	...	25,00,000	35,00,000	
			Total	...	85,68,184	71,66,552
Expenditure—						
Management and Establishment	...	...	...	5,47,119	5,74,296	
Acquisition	...	...	...	9,17,500	11,60,000	
Works	...	...	...	13,02,860	7,25,340	
Deficit under General Account	...	...	...	27,12,978	28,42,651	
			Total	...	54,80,457	53,02,287
			Balance	...	30,87,727	18,64,265
			Grand Total	...	85,68,184	71,66,552

The Sub-Committee desire to invite the attention of the Committee and the Board to the desirability of reducing the deficit on the General Account at the earliest possible opportunity. The Sub-Committee are aware that expenditure has been cut down very materially during recent years and realize that no large reduction in the amount of the deficit can be made unless and until (a) the land market revives and more land is disposed of, (b) a reduction in interest charges is effected, or (c) additional revenue from outside sources is obtained.

8. The revival of the land market is a matter beyond the control of the Board as it must depend on the revival of the general trade of Bombay and more particularly on an improvement in the state of the Textile Industry.

9. The Sub-Committee are aware that some reduction in interest charges has been effected and anticipate a further reduction within the next five or six years and when some of the higher interest bearing loans fall due for conversion. The Sub-Committee also understand that the Corporation already have under consideration the question of providing additional revenue and have addressed Government on this matter in connection with the proposed a malgamation of the Trust with the Municipality.

10. The Sub-Committee, therefore, recommend that the following be recorded as the policy of the Committee, for the guidance of the Committee, all Sub-Committees and the Chief Officer when making or giving effect to decisions affecting Income and Expenditure :—

1. No expenditure except in discharge of a legal or moral liability is to be incurred upon improvements as distinguished from maintenance unless an adequate increase in income or capital value is expected to result.
2. The rentals of properties belonging to the Trust which are below the market rate are to be increased to the market rate when this can be done.

11. The Sub-Committee further recommend the Committee to request the Board to cancel any directions given by it which are not in consonance with the policy set out above.

12. The Sub-Committee further recommend the Committee to request the Chief Officer where it is practicable to do so to refer back to the Committee for further consideration any decisions which are not in consonance with the policy set out above."

M. C. JAVLE,  
Chairman.

*Report, dated 29th January 1930, by Mr. Manu Subedar :—*

"The Budget of the Improvement Trust requires more than the ordinary scrutiny of detailed figures and the Finance Committee would be failing in their duty if they did not draw the attention of the Improvements Committee and the Board to several aspects of Trust Finance, which demand closer attention.

The deficits in the working of the Improvement Trust are as follows :—

			(Figures in lakhs.)		
			Revised. 1924-25	Revised. 1929-30	Budget. 1930-31
			Rs.	Rs.	Rs.
Revenue	...	...	51.77	50.88	50.28
Interest	...	...	6.30	2.50	1.50
			58.07	53.38	51.78
Expenditure	...	...	94.58	103.44	105.88
Deficits	...	...	36.51	50.06	54.10
Municipal Contribution under Section 84 of the Trust Transfer Act	...	...	20.20	22.92	25.35
Nett deficit made up either by reduction of cash balance or by adding to the debt	...	...	16.31	27.14	28.75

The most remarkable feature is that the income of the Improvement Trust has not increased materially, but has actually come down. The income in 1924-25 was 51.77 lakhs as against 50.88 lakhs in the year 1929-30. The expenditure on the other hand has gone

up from 99.59 to 105.88, *i.e.* by Rs. 6.29 lakhs. This indicates a grave position. The gravity is further increased by the fact that the opening balance, which reached a very heavy figure of Rs. 150.09 lakhs in 1924-25, is reduced at the end of this year to Rs. 30.87 lakhs and, according to the Budget proposals, will be further reduced to 21.91 lakhs, *i.e.* by about Rs. 130 lakhs in six years.

The position, which emerges out of these figures, is that:—

- (1) The cash in the hand has been frittered away to make up revenue deficits,
- (2) The Municipal contribution to the Trust is inadequate, and
- (3) The revenue deficits are being capitalised keeping up the load of debt and bringing into operation the vicious principle of cumulation at compound interest.

The question of the adequacy or otherwise of the Municipal contribution would be very important if the amalgamation between the Trust and the Municipality were to be delayed. In any case as under section 95 of the Trust Transfer Act, the Corporation are responsible for all debts incurred by the Improvement Trust even before the amalgamation, the maintenance of the Improvement Trust as a separate body, whatever the intention may be, is in practice, very harmful. The harm may be indicated in some of the more outstanding matters.

With regard to the capitalisation of deficits the principle and practice is most objectionable, particularly because it is impossible to avoid feeling that the assets of the Improvement Trust are not being added to materially with this increase of debt and that their value is declining on account of the general decline of the prosperity of the City. Besides no proper valuation report of the assets of the Trust is available. In some directions it is possible to check this overload of capital debt if the desire to maintain two public bodies as absolutely separate were modified. Thus there is a certain amount of capital expenditure incurred by the Trust on streets which are going to be handed over to the Municipality. The revenue deficit itself, which is adding to this capital debt, would be brought down by the amalgamation of some of the services or by the Municipality taking over these services. There does not appear to be any reason in my mind for the Municipality not taking over all the street schemes from the hands of the Improvement Trust and incurring such expenditure only for capital and maintenance as is justified and necessary by the use which the public is making of these streets. It has been pointed out to me that certain change of law and by-laws enabling the Municipality to take these over, would have to be made, but on financial grounds it is essential that such action should be taken. Further, the maintenance of separate stores, separate accounts, separate engineering and other departments, and separate tools and plant, can also be done away with, so as to reduce the loss to be borne by the ratepayer of Bombay. There are bound to be departmental difficulties in the proposals made above, but in the interests of the taxpayer, these proposals need a very close examination.

I strongly disapprove of the manner of apportionment of Management Charges as between revenue and capital in the Budget. The capital operations of the Trust are nearly over, and it is high time this account were altogether closed. The Management Charges in capital account are put down at Rs. 5.74 lakhs on capital works, as suggested by the Chief Officer, of Rs. 8.66 lakhs. Even if a small amount were attributable to acquisition, the incidence is unduly high and should not be allowed both on practical and theoretical grounds. It has incidentally the effect of showing the revenue deficit as smaller than it would otherwise be.

There is a considerable amount of adjustment being made in the writing down of tools and plant both on capital and revenue account. The principle of this write-off is absolutely arbitrary and the amounts written off are not justified in relation to the amount of work done. It is a device merely to spread the loss over a number of years, but it has the effect at the moment of obscuring the clear issue from the taxpayer, *viz.* that the expectations, on which these schemes were undertaken by the Improvement Trust, have been substantially falsified and that there is a great dead weight of loss to be carried by the taxpayer.

The charging of rents in the chawls of the Improvement Trust on a basis lower than the Market rents would have no justification on financial grounds. These chawls are paying to-day something between 2 and 3 per cent. only on the outlay. Nor do I find any justification for the maintenance charges for chawls at 4.35 lakhs in the next year as against 1.84 lakhs which was the figure spent in 1924-25.

Nor is there any justification for the cost of Management and Establishment in general at 4.01 lakhs as against 2.31 lakhs, which was spent in 1924-25, when there is actually less work than before. The incidence of Management of estate and rent recovery is very much larger on the assets of the Improvement Trust than has been known to me in the case of any private estate. The time has, therefore, come for radical step of some kind to be taken.

From every point of view it appears essential that the finances of the Improvement Trust should be examined both on the Capital and the Revenue side by an expert Committee if the amalgamation is to be delayed beyond 12 months.

The outlay, apart from sinking fund and interest (Rs. 92.37 lakhs) on Capital and Revenue Accounts for the forthcoming year, according to the Chief Officer's figures is as follows :—

	Budget 1930-31.	(Compare Actual in 1924-25)
Maintenance, Management and establishment of Estates.	13.51 akhs	12.02 lakhs
Management and establishment on capital account.	5.74 "	13.09 "
Acquisition. ... ..	11.60 "	35.33 "
Works. ... ..	8.66 "	80.56 "
	39.51 lakhs	141.00 lakhs.

The Finance Committee have already succeeded in effecting the cut on capital and revenue accounts of 1.72 lakhs in the above outlay. I should like to propose that a cut be made of 7 lakhs including the above and that if a lump cut of this kind is made by the Committee and the Board, a report may be called upon from the Chief Officer and the Finance Committee as to the heads under which such a cut should be distributed with the least inconvenience.

I have already given in the previous part of this note the justification for this drastic cut and I feel that unless some serious steps were resorted to in the year 1930-31, a time may come when all possible improvement in municipal revenue may be absorbed in debt charges and the hopes of the future generation with regard to the improvement of amenities by the Municipality and with regard to progress may be seriously jeopardised. From the taxpayer's point of view it is essential not to examine the position as the Chief Officer of the Improvement Trust would examine it or as the Municipal Commissioner would examine it, but to regard the whole thing as a direct charge on the rateable value of the property of Bombay. I suggest that sword of Damocles, which is overhanging."

*Report No. 16, dated 9th January 1930, of the Works Sub-Committee, re : Budget Estimates for 1930-31 of Capital Account Works.*

"The Works Sub-Committee beg to state that they have considered the Budget Estimates for 1930-31 of Capital Account Works in consultation with the Chief Officer and to submit the following report through the Finance Sub-Committee.

2. The Sub-Committee approve of the estimates proposed by the Chief Officer. It may, however, be stated that the provision made by the Chief Officer for providing electric lights in the chawls has been retained because the Chief Officer informs that it is made at

the direction of the Committee ; but in view of the present financial position of the Trust, it is recommended that lights should not be provided unless the Committee is satisfied that they are absolutely necessary.

3. The Budget Estimates for Capital Account Works for 1930-31 stand as under :—

Chawls and S. P. Sheds under Schemes.				Rs.
No. 1	First Nagpada	...	...	4,050
" 2	Princess Street	...	...	2,100
" 3	Sandhurst Road	...	...	3,050
" 8	Mandvi Koliwada	...	...	1,000
" 29	Nowroji Hill ...	...	...	1,300
" 32	East Agripada	...	...	3,200
" 37	Sydenham Road	...	...	900
" 50	Mazagon Road	...	...	3,400
" 62	Love Lane ...	...	...	1,600
				20,600

Improvement and Street Schemes.				Rs.
No. 2	Princess Street	...	...	1,500
" 3	Sandhurst Road	...	...	2,200
" 4	Gamdevi ...	...	...	100
" 5	Dadar-Matunga	...	...	1,26,400
" 6	Sion-Matunga	...	...	53,900
" 8	Mandvi-Koliwada	...	...	600
" 11	West Agripada	...	...	1,000
" 29	Nowroji Hill.	...	...	32,600
" 31	Parel.	...	...	58,400
" 32	East Agripada.	...	...	5,300
" 37	Sydenham Road.	...	...	83,000
" 43	Parel Road Central.	...	...	24,000
" 47	Parel Road North.	...	...	17,650
" 50	Mazagon.	...	...	200
" 52	Worli.	...	...	1,04,400
" 53	Foras Road.	...	...	200
" 54	Kolbhatwadi.	...	...	900
" 56	Dharavi.	...	...	68,300
" 57	Sewri-Wadala.	...	...	99,240
" 58	Worli Extension.	...	...	2,200
" 60	Naigaum.	...	...	7,850
" 61	Fergusson Road.	...	...	400
" 66	Mahaluxmi.	...	...	1,000
" 69	Byculla Bridge.	...	...	1,000
" 71	West Chaupaty.	...	...	500
" 72	Tripartite Road.	...	...	11,400
				7,04,240

Miscellaneous.			Rs.
Tools & Plant (Maintenance).	...	...	5,000
Stores in Stock (Suspense Account) (Maintenance).	...	...	5,000
Nowroji Hill Quarry.	...	...	55,000
Sewri Wadala Quarry.	...	...	40,000
Agripada Stores.	...	...	40,000
			1,45,000
Lump provision for unforeseen Works.	...	...	25,000
			8,94,840
Less Provision included for Engineer's Temporary Establishment	...	...	28,200
Total Expenditure.	...	...	8,66,640

M. C. JAVLE,  
*Chairman.*

Report No. 14, dated 13th January 1930, of the Establishment Sub-Committee re : Establishment Budget for 1930-31.

"The Establishment Sub-Committee beg to state that they considered the Establishment budget for the next financial year in consultation with the Chief Officer and to submit the following report through the Finance Sub-Committee :—

2. The Chief Officer proposes to create and abolish certain posts for the reasons mentioned in his notes, dated 6th and 9th January 1930. The Sub-Committee have considered the proposals very carefully and recommend that they be sanctioned. The following is a list of the posts proposed for creation and abolition :—

(a) *Posts proposed to be created.*

**Secretary and Chief Accountant's Department.**

1 post of Head Clerk.

**Engineer's Department.**

(Permanent Establishment.)

1 post of Head Clerk.

**Estates and Valuation Department.**

(Permanent Establishment.)

1 post of Chawl Superintendents.

2 posts of Senior Clerks.

1 post of Junior Clerks (Chawl clerk.)

1 post of Ramoshi.

(b) *Posts proposed to be abolished.*

**Secretary and Chief Accountant's Department**

1 post of Senior Clerks.



**Engineer's Department.**

**(Permanent Establishment.)**

1 post of Senior Clerks.

2 posts of Ramoshi.

1 post of Boy-peons.

**(Temporary Establishment.)**

1 post of Overseer (on Mr. Panwalkar's retirement.)

**Estates and Valuation Department.**

**(Permanent Establishment.)**

1 post of Deputy Estate Agent.

1 post of Head Surveyor.

3 posts of Junior Clerks.

**(Temporary Establishment.)**

1 post of Junior clerk from 1st July 1930.

3. Provision of an increase of Re. 1 per month in the house rent allowance of menial staff has been made in the next year's budget but the increase will not be paid unless the proposal to be submitted by the Chief Officer to bring the allowance in line with the allowance granted to the menial staff in the Municipality is considered by the Committee.

4. It is recommended that the grade of pay of 9 Overseers (inclusive of Garden Supervisor) of the Engineer's Department be changed to Rs. 120-10-170-10-220-10-250, the maximum being as in the Municipality. It is not proposed to sanction the selection grade of Rs. 300 for graduates at present.

5. It is recommended that the conveyance allowance of Rs. 30 granted to the Sub-Engineer looking after acquired properties in the Trust Architect's Department be increased to Rs. 60 for the reasons stated by the Chief Officer in his note, dated 6th January 1930.

6. It is recommended that the Junior Acting Estate Agent be paid a duty allowance of Rs. 50 and a conveyance allowance of Rs. 40 for supervising the work of the Drawing Office consequent on the abolition of the Head Surveyor's post.

7. Attached is a statement showing the present sanctioned strength and the strength for the next year."

M. C. JAVLE,  
*Chairman.*

Statement referred to in the last para. of the report of the Establishment Sub-Committee:—

Designation.	Sanctioned Strength for 1929-30	Staff proposed for 1930-1931.	Remarks.
<b>Secretary &amp; Chief Accountant's Department.</b>			
Secretary ...	1	1	
Chief Accountant ...	1	1	
Assistant Accountant ...	1	1	
Superintendents ...	2	2	
Head Clerks ...	5	6	} Proposed to convert one post of Senior Clerk into Head Clerk.
Senior Clerks ...	11	10	
Junior Clerks ...	43	43	
Jamadar ...	1	1	
Havildar ...	1	1	
Naiks ...	4	4	
Peons ...	17	17	
Hamal ...	1	1	
Boy Peons ...	3	3	
<b>Engineer's Department Permanent Establishment.</b>			
Architect ...	1	1	
Senior Asst. Engineers ...	2	2	
Sub-Engineers ...	6	6	
Overseers ...	8	8	
Garden Supervisor ...	1	1	
Head Fitter ...	1	1	
Head Draftsman... ..	1	1	
Draftsmen ...	2	2	
Superintendent ...	1	1	
Head Clerk ...	...	1	} Proposed to convert one post of Senior clerk into Head Clerk.
Senior Clerks ...	4	3	
Junior Clerks ...	21	21	
Havildar ...	1	1	
Naiks ...	3	3	} 1 peon entertained against a post of Naik (Vacant).
Peons ...	15	15	

Designation.	Sanctioned Strength for 1929-30.	Staff proposed for 1930-31.	Remarks.
Hamal ... ..	1	1	
Ramoshis ... ..	2	...	Proposed to be abolished.
Boy Peons ... ..	3	2	Proposed to abolish 1 post.
<b>Temporary Establishment.</b>			
Overseer ... ..	1	...	Proposed to be abolished on retirement of Mr. Panvalkar.
Head Fitter ... ..	1	1	} Transferred from non-scheduled staff during 1929-30.
Sub-Overseer ... ..	1	1	
Sanitary Inspector	1	1	
Clerks ... ..	12	12	
Tracers ... ..	3	3	
Lascars ... ..	2	2	
<b>Estates &amp; Valuation Department</b>			
<b>Permanent Establishment</b>			
Estate Agent ... ..	1	1	
Deputy Estate Agents	2	1	Proposed to abolish one post.
Senior Assistant Estate Agents	2	2	
Junior do. ... ..	2	2	
Head Surveyor ... ..	1	...	Proposed to be abolished.
Estate Superintendents	4	4	
Overseers ... ..	4	4	
Sanitary Inspector	1	1	
Building Inspector	1	1	
Inspectors ... ..	5	5	
Surveyors ... ..	7	7	
Chawl Superintendents	7	8	Proposed to create one more post.
Rent Collectors ... ..	10	10	
Legal Assistant ... ..	1	1	
Chief Clerk ... ..	1	1	
Accountant ... ..	1	1	
Head Clerks ... ..	3	3	
Senior Clerks ... ..	9	11	} Proposed to convert 3 posts of Junior Clerks into 2 posts of Senior Clerks and to create 1 post of Junior Clerks (Chawl Clerk).
Junior Clerks ... ..	35	33	

Designation.	Sanctioned Strength for 1929-30.	Staff proposed for 1930-1931.	Remarks.
Draftsmen ... ..	3	3	
Tracers ... ..	2	2	
Havildar ... ..	1	1	
Naiks ... ..	3	3	
Peons ... ..	25	25	
Ramoshi ... ..	...	1	Proposed to create one post.
<b>Temporary Establishment.</b>			
Rent Collectors ... ..	5	5	
Clerks ... ..	27	26	Proposed to abolish one post from 1-7-1930.
Naiks (Chainmen) ... ..	20	20	
Peons ... ..	10	10	
Lascars ... ..	44	44	

*Chief Officer's notes referred in para 2 of the Establishment Sub-Committee's Report No. 14, dated 13th January 1930.*

Chief Officer's note, dated 6th January 1930 :—

**Budget 1930-31—Establishment.**  
**Secretaty and Chief Accountant's Department.**

“Consequent on the assumption of the audit of the Estate Agent's revenue by the Chief Accountant it is proposed to create one additional post in the Head Clerk's grade (Rs. 200—10—270—5—275) and to promote thereto Mr. M. V. Nabar, B.A., LL.B., who has taken charge of this work. Mr. Nabar's present pay is Rs. 190 plus Rs. 25 personal allowance and it is proposed to give him the same pay in the new grade with permission to draw his next increment on July 1st, 1930.

The post of Senior Clerk now held by Mr. Nabar will be abolished.

**Engineer's Department.**

*Sub-Engineers—*

As Mr. Abdul Kader, the Sub-Engineer in charge of acquired buildings, has a great deal of travelling to do, it is proposed to increase his conveyance allowance of Rs. 30 to Rs. 60 per month.

*Overseers—*

By their Resolution No. 35 dated 16th April 1929, the Committee decided that Mr. Bhackta, now on the temporary staff, was to be placed on the permanent staff when an opportunity occurred. Mr. Panwalker, an overseer on the permanent staff, having proceeded on leave prior to retirement, it is proposed to appoint Mr. Bhackta to act in the vacancy and to abolish the post of temporary overseer as from the date of Mr. Panwalker's retirement.

*Clerical Staff—*

There is no Head Clerk in this Department. The amount of work having increased and been rendered more difficult owing to the Engineer's duties having been divided among three officers, it is proposed to convert one post of Senior Clerk to that of Head Clerk as from 1st March.

*Menial Staff—*

Two posts of ramoshis and post of boy peon to be abolished.

A petition has been received from the Overseers asking that they may be placed on the same scale of pay as those in the Municipality and is being placed before the Sub-Committee separately.

**Estate Agent's Department.***Deputy Estate Agents—*

It is proposed to keep one of these posts vacant.

*Head Surveyor—*

It is proposed to abolish this appointment (grade Rs. 250—25—400) and to continue the duty allowance of Rs. 50 per mensem hitherto paid to Mr. Bhacka, Junior Assistant Estate Agent.

*Clerical Establishment—*

It is proposed to abolish three posts of Junior Clerks and to create two additional Senior posts from March 1st required to strengthen the revenue section.

*Menial—*

It is proposed to create one post of ramoshi to be in charge of the Engineer's Office at Matunga."

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Chief Officer's note, dated 9th January 1930 :—

"I have the honour to state that for the rent collection work and supervision of the Trust permanent chawls there are 7 Chawl Superintendents employed on the permanent Schedule of this Department.

2. This strength was fixed from 1st April 1921 under Trustees' Resolution No. 268 of 10th May 1921. Since then the following have been built and added to the Trust permanent Chawls exclusive of the Trust Staff Quarters.

1. Foras Road Chawls.	}	1922.
2. Mazagon "		
3. New Kalapani "	}	• 1923.
4. Love Lane "		
5. Sydenham Road "		1925.

The last named chawls were completed and ready for occupation in October 1925.

3. From the statement marked A put up herewith, it will be seen that the total number of tenancies which the Chawl Superintendents (7 in all) are to control is 10255 or thereabouts, which gives an average of 1465 tenancies per head.

4. For several reasons, the collection and management in the prewar chawls is easy. While control of greater number of tenancies in these chawls, where collection is fair always, may therefore be feasible, it is not so in the case of post-war chawls where one has got to deal with a different set of tenants.

5. Since the transfer of the Chawl Registers to the control of the Chawl Superintendents from 1st January 1927, there has been increase in their clerical labour, which, they complain, hampers their progress in the collection work. Due to unemployment and continued general depression in trade and other walks of life, most of the tenants particularly in the post-war chawls where rents are not on a par with those in the pre-war chawls are or have turned out bad pay-masters. This has enormously increased work in Law Courts, which the Chawl Superintendents have to attend frequently, if not daily, with the result, that they are unable to give due attention to their collection work.

6. Taking these facts into consideration and assuming that 1500 tenancies in the pre-war Chawls and 1000 in the post-war chawls could be efficiently managed by one Chawl Superintendent assisted by a Chawl Clerk, the Establishment required for proper maintenance of all the Trust Chawls will be:—

8 Chawl Superintendents  
and  
8 Chawl Clerks.  
against the present

7 Chawl Superintendents  
and  
7 Chawl Clerks.

7. The variation in the Schedule asked for is, in my opinion, absolutely necessary in the interest of work.

8. In the event of the additional hands being sanctioned, a redistribution of the tenancies will have to be made and means for providing the additional Chawl Superintendent with quarters in or about his Section found out, since there are at present 7 Chawl Superintendents' quarters only built by the Trust. It is suggested that Chawls at Nagpada, Chinch Bunder and Sydenham Road should be grouped and allotted to the additional Chawl Superintendent and he be given one two room tenement in the Sydenham Road Chawl at a monthly rent of Rs. 7/-. This will obviate the necessity of incurring additional expenditure for building a separate set of quarters."

Statement showing present Staff and distribution of work at the Trust Chawls.

No.	Establishment (present).		Name of Chawl.	Tenancies.		Remarks.
	Chawl Superintendent.	Chawl Clerk.		No.	Total.	
1	Mr. M. S. Patel ...	Mr. S. S. Vaidya ...	Agripada	1729	2017	
			Nagpada	288		
2	" A. W. Vaidya ...	" C. D. Khandalawalla.	Foras Road	...	1504	
3	" J. M. Rozario ...	" A. M. Chawan ...	Chandanwadi.	672	1416	
			Princess Street.	64		
			Mandvi ...	275		
			Chinch-Bunder.	405		
4	" M. D. Samel ...	" D. S. Wadke ...	Imamwada	906	1406	
			Sch. III (311A).	116		
5	" C. Bello ...	" J. Coelho ...	Sydenham Road.	384	1386	
			Love Lane	810		
			Suparibaug	480		
			Do. S. P. Sheds	96		
6	" Mr. D. C. Barretto ...	" R. V. Divekar ...	Mazagon ...	...	280	
7	" M. A. Pathan ...	" E. D. Mistry ...	Mahar ...	324	1246	
			Peons ...	120		
			Kalapani ...	400		
			Do. (New)	288		
			Sch. 32 S.P. Sheds.	114		
			Total ...	...	10255	

In presenting the Estimates, the Chairman observed that the Finance, Works and Establishment Sub-Committees had gone very carefully into the estimates prepared by the Chief Officer. The Works Sub-Committee had recommended that the expenditure on providing electric lights in the Chawls should not be incurred without the special sanction of the Committee and the Finance Sub-Committee cut out the provision for electric light both on capital and revenue accounts. The Chairman further thanked Mr. Hoosenally, Mr. Parker and Mr. Subedar for their assistance in the Finance Sub-Committee meetings.

The Chairman then invited the members to discuss the Estimates generally.

After the general discussion was over, the Chairman moved the propositions for the adoption of the estimates under the various heads.

### GENERAL ACCOUNT.

#### Revised Estimates for 1929-30.

*Resolved.*—"That the provision of Rs. 50,88,760 on account of Land No. 456. Revenue be approved."

*Resolved.*—"That the provision of Rs. 22,92,678 on account of Municipal contribution be approved." No. 457.

*Resolved.*—"That the provision of Rs. 2,50,562 on account of Miscellaneous Receipts be approved." No. 458.

*Resolved.*—"That the provision of Rs. 13,78,661 on account of Expenditure on estates be approved." No. 459.

*Resolved.*—"That the provision of Rs. 89,66,317 on account of Interest and Sinking Fund Charges be approved." No. 460.

*Resolved.*—"That the provision of Rs. 27,12,978 on account of deficit be approved." No. 461.

#### Budget Estimates for 1930-31.

*Resolved.*—"That the provision of Rs. 50,28,468 on account of Land No. 462. Revenue be approved."

*Resolved.*—"That the provision of Rs. 25,35,409 on account of Municipal Contribution be approved." No. 463.

*Resolved.*—"That the provision of Rs. 1,50,623 on account of Miscellaneous Receipts be approved." No. 464.

Proposed by Mr. Subedar, seconded by Dewan Bahadur A. K. Pai—

"That in the total original figures of the Chief Officer on the expenditure side of Capital and Revenue Accounts for the year 1930-31, a cut of Rs. 7 lakhs be made."

The proposition on being put to the vote, there were 4 votes *for* it and 4 votes *against* it. The Chairman gave his casting vote against the proposition and declared it *lost*.

At this stage, the meeting was adjourned to Tuesday, the 4th February 1930, after the ordinary meeting of the Committee called for that day at 3-30 p. m. (B. T.) is over.



The following documents were executed:—

## (1) Debentures—

Name of Holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Humabai Dhunjibhoy Petit ... ..	{ 1901	1,000	1	1
	{ 1904	2,000	1	3
Mr. D. S. Purbhoodas ... ..	1902	500	1	1
	{ 1902	11,000	1	3
	{ 1904	10,000	1	2
Mr. Jamssetjee Jejeebhoy and others ... ..	{ 1906	1,000	1	1
	{ 1913	1,000	1	1
Mr. Ratansi Dharamsi Morarji and others ... ..	1902	72,000	8	8
The Official Trustee, Bombay ... ..	1903	37,000	9	9
Rao Bahadur Chunilal H. Setalwad, C. I. E., and others	1903	5,000	1	1
Shirinbai Bezanji Kapadia and others ... ..	1903	2,000	2	2
	{ 1906	10,000	1	1
Mr. Adarjee Mancherji Dalal and others ... ..	{ 1912	6,000	1	1
Mrs. Alice Fonseca ... ..	1907	1,000	1	1
Mr. Kavasji Jalbhoy Sett and others ... ..	1907	500	1	1
	{ 1908	500	1	1
Mr. D. E. Wacha and others ... ..	{ 1914	500	1	1
	{ 1908	500	1	
Mr. M. B. Manekshaw and another ... ..	{ 1914	000,2	1	2
Rao Bahadur Soonderdas Narandas and others ... ..	1908	2,000	2	2
Mr. Samaldas Purbhoodas and others ... ..	1912	500	1	1
Mr. Mathuradass Kamji Matani and another ... ..	1912	1,000	1	1
The National Bank of India Limited ... ..	1914	1,000	1	1
The Oriental Government Security Life Assurance Company Limited ... ..	1914	1,03,000	4	4
Mr. Jamnadas Vassonji and another ... ..	1914	3,000	3	3
Mrs. Avabai Erach Ghadiali and others ... ..	1914	1,000	1	1
Sir Dinshaw Manockji Petit, Bart., and others ... ..	1914	3,000	6	6
Mrs. Putlibai Jehangir Gamadia and others ... ..	1914	1,000	1	1
Mr. Ranchhodas Chunilal ... ..	1914	3,000	1	1
		2,81,000	57	62

(2) *Lease and Counterpart* to Mr. Phirozsha Dinshaw Mukadam, re : Plot No. 10, Dadar-Matunga Estate.

(3) *Agreement with—*

(i) Revd. Joseph Anthony Pereira for building lease of Plot No. 101, Nowroji Hill Estate. (In Duplicate).

(ii) Mr. Maneckshaw Sorabji Jalnawalla for building lease of Plot No. 764A, Dadar-Matunga Estate.

(4) *Agreement in Duplicate with :—*

(i) Mr. P. P. Adalja re : Work Order No. 42, 42, Book No. 88, for crushing rubble etc., into metal of different grades in the Trust Quarries on Scheme 57.

(ii) Mr. M. H. Patel re : Work Order No. 43, Book No. 88 for Quarrying work in Scheme 57, Sewri Quarry.

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# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 4th February 1930.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. R. D. BELL, C.I.E., I.C.S.
  4. MR. W. DILLON, I.C.S.
  5. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  6. MR. B. G. HORNIMAN.
  7. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  8. MR. MAHOMED UMMER RAJABB.
  9. MR. MANU SUBEDAR.
  10. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  11. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  12. DR. A. G. VIEGAS, L. M. & S.
  13. MR. Y. G. PANDIT.
- Mr. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.
- MR. R. H. A. DELYES, C.I.E., F.S.I., CHIEF OFFICER.
- THE SECRETARY.

The minutes of the meeting held on 31st January 1930 were signed.

1. The following was considered as urgent business :—

Re : Establishment—Estates and Valuation Department—Dhondu Balaji—peon—  
advance from Provident Fund to.

Chief Officer's note, dated 3rd February 1930 :—

"Dhondu Balaji, peon, in the Estates and Valuation Department applies for the grant of an advance of Rs. 40 from out of his Provident Fund moneys in connection with his dependant sister's marriage.

He joined the Trust service on 20th June 1922 and his present pay is Rs. 20 plus personal allowance Rs. 2 and house-rent allowance Rs. 6 per month.

He has had an advance of Rs. 25 paid in April 1928 and repaid in December 1929.

His present request is in order and requires the sanction of the Committee.

The advance will be recovered in 20 equal monthly instalments."

## RESOLUTION No. 465.—SANCTIONED.

2. Re: Subaribaug Estate—Installation of a petrol pump on Subaribaug Road.

(File No. 687/29.30.)

Considered Chief Officer's note, dated 20th January 1930:—

"The Standard Oil Company of New York apply on behalf of Mr. Chagan Mitha for permission to instal a petrol pump on the footpath on the west side of this road at a point to the south of the entrance to the Board's Chawls.

2. The tank supply and the pump will be on private property.

3. There is no objection to granting sanction to the proposals on the following conditions:—

(1) That he should pay rent of Rs. 10 per month for the pump as long as the footpath is in charge of the Trust and thereafter to the Municipality,

(2) that the applicants obtain the necessary licences from the Police and the Municipality,

(3) that the cost of drawing up the license and duplicate thereof and other charges incidental thereto should be borne by him, and

(4) that the service pipe connecting the pump and the tank across the Trust footpath be laid at a depth of about 6" below footpath level and without disturbing any of the existing services."

RESOLUTION No. 466.—Sanctioned subject to the conditions referred to in para 3 of the Chief Officer's note, dated 20th January 1930.

3. Re: Scheme No. 37—Sydenham Road Estate—Case No. 90, rent farming contract of.

(File No. 696/29.30.)

Considered letter, dated 17th January 1930, from Messrs. Mangaldas Keshavji Shah and Vrijlal Nanchand:—

"In connection with the above chawl, I beg to mention for your information the following:—

The contract for the collection of rents from the occupants of the above chawl was held by Mr. Amratlal Nagardas. The contract expired in April 1929. During the frequent riots that occurred last year at Bhendibazar, many persons including several occupants of the above chawl shifted elsewhere from that locality. But, before the occupants of the chawl vacated the premises, Mr. Amratlal Nagardas had already collected due rents from most of them. Later on, I am informed that that gentleman had forwarded a petition to the City Improvement Trust making a false statement that he was unable to collect due rents from the tenants of the chawl as they had abruptly shifted and requesting some compensation therefor. I am also informed that he was awarded some compensation.

I shall, therefore, feel much obliged if you would favour me with a copy of his petition for compensation and also a copy of the reply given to him by the City Improvement Trust.

Begging to be excused for the trouble and thanking you in anticipation."

RESOLUTION No. 467.—RECORDED.

4. Re : Scheme 37—Sydenham Road Estate—Case No. 114—suit in the High Court against the tenant—filing of.

(File No. Misc. 710/29-30.)

Considered Chief Officer's note, dated 27th January 1930:—

"The land admeasures 224 sq. yds. and is situated at the junction of Chunam Kiln Street and Nagdevi Street. It was let to Mr. Aboobakar Ibrahim for three years from 13th June 1925, at a rent of Rs. 121 per month. The tenant now remains as a monthly tenant.

2. The tenant fell into arrears of rent from 13th December 1927, and while steps were being taken to file a suit, he applied for a reduction of rent. By their Resolution No. 481 dated 16th October 1928, the Committee reduced the rent from Rs. 121 per month to Rs. 85 per month, from 13th June 1928, on condition that he paid up all arrears of rent. Instead of paying up the arrears the tenant applied for a further reduction of rent. His application was, however, refused—Committee Resolution No. 517, dated 20th November 1928. He again applied for a reduction in December 1928 but he was informed that the matter had been considered by the Committee and nothing more could be done.

3. As the tenant still did not pay the rent, a suit was filed for arrears of rent for 13 months from 13th December 1927 to 12th January 1929. He then paid up the whole of the arrears and the costs of the suit.

4. The tenant again fell into arrears of rent from 13th January 1929 to 12th August 1929, and of municipal taxes from 1st October 1928 to 12th August 1929, amounting in all to Rs. 1032-1-3. Another suit was filed and a decree obtained. The tenant has now paid up the decretal amount.

5. The tenant paid rent for the subsequent two months after much trouble. As he is a very troublesome man and pays the rent only after suits are filed against him, he was served with a notice to vacate on 12th November 1929, but has not yet vacated, and is in arrears of rent from 13th October 1929 to 12th February 1930 and of municipal taxes from 13th August 1929 to 12th February 1930, amounting in all to Rs. 549-4-0.

6. In the circumstances, it is proposed to file a suit in ejectment and for recovery of arrears of rents and municipal taxes against the tenant in the High Court."

*Resolved.*—"That the Chief Officer be authorized to file a suit against **No. 468.** the tenant in ejectment and for recovery of arrears of rents and Municipal taxes in the High Court."

5. Re : Scheme 29—Nowroji Hill Estate—Plots Nos. 27 and 28—arrears of rent.

(File No. R. 15/27.)

Considered Chief Officer's note, dated 24th January 1930:—

"By their Resolution No. 389, dated the 26th November 1929, the Committee accepted my recommendation that a suit for forfeiture of the lease as well as for the arrears of rent in respect of plot No. 28 be filed against the lessee in the High Court. Mr. Gulamali Haji Karmali is also the lessee of the adjoining plot No. 27 and is in arrears of rent in respect of this plot also.

The rent due in respect of both the plots is as follows :—

Plot No. 27 for 3 quarters ending 7th January 1930, Rs. 2298.

Plot No. 28 for 4 quarters ending 6th December 1929, Rs. 3,704.

The lessee Mr. Gulamali now proposes to pay off the arrears for both the plots in instalments of Rs. 300, per month, together with the growing rent as it becomes due.

It is recommended that the lessee may be allowed to pay off the arrears subject to the following conditions :—

- (a) That he pays Rs. 500 every month regularly until all the arrears are paid off.
- (b) That in the event of any instalment remaining unpaid, the whole of the amount then remaining due to become payable immediately.
- (c) That he pays the accruing rent punctually on due dates."

*Resolved.*—"That the recommendation made by the Chief Officer in No. 469. the last para of his note, dated 24th January 1930, be sanctioned subject to the conditions referred to therein."

6. Re : Scheme 62—Love Lane Chawls.

(File No. Mis. 702/29-30)

Considered :—

(a) Letter, dated 19th January 1930, from the President of the public meeting of the Depressed Classes :—

"I beg to send you herewith Resolutions passed at a Public Meeting on Saturday 18th instant, at 9. p.m., under my Presidentship.

#### Resolutions.

1. That this public Meeting of the Depressed Classes Tenants of the B. I. T. Chawls Love Lane requests the Chairman and the members of the City Improvement Committee after taking the poverty and earnings of the Depressed Classes Tenants of the above chawls they will be sympathetic enough to reduce the rent of single room Tennent and bring it with level to that of the Development Directors Chawl, at Worli i.e. Rs. 5 per month especially in the case of members of the Depressed Classes.

2. That this public Meeting of the members of Depressed Classes request the Chairman and members of the City Improvement Trust Committee to be good enough to reduce the monthly rent of the Reading Room conducted by the servants of Somavamshi Society and charge the said Society a nominal rent of Rupee one per mensem as is done by the Trust in cases of other charitable Institutions, as the Reading Room is free to public and a night school is conducted for the children of the Tennents of the Love Lane Chawls.

3. That this Public Meeting of the Tennents of the Bombay Improvement Trust, Chawls, requests the Chairman and members of the City Improvement Committee to transfer the Chawl Superintendent Mr. Bello and his Staff, for their mismanagement, also the Supervisor, and Halalkhores for not keeping the chawls clean."

(b) Chief Officer's note, dated 28th January 1930 :—

"The first resolution contains a request that the Committee will reduce the rents to Rs. 5 per room. Similar requests have been made on previous occasions and have been refused and I am not able to recommend that any reduction should be made. Out of 236 rooms set aside for occupation by Mahars only 12 are vacant.

2. The second request is that rent of the room used as a library should be reduced to Re. 1 per month. Similar requests have been refused by the Committee under their Resolutions No. 608, 51 and 338 dated 8th November 1927, 2nd February 1926 and 16th October 1929, respectively.

3. The third request is that the Chawl Superintendent and his clerk, the Supervisor and the Halalkhores should be removed. The Chawl Superintendent is one of the best we have and generally speaking the buildings and the compound are kept clean and in good order.

It is true that a certain amount of waste food and other stuff is thrown out of the windows but if the Mahars would change their habits there would be no complaint to make on this account."

Proposed by the Chairman, seconded by Sir Vasantao—

"That the President of the public meeting of the Depressed Classes be  
**No. 470.** informed in terms of the Chief Officer's note, dated 28th January 1930."

*Amendment.*—Proposed by Dr. Viegas, seconded by Mr. Rajabb—

"That the rents be reduced to Rs. 7-8-0 per month per room."

The *Amendment* on being put to the vote was *lost*, there being 2 votes *for* it and 5 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

7. Re : Scheme 3, Sandhurst Road West Estate—Plot No. 58—Extension of motor garage on.

Considered Chief Officer's note, dated 29th January 1930 :—

"The lessee of this plot proposes to extend the existing two garages by five feet in length as shewn on the plan.\*

There is no objection to the proposal being sanctioned subject to the condition that the lessee agrees to pay extra premium at the rate of Rs. 1,063 for every 100 sq. feet of land covered by the extension and also the cost of the necessary license."

**RESOLUTION No. 471.**—Sanctioned subject to the condition referred to in last para of the Chief Officer's note, dated 29th January 1930.

8. Re : Scheme 5, Dadar-Matunga Estate—Plot No. 271—two motor garages on.

Considered Chief Officer's note, dated 29th January 1930 :—

"The building tenant of the plot proposes to erect two motor garages on the open space as shewn on the plan.\*

The plot is a corner plot and there is no objection to sanction the proposal subject to the usual normal conditions contained in Trustees' Resolution No. 296 of 27th September 1918 and to the further conditions that the building tenant agrees to pay extra rent at Rs. 25 per annum for every 100 sq. feet of land covered by the first garage and at Rs. 50 for every 100 sq. feet covered by the second garage."

**RESOLUTION No. 472.**—Sanctioned subject to the conditions mentioned by the Chief Officer in the last para of his note, dated 29th January 1930.

9. Re : Scheme 5—Dadar-Matunga Estate—Plot No. 608—Motor garages on application for.

Considered Chief Officer's note, dated 30th January 1930 :—

"The building tenant of the plot proposes to erect two motor garages and a washing place in the open space.

\* Not printed.

2. The plot is a corner one and there is no objection to the proposal re: the motor garages being sanctioned subject to the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and to the building tenant agreeing to pay an extra rent at the rate of Rs. 25 per annum for every 100 sq. feet of land covered by the first garage and of Rs. 50 per annum for every 100 sq. feet of land covered by the second garage.

3. There is also no objection to the construction of the washing place subject to its being paved in front 5 feet in width."

**RESOLUTION No. 473.**—Sanctioned subject to the conditions mentioned by the Chief Officer in paras 2 and 3 of his note, dated 30th January 1930,

10. Re: *Theft at Agripada Chawls of the Maintenance Branch.*

Considered Chief Officer's note, dated 30th January 1930 :—

"A theft was committed at the Agripada Chowki on Haines Road at night on 8th October 1929 by breaking open the lock and articles worth Rs. 100—13—0 were stolen. The matter was reported to the Police the next morning, and inquiries were instituted by them.

The night watchman on duty has been dismissed from the Trust Service. The thief has not yet been found.

Committee's sanction is now requested to write off the articles stolen from the Stock Book."

**RESOLUTION No. 474.**—SANCTIONED.

11. Re: *Report of Financial Transactions for the month of November 1929.*

*Investment of Sinking*

*Fund money:*—5% Bombay Improvement Trust Debentures of the nominal value of Rs. 1,35,000 of the Loan of 1919 were transferred (at par) from General Investment Account to the Sinking Fund Investment Account.

*Cash Credit:*—5½% Bombay Improvement Trust Debentures of the nominal value of Rs. 9,25,000 were repurchased from the Central Bank of India, the balance outstanding with the bank being Rs. 3,25,000 (Committee Resolution No. 264, dated 3rd September 1929).

**RESOLUTION No. 475.**—RECORDED.

12. Re: *Report of Financial Transactions for the month of December 1929.*

*Investment of Sinking*

*Fund money:*—5% Bombay Improvement Trust Debentures of the nominal value of Rs. 5,500 of the Loan of 1919, were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.

*Cash Credit:*—5½% Bombay Improvement Trust Debentures of the nominal value of Rs. 2,00,000 were repurchased from, and debentures of the nominal value of Rs. 2,10,000 were sold to the Central Bank of India, the balance outstanding at end of December 1929 being Rs. 3,35,000 (C. R. 264, dated 3rd September 1929).

*Foreign remittance:*—£16,196-4-5, were remitted to London @ 1-5 15/16 (= Rs. 2,16,702-0-9) being the net amount of interest due 1st January 1930, on the Board's Sterling Loans of 1909 and 1910.

**RESOLUTION No. 475.**—RECORDED.



13. Re : Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

**Statement A.**

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
( Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
415, dated 13th July 1927.	Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—  That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.
564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, re : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.
180, dated 17th July 1929.	Suparibaug Estate, Case 47—Plots 81 to 90—Chief Officer requested to submit draft by-laws under Section 113 (b), (c) & (d) of the Act.
304, dated 16th Sept. 1929.	Notice of motion by Dewan Bahadur A. K. Pai—  That the Chief Officer be requested to report as to the number of poles put up by the Bombay Electric Supply & Tramways Co., Ltd., on City Improvement Trust land and what they pay to the City Improvement Trust and what amount is earned by the Company by letting them for advertisement purposes and what amount do the Company pay to the Municipality.
324, dated 16th Oct. 1929.	Board's Resolution 57, dated 24th September 1929, adopting Notice of motion by Mr. B. G. Parelkar, re : extension of Hospital Avenue Road, for report through the Works Sub-Committee.
364, dated 12th Nov. 1929.	Re: General Administration Service for the Bombay Municipal Corporation and the Board of Trustees for the Improvement of the City of Bombay,—for report through the Establishment Sub-Committee.
407, dated 17th Dec. 1929.	To furnish the following particulars as regards Surplus Stores—  (a) When the stores were purchased.  (b) For what purpose they were purchased.  (c) When they were used.  (d) On what works they were used.  (e) What surplus is left now.
443 dated 22nd Jan. 1930.	Board's Resolution No. 67, dated 12th December 1929 Re: letter dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors, re: Mr. B. P. Wadke, retrenched, for report through the Establishment Sub-Committee.
450 dated 22nd Jan. 1930.	Re: Establishment—Chief Accountant—proposals re: acting arrangements during the absence on leave of Mr. N. T. Chawathe, through the Establishment Sub-Committee.
455 dated 22nd Jan. 1930.	Notice of motion by Dr. S. S. Batliwala, F. C. P. S., L. M. & S., re: breeding of mosquitoes in an open well in the vicinity of Bai Jerbai Wadia's Hospital, Parel.

## Statement B.

Showing outstanding references pending before Sub-Committees.

( Vide Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner, Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
378, dated 12th Nov. 1929.	Re : Cost of Management and Establishment—sanctioned percentages—alteration of.	Do.
433, dated 7th Jan. 1930	Sinking Fund—adequacy of.	Chief Officer's report is ready.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The revision of leave rules is under consideration.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	Consideration postponed until the question of Sewage outfall is settled.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, re : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, re : Hindu Maruti temple at Byculla.	Chief Officer's report is awaited.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, re : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	
323, dated 16th Oct. 1929.	Board's Resolution No. 54, dated 24th September 1929, adopting Notice of motion by Mr. I. S. Patel re : construction of Maruti & Shiva Temples at Byculla.	

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl'd.)</b>		
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.	Chief Officer's Report is awaited.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parekar, <i>re</i> : acquisition of Sewri Koliwada.	Do.
180, dated 17th July 1929.	Re: Suparibaug Estate—Case No. 47—plots 81 to 90—exemption of the shops on, from the operation of the Board's Resolution No. 19, dated 14th July 1926, prohibiting liquor shops on Trust plots.	Counsel's further opinion awaited.
203, dated 6th Aug. 1929.	Scheme 52, Worli-Koliwada encroachment on Trust plots.	Chief Officer's report is ready.
363, dated 29th Oct. 1929.	Re: Scheme 52—Worli Koliwada—Statement <i>re</i> : particulars of acquisition and payment of compensation.	Do.
401, dated 17th Dec. 1929.	To consider and report as to (1) the objections, if any, by the neighbouring plot-holders, (2) the rent realised by the lessees at present and (3) what rent would be realised if the building were let to the St. Elizabeth Nursing Home.	Chief Officer's report is awaited.
<b>Special Sub-Committee. (C. R. 61/1929.)</b>		
51, dated 30th April 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Chief Officer's report is ready.
<b>Special Sub-Committee. (C. R. 292/16-9-29.)</b>		
292, dated 16th Sept. 1929. } 370, dated 12th Nov. 1929. }	Chief Officer's note <i>re</i> : Retrenchment and Reforms in the City Improvement Trust.	Chief Officer's further report is awaited.

RESOLUTION No. 477.—RECORDED.

14. Re : Scheme 27, Mathew Road Estate—Plot 19—application for permission to use the upper floors of the building on, as a Nursing Home.

(Ref : C. R. 454 of 22-1-1930).

Considered Letter, dated 1st February 1930, from Messrs. N. R. Wadia and Company :—

"In continuation of our letter of the 25th November 1929, re : the above we beg to further explain that Nusser House is now turned for the use of Consulting Rooms and a private Nursing Home. First two floors are used for Consulting Rooms and for Operating Beds. Third floor is used for Nurses' Quarters and for Surgical Beds.

The tenants in Mr. Parakh's House and Mr. Mudgaokar's House next door raised certain objections to a Nursing Home in their vicinity. All the tenants in Mr. Parakh's House have now withdrawn their objections since then. Mr. Mudgaokar is willing to withdraw the objection if the windows (6) facing his House are blocked with wooden frames with ground glass, which will give light and stop ventilation. Rooms facing Mr. Mudgaokar's House are used for Dr. Hirabai's Room, and Clinical Laboratory (1st floor) for the Operation Theatre, and Washing (hands) rooms (2nd Floor) for Nurses' Bed Room (3rd floor). The grounds for objection from Mr. Mudgaokar are noise, infection, and feared deterioration of rent value of his building because of the vicinity of a Nursing Home.

*Noise.* As for the noise, a hospital is the quietest place known. No noise of any sort is allowed because of the comfort of the patients. Whenever a death occurs, no ceremony is allowed on the premises. Even a patient in the next room does not know that the death has occurred in the next room. The noise of the train and traffic in this road is much greater than any noise in a Nursing Home.

*Infection.* This is a Surgical Nursing Home. No infectious case is ever allowed in a Surgical Nursing Home. It is prohibited by all rules of Surgery. Dr. Mulgaokar, Dr. Parmai, Dr. Viegas and other doctors stay with their families in the premises of Surgical Nursing Homes and Charak Clinic are sufficient proof that Surgical Nursing Homes are not only free from infection, but are free from every day dirtiness, and they are most sanitary and hygienic.

*Affecting rent.* There is already a Nursing Home (St. Elizabeth Nursing Home) at the back of Mr. Mudgaokar's House, a Nursing Home much bigger than one in Nusser House. This has never affected the rent. Laud Mansions, Vasiatmail Building, Diña Building are used as Nursing Homes, and there are tenants actually on the premises and these buildings are always fully occupied. This conclusively proves that the question of rent is entirely based on supply and demand.

*Locality.* Queen's Road and Sandhurst Road are chief centres of Bombay Consulting and private Nursing Homes. They are like Harley Street and Wimpole Street of London. Harley Street and Wimpole Street are mixed localities of residences and Nursing Homes and no authority has considered it injurious to the public. Out of twenty four private Nursing Homes in Bombay, nineteen are on the Queen's Road and Sandhurst Road. Only five Nursing Homes are scattered in different localities, as per list herewith. This locality is pre-eminently a locality of the Doctors and Nursing Homes. Our clients have now fixed a glass screen to the Operating Theatre room as was arranged with you at our last meeting and thus very effectively removed any cause of complaint Mr. Mudgaokar had. With regard to the 2nd room on each of the three floor we submit that these were kitchens with coal stoves emitting smoke &c., and untidy servants. These rooms are now turned into very clean and decent rooms which really is a distinct gain to Mr. Mudgaokar, and he ought to be very pleased to be quite clear to you and the necessary permission will be granted our clients without delay.

We may further add that our client in giving to the present occupants has not benefited at all in shape of any higher rent than he used to get formerly. The present tenants pay Rs. 900 for all the floor, for which our client used to receive above Rs. 900 per

month. The only benefit our client will get will be the advantage of a long lease and recovering rent from one tenant instead of six tenants, as there were two tenants on each of the three upper floors.

### Nursing Homes.

#### *Sandhurst Road.*

1. Parekh Hospital.
2. Dr. Purandare's.
3. Dr. Chimanlal Metha.
4. Dr. Bhajekar.
5. Kanchangouri.
6. Sir H. N. Hospital.
7. Dr. Kaikini's.
8. Dr. Ajankya.
9. Vidya Maternity.
10. Sardesai's.
11. Dr. Karande's.

#### *Queen's Road.*

1. Dr. Jadhavji.
2. Dr. Hiralal's.
3. St. Elizabeth Nursing Home.
4. Nusser House (originally from Imperial Dairy Building.)
5. Dr. Deshmukh.
6. Charak Clinic.
7. Dr. Duggan.
8. Dr. Shroff (Dina Building.)
9. Dr. Ghaswalla's hospital.

#### *Outside.*

1. Dr. Bacha.
2. Dr. Mulgaokar.
3. Dr. DeSa.
4. Dr. Mehta (Rukmini.)
5. Jasmine."

In this connection, the Chief Officer read the following letter, dated 24th February 1930 from Mr. M. B. Madgavkar :—

"With reference to my letter to you, dated the 19th December 1929, regarding the proposed Nursing Home at the New Queens Road in the vicinity of my premises, I beg to inform you that the doctors in charge of the Nursing Home will take proper precautions to maintain the Nursing Home in such manner as would not be offensive to the people residing in my premises.

I, therefore, do not press the objections against the establishment of the Nursing Home as stated in my said letter to you."

**RESOLUTION No. 478.**—Referred to the Land Sub-Committee for consideration and report.

## 15. The following documents were executed:—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Humabai D. Petit ... ..	{ 1901 1904 1913	1,000 500 000	1 1 1	1 1 3
The Bombay Presidency Nursing Association ...	{ 1902 1903 1914	5,000 23,000 5,000	1 5 1	1 15 10
Mr. M. B. Manekshaw and another ... ..	{ 1902 1904	2,000 500	2 1	2 1
Cursetbai J. R. B. Jeejeebhoy and others ... ..	1902	500	1	1
Mr. Adarjee Mancherji Dalal and others ... ..	1902	1,500	2	2
Rao Bahadur Chunilal H. Setalvad C.I.E., and others ...	1902	14,000	6	6
Bachoobai Shapurji and others ... ..	1902	1,000	1	1
Sir Dinshaw Manockjee Petit Bart. and others ...	1902	5,000	5	5
Do. Do. ... ..	1904	4,000	4	4
The Imperial Bank of India ... ..	{ 1904 1914	1,000 5,500	1 2	1 11
Mr. Ardeshir Rustomji Dalal, I.C.S., and others ... ..	1914	500	1	1
Mr. P. B. Fernandes Velloz and another ... ..	1905	2,000	2	2
Miss Helena Sequira ... ..	1905	2,000	2	2
Rao Bahadur Soonderdas Narandas and others ... ..	1905	1,000	1	1
Sir Jamsetjee Jeejeebhoy and others ... ..	1914	10,000	1	7
Total ... ..		88,000	42	78

(2) *Agreement with*—(i) Mr. Jagannath Shivram *re*: Right of cultivation on Plot No. A, Mahalaxmi Flats.(ii) The General Secretary, Young Men Christian Association *re*: Plot in Case No. 9 (part) Scheme 60, Temporary occupation.(3) *Deed of Transfer in duplicate to Mr. Behramjee Nowrojee Gamudia and another re*: Case No. 1, Scheme No. 66, Mahalaxmi Street Scheme, strip of land on the West.

**16.** The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Works orders                   do.                   do.                   do.
3. Sale of materials               do.                   do.                   do.
4. Tenancy agreements entered into by           do.                   do.
5. Statement of plots on Board's Estates handed over to the charge of tenants for the quarter ending 31st December 1929.

Estate.	Plot No.	Date.	Remarks.
1. Nowroji Hill ...	101	18-10-29	
2. Naigaum Estate ..	11 and 12	27-11-29	
3. Suparibaug ...	216	30-11-29	
4. East Agripada (South) ...	75 and 75A	5-12-29	
5. Dadar Matunga (North) ...	42 to 47	14-12-29	
6. Dadar Matunga ...	720A	16-12-29	

# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 4th February 1930.

At an adjourned Special Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-40 P.M. (B.T.), there were—

## PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. DEWAN BAHADUR ANANTA KRISHNA PAI, B.A.
  3. MR. R. D. BELL, C.I.E., I.C.S.
  4. MR. W. DILLON, I.C.S.
  5. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  6. MR. B. G. HORNIMAN.
  7. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  8. MR. MAHOMED UMMER RAJABB.
  9. MR. MANU SUBEDAR.
  10. MR. W. H. NEILSON, C.B.E.
  11. MR. R. H. PARKER.
  12. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  13. SRSIVASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  14. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.
- THE SECRETARY.

Consideration of the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 was resumed.

### General Account—Expenditure—Budget Estimates for 1930-31.

*Resolved.*—“That the provision of Rs. 13,19,587 on account of expenditure on estates be approved.”  
**No. 479.**

*Resolved.*—“That the provision of Rs. 92,37,564 on account of Sinking Fund charges be approved.”  
**No. 480.**

*Resolved.*—“That the provision of Rs. 28,41,651 on account of deficit be approved.”  
**No. 481.**



**Capital Account—Revised Estimates for 1929-30.**

*Resolved.*—“That the provision of Rs. 48,17,256 on account of opening  
**No. 482.** balance be approved.”

*Resolved.*—“That the provision of Rs. 12,50,928 on account of Sale  
**No. 483.** proceeds be approved.”

*Resolved.*—“That the provision of Rs. 25,00,000 on account of loan  
**No. 484.** proceeds be approved.”

*Resolved.*—“That the provision of Rs. 5,47,119 on account of cost of  
**No. 485.** management and establishment chargeable to Capital Account  
be approved.”

*Resolved.*—“That the provision of Rs. 9,17,500 on account of Acquisi-  
**No. 486.** tion be approved.”

*Resolved.*—“That the provision of Rs. 13,02,860 on account of Works  
**No. 487.** be approved.”

*Resolved.*—“That the provision of Rs. 30,87,727 on account of closing  
**No. 488.** balance be approved.”

**Capital Account—Budget Estimates for 1930-31.**

*Resolved.*—“That the provision of Rs. 30,87,727 on account of opening  
**No. 489.** balance be approved.”

*Resolved.*—“That the provision of Rs. 5,78,825 on account of Sale  
**No. 490.** proceeds be approved.”

Proposed by the Chairman, seconded by Sir Vasant Rao—

“That the provision of Rs. 35,00,000 on account of loan proceeds be  
**No. 491.** approved, subject to the exact amount to be raised and the  
method of raising it being considered before the sanction of Government is  
applied for.”

*Amendment.*—Proposed by Mr. Subedar, seconded by Mr. Pandit—

“That a sum of Rs. 25,00,000 be provided on account of loan proceeds.”

The *Amendment* on being put to the vote was *lost*, there being 6 votes  
*for* it and 7 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

Proposed by the Chairman, seconded by Mr. Hoosenally—

“That the provision of Rs. 5,74,296 on account of cost of management  
**No. 492.** and establishment chargeable to Capital Account be approved.”

*Amendment.*—Proposed by Subedar, seconded by Mr. Jafferbhoy—

“That a sum of Rs. 2,50,000 be provided on account of cost of manage-  
ment and establishment chargeable to Capital Account, and the difference  
(Rs. 3,24,296) between Rs. 5,74,296 and Rs. 2,50,000 be added to the provision  
of Rs. 4,01,300 on account of cost of management and establishment charge-  
able to General Account.”

The *Amendment* on being put to the vote was *lost*, there being  
*for* it and 6 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

*Resolved*.—"That the provision of Rs. 11,60,000 on account of Acquisition be approved."  
**No. 493.**

*Resolved*.—"That the provision of Rs. 7,25,340 on account of Works be approved."  
**No. 494.**

*Resolved*.—"That the provision of Rs. 18,64,265 on account of closing balance be approved."  
**No. 495.**

*Resolved*.—"That the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 as recommended by the Finance Sub-Committee be approved and submitted to the Board as required by Section 100 of the Transfer Act."  
**No. 496.**

*Resolved*.—"That the recommendations made by the Establishment Sub-Committee in paras 2, 4, 5 and 6 of their Report No. 14, dated 13th January 1930, be sanctioned and the Establishment Schedule varied accordingly."  
**No. 497.**

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 21st February 1930.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. MR. E. R. HIRJIBEHEDIN.
  3. MR. B. G. HORNIMAN.
  4. MR. MAHOMED UMMER RAJABB.
  5. MR. R. H. PARKER.
  6. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  7. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  8. DR. A. G. VIEGAS, L.M. & S.
  9. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.
- THE SECRETARY.

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The minutes of the two meetings held on 4th February 1930, were signed.

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At the commencement, the Chairman referred to the sad and untimely death of Dewan Bahadur A. K. Pai and observed that he took great interest in the work of the Board and the Committee and in civic and social affairs.

It was then—

Proposed by the Chairman, seconded by Sir Vasantao—

“That the Committee record their deep regret and sorrow at the sad **No. 498.** and untimely death on the 18th February 1930 of their valued colleague Dewan Bahadur A. K. Pai who as a Trustee on the Board since 1926 and as a Member of the Committee took keen interest in all their activities and rendered valuable services to the City.

2. That a copy of this Resolution be forwarded to the family of the deceased with an expression of the Committee's sincere sympathy in their bereavement.

3. That as a mark of respect to the memory of the deceased this meeting do adjourn without proceeding with the transaction of the business."

The Chairman then referred to the sad and untimely death of Mr. Mirza Ali Mahomed Khan. He rendered very useful services as a Trustee of the Improvement Trust Board and also as a member of the Improvements Committee and also as a President of the Corporation.

After several members and the Chief Officer spoke eulogising the services rendered by Dewan Bahadur Pai, the resolution was put to the vote and *carried* unanimously, the members rising in their seats.

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# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 24th February 1930.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 2 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. MR. W. DILLON, *I.C.S.*
  3. MR. HOSENALLY M. RAHIMTOOLA, *B.A., M.L.C.*
  4. MR. MAHOMED UMMER RAJABB.
  5. MR. W. H. NEILSON, *O.B.E.*
  6. MR. R. H. PARKER.
  7. DR. S. S. BATLIWALA, *F.C.P.S., L.M. & S.*
  8. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, *C.I.E., F.S.I., CHIEF OFFICER,*  
THE SECRETARY.

The minutes of the meeting held on 21st February 1930, were signed.

1. Re : Scheme 3—Sandhurst Road West Estate—Plot No. 94—Additional motor garage on.

( File No. Mis. 755/29-30. )

Considered Chief Officer's note, dated 8th February 1930 :—

"The lessee of this plot proposes to erect an additional motor garage on the open space as shewn on the plan.\*

There is no objection to the proposal being sanctioned subject to the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918 and to the further condition that the lessee agrees to pay a premium at the rate of Rs. 1,063 for every 100 sq. feet of land occupied by the garage and also the cost of the necessary license."

**RESOLUTION No. 499.**—Sanctioned subject to the conditions mentioned by the Chief Officer in the last para of his note, dated 8th February 1930.

\* Not printed.

2. Re : Scheme 6, Sion-Matunga—labour camp—irrecoverable rent—write-off of.

( File No. W. A. 3251/29-30. )

Considered Chief Officer's note, dated 1st February 1930 :—

"The tenants of rooms Nos. 64, 81, 84, 130, 143 and 157 in 'A' ward and Nos. 171, 373 and 434 in 'C' Ward of Labour Camp in Scheme 6 absconded without paying the rents due by them. The rooms were broken open in the presence of a Punch and the articles found inside were afterwards auctioned. The proceeds realized thereof were Rs. 4-13-3 as against the total rent of Rs. 18 due.

The sanction of the Committee is requested for the balance of Rs. 13-2-9 being written off."

**RESOLUTION No. 500.—SANCTIONED.**

3. Re : Scheme 32, East Agripada—Case No. 151—withdrawal from acquisition of.

( File No. Mis. 727/29-30. )

Considered Chief Officer's note, dated 3rd February 1930 :—

"The Case consists of 45 sq. yards of land and is approached by a passage from Ripon Road.

2. At the east of the land is a hut; the remainder is used as a passage and consists of a strip of about 3 feet in width.

3. The land with the hut is claimed by Bai Savitribai, widow of Dinanath Babaji, who owns a property on the south of the land, which is not included in the Scheme.

4. Bai Savitribai claims easements over the whole of the strip, as it gives access to the ground floor rooms of her building abutting on it.

5. Negotiations were opened with her some years back to acquire the passage amicably but they fell through.

6. It is proposed to withdraw the property from acquisition, as it does not interfere with the development of this portion of the Scheme."

**Resolved.**—"That the proposal made by the Chief Officer be **No. 501.** approved.

2. That a copy of the Chief Officer's note, together with a copy of para 1 of this Resolution be forwarded to the Board with a recommendation that the same be approved."

4. Re : Scheme 43, Parel Road (Central)—Case No. 62—Withdrawal from acquisition of.

( File No. Mis. 744/29-30. )

Considered Chief Officer's note, dated 5th February 1930 :—

"The property in this Case is shown on the accompanying plan\* by red boundary line and measures 133'33 sq. yds. and is a passage known as Agiary 1st Cross Lane, joining Agiary Street and Bhendy Bazar, Parel Road, and belongs to the Municipality.

2. As the passage is not required for the purposes of the scheme, it is proposed to withdraw the property from acquisition."

**Resolved.**—"That the proposal made by the Chief Officer be **No. 502.** approved.

2. That a copy of the Chief Officer's note, together with a copy of para 1 of this Resolution be forwarded to the Board with a recommendation that the same be approved."

5. Re : Scheme 47, Parel Road (Northern)—Case No. 118—Withdrawal from acquisition of.  
( File No. 743/29-30. )

Considered Chief Officer's note, dated 5th February 1930 :—

"The property in this Case is situated on the west side of Parel Road near its junction with Parel Road Cross Lane.

It belongs to the Municipality and consists of 19'34 square yards of land with an urinal having six pans thereon. The structure stands on the footpath and lies outside the 120' road constructed by the Trust.

As the 120' road has already been constructed, it is proposed to withdraw the property from acquisition."

*Resolved.*—"That the proposal made by the Chief Officer be **No. 503.** approved.

2. That a copy of the Chief Officer's note, together with a copy of para 1 of this Resolution be forwarded to the Board with a recommendation that the same be approved."

6. Re : Scheme No. 47, Parel Road (Northern)—Case No. 96—Withdrawal from acquisition of.  
( File No. 749/29-30. )

Considered Chief Officer's note, dated 5th February 1930 :—

"The property in this Case belongs to the Municipality and consists of a passage, joining Parel Road with the foot overbridge on the G. I. P. Railway to the North of the Byculla Bridge with a block of latrine of four seats.

Under the settlement arrived at with the Municipality, they have to construct the 40 feet road as shown by yellow lines on the plan. \*

As the whole of the passage comes within these yellow lines of the proposed road, it does not seem necessary for the Trust to acquire this passage through the Land Acquisition Officer. In these circumstances, it is proposed to withdraw the case from acquisition."

*Resolved.*—"That the proposal made by the Chief Officer be **No. 504.** approved.

2. That a copy of the Chief Officer's note, together with a copy of para 1 of this Resolution be forwarded to the Board with a recommendation that the same be approved."

7. Re : Scheme 47, Parel Road (Northern)—Case No. 30A—Withdrawal from acquisition of.  
( File No. MIs. 747/29-30. )

Considered Chief Officer's note, dated 5th February 1930 :—

"Case No. 30A forms part of Case No. 30 which was acquired by the Municipality in connection with their Arthur Road Overbridge scheme. The area of Case No. 30 is 846 sq. yards. Subsequently, it was divided into two cases, Nos. 30 and 30A, admeasuring 326 Sq. yards and 520 Sq. yards respectively.

2. Case 30 was acquired by the Trust by an amicable settlement with the Municipality for a sum of Rs. 15,534 and the area was thrown into the Trust's 40' new road joining Parel Road with Arthur Road.

3. Case No. 30A includes a passage in the centre. The owner of the property to the South claims a right of way over this passage giving access to Arthur Road and contends that if the said right of way be taken away, her property will depreciate and suffer damage.

4. As the 40' road connecting Parel Road with Arthur Road has been constructed, it is proposed to withdraw the case from acquisition."

*Resolved.*—"That the proposal made by the Chief Officer be **No. 505.** approved.

2. That a copy of the Chief Officer's note, together with a copy of para 1 of this Resolution be forwarded to the Board with a recommendation that the same be approved."

8. Re: Scheme 58, Worli-Extension—Case No. 13A—Withdrawal from acquisition of.

( File No. Mis. 761/29-30. )

Considered Chief Officer's note, dated 10th February 1930 :—

"The property in this case is situated on a hill to the West of Worli Road, and consists of 2198 Sq. yards of land with 5 Durgahs, a well, a house, and a shed.

This property together with that in Case No. 13 formed one property measuring 4612 2/9 Sq. yards under Case No. 13 but it was subdivided into two cases *viz.* Case No. 13 and Case No. 13A consisting of 2414 2/9 and 2198 Sq. yards, respectively. Case No. 13 consisted of 2414 2/9 Sq. yards of vacant land only and was acquired through the Land Acquisition Officer.

The claimants object to the land in the present case being acquired as there are durgahs on the land.

Owing to the existence of the Durgahs on the land and as the Trust will also not be able to utilise the land for the purposes of the Scheme, it is proposed to withdraw the case from acquisition."

*Resolved.*—"That the proposal made by the Chief Officer be **No. 506.** approved."

2. That a copy of the Chief Officer's note, together with a copy of para 1 of this Resolution be forwarded to the Board with a recommendation that the same be approved."

9. Re: Scheme 60—Naigaum Estate—Plot No. E at the junction of Roads Nos. 7 and 13—application for extension of lease of.

( File No. Mis. 817/29-30. )

Considered Chief Officer's note, dated 5th February 1930 :—

"The plot E shown in the accompanying sketch plan\* A, dated 3rd February 1930 and having an area of 275 sq. yards was leased to Mr. F. G. Bootwalla for a period of 3 years on a rental of Rs. 70 per month from 16th February 1927 (*vide* Committee's Resolution No. 75 of 8th February 1927).

2. The lease expires on 15th February 1930 and Mr. Bootwalla requests for an extension of the lease for a further period of 5 years.

3. The plot is situated in a very good locality having Police Staff Quarters on one side and the Spring Mills Chawls on the opposite side. Mr. Bootwalla now agrees to pay Rs. 82-8-0 per month which gives to the land a rate of Rs. 60 per sq. yard on the 6% basis against the rate of Rs. 51 per sq. yard according to the old rental of Rs. 70 per month.

4. The offer is fair and the sanction of the Committee is requested to the renewal of the lease for 5 years at the revised rent and on the same conditions."

**RESOLUTION No. 507.—SANCTIONED.**



10. Re: One-room tenements—removal of the existing partitions in.

(File No. 339/29-30. Ref. T. R. 45/1929.)

Considered Chief Officer's note, dated 13th February 1930 :—

"By their Resolution No. 45, dated 21st August 1929, the Board have asked the Committee to consider and report on the desirability of removing the existing partitions in the one-room tenements, wherever they are not required by the tenants, as such partitions are said to block light and air and to be injurious to the health of the inmates.

2. Most of our Chawls consist of rows of rooms separated by a corridor. On the outside of the rooms are the verandahs on which are placed the Chulas and the Nahnis. The latter are placed on the verandahs because they are sometimes used for purposes other than bathings and washing.

3. In the walls separating the verandahs from the living rooms are doors and other openings aggregating not less than one-seventh of the floor area of the rooms. Ventilators are also provided in the walls separating the rooms from the corridors. Through perfilation of air is thus provided for.

4. It is true that in some cases the tenants do block out light and air by putting up sacking etc. in front of the verandahs; this occurs mainly in those Chawls in which an open railing has been provided in front of the verandah. A considerable amount of money has been spent during recent years in replacing these railings by a solid parapet and this has resulted in the nuisance being abated.

5. If the partition dividing the room from the verandah be removed, it will be necessary to provide an external wall with window openings, ventilators and weather shades, where no weather shades already exist. The cost of carrying out these works would be about Rs. 9,24,000, if the partitions in all the Chawls were removed.

6. In the case of some Chawls it would not be practicable to alter individual rooms on account of structural difficulties.

7. In conclusion, I would observe that some three years ago I had plans and estimates prepared for converting the rooms in the manner suggested, of one of the blocks of the Chandanwadi Chawls but on account of the heavy cost the idea had to be abandoned."

*Resolved.*—"That the Board be informed with reference to their Resolution No. 508. lution No. 45, dated 21st August 1929, that the Committee do not consider it desirable to remove the existing partitions in the one-room tenement in the circumstances stated in the Chief Officer's note, dated 13th February 1930."

11. Re: Scheme 4—Gamdevi Estate—Plot No. 79—motor garage on.

(File No. Mis. 411/29-30) (Ref. C.R. 298/29.)

Considered :—

(a) Letter dated 12th February 1930 from Mr. F. H. Boyce :—

"With reference to my interview with you with reference to your solicitor's letter re: my garage, I have to state that I was out of Bombay when my architect received your letter containing the terms. If I were in Bombay, I would not have accepted the term regarding the payment of premium.

I am using the garage for my own car and do not get any benefit as regards rent.

I have left off some space in the front of my house. The space is nearly equivalent to the space occupied by the garage. I hope you will be kind enough to forego the premium in compensation for the vacant land in front of my house.

Thanking you."

## (b) Chief Officer's note, dated 13th February 1930:—

"This matter was considered by the Committee on September 18th last when a suggestion to the effect that the lessees should be asked to demolish the garage if they are unwilling to pay the premium was approved. Mr. Boyce was informed accordingly. No new points are put forward by Mr. Boyce and it is suggested that he be informed that if he does not demolish the garage or pay the premium before April 1st, the solicitors will be instructed to take such action against him as they may deem advisable."

*Resolved.*—"That Mr. Boyce be informed as suggested by the Chief Officer in his note, dated 13th February 1930.\*"

12 Re: Statement of advances from Provident Fund Subscriptions requiring the Committee's confirmation.

No.	Name.	Department.	Amount.	No. of instalments for recovery.	Remarks.
1	Anaji Babaji Pbon	Chief Accountant.	*40	20	Dependent sister's marriage.
2	Mr. C. I. X. Fernandes, Head clerk.	E. & V. Dept.	*1500	20	Do.

\* Sanctioned by circular subject to confirmation.

**RESOLUTION No. 510.—CONFIRMED.**

13. Re: Scheme 6—Dadar-Matunga (North) Estate—two room tenements and ground floor cottages—extension of period of Work Order in favour of Messrs. R. M. Marshall & Co., for electric lighting arrangements.

Considered Chief Officer's note, dated 14th February 1930:—

"The quotation of Messrs. R. M. Marshall & Co. for the above work was accepted under Committee's Resolution No. 343 of 16th October 1929 and according to the terms of the agreement the contractors were to complete the work by the end of December 1929.

Some of the tenants, however, did not allow the workmen to work in their rooms except on Sundays and holidays when the male members of the family were at home.

The work had, therefore, to be carried out in some rooms on week days and in the case of others on Sundays and holidays whenever the rooms were available and hence this delay.

The work has now been completed and Committee's sanction is requested to extend the period of work order up to 15th February 1930."

**RESOLUTION No. 511.—SANCTIONED.**

14. Re: Scheme 56—Dharavi Estate—6' Ordnance Lathe—sale of.

Considered Chief Officer's note, dated 14th February 1930:—

"An offer for Rs. 425 has been received from Messrs. Godrej and Boyce Manufacturing Co., for the purchase of a 6' Ordnance Lathe lying in Scheme 56 near the G. I. P. Railway Station. This Lathe was purchased in October 1921 at a cost of Rs. 2,750.

The price offered is fair taking into consideration the present market for the second hand machinery and is, therefore, recommended for acceptance.

In July 1929, an offer for this Lathe was received from Mr. Tyaballi Sultanji for Rs. 500 but the Committee in their Resolution No. 197 of 23rd July 1929 postponed consideration and advertised the sale as a result of which an offer of Rs. 205 was received from Messrs. Phirozshaw & Co. which was rejected and the original offer of Rs. 500 by Mr. Tyaballi Sultanji was accepted by Committee's Resolution No. 259 of 27th August 1929. This offer also fell through and the papers were recorded under Committee's Resolution No. 331 of 16th October 1929.

Committee's sanction is requested for the acceptance of the offer now received.\*

RESOLUTION No. 512.—ACCEPTED.

15. Re : Scheme 37—Sydenham Road Estate—Case No. 114.

Considered Translation of letter, dated 11th February 1930, from Mr. Aboobaker Ibrahim :—

"We beg to state that we have read a very annoying and offending article in the 'Jame-Jamshed' dated the 5th February 1930 in connection with the last Improvements Committee meeting held on the 4th idem.

In this connection, we would like to draw your attention that the Committee without properly realising their duties, and responsibilities have overlooked the matter which you are well aware of. Consequently, thinking it futile to write again on the same matter we beg to reply as follows :—

Therefore, in order to enable you to know the matter well, we request you to keep this letter along with the matter already decided.

There will be few foolish persons who knowing that rent has to be paid, will only pay it after a decree has been passed. If the members had taken some trouble to think that a person who pays rent with the Court's decree has to pay a rupee and a quarter for one rupee. Or if it were questioned whether there is any hitch in the recovery of rent after the decree was passed, it would have brought the true facts out.

The first case in which 13 months' arrears were complained, we had petitioned for our grievances, and we were right in that. And we had offered to pay the rent in a lump sum, and from this you would see that we expected some reduction in rent. We were served with a notice by the Trust and a suit was filed and consequently without defending ourselves we paid the full rent simply to save half cost.

As regards the second case, we would state that a suit was filed against us without our knowledge.

We went to pay arrears of rent for two months out of four months to your Mr. Bhajeker before the complaint was lodged, who did not accept it. Second time also, when the cheque was presented it was not accepted. That time the Trust held from us a deposit of Rs. 363. The Committee can well understand from the above whether it was the duty of Mr. Bhajeker to accept the amount or not. About that time, we happened to go out of Bombay and the Trust wrote to us a letter and in support of the same letter another suit was filed by the Trust. Now we did not even dream that the Trust would file another suit against us : because Mr. Bhajeker refused to accept rent which was being offered by us frequently. And, during that time, when our men were anxiously waiting for the rent collector, a suit was filed against us without giving us a notice. We returned from up-country and were anxious about the Trust rent. And within a short time we were served with a summons to our surprise. We came to know that this work was done purposely because we had paid the Trust dues for the first suit immediately. After even offering rent, it was not accepted in order to put us to inconvenience and unnecessary expenses. It is strange and false that the trouble has arisen for 2 months' rent. And the Committee in this connection has not questioned anything. It is stated in their statement that the rent for 2 months was recovered with difficulty. And the Committee should have enquired whether the Trust servant had been even once to collect rent or not and also a man who was not paying

rent without a decree, had paid the same and how much trouble the Trust was put to. We would state here that no Trust servant had been to us for the said recovery of two months' rent nor any enquiry was made regarding the instalments; but we unasked had sent 2 months' rent with a forwarding letter. Did the Committee enquire as to what extent the statement put forth before them was wrong? Then how this statement came to be made and in what circumstances, which we will state later on. But see and imagine how much rent is in arrears and how much responsibility the Trust is involved in, that the Chief Officer had to take this trouble.

According to the statement it is false that a sum of Rs. 549 is due to the Trust. The Committee should consider whether the statement made on 4th February 1930 should include the collection period upto 12th January 1930. Now it may be mentioned that the Trust can demand Rs. 430 upto 12th January 1930. And in connection with the sending of the last two months' rent what has been written in our letter for the said amount, you will please refer.

No bill collector of the Trust has come to us after that letter. However, how much responsibility the Trust is involved in, that the Chief Officer has to take all this trouble. The Chief Officer may consider about this. As stated above, Trust demands Rs. 430 outstanding against us and we have lodged Rs. 363 with the Trust and there remains Rs. 67 against us. Such trifling matters should not be taken seriously and we infer that it may be due to malice; which works against the merchants like us.

We beg to inform the Committee that this trouble is due to Messrs. Pavri and Bhajekar who have threatened us that they will put us in trouble and we are prepared to explain in person if we are called upon to do so.

Whenever we go to Mr. Pavri in person he gets excited and hence we used to deal with him in writing. Once there was a mistake in a certain letter and we had to write that Mr. Pavri only knows how to get excited or sign letters; and since then he was wild with us. Mr. Bhajekar too spoke as above when he came to us for collecting the rent. We are prepared to explain in person about the same. We do not fear anybody and when we are prepared to pay Trust rents, why should we care for such threats as stated above.

Trust has got outstanding decrees to the extent of one to two thousand rupees against certain (tenants) and they are not executed; and further rents due to the Trust are accruing against them; on the other hand, those tenants are collecting rents from their sub-tenants and swallow them. Chief Officer should have brought such matters to light and it was the duty of the Committee to enquire in the matter. If the Committee like they can accept any sort of statements and in the same way the party can also make any sort of statements but such statements should not be advertised and we expect that you will please withdraw the same. On the one hand, we have spent thousands of rupees and have lost Rs. 5,000 in building and thousands in rent due to bad times; but we hope for a better future and, on the other hand, there is harassment from the Trust and they are making mountain out of a molehill.

The public are afraid to take up the Trust plots and you are adding to their fear. We are trying to sell off these sheds. We wish you to reconsider over the statements and to go through this letter minutely and also think over whether you are able to secure new tenant when the same is vacated; but take it for granted that you will never get a new tenant and you are yourselves losing the rent and are prepared to ruin a man involved in it.

We are, therefore, requesting you to think over the matter again and if necessary we are ready to explain everything in person if called upon to do so or let us know by letter what you want and we are ready to act according to your letter: but without replying to us we desire you not to go to Court for which please take a note. We are prepared to vacate if we are asked to do so, for which time should be given to us. You should not go to the Court; because we have lost thousands of rupees and are not in a position to undergo further loss. We will send the rent for two months as was done before. In spite of this, if you go to the Court, please take a note that it will be at your costs and risks.

Again we write you to reply to this letter, after thorough consideration.

If you want us to vacate, we will do so but we will demolish the sheds and will take away the materials.

We are awaiting your reply."

The Chief Officer stated that Mr. Aboobaker Ibrahim had sent in a further cheque for Rs 285 and that there was still a balance of Rs. 129-2-0 outstanding against him.

**RESOLUTION No. 513.**—Forwarded to the Chief Officer for favour of report.

16. Re : Scheme 5, Dadar-Matunga Estate—Case No. 333—temporary lease—renewal of.

(File No. Mis. 774/29-30.)

Considered Chief Officer's note, dated 14th February 1930 :—

"By their Resolution No. 198, dated 12th April 1927, the Committee allowed Messrs. Velji Lakhmsey and Rowji Sojpal the Trustees of Cutchhi Visa Oswal Jain Boarding Society to take a repairing lease for 5 years from 1st May 1927 of the old bungalow in the above case on the conditions *inter alia* :—

- (a) A monthly rent of Rs. 75 is paid by the Society.
- (b) The Society pays all Municipal Taxes and costs of repairs and improvements.
- (c) The building is not to be used for any other purpose than as a school and residence.
- (d) The Society should pay the costs of the preparation, engrossing, executing and registration, etc., of the lease, and
- (e) The Society will be at liberty to use the vacant land contained in plots Nos. 471 and 472 and to erect kitchen buildings in accordance with the plans to be passed by the Trust.

2. Mr. Velji now requests that the present lease term may be extended for a further period of three years expiring on 30th April 1935.

3. As there is no offer for the plots at present, there seems to be no objection to granting Mr. Velji's request and the sanction of the Committee is requested to the renewal of the lease for a further period of three years on the same terms and conditions as heretofore."

**RESOLUTION No. 514.**—SANCTIONED.

17. Re : Limewashing Trust Acquired properties and permanent chawls—contract for 1930-31—tender for.

Considered Chief Officer's note, dated 15th February 1930 :—

"Tenders for limewashing the Chawls and acquired properties were invited from 30 contractors of whom only 5 responded as per statement attached.

The total cost of the work will be approximately Rs. 28,460 the details of which are as under :—

Internal limewashing—

					Rs.
Chawls	...	...	...	...	16,340
Acquired properties	...	...	...	...	9,560
External limewashing	...	...	...	...	2,560
					<u>28,460</u>

The entire work will be completed by 31st May 1930.

The rates quoted by Messrs. Vallabhdas Mulji and Co. being unworkable, they were asked to furnish certificates of any such work previously done by them. In reply to this, they stated that they had no experience in this line and that the low rates quoted by them were written in haste and through oversight. A question therefore arose whether their deposit of Rs. 500 lodged with the tender should be forfeited. The Trust Solicitors were consulted on the point and stated that it could not be as the tender had not been accepted and as such there was no contract. Moreover, the tenderers have neither withdrawn their offer nor attempted to withdraw it. On the advice of the Solicitors, the tenderers were asked to quote definitely their revised rates. Their revised rates appended herewith are very high.

The next lowest is Mr. Daya Lakha who has since withdrawn his tender as more than two months have passed since it was submitted and has asked that his deposit of Rs. 500 should be refunded.

In this connection also, advice was obtained. The Solicitors are of opinion that as more than two months have passed since the tender was sent in, the tenderer is justified in asking for the refund and withdrawing the tender.

In the circumstances, Committee's sanction is requested to

(1) accept the tender of Mr. D. J. Contractor who is the lowest tenderer next to Mr. Daya Lakha and to

(2) refund the deposits of Messrs. Vallabhdas, Mulji and Co. and of Mr. Daya Lakha."

Comparative statement showing the rates quoted by the tenderers and also approved rates of last year for limewashing.

Rates per 100 Sft.

Serial No.	Name of tenderer.	Eydhoni Division.		Agripada Division.		Parel Division.		Lime Washing externally wherever required.	Colour washing externally 1 coat of lime wash and 2 coats of colour wash.	Cleaning walls with 'coir' externally.
		102 Acq. properties.	57 Board's chawls with C. S. Qrs.	159 Acq. properties.	58 Board's Chawls with C. S. Qrs.	695 Acq. properties.	33 Board's Chawls with C. S. Qr.			
				<b>For Two Coats.</b>						
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1	Mr. Chandishah Obhroy ...	0 4 6	0 3 6	0 4 5	0 3 4	0 4 4	0 3 8	0 9 6	0 10 6	0 2 3
2	Mr. Dadabhoy J. Contractor ...	0 4 0	0 3 0	0 4 3	0 3 0	0 4 3	0 3 2	0 9 0	0 10 0	0 2 0
3	Mr. Daya Lakha ...	0 3 6	0 2 6	0 3 6	0 2 6	0 3 9	0 2 6	0 4 0	0 8 0	0 1 0
4	Mr. Govindji L. Jobanpotra ...	0 5 3	0 3 9	0 5 3	0 3 6	0 5 3	0 3 6	0 11 0	0 12 0	0 2 2
5	Messrs. Valabhdas Mulji & Co. ...	0 1 11	0 1 11	0 1 11	0 1 11	0 1 11	0 1 11	0 1 11	0 1 10	0 1 1
				<b>For One Coat.</b>						
1	Mr. Chandishah Obhroy ...	0 2 9	0 2 0	0 2 6	0 1 11	0 2 6	0 2 3			
2	Mr. Dadabhoy J. Contractor ...	0 2 6	0 2 0	0 2 6	0 2 9	0 2 0	0 2 0			
3	Mr. Daya Lakha ...	0 2 6	0 2 0	0 2 6	0 2 0	0 2 0	0 2 0			
4	Mr. Govindji L. Jobanpotra ...	0 3 3	0 2 9	0 3 6	0 2 9	0 3 0	0 2 9			
5	Messrs. Valabhdas Mulji & Co. ...	0 1 11	0 1 11	0 1 11	0 1 11	0 1 11	0 1 11			
	Last year's approved rates ...	0 3 3	0 2 8	0 3 3	0 2 6	0 3 3	0 2 8	0 5 6		

Water colour only with one coat of limewash.

## Revised Rates.

Messrs. Valabhdas Mulji &amp; Co.

Quantity.	Item.	Rate.	Per	Amount.
		Rs. a. p.		
	Limewashing with two coats internally including cleaning walls etc. complete with all materials belonging to the contractor.			
	Limewashing with one coat internally including cleaning walls etc., complete with all materials belonging to the contractor. ...			
	<i>Pydhonie Division.</i>			
102	Acquired properties			
	Limewashing with two coats ...	0 15 9	% S.ft.	Annas fifteen and pies nine only.
	Limewashing with one coat ...	0 13 9		Annas thirteen and pies nine only.
57	Board's Chawls with Chawl Superintendent's quarters.			
	Limewashing with two coats ...	0 15 9	" "	Annas fifteen and pies nine only.
	Limewashing with one coat ...	0 13 9		Annas thirteen and pies nine only.
	<i>Agripada Division.</i>			
159	Acquired properties			
	Limewashing with two coats ...	1 1 6	" "	Re. one, anna one and pies six only.
	Limewashing with one coat ...	0 15 6		Annas fifteen and pies six only.
58	Board's Chawls with Chawl Superintendent's quarters.			
	Limewashing with two coats ...	1 1 6	" "	Re. one, anna one and pies six only.
	Limewashing with one coat ...	0 15 6		Annas fifteen and pies six only.
	<i>Parel Division.</i>			
695	Acquired properties			
	Limewashing with two coats ...	1 2 6	" "	Re. one, annas two and pies six only.
	Limewashing with one coat ...	0 15 6		Annas fifteen and pies six only.



Quantity.	Item.	Rate.	Per	Amount.
		Rs. a p.		
33	Board's Chawls with Chawl Superintendent's quarters.			
	Limewashing with two coats ...	1 2 6	% S.ft.	Re. one, annas two and pies six only.
	Limewashing with one coat ...	0 15 6	" "	Annas fifteen and pies six only.
	Limewashing with two coats externally and wherever required by Trust, cleaning walls and erecting scaffolding etc. complete with all materials belonging to the contractor and in any of the three Divisions above-mentioned.	1 3 6	% S.ft.	Rupee one, annas three and pies six only.
650,000 S.ft.	Colour washing externally one coat of lime wash and two coats of colour-wash (with any tint approved by this Department) and wherever required by the Trust, cleaning walls and erecting scaffolding etc. complete with all materials belonging to the contractor and in any of the three Divisions above-mentioned.	1 5 10	" "	Rupee one, annas five and pies ten only. Water colour only.
650,000 S.ft.	Cleaning walls externally with coir.	0 7 0	" "	Annas seven only.

*Note.*—If any portion of the building, privy block or chowk is limewashed externally upto the level of the 1st floor, it shall be treated for the sake of payment as internal limewashing.

*Resolved.*—"That the tender of Mr. D. J. Contractor be accepted and  
**No. 515.** that the deposits of Messrs. Vallabdas Mulji & Co. and Mr. Daya Lakha be refunded."

18. Re : Establishment, Estates and Valuation Department—Mr. S.R. Dhuru, Senior Clerk—grant of higher acting allowance as Head Clerk to.

Considered Chief Officer's note, dated 15th February 1930 :—

"In the revision of grades sanctioned by the Committee in November 1928, the grade of Head clerk was revised from 200-10-250 and war allowance of Rs. 20 up to 220 to Rs. 200-275 without war allowance. This revision was allowed from 1st March 1928.

Mr. S. R. Dhuru, a senior clerk in the Estates and Valuation Department then on Rs. 155 and war allowance 20 acted as Head clerk from 30th June 1928 to 3rd August 1928, on Rs. 155 plus Acting allowance Rs. 40 plus war allowance 20 *i.e.* Rs. 215 per month.

Consequent on the revision of the Head Clerks' grade, Mr. Dhuru had to refund the acting allowance of Rs. 15 per month (*i.e.* the excess over the revised minimum).

As he had actually drawn Rs. 215 per month under the old grade, it is recommended that he be granted the same for this period only *viz.* from 30th June 1928 to 3rd August 1928.

A similar concession was granted in another case under Committee Resolution No. 45r, dated 22nd January 1930."

**RESOLUTION No. 516.—SANCTIONED.**

19. Re: Scheme 47—Parel Road (Northern)—Case No. 122—Installation of an underground petrol storage tank on.

Considered Chief Officer's note, dated 17th February 1930 :—

"Messrs. A. B. C. Motor Equipment Co., apply for permission to instal an underground petrol storage tank on the land in the above case.

There is no objection to granting a license revocable at the will of the Committee subject to the following conditions to which the Company have agreed—

- (1) That the cost of drawing up the necessary license and duplicate thereof and other charges incidental thereto be borne by the Company.
- (2) That the Company pay a rent of Rs. 10 per month for the tank.
- (3) That Municipal and Police sanction be obtained by the Company."

*Resolved.*—"That a license revocable at the will of the Committee be **No. 517.** granted to Messrs. A. B. C. Motor Equipment Co., subject to the conditions mentioned by the Chief Officer in the last para of his note, dated 17th February 1930."

20. Re: Scheme 5—Dadar-Matunga Estate—Plot No. 622,—fixing of the maximum rent for the building on.

Considered Chief Officer's note, dated 18th February 1930 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society Ltd.

2. The building is completed and a completion certificate granted.
3. The Society proposes to fix the maximum rent of Rs. 1,440 for the whole building as follows:

*Ground floor :*

Four flats at Rs. 90 each	...	...	Rs. 360 per month.
---------------------------	-----	-----	--------------------

*First floor.*

Four flats at Rs. 115 each	...	...	" 460 "
----------------------------	-----	-----	---------

*Second floor.*

Four flats at Rs. 135 each	...	...	" 540 "
Four Motor Garages at Rs. 20 each	...	...	" 80 "

Total	...	...	" 1,440 "
-------	-----	-----	-----------

4. As required under the terms of the Society's agreement, the rent of Rs. 1,440 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 1,64,032 and the same is, therefore, recommended for the Committee's sanction.

**RESOLUTION No. 518.—SANCTIONED.**

21. Re : Report of Financial Transactions for the month of January 1930.*Investment of*

*Sinking Fund money* :—5% Bombay Improvement Trust Debentures of the nominal value of Rs. 3,53,000 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.

*Cash Credit* :—5½% Bombay Improvement Trust Debentures of the nominal value of Rs. 7,10,000 were repurchased, the balance outstanding at the end of January being Rs. 8,75,000 namely Rs. 1,25,000 with the Central Bank of India and Rs. 7,50,000 with the Bank of India."

RESOLUTION No. 519.—RECORDED.

22. Re : Scheme 54—Kolbhatwadi Estate—Case No. 30—sale of materials of the building on—offer for.

Considered Chief Officer's note, dated 19th February 1930 :—

"The building in the above case was put up to public auction on 14th February 1930 for demolition and removal of its materials and the highest offer received is Rs. 4,050 from one Mr. Moosa Kasum. The debris are to be removed by the purchaser.

The reserve price of the building is Rs. 3,500 which is fixed taking into consideration the age of the building, the quality and condition of the material &c.

The offer is fair and recommended for acceptance."

RESOLUTION No. 520.—ACCEPTED.

23. Re : Government Letter, General Department, No. S.20(4)A, dated 20th February 1930, re : appointment of the Executive Engineer, Presidency Division, to be a member of the Committee vice the Secretary to Government, Development Department.

"I am directed to forward for the information of the Board a copy of Government Notification No. S. 20(4), dated 20th February 1930, appointing the Executive Engineer, Presidency Division, to be a member of the Improvements Committee."

*Government Notification, General Department, No. S. 20(4), dated 20th February 1930, referred to above :—*

"In exercise of the powers conferred by Section 14 of the City of Bombay Improvement Trust Transfer Act, 1925, (Bom. XVI of 1925), His Excellency the Governor with the concurrence of the Minister is pleased to appoint the Executive Engineer, Presidency Division, to be a member of the Improvements Committee of the Board of Trustees for the Improvement of the City of Bombay, *vice* the Secretary to the Government of Bombay, Development Department (being the Director of Development for the purpose of Section 10 of the Act), resigning."

*Resolved.*—"That the Government General Department letter be recorded and Mr. Arbuthnot be appointed to serve on the following Sub-Committees :—

- (1) The Establishment Sub-Committee.
- (2) The Land Sub-Committee.
- (3) The Special Sub-Committee appointed under Committee Resolution No. 86, dated 7th May 1929, *re* : land at Dharavi filled at the request of Government for Industrial Housing Scheme.

- (4) The Special Sub-Committee appointed under Committee Resolution No. 292, dated the 18th September 1929, to consider the Ag. Chief Officer's note, dated the 6th September 1929, *re* : retrenchment and reforms."

24. Re : Scheme 29—Nowroji Hill Estate—Plots Nos. 136 and 137—application for lease.

Considered Chief Officer's note, dated 24th February 1930 :—

"Herewith I submit an application by Mr. Navrojali Dossa for a 999 years' building lease of these two plots at a ground rent calculated at 6 per cent. on Rs. 51 per square yard. The area of the plots being about 1103 sq. yards, the ground rent will amount to approximately Rs. 3,376 per annum.

2. The applicant desires to erect buildings to be used as shops, offices, godowns and residences.

3. The plots in question are situate opposite the building formerly used as the jail. The rate offered is considerably lower than that accepted for other plots on this road but the position of these is not so good as that of the others and in view of the position of the land market I advise that the offer be accepted."

**RESOLUTION No. 522.—ACCEPTED.**

25. Re : Establishment—Engineer's Department—Laxman Yessoo—peon—advance from Provident Fund to.

Considered Chief Officer's note, dated 22nd February 1930 :—

"Laxman Yessoo, a peon in the Engineer's Department, applies for the grant of an advance of Rs. 45, from his Provident Fund Subscriptions to meet expenses in connection with his own illness and has produced a medical certificate.

He joined the Trust Service on 8th January 1921 and his pay is Rs. 20 plus Rs. 2 personal allowance and house rent allowance Rs. 6 per month.

He has had an advance of Rs. 25 paid in June 1928 and repaid in this month.

His present request is admissible and requires the sanction of the Committee. The recovery will be effected in 20 equal monthly instalments."

**RESOLUTION No. 523.—SANCTIONED.**

26. The selection by lot of 5 of the Members of the Improvements Committee elected by the Board who are to retire from office at noon on the 20th day of April 1930, under Section 12(1) of the Trust Transfer Act, 1925, was then proceeded with in accordance with the following Rules made by the Chairman :—

\*\* \* \* \* \* \*

2. For the purpose of making such selection, a bag will be provided by the Secretary. In the bag will be placed eleven cards of equal size, each enclosed in a sealed envelope ; on five of these cards will be written the word "Retire" and on the other six cards the word "Remain."

3. The members elected by the Board will each draw a card from the bag and the members who draw the cards containing the word "Retire" will be the retiring members.

4. In the event of any member or members being absent from the meeting at the time of drawing the lots, or in the event of a seat or seats being vacant by death, resignation.

or other cause, the Secretary will draw for each such absent member or members, or for such vacant seat or seats, in such order of drawing as the Chairman shall at the time direct, and immediately after each such drawing will write on the card drawn the name of the member for whom or for whose seat he had drawn it and will affix his signature below the name of the member,

5. Every member present will affix his signature to the card drawn by him under the word "Remain" or "Retire" and will then hand over his card to the Secretary. After receiving all the cards, the Secretary will immediately prepare a list of the five retiring members and submit it to the Chairman who will sign it at the meeting. The result of the selection will be recorded in the minutes of the meeting and reported to the Board.

6. The Secretary will retain in his charge for three months the cards used for drawing the lots. Thereafter, they may be destroyed by him.

M. C. JAVLE,

*Chairman, Improvements Committee."*

*Bombay, 4th February 1930.*

The cards were accordingly drawn with the result that the cards marked "Retire" were drawn in respect of the following members and the seat fallen vacant owing to the death of Dewan Bahadur A. K. Pai :—

1. Mr. E. R. Hirjibehedin.
2. „ B. G. Horniman.
3. Sir Vasantrao A. Dabholkar, Kt., C.B.E., M.L.C.
4. Dr. A. G. Viegas, L. M. & S.
5. Seat fallen vacant owing to the death of Dewan Bahadur A. K. Pai.

27. At this stage, the Chairman observed that Mr. R. D. Bell, C.I.E., I.C.S. would cease to be a member of the Committee with effect from the 1st March 1930. It was then—

*Resolved.*—“ That the Committee place on record their high appreciation of the valuable services rendered by Mr. R. D. Bell, C.I.E., I.C.S., as a member of the Committee since 1926.

2. That a copy of this Resolution be forwarded to him.”

28. In accordance with notice of motion, it was—

Proposed by Dr. Batliwalla—

“ That the Committee place on record the deep regret with which they have heard of the death of Mr. Mirza Ali Mohammed Khan who as a Trustee on the Board from 1920 to 1928 and as a member of the Committee from 1926 to 1928 took keen interest in all their activities and rendered valuable services to the City.

2. That a copy of the Resolution be forwarded to the family of the deceased with an expression of the Committee's sympathy in their sad bereavement.”

The motion was seconded by Mr. Pandit and *carried* unanimously, the Members rising in their seats.

29. The following documents were executed:—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount Rs.	New issued.	Old cancelled.
Mr. J. H. Gonsalves ...	1903	1,000	1	1
The Empire of India Life Assurance Company Limited ...	1904	1,000	1	1
	1914	2,76,500	5	37
Banubai Pestonji Pavri & another...	1913	500	1	1
	Total Rs.	2,79,000	8	40

(2) *Lease & Counterpart to*—

- (i) Dr. Shivram Wamanji Patil re: Plot No. 772, Dadar-Matunga Estate.
- (ii) Bai Mithibai Hormasji Mehta & another re: Plot No. 630, Dadar-Matunga Estate.
- (iii) Mr. Shavakshaw Fakirji Dhalla & another re: Plot No. 640B, Dadar-Matunga Estate.

(3) *License & Duplicate to*

- (i) Mr. Naraindas Pohoomual for erection of awning on Plot No. 55, Sydenham Road Estate.
- (ii) Mr. Dossabhoj Fardoonji Daruwalla & another re: to lay water-service pipe in Case No. 7, Scheme 4, Gamdevi Estate.

- (4) *Acceptance of application for building lease by Mr. Navrojali Dossa re: Plots Nos. 136 & 137, Nowroji Hill Estate.*

30. The following papers were laid on the table:—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Works orders do. do. do.
3. Sale of materials do. do. do.
4. Tenancy agreements entered into by do. do.
5. Chief Officer's sanction to the extension by one year of temporary lease to the Municipality of land at Nowroji Hill occupied by Stone Crusher and Tar Macadam Plant.
6. Chief Officer's sanction to the refund of Rs. 35 to the old contractor in Case No. 1193, Scheme 6, in pursuance of Committee's Resolution 208 of 3rd April 1928.

# Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 11th March 1930.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.).
  3. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  4. MR. R. H. PARKER.
  5. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  6. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
  7. DR. A. G. VIEGAS, L.M. & S.
  8. MR. Y. G. PANDIT:
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.
- THE SECRETARY.

The minutes of the meeting held on 24th February 1930, were signed.

Before commencement of the business, the Chairman welcomed Mr. Arbuthnot and hoped that his experience would be of great avail to the Committee.

1. Re: Scheme 5—Dadar-Matunga Estate—Plot No. 805—application for lease.

Considered Chief Officer's note, dated 5th March 1930:—

"Herewith I submit an application by Mr. Framroze Hirzabhoy Daruvala for a 999-years' building lease of this plot at a rent calculated at 6% on Rs. 9 per sq. yard.

2. The area of the plot being about 4,362 sq. yards the annual ground rent will amount to about Rs. 2,356.

3. The plot in question is one of the large ones abutting on the east side of the Kingsway. It was at one time allotted with others to the Zoroastrian Building Society but as they were unable to find any one willing to build on it they were obliged to give it up.

4. In order to meet Mr. Daruvala's requirements, I have rearranged the building area with the result that he will be able to build over about 780 sq. feet more than was originally intended. He proposes to erect a pair of semi-detached buildings to be used for

residential purposes only and will require a separate lease for each. There is no objection to this.

5. The rate offered is only moderate but, as this will be the first of the large plots to be built upon, I recommend acceptance."

*Resolved.*—"That the proposed re-arrangement of the building area No. 526. be sanctioned and the offer accepted."

2. Re : Schedule C Lands—Flats—Plot A—offer from Mr. R. G. Baldock for lease for 5 years of 18,000 sq. yards out of.

Considered Chief Officer's note, dated 10th March 1930 :—

"Mr. R. G. Baldock applies for a temporary occupation of about 18,000 square yards forming a portion of this plot for a period of five years. The plot is shown hatched white on the accompanying plan.\*

The land is required for use as a horse depot and the offer is subject to the grant of a license by the Municipality.

The land is let along with other lands in the vicinity admeasuring in all about 81228 square yards for cultivation and removal of grass at an annual rent of about Rs. 3,000 per annum up to 30th April 1930.

It is suggested that the land may be let for the purpose, subject to the applicant obtaining Municipal sanction, at a ground rent of Rs. 5,000 per annum, exclusive of Municipal taxes, the tenant undertaking to pay them.

The tenancy to be subject to the usual terms of temporary occupation for 5 years certain, and to his depositing Rs. 5,000 in securities.

The land at present fetches very little and the rent offered gives to the land a rate, a little under Rs. 5 per square yard. The offer is fair and recommended for acceptance."

**RESOLUTION No. 527.—ACCEPTED.**

3. Re : Scheme 5, Dadar-Matunga Estate—Plots Nos. 361 and 373, surrendered by Mr. Dwarkadas Gordhandas.

(Ref. C. R. 241/1925.)

Considered Chief Officer's note, dated 25th February 1930 :—

"By their Resolution No. 241, dated the 9th June 1925, the Committee allowed the former tenant of the above plots Mr. Dwarkadas Gordhandas to surrender the plots on the following conditions :—

- (1) He should forfeit the deposits.
- (2) He should agree to execute a surrender of his agreements and to pay the costs thereof.
- (3) He should enter into a bond to pay all arrears of rent up to the end of February 1925, as soon as he is able to do so, and
- (4) He should pay the costs of the bond.

2. All the above conditions were duly carried out and Mr. Dwarkadas entered into a bond binding himself to pay the sum of Rs. 6541 on or before the 31st day of January 1928 with interest thereon at the rate of 6% per annum from 1st March 1925.

3. On the expiry of the above period, Mr. Dwarkadas Gordhandas in February 1928 requested an extension of time as he was unable to pay the said amount of Rs. 6541 owing to his financial difficulties and the Committee by their Resolution No. 199, dated the 20th March 1928, granted an extension of time for two years.



4. This period for the payment has expired on 31st January 1930 and Mr. Dwarkadas has made no payments on this account.

5. Mr. Dwarkadas Gordhandas in his letter, dated the 17th February 1930, addressed to the Estate Agent states that all his immovable properties having been fully mortgaged, his financial position has not been improved in any way and that he is unable to carry out the bond of arrears of rent.

6. In the circumstances, it is recommended that an extension of further two years expiring on the 31st January 1932 may be granted as the bond will still hold good.

7. Besides the above amount, he has not yet paid the Trust Solicitors' costs being Rs. 320-15-0 for preparing the necessary surrenders and the bond and a suit has been filed in the Small Causes court for the recovery of this claim."

*Resolved.*—"That an extension of time by 2 years from the 31st January 1930 be sanctioned as recommended by the Chief Officer."

4. Re: Scheme 5, Dadar-Matunga Estate—Plots Nos. 621, 628, 798 and 799—  
remission of rent for 4 quarters.

Considered Chief Officer's note, dated 20th February 1930:—

"In 1919, the Board let to the Zoroastrian Building Society Limited, 121 plots on this Estate. Subsequently, the Society was permitted to surrender 11 plots and to transfer 11 others to the Parsi Punchayet. It was thus left with 99 plots having an aggregate area of 1,11,301 sq. yards for which it pays a rental of Rs. 53,323 per annum.

2. The Society sublet most of the plots let to it and all but 15 of them have been built upon. Building work on some of these will be commenced shortly.

3. The Directors of the Society now inform me that four of their tenants are not able to proceed with the erection of buildings on their plots but they state they are in a position to find other tenants if the Trust will grant them one year's free period. The plots in question are

					Rs.
621	rent per annum	...	...	...	712
628	do.	...	...	...	520
798	do.	...	...	...	440
799	do.	...	...	...	440
Total Rs.					2,132

4. Rents in respect of these plots have been paid from the dates on which they fell due.

5. I recommend that in view of the large number of buildings already erected by the Society and its sub-tenants the Directors be informed that if the rents of these four plots be paid up to the end of the current quarter the Trust will remit the rent for the succeeding four quarters on condition that building work is commenced within four months. It should be made clear to the Directors that no further concessions will be granted in respect of these or any other plots."

*Resolved.*—"That the recommendation made by the Chief Officer in No. 529. para 5 of his note, dated 20th February 1930, be sanctioned."

5. Re : Scheme 5—Dadar-Matunga Estate—Plot No. 108—fixing of maximum rent for the building on.

Considered Chief Officer's note, dated 25th February 1930:—

"The above plot is one of those allotted by the Board to the Bombay Hindu Co-operative Housing Society Ltd.

2. The building is completed and a completion certificate granted.
3. The Society proposes to fix a maximum rent of Rs. 418 per month for the whole building as follows:—

				Rs.	
Ground Floor	...	...	...	124	per month.
First Floor	...	...	...	132	"
Second Floor	...	...	...	142	"
Motor Garage	...	...	...	20	"

Total Rs. 418 per month.

4. As required under the terms of the Society's Agreement, the said rent of Rs. 418 is on the basis of a net annual return of 6% on the total actual outlay on the building amounting to Rs. 51,340 and the same is, therefore, recommended for the Committee's sanction."

**RESOLUTION No. 530.—SANCTIONED.**

6. Re : West Agripada Estate—plots Nos. 42, 44 and 46—proposed surrender of lease and grant of new one.

Considered Chief Officer's note, dated 5th March 1930 :—

"This plot was leased to the Trustees of the Scottish Education Society for a period of 99 years from May 9th, 1912, at a ground rent of Rs. 1,396 per annum. The Society has now been wound up and the school taken over by Anglo Scottish Education Society.

2. The only surviving Trustee of the Scottish Education Society has now agreed to assign the lease to the Missionary Settlement for University Women and Government have agreed to transfer the building grant.

3. The Missionary Settlement are anxious to obtain a lease of the site for 999 years and request the Trust to accept a surrender of the existing lease and to grant a new one at an increased ground rent of Rs. 1,500 per annum to the Bombay Diocesan Trust Association Limited, which is a body specially constituted to hold properties for other institutions.

4. The proposed ground rent is fair and there is no objection to accepting a surrender of the present lease and to granting a new one provided—

- (a) Government and the surviving lessee concur,
- (b) Costs of and incidental to the surrender and the fresh lease are paid by the lessee, and
- (c) the new lease term commences from August 9th, 1930.

5. It will be remembered that the Trustees of the Adams Wylie Hospital have also been permitted to surrender their lease and to take one for 999 years at an increased rent."

*Resolved.*—"That the surrender of the existing lease be accepted and

**No. 531.** a new lease for 999 years granted at a ground rent of Rs. 1,500 per annum to the Bombay Diocesan Trust Association Ltd., subject to the conditions mentioned in para 4 of the Chief Officer's note, dated 5th March 1930."

7. Re: Report No. 16, dated 24th February 1930, of the Works Sub-Committee  
re: Nowroji Hill Estate—plot No. 97—re-layout of.

"We have considered the plans of the building proposed to be erected on this plot. The building tenants ask for permission to vary the sanctioned building area. It will be seen from the plans that the proposed building area is much smaller than that sanctioned and that it is entirely unobjectionable. We recommend that the proposed re-layout be sanctioned."

M. C. JAVLE,  
Chairman.

RESOLUTION No. 532.—Approved and adopted.

8. Re: Establishment—Estates and Valuation Department—Mr. T. P. Desai,  
Chawl Superintendent—gratuity to.

Considered Chief Officer's note, dated 22nd February 1930:—

"Mr. T. P. Desai, a chawl Superintendent on the permanent establishment in the Estates and Valuation Department, who was granted 2 years' leave from 3rd January 1928 has retired from 3rd January last. He has produced a certificate from the Trust Medical Officer who reports that Mr. Desai is not fit for further service. Mr. Desai joined the service on 10th April 1905 and his last pay was Rs. 100 per month. He is, therefore, entitled to a gratuity of Rs. 700. The grant of the gratuity is recommended for the Committee's sanction."

RESOLUTION No. 533.—SANCTIONED.

9. Re: Two-room tenements and ground floor Cottages at Matunga—increase of  
rents of.

Considered petition, dated 2nd February 1930, by the tenants:—

"We, the tenants of your cement Two-room tenements and of both the old and the new cottages at Matunga, beg to draw your attention to the following grievance with the earnest hope that you being one of the standing members of this ward would please take this into urgent consideration and accord a favourable consideration.

In the matter of electrification, there is a permanent increase for each tenement in rent of Rs. 1-8 to cover the installation charges. It is well known that in the Three-room tenements there are 6 to 7 lights and 2 spare plugs fitted up for each tenement (while we have only 3 lights and one plug here) and there is not less than twice the length of wiring work done for each tenement there than it is here, which is only wiring for 3 lights. It cannot be seriously contended that the cost of wiring for 6 to 7 lights over a broader and longer area and provision of 6 to 7 lights therein is the same as wiring over a smaller area for 3 lights and provision of 3 lights also herein.

The wiring charge and costs for lights for the 6 to 7 lights and 2 spare plugs are included in the permanent rise of Rs. 1-8 per tenement in the Three-room tenements, and for less than half that wiring and only three lights and one plug Rs. 1-8 is demanded of us here in these Two-room tenements. This is very illogical and unjust and so we should be proportionately charged only less than half the cost of Rs. 1-8 per each tenement.

Also it is understood that the actual contract has been for a lesser amount than was anticipated. This would entail a proportionate reduction per each tenement.

Therefore, we appeal to your generous and good nature and also to the Committee's sense of fairness and justice to take into consideration the facts we have noted above and settle the matter at a very early date.

Those of us who have paid this increase in rent have done so under protest."

**RESOLUTION No. 534.**—Forwarded to the Chief Officer for favour of report.

10.

Re: Scheme 6—6' Ordnance Lathe—Sale of.

Considered Chief Officer's note, dated 5th March 1930 :—

"An offer for Rs. 425 has been received from Mr. Kasturchand V. Vohra for the purchase of a 6' Ordnance Lathe lying in Scheme No. 6 at Rowli. This lathe was purchased in 1921, at a cost of Rs. 2,850.

This lathe is exactly similar to the one, the sale of which at Rs. 425 was approved by the Committee under their Resolution No. 512 of 24th February 1930.

The price offered is fair and in anticipation of the Committee's sanction, I have accepted the offer."

**RESOLUTION No. 535.**—CONFIRMED.

11. Re : Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

**Statement A.**

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.  
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
-415, dated 13th July 1927.	Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—  That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.
-564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.
180, dated 17th July 1929.	Suparibaug Estate, Case 47—Plots 81 to 90—Chief Officer requested to submit draft by-laws under Section 113 (b), (c) & (d) of the Act.
-304, dated 16th Sept. 1929.	Notice of motion by Dewan Bahadur A. K. Pai—  That the Chief Officer be requested to report as to the number of poles put up by the Bombay Electric Supply & Tramways Co., Ltd., on City Improvement Trust land and what they pay to the City Improvement Trust and what amount is earned by the Company by letting them for advertisement purposes and what amount do the Company pay to the Municipality.
-324, dated 16th Oct. 1929.	Board's Resolution 57, dated 24th September 1929, adopting Notice of motion by Mr. B. G. Parelkar, <i>re</i> : extension of Hospital Avenue Road, for report through the Works Sub-Committee.
-364, dated 12th Nov. 1929.	Re: General Administration Service for the Bombay Municipal Corporation and the Board of Trustees for the Improvement of the City of Bombay—for report through the Establishment Sub-Committee.
-407, dated 17th Dec. 1929.	To furnish the following particulars as regards Surplus Stores—  (a) When the stores were purchased. (b) For what purpose they were purchased. (c) When they were used. (d) On what works they were used. (e) What surplus is left now.

Committee's Resolution No. and date.	Subject.
443 dated 22nd Jan. 1930.	Board's Resolution No. 27, dated 12th December 1929 Re: letter dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors, re: Mr. B. P. Wadke, trencher, for report through the Establishment Sub-Committee
450 dated 22nd Jan. 1930.	Re: Establishment—Chief Accountant—proposals re: acting arrangements during the absence on leave of Mr. N. T. Chawathe, for report through the Establishment Sub-Committee.
455 dated 22nd Jan. 1930.	Notice of motion by Dr. S. S. Batliwala, F. C. P. S., L. M. & S. re: breeding of mosquitoes in an open well in the vicinity of Bai Jerbai Wadia's Hospital, Parel.
513 dated 24th Feb. 1930.	Re: Scheme 37—Sydenham Road Estate, Case No. 114—letter in Gujarati dated 11th February 1930 from Mr. Aboobaker Ibrahim complaining about the way of recovery of arrears of rent.

**Statement B.**

Showing outstanding references pending before Sub-Committees.  
( *Vide* Committee's Resolution No. 197, dated 5th April 1927. )

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Finance Sub-Committee.</b>		
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner, Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.	Chief Officer's further report is awaited.
378, dated 12th Nov. 1929.	Re : Cost of Management and Establishment—sanctioned percentages—alteration of.	Do.
433, dated 7th Jan. 1930	Sinking Fund—adequacy of.	Chief Officer's report is ready.
<b>Establishment Sub-Committee.</b>		
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards leave to the Improvement Trust staff.	The revision of leave rules is under consideration.
<b>Works Sub-Committee.</b>		
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Chief Officer's report is awaited.
<b>Land Sub-Committee.</b>		
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	] Consideration postponed until the question of Sewage outfall is settled.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.	Chief Officer's report is awaited.
323, dated 16th Oct. 1929.	Board's Resolution No. 54, dated 24th September 1929, adopting Notice of motion by Mr. I. S. Patel <i>re</i> : construction of Maruti & Shiva Temples at Byculla.	

Committee's Resolution No. and date.	Subject.	Remarks.
<b>Land Sub-Committee.—(concl'd.)</b>		
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.	Chief Officer's Report is awaited.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of staircases etc. (consideration deferred till February 1929).	Do.
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sewri Koliwada.	Do.
180, dated 17th July 1929.	Re: Suparibaug Estate—Case No. 47—plots 81 to 90—exemption of the shops on, from the operation of the Board's Resolution No. 19, dated 14th July 1926, prohibiting liquor shops on Trust plots.	Counsel's further opinion awaited.
203, dated 6th Aug. 1929.	Scheme 52, Worli-Koliwada encroachment on Trust plots.	Chief Officer's report is ready.
363, dated 29th Oct. 1929.	Re: Scheme 52—Worli Koliwada—Statement <i>re</i> : particulars of acquisition and payment of compensation.	Do.
401, dated 17th Dec. 1929.	Re: Plot 3—Gamdevi Estate—change of user of the building on—To consider and report as to (1) the objections, if any, by the neighbouring plot-holders, (2) the rent realised by the lessees at present and (3) what rent would be realised if the building were let to the St. Elizabeth Nursing Home.	Chief Officer's report is awaited.
478, dated 4th Feb. 1930.	Re: Scheme 27, Mathew Road Estate—Plot 19—application for the use of the upper floors of the building as a Nursing Home.	Do.
<b>Special Sub-Committee. (C. R. 86/7-5-29.)</b>		
36, dated 7th May 1929.	Land at Dharavi for Industrial Housing Schemes filled in at the request of the Government.	Chief Officer's report is ready.
<b>Special Sub-Committee. (C. R. 292/16-9-29.)</b>		
292, dated 16th Sept. 1929. } 370, dated 12th Nov. 1929. }	Chief Officer's note <i>re</i> : Retrenchment and Reforms in the City Improvement Trust.	Chief Officer's further report is awaited.

RESOLUTION No. 536.—RECORDED.



12. Re : Scheme 5, Dadar-Matunga Estate—Plot 302—granting of lease and refund of deposit.

Considered letter, dated 6th March 1930, from Mr. Mulji Bharmal :—

“ I have the honour to bring to your notice the following :—

The building on the above plot has been completed long since, and the completion certificate has also been granted by your architect.

Thereafter, I requested your Chief Officer on 2nd January last to have the lease prepared and, although it is more than 2 months, yet I have heard nothing which indicates that the lease is not yet ready.

I understand that a common form for the leases is already approved by the Committee, hence there is nothing more to be drafted except filling in the name of the lessee, plot number and the boundaries, which would not take more than a week.

I have also to inform you that my request for returning my securities deposited with you, has not been complied with by your Estate Agent, although under clause 18 of the agreement herein the same ought to be returned as all the obligations have been duly complied with by me.

I have, therefore, to request you to look into the matter and enquire why—

- (1) So much delay is caused in preparing the lease ?
- (2) Securities have not been returned to me when all the obligations have been duly complied ?

and arrange that the lease is prepared early, securities are returned at once and that no such things happen in future.

Thanking you in anticipation and hoping to hear early.”

RESOLUTION No. 537.—Forwarded to the Chief Officer for favour of report.

13. The following documents were executed :—

(1) *Debentures*—

Name of holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
The General Engineering Corporation Limited.	1902	2,000	2	2
Cooverbai D. Petit... ..	{ 1904 1912 1913	500 500 500	1 1 1	1 1 1
Humabai D. Petit and another...	{ 1913 1914	1,000 400	1 1	1 1
		5,000	7	7

(2) *Lease and Counterpart to Mr. Chatrabhuj Gordhandas Soonderdas, Plots Nos. 3 and 4, Kolbhatwadi Estate.*

- (3) *License and Duplicate to—*
- (i) Mr. Mukund Sakharam Patkar *re* : change of the user of the First floor of the building as a Maternity Home on Plot No. 17, Sandhurst Road West Estate.
  - (ii) Messrs. F. M. Chinoy and Company Limited *re* : additions and alterations to the buildings of plots Nos. 26-29, Chaupati West Estate.
- (4) *Agreement with* Bai Anandibai Janardan Dikshit for building lease of Plot No. 770, Dadar-Matunga Estate.
- (5) *Agreement and Duplicate with* Messrs. Ramchandrarao Vithalrao Vandekar and others *re* : Plot No. 17, Nowroji Hill Estate.
- (6) *Conveyance and Duplicate to—*
- (i) The Secretary of State for India in Council *re* : two pieces of land at Naigaum Estate.
  - (ii) The Secretary of State for India in Council *re* : land at Worli.
- (7) *Acceptance of Application by* Mr. Framroze Hirzabhoy Daruwalla for building lease of Plot No. 805, Dadar-Matunga Estate.

**14.** The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Works orders                   do.                   do.                   do.
3. Sale of materials               do.                   do.                   do.
4. Tenancy agreements entered into by                   do.                   do.
5. Charge Receipts of the roads and chawl handed over to the Municipality.
6. Mortgage bond executed by the Chief Officer under Section 22 (1) of the Act regarding the advance of Rs. 1,000 to Mr. C. Attawar, Sub-Engineer, for the purchase of motor-cycle.

# Bombay Improvement Trust.

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ESPLANADE ROAD,

Bombay, 25th March 1930.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 2 P.M. (B.T.), there were—

PRESENT :

1. DR. MORESHWAR CHINTAMAN JAVLE, *Chairman.*
  2. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.)
  3. MR. W. DILLON, I.C.S.
  4. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.
  5. MR. JAFFERBHOY ABDOOLABHOY LALLJEE.
  6. MR. MAHOMED UMMER RAJABB.
  7. MR. R. H. PARKER.
  8. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  9. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.  
THE SECRETARY.
- 

The minutes of the meeting held on 11th March 1930, were signed.

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I. Re : Scheme 5, Dadar-Matunga Estate—Plot No. 70—application for lease of.

Considered Chief Officer's note, dated 13th March 1930:—

"Mr. Mahadeo Shivaram Pandit applies for 999 years' building lease of the above plot at a ground rent calculated at 6 per cent. on Rs. 10 per square yard per annum.

2. The area of the plot being about 460 square yards, the ground rent will amount to about Rs. 276 per annum.

3. The applicant desires to erect a building for his own residence.

4. The applicant particularly requests that should the House Building Loan Scheme prepared by the Trust be sanctioned, he should get the benefit of it.

5. The conditions on which the offer is based are otherwise normal and acceptance is recommended."

RESOLUTION No. 538.—ACCEPTED.

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2. Re: Scheme 53, Foras Road Estate—portion of land—application for lease of.

Considered Chief Officer's note, dated 10th March 1930:—

"Messrs. Vakde and Vaurman, Engineers etc., for Mr. Narayanlal Bansilal, apply for a lease of the land bounded red on the plan\* No. 17, dated 4th March 1930, for 999 years admeasuring 221 sq. yds. on the following conditions:—

- (a) Premium calculated at Rs. 15 per sq. yard and an annual rent of Re. 1.
- (b) Keep the strip of land always open and unbuilt upon.
- (c) Construct a compound wall along and within the eastern boundary of the portion of land to the satisfaction of the Trust Engineer.
- (d) Keep the compound wall in a proper state of repair and the land clean to the satisfaction of the Trust Engineer.
- (e) Pay the legal costs of the preparation etc., of the necessary lease and counterpart.

2. On a survey being made, the area of the portion of land has been ascertained to be 221 sq. yards.

3. The sanction of the Committee is requested to lease the portion of land to Mr. Bansilal on the conditions specified above."

**RESOLUTION No. 539.—SANCTIONED.**

3. Re: Scheme No. 47, Parel Road (Northern)—Case No. 63—Guzri Bazar Market—right of collecting rents for one year commencing from 1st April 1930—  
auction sale of.

Considered Chief Officer's note, dated 13th March 1930:—

"The right of collecting rents for one year commencing from 1st April 1930, from this market, was auctioned on the 19th instant.

There were nine bidders present.

The highest bid of Rs. 370 as rent per month was offered by Mr. Ahmedbhoy Lalbhoy, the present rent-farming contractor, as against Rs. 610 for the year ending 31st March 1930. Mr. Ahmedbhoy was interviewed again and he has now increased the offer to Rs. 400 per month.

The amounts realised during the last 6 years are shown below:—

<i>Period.</i>	<i>Highest offers in Rupees.</i>	<i>Highest Bidder's name.</i>
1924-1925	375	Mr. Karimbhoy Lalbhoy.
1925-1926	280	do.
1926-1927	345	Mr. Syed Mukram Peerzada.
1927-1928	467	do.
1928-1929	755	Mr. Ahmedbhoy Lalbhoy.
1929-1930	610	do.

During the last three years, the amounts realised were higher than before as there was a good bidder in Mr. Syed Mukram Peerzada who died this year.

As compared with the three years ending March 1927, the present offer is reasonable and is recommended for acceptance."

**Resolved.**—“That the offer of Rs. 400 by Mr. Ahmedbhoy Lalbhoy  
**No. 540.** be accepted.”

4. Re : Closing of the Private Market at Bhoiwada Road in Scheme 57.

Considered Letter, dated 9th March 1930, from Mr. S. G. Keni, President of a public meeting held at Bhoiwada Village forwarding resolution passed at the said meeting :—

“ I have the honour to invite your attention to the following resolution passed at the public meeting of the residents of the Bhoiwada Village and the surrounding localities, held here to-day at 8-30 P. M.

‘ This Public Meeting of the residents of the Bhoiwada Village and the surrounding localities strongly protest against the action of the City Improvement Trust, in closing the private market at the junction of Bhoiwada Road and Bhoiwada Cross Road. The Meeting also invites attention of the Trust Authorities to the great inconvenience caused to the residents of the locality and they earnestly request that the market be opened again, so as to enable the residents of this locality to take advantage of the same till another market either temporary or permanent is provided in the locality.’

I have to request you to give your kind and immediate attention to the matter and take steps to remove the apprehended grievance of the public of this locality by opening the said private market.”

RESOLUTION No. 541.—Forwarded to the Chief Officer for favour of report.

5. Re : Supply of Petrol during 1930-31—tenders for.

Considered Chief Officer's note, dated 12th March 1930 :—

“Tenders for the supply of petrol 930 gallons approximately during the year 1930-31 were invited from three dealers out of whom Messrs. Burmah Shell Oil Storage and Distributing Coy. of India Ltd., only have submitted their tender and they are the contractors for the current year as well.

Since this is the only firm that have submitted their tender and as the rate quoted is on the same basis for packed supply namely at the company's current wholesale rate ruling on the date of delivery at which their present contract runs, the same is recommended for Committee's acceptance. The present rate for packed supply is Re. 1-2-6 per gallon.

Quotation is for free delivery throughout the Island of Bombay in their own transport and in their 2 gallon cans complete with faucet caps valued at Re. 1 each, to charge which to the Trust, the Company reserve a right to themselves if the packages are not returned within a reasonable time and subject to their 'force majeure clause.'”

RESOLUTION No. 542.—ACCEPTED.

6. Re : Supply of Kerosine Oil during 1930-31—tenders for.

Considered Chief Officer's note, dated 12th March 1930 :—

“Tenders for the Supply of Kerosine Oil during the year 1930-31 were invited from—

- (1) Messrs. Burmah-Shell Oil Storage & Distributing Company of India Ltd.
- (2) „ Standard Oil Company of New York.
- (3) „ Indo-Burmah Petroleum Co. Ltd.
- (4) „ Volkart Brothers.
- (5) „ Texas Company.

and only the first two companies have submitted their tenders. The rates quoted by the first Messrs. Burmah-Shell Oil Storage and Distributing Company of India Ltd. who are the contractors for the current year are as under and the lower of the two and the same are, therefore, recommended for the Committee's acceptance.

*125<sup>o</sup> Medium grade—Rising Sun or Chukkar Brand.*

3200 gallons at Rs. 4-15-0 per unit of 8 Imperial gallons in returnable drums of 4 gallons each. Empty drums not returned will be charged at Rs. 2-8 each and missing bungs at annas 8 each free delivery at any of the Trust's depots within the limits of the Island of Bombay.

*125<sup>o</sup> Low grade—Swan or Victoria Brand.*

80 gallons at Rs. 4-7 per unit of 8 Imperial gallons in returnable drums—free delivery as in the case of Medium grade oil. The total value of the oil at the above rate comes to Rs. 2,019-6.

The rates now quoted by the Company are the same as their current contract rates and the offer is open for acceptance upto 4th of April 1930."

*Resolved.*—"That the rates quoted by Messrs. Burma Shell Oil Storage and Distributing Coy., of India, Ltd., be accepted."

7.

Re: Supply of Cotton Waste during 1930-31—tenders for.

Considered Chief Officer's note, dated 12th March 1930 :—

"Tenders for the supply of Cotton Waste during 1930-31 were invited from 9 dealers out of whom only five responded.

From the attached statement it will be seen that the tender of Messrs. Barot Brothers & Coy. amounting to Rs. 772-3-0 is the lowest and the same is recommended for Committee's acceptance.

Waste No. I is for the Estate Agent's Department and Nos. II and III for the Engineer's Department.

During the current year, cotton waste was got by inviting quotations as and when the same was required."

*Comparative statement of tenders for supplying Cotton Waste during the year 1930-31 received on 25th February 1930, and opened on 27th February 1930 by the Chief Officer.*

(Ref:—E. R. O. No. 1452 of 17th February 1930.)

Name of Tenderer.	Cotton Waste No. 1 5 Cwts.		Cotton Waste No. II. 25 Cwts.		Cotton Waste No. III 25 Cwts.		Total.	Remarks.
	Rate per Cwt.	Amount.	Rate per Cwt.	Amount.	Rate per Cwt.	Amount.		
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
1. Messrs. D. M. Ebrahim and Co.	28 0 0	140 0 0	21 0 0	525 0 0	15 8 0	307 8 0	1,052 8 0	Free delivery at Trust Works in the Island of Bombay. If under 1 Cwt. ordered at a time, extra cooly hire will be charged at cost.
2. Messrs. Barot Brothers and Co.	24 12 0	123 12 0	15 3 0	379 11 0	10 12 0	268 12 0	772 3 0	Goods will be supplied in bags and not in bales. Nos. I and II white, No. III coloured
3. Messrs. - Madhavlal and Co., Ltd.	23 15 0	119 11 0 (Sample 1A.)	21 4 0	531 4 0 (Sample 1B.)	15 4 0	381 4 0 (Sample special colour 1A.)	1,032 3 0	} Free on Trust works.
					14 9 0	364 1 0 (Sample special colour 1B.)	1,015 0 0	
4. Messrs. Abdulhusein and Coy.	22 15 0	114 11 0	19 0 0	475 0 0	15 4 0	381 4 0	970 15 0	Free delivery within the area of Bombay limits.
5. Mr. A. T. Poonawalla ...	22 8 0	112 8 0	15 8 0	387 8 0	11 8 0	287 8 0	787 8 0	

## RESOLUTION No. 544.—ACCEPTED.

8. Re : Monsoon Repairs—tenders for.

Considered Chief Officer's note, dated 9th March 1930 :—

"Tenders for monsoon repairs were invited from 28 contractors out of whom only 3 have replied and the total cost of work at the rates quoted by these three tenderers works out as under :—

No.	Name of tenderer.	Cost of work.
		Rs.
1	Mr. Haji Dada Suleman ... ..	20,117
2	„ Daya Lakha ... ..	20,364
3	Messrs. Kesara Fusa & Co. ... ..	20,443

The tender of Mr. Haji Dada Suleman at the rates quoted by him is the lowest and the same is, therefore, recommended for acceptance.

The entire work to be completed by the end of May 1930, but the contractor has to maintain the roofs water-tight throughout the monsoons, *i.e.*, upto the end of October 1930."

*Resolved.*—"That the tender of Mr. Haji Dada Suleman be accepted."  
No. 545. ed."

9. Re : Sale of 2 Holman's Compressors lying at Worli Stores—Scheme 52.

Considered Chief Officer's note, dated 18th March 1930 :—

"An offer of Rs. 2,000 has been received from Messrs. Sayaji Iron Works, Baroda, for the purchase of two Holman's Compressors lying at Worli Stores, Scheme No. 52. These compressors were purchased at a cost of Rs. 3,932 each in 1921, total cost for both being Rs. 7,864.

The present book value of these 2 Compressors is Rs. 786-7-6. The price offered is fair and is recommended for acceptance."

## RESOLUTION No. 546.—ACCEPTED.

10. Report of Financial Transactions for the month of February 1930.

"Cash Credit :—5½ per cent. Bombay Improvement Trust Debentures of the nominal value of Rs. 8 lakhs were repurchased, the balance outstanding at the end of February being Rs. 75,000, namely, Rs. 25,000 with the Central Bank and Rs. 50,000 with the Bank of India."

## RESOLUTION No. 547.—RECORDED.

11. Re : Improvements Committee Member—Mr. R. D. Bell, C.I.E., I.C.S.

(Ref. C. R. 524/29-30.)

Read letter, dated 5th March 1930, from Mr. R. D. Bell :—

"I have the honour to acknowledge receipt of your letter No. Misc. 820/29-30, dated 28th February 1930, forwarding a copy of Improvements Committee's Resolution No. 524, dated 24th February regarding my services as a member of the Committee.



I appreciate very much the kindness of the Committee in this matter and beg that you will convey to the members my thanks for the terms of their Resolution."

**RESOLUTION No. 548.—RECORDED.**

12. Re : Improvements Committee Member—Mr. R. H. Parker—resignation of.

Read letter, dated 19th March 1930, from Mr. R. H. Parker :—

"As I expect to be out of India from April to October, I now tender my resignation as a member of the Improvements Committee to take effect on the 12th April 1930."

**Resolved.**—"That the letter, dated the 19th March 1930, from **No. 549.** Mr. R. H. Parker, be recorded and the Bombay Chamber of Commerce be requested to elect a member in place of Mr. Parker under Section 14 of the Transfer Act, 1925.

2. That the Committee place on record their appreciation of the valuable services rendered by Mr. Parker."

13. Re : Improvements Committee Member—Mr. B. G. Horniman—resignation of.

Read letter, dated 22nd March 1930, from Mr. B. G. Horniman :—

"I beg to inform you that I have this day resigned my membership of the Improvement Trust Board and Committee."

**No. 550.** **Resolved.**—"That Mr. Horniman's letter be recorded.

2. That the Committee place on record their appreciation of the valuable services rendered by Mr. Horniman."

14. Re : Establishment—Estates and Valuation Department—Mr. T. P. Desai, late Chawl Superintendent—refund of Security to.

Considered Chief Officer's note, dated 14th March 1930 :—

"Mr. T. P. Desai, a Chawl Superintendent in the Estates and Valuation Department, was on 2 years' leave from 3rd January 1928, and retired on 3rd January 1930. He now requests the refund of the securities deposited by him in connection with his appointment.

Under the terms of his agreement, the securities have to remain with the Trust for a period of 6 months from the date of his vacating the appointment.

Since Mr. Desai was away from duty from January 1928, it is now proposed to comply with his request."

**Resolved.**—"That the security deposited by Mr. T. P. Desai be refunded."  
**No. 551.** ed."

Department.	Head of Account.	Revised Estimate.	Amount to be spent during the year.	Excess.	Head from which transferred.	Reasons for excess Expenditure.
	<b>Capital Account Expenditure.</b>	Rs. a. p.	Rs. a. p.	Rs. a. p.		
Engineer ...	Scheme 6—Chawls...	Cr. 4,940-0-0	8,460-0-0	8,460-0-0	Surplus Cash Balance.	As per Committee Resolution 104, dated 30th May 1929, Electric lighting work was carried out, charges of which were not included in the Revised Budget though the grant was sanctioned by the Board in their Resolution No. 27, dated 17th June 1929.
	<b>Miscellaneous A/c. Expenditure.</b>					
Trust Architect ...	Stores in Stock 'Susp.' a/c. Maintenance.	1,000-0-0	4,000-0-0	3,000-0-0	Do.	Provision of Rs. 5,000 was made under this head in the original budget. This provision is now reduced to Rs. 1,000. Material bills which were not received then were not included in the revised budget.
	<b>General A/c. Expenditure Maintenance.</b>					
Do. ...	Chawls—Scheme 3,—6 Blocks...	4,015-0-0	4,065-0-0	50-0-0	Do.	Monsoon Repairs bills.
	Administrative Office ...	14,800-0-0	15,300-0-0	500-0-0	Do.	Shifting of Engineer's Office from Matunga to Bombay.
	Parel Estate ...	Nil.	50-0-0	50-0-0	Do.	Lime washing charges.

Department.	Head of Account.	Revised Estimate.	Amount to be spent during the year.	Excess.	Head from which transferred.	Reasons for excess Expenditure.
	<b>General A/c, Maintenance Branch,</b>	Rs. a. p.	Rs. a. p.	Rs. a. p.		
Trust Architect	... Marine Lines ...	1,300-0-0	1,378-0-0	78-0-0	Surplus Cash Balance.	Labour payments not included in the revised budget.
	Cooperage ...	800-0-0	870-0-0	70-0-0	Do.	Ditto.
	Scheme 59—Other lands and buildings.	1,990-0-0	2,115-0-0	125-0-0	Do.	Monsoon repairs bill.
	Scheme 31—S. P. Sheds ...	1,270-0-0	1,380-0-0	110-0-0	Do.	Ditto.
	<b>General A/c, Expenditure.</b>					
Estate Agent	... Other lands and buildings, Sch. 59	4,000-0-0	5,000-13-5	1,002-13-5	Do.	} Payment of Municipal Taxes.
	S. P. Sheds—Sch. 31 ...	1,500-0-0	1,500-13-0	0-13-0	Do.	
	Chawls (Permanent), Sch. 6, Staff Quarters, 2 room tenements and new cottages.	1,350-0-0	1,405-0-0	55-0-0	Do.	

RESOLUTION No. 552.—Sanctioned subject to the sanction of the Board to the grants referred to being made from Surplus Cash Balance.

16. Re: Monsoon Repairs Work—Excess over the amount of Work Order No. 37 Bk. 88 of 1929.

Considered Chief Officer's note, dated 22nd March 1930 :—

"Under Committee's Resolution No. 9 of 4th April 1929, the work of monsoon repairs in the Pydhonie Division was entrusted to Mr. Tayaballi Esoofalli Rangwalla. The total cost of the work was estimated at Rs. 5,539. The actual work done amounts to Rs. 5,738-13-10 thus causing an excess of Rs. 199-13-10.

The excess is mainly due to the fact that the whole terrace of Block No. 8, Mazagaon Chawls had to be dammered as there were fine cracks all over the terrace and consequently there was heavy leakage during the rains. Moreover, extra dammering had to be done to the roofs of blocks of Mazagaon Chawls for similar reasons.

Under the circumstances, Committee's sanction to the excess of Rs. 199-13-10 is requested."

RESOLUTION No. 553.—SANCTIONED.

17. Re: Scheme 5—Dadar-Matunga Estate—Plot 336—Motor garage.

Considered Chief Officer's note, dated 18th March 1930 :—

"The lessees of this plot, the Bombay Electric Supply and Tramways Company Limited, propose to erect a motor garage in the open space as shown on the plan.\*

There is no objection to the proposal being sanctioned subject to the Board's usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and to the further conditions that the lessees agree to pay premium at the rate Rs. 250 for every 100 sq. ft. of land occupied by the garage and that the small space between the proposed garage and the compound wall shown on block plan\* being bricked up."

RESOLUTION No. 554.—Sanctioned subject to the conditions mentioned by the Chief Officer in para 2 of his note, dated the 18th March 1930.

18. At this stage the Chairman stated that a meeting of the Finance Sub-Committee had been called on the 24th and 25th March 1930 to consider the following note by the Chief Officer but that as there was no quorum, he would request the Committee to consider the matter which is very urgent.

"On the 31st instant, we have to pay to the Government interest on their loans and also repurchase from them Debentures pledged as part of the security for the advances.

The amount payable by way of interest is	...	...	Rs.	24,23,233
The value of the Debentures to be repurchased is	...	..	"	10,50,000
Total			Rs.	34,73,233

\* Not printed.

2. Including cash credit and the amount on fixed deposit the amount available is Rs. 26 lakhs. To meet the balance we shall have to sell or arrange a budli for Rs. 9 lakhs of our own 6% paper.

3. I suggest instructing the brokers to arrange for a budli of Rs. 9 lakhs, the final date for repurchase being July 1st, 1930."

The Chief Officer mentioned that he had asked the Trust brokers to obtain quotations from the several Banks and that the rates of 5½% for repurchase of the loan on the 1st July 1930 and of 6% for repurchase on or before the 1st July 1930 quoted by the Imperial Bank of India were the lowest and he recommended the acceptance of the 5½% rate. After discussion it was—

*Resolved.*—"That the rate of 5½% offered by the Imperial Bank of India, Bombay, for sale on 31st March 1930 of the Bombay Improvement Trust 6% Debentures of the face value of Rs. 9 lakhs at par and repurchase of the same at par on the 1st July 1930 be accepted.

2. That the payment to the Trust Brokers of a brokerage of 1/64% per month be sanctioned."

19. The following documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount Rs.	New issued.	Old cancelled.
The Bank of India Limited ...	1904	22,500	1	1
	1914	1,000	1	1
The Central Bank of India Limited	1914	1,000	1	1
		24,500	3	3

(2) *Lease and Counterpart to*—

(i) The Parsi Central Association Co-operative Housing Society, Limited *re* : Plots Nos. 722/724 Dadar-Matunga Estate.

(ii) The Parsi Central Association Co-operative Housing Society, Limited *re* : Plot No. 663, Dadar-Matunga Estate.

(3) *Agreement with*—

(i) Rev. Braz D'Monte and others (The Trustees of the Cathedral of Our Lady of Hope, Bhuleshwar) for the building lease of Plot No. 97, Nowroji Hill Estate.

(ii) The South Indian Co-operative Housing Society, Limited, for building lease of Plots Nos. 42 to 47, Dadar-Matunga Estate.

(4) *License and Duplicate to Mr. Sakharam Govindji Keni re* : the use of the ground floor of the building as a Municipal School in respect of Plot No. 750, Dadar-Matunga Estate.

(5) *Acceptance of application for building lease by Mr. Mabadeo Shivram Pandit re* : Plot No. 70, Dadar-Matunga Estate.

20. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.			
2. Works orders	do.	do.	do.
3. Sale of materials	do.	do.	do.
4. Tenancy agreements entered into by		do.	do.

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## Bombay Improvement Trust.

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„ / „ BOARD'S PROCEEDINGS FOR 1929-30 .....	iii-viii

### Schemes referred to in the Index.

No.	Name.
1	First Nagpada.
2	Princess Street.
3	Sandhurst Road (East and West).
4	Gamdevi.
5	Dadar-Matunga.
6	Sion-Matunga (also Dadar-Matunga North).
7	Colaba Reclamation.
8	Mandvi-Koliwada.
9	Sankli Street.
10	Plot South of Crawford Market.
11	Agripada (West).
12	Connaught Road.
13	Souter Street extension eastwards.
14	Nagpada Police Accommodation.
16	Wodehouse Road Police Accommodation.
17	Duncan Road           "           "
18	Shepherd Road       "           "
19	Agripada               "           "
20	Wellington Lines.
21	Wodehouse Road.
22	Hornby Road.
23	Connaught Road Police Accommodation.
24	Princess Street       "           "
25	Gamdevi.               "           "
27	Mathew Road.         "           "
29	Nowroji Hill.
30	Souter Street extension westwards.
31	Parel (Lalbaug and Suparibaug).
32	Agripada East.
33	Bhatwadi.
34	Lamington Road Police Accommodation.
35	Sandhurst Road West Police Accommodation.
36	Lamington Road.
37	Sydenham Road.
39	Sandhurst Road East Police Accommodation.
40	Byculla Police Accommodation.
41	Undria Street.
42	Spring Mills Poorer Classes Accommodation.
43	Parel Road (Central).
44	Maharbaudi Police Accommodation.
45	Palton Road         "           "
46	Naigaum               "           "
47	Parel Road (Northern).       "
48	Mahim Police Accommodation.
49	Nepean Sea Road Reclamation.
50	Mazagon Road.
51	Century Mills Poorer Classes Accommodation.
52	Worli.
53	Foras Road.
54	Kolbhatwadi.
55	Chinchbunder Road Police Accommodation.
55A	Mazagon Police Accommodation.
56	Dharavi.
57	Sewri-Wadala.
58	Worli Extension.
59	Sewri-Koliwada.
60	Naigaum.
61	Fergusson Road.
62	Love Lane.
63	Kingsway Police Accommodation.
65	David Mills Poorer Classes Accommodation.
66	Mahaluxmi.
67	Naigaum (Armed and Recruits) Police Accommodation.
69	Byculla Bridge widening.
70	Police Accommodation at Arthur Road.
71	Chowpati West (part of).

# BOMBAY IMPROVEMENT TRUST

## INDEX TO BOARD'S PROCEEDINGS FOR 1929-30

Heading.	Subject of Resolution.	T. R.	Page.	Compila- tion No.
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	... <b>Estimates for 1930-31</b> adoption of—			
	... Re : Municipal Contribution at Rs. 25,35,409 ...	81	84	"
	... Re : Miscellaneous Receipts at Rs. 1,50,623 ...	82	94	"
	... Re : Expenditure on Estates at Rs. 8,70,150 ...	83	94	"
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	... Re : Interest and Sinking Fund charges at Rs. 92,37,564 ...	85	96	"
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	... Sanctioned ...	20	24	"
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<b>Advances to Trust Staff.</b>	... Mr. D. N. Baria, Engineer i/c. N. D. for purchase of a motor car (C. R. 217/1929-30) ...	41	46	1/1
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<b>Amalgamation of the Trust with the Municipality.</b>	... Legislation to give effect to... Notice of motion by Dr. A. G. Viegas Chief Officer to be asked to submit a sketch.	68	77	161
<b>Attendances of Trustees at Board, Committee and Sub-Committee meetings and changes in the constitution of the Board and Committee for the year ending 31st March 1929.</b>	... Statement of— ... Recorded ...	15	19	157
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<b>Board meeting</b>	... held on 6th February 1930 ... Adjourned as several Trustees wanted to speak on Mr Hoosenally M. Rahimtoola's bill re : building advances ...	...	78	157



Heading.	Subject of Resolution.	T. R.	Page.	Compilation No.	
<b>B</b>					
Building Advances	... Proposal to grant for construction of small residences not costing more than Rs. 20,000/- on Trust's Estates (C. R. 50/1929-30.)	... Recommendations made by Special Sub-Committee approved and the President requested to approach Government for necessary amendment of the Transfer Act ...	17	20	Pending.
"	"	... G. L. G. D. No. 512A of 28-9-29 asking Trust to reconsider proposals for—referred to Improvements Committee for report...	66	70	"
"	"	... Report No. 1 of the Special Sub-Committee (C R. 445/1929-30) dated 14th January 1930—approved and the President to address Government accordingly	70	80	"
<b>C</b>					
Chawls (Trust)	... Tenants of—rules to be framed to determine poor and middle class.	... Notice of motion by Mr. V. D. Govindji	38	43	161
"	... Partitions in one room tenements, desirability of removing	" " " Dr. J. N. Choksy	45	47	"
<b>D</b>					
Dadar-Matunga Estate (Scheme 5).	Plot 302...	... Encroachment on open space—letter from Mr. Mulji Bharmal refusing to pay extra rent—referred to Improvements Committee for report	12	11	H. F.
"	"	... C.R. 170/1929-30 adopting Report No. 5 of the Works Sub-Committee dated 22nd May 1929—referred back to Improvements Committee for consideration and report	30	34	"
"	"	... Report No. 5 of the Works Sub-Committee dated 22nd May 1929, approved and Mr. Mulji Bharmal informed that his request cannot be granted	51	53	"
"	... Temporary market on construction of haravi (Scheme 56)...	... Notice of motion by Mr. B. G. Parelkar	56	56	" 161
"	... Withdrawal from acquisition of certain Cases in.	... C.R. 117/1929-30 adopting Report No. 1 of the Special Sub-Committee dated 14th May 1929, recorded and Government asked to instruct the Land Acquisition Officer to withdraw from acquisition of properties, etc	25	27	140/3
"	"	... G. R. G. D. No. 5500, dated 30th July 1929 sanctioning withdrawal	53	55	"
"	"	... C.R. 135/1929-30 adopting Report No. 2 of the Special Sub-Committee dated 30th May 1929 approved and the President of the meeting of the Kolis informed accordingly	26	27	"
<b>E</b>					
Establishment	... Chief Officer	... Delves, Mr. R. H. A.—Leave on full average pay from 1st June to 19th September 1929—sanctioned and Committee requested to submit proposals for filling the post	10	9	H.F.
"	"	... G. R. G. D. No. 512-A, dated 23rd March 1929, confirming the appointment as—for a further period of 3 years—recorded	11	9	"
"	"	... Dadachanji, Mr. A. K.—C.R. 95/1929-30 recommending appointment as—during Mr. Delves' absence—recorded	18	21	"
"	"	... Declared duly appointed as—by the President	...	25	"
"	"	... Grant of privilege leave for 1 day combined with furlough on half average salary for 4 months and 25 days from 10th June 1929 recommended under C. R. 132/1929-30—sanctioned	23	26	"
"	"	... Report of death—recorded, appreciation of services and passing of condolence resolution	28	33	"
"	"	... G. R. G. D. No. S-20(4), dated 13th June 1929, confirming appointment as—recorded	34	39	"
"	"	... Letter from Mrs. Dadachanji thanking the Board for their condolence resolution	44	47	"

Note :—H. F.=Hand File.

Heading.	Subject of Resolution.	T. R.	Page.	Compila- tion No.	
<b>E</b>					
Establishment	Chief Officer ...	...Mehta, Mr N D—C. R. 141/1929-30 recommending appointment as—recorded and the Board to select a candidate according to rules adopted under T. R. 84/1928-29 ...	24	27	H.F.
" "	" "	... Declared duly elected as—on Rs 2,000 plus motor car allowance of Rs. 165 p m ...	...	31	"
" "	" "	... Welcomed by the President... ...	...	32	"
" "	" "	... G R G. D No. S-20(4), dated 28th June 1929, confirming appointment as— ...	35	39	"
" Engineer's Department	Cost of— for the year 1927-28... (C R 36/1929-30)	...Report called for under T. R. 54/1927— recorded ...	50	51	"
" "	Grant of a holiday on full pay to Non-Scheduled staff on King Emperor's birthday	...Rule framed under C. R. 96/1929-30, approved under Section 110(1) of the Transfer Act ...	7	7	"
" Estates and Valuation Department.	Estate Agent ...	...Mhatre, Mr H G—To act in the leave vacancy of Mr J. T. Burge as—proposal made in C. R. 196/1929-30, approved subject to modification re : scale of pay ...	19	22	1/1
" "	Junior Clerk ...	...Declared duly appointed as— ...	31	34	H.F.
" "	" "	...Mehta, Mr. K P—Sanction to payment of gratuity of Rs 840 recommended under C. R. 588/1928-29 ...	...	43	"
" "	" "	... Mehta, Mr. K P—Sanction to payment of gratuity of Rs 840 recommended under C. R. 588/1928-29 ...	42	46	"
<b>G</b>					
Government Letter	General Department No. 512-A, dated 20th September 1929.	...Asking Board's views on Mr Hoosenally M Rahimtoola's bill for amendment of the Transfer Act 1925 to advance loans for construction of buildings on Trust plots ...	65	66	Pending.
" "	" No. 512-A, dated 28th September 1929.	...Asking Board to reconsider proposals to amend Transfer Act 1925 to empower Trust to advance money to private individuals to construct buildings on Trust plots ...	66	70	47/1
" Resolution...	" " 512A, dated 23rd March 1929	...Confirming the appointment of Mr. R. H. A. Delves as Chief Officer for a further period of 3 years ...	11	9	"
" "	" " 865, dated 23rd May 1929.	...Sanctioning the extension of the provisions of the Provident Funds Act 1925 to the Fund established by the Board ...	33	38	"
" "	" " S-20(4), dated 13th June 1929	...Confirming the appointment of Mr A K Dadachanji as Acting Chief Officer ...	34	39	"
" "	" " S-20(4), dated 28th June 1929.	...Confirming the appointment of Mr. N D Mehta as Acting Chief Officer ...	35	39	"
" "	" " 5500, dated 30th July 1929.	...Sanctioning withdrawal from acquisition in Scheme 56 ...	53	55	"
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" "	Revision of—	... " " " (C. R. 681/1929-30) ...	4	6	"
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Hornby Road Estate	Plot 73 ...	...Location of a restaurant in the building on —application refused ...	...	51	30/1
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" "	" "	...Result of election announced by the President ...	...	5	"
<b>K</b>					
Kamatipura District	Improvement of—	...Recommendation made by the Land Subcommittee in their Report No 5, dated 2nd August 1929 (C. R. 237/1929-30) approved and the Corporation requested to consider the desirability of obtaining the power referred to when the Trust is amalgamated ...	48	50	Pending.
King Emperor's birthday.	Grant of a holiday on full pay to non-scheduled staff.	...Rule framed under C. R. 96/1929-30, approved under Section 110(1) of the Transfer Act... ...	19	22	1/1

Note—H. F.—Hand File.

Heading.	Subject of Resolution.	T. R.	Page.	Compilation No.	
<b>L</b>					
Land Acquisition Office Establishment.	...Temporary services prior to 1907.	...Payment of arrears of pension and leave contribution in respect of (C. R. 192/1929-30)—sanctioned ...	40	45	H.F.
Loan	...Rs. 25 lakhs of 1929-30	...Raising of loan (C. R. 171/1929-30)—referred back to Improvements Committee for consideration ...	29	33	"
"	"	... Report No. 4 of the Finance Sub-Committee dated 13th July 1929, approved under C. R. 171/1928-29—sanctioned subject to conditions ...	39	45	"
"	"	... Report No. 9 of the Finance Sub-Committee dated 3rd September 1929, adopted under C. R. 264/1928-29—recorded ...	47	50	"
<b>N</b>					
Notice of motion by Trustee.	...Choksy, Dr. J. N. ...	...Re: Desirability of removing partitions from Trust's one room tenements wherever they are not required by the tenants, etc.—carried ...	45	47	161
"	...Govindji, Mr. V. D. ...	...Re: Desirability of framing rules to determine the poor and middle class tenants who could be admitted to Trust's chawls, etc.—carried ...	33	42	"
"	"	... Chief Officer's note, dated 31st August 1929—recorded ...	52	54	"
"	...Parelkar, Mr. B. G.	...Re: Improvement of recreation ground opposite the King Edward Memorial Hospital, provision of benches on the reserved tram track between Lalbaug and Parel on Suparibaug Road, etc.—carried ...	55	55	"
"	"	... Chief Officer's note, dated 13th November 1929—recorded ...	62	63	"
"	"	...Re: Construction of a temporary market for the convenience of Trust's tenants, lease holders and general public in the vicinity of Wadala village and the Parsee Colony—carried ...	56	56	"
"	"	... Chief Officer's note, dated 25th September 1929—recorded ...	61	62	"
"	"	...Re: Completion of the extension of Hospital Avenue Road between the Wadia Maternity Home and the Wadia Children's Home, etc.—carried ...	57	56	"
"	"	...Re: Keeping of printed records of the proceedings of the Board and the Improvements Committee in the Corporation Hall for reference purposes—carried ...	58	57	"
"	...Patel, Mr. I. S. ...	...Re: Construction of Maruti and Shiva temples near Byculla Bridge, sanctioned under T. R. 73/27—carried ...	54	55	"
"	...Tairsee, Mr. L. R. ...	...Re: Desirability of reducing rent of leases of plots which though well developed do not yield even 4 per cent. return—carried... ..	22	24	"
"	"	...Re: Chief Officer to be requested to submit a sketch of the lines on which legislation is necessary to effect the transfer of the Trust to the Corporation—carried ...	68	77	"
"	"	... Chief Officer's report, dated 26th December 1929—recorded. ...	73	83	"
<b>P</b>					
Parel Estate (Scheme 31).	...Recreation facilities, provision of (C. R. 55/1929-30).	...Notice of motion by Mr. B. G. Parelkar. ...	55	55	161
"	...Hospital Avenue Road between the Wadia Maternity Home and the Wadia Children's Home, etc., completion of.	"	57	56	"
Parel Road Northern (Scheme 47).	...Road between Byculla Bridge and the Railway Station	...Improvement of—Chief Officer's note, dated 1st August 1929—recorded ...	43	47	"
Prewar chawls	...Rents of—	...Increases not to be made and any excess rent recovered should not be refunded ...	16	19	Pending
"	"	... Chief Officer's note, dated 6th July 1929 approved and the petitioners informed accordingly. ...	32	37	"

Note.—H. F.=Hand File

Heading.	Subject of Resolution.	T. R.	Page.	Complu- tion No.	
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" " Act 1925.	Extension of provisions to the Fund established by the Board	G R G D No 865, dated 23rd May 1929 sanctioning—recorded ...	33	38	"
Plots on Trust's Estates.	Suggestions for sale of—by ...	Approved and the President requested to approach Government to amend the Act accordingly ...	17	20	Pending.
" " "	Mr Hoosenally M Rahim...	G L G. D. No 512A, dated 20th Septem- ber 1929, asking Board's view on—refer- red to Improvements Committee for report ...	65	66	Pending.
" " "	" "	...Report No. 1 of the Special Sub-Commit- tee, dated 14th January 1930, (C. R. 444/1929-30)—approved and Govern- ment to be requested to amend the bill on the lines indicated by Board ...	69	80	"
" " "	" "	...G. L. G. D. No. 512A, dated 28th Sep- tember 1929, asking Trust to consider proposals for—referred to Improvements Committee for report ...	66	70	Pending.
" " "	" "	...Report No. 1 of the Special Sub- Committee (C. R. 445/1929-30), da- ted 14th January 1930, approved and the President to address Government accordingly ...	70	80	"
<b>R</b>					
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" " "	" 30th September 1929	" " " "	64	64	"
" " "	" 31st December 1929...	...Chief Officer to report within 2 months on item No 9 re : earmarking plots for dis- placed Kols in Sewri-Koliwada ...	75	85	"
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" " "	" 30th June 1929	" " " "	63	63	"
" " "	" 30th September 1929	" " " "	74	84	"
" " "	" 31st December 1929...	" " " "	13	11	"
<b>S</b>					
Sale of plots on Trust's Estates	Suggestions for— ...	...Approved and the President requested to approach Government to amend the Act accordingly ...	17	20	"
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" " "	Latrines at Bhandarwada (T. R. 56/1928-29) Provi- sion of—	...Chief Officer's report, dated 11th January 1929—recorded ...	9	8	161
Slon-Matunga (Scheme 6).	Doming Lane, lighting of (T. R. 53/1928-29).	...Chief Officer's report submitted under C. R. 405/1928-29—recorded ...	8	8	"
Suparibaug Estate (Scheme 31).	Treefoot booth on Trust land in plot 150.	...C. R. 575/1928-29, recorded and Mr. Dud- wadker to be informed accordingly ...	2	6	103/2
" " "	Labour camp in— ...	...Letter from Rao Bahadur S. K. Bole, Pre- sident of public meeting held in the Camp asking for redress of certain grievances, etc—referred to Improvements Commit- tee for disposal ...	21	24	"

Note —H. F.=Hand File.

Heading.	Subject of Resolution.	T. R.	Page.	Compila- tion No.
<b>T</b>				
<b>Transfer Act (1925)</b> ...	<b>Mr. Hoosenally M. Rahim-</b> ... <b>G. L. G. D. No. 512A, dated 20th Septem-</b> <b>toola's bill for amendment</b> ... <b>ber 1929, asking Board's views on—refer-</b> <b>of—to advance loans for</b> ... <b>red to Improvements Committee for</b> <b>constructing buildings on</b> ... <b>report ...</b> <b>Trust plots.</b>	65	66	Pending.
" " ...	" " ... <b>Report No.1 of the Special Sub-Committee</b> dated 14th January 1930 (C. R. 444/1929- 30)—approved and Government to be re- quested to amend the bill on the lines in- dicated by Board ...	69	83	"
" " ...	<b>Proposal to amend—so as to</b> ... <b>Recommendations made by Special Sub-</b> <b>empower Trust to advance</b> ... <b>Committee approved and the President</b> <b>money to private indivi-</b> ... <b>requested to approach Government for</b> <b>duals to construct build-</b> ... <b>necessary amendment of the Transfer Act</b> <b>ings on Trust plots.</b>	17	20	"
" " ...	" " ... <b>G. L. G. D. No. 512A dated 28th September</b> 1929, asking Trust to reconsider proposals for—referred to Improvements Committee for report ...	66	70	"
" " ...	" " ... <b>Report No. 1 of the Special Sub-Committee</b> (C. R. 445/1929-30) dated 14th January 1930 approved and the President to address Government accordingly ...	70	80	"
<b>Trustees</b> ...	<b>Mohamed Khan, Mr. Mirza</b> ... <b>Passing of condolence resolution on the</b> <b>Ah,</b> ... <b>death of—</b>	76	87	157/1
" ...	<b>Pai, Dewan Bahadur A. K.</b> ... <b>" " and adjournment of meeting...</b>	77	88	"
<b>W</b>				
<b>Wadke, Mr. B. P.</b> ...	<b>Late Sub-Engineer (re-</b> ... <b>Letter from Messrs. Divekar and Popatlal</b> <b>trenched).</b> ... <b>on behalf of—consideration postponed ...</b>	...	71	Pending.
" " ...	" " ... <b>" " referred to Improvements</b> <b>Committee for report ...</b>	67	73	"

# Bombay Improvement Trust.

*Bombay, Thursday, 18th April 1929.*

At an Ordinary Meeting of the Board held this day, at 3 P. M.  
(B.T.), in the Corporation Hall, there were—

PRESENT :

1. MR. MEYER NISSIM, M.A., J.P., *President.*
2. MR. A. R. DIMITIMKAR.
3. MR. ABUBAKAR A. R. BEGMAHAMED.
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.)
6. MR. A. P. SABAWALA, B.A., BAR-AT-LAW,
7. DR. A. G. MERCHANT, L.M. & S.
8. MRS. AVANTIKABAI GOKHALAY.
9. MISS BACHUBAI R. LOTEVALLA.
10. MR. B. T. DESAI, B.A., LL.B., M.L.C.
11. MR. B. N. GAMUDIA, B.A.
12. MR. B. G. PARELKAR.
13. MR. B. N. MEHISHERI.
14. MR. B. P. WADKE, L.R.I.B.A., G.D., ARCH. (Bom.)
15. SIR BYRAMJEE JEEJEEBHOY, K.T.
16. DR. J. A. COLLACJ, L.M. & S.
17. SIR COWASJEE JEHANGIR, (Jnr.) K.C.I.E., O.B.E., B.A. (Cantab.)
18. MR. D. G. DALVI, M.A., LL.B.
19. MR. D. S. TYEBJI, M.L.C.
20. MR. M. J. P. D'ANDRADE, B.A., LL.B.
21. CAPT. J. ALBAN DESOUZA, B.A., L.M. & S., I.M.S.
22. SIR DINSHAW PETIT, BART.
23. MR. DOSTMAHOMED G. KHAIRAZ.
24. MR. DWARKADAS KALYANDAS, B.A.
25. MR. E. R. HIRJIBEHEDIN
26. MR. ALWYN EZRA.
27. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A.
28. MR. G. K. BORADE.
29. MR. G. I. GRIFFITHS.
30. DR. G. V. DESHMUKH, M.D. (Lond.), F.R.C.S. (Eng.)
31. MR. GORDHANDAS GOKULDAS MORARJI.
32. MR. HAJI ESA HAJI OOSMAN POONAWALA.
33. MR. HAJI FATEH MAHOMED H. M. MANIAR.
34. MR. HAJI SHAIK MEHERBAKSH HAJI KADARBAKSH.
35. MR. HAROON TARMAHOMED NOORANI.

36. MR. HOOSEINBHOY A. LALLJEE, M.L.C.
37. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee.*)
38. MR. H. M. CHOWNA.
39. MR. B. G. HORNIMAN.
40. MR. H. P. MODY, M.A., LL.B., M.L.A.
41. MR. I. S. PATEL, L.A., D. Com.
42. MR. JAFERBHOY A. LALLJEE.
43. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
44. DR. J. N. CHOKSY, M.B.B.S.
45. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
46. MR. JEHANGIR BOMANJEE PETIT, M.L.C.
47. DR. J. V. VORA, L.M. & S.
48. MR. KANJI DWARKADAS, M.A.
49. MR. KANJI K. MASTER.
50. KHAN SAHEB KARMALI EBRAHIM.
51. DR. K. E. DADACHANJI, L.M. & S.
52. MR. P. A. KELLY, C.I.E.
53. MR. KHIMJI NATHOOBHAI.
54. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
55. MR. L. R. TAIRSEE.
56. RAO SAHEB M. D. RANE.
57. MR. M. A. KARANJAWALA, M.A., LL.B.
58. DR. M. N. BALSARA, L.M. & S., D.P.H. (*Cantab.*)
59. DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.
60. MR. M. N. TALPADE, B.A., LL.B.
61. MR. MAHOMED EBRAHIM SERANG.
62. KHAN BAHADUR MOHAMED I. CURTAY.
63. MR. M. M. KILEDAR.
64. MR. MAHOMED UMER ABDUL RASUL.
65. MR. MAHOMED UMMER RAJABB.
66. MR. MOHAMEDALLY ALLABUX.
67. MR. M. M. DESAI, B.A., LL.B.
68. DR. M. C. JAVLE.
69. DR. E. MOSES, M.D.
70. DR. M. B. VELKAR, L.M. & S.
71. MR. MULRAJ KARSONDAS.
72. MR. NANABHAI LUXUMON.
73. MR. NARAYANLAL BANSILAL.
74. MR. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. Mech. E.
75. MR. P. G. SAHASRABUDHE.
76. MR. F. W. PETCH, M.L.C.
77. THE HON'BLE SIR PHIROZE C. SETHNA, Kt., O.B.E.
78. MR. P. J. MARZBAN, M.A., M.L.C.
79. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.

80. MR. PUNJABHAI THACKERSEY.
  81. MR. R. S. ASAVLE, M.L.C.
  82. MR. R. M. BHAT.
  83. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
  84. MR. S. G. KENI.
  85. MR. S. K. BARODAWALLA.
  86. MR. S. L. SILAM, B.A., LL.B.
  87. MR. S. K. PUPALA.
  88. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
  89. MR. SHIVDAS C. THAKKAR.
  90. MR. A. SOARES, M.A., LL.B.
  91. DR. SORABJI P. MEHTA, B.A., L.M. & S.
  92. SIR VASANTRAO A. DABHOLKAR, KT. CBE, M.L.C.
  93. DR. V. R. SANZGIRI, B.S. (Bom), M.R.C.S. (England).
  94. MR. V. C. SETALVAD, B.A., LL.B.
  95. DR. ACCACIO G. VIEGAS, L.M. & S.
  96. PROF. V. G. RAO, B.A., LL.B. (Cantab), BAR-AT-LAW, O.A.
  97. MR. V. N. CHANDEVARKAR, B.A. (Cantab), BAR-AT-LAW.
  98. MR. VITHALDAS D. GOVINDJI.
  99. MR. VITHALDAS KANJI.
  100. MR. Y. G. PANDIT.
- MR. A. R. DALAL, M.A., I.C.S., MUNICIPAL COMMISSIONER.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

The minutes of the meeting held on 12th March 1929 were signed.

The first business before the meeting was the election of eleven Members of the Committee under Section 10 (3) of the City of Bombay Improvement Trust Transfer Act of 1925.

In connection with this business, a list of nominations received for the election of the following Trustees had been circulated:—

1. Dewan Bahadur A. K. Pai, B.A.
2. Mr. B. G. Parelkar.
3. „ B. P. Wadke.
4. Captain J. Alban DeSouza, B.A., L.M. & S., I.M.S.
5. Mr. E. R. Hirjibehedin.
6. „ Hoosenally M. Rahimtoola, B.A.
7. „ B. G. Horniman.
8. „ Jafferbhoy A. Lalljee.
9. „ Khimji Nathoobhai.
10. „ K. F. Nariman, B.A., LL.B.



11. Mr. L. R. Tairsee.
12. Dr. M. C. Javle.
13. Mr. Sakharam G. Keni.
14. „ Salebhoy K. Barodawalla.
15. „ S. L. Silam, B.A., LL.B.
16. „ S. K. Pupala.
17. Dr. S. S. Batliwala, F.C.P.S., L.M. & S.
18. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E.
19. Dr. A. G. Viegas, L.M. & S.
20. Mr. Y. G. Pandit.

Proposed by the Chairman of the Committee, seconded by Sir Vasantao A. Dabholkar—

“ That under Rule 34 (b) of the Bombay Improvement Trust Procedure Rules, Mr. S. A. Shete be appointed Polling Officer and Mr. M. R.

**No. 1.** Tambe, Khan Bahadur Katrak and Mr. N. S. Kowshik as Scrutineers to examine the Ballot Papers to be received this day for the election of the eleven Members of the Improvements Committee.”

*Carried.*

The election was then proceeded with. Ballot Papers were distributed to Trustees and the Ballot Box was closed at 4-3 P. M. (B.T.).

After scrutiny of the Ballot Papers, the following report was presented by the Scrutineers :—

To

The President,

Board of Trustees for the Improvement of the City of Bombay.

SIR,

We have the honour to report \* that we have made a scrutiny of the Ballot Papers prescribed for the election of eleven Members of the Improvements Committee and that valid votes recorded in the papers are as follows :—

1. Mr. Hoosenally M. Rahimtoola, B. A.	....	....	66
2. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E.	....	....	61
3. Mr. Jafferbhoy A. Lalljee	....	....	52
4. „ E. R. Hirjibehedin	....	....	49
5. „ Y. G. Pandit	....	....	49
6. „ K. F. Nariman, B.A., LL.B.	....	....	47
7. Dr. M. C. Javle	....	....	43
8. Dewan Bahadur A. K. Pai, B.A.	....	....	42
9. Mr. B. G. Horniman	....	....	42
10. Dr. S. S. Batliwala, F.C.P.S., L.M. & S.	....	....	42

\*This report was endorsed by the President as follows :—

“ This is the result of the voting.”

11.	Dr. A. G. Viegas, L.M. & S.	....	....	....	41
12.	Mr. Salebhoy K. Barodawalla	....	...	....	39
13.	Capt. J. Alban DeSouza, B.A., L.M. & S., I.M.S.			....	38
14.	Mr. L. R. Tairsee	....	....	....	38
15.	„ B. G. Parelkar	....	....	....	35
16.	„ S. K. Pupala	....	....	....	35
17.	„ S. L. Silam, B.A., LL.B.	....	....	....	33
18.	„ B. P. Wadke	....	....	....	32
19.	„ Sakharam G. Keni	....	....	....	22
20.	„ Khimji Nathubhai	....	....	....	21

We have the honour to be,

Sir,

Your most obedient servants,

H. S. KATRAK,

M. R. TAMBE,

N. S. KOWSHIK.

The President accordingly declared the following Trustees to be duly elected Members of the Improvements Committee :—

1. Mr. Hoosenally M. Rahimtoola, B.A.
2. Sir Vasantrao Anandrao Dabholkar, Kt., C.B.E.
3. Mr. Jafferbhoy A. Lalljee.
4. „ E. R. Hirjibehedin.
5. „ Y. G. Pandit.
6. „ K. F. Nariman, B.A., LL.B.
7. Dr. M. C. Javle.
8. Dewan Bahadur A. K. Pai, B.A.
9. Mr. B. G. Horniman.
10. Dr. S. S. Batliwala, F.C.P.S., L.M. & S.
11. Dr. A. G. Viegas, L.M. & S.

Considered Improvements Committee's Resolution No. 575, dated 8th January 1929, *re* : complaint from Mr. Dudwadkar, supported by a resolution passed at a public meeting of the resident of Trust Chawls at Chorgully and Chamarbaug, Parel, held under the Presidentship of Mr. B. G. Parelkar protesting against the location of a treefoot booth on Plot No. 150, Scheme 31, Suparibaug.

Proposed by the Chairman of the Committee, seconded by Dr. Mehta—

---

“That the Committee's Resolution No. 575, dated 8th January 1929, No. 2. be recorded and Mr. Dudwadkar be informed that notice to quit has been served on Mr. Fanibanda.”

*Carried.*

Considered Improvements Committee's Resolution No. 589, dated 8th January 1929, framing a rule under Section 110(2) of the Trust Transfer Act for payment of gratuity on death of an employee while in Trust service.

Proposed by the Chairman of the Committee, seconded by Mrs. Avantikabai Gokhalay—

“That the rule for the payment of a gratuity on the death of an No. 3. employee while in service framed by the Committee and appended to their Resolution No. 589, dated 8th January 1929, be approved under Section 110(2) of the Trust Transfer Act of 1925.”

*Carried.*

Considered Improvements Committee's Resolution No. 681, dated 20th February 1929, regarding revision of Gratuity Rules.

Proposed by the Chairman of the Committee, seconded by Miss Bachubai R. Lotewalla—

“That the Gratuity Rules framed by the Committee in their Resolu- No. 4. tion No. 681, dated 20th February 1929, be approved under Section 110(2) of the Trust Transfer Act of 1925.”

*Carried.*

Considered Improvements Committee's Resolution No. 719, dated 19th March 1929, *re* : Supplementary Budget Grants for 1928-29.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

No. 5. “That the proposed supplementary grants be sanctioned.”

*Carried.*

Considered the following statement of advances from the Provident Fund Subscriptions sanctioned by the Committee.

No.	Name.	Amount.	Authority.	Remarks.
		Rs. as. p.		
1	Mr. V. G. Kulkarni	375 0 0	C. R. 530 20-11-1928	
2	„ J. Menashe	400 0 0	C. R. 542 27-11-1928	
3	„ A. R. Sadekar	250 0 0	C. R. 606 16-1-1929	
4	„ A. R. Kazi	200 0 0	}	
5	Shivram Sakharam	35 0 0		
6	Rama Sakharam	40 0 0		C. R. 535
7	Mr. S. V. Deodhar	130 0 0	5-2-1929	
8	„ D. R. Pradhan	400 0 0		
9	„ G. Subramanyam	500 0 0		

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“ That the payment of advances from the Provident Fund Subscriptions sanctioned by the Committee as detailed in the statement No. 6. be confirmed.”

*Carried.*

Considered Improvements Committee's Resolution No. 36, dated 16th April 1929, forwarding the report called for under Trustees' Resolution No. 54, dated 12th May 1927, regarding the cost of the Engineer's Department—Establishment, for the year 1927-28.

Proposed by the Chairman of the Committee, seconded by the Hon'ble Sir Phiroze C. Sethna—

“ That the Committee's Resolution No. 36, dated 16th April 1929, forwarding the report called for in Trustees' Resolution No. 54, dated 12th May 1927, be recorded.”

*Carried.*

At this stage the Chairman of the Committee asked for and obtained permission to take up item No. 8 at the end of the Agenda.

Considered Improvements Committee's Resolution No. 405, dated 28th August 1928, regarding lighting of Doming Lane at Sion.

Proposed by the Chairman of the Committee, seconded by Mr. Parelkar--

"That the report of the Chief Officer submitted by the Committee No. 8. under their Resolution No. 405, dated 28th August 1928, with reference to the Board's Resolution No. 53, dated 27th July 1928, be recorded."

*Carried.*

Considered Chief Officer's report, dated 11th January 1929, regarding the provision for sufficient number of public latrines in Bhandarwada, Sewri, called for under Trustees' Resolution No. 56, dated 27th July 1928 :—

"With reference to Board's Resolution No. 56 of 27th July 1928, adopting the notice of motion (reproduced in the margin) by Dr. Batliwala, I beg to report as follows :—

When these properties were acquired there was one set of latrines containing 20 seats only for the use of the residents of Agarwada, Bhandarwada and Koliwada villages, which contain about 100 small houses.

In 1925 two new sets of privies each containing 5 seats were erected and in 1926 an additional set of four seats was added. The latter was for the use of Bhandarwada residents.

It will thus be seen that the number of seats has been increased from 20 to 34 and as there has been no increase in the number of houses or in the population there appears to be no necessity to add to the number of seats already provided."

Proposed by the Chairman of the Committee, seconded by Mr. Asavle—

"That the Chief Officer's report, dated 11th January 1929, be recorded. No. 9. ed."

*Carried.*

Considered letter, dated 9th April 1929, from the Chief Officer applying for leave on full average salary from 1st June to 19th September 1929 in lieu of the leave granted under Trustees' Resolution No. 75, dated 16th November 1928 :—

"I have the honour to request the Trustees to grant me leave on full average salary from June 1st to September 19th 1929, both days inclusive, in lieu of that granted under their Resolution No. 75, dated November 16th last. The leave asked for is due to me."

Proposed by the Chairman of the Committee, seconded by Mr. Nariman—

“That in supersession of the Board’s Resolution No. 75, dated 16th No. 10. November 1928, the leave applied for from 1st June to 19th September 1929, both days inclusive, be sanctioned and the Committee be requested to submit proposals for filling the post during the absence of Mr. Delves.”

*Carried.*

Considered Government Resolution, General Department, No. 512-A, dated 23rd March 1929, regarding the confirmation of the appointment of Mr. R. H. A. Delves, C.I.E., F.S.I., as Chief Officer :—

“With reference to the letter from the Secretary, Bombay Improvement Trust, No. 139/1926, dated the 22nd February 1929, I am directed to say that the Government of Bombay (Transferred Departments) are pleased, under Section 26 of the City of Bombay Improvement Trust Transfer Act, 1925, to confirm the appointment of Mr. R. H. A. Delves, as Chief Officer, Bombay Improvement Trust, for a further period of three years commencing from the 5th May 1929.

2. It is understood that in case the Trust is amalgamated with the Municipality, Mr. Delves has undertaken to tender his resignation with effect from the date of the amalgamation.’

Proposed by the Chairman of the Committee, seconded by Mr. Horniman—

“That the Government Resolution, General Department, No. 512-A, No. 11. dated 23rd March 1929, confirming the appointment of Mr. R. H. A. Delves, C.I.E., F.S.I., as Chief Officer, Bombay Improvement Trust, be recorded.”

*Carried.*

Considered :—

(a) Letter, dated 17th November 1928, from Mr. Mulji Bharmal, building tenant of plot 302, Dadar-Matunga Estate :—

‘I have the honour to address you as follows :—

On the above plot I have put up a building having four bays.

An extra rent of Rs. 24 a year for the said four bays is demanded on the ground that encroachment is made on the space to be kept open.

I made enquiries and found that several such bays are allowed without any extra rent in the Parsi-Colony at Dadar and hence also applied that this extra rent may be cancelled as has been done in other cases.

Your Architect denied having given any such concession to any plot holders (vide your Estate Agent's letter No. 9071/28 of 22nd May 1928) but when concrete examples were given (vide my letter of 5-6-28) he admitted having given such concession as architectural features (vide his letter No. 11366/28 of 28-6-28.)

Herewith I enclose the copies of the said letters for your perusal and ready reference.

From the above you will see that concessions have been given to many plot-holders of Parsi-colony for similar bays, but in my case the same is refused.

I have, therefore, to request you to pass this case as an architectural feature and allow concession as allowed to others.

Thanking you."

*Estate Agent's No. 9071, dated 22nd May 1928, referred to above :—*

"In reply to your letter of the 18th instant, I have the honour to state that the Trust Architect to whom the matter was referred to, states that he is not aware of any such concessions having been made to anybody in the Parsi-Colony as has been alleged by you.

As the work over the encroachment has already been completed by you in spite of repeated requests from the Trust Architect to stop the work, I have to request in terms of proviso 2 of the lease form attached to your agreement with the Board, that you will please arrange to pay the extra rent of Rs. 24 per annum on account of the encroachment over the compulsory open space when it falls due."

*Mr. Mulji Bharmal's letter, dated 5th June 1928, referred to above :—*

"Referring to your letter No. 9071 of the 22nd ultimo, I am informed and I believe the information to be correct that concessions have been given in respect of the following plots, and no extra charges or only nominal charges have been made. You will find that my contention is correct on perusal of these files.

Dadar-Matunga Estate plots Nos. 665, 668, 676, 680, 658, 685, 787, 788, 797, 780, 792, 793, 794, 795, 753, 755, 635, 312."

*Estate Agent's No. 11368, dated 28th June 1928, referred to above :—*

"In reply to your letter dated the 5th instant, I have the honour to state that all the cases enumerated by you have been considered on their merit by the Improvements Committee when the plans were sanctioned.

The principle followed is to allow encroachments free of rent in cases where the same are not intended for increasing the useful letting area of the buildings, but proposed as architectural features only."

(b) Chief Officer's note, dated 24th January 1929 :—

"Mr. Bharmal is the building tenant of plot 302 on the Dadar-Matunga Estate. When his architect submitted the plans of the building he proposed to construct certain bay windows on portions of the land which by the terms of the agreement are required to be kept open. As there was no practical objection to the proposal the Works Sub-Committee before whom all plans are laid were asked to request the Committee to grant the concession on the usual terms. This was done and on the recommendation of the Sub-Committee the Committee fixed the additional rent at Rs. 24 per annum. This addition is in proportion to the increased floor area obtained by reason of the concession.

2. The building tenant objects to pay the additional rent on the ground that several such encroachments have been allowed free of rent and in his letter, dated June 5th, he gives a list of the instances on which he relies.

3. The tenant's brother, Mr. Ramji Bharmal, saw me in this matter on July 19th last and again on the 30th idem when I went through the list with him and explained that out

of the eighteen instances mentioned by him extra rent had been charged in the thirteen cases while in five the encroachment had been allowed free.

4. Of the five cases one was sanctioned in 1922, one in 1923, and three in 1925. Each of these cases was decided on its merits by the Plans Committee of the old Board.

5. Since 1925 no encroachments which would increase the letting area of the building have been permitted without an extra charge being made.

6. Intimation of approval of the plans was given on November 14th 1927 and was conditional on the tenant agreeing to pay the extra rent of Rs. 24 per annum. The tenant first took objection to the extra rent on February 2nd 1928, by which time the bay windows had been carried up to first floor level."

Proposed by the Chairman of the Committee, seconded by Dr. Bulsara—

"That Mr. Mulji Bharmal's letter, dated 17th November 1928, be forwarded to the Committee for disposal."

*Amendment.*—Proposed by Mr. Jamnadas Mehta, seconded by Sir Vasant Rao Anandrao Dabholkar —

"That Mr. Mulji Bharmal's letter, dated 17th November 1928, be **No. 12.** forwarded to the Improvements Committee for report."

After discussion the *Amendment* was put to the vote and declared *carried*.

It was also *carried* as a substantive proposition.

Considered the following list (brought upto 31st December 1928) of Resolutions passed by the Board calling for reports from the Chief Officer which have not been received upto 31st March 1929 :—

Serial No.	Subject.	Trustees' Resolution under which report is called for.	Remarks.
1.	"That the Chief Officer be requested to report what progress has been made up to now in improving that part of the Parel Road between the Byculla Bridge and the Railway Station. When does he expect to actually begin the work? Whether he can take such measures as are necessary to keep this part of the Road in a better condition than what it is now."	51 of 13th April 1927 ...	Report and revised plan under consideration.

Proposed by the Chairman of the Committee, seconded by Dr. Mehta—

**No. 13.** "That the list be recorded."

*Carried.*



Considered the following statement of references from the Board pending before the Improvements Committee for quarter ending 31st March 1929:—

Serial No.	Subject matter of Reference.	Board's Resolution under which the reference was made.
<b>Works Sub-Committee.</b>		
1.	Feasibility of constructing residential quarters (two and three room tenements or cottage system blocks), for the use of the lower middle classes.	21/14th July 1926.
<b>Land Sub-Committee.</b>		
2.	An Improvement Scheme for the Kamathipura District ...	16/14th July 1926.
3.	The desirability of abandoning the Worli-Koliwada Scheme.	17/14th July 1926.
4.	Letter, dated 21st March 1927, from Patels of Worli-Koliwada, <i>re</i> : acquisition of Worli Koliwada.	50/13th April 1927.
5.	Retention of Maruti Temple, Shivlinga and the Moslem Mosque situated opposite to Gloria Church, Byculla.	75/12th August 1927.
6.	Retention of the Temple of 'Mari Ai' situated on a small hillock at Worli.	76/12th August 1927.
7.	Retention of a liquor shop in Scheme 57, Case 45 ...	9/7th February 1928.
8.	Retention of Maruti Temple—Committee requested to expedite their report.	14/7th February 1928.
9.	To earmark some plots in the interest of the displaced Kolis on account of the acquisition of Sewri-Koliwada.	83/14th December 1928.
<b>Special Sub-Committee (C. R. 105 of 1926.)</b>		
10.	Certain particulars <i>re</i> : Scheme 56, Dharavi ...	25/19th July 1926.
11.	Letter, dated 8th March 1927, from the President, Dharavi Kolis' meeting, requesting to abandon the Scheme.	48/13th April 1927.

Proposed by the Chairman of the Committee, seconded by Mr. Marzban—

No. 14. "That the statement be recorded."

*Carried.*

Considered the following statement showing attendance of Trustees at Meetings of the Board, of the Improvements Committee, and Sub-Committees and the changes that have taken place in the constitution of the Board and the Improvements Committee during the year ending 31st March 1929:—

	Meetings held.	Meetings convened but not held.
<b>Board.</b>		
<i>Meetings of the Board.</i>		
Ordinary Quarterly Meetings including Ad-journed Meetings ... ..	16	
Special Meetings and Special Requisition Meetings including Adjourned Meetings	9	2
Total ...	25	2
<b>Improvements Committee.</b>		
<i>Meetings of the Improvements Committee.</i>		
Ordinary Meetings ... ..	29	1
Special Meetings ... ..	2	
Total ...	31	1
<i>Meetings of the Sub-Committees of the Improvements Committee.</i>		
Works ... ..	11	7
Finance ... ..	16	9
Establishment ... ..	21	2
Land ... ..	8	4
Special Sub-Committees ... ..	11	4
Total ...	67	26
Grand Total ...	98	27

Return of attendances of Trustees at Meetings of the Board between 1st April  
1928 and 31st March 1929.

Names.	Attendances at Board. Meetings.	Number of days of atten- dance, some members having attended two or more meetings on the same day.	Remarks.
Dr. G. V. Deshmukh, M.D., (London), F.R.C.S. (England), <i>President.</i>	23	20	
Mr. Abdulla T. Janai, B.A., LL.B. ...	12	10	
„ A. R. Dimtimkar ...	24	21	
„ Abubakar A. R. Begmahamed ...	1	1	
Dewan Bahadur A. K. Pai, B.A. ...	19	16	
Mr. C. W. E. Arbuthnot, B.E., B.A. (R.U.I.)	21	19	
Dr. A. G. Merchant, L.M. & S. ...	8	8	
Mrs. Avantikabai Gokhalay ...	24	21	
Miss Bachubai R. Lotevalla ...	18	16	
Mr. J. R. C. Badham ...	...	...	
„ B. B. Palwankar ...	3	3	
„ Balubhai T. Desai, B.A., LL.B. ...	7	7	
„ Barjorji Sorabji N. Cooper ...	8	8	
„ Behramji Navrosji Gamudia, B.A. ...	12	11	
„ Bhagwantrao G. Parelkar ...	24	22	
„ B. N. Motivala, B.A., LL.B. ...	...	...	
Sir Byramjee Jeejeebhoy, Kt. ...	13	11	
„ Currimbhoy Ebrahim, Bart. ...	18	16	
Capt. Joseph A. DeSouza, B.A., L.M. & S., I.M.S.	8	8	
Dr. Dinsha B. P. Master, L.M. & S. ...	4	4	Died on 17th June 1928.
Sir Dinshaw Petit, Bart. ...	3	3	
Mr. Dostmahomed G. Khairaz ...	11	10	
„ D. G. Dalvi, M.A., LL.B. ...	19	17	
„ E. R. Hirjibehedin ...	20	18	

(Continued from last page.)

Names.	Attendances at Board Meetings.	Number of days of atten- dance, some members having attended two or more meetings on the same day.	Remarks.
Mr. Fazal Ebrahim Rahimtoola, B.A. ...	9	7	
Dr. Cosmas Fernandez, M.D. ...	1	1	
Mr. Gangadas Motilal Sethna ...	12	11	Was elected by the ratepayers <i>Vice</i> Dr. Master deceased.
„ Ganpat Krishnaji Borade ...	20	18	
„ Girdhar Bhiwaji Nare, B.A. ...	23	21	
„ Gustadji D. Bilimoria ...	12	11	
„ Haji Esa Haji Oosman Poonawalla ...	16	15	
„ Haji Fateh Mahomed H. M. Maniar ...	9	7	
„ W. H. Hammond, M.A., F.R.G.S. ...	2	2	
Dr. A. F. Henriques, L.R.C.P. & S. ...	15	13	
Mr. Hoosenbhoy A. Lalljee ...	11	11	
„ Hoosenally M. Rahimtoola, B.A. (Chairman, Improvements Committee) ...	24	21	
„ Hormusji Manekji Chowna... ...	13	12	
„ B. G. Horniman ...	18	15	
„ H. P. Mody, M.A., LL.B. ...	15	14	
„ Ishwardas Lukhmidas ...	14	14	
„ Jaferbhoy A. Lalljee ...	4	4	
„ Jagjivan Ujjamshi ...	9	8	
„ Jamnadas M. Mehta, M.A., LL.B., Bar-at-Law ...	15	13	
Dr. J. N. Choksy, M.B.B.S. ...	18	16	
Mr. J. B. Baman-Behram, B.A., LL.B. ...	22	21	
„ Jehangir B. Petit ...	5	4	
Dr. Jethalal V. Vora, L.M. & S....	21	19	
Mr. Pothan Joseph, B.A., LL.B. ...	3	3	
„ Kanji Dwarkadas, M.A. ...	14	13	
„ Kanji Karamsi Master ...	10	10	
Khan Saheb Karmali Ebrahim ...	13	12	

(Continued from last page)

Names.	Attendances at Board Meetings.	Number of days of atten- dance, some members having attended two or more meetings on the same day.	Remarks.
Dr. K. E. Dadachanji, L.M. & S. ...	20	17	
Mr. P. A. Kelly, C.I.E. ...	7	7	
„ K. F. Nariman, B.A., LL.B. ...	10	9	
Dr. Khursed J. J. Cursetji, B.A., M.B.B.S. &c.	18	16	
Mr. K. K. Parekh, B.A., LL.B. ...	4	4	
„ Kisondas M. Ramji ...	11	10	
„ Lakhmidas Rowjee Tairsee ...	15	14	
Rao Saheb Mahadeo D. Rane ...	5	4	
Rao Bahadur Manaji Rajooji Kalewar ...	11	10	
Dr. M. N. Balsara, L.M.&S., D.P.H. (Cantab.)	22	19	
Mr. Mangeshrao A. Dabholkar ...	20	17	
Mrs. A. F. McKenzie, M.A. ...	6	4	
Dr. Meherjibhai F. Bisni, M.B.B.S. ...	15	13	
Mr. Mia Mahamad Haji Jan Mahamad Chhotani	3	2	
„ Mirza A. M. Khan, M.A., LL.B. ...	12	12	
Khan Bahadur Mohamed I. Curtay ...	11	10	
Mr. Mohamedally Allabux ...	11	10	
„ Mohanlal M. Desai, B.A. LL.B. ...	21	19	
Dr. Moreshwar C. Javle ...	14	12	
„ Elijah Moses, M. D. ...	12	10	
„ Motiram B. Velkar, L.M. & S. ...	12	11	
Mr. Nanabhai Luxumon ...	16	15	
„ Naoroji M. Dumasia ...	3	3	
Dr. N. D. Savarkar, L.C.P.S. (Cal.) ...	5	5	
Mr. W. H. Neilson, O.B.E., M.I.C.E. ...	7	6	
„ Meyer Nissim, M.A. ...	21	19	
„ Noor Mahamed Meherally Chinoy ...	7	7	
„ Pandurang G. Sahasrabudhe ...	13	12	

(Continued from last page)

Names.	Attendances at Board Meetings.	Number of days of atten- dance, some members having attended two or more meetings on the same day.	Remarks.
Mr. F. W. Petch ... ..	6	6	
„ P. J. Marzban, M.A. ... ..	16	13	
The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.	10	10	
Dr. Poonsej Hirji Meisheri, F.C.P.S., L.M.&S.	22	20	
Mr. Rabimtoola M. Chinoy ... ..	16	15	
„ Rajaram K. Vaidya, B.A. ... ..	25	22	
„ Ramchandra A. Gole ... ..	12	10	
„ Ramchandra M. Bhat ... ..	17	15	
Dr. R. M. Mistry, F.C.P.S., L.M.&S. ...	16	14	
Mr. R. K. Pirbhai, B.A., LL.B., Bar-at-Law	5	5	
„ R. S. Nekaljay ... ..	11	10	
„ S. K. Barodawalla ... ..	9	9	
Mrs. Sarojini Naidu ... ..	...	...	
Mr. Sayaji Lakshman Silam, B.A., LL.B. ...	14	14	
„ Shankarrao A. Mantri ... ..	17	16	
Dr. S. S. Batliwala, F.C.P.S., L.M. & S. ...	23	20	
Mr. Shankar Krishnaji Pupala ... ..	21	19	
„ W. R. S. Sharpe ... ..	10	9	
„ Shivdas Chapsy Thakkar ... ..	13	11	
Dr. Sorabji P. Mehta, B.A., L.M.&S. ...	21	18	
Rao Bahadur S. K. Bole ... ..	16	15	
Sir Vasant Rao Anandrao Dabholkar, Kt., C.B.E.	14	11	
Mr. Vaziralli Bandealli ... ..	14	14	
Dr. Accacio G. Viegas, L.M. & S. ...	25	22	
Mr. Virchand P. Shah, B.A. ... ..	9	8	
„ V. N. Chandavarkar, B.A., Bar-at-Law	25	22	
„ Vithaldas Damodar Govindji ... ..	21	19	
„ D. J. C. Wallace ... ..	13	12	
„ Y. G. Pandit ... ..	22	20	

Return of Attendances of Trustees and other members at Meetings of the Improvements Committee and its Sub-Committees between 1st April 1928 and 31st March 1929.

Name.	Attendances at the Committee Meetings.	Attendances at Sub-Committee Meetings.	Total.	Total number of days of attendance some members having attended two or more Meetings on the same day.	Remarks.
Mr. Hoosenally M. Rahimtoola, B.A., <i>Chairman.</i>	30	63	93	63	Was Chairman from 24th April 1928.
„ R. D. Bell, C.I.E., I.C.S.	25	32	57	47	
„ B. G. Parelkar	3	...	3	3	Elected on 12th February 1929, <i>vice</i> Mr. Dumasia resigned.
„ W. Dillon, I.C.S.	11	5	16	15	Collector of Bombay.
„ G. K. Borade	26	18	44	33	
„ H. P. Mody, M.A., LL.B.	8	...	8	6	Elected by the Millowners' Association, <i>vice</i> Mr. Saklatvala resigned.
„ B. G. Horniman	24	21	45	36	
„ N. G. Hunt	18	10	28	21	Was elected by the Chamber of Commerce, <i>vice</i> Mr. St. Paul resigned. Resigned from 16th March 1929.
„ K. F. Nariman, B.A., LL.B.	13	8	21	18	
„ L. R. Tairsee	27	26	53	41	
„ Manu Subedar	7	3	10	8	Was elected by the Indian Merchants Chamber, <i>vice</i> Sir S. B. Billimoria resigned.
„ Mirza Ali M. Khan, M.A., LL.B.	20	8	28	24	
„ N. M. Dumasia	...	...	...	...	Was on leave and resigned from 31st October 1928.
„ W. H. Neilson, O.B.E.	9	5	14	13	Was on leave—Ch. B. P. T.
„ R. H. Parker	1	...	...	1	Was elected by the Chamber of Commerce, <i>vice</i> Mr. Hunt resigned.
The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.	8	12	20	16	
Mr. F. C. M. St. Paul	5	3	8	7	Resigned from 22nd May 1928.
„ S. L. Silam, B.A., LL.B.	24	12	36	30	
Sir S. B. Billimoria, Kt., M.B.E.	1	1	2	1	Was on leave and then resigned from 31st July 1928.
Mr. W. R. S. Sharpe	18	18	36	29	Ag. Chairman, B. P. T., <i>vice</i> Mr. Neilson on leave.
Rao Bahadur S. K. Bole	2	2	4	3	Ceased to be a member from 20th April 1928.
Mr. S. D. Saklatvala	9	9	18	13	Resigned from 6th December 1928.
„ G. A. Thomas, C.I.E., I.C.S.	11	3	14	11	Collector of Bombay.
Sir Vasantao A. Dabholkar, Kt., C.B.E.	18	21	39	26	Was Chairman up to 24th April 1928.
Dr. Accacio G. Viegas, L.M.&S.	31	27	58	46	
Mr. Y. G. Pandit	26	29	55	46	Became a member from 20th April 1928.

Proposed by the Chairman of the Committee, seconded by Mr. Baman-Behram—

**No. 15.** "That the statement be recorded."

*Carried.*

Considered Improvements Committee's Resolution No. 633, dated 5th February 1929, *re*: rent of pre-war chawls requesting the Board to reconsider the matter and rescind their Resolution No. 47, dated 13th July 1928, and also letter, dated 27th February 1929 from the Secretary, Mandvi Koliwada Sangha, forwarding resolutions passed at a Meeting of the Sangha.

Proposed by the Chairman of the Committee, seconded by Mr. Hirjibehedin—

"That in the circumstances stated the Board's Resolution No. 47, dated 13th July 1928, be rescinded.

That the letter received from the Secretary, Mandvi Koliwada Sangha be recorded and the Secretary, Mandvi Koliwada Sangha be informed accordingly."

*First Amendment*—Proposed by Dr Choksy and seconded by Mr. Keni—

"That the Board is of opinion that the rents of the pre-war chawls should not be increased and that any excess rent collected should be refunded."

*Second Amendment*—Proposed by Mr. Baman-Behram, seconded by Mr. Dimtimkar—

"That the rents of pre-war chawls should not be increased but at the same time the rents recovered at the increased rates should not be refunded."

After discussion the *Second Amendment* was put to the vote and declared *carried*.

At this stage Dr. Choksy asked for permission to withdraw his *Amendment*.

The permission was not granted.

The *Second Amendment* thus became the substantive proposition against which the *First Amendment* was put to the vote and was declared *lost*.

The *Second Amendment* was then put to the vote as a substantive proposition and was declared *carried*.

This finished the business before the House.



# Bombay Improvement Trust.

Bombay, Tuesday, 21st May 1929.

At an Ordinary Meeting of the Board held this day, at 3-30 P. M. (B.T.), in the Corporation Hall, there were present :—

Mr. MEYER NISSIM, M.A., J.P., *President.*

Dr. M. C. JAVLE, (*Chairman, Improvements Committee*)

Mr. ABUBAKAR A. R. BEGMAHAMED, Mr. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.); Mrs. AVANTIKABAI GOKHALAY, Mr. B. T. DESAI, B.A., LL.B., M.L.C.; Mr. B. G. PARELKAR; Mr. B. N. MEHISHERI, Mr. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.), Sir BYRAMJEE JEEJEEBHOY, Kt., Mr. DWARKADAS KALYANDAS, B.A.; Mr. ALWYN EZRA; Mr. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A.; Mr. G. K. BORADE; Dr. G. V. DESHMUKH, M.D. (Lond.), F.R.C.S. (Eng.); Mr. GORDHANDAS GOKULDAS MORARJI, Mr. HAJI FATEH MAHOMED, H. M. MANIAR; Mr. HAROON TARMAHOMED NOORANI; Mr. HIRALAL DAYABHAI NANAVATI, B.A., LL.B.; Mr. HOOSEINBHOY A. LALLJEE, M.L.C.; Mr. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; Mr. B. G. HORNIMAN, Mr. H. P. MODY, M.A., LL.B., M.L.A.; Mr. I. S. PATEL, L.A., D. COM.; Mr. J. B. BAMAN-BEHRAM, B.A., LL.B.; Dr. J. V. VORA, L.M. & S., Mr. KANJI DWARKADAS, M.A.; Mr. KANJI K. MASTER; KHAN SAHEB KARMALI EBRAHIM, Dr. K. E. DADACHANJI, L.M. & S.; Mr. KHIMJI NATHOOBHAI; Mr. K. F. NARIMAN, B.A., LL.B., M.L.C.; Mr. L. R. TAIRSEE; RAO SAHEB M. D. RANE, Dr. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); Dr. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.; Mr. M. N. TALPADE, B.A., LL.B.; Mr. MAHOMED EBRAHIM SERANG; Mr. MAHOMED UMER ABDUL RASUL; Mr. MOHAMEDALLY ALLABUX; Mr. M. M. DESAI, B.A., LL.B., Mr. MULRAJ KARSONDAS; Mr. NARAYANLAL BANSILAL; Mr. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. MECH.E.; Mr. NOORMAHOMED BEGMAHOMED; THE HON'BLE SIR PHIROZE C. SETHNA, Kt., O.B.E., Dr. POONSEY H. MEISHERI, F.C.P.S., L.M. & S., Mr. PUNJABHAI THACKERSEY, Mr. R. S. ASAVLE, M.L.C., Mr. R. M. BHAT; RAMJI BHARMAL SHAH; Dr. R. M. MISTRY, F.C.P.S., L.M. & S.; Mr. S. G. KENI; Mr. S. L. SILAM, B.A., LL.B.; Dr. SORABJI P. MEHTA, B.A., L.M. & S.; Sir VASANTRAO A. DABHOLKAR, Kt. C.B.E., M.L.C.; Dr. ACCACIO G. VIEGAS, L.M. & S.; Prof. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; Mr. V. N. CHANDAVAR-KAR, B.A. (Cantab.), BAR-AT-LAW; Mr. Y. G. PANDIT.—Total 60.

Mr. A. R. DALAL, M.A., I.C.S., J.P., *Municipal Commissioner.*  
Mr. R. H. A. DELVES, C.I.E., F.S.I., *CHIEF OFFICER.*

The minutes of the meeting held on 18th April 1929 were signed.

Considered Committee's Resolution No. 50, dated 23rd April 1929, approving suggestions made by the Special Sub-Committee, *re.* sale of plots in Trust Estates and granting of building advances.

Proposed by the Chairman of the Committee, seconded by Mr. Neilson—

“That the suggestions made by the Special Sub-Committee be approved and the President be requested to approach Government for the necessary amendment of the Transfer Act.  
**No. 17.**”

2. That the Municipal Corporation be requested to consider the desirability of obtaining similar powers when the Trust is amalgamated with the Municipality."

*First Amendment*—Proposed by Mr. Wadke, seconded by Dr. Viegas—

"That the Committee's Resolution No. 50, dated 23rd April 1929, approving suggestions made by the Special Sub-Committee re. sale of plots in Trust Estates and granting of building advances, be recorded."

*Second Amendment*—Proposed by Mr. Baman-Behram, seconded by Mr. Talpade—

"That consideration of the matter be postponed till such time as the amalgamation of the Trust and the Municipality takes place."

*Third Amendment*—Proposed by Mr. Chandavarkar, seconded by Mr. Parelkar—

"That the suggestions made by the Sub-Committee be approved in principle and that the Corporation be requested to obtain the power of raising money for the purpose of granting loans to persons desiring to erect small houses for residential purposes when the amalgamation of the Trust with the Municipality takes place."

After the debate had proceeded for a considerable time, Professor Rao moved—

"That the question be now put."

The motion was seconded by Rao Saheb Rane and *carried*.

After the Chairman of the Committee had replied to the debate, the *Third Amendment* of Mr. Chandavarkar was put to the vote and was *lost* by a large majority.

The *Second Amendment* of Mr. Baman-Behram was then put to the vote and was *lost* by a large majority.

The *First Amendment* of Mr. Wadke was then put to the vote and was *lost* by a large majority.

The *Original Proposition* was then put to the vote and was *carried*.

---

Considered Committee's Resolution No. 95, dated 14th May 1929, recommending that Mr. A. K. Dadachanji, Estate Agent, be appointed to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves, on a salary of Rs. 2,500 per month and the usual motor allowance of Rs. 165 per month.

Proposed by the Chairman of the Committee, seconded by Mr. Asavle—

"That the Committee's Resolution No 95, dated 14th May 1929, re :  
**No. 18.** the acting appointment of Mr. A. K. Dadachanji as Chief Officer be recorded and the Board do proceed to select a candidate for

appointment to the post according to the Rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, at a meeting to be held on a day to be fixed hereafter by the President."

*Amendment*—Proposed by Mr. Mulraj Karsondas, seconded by Mr. G. G. Morarji ~~B. P. Wasthe~~.

"That the Committee's Resolution No. 95, dated 14th May 1929, re: the acting appointment of Mr. A. K. Dadachanji as Chief Officer be recorded and the Board do proceed to select a candidate for appointment to the post according to the Rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, at a meeting to be held on a day to be fixed hereafter by the President provided that if Mr. A. K. Dadachanji be appointed to act as Chief Officer, his salary should not be more than Rs. 2,000 per month."

The *Amendment* on being put to the vote was *lost* by a large majority.

The *Original Proposition* was then put to the vote and was *carried*.

---

Considered Committee's Resolution No. 96, dated 14th May 1929, re: grant of a holiday to the non-scheduled staff on His Majesty the King Emperor's Birthday.

Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

"That the Rule framed by the Committee in their Resolution No. 96, No. 19. dated 14th May 1929 for the grant of a holiday on full pay to the non-Scheduled staff on His Majesty the King Emperor's Birthday be approved under Section 110(1) of the Transfer Act."

*Carried.*

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Considered the following statement of Supplementary grants for 1929-30, sanctioned by the Committee subject to the Board's sanction :—

Statement showing budget grants sanctioned by the Improvements Committee subject to Board's sanction.

Committee's Resolution number and date.	Department.	Head of Account.	Budgetted Amount.	Amount to be spent during the year.	Excess over Budgetted Amount.	Head from which transferred.	Reasons for excess expenditure.
11 of 4th April 1929 ...	Engineer ...	Capital Account, Improvement of Schedule C lands, Parel Estate.	Rs. ...	Rs. 600	Rs. 600	Capital Account, Lump provision of Rs. 25,000 for unforeseen works.	The amount is required for covering the well as the Health Officer complains that it is a mosquito breeding place. The tenancy of the land is extended for a further period of three years subject to the well being covered at Trust expense for which no provision was made.
53 of 23rd April 1929...	"	Capital Account, Scheme 62, Love Lane Chawls.	...	2,200	2,200	Do. ...	The expenditure was incurred for the completion of the work of the compound wall and improvement in water supply in the chawls provision for which was made in the Revised Estimate for 1928-29; the work not being entirely completed during that year as anticipated, the amount shown is required to be paid during the current year.
91 of 14th May 1929	"	General Account, Maintenance of Streets, Scheme 29 (Recreation Ground).	...	31-11-0	31-11-0	General Account, Maintenance of Streets, Scheme 29, sweeping roads and passages.	No provision was made for the maintenance of recreation ground during the current year as it was expected that it would be handed over to the Municipality before the close of the last year. It was, however, handed over on the 4th April 1929 and the amount shows the wages of the Mali Watchman etc. for March 1929 paid during this year.

Proposed by the Chairman of the Committee, seconded by the Hon'ble Sir Phiroze C. Sethna—

**No. 20.** "That the proposed transfer of grants be sanctioned."

*Carried.*

Considered :—

(a) Letter, dated 11th April 1929, from Rao Bahadur S. K. Bole, forwarding resolution passed under his presidency at a public meeting held on 10th April 1929, under the auspices of the Bharatiya Samaj Seva Mandal :—

"I have the honour to forward the following Resolution passed unanimously in a public meeting held at Matunga Labour Camp on 10th April 1929 at 9 p. m. under the auspices of the Bharatiya Samaj Seva Mandal, for favour of immediate action in redressing grievances at your earliest convenience.

*Resolution :*

(a) 'This public meeting requests the President of the Improvement Trust, to order to repair the Patra Chawls situated at Matunga Labour Camp before the rainy season sets in, (b) to remove the men and women of bad character who cause nuisance to peace loving people, residing at these chawls, (c) to make necessary arrangements of repairing the roads, (d) to make better lighting arrangements in the area of the Labour Camp, (e) to repair the latrines and put chains from inside which it seems were not fixed at all from the beginning.' "

(b) Chief Officer's note, dated 4th May 1929 :—

"A similar letter has been addressed to the Committee and has been laid before them with a full report."

Proposed by the Chairman of the Committee, seconded by Dr. Dadachanji—

"That the letter, dated 11th April 1929, from Rao Bahadur S. K. Bole be forwarded to the Improvements Committee for disposal."

*Carried.*

In accordance with notice of motion, it was—

Proposed by Mr. Tairsee—

"That the Improvement Trust Committee be requested to report whether it is not desirable to reduce the rent of leases of plots which though well developed do not yield to owners even 4% return."

The motion was seconded by Mr. Patel and *carried.*

This finished the business before the meeting and the President then fixed 4-30 P. M. (Bombay Time) on Tuesday, the 28th May 1929, for appointment of acting Chief Officer.

# Bombay Improvement Trust.

Bombay, Tuesday, 28th May 1929.

At an Ordinary Meeting of the Board held this day, at 4-30 P. M. (B.T.), in the Corporation Hall, there were present :—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR; MR. A. P. SABAVALA, B.A., BAR-AT-LAW, MRS. AVANTI-KABAI GOKHALAY, MR. B. T. DESAI, B.A., LL.B., M.L.C., MR. B. G. PARELKAR, MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom), SIR BYRAMJEE JEEJEEBHAY, KT., MR. D. G. DALVI, M.A., LL.B., MR. DOSTMAHOMED G. KHAIRAZ, MR. DWARKADAS KALYANDAS, B.A.; MR. ALWYN EZRA, F.R.C.S., J.P.; MR. G. K. BORADE, MR. GORDHANDAS GOKULDAS MORARJI, MR. HIRALAL DAYABHAI NANAVATI, B.A., LL.B., MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. B. G. HORNIMAN, MR. H. P. MODY, M.A., LL.B., M.L.A., MR. I. S. PATEL, L.A., D. COM., MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A., DR. J. V. VORA, L.M. & S., MR. L. R. TAIRSEE, RAO SAHEB M. D. RANE, DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab); MR. MAHOMED EBRAHIM SERANG, MR. MAHOMED UMER RAJAB, MR. MOHAMEDALLY ALLABUX, MR. M. M. DESAI, B.A., LL.B., MR. NANABHOY LUXUMON; THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E., DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THACKERSEY, DR. P. G. SOLANKI, L.M. & S., M.L.C., MR. R. S. ASAVALE, M.L.C., MR. R. M. BHAT; MR. RAMJI BHARMAL SHAH, MR. S. K. BARODAWALLA, MR. S. L. SILAM, B.A., LL.B., SIR VASANTRAO A. DABHOLKAR, KT., C.B.E., M.L.C., MR. V. C. SETALVAD, B.A., LL.B., DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab), BAR-AT-LAW, O.A., MR. V. N. CHANDAVARKAR, B.A. (Cantab), BAR-AT-LAW, MR. Y. G. PANDIT.—Total 45.

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MR. A. R. DALAL, M.A., I.C.S., J.P., *Municipal Commissioner.*

MR. R. H. A. DELVES, C.I.E., F.S.I., *CHIEF OFFICER.*

The minutes of the meeting held on 21st May 1929 were signed.

The business before the meeting was the selection of a candidate for acting appointment to the post of Chief Officer, according to the Rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, which was fixed for this day by the President in pursuance of the Board's Resolution No. 18, dated 21st May 1929. In connection with this business a nomination for the selection of Mr. A. K. Dadachanji for the post had been received and circulated. As there was only one vacancy and only one candidate nominated for the appointment, Mr. A. K. Dadachanji was declared by the President to be duly appointed to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves, on a salary of Rs. 2,500 per month and the usual motor allowance of Rs. 165 per month subject to confirmation of Government under Section 29(2) of the Transfer Act.

This finished the business before the meeting.

# Bombay Improvement Trust.

Bombay, Monday, 17th June 1929.

At a Special Meeting of the Board held this day, at 4.45 P. M. (B.T.), in the Corporation Hall, there were present :—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR; DEWAN BAHADUR A. K. PAI, B.A.; MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.); MR. A. P. SABAVALA, B.A., BAR-AT-LAW; DR. A. G. MERCHANT, L.M. & S.; MRS. AVANTIKABAI GOKHALAY; MISS BACHUBAI R. LOTEVALA; MR. B. N. GAMUDIA, B.A.; MR. B. G. PARELKAR; MR. B. N. MEHISHERI; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.); SIR BYRAMJEE JEEJEEBHOY, Kt.; DR. J. A. COLLACO, L.M. & S.; MR. D. G. DALVI, M.A., LL.B.; CAPT. J. ALBAN DE SOUZA, B.A., L.M. & S., I.M.S.; SIR DINSHAW PETIT, BART.; MR. DOSTMAHOMED G. KHAIRAZ; MR. DWARKADAS KALIANDAS, B.A.; MR. E. R. HIRJIBEHEDIN, MR. G. K. BORADE; DR. G. V. DESHMUKH, M.D. (Lond.) F.R.C.S. (Eng.); MR. GORDHANDAS GOKULDAS MORARJI; MR. HAJI FATEH MAHOMED H. M. MANIAR; MR. HAROON TARMAHOMED NOORANI; MR. HIRALAL DAYABHAI NANAVATI, B.A., LL.B.; MR. HOOSEINBHOY A. LALLJEE, M.L.C.; MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. H. M. CHOWNA; MR. B. G. HORNIMAN; MR. H. P. MODY, M.A., LL.B., M.L.A.; MR. I. S. PATEL, L.A., D. Com.; MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; MR. JEHANGIR BOMANJEE PETIT, M.L.C.; DR. J. V. VORA, L.M. & S.; MR. KANJI DWARKADAS, M.A.; MR. KANJI K. MASTER; DR. K. E. DADACHANJI, L.M. & S.; MR. KHIMJI NATHOOBHAI; MR. K. F. NARIMAN, B.A., LL.B., M.L.C.; MR. L. R. TAIRSEE, RAO SAHER M. D. RANE; MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D. P. H. (Cantab.); DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.; MR. MAHOMED EBRAHIM SERANG; KHAN BAHADUR MOHAMED I. CURTAY; MR. M. M. KILEDAR; MR. MAHOMED UMER ABDULRASUL; MR. MAHOMED UMER RAJAB; MR. M. M. DESAI, B.A., LL.B.; DR. M. B. VELKAR, L.M. & S.; MR. MULRAJ KARSONDAS; MR. NANABHAI LUXUMON; MR. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. Mech. E.; MR. P. G. SAHASRABUDHE; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THACKERSEY; DR. P. G. SOLANKI, L.M. & S., M.L.C.; MR. R. S. ASAVALE, M.L.C.; MR. R. M. BHAT; MR. RAMJI BHARMAL SHAH; MR. S. G. KENI, MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; MR. SHIVDAS C. THAKKER; MR. A. SOARES, M.A., LL.B.; DR. SORAB P. MEHTA, B.A., L.M. & S.; SIR VASANTRAO A. DABHOLKAR, Kt., C.B.E., M.L.C.; DR. V. R. SANZGIRI, B.S. (Bom.), M.R.C.S. (England); MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; MR. VITHALDAS KANJI; MR. D. J. C. WALLACE; MR. Y. G. PANDIT.—Total 80.

The minutes of the meeting held on the 28th May 1929 were signed.

Considered Committee Resolution No. 132, dated 11th June 1929, recommending the grant of leave to Mr. A. K. Dadachadji.

Proposed by the Chairman of the Committee, seconded by Mr. Pandit—

“That sanction be accorded to the grant to Mr. A. K. Dadachanji of No. 23. privilege leave for one day combined with furlough on half average salary for 4 months and 25 days from the 10th June 1929, as recommended by the Committee in their Resolution No. 132, dated 11th June 1929.”

*Amendment*—Proposed by Mr. Bharmal—

“ That the pay as acting Chief Officer be not taken into account in calculating the leave salary.”

The President ruled the *Amendment* out of order.

The *Original Proposition* was then put to the vote and was *carried*.

Considered Committee Resolution No. 141, dated 13th June 1929, recommending that Mr. N. D. Mehta be appointed to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves on a salary of Rs. 2000 per month and a motor car allowance of Rs. 165 per month.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“ That the Improvements Committee's Resolution No. 141, dated 13th June 1929, recommending that Mr. N. D. Mehta be appointed to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves be recorded and the Board do proceed to select a candidate for acting appointment to the post of Chief Officer according to the rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, at a meeting to be held on a day to be fixed hereafter by the President.”

*Carried.*

Considered Committee Resolution No. 117, dated 30th May 1929, adopting Report No. 1, dated 14th May 1929, of the Special Sub-Committee for Dharavi Street Scheme.

Proposed by the Chairman of the Committee, seconded by Dewan Bahadur A. K. Pai—

“ That the Special Sub-Committee's Report be recorded.

2. That the Scheme should be and is hereby altered by the exclusion of the 30 properties mentioned in the Special Sub-Committee's Report after deleting Case No. 156.

3. That Government be asked to instruct the Land Acquisition Officer to withdraw from the acquisition of the properties referred to under Section 48(7) of the Land Acquisition Act.”

*Carried.*

Considered Committee Resolution No. 135, dated 11th June 1929, adopting Report No. 2, dated 30th May 1929, of the Special Sub-Committee for Dharavi Street Scheme *re*: denotification of Kolis' Houses :—

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“ That the President of the meeting of the Kolis be informed as recommended by the Special Sub-Committee in their Report No. 2, dated 30th May 1929.”

*Carried.*

Considered the following statement of supplementary Budget grants for 1929-30 :—



Statement showing budget grants sanctioned by the Improvements Committee subject to Board's sanction.

Committee's Resolution number and date.	Department.	Head of Account.	Budgetted Amount.	Amount to be spent during the year.	Excess Over Budgetted Amount.	Head from which transferred.	Reasons for excess expenditure.
			Rs.	Rs.	Rs.		
104 of 30th May 1929	Engineer ...	Capital Account, Scheme 6, two-room tenements and ground floor cottages (for electric fittings.)	...	8,460	8,460	Capital Account Lump provision of Rs. 25,000 for unforeseen works.	It is proposed at the request of the tenants to carry out the work of wiring and providing the necessary lamps on the stairs, in the passages and rooms for which no provision was made in the current year's budget.
		<i>Rental</i> <del>Capital</del> Account, Scheme 6, two-room tenements and ground floor cottages (for maintenance charges.)	...	2,044	2,044	Do.... ...	
108	Chief Accountant.	Capital Account, Police Accommodation Schemes, Scheme No. 67 at Naigaum, Part II.	...	1,436	1,436	Do ...	Account of the Scheme was closed and the unspent balance out of the moneys advanced to the Executive Engineer, Presidency Division, was returned by him in October last. He now requests payment of the amount on account of bonus granted by Government to the contractor for the early completion of the work for which no provision was made in the current year's Budget.

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Proposed by the Chairman of the Committee, seconded by Sir Byram-  
ji Jeejeebhoy—  
No. 27. "That the proposed transfer of grants be sanctioned."

*Carried.*

This finished the business before the meeting and the President then fixed 3-30 P. M. (B. T.) on Tuesday, the 25th June 1929, for appointment of acting Chief Officer.

# Bombay Improvement Trust.

Bombay, Tuesday, 25th June 1929.

At an adjourned Special Meeting of the Board (originally called for the 17th June 1929 and adjourned from that day) held this day, at 3-30 P. M. (Bombay Time) in the Corporation Hall, there were present :—

Mr. MEYER NISSIM, M.A., J.P., *President.*

Dr. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

Mr. A. R. DIMITIMKAR; DEWAN BAHADUR A. K. PAI, B.A.; Mr. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.); Mr. A. P. SABAVALA, B.A., BAR-AT-LAW; DR. A. G. MERCHANT, L.M. & S.; MRS. AVANTIKABAI GOKHALAY; Miss BACHUBAI R. LOTEVALA, Mr. B. T. DESAI, B.A., LL.B., M.L.C., Mr. B. N. GAMUDIA, B.A.; Mr. B. G. PARELKAR; Mr. B. N. MEHISHERI; Mr. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.), Sir BYRAMJEE JEEJEEBHOY, K.T.; Dr. J. A. COLLACO, L.M. & S., Mr. D. G. DALVI, M.A., LL.B.; Mr. D. S. TYEBJEE, M.L.C., Mr. M. J. P. D'ANDRADE, B.A., LL.B.; Capt. J. ALBAN DESOUZA, B.A., L.M. & S., I.M.S.; Sir DINSHAW PETIT, BART.; Mr. DOSTMAHOMED G. KHAIIRAZ; Mr. DWARKADAS KALIANDAS, B.A.; Mr. E. R. HIRJIBEHEDIN; Mr. ALWYN EZRA, F.R.G.S., J.P.; Mr. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A.; Mr. G. K. BORADE; Dr. G. V. DESHMUKH, M.D. (LOND.) F.R.C.S. (Eng.); Mr. GORDHANDAS GOKULDAS MORARJI; Mr. G. D. BILIMORIA; Mr. HAJI FATEH MAHOMED H. M. MANIAR; Mr. HIRALAL DAYABHAI NANAVATI, B.A., LL.B.; Mr. HOOSEINBHOY A. LALLJEE, M.L.C.; Mr. HOUSENALLY M. RAHIMTOOLA, B.A., M.L.C.; Mr. B. G. HORNIMAN, Mr. H. P. MODY, M.A., LL.B., M.L.A.; Mr. I. S. PATEL, L.A., D.COM.; Mr. JAFERBHOY A. LALLJEE, Mr. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.; Mr. J. B. BAMAN-BEHRAM, B.A., LL.B.; Dr. J. V. VORA, L.M. & S.; Mr. KANJI DWARKADAS, M.A.; Mr. KANJI K. MASTER; Dr. K. E. DADACHANJI, L.M. & S.; Mr. P. A. KELLY, C.I.E.; Mr. KHIMJI NATHOQBHAI; Mr. K. F. NARIMAN, B.A., LL.B., M.L.C.; Mr. L. R. TAIRSEE; RAO SAHEB M. D. RANE; Mr. M. A. KARANJAWALA, M.A., LL.B.; Dr. M. N. BALSARA, L.M. & S., D. P. H. (Cantab.); Dr. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.; Mr. M. N. TALPADE, B.A., LL.B.; Mr. MAHOMED EBRAHIM SERANG; Mr. M. M. KILEDAR; Mr. MAHOMED UMER ABDUL RASUL; Mr. MAHOMED UMER RAJAB; Mr. MOHAMMEDALLY ALLABUX; Mr. M. M. DESAI, B.A., LL.B.; Dr. M. B. VELKAR, L.M. & S.; Mr. MULRAJ KARSONDAS; Mr. NANABHAI LUXUMON; Mr. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. MECH. E.; Mr. P. G. SAHASRABUDHE; Mr. P. J. MARZBAN, M.A., M.L.C.; Dr. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; Mr. PUNJABHAI THACKERSEY; Dr. P. G. SOLANKI, L.M. & S., M.L.C.; Mr. R. S. ASAVALE, M.L.C.; Mr. R. M. BHAT; Mr. RAMJI BHARMAL SHAH; Mr. S. G. KENI; Mr. S. K. BARODAWALLA; Mr. S. L. SILAM, B.A., LL.B.; Mr. S. K. PUPALA; Dr. S. S. BATLIWALA, F.C.P.S., L.M. & S.; Mr. SHIVDAS C. THAKKER; Mr. A. SOARES, M.A., LL.B.; Sir VASANTRAO A. DABHOLKAR, K.T., C.B.E., M.L.C.; Dr. V. R. SANZGIRI, B.S. (Bom.), M.R.C.S. (England); Mr. V. C. SETALVAD, B.A., LL.B.; Dr. ACCACIO G. VIEGAS, L.M. & S.; Prof. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; Mr. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; Mr. VITHALDAS D. GOVINDJI; Mr. D. J. C. WALLACE; Mr. Y. G. PANDIT.—Total 87.

The minutes of the meeting held on the 17th June 1929 were signed.

The business before the meeting was the selection of a candidate for acting appointment to the post of Chief Officer, according to the Rules adopted by the Board under their Resolution No. 84 dated 14th December 1928, which was fixed for this day by the President in pursuance of the Board's Resolution No. 24 dated 17th June 1929.

In connection with this business, a list of nominations received for the appointment of the following candidates had been circulated :—

1. Mr. H. G. Mhatre.
2. Mr. N. D. Mehta.

Printed slips of paper bearing the names of the aforesaid candidates were circulated to the Trustees who were requested to put a cross against the name of the candidate for whom they wished to vote without signing the paper and place the slip into the Ballot Box.

The Ballot Box was closed at 4-1 P. M. (B. T.)

On a scrutiny of the slips, the result of the voting was as follows :—

Mr. H. G. Mhatre.....36.

Mr. N. D. Mehta.....51.

Mr. N. D. Mehta who obtained the larger number of votes was accordingly declared by the President to have been duly appointed to act as Chief Officer, subject to confirmation of Government under Section 29(2) of the Transfer Act, on a salary of Rs. 2,000 per month and a motor car allowance of Rs. 165 per month.

This finished the business before the Meeting.

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SERVANTS OF INDIA SOCIETY'S  
BRANCH LIBRARY  
BOMBAY

# Bombay Improvement Trust.

Bombay, Tuesday, 30th July 1929.

At an Ordinary Meeting of the Board of Trustees for the Improvement of the City of Bombay, held this day, in the Corporation Hall, at 3-30 P. M. (B. T.) there were present :—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITMKAR; DEWAN BAHADUR A. K. PAI, B.A., MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.); MR. A. P. SABAVALA, B.A., BAR-AT-LAW; MRS. AVANTIKABAI GOKHALAY; MISS BACHUBAI R. LOTEVALA; MR. B. T. DESAI, B.A., LL.B., M.L.C.; MR. B. N. GAMUDIA, B.A.; MR. B. G. PARELKAR; MR. B. N. MEHISHERI; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.); SIR BYRAMJEE JEEJEEBHOY, KT., DR. J. A. COLLACO, L.M. & S.; MR. D. G. DALVI, M.A., LL.B.; MR. D. S. TYEBJEE, M.L.C.; MR. M. J. P. D'ANDRADE, B.A., LL.B.; MR. DOSTMAHOMED G. KHAIRAZ, MR. DWARKADAS KALIANDAS, B.A., MR. E. R. HIRJIBEHEDIN, MR. ALWYN EZRA, F.R.G.S., J.P.; MR. G. K. BORADE, DR. G. V. DESHMUKH, M.D. (Lond) F.R.C.S. (Eng); MR. GORDHANDAS GOKULDAS MORARJI; MR. G. D. BILIMORIA, MR. HAJI FATEH MAHOMED H. M. MANIAR, MR. HIRALAL DAYABHAI NANAVATI, B.A., LL.B.; MR. B. G. HORNIMAN; MR. I. S. PATEL, L.A., D.COM.; MR. JAFERBHOY A LALLJEE; MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A., DR. J. N. CHOKSY, M.B., B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; DR. J. V. VORA, L.M. & S.; MR. KANJI DWARKADAS, M.A.; MR. KANJI K. MASTER; MR. L. R. TAIRSEE, MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D. P. H. (Cantab); DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.; MR. M. N. TALPADE, B.A., LL.B.; MR. MAHOMED EBRAHIM SERANG; MR. M. M. KILEDAR; MR. MAHOMEDALLY ALLABUX; MR. M. M. DESAI, B.A., LL.B.; MR. MULRAJ KARSONDAS; MR. NANABHAI LUXUMON; MR. NARAYENLAL BANSILAL; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THACKERSEY; MR. R. M. BHAT; MR. RAMJI BHARMAL SHAH; MR. S. G. KENI; MR. S. L. SILAM, B.A., LL.B.; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; DR. SORAB P. MEHTA, B.A., L.M. & S.; MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; MR. Y. G. PANDIT.—Total 64.

MR. A. R. DALAL, M.A., I.C.S., J.P., MUNICIPAL COMMISSIONER.

MR. N. D. MEHTA, B.A., ACTING CHIEF OFFICER.

THE SECRETARY.

The Minutes of the Meeting, held on the 25th June 1929, were signed.

At the outset, the President welcomed Mr. N. D. Mehta, acting Chief Officer and observed that he was the first Indian to be appointed to this post. The President remarked that Mr. Mehta's knowledge and experience would be of great value to the Trust. He had served as Deputy Municipal Commissioner and his work as such was much appreciated by the Corporation. As the Corporation's Reforms and Retrenchment Adviser, Mr. Mehta had also proved himself very useful.

Considered the following Chief Officer's report, dated 15th July 1929,  
*re* : death of Mr. A. K. Dadachanji.

"I beg to report with the greatest regret for the information of the Board that Mr. A. K. Dadachanji died on the 28th June 1929. The Board are aware of the valuable services rendered by him as Estate Agent. His appointment by the Board as acting Chief Officer is an indication of the high opinion the Board held of his work."

Proposed by the Chairman of the Committee, seconded by Mr. Hirji-Behedin—

"That the Chief Officer's report, dated 15th July 1929, be recorded.  
No. 28. ed.

2. That the Board place on record with deep regret their sense of the heavy loss sustained by the Trust in the sad and untimely death of Mr. A. K. Dadachanji who for nearly 14 years served them with great zeal and devotion in various capacities and who was ultimately appointed to act as Chief Officer.

3. That a copy of this Resolution be forwarded to the family of the deceased with an expression of the Board's sympathy in their sad bereavement."

*Carried* unanimously, the Trustees rising in their seats.

Considered the Committee Resolution No. 171, dated 17th July 1929,  
*re* : loan of 1929-30—

Proposed by the Chairman of the Committee, seconded by Mr. Talpade—

"That the recommendations contained in Report No. 4, dated 13th July 1929, of the Finance Sub-Committee regarding the terms on, the manner in and the time at which the loan of Rs. 25 lakhs should be raised and approved by the Committee in their Resolution No. 171, dated 17th July 1929, be sanctioned.

2. That the Committee be empowered to fix the actual date of issue, to accept offers and to fix the minimum rate at which the offers should be accepted."

*Amendment*.—Proposed by Mr. Patel, seconded by Mr. Khairaz—

"That the matter regarding the loan of 1929-30 be referred back to  
No. 29. the Improvements Committee for reconsideration."

The *Amendment* on being put to the vote was *carried*, there being 22 votes *for* and 17 votes *against* it.

It was also *carried* as a substantive proposition.

Considered the Committee Resolution No. 170, dated 9th July 1929, approving and adopting Report No. 5, dated 22nd May 1929, of the Works Sub-Committee *re*: letter, dated 17th November 1928, from Mr. Mulji Bharmal, building tenant of plot 302, Dadar-Matunga Estate, *re*: encroachment.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“That Report No. 5, dated 22nd May 1929 of the Works Sub-Committee be approved and Mr. Mulji Bharmal be informed that his request that he should not be charged extra rent in respect of certain encroachments which he has made on the compulsory open space cannot be complied with.”

*First Amendment.*—Proposed by Mr. Jamnadas Mehta, seconded by Dr. Deshmukh—

“That the Committee Resolution No. 170, dated 9th July 1929, be recorded.

That the Committee be informed that the Board is of opinion that Mr. Mulji Bharmal should be exempted from the payment of extra rent in respect of certain encroachments which he has made on the compulsory open space.”

*Second Amendment.*—Proposed by Mr. Baman-Behram, seconded by Mr. Balubhai Desai—

“That the matter be referred back to the Improvements Committee No. 30. for consideration and report.”

The *Second Amendment* on being put to the vote, was *carried*.

It thus became the substantive proposition against which the *First Amendment* of Mr. Jamnadas Mehta was put to the vote and was *lost* by a large majority.

The *Second Amendment* was then put to the vote as substantive proposition and was *carried*.

Considered the Committee Resolution No. 196, dated 23rd July 1929, recommending that Mr. H. G. Mhatre be appointed to act as Estate Agent during the remaining period of the leave granted to Mr. J. T. Burge.

Proposed by the Chairman of the Committee, seconded by Mr. Tairsee—

“That the Improvements Committee Resolution No. 196, dated 23rd July 1929, recommending that Mr. H. G. Mhatre be appointed to act as Estate Agent during the remaining period of the leave granted to Mr. J. T. Burge, be recorded and the Board do proceed to select a candidate for acting appointment to the post of Estate Agent according to the Rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, at a meeting to be held on a day to be fixed hereafter by the President.”

*Amendment.*—Proposed by Mr. Chandavarkar, seconded by Dewan Bahadur A. K. Pai—

“That the Improvements Committee Resolution No. 196, dated 23rd July 1929, recommending that Mr. H. G. Mhatre be appointed

to act as Estate Agent during the remaining period of the leave granted to Mr. J. T. Burge be recorded with an expression of the opinion of the Board that the question of the revision of the grade should be reconsidered by the Improvements Committee in view of the retirement of Mr. J. T. Burge in September 1930 and of the impending amalgamation of the Trust with the Municipality and the Board do proceed to select a candidate for acting appointment to the post of Estate Agent according to the Rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, at a meeting to be held on a day to be fixed hereafter by the President."

The *Amendment* on being put to the vote was *carried*.

It was also *carried* as a substantive proposition.

Considered the following Chief Officer's note, dated 6th July 1929, *re* : rents of Pre-war Chawls :—

"By their Resolution No. 672, dated 6th December 1927, the Committee increased the rents of the prewar chawls as shown below :—

Name of chawls.	Number of rooms.	Rents before increase per room.	Rents as increased per room.
		Rs. a. p.	Rs. a. p.
Chandanwadi ... ..	664	7 2 0	7 10 0
Princess Street ... ..	64	7 2 0	7 10 0
Mandvi ... ..	218	7 2 0	7 10 0
Imamwada ... ..	906	5 11 0	6 2 0
Nagpada ... ..	288	5 11 0	6 2 0
Agripada ... ..	1602	4 15 0	5 5 0
Suparibaug ... ..	478	4 9 0	4 15 0

2. By their Resolution No. 12, dated the 7th February 1928, the Board referred the

"That the Board is of opinion that the rents of their prewar Chawls should not be increased and that the Improvements Committee's Resolution No. 672, dated 6th December 1927 be rescinded so far as it relates to the increase of rents of these chawls, and any excess rent collected shall be refunded,"

the Committee for consideration and report in 2 months.

subject matter of the marginally noted proposition to

3. By their Resolution No. 116, dated 15th February 1928, the Committee referred the matter to the Land Sub-Committee for consideration and report. The Land Sub-Committee after going very carefully into the matter reported that there was not a single room vacant in any of these chawls, which is an indication that the rents are not more than the occupants can afford to pay and that the rents of these chawls are considerably less than those of privately owned chawls and recommended that no case was made out for a reduction of rents.



4. The Committee approved and adopted the report of the Land Sub-Committee and forwarded a copy thereof to the Board with reference to their Resolution No. 12, dated 7th February 1928. (Committee Resolution No. 287, dated 15th May 1928.)

5. When the matter came up again before the Board, they passed the resolution noted in the margin  
 "That the Board is of opinion that the rents of the pre-war chawls should not be increased and that the Improvements Committee's Resolution No. 672, dated 6th December 1927 be rescinded so far as it relates to the increase of rents of those chawls and any excess rent collected shall be refunded."  
 (Board's Resolution No. 47, dated 13th July 1928).

6. By their Resolution No. 377, dated 31st July 1928, the Committee referred the matter again to the Land Sub-Committee for consideration and report. After considering the Sub-Committee's report the Board to reconsider the matter and rescind their Resolution No. 47, dated 13th July 1928." Committee e passed the resolution noted in the margin (Committee Resolution No. 633, dated 5th February 1929).

7. When the matter came up for consideration before the Board, they resolved that the rents of prewar chawls, should not be increased, but at the same time the rents recovered at the increased rates should not be refunded (Board's Resolution No. 16, dated 18th April 1928).

8. On the passing of the abovementioned resolution, Mr. Delves issued the office order noted  
 "The Board have decided that the rents of the prewar chawls should be reduced to the figure they stood at before the increase in 1928. No refund is to be made and the present rents will remain in force until the end of the current month."  
 in the margin on 24th April 1929.

9. Rents were demanded accordingly ; but the tenants of Mandvi Koliwada chawls refuse to pay rents at the increased rates and have made the following two petitions to the Board :—

*Petition, dated 15th May 1929, from Simao S. Koli and others of the Mandvi Koliwada Sangha :—*

'We beg to draw your attention to the fact that we have honoured your Resolution No. 12 of the 7th February 1928 as also Resolution No. 377 of the 31st July 1928. Taking it for granted that you are the supreme authority, we refuse to pay the extra rents as desired by the Improvement Trust Committee.

We attach herewith\* note, from the Chief Officer asking us to pay increased rents in spite of your Resolution No. 16 of the 18th April 1929, which runs as follows: "that the rents of the pre-war chawls should not be increased but at the same time the rents recovered at the increased rates should not be refunded."

We have all along maintained that Board being a parent body, we as children would only obey the orders of the supreme authority. We regret to state that Mr. Delves' note attached herewith is not in consonance with Resolution No. 16 of the 18th April and we therefore approach you to do us justice and request that we should not be compelled to pay the excess rents. We would have paid the rents on the old scale but the Officers of the Board would not pass us receipts for the same and that is why the rents were not paid by us.

Hoping to be excused for the trouble and thanking you in anticipation."

*Petition, dated 17th June 1929, from Simao S. Koli and others of the Mandvi Koliwada Sangha :—*

'You are aware of the facts that Improvement Trust in January 1928 have increased rents of chawls from Rs. 7-2-0 to Rs. 7-10-0. The matter was put up before the Improvement Trust Board and the Improvement Trust Committee for the settlement ; but there

\* Printed in para 8 above.

has been a tremendous contest between these two bodies who have yet not come to final terms,—the former asking the Committee and the Estate Agent to reduce the rents and the latter insisting upon the increased rents. The Board has asked these two bodies *i. e.* Committee and the Improvement Trust Estate Agent some time back not to collect the increased rents pending the final settlement of the question who on their part have already recovered the amount from Lohar chawls and Chandanwadi chawls, and demanding the same from the 1st January 1928 to the 30th April 1929 from the Mandvi Koliwada Chawls, in spite of your Resolution No. 16 of 18th April 1929.

Taking it for granted that you are the supreme authority we the tenants refuse to pay the extra rent as desired by the Committee and the Estate Agent and the Chief Officer.

I had again referred the matter to the Board for the verification of the meaning of the Resolution No. 16 of 18th April to which I am replied by the Secretary of the Improvement Trust Office advising that the present rents will be reduced to the figure they stood at before the increase in 1928, but the recovery of rents will be at the rate of Rs. 7-10-0 per month up to the end of April 1929 and thereafter at Rs. 7-2-0 per month. The above named Sangha awaits reply from the Board as the Sangha has all along maintained that the Board being a parent body, we as children would only obey the orders of the supreme authority.

In the meantime, it is regretted to say, that the Estate Agent has served notices on several tenants informing them that on their failing to pay the whole amount from 1st January 1928 to June 1929, Rs. 129-2-0, into the office within a week from the receipt thereof legal steps will at once be taken to recover the same at the tenants' risk and cost without further reference.

I entreat you, Dear Sir, on behalf of the Sangha to insist upon the Improvement Trust Office to cancel the notices and receive two months' rent every time from the tenants at Rs. 7-2-0 per month as per Resolution No. 16 of 18th April 1929.

Hoping to be excused for the trouble and thanking you in anticipation.'

10. Most of the tenants of all the other prewar chawls have paid the rents at the increased rates upto the end of April 1929, and in fairness to these tenants, the tenants of the Mandvi Koliwada Chawls were asked to pay increased rents upto the end of April 1929 and there is no reason why they should not pay the same."

Proposed by the Chairman of the Committee, seconded by Dr. S. P. Mehta—

"That the Chief Officer's note, dated 6th July 1929, be approved  
**No. 32.** and that the petitioners be informed in terms of it."

*First Amendment.*—Proposed by Dr. Choksy, seconded by Mr. Keni—

"That the matter be referred back to the Improvements Committee for reconsideration."

*Second Amendment.*—Proposed by Mr. Horniman, seconded by Mr. Khairaz—

"That the Chief Officer be informed that the Board is of opinion that increased rents should not be collected from 1st April 1929."

Dr. Bulsara rising to a point of order enquired whether Mr. Horniman's *Amendment* was in order in view of the fact that the Board had passed their Resolution on 18th April 1929, and therefore the rents should not be collected at the increased rates from 18th April 1929 and not from 1st April 1929.

The President ruled the *Amendment* of Mr. Horniman out of order, observing that the subject-matter of the *Amendment* was not before the meeting.

The *Amendment* of Dr. Choksy on being put to the vote was *lost* by a large majority.

The *Original Proposition* was then put to the vote and was *carried*.

Considered the following Government Resolution, General Department, No. 865, dated 23rd May 1929, sanctioning the extension of the provisions of the Provident Funds Act, 1925, to the Provident Fund established by the Board.

"Letter from the Secretary, Bombay Improvement Trust, No. E. 74-29, dated the 14th February 1929 :—

'I am directed to invite reference to Government Resolution, General Department, No. 4718, dated 3rd August 1911, communicating the sanction of the Government of India to the application of the provisions of the Provident Funds Act, 1897, to the Provident Fund of the Board. The Provident Fund Rules have since been revised so as to bring them in conformity with the Provident Funds Act, 1925, and the Board have resolved that Government should be asked to extend the provisions of the said Act to their Provident Fund.

I am accordingly to request that Government may be pleased to apply the provisions of the Provident Funds Act (Government of India Act No. XIX of 1925 as amended by Act No. XXVIII of 1925) to the Trust Fund under Section 8 of the said Act.

A copy of the revised Rules accompanies.'

RESOLUTION.—In exercise of the powers conferred by section 8 of the Provident Funds Act, 1925, (XIX of 1925) as amended by Act XXVIII of 1925, the Government of Bombay (Transferred Departments) are pleased to extend the Provisions of the Provident Funds Act, 1925, to the Provident Fund established by the Bombay Improvement Trust under section 110 (3) of the City of Bombay Improvement Trust Transfer Act, 1925.

2. The requisite notification should be published in the Bombay Government "Gazette."

Proposed by the Chairman of the Committee, seconded by Mr. Horniman—

"That Government Resolution, General Department, No. 865, No. 33. dated 23rd May 1929, sanctioning the extension of the provisions of the Provident Funds Act, 1925, to the Provident Fund established by the Board be recorded."

*Carried.*

Considered the following Government Resolution, General Department, No. S-20(4), dated 13th June 1929, confirming the appointment of Mr. A. K. Dadachanji to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves :—

"Letter from the Secretary, Bombay Improvement Trust, No. E. L. 134-1929, dated the 30th May 1929 :—

'I am directed to state that the Board having granted their Chief Officer, Mr. R. H. A. Delves, C. I. E., F. S. I., leave on full average pay for 3 months and 19 days from the 1st June next, have appointed, subject to confirmation of Government, Mr. A. K. Dadachanji, L. C. E., F. S. I., M. I. E., their Acting Estate Agent, to act as Chief Officer on a salary of Rs. 2,500 per mensem with the usual motor allowance of Rs. 165 per mensem and to request that Government may be pleased to confirm the appointment under section 29(2) of the City of Bombay Improvement Trust Transfer Act, 1925, at an early date.'

**RESOLUTION.**—The appointment of Mr. A. K. Dadachanji, Acting Estate Agent of the Bombay Improvement Trust, to act as Chief Officer during the absence on leave of Mr. R. H. A. Delves, for a period of 3 months and 19 days with effect from 1st June 1929, is confirmed under section 29(2) of the City of Bombay Improvement Trust Transfer Act, 1925."

Proposed by the Chairman of the Committee, seconded by Mr. Vithaldas D. Govindji—

"That Government Resolution, General Department, No. S-20(4),  
**No. 34.** dated 13th June 1929, confirming the appointment of Mr. A. K. Dadachanji to act as Chief Officer be recorded."

*Carried.*

Considered the following Government Resolution, General Department, No. S-20(4), dated 28th June 1929, confirming the appointment of Mr. N. D. Mehta as officiating Chief Officer during the absence on leave of Mr. R. H. A. Delves :—

"Letter from the Secretary, Bombay Improvement Trust, No. E. L. 134-29, dated the 26th June 1929 :—

' With reference to the Government Resolution, General Department, No. S-20 (4) of 13th June 1929, confirming the appointment of Mr. A. K. Dadachanji to act as Chief Officer, I am directed to state that the Board, having granted him privilege leave for one day combined with furlough on half average salary for 4 months and 25 days from the 10th June 1929, on account of illness, have appointed, subject to confirmation of Government, Mr. N. D. Mehta, B. A., Retrenchment and Reforms Adviser to the Bombay Corporation, to act as Chief Officer, during the absence on leave of Mr. R. H. A. Delves, on a salary of Rs. 2,000 per month and a motor car allowance of Rs. 165 per month. I am therefore to request that Government may be pleased to confirm the appointment under section 29 (2) of the Trust Transfer Act, 1925, at a very early date to enable Mr. Mehta to take charge of the work as early as possible.'

**RESOLUTION.**—The appointment of Mr. N. D. Mehta, Retrenchment and Reforms Adviser to the Bombay Municipal Corporation, as officiating Chief Officer of the Bombay Improvement Trust during the remaining period of the leave granted to Mr. R. H. A. Delves, is confirmed under Section 29 (1) of the City of Bombay Improvement Trust Transfer Act, 1925."

Proposed by the Chairman of the Committee, seconded by Mr. Borade—

"That Government Resolution, General Department, No. S-20(4),  
**No. 35.** dated 28th June 1929, confirming the appointment of Mr. N. D. Mehta to act as Chief Officer be recorded."

*Carried.*

Considered the following list brought up to 31st March 1929, of Resolutions passed by the Board calling for reports from the Chief Officer which have not been received up to the 30th June 1929 :—

Serial No.	Subject.	Trustees' Resolution under which report is called for.	Remarks.
1.	That the Chief Officer be requested to report what progress has been made up to now in improving that part of the Parel Road between the Byculla Bridge and the Railway Station. When does he expect to actually begin the work? Whether he can take such measures as are necessary to keep this part of the Road in a better condition than what it is now.	51/13th April 1927 ...	Report and revised plan under consideration.
2.	That the Chief Officer be requested to report within a month the latest, (1) the number of letters received from Accountant General addressed to Chairman, Chief Officer, Chief Accountant and (or) the Secretary, (2) the dates on which these letters were received and action taken on each and (3) the cause of delay and who is responsible for it.	86/14th December 1928 ...	Chief Officer's report awaited.

Proposed by the Chairman of the Committee, seconded by Dr. Bulsara—

No. 36. "That the list be recorded."

*Carried.*

Considered the following Statement of references from the Board pending before the Improvements Committee for the quarter ending 30th June 1929 :—

Serial No.	Subject matter of Reference.	Board's Resolution under which the reference was made.
<b>Improvements Committee.</b>		
1	Reduction of rents of leases of plots on Trust Estates ...	22/21st May 1929.
<b>Works Sub-Committee.</b>		
2	Feasibility of constructing residential quarters (two and three room tenements or cottage system blocks), for the use of the lower middle classes.	21/14th July 1926.
<b>Land Sub-Committee.</b>		
3	An Improvement Scheme for the Kamathipura District	16/14th July 1926.
4	The desirability of abandoning the Worli-Koliwada Scheme.	17/14th July 1926.
5	Letter, dated 21st March 1927, from Patels of Worli-Koliwada, <i>re</i> : acquisition of Worli-Koliwada.	50/13th April 1927.
6	Retention of Maruti Temple, Shivlinga and the Moslem Mosque situated opposite the Gloria Church, Byculla.	75/12th August 1927.
7	Retention of the Temple of 'Mari Ai' situated on a small hillock at Worli.	76/12th August 1927.
8	Retention of liquor shop in Scheme 57, Case 45 ...	9/7th February 1928.
9	Retention of Maruti Temple—Committee requested to expedite their report.	14/7th February 1928.
10	To earmark some plots in the interest of the displaced Kolis on account of the acquisition of Sewri-Koliwada.	83/14th December 1928.

Proposed by the Chairman of the Committee, seconded by Dr. Collaco—

**No. 37.** "That the Statement be recorded."

*Carried.*

In accordance with notice of motion, it was—

Proposed by Mr. Vithaldas D. Govindji—

“That the Chief Officer be requested to report whether it is desirable  
**No. 38.** and feasible to frame any rules for determining the poor and the middle class tenants who could be admitted to the Trust's Chawls since they are meant only for them.\*”

The motion was seconded by Mr. Dwarkadas Kalyandas and *carried*.

This finished the business before the House.

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\*The motion of which notice was given was as follows and was altered as above with permission of the Board :—

“That the Chief Officer be requested to report whether any rules are framed to determine the poor and the middle class tenants who could be admitted to the Trust's chawls as they are meant only for them, if not, he be requested to take steps to frame the same to carry out the object of the construction of Trust Chawls. ”

# Bombay Improvement Trust.

Bombay, Thursday, 8th August 1929.

At an Ordinary Meeting of the Board of Trustees for the Improvement of the City of Bombay, held this day, in the Corporation Hall, at 2-45 P. M. (B. T.) there were present :—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR; DEWAN BAHADUR A. K. PAI, B.A.; MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I); MRS. AVANTIKAIBAI GOKHALAY; MR. B. G. PARELKAR; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom); DR. J. A. COLLACO, L.M. & S.; MR. DWARKADAS KALIANDAS, B.A.; MR. ALWYN EZRA, F.R.G.S., J.P.; MR. G. D. BILIMORIA, MR. HIRALAL DAYABHAI NANAVATI, B.A., LL.B.; MR. I. S. PATEL, L.A., D. COM.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; DR. J. V. VORA, L.M. & S.; MR. KANJI K. MASTER; MR. L. R. TAIRSEE; RAO SAHEB M. D. RANE; MR. M. A. KARANJAWALA, M. A., LL. B.; DR. M. N. BALSARA, L. M. & S., D. P. H. (Cantab.); MR. MAHOMED UMER RAJAB; MR. M. M. DESAI, B.A., LL.B.; MR. M. G. KAPADIA, B.A., LL.B.; MR. NANABHAI LUXUMON; MR. NARAYENLAL BANSILAL, DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. S. G. KENI; MR. S. L. SILAM, B.A., LL.B.; MR. S. K. PUPALA; MR. SHIVDAS C. THAKKER, MR. A. SOARES, M.A., LL.B.; DR. SORAB P. MEHTA, B.A., L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW, MR. VITHALDAS D. GOVINDJI; MR. Y. G. PANDIT.—Total 38  
*Mr. V. N. Chandavarkar*  
MR. N. D. MEHTA, B.A., ACTING CHIEF OFFICER.

The minutes of the meeting held on the 30th July 1929 were signed.

The business before the meeting was the selection of a candidate for acting appointment to the post of Estate Agent, according to the Rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, which was fixed for this day by the President in pursuance of the Board's Resolution No. 31, dated 30th July 1929. In connection with this business, a nomination for the selection of Mr. H. G. Mhatre for the post had been received and circulated. As there was only one vacancy and only one candidate nominated for the appointment, Mr. H. G. Mhatre was declared by the President to be duly appointed to act as Estate Agent during the remaining period of the leave granted to Mr. J. T. Burge.

This finished the business before the meeting.



# Bombay Improvement Trust.

*Bombay, Wednesday, 21st August 1929.*

At a Special Meeting of the Board of Trustees for the Improvement of the City of Bombay, held in the Corporation Hall, this day, at 4-45 P. M. (B. T.) there were present :—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITMKAR; DEWAN BAHADUR A. K. PAI, B.A.; MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I); MR. A. P. SABAVALA, B.A., BAR-AT-LAW, MRS. AVANTIKABAI GOKHALAY, Miss BACHUBAI R. LOTEVALA; MR. B. T. DESAI, B.A., LL.B., M.L.C.; MR. B. N. GAMUDIA, B.A., MR. B. G. PARELKAR, MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.); SIR BYRAMJEE JEEJEEBHOY, Kt., DR. J. A. COLLACO, L.M. & S.; MR. D. S. TYEBJEE, M.L.C., MR. DWARKADAS KALIANDAS, B.A., MR. ALWYN EZRA, F.R.G.S., J.P.; MR. GORDHANDAS GOKULDAS MORARJI, MR. G. D. BILIMORIA, MR. HAJI FATEH MAHOMED H. M. MANIAR, MR. HOOSEINBHOY A. LALLJEE, M.L.C.; MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., MR. B. G. HORNIMAN; MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A., DR. J. N. CHOKSY, M.B., B.S., MR. J. B. BAMAN-BEHRAM, B.A., LL.B., DR. J. V. VORA, L.M. & S., MR. KANJI K. MASTER, MR. L. R. TAIRSEE, MR. M. A. KARANJAWALA, M.A., LL.B., DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); MR. M. N. TALPADE, B.A., LL.B.; MR. MAHOMED EBRAHIM SERANG; KHAN BAHADUR MOHAMED I. CURTAY, MR. MAHOMED UMER RAJAB, MR. MAHOMEDALLY ALLABUX; MR. M. M. DESAI, B.A., LL.B.; MR. MULRAJ KARSONDAS, MR. NARAYENLAL BANSILAL, MR. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. Mech. E.; MR. P. J. MARZBAN, M.A., M.L.C.; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S., MR. PUNJABHAI THAKERSEY; DR. P. G. SOLANKI, L.M. & S., M.L.C., MR. R. S. ASAVALE, M.L.C., MR. R. M. BHAT; MR. RAMJI BHARMAL SHAH; MR. S. G. KENI; MR. S. L. SILAM, B.A., LL.B., MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; MR. SHIVDAS C. THAKKER; MR. A. SOARES, M.A., LL.B., DR. SO-RAB P. MEHTA, B.A., L.M. & S.; DR. V. R. SANZGIRI, B.S. (Bom.), M.R.C.S. (England); DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; MR. Y.G. PANDIT.—Total 60.

MR. A. R. DALAL, M.A., I.C.S., J.P., MUNICIPAL COMMISSIONER.

MR. N. D. MEHTA, B.A., ACTING CHIEF OFFICER.

The minutes of the meeting held on the 8th August 1929 were signed.

Considered the Committee Resolution No. 230, dated 13th August 1929, re: loan for 1929-30.

Before the matter was considered, the President observed that the matter was of a confidential nature and took the sense of the meeting as to whether the press should be asked not to take notes of the proceedings.

The House was in favour of the press not taking notes of the proceedings.

Proposed by the Chairman of the Committee, seconded by Mr. Talpade—

“That the recommendations contained in Report No. 4, dated 13th July 1929, of the Finance Sub-Committee regarding the terms on, the manner in, and the time at which the loan of Rs. 25 lakhs should be raised and approved by the Committee in their Resolution No. 171, dated 17th July 1929, be sanctioned.

2. That the Committee be empowered to fix the actual date of issue, to accept offers and to fix the minimum rate at which the offers should be accepted.

3. That the Committee be further empowered to borrow, in preference to the long term loan, the required amount, under Section 76 of the Act, from an approved bank or banks for not more than one year, on terms to be subsequently submitted to Government for their formal approval.”

*Amendment.*—Proposed by Mr. Baman-Behram, seconded by Dr. Choksy—

“That the Board are of opinion that for the present a loan of Rs. 15 lakhs be floated on terms mentioned in Committee Resolution No. 171, dated 17th July 1929 and that Government be requested to renew the debentures when they fall due.”

After several Trustees had spoken on the subject and the Chairman of the Committee had replied to the debate, Mr. Baman-Behram asked for permission to withdraw his *Amendment*. The permission was not granted.

The *Amendment* was then put to the vote and was *lost* by a very large majority.

The *Original Proposition* was then put to the vote and was *carried* by a large majority.

Considered the Committee Resolution No. 192, dated 23rd July 1929, recommending payment to Government of the arrears of pension and leave contribution in respect of the services of the staff of the Land Acquisition Officer for the period prior to 1907.

Proposed by the Chairman of the Committee, seconded by Mr. Patel—

“That in supersession of the Board’s Resolution No. 3, dated 7th February 1928, sanction be accorded to the payment to Government of the arrears of pension and leave contribution in respect of the services of the staff of the Land Acquisition Officer for the period prior to 1907 as recommended by the Committee.”

*Carried.*

Considered the following statement showing the advance sanctioned by the Committee subject to the approval of the Board :—

Name and Designation.	Amount.	Purpose.	Authority.
Mr. D. N. Baria, Engineer, North.	Up to Rs. 2,400	For purchase of a motor car for official use.	C. R. No. 217, dated 6th August 1929.

Proposed by the Chairman of the Committee, seconded by Mr. Hoosenally—

“That the grant to Mr. D. N. Baria of an advance of up to Rs. 2,400  
**No. 41.** for purchase of a motor car for official use be sanctioned as recommended by the Committee.”

*Carried.*

Considered the Committee Resolution No. 588, dated 8th January 1929, re : Establishment, Estates and Valuation Department, Mr. K. P. Mehta, payment of gratuity to.

Proposed by the Chairman of the Committee, seconded by Mr. Hoosenally—

“That sanction be accorded to the grant to Mr. K. P. Mehta of a  
**No. 42.** gratuity of Rs. 840 as recommended by the Committee.”

*Carried.*

Considered the following Chief Officer's note, dated 1st August 1929, re Scheme 47, Parel Road Northern—Road between the Byculla Bridge and the Railway Station—improvement of.

“By their Resolution No. 51, dated 13th April 1927, the Board asked me to report what progress has been made in improving this road &c. I beg to report as follows :—

2. The improvement of this road was hindered by the Maruti Temple at the foot of the Byculla Bridge falling within the alignment proposed for the road. The alignment had therefore to be revised and plan\* No. 9532-81 showing the revised layout of the road was prepared and approved by the Roads Committee of the Corporation. It provides for a carriageway 75 feet in width and for the reconstruction of the Maruti Temple on a new site further away from the Mosque. It also provides for the retention of Shivling to be housed in a small building.

3. In view of the decision come to by the Roads Committee, Mr. Delves gave instructions at the end of March last to start the work of laying the foundations of the new

\* Not printed.

tram lines and of the western carriageway except the portion of the land on which the Sabha Mandap of the temple stood.

4. The work of removing and relaying both the lines of the Tramway on the new foundations has been completed. The western carriageway has also been completed with asphaltting with the exception of the portion opposite the temple, and opened to traffic. The work of the eastern carriageway on the site of the old road is in hand."

Proposed by the Chairman of the Committee, seconded by Mr. Vithaldas D. Govindji—

**No. 43.** "That the Chief Officer's note, dated 1st August 1929, be recorded."

*Carried.*

Considered the following letter, dated 8th August 1929, from Mrs. A. K. Dadachanji, thanking the Board for their expression of sympathy :—

"I beg to acknowledge receipt of your letter of the 5th August 1929, forwarding copy of your Board's Resolution No. 28 of the 30th July 1929, in reference to the sad death of my husband, Mr. Ardeshir Dadachanji.

Myself and my children highly appreciate the generous terms of the Resolution recognizing the services of my late husband to the Board, and their appreciation serves in a certain measure to alleviate our sorrow, and I beg to request you to kindly convey to the Board, my own, and my children's sincere thanks for the kind sympathy they have extended to us in our bereavement."

Proposed by the Chairman of the Committee, seconded by Mr. Asavale—

**No. 44.** "That Mrs. Dadachanji's letter, dated 8th August 1929, be recorded."

*Carried.*

In accordance with notice of motion, it was—

Proposed by Dr. Choksy—

"That the Improvements Committee be requested to consider and\*  
**No. 45.** report on the desirability of removing the existing partitions in the Trust's one room tenements wherever they are not required by the tenants as such partitions block light and air in the room and are thus injurious to the health of the inmates."

The motion was seconded by Mr. Asavale and *carried.*

This finished the business before the meeting.

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\*The words "and report on" were not in the original notice of motion but were added with permission.

# Bombay Improvement Trust.

• *Bombay, Wednesday, 18th September 1929*

At an ordinary Meeting of the Board of Trustees for the Improvement of the City of Bombay, held this day, at 4-36 P. M. (B. T.) in the Corporation Hall, there were present :—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR ; MR. ABUBAKAR A. R. BEGMAHAMED ; DEWAN BAHADUR A. K. PAI, B.A. ; MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.) ; MR. A. P. SABAVALA, B.A., BAR-AT-LAW ; MRS. AVANTIKABAI GOKHALAY ; MISS BAHCUBAI R. LOTEVALA ; MR. B. G. PARELKAR ; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.) ; SIR BYRAMJEE JEEJEEBHQY, KT. ; DR. J. A. COLLACO, L.M. & S. ; MR. D. G. DALVI, M.A., LL.B. ; MR. D. S. TYEBJEE, M.L.C. ; MR. DOSTMAHOMED G. KHAIRAZ ; MR. ALWYN EZRA, F.R.G.S., J.P. ; MR. G. K. BORADE, DR. G. V. DESHMUKH, M.D. (Lond.), F.R.C.S. (Eng.) ; MR. GORDHANDAS GOKULDAS MORARJI ; MR. G. D. BILIMORIA ; MR. HAROON TARMAHOMED NOORANI ; MR. HOOSEINBHOY A. LALLJEE, M.L.C. ; MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C. ; MR. B. G. HORNIMAN ; MR. JAFERBHOY A. LALLJEE ; DR. J. N. CHOKSY, M.B. B.S. ; MR. J. B. BAMAN-BEHRAM, B.A., LL.B. ; DR. J. V. VORA, L.M. & S. ; MR. KANJI K. MASTER ; KHAN SAHEB KARMALI EBRAHIM ; MR. KHIMJI NATHOOBHAI ; MR. K. F. NARIMAN, B.A., LL.B., M.L.C. ; MR. L. R. TAIRSEE ; MR. M. A. KARANJAWALA, M.A., LL.B. ; DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.) ; DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S. ; MR. M. N. TALPADE, B.A., LL.B. ; MR. MAHOMED EBRAHIM SERANG ; KHAN BAHADUR MOHAMED I. CURTAY ; MR. M. M. KILEDAR ; MR. MAHOMED UMER ABDUL RASUL ; MR. MAHOMEDALLY ALLABUX ; MR. M. M. DESAI, B.A., LL.B. ; DR. E. MOSES, M.D. ; MR. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. Mech. E. ; MR. NOORMAHOMED BEGMAHOMED ; MR. P. G. SAHASRABUDHE ; MR. P. J. MARZBAN, M.A., M.L.C. ; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S. ; MR. PUNJABHAI THAKERSEY ; MR. R. S. ASAVALE, M.L.C. ; MR. R. M. BHAT ; ~~MR. RAMJI BHARMAJI SHAI~~ ; MR. S. G. KENI ; MR. S. K. BARODAWALA ; MR. S. L. SILAM, B.A., LL.B. ; MR. S. K. PUPALA ; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S. ; MR. SHIVDAS C. THAKKER ; MR. A. SOARES, M.A., LL.B. ; DR. SORAB P. MEHTA, B.A., L.M. & S. ; DR. V. R. SANZGIRI, B.S. (Bom.), M.R.C.S. (England) ; MR. V. C. SETALVAD, B.A., LL.B. ; DR. ACCACIO G. VIEGAS, L.M. & S. ; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A. ; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW ; MR. VITHALDAS D. GOVINDJI, MR. D. J. C. WALLACE ; MR. Y. G. PANDIT.—Total 70.

by J. S. Pals  
G.A.D.C.

MR. N. D. MEHTA, B.A., ACTING CHIEF OFFICER.

The minutes of the meeting held on the 21st August 1929 were signed.

Considered the following statement showing budget grants sanctioned by the Improvements Committee subject to the sanction of the Board.

## Statement showing budget grants sanctioned by the Improvements Committee subject to Board's sanction.

Committee's Resolution number and date.	Department.	Head of Account.	Budgetted amount.	Amount to be spent during the year.	Excess over budgetted amount.	Head from which transferred.	Reasons for excess expenditure.
239 of 13th August, 1929.	Engineer ...	Capital Account, Scheme 62, Love Lane Chawls.	Rs. ...	Rs. 1,016	Rs. 1,016	Capital Account, Lump provision of Rs. 25000 for unforeseen works.	The amount is required for fixing wire gauze to all windows of the rooms on the ground floor of chawl No. 2 and for constructing a compound wall between two chawls with four outlets no provision having been made in the current year's budget for this work.
50 of 27th August, 1929.	" ...	Capital Account, Scheme 31, Parks and Gardens.	...	25	25	Capital Account Expenditure, Scheme 31, construction of 80 feet King Edward Road.	A grant of Rs. 700, was provided for Parks and Gardens in the Scheme during the last year but as the final bill was not prepared by the contractors an advance of only Rs. 600 was granted to them during that year and thus there still remains a sum of Rs. 21-5-7 to be paid to the party for which no provision was made in the current year's budget.

Proposed by the Chairman of the Improvements Committee; seconded by Mr. Asavale—

**No. 46.** "That the proposed transfers of grants be sanctioned."

*Carried.*

Considered Committee Resolution No. 264, dated 3rd September 1929, adopting Report No. 9, dated 3rd September 1929 of the Finance Sub-Committee, *re*: Loan of 1929-30.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

"That the Committee Resolution No. 264, dated 3rd September 1929  
**No. 47.** be recorded."

*Carried.*

Considered Committee Resolution No. 237, dated 13th August 1929 approving Report No. 5, dated 2nd August 1929 of the Land Sub-Committee, *re*: Kamatipura District-improvement of.

Proposed by the Chairman of the Committee, seconded by Mr. Hoosenally—

"That the recommendation made by the Land Sub-Committee in  
**No. 48.** their Report No. 5, dated 2nd August 1929 be approved.

2. That the Municipal Corporation be requested to consider the desirability of obtaining the power referred to in the Sub-Committee's Report, when the Trust is amalgamated with the Municipality."

*Carried.*

Considered Committee Resolution No. 243, dated 13th August 1929, recommending that the lessees of plot No. 73, Hornby Road, be allowed to lease the ground floor of the building for a restaurant to Messrs. F. Cornaglia & Co.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

"That in the circumstances stated in the Chief Officer's note, dated 9th August 1929, sanction of the Board be accorded to the premises referred to being let to Messrs. F. Cornaglia & Co., for a restaurant business including sale of liquor as a special case."

Mr. Barodawala rising to a point of order enquired whether the Resolution moved by the Chairman of the Committee was in order in view of the Board's Resolution No. 19, dated 14th July 1926, prohibiting the location of liquor shops on the Trust's estates in future.

The President stated that there was no point of order in the enquiry made by Mr. Barodawala as it was competent to the Board to make an exception in any particular case if they chose to and ruled that the Resolution moved by the Chairman of the Committee was in order.

After the debate had proceeded for a considerable time, Mr. Asavale moved—

“That the question be now put.”

The motion was seconded by Dr. Moses and *carried*.

The proposition was then put to the vote and was *lost* by a large majority.

Considered Committee Resolution No. 289, dated 10th September 1929 *re*: Scheme 57—Sewri-Wadala—Case No. 45—request for retention of liquor shop.

Proposed by the Chairman of the Committee, seconded by Mr. Hoosenally—

“That sanction be accorded to the shifting of the liquor shop on to the new site.”  
No. 49.

After the debate had proceeded for a considerable time, Mr. Vithaldas moved—

“That the question be now put.”

The motion was seconded by Mr. Keni and *carried*.

The proposition was then put to the vote and was *carried*.

At this stage, the Chairman of the Improvements Committee observed that this was the last meeting of the Board which Mr. N. D. Mehta, Ag. Chief Officer attended and proposed—

“That on the occasion of the relinquishment of charge of the office of the Acting Chief Officer by Mr. N. D. Mehta, the Board place on record their appreciation of the valuable work done by him and the zeal, ability and fairmindedness displayed by him in carrying out the arduous duties of his office.”  
No. 50.

The proposition was seconded by Mr. Hoosenally.



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Several members spoke on the valuable work done by Mr. Mehta and the President associated himself with the previous speakers and observed that within a brief space of two and half months Mr. Mehta had grasped admirably the affairs of the Trust and his note on retrenchment and reorganisation was an able and very useful work for the Trustees to study. He added that Mr. Mehta had proved himself fully worthy of the Trustees' confidence.

The proposition was then put to the vote and *carried* unanimously with acclamation.

Mr. Mehta then thanked the Board for having appreciated his work and observed that his success was due to the hearty co-operation of the Trustees, Members of the Committee and the Staff.

At this stage, the President with the consent of the Trustees adjourned the meeting and fixed 3-30 P.M. (B. T.) on Tuesday the 24th September 1929 for the holding of the adjourned meeting.

# Bombay Improvement Trust.

*Bombay, Tuesday, 24th September 1929.*

At an adjourned ordinary meeting of the Board of Trustees for the Improvement of the City of Bombay (originally called for the 18th September 1929), held this day at 3-30 P. M. (B. T.), in the Corporation Hall there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMTIMKAR; MR. A. P. SABAVALA, B.A., BAR-AT-LAW; MISS BAHCUBAI R. LOTEVALA; MR. B. G. PARELKAR; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.); DR. J. A. COLLACO, L.M. & S.; MR. ALWYN EZRA, F.R.G.S., J.P.; MR. GORDHANDAS GOKULDAS MORARJI, MR. G. D. BILIMORIA; MR. HAROON TARMAHOMED NOORANI; MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. B. G. HORNIMAN; MR. I. S. PATEL, L.A., D.COM., DR. J. N. CHOKSY, M.B.B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D.PH. (Cantab.); MR. M. N. TALPADE, B.A., LL.B.; MR. MAHOMED EBRAHIM SERANG; KHAN BAHADUR MOHAMED I. CURTAY; MR. M. M. KILEDAR; MR. MAHOMED UMER ABDUL RASUL, MR. MAHOMED UMER RAJAB; MR. MOHAMEDALLY ALLABUX, MR. M. M. DESAI, B.A., LL.B.; DR. E. MOSES, M.D., MR. NANABHAI LUXUMON, DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THAKERSEY; MR. R. S. ASAVALE, M.L.C.; MR. R. M. BHAT; MR. S. G. KENI; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; MR. SHIVDAS C. THAKKER; DR. SORAB P. MEHTA, B.A., L.M. & S.; SIR VASANTRAO A. DABHOLKAR, K.T., C.B.E., M.L.C.; MR. V. C. SETALVAD, B.A., LL.B., MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI, MR. Y. G. PANDIT.— **Total 43.**

MR. R. H. A. DELVES, C.I.E., F.S.I. CHIEF OFFICER.

Before the minutes of the meeting held on the 18th September 1929 were signed, Mr. I. S. Patel stated that though he was present at the meeting his name was not entered in the proceedings. The President signed the minutes subject to Mr. Patel's name being entered in the proceedings.

Considered the Committee Resolution No. 244, dated the 27th August 1929, *re*: letter dated the 17th November 1928, from Mr. Mulji Bharmal, tenant of plot No. 302 Dadar-Matunga Estate *re*: encroachments.

Proposed by the Chairman of the Committee, seconded by Sir Vasant-  
rao—

“That the Report No. 5, dated the 22nd May 1929 of the Works  
**No. 51.** Sub-Committee be approved and Mr. Mulji Bharmal be informed that his request that he should not be charged extra rent in respect

of certain encroachments which he has made on the compulsory open space cannot be complied with."

*Carried.*

Considered the following Chief Officer's note, dated the 31st August 1929 *re* : Trust Chawls—Rules to be framed to determine poor and middle class tenants for admission to.

"With reference to the Board's Resolution No. 38, dated 30th July 1929 asking me to report whether it is desirable and feasible to frame any rules for determining the poor and the middle class tenants who could be admitted to the Trust chawls since they are meant only for them, I beg to state that under the Trust Transfer Act, 1925, there is no obligation on the Trust to provide housing accommodation for the middle class.

2. The old Board have framed by-laws under Section 94(e) of the old Act for the management, use and regulation of dwellings constructed for the poorer class under any scheme, but no rules have been framed for determining who should be classed as poor, and I think it is very difficult to define the word "poor" for the purpose of allotting rooms in our chawls.

3. The policy of the Trust has been to provide for tenants displaced during the execution of Trust schemes. Such of the poorer and working classes as resided in one-room tenements in the schemes and were dishoused due to the operations of the Trust are given rooms in the Trust chawls and, for this purpose, the tenants who used to pay Rs. 5 or under as monthly rent in any of the acquired properties are put down as being required to be rehoused on acquisition of the property. None of the poorer or working class people has so far been refused a room on the ground that a man of the richer class has occupied it."

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

**No. 52.** "That the Chief Officer's note, dated 31st August 1929, be recorded."

*Carried.*

Considered the following Government Resolution, General Department, No. 5500, dated 30th July 1929, sanctioning the withdrawal from acquisition of certain properties in Scheme 56, Dharavi Street scheme.

"Letter from the Secretary, Bombay Improvement Trust, No. Mis. 598-25, dated the 28th June 1929 :—

"I am directed to invite a reference to Government Resolution, General Department, No. 5500, dated 1st December 1927, sanctioning the withdrawal from acquisition of certain lands at Dharavi, and to state that the Trustees have further considered the matter and have resolved that the scheme should be altered by the exclusion of the 30 properties mentioned in the Special Sub-Committee's Report No. 1, dated 14th May 1929, printed in the preamble to the Board's Resolution No. 25, dated 17th June 1929 (after deleting Case No. 156), a copy\* of which is forwarded herewith.

\* Not printed.

2. I am therefore to request Government to be good enough to instruct the Land Acquisition Officer to withdraw from the acquisition of the properties referred to above under section 48(x) of the Land Acquisition Act.

RESOLUTION—The proposed withdrawal is sanctioned."

Proposed by the Chairman of the Committee, seconded by Mr. Horniman—

"That the Government Resolution, General Department, No. 5500, No. 53. dated 30th July 1929, sanctioning the withdrawal of certain properties from acquisition in Scheme 56, Dharavi Street Scheme, be recorded."

*Carried.*

In accordance with notice of motion it was—

Proposed by Mr. Patel—

"That the construction of Maruti and Shiva temples, at Byculla near Byculla Bridge as per Board's Resolution No. 75, dated 12th August 1927 and Corporation Resolution No. 3941, dated 1st August 1929 be taken in hand as early as possible."

The motion was seconded by Mr. Pupala.

*Amendment.*—Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

"That the subject matter of the marginally noted proposition be referred to the Improvements Committee

No. 54. " That the construction of Maruti and Shiva temples at Byculla near Byculla Bridge as per Board's Resolution No. 75, dated 12th August 1927 and Corporation Resolution No. 3941, dated 1st August 1929 be taken in hand as early as possible."

for consideration and report."

The *Amendment* on being put to the vote was *carried*.

It was also *carried* as a substantive proposition.

In accordance with notice of motion, it was—

Proposed by Mr. Parelkar—

"That the attention of the Chief Officer be drawn to Board's resolutions Nos. 62 and 63 of 25th September 1928 and he be

No. 55.

requested to report as to the steps taken by him to improve the recreation facilities on the recreation ground opposite King Edward Memorial Hospital and of the conveniences of benches etc., on the reserved tram track between Lal Baug and Parel on Soparibaug Road etc."

The motion was seconded by Mr. Asavale and *carried*.

In accordance with notice of motion, it was—

Proposed by Mr. Parelkar—

"That the Chief Officer be informed that there being no market in the vicinity of Wadala village and the Parsee Colony, a vacant plot of the Trust property near Parsee Colony is being used for many years by many fish and vegetable sellers as a market, and he be requested to report whether it will not be in the interest of the Trust to construct a small cheap temporary market for the convenience of Trust's tenants and lease-holders as well as the general public and if he thinks it desirable to submit proposals for the same."

The motion was seconded by Mr. Keni and *carried*.

In accordance with notice of motion\*, it was—

Proposed by Mr. Parelkar—

"That the subject matter of the marginally noted proposition be referred to the Improvements Committee for consideration and report."

No. 57.

"That owing to the closing of the passages of old Government House by P. W. D., great inconvenience is caused to the general public from Bhoiwadi, Naigaum, Sion, Wadala, Sewri and other villages who have to attend the King Edward Memorial Hospitals and Wadia Maternity Home and other places near by, the Board is of opinion that it has become necessary to complete the already proposed and sanctioned extension of the Hospital Avenue Road between the Wadia Maternity Home and the Wadia Children's Home under construction, so as to meet the Bhoiwada Cross Road and the Chief Officer be requested to submit proposals for early completion of the said Road."

The motion was seconded by Mr. Asavale and *carried*.

\* The motion of which notice had originally been given was to the effect of the proposition noted in the margin but it was modified with permission as shown above.

In accordance with notice of motion, it was—

Proposed by Mr. Parelkar—

“That the Chief Officer be requested to arrange for printed records of  
**No. 58.** all the proceedings of the Meetings of the Improvements  
Committee and the Improvement Board to be kept in Municipal Hall where  
the Board’s meetings are held, so as to make these available to the Members  
of the Board for reference whenever required.”

The motion was seconded by Mr. Wadke and *carried*.

This finished the business before the meeting.

# Bombay Improvement Trust.

Bombay, Monday, 9th December 1929.

At an ordinary meeting of the Board of Trustees for the Improvement of the City of Bombay held this day at 4-30 P.M. (B. T.) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITMKAR; DEWAN BAHADUR A. K. PAI, B.A.; MR. C. W. E. ARBUTHNOT, B.E., B.A.(R.U.I.); MR. A. P. SABAVALA, B.A., BAR-AT-LAW, MRS. AVANTIKABAI GOKHALE, MR. B. T. DESAI, B.A., LL.B., M.L.C., MR. B. N. GAMUDIA, B.A.; MR. B. G. PARELKAR; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH.(Bom.); SIR BYRAMJEE JEEJEEBHOY, KT.; DR. J. A. COLLACO, L. M. & S.; MR. D. G. DALVI, M.A., LL.B.; MR. M. J. P. D'ANDRADE, B.A., LL.B., SIR DINSHAW PETIT, BART. & MR. E. R. *Overkadi*  
HIRJIBEHEDIN; MR. ALWYN EZRA, F.R.G.S., J.P., MR. FAZAL EBRAHIM *Kaliander*  
RAHIMTOOLA, B.A., M.L.A.; MR. G. K. BORADE, DR. G. V. DESHMUKH, M.D. (Lond.), F.R.C.S. (Eng.); MR. GORDHANDAS GOKULDAS MORARJI, MR. G. D. BILIMORIA, MR. HAJI FATEH MAHOMED H. M. MANIAR, MR. HAROON TARMAHOMED NOORANI; MR. HOOSEINBHOY A. LALLJEE, M.L.C., MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. I. S. PATEL, L.A., D.COM.; MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A., DR. J. N. CHOKSY, M.B.B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; DR. J. V. VORA, L.M. & S.; MR. KANJI DWARKADAS, M.A.; KHAN SAHEB KARMALI EBRAHIM; MR. L. R. TAIRSEE; MR. M. A. KARANJAWALA, M.A., LL.B., DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S., MR. M. N. TALPADE, B.A., LL.B.; KHAN BAHADUR MOHAMED I. CURTAY; MR. M. M. KILEDAR; MR. MAHOMED UMER ABDUL RASUL; MR. MAHOMED UMER RAJAB; MR. MOHAMEDALLY ALLABUX; MR. M. M. DESAI, B.A., LL.B.; DR. E. MOSES, M.D.; MR. NANABHAI LUXUMON; MR. NARAYENLAL BANSILAL; MR. P. G. SAHASRABUDHE; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THAKERSEY; MR. R. S. ASAVALE, M.L.C., MR. R. M. BHAT; MR. RAMJI BHARMAL SHAH; MR. S. G. KENI; MR. S. L. SILAM, B.A., LL.B.; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; MR. SHIVDAS C. THAKKAR; DR. SORAB P. MEHTA, B.A., L.M. & S.; SIR VASANTRAO A. DABHOLKAR, KT., C.B.E., M.L.C.; MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B.(Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; MR. Y. G. PANDIT.—Total 67.

MR. A. R. DALAL, M.A., I.C.S., J.P. MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER

The minutes of the meeting held on the 24th September 1929 were signed.

Considered the following statement of supplementary budget grants for 1929-30 sanctioned by the Improvements Committee subject to the sanction of the Board:—

*Statement showing budget grants sanctioned by the Improvements Committee subject to Board's sanction.*

Committee's Resolution number and date.	Department.	Head of Account.	Budgetted Amount.	Amount to be spent during the year.	Excess over budgetted amount.	Head from which transferred	Reasons for excess expenditure.
			Rs.	Rs.	Rs.		
278 of 10th September, 1929.	Engineer ...	General Account, other lands and buildings, Scheme 32.	...	5,150	5,150	Capital Account, Lump provision of Rs. 25000 for unforeseen works.	The amount is required to repair the ground floor of the building as also the other two chawls in Case 47 for which no provision has been made in the current year's budget.
285 of 10th September, 1929.	„ ...	General Account, cost of Management and Establishment and incidental expenses, Administrative Offices etc.	...	2,000	2,000	Do. ...	Owing to the shifting of the Engineer's office from Matunga to Head Office re-arrangement of the accommodation of the staff had to be done and consequently it is necessary to provide additional lights and fans in the Head Office for which the amount is required, no provision being made in the current year's budget.
314 of 27th September, 1929.	„ ...	General Account, other lands and buildings, Scheme 47.	...	264	264	Do. ...	Shops Nos. 11-16 on plot No. 1 were being used as a hotel and had therefore no cross partitions and the front was secured with closable steel shutters which were however removed by the hotel keeper whose property they formed. There being no demand for big shops it is proposed to convert the existing big shop into small shops and the amount is required for the work in that connection which was not provided for in the budget as the property was taken possession of from the temporary lessee on 9th April, 1929.



316 of 27th September, 1929.	Engineer ...	General Account, Maintenance of Bellasis Road Chawls, Scheme 53.	...	750	750	Do. ...	Some of the doors and window shutters from these chawls were, in the recent riots, removed and used for barricading the passages etc., by some of the tenants who could not be traced. The amount is required for replacing the same, there being no provision for the work in the budget.
318 of 27th September, 1929.	" ...	General Account, other lands and buildings, Scheme 57.	...	245	245	Do. ...	The amount is required for repairs to the staircases of the building in Case 955 which was acquired and taken possession of on 9th August, 1929, the work not having been provided for in the budget.
319 of 27th September, 1929.	" ...	General Account, S.P. Sheds, Scheme 32.	...	257	257	Do. ...	The amount is required for paving the surrounding portion of the new washing places with old blue stone slabs to prevent accumulation of water and dirt. The work had not been provided for in the budget.
339 of 16th October, 1929.	" ...	Capital Account, Scheme 5, alteration to tennis Courts.	...	2000	2000	Surplus Cash Balance	The amount is required for carrying out certain alterations to the tennis courts in the scheme, there being no provision for the work in the current year's budget.
344 of 16th October, 1929.	Estates and Valuation.	Capital Account, Acquisition of properties.	6,67,500	9,17,500	2,50,000	Do. ...	A sum of Rs. 6,01,750 has been already spent against the budgetted provision. The Land Acquisition Officer having informed that he would require a further sum of Rs. 2,50,000, as certain owners are pressing him to expedite the acquisition of their properties, the additional amount shown is required.
355 of 29th October, 1929.	Chief Acctt.	General Account, cost of Management and Establishment, Land Acquisition Department (proportionate share).	26,000	53,058	27,058	Do. ...	On the basis of the figures for the last four years a provision of Rs. 26,000 only was made in the current year's budget out of which Rs. 24,197-14-0 is only available and the amount is required to meet a claim of Rs. 51,255-11-9 from the Government.

Committee's Resolution number and date.	Department.	Head of Account.	Budgetted Amount.	Amount to be spent during the year.	Excess over budgetted amount.	Head from which transferred.	Reasons for excess expenditure.
361 of 29th October, 1929.	Engineer ...	Capital Account, Improvement and Street Schemes, Scheme 47, Parel Road (Northern.)	75,300	Rs. 1,12,700	Rs. 37,400	Surplus Cash Balance.	When the Revised Estimates for 1928-29 and Original Estimates for the current year were prepared, it was anticipated that the western half of the remaining portion of the Byculla Bridge as also the Western carriage way between Byculla Bridge and the Byculla Station would be completed and paid for during the last year and the remaining work would be taken in hand and completed during this year. As however the approval of the Roads Committee to the final alignment of the road was not received till the end of the last year the work had to be started in April 1929 and the whole of the cost will be required to be paid in the current year. The amounts are required to meet the total cost under the respective schemes.
Do. ...	„ ...	Capital Account, Improvement and Street Schemes—Scheme 69, Widening of Byculla Bridge.	5,000	13,100	8,100	Do. ...	
385 of 26th November, 1929.	„ ...	Capital Account, Improvement and Street Schemes—filling and covering up wells. Sch. 52 „ 56 „ 57 „ 58		6,460 668 5,260 3,145	6,460 668 5,260 3,145	Capital A/c Scheme 52 Housing of Kolis.	The amounts are required for filling and covering up wells in the respective schemes and for providing 3 of them with pumps as per Municipal Commissioner's requisition.
388 of 26th November 1929.	„ ...	General Account Expenditure, Maintenance of Chawls—Sch. 29		148	148	Capital Account, provision of Rs. 25,000 for unforeseen works	The amount is required for making good the damage caused by fire to a godown there being no provision for this unforeseen work in the current year's Budget.

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

**No. 59.** “That the proposed grants be sanctioned.”

*Carried.*

Considered the Committee Resolution No. 340, dated 16th October 1929, *re* : grant to Mr. C. Attawar, Sub-Engineer, of an advance of Rs. 1,000 for the purchase of a motor cycle.

Proposed by the Chairman of the Improvements Committee, seconded by Sir Vasantrao—

“That the grant to Mr. C. Attawar of an advance of Rs. 1,000 for  
**No. 60.** the purchase of a motor cycle for official use be sanctioned.”

*Carried.*

Considered the following Chief Officer's note, dated 25th September 1929 *re* : Dadar-Matunga Estate—Temporary market on.

“With reference to Trustees' Resolution No. 56 dated September 24th, in which I am asked to state whether it would not be in the interest of the Trust to erect a temporary market for the convenience of the residents of the locality, I beg to report as follows :—

2. The Trustees are not empowered by their Act to erect a market of any description.

3. In 1928, the Executive Engineer of the Municipality enquired whether a plot near the Tramway Depot could be made available for the erection of a temporary market. In reply, he was informed that the land in question could not be made available and an alternative site was suggested. Nothing further has been heard of this suggestion and the site suggested by the Executive Engineer has since been leased for the erection of buildings. The alternative site is still available and, in my opinion, it would be a convenience to the residents if the Municipality erected a temporary market on it.”

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Hoosenally—

“That the Chief Officer's note, dated 25th September 1929 be  
**No. 61.** recorded.”

*Carried.*

Considered the following Chief Officer's note, dated 13th November 1929, *re* : Scheme 31—Parel—Recreation facilities on the recreation ground and benches on the reserved tram-tracks—provision of.

(Ref. T. R. 55/1929-30.)

“With reference to the Board's Resolution No. 55 dated 24th September 1929, drawing my attention to their Resolutions Nos. 62 and 63 dated 25th September 1928 regarding the provision of more amenities on the recreation ground on the Suparibaug Road,”

opposite the King Edward Memorial Hospital and of benches on the reserved tram-tracks between Lalbaug and Dadar and keeping the same in a neat condition either by proper metalling or by paving it, I beg to report as follows.

2. The playground on the Suparibaug Road has been laid out like other playgrounds on the Trust estates and provided with standard sets of swings etc., and as it has been handed over to the Municipality, a copy of the Board's Resolution No. 62 dated 25th September 1928 was forwarded to the Municipal Commissioner for such action as he may deem necessary.

3. As regards the pavement of the central reservations of the Suparibaug Road, this work has been provided for in the current year's budget, but it was ordered by the Committee that it should not be taken in hand without their express sanction. This work as well as the provision of 8 benches has now been sanctioned by the Committee and will be completed as early as possible."

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Balsara—

"That the Chief Officer's note, dated 13th November 1929, be  
No. 62. recorded."

*Carried.*

Considered the following list brought up to 30th June 1929, of Resolutions passed by the Board calling for reports from the Chief Officer which have not been received up to 30th September 1929 :—

Serial No.	Subject.	Trustees' Resolution under which report is called for.	Remarks.
1.	That the Chief Officer be requested to report within a month the latest, (1) the number of letters received from Accountant General addressed to Chairman, Chief Officer, Chief Accountant and (or) the Secretary, (2) the dates on which these letters were received and action taken on each and (3) the cause of delay and who is responsible for it.	86/14th December 1928...	Chief Officer's report awaited.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Hoosenally—

No. 63. "That the list be recorded."

*Carried.*

Considered the following Statement of references from the Board pending before the Improvements Committee for the quarter ending 30th September 1929:—

Serial No.	Subject matter of Reference.	Board's Resolution under which the reference was made.
<b>Improvements Committee.</b>		
1	Reduction of rents of leases of plots on Trust Estates ...	22/21st May 1929.
2	Desirability of removing partitions in one room tenements	45/21st August 1929.
<b>Works Sub-Committee.</b>		
3	Feasibility of constructing residential quarters (two and three room tenements or cottage system blocks), for the use of the lower middle classes.	21/14th July 1926.
4	Completion of the extension of Hospital Avenue Road...	57/24th September 1929.
<b>Land Sub-Committee.</b>		
5	The desirability of abandoning the Worli-Koliwada Scheme.	17/14th July 1926.
6	Letter, dated 21st March 1927, from Patels of Worli-Koliwada, re : acquisition of Worli-Koliwada.	50/13th April 1927.
7	Retention of Maruti Temple, Shivlinga and the Moslem Mosque situated opposite the Gloria Church, Byculla.	75/12th August 1927.
	Retention of Maruti Temple—Committee requested to expedite their report.	14/7th February 1928.
	Construction of Maruti and Shiva Temples at Byculla...	54/24th September 1929.
8	Retention of the Temple of 'Mari Ai' situated on a small hillock at Worli.	76/12th August 1927.
9	To earmark some plots in the interest of the displaced Kolis on account of the acquisition of Sewri-Koliwada.	83/14th December 1928.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Vithaldas D. Govindji—

**No. 64.** "That the statement be recorded."

*Carried.*

Considered the following Letter No. 512-A, dated 20th September 1929, from the Under-Secretary to Government, General Department, forwarding for the views of the Board a Bill for the amendment of the City of Bombay Improvement Trust Transfer Act, 1925, introduced in the Legislative Council by Mr. Hoosenally M. Rahimtoola, B.A., M.L.C., so as to enable the

Board to advance loans to persons purchasing their plots for the purpose of constructing buildings thereon :—

"I am directed by the Government of Bombay (Transferred Departments) to forward for favour of an expression of the views of the Trustees on it, a draft Bill further to amend the City of Bombay Improvement Trust Transfer Act, 1925, which is proposed to be introduced by Mr. H. M. Rahimtoola, M.L.C., during the next session of the Legislative Council. I am to request that as the next session commences on 30th September 1929, the opinion of the Trustees may be communicated to Government as soon as possible."

*Copy of Draft Bill referred to above :—*

**A Bill further to amend the City of Bombay Improvement Trust Transfer Act, 1925.**

"Whereas it is expedient further to amend the City of Bombay Improvement Trust Transfer Act, 1925, in manner hereinafter appearing, it is hereby enacted as follows :

1. This Act may be called The City of Bombay Improvement Trust Transfer (Amendment) Act of 19 .
2. In Section 68 of the City of Bombay Improvement Trust Transfer Act, 1925, hereinafter called the said Act, the following words shall be inserted after the words "or the City of Bombay Improvement Act, 1898" :  
 "or for the purpose of making advances to lessees of the Trust for erecting buildings on Trust land."
3. In Sub-Section (2) of Section 81 of the said Act, the following shall be inserted as clause (bb) after clause (b) :  
 "(bb) to make advances to lessees of Trust plots for the purpose of erecting buildings on Trust lands subject to such conditions as may be determined by the Board on the recommendation of the Committee."
4. In Section 87 of the said Act, the following words shall be inserted after the words "Capital Account" where they occur for the first time :  
 "Building Advance Account."
5. In Section 88 of the said Act, the following shall be inserted as Sub-Clause (5) :  
 "(5) advancing monies to lessees of Trust plots for the purpose of erecting buildings on Trust lands."
6. After Section 90 of the said Act, the following Section shall be inserted, namely—  
 "90A.—There shall be credited to the Building Advance Account—  
 (1) all moneys received on account of loans taken for building advances,  
 (2) instalments towards the payment of principal.  
 "90B.—The moneys credited to the Building Advance Account shall be applied as follows :—  
 (1) The loan moneys, for making advances to lessees for building purposes ;  
 (2) The instalments towards the payment of principal, for either making advances to lessees for building purposes or for repayment of the loan moneys."
7. In Section 91 of the said Act, after Sub-Section (1) the following shall be inserted as Sub-Section (1A).  
 "(1A) Interest recovered from the lessees on the advance granted to them for building purposes."

**Statement of objects and reasons.**

In view of the continued trade depression and of the consequent depressed state of the market in the City of Bombay the disposal of the Improvement Trust plots is much

hampered and therefore a number of plots are lying idle on the hands of the Trust especially in the north of the Island. Applications are being made to the Trust and specially by their staff to grant them facilities by way of Building Loans. The object of the Bill is to enable the Trust to provide facilities by way of advances to persons of moderate means who desire to take up land for the erection of small buildings mainly for residential purposes. The advance will be made by the Trust in accordance with the Rules to be framed by the Committee and approved by the Board.

The Government of Bombay have accepted and applied this principle of granting Building Loans to the purchasers of their land in the Suburbs of Bombay and especially in the Khar Scheme. This has helped them to sell a large number of plots.

HOOSENALLY M. RAHIMTOOLA.

30th August 1929.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Hooseinbhai A. Lalljee—

“That the letter No. 512-A, dated 20th September 1929, from the  
No. 65. Under-Secretary to Government, General Department, be forwarded to the Improvements Committee for consideration and report.”

Carried.

Considered the following letter No. 512-A, dated 28th September 1929, from the Under-Secretary to Government, General Department, re: legislation empowering the Trustees to advance money to private individuals for constructing dwellings on Trust Estates:—

“I am directed to refer to your letter No. Mis. 956/27, dated the 4th June 1929, requesting Government to undertake legislation empowering the Trustees to advance money to private individuals who take up land on their estates for the erection of buildings to be used mainly for residential purposes. The Trustees request that they may be allowed to advance money to their lessees subject to the following restrictions:—

If repayment is made in 10 years the advance to be upto 75% of the cost of building.

If repayment is made in 15 years the advance to be upto 70% of the cost of building.

If repayment is made in 20 years the advance to be upto 65% of the cost of building.

Their proposals include the charging of interest at 5½% on the loan and the repayment of the capital calculated on the 4% table. The annual instalment on the amount of the loan works to 8·86 per cent., 10·49% and 13·83% for repayment in 20, 15 and 10 years, respectively.

2. Government are inclined to agree in principle that, if the Bombay Municipal Corporation approve, the Improvement Trust should be empowered to grant loans on mortgage for the purposes indicated. But before any legislation is undertaken on the lines suggested, they desire to satisfy themselves about the soundness of the proposed scheme.

3. Government give state-aid to the intending purchasers of plots in the Development Department Suburban schemes to the extent of ¾ths value of land and half the cost of building provided the land is built upon in one year and recovers the total amount in 15 years at 6% provided the building is completed in a year. Any purchaser who does not want a building advance is allowed to purchase the plot by paying ¼th purchase price thereof and the balance of ¾ths within 3 years with interest at 7% and he is then allowed

to build thereon whenever he likes. Thus if a purchaser defaults in his payments after a few years, the Development Department has in hand the large amount which he has paid for the land in addition to his payments for the building. The Improvement Trust will only have the latter. Besides this, the Improvement Trust proposes to charge only 5½% interest and to advance 70 per cent. of the cost if the payments are spread over 15 years. From the statements A and B herewith attached it will be seen that the risk which the Improvement Trust proposes to take is much greater than that which is at present taken in such cases by Government in the Development Department. Moreover, the Improvement Trust does not sell their land but leases it and will not therefore receive any amount towards the purchase price of the plot. Also no special means of recovery except through the slow and expensive process of a Civil Court are provided, while Government have the powers of summary recovery under the Bombay Land Revenue Code. In the present state of the money market, Government are doubtful if the proposed rate of interest at 5½% is adequate.

4. In these circumstances, Government consider that the margin of safety in the scheme proposed by the Trust does not provide absolute security especially at a time when the property market is in a very depressed condition. In their opinion, the margin of safety should be enhanced. The risk undertaken by the Trust should not be greater than that in the case of advances made by Government. I am, therefore, to request that you will be so good as to ask the Trustees to reconsider their proposals in the light of the remarks made above so that they will not at any time carry more risk than that incurred by Government in similar circumstances."



**Statement A**  
**(1) Bombay Improvement Trust.**

Period.	Cost.			Expenditure to be incurred initially by the lessee.			Loan to be granted to the lessee.			Monthly instalments to be paid by the lessee.			Monthly instalments to be paid by the lessee after the expiry of the period.	Remarks.
	Pct.	Building.	Total.	Land.	Building.	Total.	Land.	Building.	Total.	Say at 5 per cent. per annum for land.	For building.	Total.		
Years.	Rs.	Rs.	Rs.	Rs.	Rs. (in round figures)	Rs.	Rs.	Rs.	Rs.	Rs.				
10	10,000	25,500	36,500	Nil	6,600	6,600	10,000	19,900	29,900	42	229 (13.83%)	271	42	
15	...	...	...	Nil	7,900	7,900	10,000	18,600	28,600	42	163 (10.49%)	205	42	
20	...	...	...	Nil	9,300	9,300	10,000	17,200	27,200	42	127 (8.86%)	169	42	

**(2) Government.**

Period.	Cost.			Expenditure to be incurred initially by the purchaser.			Loan to be granted to the purchaser.			Monthly instalments to be paid by the purchaser.	Monthly instalments to be paid by the purchaser after the expiry of the period.	Remarks.
	Plot.	Building.	Total.	Land.	Building.	Total.	Land.	Building.	Total.	At 10½ per cent. per annum.		
Years.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.			
15	10,000	26,500	36,500	2,500	13,250	15,750	7,500	13,250	20,750	180	Nil	

### Statement B

#### (1) Bombay Improvement Trust.

Period.	Cost.			Expenditure to be incurred initially by the lessee.			Loan to be granted to the lessee.			Monthly instalments to be paid by the lessee.			Monthly instalments to be paid by the lessee after the expiry of the period.	Remarks.
	Plot.	Building.	Total.	Land.	Building.	Total.	Land.	Building.	Total.	Say at 5 per cent. per annum for land.	For building.	Total.		
Years.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.					
10	6,000	15,000	21,000	Nil	3,750	3,750	6,000	11,200	17,200	25	129 (13.83%)	154	25	
15	...	...	...	Nil	4,500	4,500	6,000	10,500	16,500	25	92 (10.49%)	117	25	
20	...	...	...	Nil	5,250	5,250	6,000	9,750	15,750	25	72 (8.86%)	97	25	

#### (2) Government.

Period.	Cost.			Expenditure to be incurred initially by the purchaser.			Loan to be granted to the purchaser.			Monthly instalments to be paid by the purchaser.	Monthly instalments to be paid by the purchaser after the expiry of the period.	Remarks.
	Plot.	Building.	Total.	Land.	Building.	Total.	Land.	Building.	Total.	At 10½ per cent. per annum.		
Years.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.			
15	6,000	15,000	21,000	1,500	7,500	9,000	4,500	7,500	12,000	104	Nil	

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Tairsee—

“That the letter No. 512-A, dated 28th September 1929, from the **No. 66.** Under-Secretary to Government, General Department, be forwarded to the Improvements Committee for consideration and report.”

*Carried.*

Considered the following letter, dated 11th November 1929, from Messrs. Divekar and Papatlal, Solicitors, to the President, the Bombay Improvement Trust Board re: Mr. B. P. Wadke:—

“Under instructions of our client Mr. B. P. Wadke, we have the honour to address you the following communication:—

That our client was employed in the Improvement Trust Service on or about the 1st September 1919, and was promoted to the post of a Sub-Engineer on the 1st of February 1921. Our client's services were from the beginning very much appreciated by his superiors and, in 1923, his monthly salary was raised to Rs. 400. He was the head of the Engineer's drawing office since 1921.

In or about March 1926, our client was asked by the Engineer to report as to the possible retrenchment in the staff under him. Accordingly, our client reported to the Engineer on or about the 14th June 1926 to the effect that there was hardly any scope for reduction in the staff under him. In November 1926, our client was asked by the Engineer under the directions of the Chief Officer to tender his resignation. Our client was very much surprised at this and he placed before the Engineer all the facts of his case and earnestly entreated him to reconsider the matter. Our client subsequently several times requested the Engineer not to insist upon our client resigning his post. However, the Engineer and the Chief Officer repeatedly insisted upon our client doing so.

In the retrenchment report prepared by the Chief Officer in January 1927, our client was proposed to be retrenched and it was proposed that another gentleman on the post of a Sub-Engineer, was to replace him in the Drawing Office. Since then, our client made a representation to the Improvements Committee favourably to consider his case. The matter was then referred by the Improvements Committee to the Finance and Establishment Sub-Committee. The matter was subsequently referred by the Improvements Committee to the Chief Officer on the 28th February 1927.

We are instructed to state that on 15th February 1927, a notice was given by one of the Trustees of the Board of a resolution to be moved in the next quarterly meeting of the Board which was to be held in April following that the Juniors on the permanent staff should be retrenched first and then the Seniors. The Chief Officer made his report, dated 28th March 1927, inter alia, stating that he had given certain advice to our client mentioned in the Report and suggesting that our client should be informed that he, our client, would be given notice on the 31st March 1927, unless, in the meanwhile, our client had submitted his resignation under Section 112.

We are further informed that the said Report was placed before the meeting of the Improvements Committee on 29th March 1927 as an additional item and, on that date, a resolution was passed by the Improvements Committee directing to give notice to our client on 31st March 1927.

We are, in this connection, instructed to point out that in view of the notice of motion of the said resolution proposed to be moved in the following April given by one of the Trustees of the Board as aforesaid on the 15th day of February 1927, the consideration of our client's case, who was a Senior Officer, ought to have been postponed till after the disposal of the said resolution, which was actually passed by the Board on 6th April 1927. Pursuant to the said resolution of the Board our client ought to have been retained. This

was not done and on 13th April 1927, a notice, purporting to be of 31st March 1927, and to terminate our client's services as from 1st May 1927, was served on our client.

Since then our client made various representations in the matter and on 5th August 1927, the Board was pleased to pass a resolution to the effect that our client should be reinstated. But this was not done. Our client then made further representations in the matter and on 15th November 1927, the Board passed another resolution to the effect that our client should be re-employed in some other department.

Since then, our client again made several representations but to no effect. Ultimately our client was informed by the Chief Officer by his letter, dated 27th November 1928, to the effect that our client's letters referred to therein were placed before the Board and it was decided by the Board to record the same.

We are, therefore, instructed to state that our client was wrongfully removed from the service of the Board without sufficient cause and he has thereby sustained damages to the extent of Rs. 1,15,000 (one lac and fifteen thousand) on account of his wrongful removal from the service of the Board.

Under the circumstances, we are instructed by our client to require the Board to pay to him or to us, as his attorneys, the said sum of Rs. 1,15,000 within a week from the receipt hereof by you, which we hereby do, and to intimate to you that in case of non-compliance with the above requisition, our client will be reluctantly compelled to proceed further as he may be advised, at the risk of the Board, which please note."

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

"That the letter, dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors, be recorded."

*Amendment*—Proposed by Mr. Baman-Behram, seconded by Mr. Parelkar—

"That the letter, dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors, be forwarded to the Improvements Committee for consideration and report as to whether any action and, if so what, was taken on the Board's Resolutions No. 71, dated 5th August 1927, and No. 89, dated 15th November 1927\*, and whether before Mr. Wadke was retrenched every possible junior of his was retrenched and whether the Committee have tried to find another post for Mr. Wadke as required by the Board."

After a few Trustees had spoken on the subject, Mr. Vithaldas D. Govindji moved—

"That the question be now put."

Before the motion could be seconded, the President observed that as several Trustees desired yet to address the House, he did not think it desirable to close the debate and as it was then past 5 P. M. (B. T.) he with the consent of the Trustees adjourned the meeting and fixed 2-30 P. M. (B. T.) on Thursday the 12th December 1929, for the holding of the adjourned meeting.

\* *Note*.—The amendment as proposed by Mr. Baman-Behram did not contain the words "and whether before Mr. Wadke was retrenched every possible junior of his was retrenched and whether the Committee have tried to find another post for Mr. Wadke as required by the Board," which were subsequently added with permission. The suggestion for adding these words to the amendment emanated from Mr. Jamnadas M. Mehta.

# Bombay Improvement Trust.

Bombay, Thursday, 12th December 1929.

At an adjourned ordinary meeting of the Board of Trustees for the Improvement of the City of Bombay (originally called for Monday, the 9th December 1929), held this day at 2-30 P. M. (B. T.) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

DEWAN BAHADUR A. K. PAI, B.A.; MR. C. W. E. ARBUTHNOT, B.E., B.A.(R.U.I.); MRS. AVANTIKABAI GOKHALE; MISS BACHUBAI R. LOTEVALLA, MR. B. G. PARELKAR; MR. B. P. WADKE, L.R.I.B.A., G.D.ARCH.(Bom.); SIR BYRAMJEE JEEJEEBHAY, KT.; DR. J. A. COLLACO, L.M. & S.; MR. D. G. DALVI, M.A., LL.B., MR. M. J. P. D'ANDRADE, B.A., LL.B.; MR. DWARKADAS KALIANDAS, B.A., MR. E. R. HIRJIBEHEDIN; MR. ALWYN EZRA, F.R.G.S., J.P.; MR. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A., MR. G. K. BORADE; MR. G. I. GRIFFITHS; MR. GORDHANDAS GOKULDAS MORARJI, MR. G. D. BILIMORIA, MR. HAJI SHAIKH MEHERBAKSH HAJI KADARBAKSH, MR. HAROON TARMAHOMED NOORANI; MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., MR. B. G. HORNIMAN; MR. H. P. MODY, M.A., LL.B., M.L.A., MR. I. S. PATEL, L.A., D.COM., MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.; DR. J. N. CHOKSY M.B.B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B., MR. KANJI DWARKADAS, M.A.; MR. KANJI K. MASTER; MR. P. A. KELLY, C.I.E.; MR. L. R. TAIRSEE, MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); MR. M. N. TALPADE, B.A., LL.B.; MR. MAHOMED EBRAHIM SERANG; MR. M. M. KILEDAR; MR. MAHOMED UMER ABDUL RASUL; MR. MOHAMED-ALLY ALLABUX; MR. M. M. DESAI, B.A., LL.B.; DR. M. B. VELKAR, L.M. & S.; MR. NARAYENLAL BANSILAL; MR. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. Mech. E.; MR. F. W. PETCH, M.L.C.; THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THAKERSEY; MR. R. S. ASAVALE, M.L.C., MR. R. M. BHAT; MR. RAMJI BHARMAL SHAH; MR. S. G. KENI; MR. S. L. SILAM, B.A., LL.B.; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; MR. SHIVDAS C. THAKKAR; SIR VASANTRAO A. DABHOLKAR, KT., C.B.E., M.L.C.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B.(Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; MR. Y. G. PANDIT.—Total 62.

MR. A. R. DALAL, M.A., I.C.S., J.P., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

The minutes of the meeting held on the 9th December 1929 were signed.

The debate on the following proposition and *Amendment* moved at the meeting held on the 9th December 1929 was resumed.

*Original Proposition*—Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

"That the letter, dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors, be recorded."

*Amendment*—Proposed by Mr. Baman-Behram, seconded by Mr. Parelkar—

"That the letter, dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors, be forwarded to the Improvements Committee for consideration and report as to whether any action and if so what, was taken on the Board's Resolution No. 71, dated 5th August 1927, and No. 89, dated 15th November 1927, and whether before Mr. Wadke was retrenched, every possible junior of his was retrenched and whether the Committee have tried to find another post for Mr. Wadke as required by the Board."

After a few more Trustees had addressed the meeting, and nobody else stood up to speak, the mover of the proposition replied to the debate. The *Amendment* on being put to the vote, there were 20 votes *for* it and 22 *against* it.

A poll was demanded by Dr. Viegas, Mr. Jamnadas Mehta, Mr. Pulpala and Dr. Velkar, whereupon the following tellers were appointed by the President :—

Sir Vasantao and Dr. Viegas for the Ayes.

Dr. Javle and Mr. Hirjibehedin for the Noes.

The result of the counting was as follows :—

Trustees voting *for* the *Amendment*.

1. Mrs. Avantikabai Gokhalay.
2. Miss Bachubai R. Lotevala.
3. Mr. B. G. Parelkar.
4. Mr. M. J. P. D'Andrade.
5. Mr. Dwarkadas Kaliandas.
6. Mr. Alwyn Ezra.
7. Mr G. K. Borade.
8. Mr. Gordhandas G. Morarji.
9. Mr. B. G. Horniman.
10. Mr. I. S. Patel.
11. Mr. Jamnadas M. Mehta.
12. Dr. J. N. Choksy.
13. Mr. J. B. Baman-Behram.
14. Dr. M. N. Balsara.
15. Mr. M. N. Talpade.
16. Mr. M. M. Desai.
17. Dr. M. B. Velkar.
18. Mr. Narayanlal Bansilal.
19. Dr. Poonsey H. Meisher.
20. Mr. Punjabhai Thackersey.

21. Mr. R. S. Asavale.
22. Mr. R. M. Bhat.
23. Mr. S. G. Keni.
24. Mr. S. K. Pupala.
25. Mr. Shivdas C. Thakkar.
26. Dr. Accacio G. Viegas.
27. Mr. Y. G. Pandit.

Total 27.

Trustees voting *against* the *Amendment*.

1. Dewan Bahadur A. K. Pai.
2. Mr. C. W. E. Arbuthnot.
3. Sir Byramjee Jeejeebjoy, Kt.
4. Mr. D. G. Dalvi.
5. Mr. E. R. Hirjibehedin.
6. Mr. Fazal I. Rahimtoola.
7. Mr. G. I. Griffiths.
8. Mr. G. D. Billimoria.
9. Mr. Haji Shaik Meherbaksh Haji Kaderbuksh.
10. Mr. Haroon Tarmahomed Noorani.
11. Mr. H. M. Rahimtoola.
12. Mr. H. P. Mody.
13. Mr. Kanji Dwarkadas.
14. Mr. P. A. Kelly, C.I.E.
15. Mr. L. R. Tairsee.
16. Mr. Mahomed Ebrahim Serang.
17. Mr. Mahomedally Allabux.
18. Dr. M. C. Javle.
19. Mr. W. H. Neilson, O.B.E.
20. Mr. F. W. Petch.
21. The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.
22. Dr. S. S. Batliwala.
23. Sir Vasantao A. Dabholkar, Kt., C.B.E.
24. Mr. V. N. Chandavarkar.
25. Mr. Vithaldas D. Govindji.

Total 25.

The following Trustees abstained from voting :—

1. Mr. Karanjawalla.
2. „ Wadke.

In accordance with the tellers' Report, the President declared that the *Amendment* was *carried*.

On its being put to the vote as a substantive proposition, there were 25 votes *for* it and 18 votes *against* it.

A poll was demanded by Mr. Hoosenally, Mr. Fazal Ibrahim Rahimtoola, Mr. Kanji Dwarkadas and Mr. Billimoria, whereupon the following tellers were appointed by the President :—

Sir Vasantao and Dr. Viegas for the Ayes.

Dr. Javle and Mr. Hirjibehedin for the Noes.

The result of the counting was as follows —

Trustees voting *for* the *Amendment* as *Substantive Proposition*.

1. Mrs. Avantikabai Gokhalay.
2. Miss Bachubai R. Lotevala.
3. Mr. B. G. Parelkar.
4. Mr. M. J. P. D'Andrade.
5. Mr. Dwarkadas Kaliandas.
6. Mr. Alwyn Ezra.
7. Mr. G. K. Borade.
8. Mr. Gordhandas G. Morarji.
9. Mr. B. G. Horniman.
10. Mr. I. S. Patel.
11. Mr. Jamnadas M. Mehta.
12. Dr. J. N. Choksy.
13. Mr. J. B. Baman-Behram.
14. Dr. M. N. Balsara.
15. Mr. M. N. Talpade.
16. Mr. M. M. Desai.
17. Dr. M. B. Velkar.
18. Mr. Narayanlal Bansilal.
19. Dr. Poonsey H. Meisheri.
20. Mr. Punjabhai Thackersey.
21. Mr. R. S. Asavale.
22. Mr. R. M. Bhat.
23. Mr. S. G. Keni.
24. Mr. S. L. Silam.
25. Mr. S. K. Pupala.
26. Mr. Shivdas C. Thakkar.
27. Dr. Accacio G. Viegas.
28. Mr. Y. G. Pandit.

Total 28.



Trustees voting *against* the *Amendment as Substantive Proposition* :—

1. Sir Byramjee Jeejeebhoy, Kt.
2. Mr. D. G. Dalvi.
3. Mr. E. R. Hirjibehedin.
4. Mr. Fazal I. Rahimtoola.
5. Mr. G. I. Griffiths.
6. Mr. Haji Shaik Meherbaksh Haji Kaderbuksh.
7. Mr. Haroon Tarmahomed Noorani.
8. Mr. H. M. Rahimtoola.
9. Mr. H. P. Mody.
10. Mr. Kanji Dwarakadas.
11. Mr. P. A. Kelly, C.I.E.
12. Mr. L. R. Tairsee.
13. Mr. Mahomed Ebrahim Serang.
14. Mr. Mahomedally Allabux.
15. Dr. M. C. Javle.
16. Mr. W. H. Neilson, O.B.E.
17. Mr. F. W. Petch.
18. The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.
19. Dr. S. S. Batliwala.
20. Sir Vasantao A. Dabholkar, Kt., C.B.E.
21. Mr. V. N. Chandavarkar.

Total 21.\*

The following Trustees abstained from voting :—

1. Mr. Karanjawalla.
2. Mr. Vithaldas D. Govinji.
3. Mr. Wadke.

In accordance with the tellers' Report, the President declared that the *Amendment* was carried as a substantive proposition.

The next item on the agenda paper was a notice of motion from Mr. Mulraj Karsandas, seconded by Dr. Vora, re: the appointment of a Committee of Trustees to consider and suggest methods of carrying out the retrenchments suggested by Mr. N. D. Mehta.

The item dropped as neither Mr. Mulraj nor Dr. Vora was present.

The next item on the agenda paper was a notice of motion from Mr. Pupala requesting the Improvements Committee to report on the note on the Retrenchments and Reforms of Mr. N. D. Mehta.

The item dropped as Mr. Pupala was not present when the item was reached.

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\*The Tellers reported that there were 22 votes against the *Amendment as Substantive Proposition* but the actual number was 21.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That as the Corporation under the powers given to them by Section 83 of the Bombay Improvement Trust Transfer Act 1925, resolved under their Resolutions No. 2772, dated the 27th June 1929, and No. 4924, dated the 30th August 1929, that the Board of Trustees for the Improvement of Bombay should cease to exist; the Chief Officer be requested to submit a sketch of the lines on which legislation is necessary to effect the transfer of the Improvement Trust to the Corporation.”

The motion was seconded by Mr. Wadke and was *carried*, there being 10 votes *for* it and 9 votes *against* it.

This finished the business before the meeting.

# Bombay Improvement Trust.

*Bombay, Thursday, 6th February 1930.*

At a Special meeting of the Board of Trustees for the Improvement of the City of Bombay held this day at 5-5 P. M. (B. T.) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIKAR; DEWAN BAHADUR A. K. PAI, B.A.; MR. A. P. SABAVALA, B.A., BAR-AT-LAW; DR. A. G. MERCHANT, L.M. & S.; MRS. AVANTIKABAI GOKHALE, Miss BACHUBAI R. LOTEVALLA; MR. B. T. DESAI, B.A., LL.B., M.L.C.; MR. B. N. GAMUDIA, B.A.; MR. B. G. PARELKAR; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.); SIR BYRAMJEE JEEJEEBHOY, KT.; SIR COWASJEE JEHangIR, (JUNR) K.C.I.E., O.B.E., B.A., (CANTAB); MR. D. G. DALVI, M.A., LL.B.; MR. D. S. TYEBJEE, M.L.C.; CAPT. J. ALBAN DESOUZA, B.A., L.M. & S., I.M.S.; SIR DINSHAW PETIT, BART.; MR. DWARKADAS KALIANDAS, B.A.; MR. E. R. HIRJIBEHEDIN, MR. ALWYN EZRA, F.R.G.S., J.P.; MR. G. K. BORADE, J.P.; MR. G. I. GRIFFITHS; DR. G. V. DESHMUKH, M.D. (Lond), F.R.C.S. (Eng.), MR. GORDHANDAS GOKUL-DAS MORARJI, MR. G. D. BILIMORIA; MR. HAJI FATEH MAHOMED H. M. MANIAR; MR. HAJI SHAIKH MEHERBAKSH HAJI KADERBAKSH; MR. HAROON TARMAHOMED NOORANI; MR. HIRALAL DAYABHAI NANAVATY, B.A., LL.B.; MR. HOUSENBHOY A. LALLJEE, M.L.C.; MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., MR. H. P. MODY, M.A., LL.B., M.L.A.; MR. I. S. PATEL, L.A., D. Com.; MR. JAFFERBHOY A. LALLJEE, MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, DR. J. N. CHOKSY, M.B.B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; DR. J. V. VORA, L.M. & S., MR. KANJI DWARKADAS, M.A.; KHAN SAHEB KARMALI EBRAHIM; SIR PATRICK KELLY, C.I.E.; MR. KHIMJI NATHOORBHAI, MR. K. F. NARIMAN, B.A., LL.B.; RAO SAHEB M. D. RANE; MR. M. A. KARANJAWALA, M.A., LL.B., DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); MR. MAHOMED EBRAHIM SERANG; KHAN BAHADUR MOHAMED I. CURTAY; MR. M. M. KILEDAR; MR. MAHOMED UMER ABDUL RASUL; MR. MOHAMED-UMER RAJAB; MR. MOHAMEDALLY ALLABUX; MR. M. M. DESAI, B.A., LL.B.; DR. E. MOSES, M.D.; DR. M. B. VELKAR, L.M. & S.; MR. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. Mech. E.; MR. P. G. SHASRABUDHE; MR. F. W. PETCH, M.L.C.; THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. R. M. BHAT, C.B.E., J.P., M.L.C.; MR. RAMJI, BHARMAL SHAH; MR. S. K. BARODAWALLA, MR. S. L. SILAM, B.A., LL.B.; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; MR. SHIVDAS C. THAKKER; MR. A. SOARES, M.A., LL.B., DR. SORAB P. MEHTA, B.A., L.M. & S.; SIR VASANTRAO A. DABHOLKAR, KT., C.B.E., M.L.C.; MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; MR. VITHALDAS KANJI; MR. Y. G. PANDIT.—Total 78.

MR. A. R. DALAL, M.A., I.C.S., J.P., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

The minutes of the meeting held on the 12th December 1929 were signed.

As it was past 5 P.M. (B.T.) and as several Trustees desired to speak on the Bill introduced by Mr. Hoosenally M. Rahimtoola for amending the Transfer Act, 1925, the President with the consent of the Trustees adjourned the meeting and fixed 4 P.M. (Bombay Time) on Tuesday the 11th February 1930 for the holding of the adjourned meeting.

# Bombay Improvement Trust.

Bombay, Tuesday, 11th February 1930.

At an adjourned Special meeting of the Board of Trustees for the Improvement of the City of Bombay, (originally called for Thursday the 6th February 1930 and adjourned from that day) held this day at 4 P. M. (B.T.) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR A R. DIMITIMKAR; DEWAN BAHADUR A K. PAI, B.A., MR C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.), MR. A P. SABAVALA, B.A., BAR-AT-LAW; MRS. AVANTI-KABAI GOKHALE, Miss BACHUBAI R. LOTEVALLA, MR. B. T. DESAI, B.A., LL.B., M.L.C., MR. B. N. GAMUDIA, B.A.; MR. B G PARELKAR, MR. B N. MEHISHERI, MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH (Bom.), SIR BYRAMJEE JEEJEEBHOY, KT., DR J A COLLACO, L.M. & S., SIR COWASJEE JEHANGIR, (JUNR) K.C.I.E., O.B.E., B.A., (CANTAB); MR D. S. TYEBJEE, M.L.C.; CAPT J ALBAN DESOUZA, B.A., L.M. & S., I.M.S., MR. ALWYN EZRA, F.R.G.S., J.P., MR. G. K. BORADE, J.P., DR G V. DESHMUKH, M.D. (Lond), F.R.C.S. (Eng), MR HAJI FATEH MAHOMED H. M. MANIAR, MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., MR. H. M. CHOWNA,; MR B G. HORNIMAN, MR JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, DR. J N. CHOKSY, M.B., B.S.; MR J. B. BAMANBEHRAM, B.A., LL.B., DR J. V. VORA, L.M. & S., MR. KANJI DWARKADAS, M.A.; MR. KANJI K. MASTER, MR L. R. TAIRSEE, MR. M. A. KARANJAWALA, M.A., LL.B., DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab), DR M V MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S., MR. MAHOMED EBRAHIM SERANG, MR M. M. KILEDAR; MR. MAHOMED UMER ABDUL RASUL, MR. MAHOMED UMER RAJAB, MR. MOHAMEDALLY ALLABUX, MR M. M. DESAI, B.A., LL.B., DR. M B VELKAR, L.M. & S.; MR MULRAJ KARSONDAS, MR. NANABHAI LUXUMON, MR. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. Mech. E.; MR. P G. SAHASRABUDHE; THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; DR P G SOLANKI, L.M. & S., M.L.C., MR R S. ASAVLE, M.L.C., MR. R. M. BHAT,; MR RAMJI BHARMAL SHAH, MR S K. BARODAWALLA, MR. S. K. PUPALA, DR. S. S. BATLIWALA, F.C.P.S., L.M. & S., DR. SORAB P. MEHTA, B.A., L.M. & S., PROF. V. G. RAO, B.A., LL.B. (Cantab) BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab), BAR-AT-LAW, MR. Y. G. PANDIT—Total 59.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

Before the minutes of the meeting held on the 6th February 1930 were signed, Dr. G. A. Collaco and Mr. R. S. Asavle stated that though they were present at the meeting, their names had not been entered in the proceedings. The President signed the minutes subject to necessary corrections.

At the outset the President read the following letter No. S-111-1331-A, dated 10th February 1930 from the Under-Secretary to Government, General Department.

"I am directed to refer to the correspondence ending with the Trust's Secretary's letter No. Misc. 956-27, dated the 25th January 1930, and to request that you will be so good as to favour Government, if possible, not later than 15th February 1930, with the views of the Board of Trustees on the provisions of Bills No. XXV of 1929—A Bill further to amend the City of Bombay Improvement Trust Transfer Act 1925, by Mr. H. M. Rahimtoola. The Bill is placed for the first reading on the agenda of the next session of the Legislative Council which commences from the 17th February 1930."

Considered Committee Resolution No. 444, dated 22nd January 1930, adopting Report No. 1, dated 14th January 1930 of the Special Sub-Committee appointed under Committee Resolution No. 415, dated 17th December 1929, re : the Bill introduced by Mr. Hoosenally M. Rahimtoola to amend the City of Bombay Improvement Trust Transfer Act, 1925.

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwalla :—

“That the Report of the Special Sub-Committee be approved and **No. 69.** adopted and the President be requested to forward a copy of the Report together with the draft amendments to Government with reference to their letter, General Department No. 512A, dated 20th September 1929 with a request that Government will be pleased to amend the private Bill introduced by Mr. Hoosenally M. Rahimtoola on the lines indicated in the draft amendments forwarded by the Board.”

*Amendment.*—Proposed by Dr. Choksy, seconded by Dr. Collaco—

“That the Report of the Special Sub-Committee be recorded and that Government be informed that the Bill is premature and consideration of the same be postponed till the amalgamation of the Trust with the Municipality.”

After the debate had proceeded for a considerable time Mr. Chowna moved—

“ That the question be now put.”

The motion was seconded by Dr. Balsara and *carried*.

After Dr. Batliwalla had replied to the debate, the *Amendment* was put to the vote and *lost* by a large majority.

The *Original Proposition* was then put to the vote and *carried* by a large majority.

Considered Committee Resolution No. 445, dated 22nd January 1930 adopting Report No. 1 dated 14th January 1930 of the Special Sub-Committee appointed under Committee Resolution No. 416, dated 17th December 1929 regarding legislation empowering the Trustees to advance money to private individuals for constructing dwellings on Trust estates.

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwalla :—

“ That the Report of the Special Sub-Committee be approved and **No. 70.** adopted and the President be requested to address Government in terms thereof with reference to their letter General Department No. 512A, dated 28th September 1929.”

*Carried.*

This finished the business before the meeting.

# Bombay Improvement Trust.

*Bombay, Friday, 14th February 1930.*

At an ordinary meeting of the Board of Trustees for the Improvement of the City of Bombay, held this day at 3-30 P. M. (B. T.) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR; MRS. AVANTIKABAI GOKHALE; Miss BACHUBAI R. LOTEVALLA; MR. B. G. PARELKAR; MR. B. N. MEHISHERI, SIR BYRAMJEE JEEJEEBHAY, KT.; DR. J. A. COLLACO, L. M. & S.; MR. D. S. TYEBJEE, M.L.C.; MR. DWARKADAS KALIANDAS, B.A.; MR. ALWYN EZRA, F.R.G.S., J.P., MR. G. K. BORADE; MR. GORDHANDAS GOKULDAS MORARJI, MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. B. G. HORNIMAN, MR. I. S. PATEL, L.A.D. Com.; MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW; DR. J. N. CHOKSY, M.B., B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; DR. J. V. VORA, L. M. & S.; MR. KANJI K. MASTER; MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.; MR. M. N. TALPADE, B.A., LL.B.; MR. M. M. KILEDAR; MR. MULRAJ KARSONDAS; MR. NANABHAI LUXUMON; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THAKERSEY; MR. R. S. ASAVALE, M.L.C.; MR. R. M. BHAT, C.B.E., M.L.C., J.P.; MR. S. G. KENI; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; MR. SHIVDAS C. THAKKER; DR. SORAB P. MEHTA, B.A., L.M. & S.; MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS KANJI; MR. Y. G. PANDIT.  
—Total 44.

MR. R. H. A. DELVES, C.I.E., F.S.I., *CHIEF OFFICER.*

Before the minutes of the meeting held on the 11th February 1930, were signed, Mr. I. S. Patel stated that though he was present at the meeting, his name had not been entered in the proceedings. The President signed the minutes subject to the necessary correction being made therein.

Considered the following statement of Supplementary Budget Grants for 1929-30 sanctioned by the Committee subject to the Board's sanction:—

Committee's Resolution number and date.	Department.	Head of Account.	Budgetted Amount.	Amount to be spent during the year.	Excess over budgetted amount.	Head from which transferred.	Reasons for excess expenditure.
			Rs.	Rs.	Rs.		
412 of 17th December, 1929.	Engineer ...	Capital Account, Improvement and Street Schemes, Scheme 29, Nowroji Hill-Road No. 2.	...	500	500	Capital Account, Improvement and Street Schemes-Scheme 29, Nowroji Hill-Bifurcation of Road No. 4 round Durgah.	The amount is required for providing a zinc vent shaft from the head of the sewer in Road No. 2, a requisition in that behalf having been received from the Municipality and there being no provision for it in the current year's budget.
413 of 17th December, 1929.	" ...	Capital Account, Improvement and Street Schemes, Scheme 37, Sydenham Road, Playground.	3,000	4,200	1,200	Capital Account, Improvement and Street Schemes, Scheme 37, Sydenham Road, completing remaining western carriageway from Masjid Bunder Road to Carnac Road.	The excess is due to (1) the inclusion of the area of the surrounding service passage in the Recreation ground (2) the ground having got masonry foundations which had to be excavated to extra depths filling the hollows with murum and red earth (3) fencing on the side of the unleased plot subsequently found necessary.
429 of 7th January, 1930.	" ...	General Account-Expenditure. Maintenance of other lands and Buildings, Scheme 56.	...	223	223	Capital Account, Provision of Rs. 25,000 for unforeseen works.	The amount is required for erecting a C. I. sheet screen wall to prevent the unauthorised use of water by outsiders from the tap attached to the property in Case No. 253, there being no provision for the same in the current year's Budget.

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

**No. 71.** “That the proposed grants be sanctioned.”

*Carried.*

Considered the Committee Resolution No. 496, dated 4th February 1930, approving Report No. 12, dated 28th January 1930 of the Finance Sub-Committee re: Revised Estimates for 1929-30, and Budget Estimates for 1930-31.

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

“That the Board do proceed to consider the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 prepared by the Committee under Section 100 of the Transfer Act, 1925.”

After the Chairman of the Improvements Committee had made his introductory remarks, it was—

Proposed by Mr. Horniman, seconded by Mr. I. S. Patel—

“That further consideration of the matter be adjourned to a date to  
**No. 72.** be fixed by the President.”

The adjournment proposition on being put to the vote was *carried*.

Considered the following Chief Officer's Report, dated 26th December 1929, called for under Board's Resolution No. 68, dated 12th December 1929, re: the lines on which legislation is necessary to effect the transfer of the Improvement Trust to the Corporation :—

“With reference to the Board's Resolution No. 68, dated December 12th, 1929, asking me to submit a sketch of the lines on which legislation is necessary to effect the transfer of the Trust to the Corporation, I have the honour to observe that, in my opinion, it is not reasonably possible to suggest what legislation, including amendments of the Municipal Act, will be necessary until Government and the Corporation have come to a settlement on the principal points involved. I suggest that, after these points are settled, the draft should be drawn by somebody having an intimate knowledge of the working of the Municipal Act in consultation with one having a like experience of the affairs of the Improvement Trust. When the time is ripe, I shall be glad to give any assistance I can.”

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

“That the Chief Officer's Report, dated 26th December 1929, be  
**No. 73.** recorded.”

*Adjournment*—Proposed by Mr. Mulraj, seconded by Dr. Viegas—

“That consideration of the matter be postponed to the next meeting.”

The *Adjournment Proposition* on being put to the vote was *lost*.

The *Original Proposition* was then put to the vote and was *carried*.



Considered the following list brought upto 30th September 1929, of Resolutions passed by the Board calling for reports from the Chief Officer which have not been received upto 31st December 1929.

Serial No.	Subject.	Trustees' Resolution under which report is called for.	Remarks.
1.	That the Chief Officer be requested to report within a month the latest, (1) the number of letters received from Accountant General addressed to Chairman, Chief Officer, Chief Accountant and (or) the Secretary, (2) the dates on which these letters were received and action taken on each and (3) the cause of delay and who is responsible for it.	86/14th December 1928.	Chief Officer's report awaited.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Hoosenally—

**No. 74.** "That the list be recorded."

*Carried.*

Considered the following statement of references from the Board pending before the Improvements Committee for the quarter ending 31st December 1929.

Serial No.	Subject matter of Reference.	Board's Resolution under which the reference was made.
<b>Improvements Committee.</b>		
1	Reduction of rents of leases of plots on Trust Estates ...	22/21st May 1929.
2	Desirability of removing partitions in one room tenements	45/21st August 1929.
<b>Works Sub-Committee.</b>		
3	Feasibility of constructing residential quarters (two and three room tenements or cottage system blocks), for the use of the lower middle classes.	21/14th July 1926.
4	Completion of the extension of Hospital Avenue Road...	57/24th September 1929.
<b>Land Sub-Committee.</b>		
5	The desirability of abandoning the Worli-Koliwada Scheme.	17/14th July 1926.
6	Letter, dated 21st March 1927, from the Patels of Worli-Koliwada, re : acquisition of Worli-Koliwada.	50/13th April 1927.
7	Retention of Maruti Temple, Shivlinga and the Moslem Mosque situated opposite the Gloria Church, Byculla.	75/12th August 1927.
	Retention of Maruti Temple—Committee requested to expedite their report.	14/7th February 1928.
	Construction of Maruti and Shiva Temples at Byculla...	54/24th September 1929.
8	Retention of the Temple of 'Mari Ai' situated on a small hillock at Worli.	76/12th August 1927.
9	To earmark some plots in the interest of the displaced Kolis on account of the acquisition of Sewri-Koliwada.	83/14th December 1928.
<b>Establishment Sub-Committee.</b>		
10	Letter, dated 11th November 1929, from Messrs. Divekar and Popatlal, Solicitors re : Mr. B. P. Wadke—retrenched.	67/12th December 1929.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Chandavarkar—

“That the statement be recorded.”

*Amendment*—Proposed by Mr. Parelkar, seconded by Mr. Asavale—

“That the Chief Officer be requested to report within 2 months on

**No. 75.** Item No. 9, re : earmarking some plots for displaced Kolis in Sewri-Koliwada.”

The *Amendment* on being put to the vote was *carried*, there being 4 votes *for* it and 2 votes *against* it.

It was also *carried* as a *Substantive Proposition*.

At this stage the President fixed 4 P. M. (Bombay Time) on Monday the 24th February 1930 for the holding of the adjourned meeting for considering the Revised Estimates for 1929-30 and the Budget Estimate for 1930-31.

He announced at the same time that in accordance with Rule 21 of the Procedure Rules the following notices of motion had been given at the meeting:--

1. Notice of motion by Dr. J. V. Vora, seconded by Mr. Mulraj Karsondas.

"That the Board are of opinion that the post of the Head Surveyor for the Estates and Valuation Department which has been kept vacant since 1927, be not abolished just yet until a decision has been reached in respect of the Board's Resolution No. 67, dated the 12th December 1929."

2. Notice of motion by Mr. I. S. Pate, seconded by Mr. M. N. Talpade.

"That the Board are of opinion that in consideration of the expenditure provided for in the Budget for 1930-31,

- (a) Two posts of the Senior Assistant Engineers be abolished and one post of the Engineer provided under the Act be created on a grade similar to the one attached to the post of Senior Assistant Engineer proposed for abolition.
- (b) Two posts of Sub-Engineers be abolished retaining four posts on the Schedule.
- (c) The post of a Superintendent be abolished in view of the creation of the post of a Head Clerk in the Engineer's office.
- (d) The three posts *viz.* Deputy Estate Agent and one of the two posts of the Senior Assistant Estate Agents and a Legal Assistant be abolished.
- (e) The post of Junior Assistant Estate Agent to which a duty allowance of Rs. 50 per month has been attached be abolished and the post of Head Surveyor be retained in view of the fact that Junior Assistant Estate Agent has no full time work.
- (f) In view of the six posts of Head Clerks in Secretary and Chief Accountant's Office the two posts of Superintendents be abolished.
- (g) The personal and duty allowances attached to several posts in all the departments of the Trust be discontinued."

3. Notice of motion by Mr. S. K. Pupala.

"That the Board are of opinion that a sum of Rs. 50,000 (Fifty thousand) be provided in the Budget for the construction of a Temple (Maruti and Shiva) at Byculla on the existing site as per Board's Resolution."

4. Notice of motion by Mr. B. G. Parekar.

"That the Board is of opinion that the provision of Rs. 39,700 on account of Hospital Avenue Road in Scheme 31 which has been deleted by the Improvements Committee be added to the budget expenditure side."

# Bombay Improvement Trust.

Bombay, Friday, 24th February 1930.

At an adjourned ordinary meeting of the Board of Trustees for the Improvement of the City of Bombay (originally called for Friday, the 14th February 1930) held this-day at 4-45 P.M. (Bombay Time) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR, MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.); MR. A. P. SABAVALA, B.A., BAR-AT-LAW; MR. B. N. GAMUDIA, B.A.; MR. B. G. PARELKAR; MR. B. N. MEHISHERI; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.); SIR BYRAMJEE JEEJEEBHOY, KT.; DR. J. A. COLLACO, L.M. & S.; MR. D. G. DALVI, M.A., LL.B.; MR. G. K. BORADE, J.P.; MR. G. I. GRIFFITHS; DR. G. V. DESHMUKH, M.D. (Lond), F.R.C.S. (Eng.); MR. HAJI FATEHMAHOMED H. M. MANIAR; MR. HOOSEINBHOY A. LALLJEE, M.L.C.; MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. I. S. PATEL, L.A., D. COM.; MR. JAFFERBHOY A. LALLJEE; DR. J. N. CHOKSY, M.B., B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; DR. J. V. VORA, L.M. & S.; MR. L. R. TAIRSEE; RAO SAHEB M. D. RANE. MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D.F.H. (Cantab.), DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.; KHAN BAHADUR MOHAMED I. CURTAY; MR. M. M. KILEDAR; MR. MAHOMED UMER ABDUL RASUL; DR. E. MOSES, M.D. MR. P. G. SAHASRABUDHE; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THAKERSEY; DR. P. G. SOLANKI, L.M. & S., M.L.C.; MR. R. S. ASAVALE, M.L.C.; MR. S. G. KENI; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; MR. SHIVDAS C. THAKKER, DR. SORAB P. MEHTA, B.A., L.M. & S.; MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW, MR. VITHALDAS D. GOVINDJI; MR. Y. G. PANDIT.—Total 48.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

The minutes of the meeting held on the 14th February 1930 were signed.

At the outset, the President gave expression to the feelings of regret with which the Board had heard of the death on the 20th February 1930 of Mr. Mirza Ali Mohammed Khan, Vice Chancellor of the Bombay University, and observed that he was a public citizen of eminence and a scholar. He had been connected with the Improvement Trust as a member of the Committee for nearly 10 years and his untimely death was a great loss to the country.

The President then called upon Dr. Batliwala to move a proposition expressive of the Board's regret.

Proposed by Dr. Batliwala, seconded by Mr. Hoosenally—

"That the Board place on record the deep regret for the sad and untimely death on the 20th February 1930 of Mr. Mirza Ali Mohammed Khan who as a Trustee on the Board from 1920 to 1928 had taken active interest in the administration of the Trust and rendered valuable services to the City.

2. That a copy of the Resolution be forwarded to the family of the deceased with an expression of the Board's sympathy in their sad bereavement."

After several Trustees had addressed the meeting, the proposition was put to the vote and was *carried* unanimously, the Trustees rising in their seats.

The President next referred to the death on the 18th February 1930, of Dewan Bahadur A. K. Pai and observed that he started life in a humble way and had attained a respected position in society by dint of perseverance and a high sense of duty.

The President thereafter called upon the Chairman of the Improvements Committee to move a proposition expressive of the Board's regret at the sad occurrence.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. B. N. Mehisheri—

"That the Board place on record the deep regret with which they

**No. 77.** have learnt of the sad and untimely death on the 18th February 1930, of Dewan Bahadur A. K. Pai who as a Trustee on the Board since the 31st March 1926 took keen interest in all their activities and rendered valuable services to the City.

2. That a copy of the Resolution be forwarded to the family of the deceased with an expression of the Board's sympathy in their sad bereavement.

3. That as a mark of respect to the memory of the deceased the meeting do adjourn without proceeding with the transaction of the business."

After several Trustees had addressed the meeting, the proposition was put to the vote and was *carried* unanimously, the Trustees rising in their seats.

In accordance with this Resolution the meeting adjourned and the President with the consent of the Trustees fixed 3 P. M. (B. T.) on Friday the 28th February 1930 for the holding of the adjourned meeting to consider the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31.

He announced at the same time that in accordance with Rule 21 of the Procedure Rules the following notice of motion had been given at the meeting :—

Notice of motion by Mr. S. K. Pupala, seconded by Mr. P. G. Sahasrabudhe :—

"(1) That the Board is of opinion that two posts of Draftsmen one in each department, *viz.*, Engineering and Estates and Valuation be abolished.

(2) That in view of the curtailed activities of the Trust programme conveyance allowance above Rs. 30 per month of all the officers of the Trust be reduced by 25 per cent."

# Bombay Improvement Trust.

*Bombay, Friday, 28th February 1930.*

At an adjourned ordinary meeting of the Board of Trustees for the Improvement of the City of Bombay (originally called for Friday, the 14th February 1930, and adjourned from Monday, the 24th February 1930) held this day at 3 P.M. (Bombay Time) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR; MR. A. P. SABAVALA, B.A., BAR-AT-LAW; MRS. AVANTIKABAI GOKHALAY; MR. B. G. PARELKAR; MR. B. N. MEHISHERI; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.); SIR BYRAMJEE JEEJEEBHOY, KT.; DR. J. A. COLLACO, L.M. & S.; MR. ALWYN EZRA, F.R.G.S., J.P.; MR. G. K. BORADE, MR. GORDHANDAS GOKULDAS MORARJI; MR. HAJI FATEHMAHOMED H. M. MANIAR; MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. H. P. MODY, M.A., LL.B., M.L.A.; MR. I. S. PATEL, L.A., D. COM.; MR. JAFFERBHOY A. LALLJEE; MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW; DR. J. N. CHOKSY, M.B., B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; DR. J. V. VORA, L.M. & S.; MR. K. F. NARIMAN, B.A., LL.B.; MR. L. R. TAIRSEE; MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.; MR. M. N. TALPADE, B.A., LL.B.; KHAN BAHADUR MOHAMED I. CURTAY, MR. M. M. KILEDAR; MR. MAHOMED UMER ABDUL RASUL, MR. NANABHAI LUXUMON; MR. NARAYENLAL BANSILAL; MR. NOORMAHOMED BEGMAHOMED; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THAKERSEY; MR. RAMJI BHARMAL SHAH; DR. R. M. MISTRY, F.C.P.S., L.M. & S.; MR. S. G. KENI; MR. S. K. BARODAWALLA; MR. S. L. SILAM, B.A., LL.B.; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.; DR. SORAB P. MEHTA, B.A., L.M. & S.; MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; MR. VITHALDAS KANJI; MR. D. J. C. WALLACE; MR. Y. G. PANDIT.—Total 50.

MR. A. R. DALAL, M.A., I.C.S., J.P., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

The minutes of the meeting held on the 24th February 1930 were signed.

Preliminary discussion on the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 with reference to the following proposition moved at the meeting held on the 14th February 1930, by the Chairman of the Improvements Committee and seconded by Dr. Batliwala was commenced.

“That the Board do proceed to consider the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 prepared by the Committee under Section 100 of the Transfer Act, 1925.”

While preliminary remarks were in progress it was generally agreed that the Budget Estimates for 1930-31 might first be discussed and considered at an informal conference of the Trustees and the members of the Improvements Committee (including those who were not elected by the Board). Whereupon the President with the consent of the Trustees adjourned the meeting and fixed 4 P. M. (B. T.) on Monday, the 17th March 1930, for the holding of the adjourned meeting.

# Bombay Improvement Trust.

*Bombay, Thursday, 20th March 1930.*

At an adjourned ordinary meeting of the Board of Trustees for the Improvement of the City of Bombay (originally called for Friday, the 14th February 1930, and adjourned from Friday, the 28th February 1930) held this day at 4 P.M. (Bombay Time) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR; MR. ABUBAKAR A. R. BEGMAHAMED, MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.), MR. A. P. SABAVALA, B.A., BAR-AT-LAW; DR. A. G. MERCHANT, L.M. & S.; MRS. AVANTIKABAI GOKHALAY, Miss BACHUBAI R. LOTEVALLA; MR. B. N. GAMUDIA, B.A., MR. B. G. PARELKAR; MR. B. N. MEHISHERI; MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom); SIR BYRAMJEE JEEJEEBHOY, KT.; DR. J. A. COLLACO, L. M. & S., MR. D. G. DALVI, M.A., LL.B., MR. D. S. TYEBJEE, M.L.C.; MR. M. J. P. D'ANDRADE, B.A., LL.B., CAPT. J. ALBAN DESOUZA, B.A., L.M. & S., I.M.S.; SIR DINSHAW PETIT, BART, MR. DOSTMAHOMED G. KHAIRAZ; MR. DWARKADAS KALIANDAS, B.A., MR. E. R. HIRJI-BEHEDIN, MR. ALWYN EZRA, F.R.G.S., J.P., MR. G. K. BORADE J.P., MR. G. I. GRIFFITHS; DR. G. V. DESHMUKH, M.D. (LOND), F.R.C.S. (ENG), MR. GORDHANDAS GOKULDAS MORARJI, MR. G. D. BILIMORIA, MR. HAJI FATEHMAHOMED H. M. MANIAR; MR. HAJI SHAIKH MEHERBAKSH HAJI KADERBAKSH, MR. HAROON TARMAHOMED NOORANI; MR. HOOSEINBHOY A. LALLJEE, M.L.C.; MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. H. M. CHOWNA; MR. I. S. PATEL, L.A., D. COM.; MR. JAFFERBHOY A. LALLJEE, MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW; DR. J. N. CHOKSY, M.B. BS., MR. J. B. BAMAN-BEHRAM, B.A., LL.B.; DR. J. V. VORA, L. M. & S., MR. KANJI DWARKADAS, M.A.; MR. KANJI K. MASTER; KHAN SAHEB KARMALI EBRAHIM, RAO SAHEB M. D. RANE; MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); DR. M. V. MEHTA, O.B.E., B.A., F.R.C.P., F.C.P.S.; MR. M. N. TALPADE, B.A., LL.B.; MR. MAHOMED EBRAHIM SERANG; KHAN BAHADUR MOHAMED I. CURTAY; MR. MAHOMED UMER ABDUL RASUL, MR. MAHOMED UMER RAJAB, MR. MOHAMEDALLY ALLABUX; MR. M. M. DESAI, B.A., LL.B.; MR. MANU SUBEDAR; DR. E. MOSES, M.D.; DR. M. B. VELKAR, L.M. & S., MR. MULRAJ KARSONDAS, MR. NANABHAI LUXUMON; MR. NARAYENLAL BANSILAL; MR. W. H. NEILSON, O.B.E., V.D., M.I.C.E., M.I. Mech. E.; MR. NOORMAHOMED BEGMAHOMED; MR. P. G. SAHASRABUDHE, MR. F. W. PETCH, M.L.C., THE HON'BLE SIR PHIROZE C. SETHNA, KT. O.B.E.; MR. P. J. MARZBAN, M.A., M.L.C.; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; MR. PUNJABHAI THAKERSEY; DR. P. G. SOLANKI, L.M. & S., M.L.C.; MR. R. M. BHAT, C.B.E., M.L.C., J.P., MR. RAMJI BHARMAL SHAH; MR. S. G. KENI; MR. S. K. BARODAWALLA, MR. S. L. SILAM, B.A., LL.B.; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S., MR. SHIVDAS C. THAKKER; DR. SORAB P. MEHTA, B.A., L.M. & S.; DR. V. R. SANZGIRI, B.S. (Bom.), M.R.C.S. (England); MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; MR. VITHALDAS KANJI; MR. D. J. C. WALLACE; MR. Y. G. RANDIT.  
—Total 88.

MR. A. R. DALAL, M.A., I.C.S., J.P., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, G.L.E., F.S.I., CHIEF OFFICER.

The minutes of the meeting held on the 28th February 1930 were signed.

Preliminary discussion on the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 with reference to the following proposition

moved at the meeting held on the 14th February 1930, by the Chairman, Improvements Committee, and seconded by Dr. Batliwala was resumed.

"That the Board do proceed to consider the Revised Estimates for 1929-30 and Budget Estimates for 1930-31 prepared by the Committee under Section 100 of the Transfer Act, 1925."

The President stated that in accordance with the suggestion put forward at the meeting of the Board held on the 28th February 1930, the Budget Estimates for 1930-31 were considered informally at a conference and a Committee of 12 Members was then appointed to go into the Estimates in detail in consultation with the Chief Officer and the Municipal Commissioner. This Committee recommended a total cut of Rs. 14,69,587 on the expenditure side and cut of Rs. 20,00,000 in the provision made for "Loan". The Chief Officer, however, reported that the cut of Rs. 3,50,000 recommended by the Committee in the grant for "Cost of Management and Establishment including Incidental Expenditure" was excessive and, therefore, the Committee met again that morning and on a reconsideration of the figures had come to the conclusion that a cut of Rs. 2,80,000 only was reasonable. The President hoped that the *Amendments* recommended by the Committee would be *carried* by the Board.

While preliminary remarks were in progress, the President with the consent of the Trustees adjourned the meeting and fixed 3 P.M. (B.T.) on Tuesday the 25th March 1930, for the holding of the adjourned meeting.

He announced at the same time that, in accordance with Rule 21 of the Procedure Rules, the following notices of *Amendments* had been given at the meeting :—

1. Notice of motion by Mr. M. N. Talpade—

"That the Budget Estimates for 1930-31 in respect of General Account Expenditure

As recommended by the Improvements Committee	... 13,19,587	on Estates be adopted
<i>Deduct—</i>		
Cuts recommended at the informal conference	... 48,137	at Rs. 8,70,150 (as
	12,71,450	shown in the margin) in
<i>Deduct—</i>		
Cost of Management and Establishment debitable to General Account as recommended by the Improvements Committee	... 4,01,300	addition to the cost of
	8,70,150	Management and Estab-
		lishment debitable to the

General Account that may be allocated by the Improvements Committee to the General Account."

2. Notice of motion by Mr. Jamnadas M. Mehta—

"That the Budget Estimates for 1930-31 in respect of Capital Account—Receipts—Loan proceeds, be adopted at Rs. 15,00,000."

3. Notice of motion by Mr. Jamnadas M. Mehta—

"That the Budget Estimates for 1930-31 on account of cost of Management and Establishment including Incidental expenses be adopted at Rs. 7,45,980, exclusive of the leave allowances, etc. payable to the staff that has been or may be retrenched by the Improvements Committee."



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4. Notice of motion by Mr. S. K. Pupala—

"That the Budget Estimates for 1930-31 in respect of Capital Account, Expenditure, Acquisition, be adopted at Rs. 3,30,000."

5. Notice of motion by Mr. V. N. Chandavarkar—

"That the Budget Estimates for 1930-31 in respect of Capital Account, Expenditure, Works, be adopted at Rs. 4,83,890."

6. Notice of motion by Mr. M. N. Talpade and seconded by Mr. S. K. Pupala—

(a) That the Board is of opinion that the post of the Architect in the Improvement Trust be abolished and, if necessary, a junior Architect be appointed on Rs. 450-30-600 to do the work.

(b) That the post of the Secretary should be abolished and a Superintendent from his office may be appointed to do the work."

7. Notice of motion by Mr. E. R. Hirjibehedin—

"That the Budget Estimates for 1930-31 on account of cost of Management and Establishment including incidental expenses be adopted at Rs. 8,25,980 exclusive of leave allowances &c., payable to the Staff that has been or may be retrenched by the Improvements Committee."

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# Bombay Improvement Trust.

Bombay, Tuesday, 25th March 1930.

At an adjourned ordinary meeting of the Board of Trustees for the Improvement of the City of Bombay (originally called for Friday the 14th February 1930 and adjourned from Thursday the 20th March 1930) held this day at 3 P. M. (Bombay Time) in the Corporation Hall, there were present—

MR. MEYER NISSIM, M.A., J.P., *President.*

DR. M. C. JAVLE, J.P., *Chairman, Improvements Committee.*

MR. A. R. DIMITIMKAR; MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.); MR. A. P. SABAVALA, B.A., BAR-AT-LAW; MRS AVANTIKABAI GOKHALAY; MR. B. T. DESAI, B.A., LL.B., M.L.C., MR. B. G. PARELKAR, MR. B. N. MEHISHERI, MR. B. P. WADKE, L.R.I.B.A., G.D. ARCH. (Bom.); SIR BYRAMJEE JEEJEEBHOY, KT.; DR. J. A. COLLACO, L.M. & S.; M. J. P. D'ANDRADE, B.A., LL.B., MR. E. R. HIRJIBEHEDIN; MR. ALWYN EZRA, F.R.G.S., J.P.; MR. G. K. BORADE; J.P.; DR. G. V. DESHMUKH, M.D. (LOND), F.R.C.S. (ENG), MR. GORDHANDAS GOKULDAS-MORARJI; MR. G. D. BILIMORIA, MR HAJI FATEHMAHOMED H. M. MANIAR; MR. HAROON TARMAHOMED NOORANI, MR. HOOSEINBHOY A. LALLJEE, M.L.C.; MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C.; MR. I. S. PATEL, L.A., D. Com., MR. JAFERBHOY A. LALLJEE; MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW; DR. J. N. CHOKSY, M.B., B.S.; MR. J. B. BAMAN-BEHRAM, B.A., LL.B., DR. J. V. VORA, L.M. & S.; MR. KANJI K. MASTER; KHAN SAHEB KARMALI EBRAHIM; MR. L. R. TAIRSEE; MR. M. A. KARANJAWALA, M.A., LL.B.; DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.); MR. M. N. TALPADE, B.A., LL.B.; MR. MAHOMED EBRAHIM SERANG; KHAN BAHADUR MOHAMED I. CURTAY; MR. M. M. KILEDAR; MR. MAHOMED UMER ABDUL RASUL; MR. MAHOMED UMER RAJAB; MR. M. M. DESAI, B.A., LL.B.; MR. MANU SUBEDAR; DR. E. MOSES, M.D.; MR. MULRAJ KARSONDAS; MR. NARAYENLAL BANSILAL; MR. P. G. SAHASRABUDHE; DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.; DR. P. G. SOLANKI, L.M. & S., M.L.C., MR. R. S. ASAVALE, M.L.C., MR. R. M. BHAT, C.B.E., M.L.C., J.P., MR. S. G. KENI; MR. S. K. BARODAWALLA, MR. S. L. SILAM, B.A. LL.B.; MR. S. K. PUPALA; DR. S. S. BATLIWALA, F.C.P.S., L.M. & S., MR. SHIVDAS C. THAKKER; DR. SORAB P. MEHTA, B.A., L.M. & S.; MR. V. C. SETALVAD, B.A., LL.B.; DR. ACCACIO G. VIEGAS, L.M. & S.; PROF. V. G. RAO, B.A., LL.B. (Cantab.), BAR-AT-LAW, O.A.; MR. V. N. CHANDAVARKAR, B.A. (Cantab.), BAR-AT-LAW; MR. VITHALDAS D. GOVINDJI; Y. G. PANDIT.—Total 63.

MR. A. R. DALAL, M.A., I.C.S., J.P., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

The minutes of the meeting held on the 20th March 1930 were signed.

Preliminary discussion on the Revised Estimates for 1929-30 and the Budget Estimates for 1930-31 with reference to the following proposition moved at the meeting held on 14th February 1930 by the Chairman, Improvements Committee, and seconded by Dr. Batliwala, was resumed—

“That the Board do proceed to consider the Revised Estimates for  
**No. 78.** 1929-30 and Budget Estimates for 1930-31 prepared by the Committee under Section 100 of the Transfer Act, 1925.”

After the Chairman had replied to the remarks, the proposition was put to the vote and was *carried*.

Proposed by the Chairman of the Committee, seconded by Mr. Hirjibehedin—

“That the Revised Estimates for 1929–30 as submitted by the Committee be approved and adopted and that the excess expenditure over the original grants included therein be treated as supplementary grants.”

*Carried.*

Proposed by the Chairman of the Committee, seconded by Mr. Chandavarkar—

“That the Budget Estimates for 1930–31 in respect of General Account No. 79. Revenue, Land Revenue, be adopted at Rs. 50,28,468.”

*Carried.*

Proposed by the Chairman of the Committee, seconded by Mr. Pandit—

“That the Budget Estimates for 1930–31 in respect of General Account No. 81. Revenue, Municipal Contribution under Section 84 of the Transfer Act, 1925, be adopted at Rs. 25,35,409.”

*Carried.*

Proposed by the Chairman of the Committee, seconded by Mr. Hosenally—

“That the Budget Estimates for 1930–31 in respect of General Account, No. 82. Revenue, Miscellaneous, be adopted at Rs. 1,50,623.”

*Carried.*

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“That the Budget Estimates for 1930–31 in respect of General Account Expenditure, total expenditure on estates, be adopted at Rs. 13,19,587.”

In accordance with notice, the following *Amendment* was—

Proposed by Mr. Talpade—

“That the Budget Estimates for 1930–31 in respect of General Account—Expenditure on estates—be adopted at Rs. 8,70,150 (as

	Rs.
<i>Deduct—</i> As recommended by the Improvements Committee ...	13,19,587
Cuts recommended at the informal Conference .....	48,137
	12,71,450
<i>Deduct—</i> Cost of Management and Establishment debitable to General Account as recommended by the Improvements Committee ... ..	4,01,300
	8,70,150

the General Account.”

shown in the margin) in addition to the cost of Management and Establishment debitable to the General Account that may be allocated by the Improvements Committee to

The *Amendment* was seconded by Mr. Patel and on being put to the vote was *carried*.

It was also *carried* as a substantive proposition.

Proposed by the Chairman of the Committee, seconded by Mr. Hoosenally—

“That the Budget Estimates for 1930-31 in respect of Capital Account—Expenditure—Works—be adopted at Rs. 7,25,340.”

In accordance with notice, the following *First Amendment* was—

Proposed by Mr. Chandavarkar—

“That the Budget Estimates for 1930-31 in respect of Capital Account—Expenditure—Works—be adopted at Rs. 4,83,890.”

**No. 84.**

The *Amendment* was seconded by Mr. Narayanlal Bansilal.

Mr. Chandavarkar observed that provisions of Rs. 11,400 and Rs. 3,75,000 were proposed by the Improvements Committee on account of Works and Acquisition, respectively, in connection with the Tripartite Road for which no scheme had yet been prepared and that these provisions had been omitted by the informal conference, as it was considered that it was not correct to provide for works and acquisition in anticipation of a properly prepared scheme. Mr. Chandavarkar added that when a scheme was formulated, funds would have to be supplied.

In accordance with notice, the following *Second Amendment* was—

Proposed by Mr. Parelkar—

“That the Board is of opinion that the provision of Rs. 39,700 on account of Hospital Avenue Road in Scheme 31 which has been deleted by the Improvements Committee be added to the Budget Expenditure side.”

The *Amendment* was seconded by Dr. Batliwala.

The following *Amendment* of which notice had been given by Mr. Pupala dropped as it was not moved.

“That the Board are of opinion that a sum of Rs. 50,000 (fifty thousand) be provided in the Budget for the construction of a Temple (Maruti and Shiva) at Byculla on the existing site as per Board's Resolution.”

The *Second Amendment* by Mr. Parelkar on being put to the vote was *lost*.

The *First Amendment* by Mr. Chandavarkar was then put to the vote and was *carried*.

It was also *carried* as a substantive proposition.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“That the Budget Estimates for 1930-31 in respect of General Account No. 85. count, Expenditure—Interest and Sinking Fund Charges, be adopted at Rs. 92,37,564.”

*Carried.*

Proposed by the Chairman of the Committee, seconded by Mr. Hosenally—

“That the Budget Estimates for 1930-31 in respect of Capital Account No. 86. count-Receipts-Opening Balance—be adopted at Rs. 30,87,727.”

*Carried.*

Proposed by the Chairman of the Committee, seconded by Mr. Subedar—

“That the Budget Estimates for 1930-31 in respect of Capital Account No. 87. count Receipts—Sale Proceeds—be adopted at Rs. 5,78,825.”

*Carried.*

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“That the Budget Estimates for 1930-31 in respect of Capital Account Receipts—Loan Proceeds, be adopted at Rs. 35,00,000.”

In accordance with notice, the following *Amendment* was—

Proposed by Mr. Jamnadas Mehta—

“That the Budget Estimates for 1930-31 in respect of Capital Account No. 88. count Receipts—Loan Proceeds, be adopted at Rs. 15,00,000.”

The *Amendment* was seconded by Dr. Collaco and, on being put to the vote, was *carried*.

It was also *carried* as a substantive proposition.

Proposed by the Chairman of the Committee, seconded by Mr. Jafferbhoy Lallji—

“That the Budget Estimates for 1930-31 on account of cost of Management and Establishment including Incidental Expenses be adopted at Rs. 10,25,980.”

In accordance with notice, the following *First Amendment* was—

Proposed by Mr. Jamnadas Mehta—

“That the Budget Estimates for 1930-31 on account of cost of **No. 89.** Management and Establishment including Incidental Expenses be adopted at Rs. 7,45,980 exclusive of the leave allowances, &c. payable to the staff that has been or may be retrenched by the Improvements Committee.”

The *Amendment* was seconded by Mr. Narayanlal Bansilal.

In accordance with notice, the following *Second Amendment* was—

Proposed by Mr. Hirjibehedin—

“That the Budget Estimates for 1930-31 on account of cost of Management and Establishment including Incidental Expenses be adopted at Rs. 8,25,980 exclusive of leave allowances, etc., payable to the staff that has been or may be retrenched by the Improvements Committee.”

The *Amendment* was seconded by Dr. Balsara.

The following *Amendments* of which notices had been given dropped as they were not moved—

1. Notice of *Amendment* by Dr. Vora, seconded by Mr. Mulraj Karsondas—

“That the Board are of opinion that the post of the Head Surveyor for the Estates and Valuation Department which has been kept vacant since 1927 be not abolished just yet until a decision had been reached in respect of the Board's Resolution No. 67, dated the 12th December 1929.”

2. Notice of *Amendment* by Mr. I. S. Patel, seconded by Mr. Talpade—

“That the Board are of opinion that in consideration of the expenditure provided for in the Budget for 1930-31—

- (a) Two posts of the Senior Assistant Engineers be abolished and one post of the Engineer provided in the Act be created on a grade similar to the one attached to the post of Senior Assistant Engineer proposed for abolition.
- (b) Two posts of Sub-Engineers be abolished retaining four posts on the Schedule.
- (c) The post of a Superintendent be abolished in view of the post of a Head Clerk in the Engineer's Office.
- (d) The three posts, *viz.* Deputy Estate Agent and one of the two posts of the Senior Assistant Estate Agents and a Legal Assistant be abolished.

- (e) The post of Junior Assistant Estate Agent to which a duty allowance of Rs. 50 per month has been attached be abolished and the post of Head Surveyor be retained in view of the fact that Junior Assistant Estate Agent has no full time work.
- (f) In view of the six posts of head clerks in Secretary and Chief Accountant's Office the two posts of Superintendents be abolished.
- (g) The personal and duty allowances attached to several posts in all the departments of the Trust be discontinued."

3. Notice of *Amendment* by Mr. Pupala, seconded by Mr. Sahasrabudhe—

"(1) That the Board is of opinion that two posts of Draftsmen one in each department *viz.* Engineering and Estates and Valuation be abolished.

(2) That in view of the curtailed activities of the Trust programme conveyance allowance above Rs. 30 per month of all the officers of the Trust be reduced by 25%."

4. Notice of *Amendment* by Mr. Talpade, seconded by Mr. Pupala—

"(a) That the Board is of opinion that the post of the Architect in the Improvement Trust be abolished and, if necessary, a junior Architect be appointed on Rs. 450-30-600 to do the work.

(b) That the post of the Secretary should be abolished and a Superintendent from his office may be appointed to do the work."

The *Second Amendment* by Mr. Hirjibehedin was put to the vote and was *lost*, there being 15 votes *for* it and 22 votes *against* it.

A poll was demanded by Mr. Hirjibehedin, Dr. Batliwala, Khan Bahadur Curtay and Mr. Nurani, whereupon the following Tellers were appointed by the President :—

Dr. Balsara and Dr. Javle for the Ayes.

Mr. Narayanlal Bansilal and Mr. Hirjibehedin for the Noes.

The result of the counting was as follows:—

<i>For.</i>	<i>Against.</i>
1. Mr. A. R. Dimtimkar.	1. Mrs. Avantikabai Gokhalay.
2. „ C. W. E. Arbuthnot.	2. Mr. B. T. Desai.
3. „ A. P. Sabavala.	3. „ B. N. Mehisher.
4. Sir Byramjee Jeejeebhoy, Kt.	4. „ B. P. Wadke.
5. Mr. E. R. Hirjibehedin.	5. Dr. J. A. Collaco.
6. „ Haji Fateh Mahomed H. M. Maniar.	6. Mr. M. J. P. D'Andrade.
7. „ Haroon Tarmahomed Noorani.	7. „ G. K. Borade.
8. Dr. J. N. Choksy.	8. Dr. G. V. Deshmukh.
9. Mr. J. B. Baman-Behram.	9. Mr. Manu Subedar.
10. „ M. A. Karanjawala.	10. „ I. S. Patel.
11. Dr. M. N. Balsara.	11. „ Jafferbhoy A. Lalljee.
12. Khan Bahadur Mahomed I. Curtay.	12. „ Jamnadas M. Mehta.
13. Mr. Mahomed Umer A. Rasul.	13. Dr. J. V. Vora.
14. Dr. P. G. Solanki.	14. Mr. Mahomed Ummer Rajabb.
15. Mr. R. S. Asavale.	15. „ M. M. Desai.
16. „ S. G. Keni.	16. Dr. E. Moses.
17. Dr. S. S. Batliwala.	17. Mr. Mulraj Karsondas.
18. Dr. Sorab P. Mehta.	18. „ Naraynlal Bansilal.
19. Prof. V. G. Rao.	19. „ P. G. Sahasrabudhe.
	20. „ S. L. Silam.
	21. „ S. K. Pupala.
	22. „ Shivdas C. Thakkar.
	23. Dr. Accacio G. Viegas.
	24. Mr. Vithaldas D. Govindji.

Dr. Javle abstained from voting.

In accordance with the Tellers' Report, the President declared that the *Amendment* was *lost*.

The *First Amendment* by Mr. Jamnadas Mehta was then put to the vote and was *carried*.

It was also *carried* as a substantive proposition.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“That the Budget Estimates for 1930-31 in respect of Capital Account Expenditure—Acquisition—be adopted at Rs. 11,60,000.”

In accordance with notice, the following *Amendment* was—

Proposed by Mr. Pupala—

“That the Budget Estimates for 1930-31 in respect of Capital No. 90. Account Expenditure, Acquisition, be adopted at Rs. 3,30,000.”



The *Amendment* was seconded by Mr. Wadke.

The following *Amendments* of which notice had been given dropped, as they were not moved :—

1. Notice of *Amendment* by Mr. B. N. Mehisheri—

“That the Board is of opinion that the Acquisition should be reduced by 30%.”

2. Notice of *Amendment* by Mr. B. G. Parelkar—

“That the Board is of opinion that there being no necessity at all of any new scheme being launched as proposed by the Chief Officer in the last 3 lines of 2nd para of his remarks under the heading ‘Capital Account’ in the Budget regarding Tripartite Road, the amount of Rs. 3,75,000 for acquisition be deleted and about Rs. 30,000 only be provided in the Budget for acquiring only about 2 or 3 small properties which come in the way of the Tripartite Road and which are the only properties now to be acquired.”

The *Amendment* by Mr. Pupala on being put to the vote was *carried*.

It was also *carried* as a substantive proposition.

This finished the business before the meeting.

The President fixed 3-30 P.M. (Bombay Time) on Tuesday the 8th April 1930 for the holding of the next ordinary meeting.