



Annual Report  
on the  
Administration of the Industrial  
Housing Scheme

*For the Year 1933-34*

*1934-35*

*1935-36*

*1936-37*

*1937-38*

[Price—Anna 1 or 1d.]

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COLLECTOR'S OFFICE

10th July

From

W. DILLON, Esq., I.C.S.,  
Collector of Bombay;

THE SECRETARY TO GOVERNMENT,  
Revenue Department,  
Bombay.

*Subject.*—Annual Report on the administration of the Industrial Housing Scheme for the year 1933-34.

Sir,

I have the honour to submit the annual report on the administration of the Industrial Housing Scheme for the year ended 31st March 1934.

2. The Scheme comprises 207 chawls with rooms and shops as shown in the following table:—

Locality.	Number of chawls.	Number of rooms.	Number of shops.	
DeLisle Road ... ..	32	2,544	16	
Naigaum "A" and "B" ... ..	42	3,266	78	
... ..	121	9,476	184	and Market stalls equivalent in space to 20 rooms.
... ..			108	
... ..	12	918	42	
Total ... ..	207	16,204	423	

During the year two rooms, one at Naigaum "A" and the other at DeLisle Road, were converted for occupation as shops and are now being used as such.

The following table shows the figures of occupied chawls at the beginning and end of the year:—

Locality.	April 1933.	March 1934.
DeLisle Road ... ..	29	30
Naigaum ... ..	42	42
Marli ... ..	49	49
Dowri ... ..	12	12
	<u>132</u>	<u>133</u>

• *Scale of Rents.*

4. The scale of rents for single-roomed tenements at the four centres remained unchanged throughout the year, viz. DeLisle Road Rs. 8, Naigaum Rs. 7, Sewri Rs. 7 and Worli Rs. 5. Re. extra is charged for corner rooms and Rs. 2 extra are charged for rooms in which additional water taps are provided at the option of the tenants.

*Tenancies.*

5. The following table shows the number of rooms including shops occupied during the last week of each month of the year :—

Locality.	Total number of rooms including shops.	Number of rooms and shops occupied on 31st March 1933.	Number of rooms and shops occupied at the end of the last week of—					
			April 1933.	May 1933.	June 1933.	July 1933.	August 1933.	September 1933.
Naigaum ...	3,344	2,839	2,796	2,755	2,754	2,782	2,781	2,721
DeLisle Road ...	2,560	2,063	2,048	2,018	2,027	2,041	2,045	2,026
Worli ...	9,660	3,036	2,899	2,834	2,848	2,883	2,910	2,830
Sewri ...	960	793	760	755	758	749	744	721
Total ...	16,524	8,730	8,503	8,362	8,387	8,455	8,480	8,298

Locality.	Number of rooms and shops occupied at the end of the last week of—contd.						Increase + plus or Decrease - minus
	October 1933.	November 1933.	December 1933.	January 1934.	February 1934.	March 1934.	
Naigaum ...	2,851	2,837	2,600	2,593	2,687	2,555	- 284
DeLisle Road ...	2,008	1,947	1,926	1,899	1,882	1,875	- 187
Worli ...	2,691	2,568	2,424	2,369	2,375	2,224	- 819
Sewri ...	721	718	695	694	700	689	- 104
Total ...	8,101	7,865	7,645	7,555	7,544	7,343	- 1,387

It will be seen from the above table that the number of occupied rooms and shops, which on 31st March 1933 was 8,730, declined to 7,343 towards the end of the year under report. This considerable decline is due entirely to the plight of the textile industry of the City and the widespread unemployment. The success of the Industrial Housing Scheme depends mainly on the fortunes of the

mill industry, as the tenants of the Développement Department Chawls consist mostly of mill operatives. The situation worsened considerably from September 1933 owing to the closing down of all the mills belonging to the Currimbhoy group and a few of the mills belonging to the Sassoon group. So long as the industry remains in its present depressed state the downward trend in the occupancies is inevitable and cannot be checked.

*Two and three-roomed tenements.*

6. The rents fixed for these tenements remained unchanged and were as follows:—

	Two-roomed tenements.			Three-roomed tenements.		
	Rs.	a.	p.	Rs.	a.	p.
Naigaum 12 "B" and 13 "B".	19	0	0	Nil.		
Naigaum 14 "B"	...	18	8	0	and Nil.	
		17	8	0	on top floor.	
DeLisle Road 10	...	18	0	0	27	0

In chawl No. 12 "B" at Naigaum 16 single and 29 double rooms are occupied and in chawl No. 14 "B" at Naigaum 23 single and 19 double rooms are occupied. In the absence of any demand for double-roomed tenements in chawl No. 13 "B" at Naigaum and in chawl No. 10 at DeLisle Road, they have been let as single rooms, and thus at present 71 rooms in chawl No. 13 "B" at Naigaum and 68 rooms in chawl No. 10 at DeLisle Road are occupied.

*Shops.*

7. The position as regards shops at the end of the year is as shown below:—

Locality.				Number occupied.	Number vacant.	Total.
DeLisle Road	...	...	...	16	Nil.	16
Naigaum "A"	...	...	...	5	Nil.	5
Naigaum "B"	...	...	...	33	40	73
Worli	...	...	...	57	127	184
				+ 5		+ 5
				(shops in sheds).		
Sewri	...	...	...	29	13	42
				+ 4		+ 4
				(shops in sheds).		
Total ...				149	180	329

No improvement with regard to the occupation of shops is likely so long as the number of vacant rooms in the chawls continues to be as high as it is, as the shop-keepers depend for their earnings entirely on the Development Department tenants.

In the market at Worli, out of 103 stalls only 11 were occupied for the sale of mutton, fish and vegetables at the end of the year as against 17 at the end of the previous year. As it has been found that the number of stalls in the market is greater than is needed for present requirements it has been decided in consultation with the Superintendent of Markets to reduce the number by one-half. The proposal will be given effect to from 1st April 1934.

Two plots out of the vacant land near block No. 2 "A" at Naigaum were leased at a monthly rent of Rs. 70 for both the plots from 1st June 1933 for the purpose of erecting sheds for grocery shops and firewood depôts.

#### *Rent Collections.*

8. The following table "A" shows the assessment, collection and percentage of recovery for each group of chawls, month by month, during the year and table "B" shows the assessment, collection and percentage of recovery for the last quinquennium. From August 1933 onwards the figures shown in table "A" do not include the amount involved on account of the allotment of rent-free accommodation to Government menials, which for the eight months from August 1933 to March 1934 came to Rs. 22,123-8-0. This amount will in accordance with Government Resolution, Finance Department, No. 4643, dated 15th August 1933, be shown by book credit as receipts in the *pro forma* accounts of the scheme.

The collection of Rs. 6,29,600 out of the assessment of Rs. 6,38,095 gives a percentage of 98.6 for the year under report as against 99.4 for the previous year. It will be noted that the percentages of collections at DeLisle Road, Naigaum and Sewri show an improvement over the previous year, while that at Worli shows a slight falling off. The decline at Worli is due to the crisis in the Currimbhoy group of mills, most of which are located near this centre and the employees of which are mostly tenants of the Worli chawls. Having regard to the difficult conditions prevailing at present the recoveries cannot be said to be unsatisfactory.

The miscellaneous recoveries on account of hawkers' fees, demand notices and warrant fees, etc., amounted to Rs. 1,635-11-6 during the year.

TABLE "A".

Statement showing the assessment, collection and percentage of recovery for each group of the Chawls during the financial year 1933-34.

1933-34.	DeLisle Road.		Percent- age.	Naigaum.		Percent- age.
	Assessment.	Recovery.		Assessment.	Recovery.	
1933.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April ...	15,906 8 0	14,419 14 0	90.6	20,491 10 8	18,680 0 9	91
May ...	15,820 0 0	14,828 12 6	98	20,397 15 0	20,580 14 3	100
June ...	15,796 5 0	14,189 14 0	89.8	20,414 10 0	20,250 0 8	99
July ...	15,895 0 0	14,516 8 6	91.3	20,508 18 0	19,674 5 0	95
August ...	14,568 2 0	14,134 11 0	97	19,861 6 0	20,437 3 0	103
September ...	14,534 8 0	13,564 6 9	93.3	19,553 6 0	19,955 11 6	101
October ...	14,270 0 0	25,155 2 3	176	19,310 14 0	18,615 13 0	96
November ...	13,713 8 0	13,324 15 0	97	18,859 14 0	19,404 0 6	101
December ...	13,385 0 0	12,451 7 2	93	18,562 10 0	17,993 0 7	96.9
1934.						
January ...	13,323 8 0	12,170 0 0	92	18,509 5 0	19,273 11 0	103.7
February ...	12,950 0 0	11,169 5 3	86	18,496 9 0	18,057 3 6	97.6
March ...	12,857 0 0	12,035 2 6	93.6	18,303 2 0	18,564 8 6	101
Total ...	1,72,922 15 0	1,71,943 2 11	99	2,33,429 2 8	2,31,495 8 3	99

1933-34.	Sewri.		Percent- age.	Worli.		Percent- age.
	Assessment.	Recovery.		Assessment.	Recovery.	
1933.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April ...	5,927 0 0	5,572 13 0	93	15,512 6 0	13,892 2 0	89.5
May ...	5,858 8 0	5,605 4 0	95.6	14,935 2 0	14,335 0 0	96
June ...	5,895 3 0	6,113 10 0	103.6	14,770 10 0	14,514 8 0	98
July ...	5,564 8 0	5,913 12 0	100.8	14,949 12 0	14,750 4 0	98.6
August ...	5,666 8 0	5,680 5 0	100	14,791 10 0	14,913 14 0	100.8
September ...	5,531 0 0	5,540 14 0	100	14,682 8 0	14,190 12 0	96.6
October ...	5,480 0 0	5,504 0 0	100	14,150 6 0	13,054 8 6	92
November ...	5,479 8 0	5,560 1 0	101.8	13,268 10 0	13,142 6 6	99
December ...	5,395 0 0	5,141 4 0	95	12,564 8 0	12,149 2 0	96.6
1934.						
January ...	5,312 4 0	5,323 2 0	100	12,075 4 0	11,556 2 0	95.7
February ...	5,309 0 0	5,342 4 0	100	11,684 12 0	11,377 11 0	97
March ...	5,316 8 0	5,524 8 0	103.9	11,268 4 0	11,393 4 0	100.9
Total ...	67,074 15 0	66,841 13 0	99	1,61,670 13 0	1,59,319 10 0	96.7

1933-34 ... Total Assessment Rs. 6,38,035-12-8; Total Collection ... Rs. 6,20,600-2-3; Percentage 95.6.

TABLE " B ".

*Statement showing the assessment, collection and percentage of recovery for the last quinquennium.*

Year.		Net demand for the year.	Total recovery including recovery of arrears.	Percentage.
		Rs.	Rs.	
1928-1929	... ..	5,76,877	4,47,915	78
1929-1930	... ..	5,69,371	5,41,895	95
1930-1931	... ..	6,51,447	6,52,706	100
1931-1932	... ..	6,96,258	6,98,251	100
1932-1933	... ..	7,27,425	7,23,078	99.4

*Abscondencies.*

9. The following table shows the number of absconders and the amounts due from them month by month :—

Locality.	April 1933.		May 1933.		June 1933.		July 1933.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum ...	43	400	42	409	28	308	26	383
DeLisle Road ...	21	351	34	390	14	285	14	204
Worli ...	57	807	43	207	38	247	30	218
Sewri ...	20	256	20	218	17	962	23	264
<b>Total ...</b>	<b>141</b>	<b>1,814</b>	<b>138</b>	<b>1,219</b>	<b>97</b>	<b>1,062</b>	<b>93</b>	<b>1,069</b>

Locality.	August 1933.		September 1933.		October 1933.		November 1933.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum ...	28	320	48	471	56	512	50	635
DeLisle Road ...	14	157	18	202	28	318	33	318
Worli ...	88	245	56	291	87	630	74	453
Sewri ...	16	180	15	190	12	182	18	188
<b>Total ...</b>	<b>96</b>	<b>902</b>	<b>127</b>	<b>1,154</b>	<b>178</b>	<b>1,642</b>	<b>170</b>	<b>1,589</b>

Locality.	December 1933.		January 1934.		February 1934.		March 1934.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs. a. p.		Rs. a. p.		Rs.
Naigaum ...	24	909	38	476 0 0	37	370 0 0	39	385
DeLisle Road ...	27	392	25	264 0 0	24	265 8 0	14	158
Worli ...	80	513	51	306 0 0	73	384 0 0	51	449
Sewri ...	25	238	11	142 8 0	12	232 0 0	11	110
<b>Total ...</b>	<b>166</b>	<b>1,397</b>	<b>125</b>	<b>1,188 8 0</b>	<b>145</b>	<b>1,341 8 0</b>	<b>115</b>	<b>1,045</b>

During the year 1,581 tenants involving rent of Rs. 14,813 absconded as compared with 1,160 tenants involving Rs. 12,285 in the previous year. Out of the former amount and the previous years' balance of Rs. 10,593-11-9, Rs. 3,974-4-3 were recovered after tracking the absconders and Rs. 8,366-5-11 had to be written off leaving a balance of Rs. 13,066-1-7 to be recovered, which is included in the total arrears of rent shown in paragraph 10 below.

*Amounts written off.*

10. The total amount written off was Rs. 8,366-5-11 as against Rs. 9,621-1-9 written off in the preceding year.

The total arrears of rent recoverable and irrecoverable on 31st March 1934 were Rs. 24,443-10-10 as against Rs. 26,052-6-3 on 31st March 1933.

*Establishment charges.*

11. The establishment charges amounted to Rs. 70,341 which on the assessment of Rs. 6,38,095 gives a percentage of 11 which is the same as in the preceding year.

*Other charges.*

12. Incidental charges on account of license fee for the Worli Market paid to the Bombay Municipality and ground rent on account of land leased at Sewri paid to the Bombay Port Trust amounted to Rs. 1,197-13-0 and Rs. 13,815-6-0 respectively. The Municipal taxes paid during the year amounted to Rs. 1,19,909-4-0.

13. *Vital Statistics and Sanitation.*

Locality.		Approximate Population.	Deaths.	Death-rate per 1,000 approximately.
Naigaum ...	...	12,775	212	16
DeLisle Road ...	...	9,375	176	18
Worli ...	...	11,120	238	21
Sewri ...	...	8,445	44	12
<b>Total ...</b>		<b>36,715</b>	<b>670</b>	<b>18</b>



The average number of occupants per room has been taken as five for the purpose of calculating the specific death-rate. During the previous year the specific death-rate was 20 per mille. The lower rate this year, as shown in the table above, indicates that the sanitation of the chawls at all centres was satisfactory.

*Amenities.*

14. The Bombay Presidency Infant Welfare Society, the Baby Health Week Association and the Bombay Municipality have provided medical relief at the chawls, while the Bombay Municipality has established schools for the children of the Development Department tenants at all the four centres.

*General.*

15. Mr. A. E. Servai, I.S.O., held charge of the Manager's post from 1st to 9th April 1933, Mr. T. A. J. Ayyar held charge of the office from 10th April 1933 to 4th February 1934, and from 5th February 1934 up to the end of the year Mr. R. Y. Bendre acted as Manager, Development Department Chawls, in the absence of Mr. Ayyar on leave.

I have the honour to be,  
 Sir,  
 Your most obedient servant,  
 (Signed) W. DILLON,  
 Collector of Bombay.

*Extract from the report of the Superintending Engineer, N. C., relating to works carried out in the Development Department Chawls during the year 1933-34 under the head "42, Bombay Development Scheme".*

## 42—BOMBAY DEVELOPMENT SCHEME.

### PRESIDENCY DIVISION.

*Construction of a 20 feet wide Road at the Development Department Chawls at DeLisle Road, Bombay.*

This work which was described in the last year's report was completed during this year at a total cost of Rs. 6,966 against the estimated amount of Rs. 8,353. The expenditure during the year amounted to Rs. 3,972, and accounts were closed.

The expenditure during the year was :—		Rs.	
(1) Original Works	...	4,474	
(2) Repairs	...	51,938	
		<u>55,812</u>	

### *Housing Schemes.*

2. All the Development Department Chawls in the four areas, viz., Naigaum, DeLisle Road, Worli and Sewri, were looked after and maintained by the Executive Engineer, Presidency Division, at a total cost of Rs. 51,401.

3. Certain additions and alterations in some of the rooms in the Development Department Chawls were carried out and separate water taps were provided for their use as shops, etc., during the year.

*Report.*

Industrial Housing Scheme.  
— on administration of, for  
1933-34.

GOVERNMENT OF BOMBAY.

REVENUE DEPARTMENT.

Resolution No. P. 303/18991.

Bombay Castle, 9th November 1934.

Letter from the Collector of Bombay (Mr. W. Dillon, I.C.S.), No. I.H.S./60, dated the 10th July 1934—Submitting the report on the administration of the Industrial Housing Scheme for the year ending 31st March 1934.

Extract from the report of the Superintending Engineer, N. C., relating to the Industrial Housing Scheme.

Government memorandum, No. P. 303/12559-G, dated the 4th September 1934, to the Collector of Bombay.

RESOLUTION.—Recorded.

By order of the Governor in Council,

T. E. STREATFIELD,

Under Secretary to Government.

To

The Collector of Bombay,  
The Superintending Engineer, Northern Circle,  
The Executive Engineer, Presidency Division,  
The Commissioner of Labour and Director of Information,  
The Accountant General,  
The Private Secretary to His Excellency the Governor,  
The Home Department,  
The General Department,  
The Finance Department,  
The Public Works Department,  
The Secretary to the High Commissioner for India, London  
(by letter).