



Annual Report
on the
Administration of the Industrial
Housing Scheme

For the Year 1934-35

[Price—Anna 1 or 1d.]

BOMBAY.

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1935

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COLLECTOR'S OFFICE, BOMBAY :

9th July 1935.

From

H. T. SORLEY, Esq., I.C.S.,
Collector of Bombay ;

To

THE SECRETARY TO GOVERNMENT,
Revenue Department,
Bombay.

Subject.—Annual Report on the administration of the Industrial Housing Scheme for the year 1934-35.

Sir,

I have the honour to submit the annual report on the administration of the Industrial Housing Scheme for the year ended 31st March 1935.

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	
Worli	121	9,476	184 33	and Market stalls equivalent in space to 10 rooms.
Sewri	12	918	42	
Total	207	16,204	359	

During the year there was no conversion of rooms for occupation as shops.

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

Locality.	April 1934.	March 1935.
DeLisle Road	30	30
Naigaum	42	41
Worli	49	50
Sewri	12	12
	<u>133</u>	<u>133</u>

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. 1 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 1934.	Number of rooms and shops occupied at the end of the last week of					
			April 1934.	May 1934.	June 1934.	July 1934.	August 1934.	September 1934.
Naigaum ...	3,344	2,555	2,554	2,499	2,589	2,554	2,588	2,607
DeLisle Road ...	2,580	1,875	1,854	1,704	1,679	1,708	1,747	1,784
Worli ...	2,660	2,224	2,195	2,055	2,076	2,228	2,301	2,295
Sewri ...	960	689	675	650	649	673	674	678
Total ...	16,524	7,343	7,278	6,908	6,998	7,163	7,310	7,459

Locality.	Number of rooms and shops occupied at the end of the last week of—contd.						Increase + plus or Decrease - minus.
	October 1934.	November 1934.	December 1934.	January 1935.	February 1935.	March 1935.	
Naigaum ...	2,618	2,619	2,641	2,654	2,667	2,605	+ 140
DeLisle Road ...	1,786	1,826	1,864	1,876	1,879	1,851	- 24
Worli ...	2,471	2,514	2,569	2,615	2,650	2,669	+ 445
Sewri ...	672	680	694	700	707	697	+ 8
Total ...	7,547	7,639	7,768	7,845	7,903	7,912	+ 569

It will be seen from the above table that the number of occupied rooms and shops, which on 31st March 1934 was 7,343 gradually increased to 7,912 towards the end of the year under report. The beginning of the year 1934-35 synchronised with a big general strike of the mill operatives which coming as it did on the top of acute economic depression and widespread unemployment adversely reacted on the tenancies in the Development Department chawls. The situation had been rendered worse by the closing down of

Mills of the Currimbhoy and Sassoon Groups (in the previous year) but the calling off of the strike towards the end of June 1934 eased matters and since then the return of several Mill operatives to Bombay has led to an increase in the number of occupied rooms.

Two and three-roomed tenements.

6. The rents fixed for these tenements as shown below remained unchanged:—

	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 17 8 0 on top floor.	Nil	
DeLisle Road 10	...	18 0 0	27	0 0

In chawl No. 12 "B" at Naigaum 16 single and 28 double rooms are occupied and in chawl No. 14 "B" at Naigaum 24 single and 20 double rooms are occupied. The rooms in chawl No. 13 "B" at Naigaum and in chawl No. 10 at DeLisle Road are let as single rooms in the absence of any demand for two and three-roomed tenements. Thus all rooms in Chawl No. 13 "B" at Naigaum and 61 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"	...	82	41	73
Worli	...	60 + 6 (shops in sheds).	124	184 + 6
Sewri	...	28 + 4 (shops in sheds).	14	42 + 4
Total ...		151	179	330

The state of the occupancy of shops was just the same as it was the year before, owing to the slackness in business. In order to give some temporary relief to the shopkeepers in the present acute depression, the rents of the shops were reduced with effect from 1st May 1935 by 10 per cent. of the standard rent at Worli and 5 per cent. at the other three centres.

As it was stated in the last year's report, the market situated on the ground floor in Chawl No. 41 at Worli was reduced to half its size thus reducing the number of stalls to 33 which are now equivalent in space to 10 rooms. Out of these 33 stalls, 15 were occupied for the sale of mutton, fish and vegetables at the end of the year as against 11 at the end of the previous year.

A vacant piece of land measuring 25' x 25' behind Chawl 62 at Worli was leased on a monthly tenancy agreement at a monthly rent of Rs. 15 from 28th July 1934 to 31st July 1935 for the purpose of erecting a temporary shed for a tree foot booth.

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.

The amount involved on account of the allotment of rent-free accommodation to Government menials for the year was Rs. 40,788. This amount is not included in the assessment and collection shown in table "A" as it will be shown by book credit as receipts in the *pro forma* accounts of the Scheme.

The collection of Rs. 5,58,777 out of the assessment of Rs. 5,65,911 gives a percentage of 98·7 for the year under report as against 98·6 for the previous year. The standard of collection improved slightly on that of last year. Collection is very satisfactory when it is remembered that the commencement of the year coincided with an unprecedented depression in the textile industry resulting in widespread unemployment and hardship and in order to avoid hardship those affected by the strike all coercive action for the recovery of rent had to be suspended and the collections had to be made under most adverse circumstances.

The miscellaneous recoveries on account of hawkers' fees, demand notices and warrant fees, etc., amounted to Rs. 1,807-1-6 during the year as against Rs. 1,635-11-6 for the previous year.

TABLE "A".

Statement showing the assessment, collection and percentage of recovery for each group of the Chawls during the financial year 1934-35.

1934-35.	DeLisle Road.		Percent- age.	Naigaum.		Percent- age.
Month.	Assessment.	Recovery.		Assessment.	Recovery.	
1934.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April ...	12,524 0 0	9,849 14 6	76.8	18,190 6 0	17,056 10 6	93.7
May ...	11,868 0 0	4,532 15 0	38	17,891 6 0	15,369 13 6	85.9
June ...	11,029 0 0	4,209 0 0	38	17,759 4 0	15,869 12 3	89
July ...	11,385 8 0	12,167 10 0	106.8	17,868 1 0	18,504 19 9	104
August ...	11,506 8 0	13,827 8 6	119	18,220 14 0	18,753 24 0	103.9
September ...	11,801 0 0	12,461 18 3	105.5	18,279 4 0	18,457 9 5	100.9
October ...	11,921 0 0	25,430 11 6	213	18,435 3 0	18,846 7 7	102
November ...	12,005 8 0	12,978 15 3	108	18,464 14 0	18,707 10 10	101
December ...	12,343 8 0	12,042 15 9	98	18,549 14 0	18,134 14 8	97.7
1935.						
January ...	12,381 0 0	11,687 8 0	94	18,691 10 0	19,302 11 6	103
February ...	12,334 0 0	11,512 3 0	93	18,770 6 0	18,556 9 0	98.8
March ...	12,170 14 0	11,228 14 3	92	18,944 0 0	18,630 1 2	98
Total ...	1,43,689 14 0	1,41,210 1 0	98	2,20,040 2 0	2,16,993 0 2	98

1934-35.	Worli.		Percent- age.	Sewri.		Percent- age.
Month.	Assessment.	Recovery.		Assessment.	Recovery.	
1934.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April ...	11,044 14 0	9,444 7 0	85.5	5,246 0 0	4,912 6 0	93.6
May ...	10,898 8 0	6,597 3 0	68	5,035 0 0	4,878 1 0	96.8
June ...	9,891 14 0	8,639 9 0	87	4,888 8 0	4,294 12 0	87.8
July ...	10,486 10 0	11,794 11 0	113	5,120 8 0	5,133 4 0	100
August ...	11,052 7 0	12,940 12 0	117	5,105 8 0	5,085 11 0	99
September ...	11,545 0 0	12,407 15 0	107	5,086 0 0	5,018 13 0	98.6
October ...	11,900 14 0	12,549 8 0	105	5,096 6 0	5,323 14 0	104.5
November ...	12,828 0 0	12,794 14 4	104	5,099 8 0	5,199 6 0	101.9
December ...	12,483 12 0	12,801 7 8	102.5	5,266 0 0	5,064 8 0	96
1935.						
January ...	12,745 0 0	12,953 13 8	101.9	5,293 8 0	5,527 2 0	104
February ...	12,950 8 0	13,309 5 4	102.7	5,322 8 0	5,337 4 0	100
March ...	13,601 6 0	13,856 6 0	101.8	5,332 8 0	5,366 0 0	100
Total ...	1,40,388 13 0	1,40,123 0 0	99.8	61,899 14 0	61,151 1 0	98.8

1934-35 ... Total Assessment Rs. 5,65,911-11-0; Total Collection ... Rs. 5,58,777-2-3;
Percentage 98.7.

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.	
1929-1930	...	...	5,69,371	5,41,895	95
1930-1931	...	...	6,51,447	6,52,706	100
1931-1932	...	...	6,96,253	6,98,251	100
1932-1933	...	...	7,27,425	7,23,078	99.4
1933-1934	...	...	6,98,095	6,29,600	98.6

Abscondencies.

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

Locality.	April 1934.		May 1934.		June 1934.		July 1934.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Nalgaum	30	255 8 0	64	586 8 0	30	362 0 0	21	325 0 0
DeLisle Road	31	362 0 0	94	307 8 0	32	427 8 0	32	733 0 0
Worli	36	221 0 0	76	406 8 0	34	206 8 0	25	313 0 0
Sewri	20	257 0 0	19	155 0 0	13	168 8 0	8	94 0 0
Total	117	1,095 8 0	253	1,925 8 0	109	1,234 8 0	86	1,465 0 0

Locality.	August 1934.		September 1934.		October 1934.		November 1934.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Nalgaum	20	237 0 0	19	128 0 0	37	468 0 0	19	313 0 0
DeLisle Road	13	444 0 0	18	558 0 0	23	489 0 0	8	155 0 0
Worli	26	238 0 0	20	174 0 0	9	100 0 0	14	73 0 0
Sewri	11	916 0 0	13	148 0 0	10	123 0 0	15	130 0 0
Total	70	1,185 0 0	68	1,008 0 0	79	1,180 0 0	56	681 0 0

Locality.	December 1934.		January 1935.		February 1935.		March 1935.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum ...	21	174	14	198	17	136	22	265
DeLisle Road ...	15	344	11	214	16	218	15	237
Worli ...	19	111	18	126	17	92	11	65
Sewri ...	8	105	19	103	8	57	12	74
Total ...	63	734	55	641	58	498	60	641

During the year 1,069 tenants involving rent of Rs. 12,308-8-0 absconded as compared with 1,581 tenants involving Rs. 14,813 in the previous year. Out of the former amount of Rs. 12,308-8-0 and the previous years' balance of Rs. 13,066-1-7, Rs. 3,729-5-0 were recovered after tracking the absconders and Rs. 11,474-7-7 had to be written off leaving a balance of Rs. 10,170-13-0 to be recovered, which is included in the total arrears of rent shown in paragraph 10 below.

During the year under report, 28 ejectment suits were filed in the Small Causes Court against the tenants of the chawls on account either of their refusal to pay any rent or insanitary habits. The disciplinary action in the latter case was found necessary in the interests of the better sanitation of the chawls.

Amounts written off.

10. The total amount written off was Rs. 11,474-7-7 as against Rs. 8,366-5-11 written off in the preceding year. The increase in the writing off is due to the accumulated arrears of rent due from the absconders during the general strike of mill-workers.

The total arrears of rent recoverable and irrecoverable on 31st March 1935 were Rs. 21,158-12-1 as against Rs. 24,443-10-10 on 31st March 1934.

Establishment charges.

11. The establishment charges amounted to Rs. 66,594-9-6 which on the assessment of Rs. 5,65,911-11-0 gives a percentage of 10.7 which is a little lower than 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. 13,824-10-7, respectively. The Municipal taxes paid during the year amounted to Rs. 1,13,040-2-0.

13. *Vital Statistics and Sanitation.*

Locality.				Approximate Population.	Deaths.	Death-rate per 1,000 approxi- mately.	
Naigaum	...	...	...	13,475	289	21
DeLisle Road	...	...	...	9,255	280	24.8
Worli	...	...	...	13,345	307	23
Sewri	...	...	...	3,485	26	7
Total				...	39,560	852	21

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 18 per thousand. The sanitation of the chawls at all centres was satisfactory.

Amenities.

14. The Various charitable institutions, such as the Bombay Presidency Infant Welfare Society, the Baby Health Week Association, the Naigaum Social Welfare Centre and the Young Men's Christian Association are providing excellent medical relief to the Development Department tenants by opening Centres for maternity homes and creches and are carrying on social welfare work for the tenants' children. The Bombay Municipality has established schools at all the four Centres and opened a dispensary at Worli.

The Bombay Electric Supply and Tramways Co. Ltd. has started a bus service from Worli Chawls to the Lower Parel Station and also to other busy parts of the City. This service is well patronised by all classes of people on account of this facility provided by the Company at the Worli Centre, middle class tenants are being attracted to this Centre. Since the introduction of this service 69 tenants of this class have come to stay in Worli Chawls. The best method of attracting this type of tenant to the many empty Worli chawls is receiving the attention of the Collector of Bombay.

General.

15. Mr. T. A. J. Ayyar held charge of the office of the Manager, Development Department Chawls, throughout the year except for the short period of time from 1st to 19th April 1934 when Mr. R. Y. Bendre, Head Clerk, of the Bombay Collector's office acted as Manager in the absence of Mr. Ayyar on leave. Both performed their duties very satisfactorily.

I have the honour to be,

Sir,

Your most obedient servant,

(Signed) H. T. SORLEY,
Collector of Bombay.

Extract from the reports of the Superintending Engineer, N. C., relating to works carried out in the Development Department Chawls during the year 1934-35 under the head "42, Bombay Development Scheme".

42—BOMBAY DEVELOPMENT SCHEME.

PRESIDENCY DIVISION HOUSING SCHEME.

Barricading the entrances to the vacant floors of certain Development Department Chawls was mainly carried out during the year. Erecting corrugated iron sheet partitions in Chawl No. 41 at Worli and levelling the open ground and providing water entrance and manhole between Chawls Nos. 11 and 12 at Sewri were also undertaken and completed during this year.

2. All the Development Department Chawls at Naigaum, DeLisle Road, Worli and Sewri were looked after and maintained by the Executive Engineer, Presidency Division, at a total cost of Rs. 51,680.

The expenditure during the year was :—

				Rs.
1.	New works	...	...	1,025
2.	Additions and alterations to existing works.	...	...	...
3.	Repairs	...	...	51,680
			Total	52,705*

*Exclusive of expenditure on electrical works.

Report.

Industrial Housing Scheme.

— on administration of, for
1934-35.

GOVERNMENT OF BOMBAY.

REVENUE DEPARTMENT.

Resolution No. P. 303.

Bombay Castle, 14th November 1935.

Letter from the Collector of Bombay (Mr. H. T. Sorley, I.C.S.), No. I.H.S./60, dated the 9th July 1935—Submitting the report on the administration of the Industrial Housing Scheme for the year ending 31st March 1935..

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

Government memorandum, No. P. 303/12937-G, dated the 25th September 1935, 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, N. C.,
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).

*Also by Government memorandum, No. P. 303-G, dated 14th November 1935.