



Annual Report on the Administration  
of the Industrial Housing Scheme  
1935-36



BOMBAY  
PRINTED AT THE GOVERNMENT CENTRAL PRESS  
1937

Obtainable from the Superintendent, Government Printing and Stationery,  
Bombay, or through the High Commissioner for India, India House,  
Aldwych, London, W.C.2, or through any recognized Bookseller

[Price—Anna 1 or 1d.]

No. I.H.S./60.

COLLECTOR'S OFFICE, BOMBAY.

25th August 1936.

From

M. S. JAYAKAR, Esq., M.A., C.I.E.,  
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  
1935-36.

Sir,

I have the honour to submit the annual report on the administration of the Industrial Housing Scheme for the year ended 31st March 1936.

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	8,268	81
Worli ...	121	9,476	184 and 35 market stalls equivalent in space to 10 rooms.
Sewri ...	12	918	42
Total ...	207	46,201	858

During the year 3 rooms, two in Naigaum "A" plot and one in "B" plot were converted into shops at a monthly rental of Rs. 25 per shop.

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

Locality.	April 1935.	March 1935.
DeLisle Road ... ..	30	30
Naigaum ... ..	41	41
Worli ... ..	50	54
Sewri ... ..	12	12
	133	137

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 1935.	Number of rooms and shops occupied at the end of the last week of		
			April 1935.	May 1935.	June 1935.
Naigaum ... ..	8,344	2,695	2,758	2,760	2,822
DeLisle Road ... ..	2,560	1,851	1,858	1,872	1,942
Worli ... ..	9,660	2,669	2,680	2,758	2,992
Sewri ... ..	960	697	678	660	684
Total ...	16,524	7,912	7,974	8,050	8,380

Locality.	Number of rooms and shops occupied at the end of the last week of					
	July 1935.	August 1935.	September 1935.	October 1935.	November 1935.	December 1935.
Naigaum ... ..	2,864	2,908	2,902	2,884	2,878	2,857
DeLisle Road ... ..	1,966	1,969	1,992	1,974	1,961	1,959
Worli ... ..	3,002	3,019	3,086	3,097	3,192	3,157
Sewri ... ..	692	698	678	673	667	664
Total ...	8,524	8,584	8,648	8,628	8,693	8,697

Locality.	Number of rooms and shops occupied at the end of the last week of			
	January 1936.	February 1936.	March 1936.	Increase + <i>plus</i> or decrease - <i>minus</i> .
Naigaum ...	2,844	2,816	2,781	+ 86
DeLisle Road ...	1,958	1,954	1,956	+ 105
Worli ...	3,153	3,115	3,087	+ 418
Sewri ...	675	666	661	- 86
Total ...	8,630	8,551	8,485	+ 573

It will be seen from the above table that the number of occupied rooms and shops which on 31st March 1935 was 7,912 gradually increased to 8,637 towards the end of December 1935 and then decreased to 8,485 during the quarter ending 31st March 1936. This temporary decline towards the end of the year was mainly attributable to the closing of some departments in some mills and the discontinuance of night shifts. On the whole there was an increase by 573 in the occupied rooms and shops during the year under report.

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

In chawl No. 12 "B" at Naigaum 16 single and 25 double rooms are occupied and in Chawl No. 14 "B" at Naigaum the Number is 24 (single) and 18 (double rooms). 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. 69 rooms in Chawl No. 13 "B" at Naigaum and 71 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	.....	16
Naigaum "A"	...	7	.....	7
Naigaum "B"	...	31	48	74
Worli	...	69	125	184
		+ 6 (shops in sheds)	.....	+ 6
Sewri	...	22	20	42
		+ 4 (shops in sheds)	.....	+ 4
		<hr/> 145	<hr/> 188	<hr/> 333

There was a slight decrease in the total occupancies of shops during the year mainly due to the conditions at Sewri where the shop keepers have been adversely affected by the fall in occupancies in the Development Department Chawls as well as by the general trade depression. The rents of shops at the four centres which were reduced temporarily from 1st May 1934 were restored to the original level at the centres Naigaum, DeLisle Road and Worli with effect from 1st October 1935 but at Sewri as the conditions did not improve the reduced rate of rent was allowed to continue.

Out of 35 stalls in the market situated on the ground floor of Chawl No. 41 at Worli 13 were occupied for the sale of mutton, fish and vegetable at the end of the year as against 15 at the end of the previous year.

A vacant piece of land measuring 30' x 40' behind Chawl No. 62 at Worli was leased on a monthly tenancy at a monthly rent of Rs. 30 from 1st August 1935 to 31st July 1936 for the purpose of erecting a temporary shed for a toddy shop. Additional rent of Rs. 20 per month was recovered from the tenant of the above plot with effect from 1st October 1935 for the use of additional vacant land admeasuring 161 square yards surrounding his toddy shop.

*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 and to the Police Department for the year was Rs. 79,742-8-0. 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. 5,85,920 against the assessment of Rs. 5,99,624 gives a percentage of 97.8 for the year under report as against 98.7 for the previous year. The collection is very satisfactory.

The "Miscellaneous" recoveries on account of hawkers' fees, demand notices, warrant fees, etc., amounted to Rs. 2,825-3-3 during the year as against Rs. 1,807-1-6 for the previous year.

TABLE "A".

Statement showing the assessment, collection and percentage of recovery for each group of Chawls during the financial year 1935-36.

1935-36.	DeLisle Road.			Naigaum.		
	Assessment.	Recovery.	Percentage.	Assessment.	Recovery.	Percentage.
1935.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April ...	10,995 0 0	11,197 4 0	101	18,011 14 6	18,167 6 0	100.8
May ...	11,141 1 0	11,366 3 6	102	18,117 14 9	18,752 8 10	103.5
June ...	11,368 10 0	11,445 1 0	100.6	18,398 6 6	18,593 13 9	101
July ...	11,728 11 0	11,824 3 3	100.8	18,761 10 0	18,935 10 8	100.9
August ...	11,708 8 0	11,767 4 0	100.5	18,917 10 6	19,070 5 4	100.8
September ...	11,705 14 0	11,763 6 0	100.5	19,014 11 6	19,112 10 6	100.5
October ...	11,723 8 0	11,470 12 0	97.9	18,996 2 6	19,135 15 0	100.7
November ...	11,629 0 0	11,688 6 0	100.5	18,891 10 6	18,994 0 6	100
December ...	11,524 5 6	11,583 8 0	100.5	18,743 10 6	18,568 6 6	98
January 1936 ...	11,481 0 0	11,534 9 3	100.5	18,690 6 6	18,384 2 0	97.8
February ...	11,469 14 0	11,489 5 6	100	18,529 2 6	18,920 0 0	102
March ...	11,397 11 6	11,421 1 0	100	18,220 14 6	17,556 7 0	96
Total ...	137,871 14 0	138,496 15 6	100	2,23,359 2 9	2,24,028 1 1	100

1935-36.	Worli.			Sewri.		
	Assessment.	Recovery.	Percentage.	Assessment.	Recovery	Percentage.
1935.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April ...	13,110 10 0	13,774 8 0	105	5,329 0 0	5,089 8 0	97.5
May ...	13,384 2 0	13,819 10 0	103	5,006 0 0	5,062 1 0	101
June ...	14,060 10 0	14,584 12 0	103.8	5,051 8 0	5,100 7 0	100.9
July ...	14,670 10 0	14,916 14 0	101.6	5,163 8 0	5,201 11 0	100.7
August ...	14,863 14 0	14,996 2 0	100.9	5,190 0 0	5,223 8 0	100.6
September ...	14,977 4 0	15,147 0 0	101	5,108 0 0	5,133 8 0	100.5
October ...	15,237 2 0	15,229 12 0	99.6	5,011 0 0	4,811 8 0	96
November ...	15,351 4 0	15,546 12 0	101	4,964 8 0	5,011 8 0	100.9
December ...	15,532 12 0	15,636 4 0	100.6	5,025 8 0	4,740 8 0	94
January 1936 ...	15,563 0 0	15,217 0 0	97.7	5,056 0 0	5,123 14 0	101
February ...	15,497 8 0	15,640 0 0	100.9	5,048 0 0	5,128 8 0	101.5
March ...	15,298 12 0	15,028 4 0	98	4,960 0 0	5,028 8 9	101
Total ...	1,77,687 8 0	1,79,631 14 0	101	60,806 0 0	60,650 12 9	99.7

1935-36. Total assessment Rs. 5,99,634-8-0. Total collection Rs. 602,696-11-4. Percentage 100.5.

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.	
1930-31	6,51,447	6,52,706	100
1931-32	6,96,253	6,98,251	100
1932-33	7,27,425	7,23,078	99.4
1933-34	6,38,095	6,29,600	98.6
1934-35	5,65,911	5,58,777	98.7

*Abscondencies.*

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

Locality.	April 1935.		May 1935.		June 1935.		July 1935.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum	25	961	19	211	15	150	13	135
DeLisle Road	14	176	17	213	5	38	8	98
Worli	20	136	9	45	7	43	7	43
Sowri	18	233	16	163	5	47	10	103
Total	77	796	61	637	32	276	38	379

Locality.	August 1935.		September 1935.		October 1935.		November 1935.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum	9	86	18	161	23	230	25	210
DeLisle Road	8	83	4	45	10	133	9	75
Worli	18	97	12	56	14	75	16	82
Sowri	9	75	13	122	7	67	9	98
Total	44	341	46	384	54	505	57	465

Locality.	December 1935.		January 1936.		February 1936.		March 1936.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum	34	267	24	217	27	233	33	313
DeLisle Road	10	85	9	78	13	126	9	76
Worli	15	78	22	93	25	135	22	115
Sowri	5	49	7	80	10	131	6	73
Total	64	479	62	468	75	630	75	577

During the year 685 tenants involving rent of Rs. 5,937 absconded as compared with 1,069 tenants involving Rs. 12,308-8-0 in the previous year. Out of the former amount of Rs. 5,937 and the previous years balance of Rs. 10,170-13-0, Rs. 3,082-8-8 were recovered after the absconders had been traced and Rs. 5,371-15-9 had to be written off leaving a balance of Rs. 7,653-4-7 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. 5,371-15-9 as against Rs. 11,474-7-7 written off in the preceding year.

The total arrears of rent recoverable and irrecoverable on 31st March 1936 were Rs. 13,742-13-9 as against Rs. 21,158-12-1 on 31st March 1935.

*Establishment Charges.*

11. The establishment charges amounted to Rs. 73,365-6-6 which on the assessment of Rs. 6,79,366-8-0 including assessment on account of Government menials gives a percentage of 10·8.

*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. 13,824-10-5 respectively. As regards license fee of the Worli Market, it was reduced from Rs. 1,197-13-0 to Rs. 688 per annum owing to the reduced monthly rental of the Market from Rs. 354-8-0 to Rs. 182-8-0 in consequence of the reduction of the Market to half its original size and consequent rearrangement of the stalls from 1st April 1934. The excess amount of license fee of Rs. 1,019-10-0 at Rs. 509-13-0 per annum paid to the Municipality for the year 1934-35 and 1935-36 was refunded by the Municipality and credited to Government. The Municipal Taxes paid during the year amounted to Rs. 1,06,462-2-0.

13. *Vital Statistics and Sanitation.*

Locality.				Approximate population.	Deaths.	Death rate per 1000 approximately.
Naiagam	...	...	...	13,905	287	20·6
DeLisle Road	...	...	...	9,780	267	27
Worli	...	...	...	15,435	344	22
Sowri	...	...	...	8,305	43	13
Total				42,425	941	22



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

*Amenities.*

14. Charitable institutions such as the Bombay Presidency Infant Welfare Society and the Baby and Health Week Association are providing medical relief to the Development Department tenants through maternity homes and creches and the Naigaum Social Service Centre and the Young Men's Christian Association are carrying on Social Welfare Work for the tenants and their women and children. The Bombay Municipality has its Schools at all the four centres and also a dispensary at Worli.

The bus service introduced by the Bombay Electric Supply and Tramways Co. Ltd. from Worli Chawls serves the need of the tenants of the Worli Chawls as well as of the general public.

*General.*

15. Four Chawls Nos. 27, 35, 84 and 86 at Worli which were vacant were opened for occupation during the year under report.

The demand for rooms at Worli by better class people continued to grow. The number of tenements occupied by this class of people at the end of the year was 125 as compared to 69 in the previous year.

Mr. T. A. J. Ayyar held charge of the office of the Manager, Development Department Chawls, throughout the year except for the period from 10th September 1935 to 9th January 1936 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) M. S. JAYAKAR,

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 1935-36 under the Head "42, Bombay Development Scheme".*

#### 42—BOMBAY DEVELOPMENT SCHEME.

##### PRESIDENCY DIVISION HOUSING SCHEME.

The expenditure incurred during 1935-36 in respect of the Industrial Housing Scheme (Development Department Chawls) was as under :—

Rs.	
2,948	On minor original works such as additions and alterations to Chawls.
54,780	On repairs and maintenance of the Development Department Chawls.
57,728	

*Report.*

Industrial Housing Scheme.  
—on administration of, for  
1935-36.

## GOVERNMENT OF BOMBAY.

## REVENUE DEPARTMENT.

Resolution No. P. 303.

Bombay Castle, 30th December 1936.

Letter from the Collector of Bombay (Mr. M. S. Jayakar, C.I.E.), No. I.H.S./60, dated the 25th August 1936—Submitting the report on the administration of the Industrial Housing Scheme for the year ending 31st March 1936.

Extract from the report of the Superintending Engineer, N. C., No. A. 16/5478, dated the 28th September 1936, relating to the Industrial Housing Scheme.

RESOLUTION.—Recorded.

By order of the Governor in Council,

N. A. FARUQUI,

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 30th December 1936.