



Annual Report on the Administration  
of the Industrial Housing Scheme  
1936-37



BOMBAY

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1938

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No. I.H.S./60.

COLLECTOR'S OFFICE, BOMBAY :

29th September 1937.

From

T. E. STREATFIELD, 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 1936-37.

Sir,

I have the honour to submit the annual report on the administration of the Industrial Housing Scheme for the year 1st April 1936 to 31st March 1937.

2. There are 207 Chawls in the Scheme and their distribution at the different centres and the number of rooms and shops at each centre are shown in the following table :—

Locality.	Number of chawls.	Number of rooms.	Number of shops.
DeLisle Road .. ..	32	2,544	16
Naigaum " A " & " B " ..	42	3,260	84
Worli .. ..	121	9,474	186 and 35 market stalls equivalent in space to 10 rooms.
Sewri .. ..	12		42
TOTAL .. ..	207	16,106	328 35

During the year 5 rooms, 3 at Naigaum and 2 at Worli were converted into shops at a monthly rental each of Rs. 25 and Rs. 20 respectively.

3. In the following table are shown the figures of occupied chawls at the beginning and at the end of the year :—

Locality.	April 1936.	March 1937.
DeLisle Road ..	30	30
Naigaum ..	41	42
Worli ..	54	59
Sewri ..	12	12
	137	143

4. The scale of rents for single roomed tenements at the four centres remained unchanged throughout the year; that is to say, at DeLisle Road Rs. 8, at Naigaum Rs. 7, at Sewri Rs. 7 and at Worli Rs. 5. Rupee one extra is charged for corner rooms at all centres and rupees two extra are charged in those cases in which a tenant arranges to have a water tap in his room.

#### *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 1936.	Number of rooms and shops occupied at the end of the last week of		
			April 1936.	May 1936.	June 1936.
Naigaum ..	3,344	2,781	2,754	2,742	2,810
DeLisle Road ..	2,560	1,956	1,944	1,961	2,005
Worli ..	9,660	3,087	3,086	3,168	3,265
Sewri ..	960	661	640	650	661
Total ..	16,524	8,485	8,433	8,521	8,750

Locality.	Number of rooms and shops occupied at the end of the last week of					
	July 1936.	August 1936.	September 1936.	October 1936.	November 1936.	December 1936.
Naigaum ..	2,829	2,817	2,800	2,752	2,745	2,710
DeLisle Road ..	2,005	1,998	1,974	1,933	1,929	1,911
Worli ..	3,313	3,303	3,293	3,455	3,439	3,219
Sewri ..	654	649	656	642	650	641
Total ..	8,801	8,767	8,723	8,782	8,763	8,481

Locality.	Number of rooms and shops occupied at the end of the last week of			Increase + Decrease —
	January 1937.	February 1937.	March 1937.	
Naigaum .. ..	2,732	2,724	2,720	—61
DeLisle Road .. ..	1,935	1,942	1,948	— 8
Worli .. ..	3,224	3,209	3,229	+142
Sewri .. ..	655	663	666	+ 5
Total ..	8,546	8,538	8,563	+78

The only remarkable feature of these figures is the marked increase at Worli in October 1936, maintained in November, and followed by a sudden drop in December. This was due to the opening up, and subsequent vacating of the Temporary Prison, by the Jail Department. On the whole the year under report resulted in an increase of 78 in the number of rooms and shops occupied.

*Two and three-roomed tenements.*

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

Chawl Number.	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 24 double room tenements are occupied while 16 rooms are let out singly. In Chawl No. 14 "B" at Naigaum 20 double room tenements are occupied and 23 single rooms. What rooms there are, that are let at Chawl No. 13 "B" at Naigaum and in Chawl No. 10 at DeLisle Road are all let as single rooms, in the absence of any demand for two and three roomed tenements. 70 rooms in Chawl No. 13 "B" at Naigaum and 78 rooms in Chawl No. 10 at DeLisle Road are occupied in this manner.

### Shops.

7. The following table shows the number of shops occupied at the end of the year :—

Locality.		Number occupied.	Number vacant.	Total.
Naigaum "A"	.. .. .	8	..	8
Naigaum "B"	.. .. .	35	41	76
DeLisle Road	.. .. .	16	..	16
Worli	.. .. .	61 +6 (shops in sheds).	125	186 +6
Sewri	.. .. .	21 +4 (shops in sheds).	21	42 +4
Total ..		141 +10	187	328 +10

There was a slight improvement at centres other than Sewri, at which centre the number of shops occupied was the same as at the close of the year before. In spite of the reduced rate of rent for shops at Sewri, letting of shops there did not improve. No improvement is likely as long as the occupancies at that centre do not increase, as the shopkeepers depend for their earning entirely on the tenants living in these chawls.

In the market situated on the ground floor of Chawl No. 41 at Worli the number of stalls occupied for the sale of mutton, fish and vegetables at the end of the year was 13, the same number as at the end of the year 1935-36. The number of stalls available in this market is 35.

One plot of land behind Chawl No. 62 at Worli is leased to a Toddy Shop licensee, the size of the plot being increased from 2nd November 1936. Total rent now paid for the plot is Rs. 75 per month.

A piece of land admeasuring 29 square yards between Chawl Nos. 11 and 12 at Naigaum was leased from 1st May 1936, on a monthly tenancy at a monthly rent of Rs. 12 for a beef 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. 95,591. This amount is not included in the assessment and collection in table 'A' as it will be shewn by book credit as receipts in the *pro forma* accounts of the Scheme.

The total collection on account of rent of chawls amounted to Rs. 5,94,793. Of this amount Rs. 7,520 were obtained by collection of arrears of rent for the year 1935-36 and Rs. 9,151 constituted advance rent for the year 1937-38. The actual assessment for the year was Rs. 5,96,708, out of which, counting a sum of Rs. 7,766 received during 1935-36 as advance rent, Rs. 5,85,888 were collected in all. The rent collected amounted therefore to 98.1 per cent. of the demand which was an improvement on the 1935-36 figure (97.8 per cent.) and was fairly satisfactory.

The miscellaneous recoveries on account of hawkers' fees, demand notices, and warrant fees, etc. amounted to Rs. 1,746-9-0 during the year.

TABLE 'A'.

*Statement showing the assessment, collection and percentage of recovery for each group of chawl during the financial year 1936-37.*

1936-37.		DeLisle Road. °				Percentage to nearest whole number.	Nalgaum. °				Percentage to nearest whole number.			
Month.		Assessment.		Recovery.			Assessment.		Recovery.					
		Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.				
April	1936	11,290	0	0	10,893	0	0	18,130	6	0	18,248	11	6	100
May	"	11,322	0	0	11,417	8	0	17,884	12	10	17,898	11	0	100
June	"	11,457	14	0	11,488	11	0	18,067	0	10	18,005	10	0	99
July	"	11,572	0	0	11,600	14	3	18,133	3	2	20,010	15	0	110
August	"	11,466	0	0	11,402	1	0	18,008	0	10	17,077	4	0	90
September	"	11,346	0	0	10,735	7	0	17,093	4	10	17,075	12	6	98
October	"	11,120	0	0	9,016	0	0	17,740	11	10	17,467	10	6	98
November	"	10,870	8	0	11,265	8	0	17,568	0	10	17,230	8	6	98
December	"	10,821	0	0	11,371	4	0	17,368	13	10	17,301	15	2	99
January	1937	10,802	0	0	11,083	8	0	17,850	12	10	17,090	6	7	101
February	"	10,935	4	0	11,018	3	0	17,427	4	10	16,344	5	3	94
March	"	11,050	0	0	11,090	8	0	17,044	13	10	17,501	3	6	99
Total		1,34,078	5	0	1,32,481	15	0	2,13,335	7	0	2,13,302	8	0	100

TABLE 'A'—*contd.*

1936-37.		Worli.		Percent- age to nearest whole number.	Sewri.		Percent- age to nearest whole number.
Month.		Assessment.	Recovery.		Assessment.	Recovery.	
		Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April	1936 ..	15,850 4 0	16,117 2 0	101	4,806 8 0	4,927 0 3	100
May	.. ..	15,302 13 0	15,578 8 0	101	4,855 8 0	4,860 7 0	100
June	.. ..	15,837 2 0	15,911 3 0	100	4,913 0 0	4,950 1 0	100
July	.. ..	16,123 14 0	16,354 10 0	101	4,921 8 0	4,947 4 0	100
August	.. ..	16,202 14 0	16,458 12 0	101	4,013 8 0	4,976 0 0	101
September	.. ..	16,153 0 0	15,168 10 0	93	4,017 0 0	4,923 0 0	100
October	.. ..	15,918 5 0	14,740 8 0	92	4,831 8 0	4,851 0 0	100
November	.. ..	15,695 15 0	15,721 0 0	100	4,831 0 0	4,783 8 0	99
December	.. ..	15,700 0 0	15,964 14 0	101	4,789 0 0	4,597 4 0	95
January	1937 ..	15,717 8 0	16,023 11 0	101	4,851 8 0	5,007 8 0	103
February	.. ..	15,774 14 0	15,493 3 0	98	4,947 0 0	4,971 0 0	100
March	.. ..	16,300 4 0	16,601 8 0	101	4,985 0 0	4,997 14 0	100
Total	..	1,90,642 13 0	1,90,142 9 0	99	58,652 0 0	58,806 15 0	100

1936-1937. Total assessment Rs. 5,96,708-9-0. Total Collection Rs. 5,94,793-15-0.

TABLE 'B'.

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

Year.	Net demand for the year.	Total - recovery.	Percentage.
1931-32 .. ..	6,96,253	6,98,251	100·0
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
1935-36 .. ..	5,99,624	5,85,920	97·8

*Abscondencies.*

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

Locality.	April 1936.		May 1936.		June 1936.		July 1936.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum ..	32	220	19	142	8	57	10	76
DeLisle Road ..	9	94	12	93	5	65	7	61
Worli ..	30	95	20	134	8	29	13	61
Sewri ..	11	106	4	22	4	28	5	38
Total ..	82	515	55	391	25	179	35	236

Locality.	August 1936.		September 1936.		October 1936.		November 1936.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum ..	12	92	25	178	26	236	28	282
DeLisle Road ..	7	97	12	190	27	266	20	203
Worli ..	20	78	17	59	43	247	41	215
Sewri ..	13	160	9	112	7	52	7	52
Total ..	52	427	63	539	103	801	96	752

Locality.	December 1936.		January 1937.		February 1937.		March 1937.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum ..	18	132	17	156	16	109	19	150
DeLisle Road ..	12	171	6	50	4	48	6	75
Worli ..	21	117	15	67	22	143	19	93
Sewri ..	9	74	4	26	8	77	10	81
Total ..	60	494	42	299	50	377	54	399



During the year under report 717 tenants absconded leaving Rs. 5,409 of rent unpaid. In 1935-36 there had been 685 absconders involving Rs. 5,937. Out of the rent of Rs. 5,409 for 1936-37 unpaid by absconders and the previous year's balance of Rs. 7,653-4-7, Rs. 2,718-14-3 were recovered in all after the absconders had been traced, Rs. 2,396-1-0 had to be written off leaving a balance of Rs. 7,947-5-4 to be recovered. This amount has been included in the total arrears of rent shown in paragraph 10 below.

*Amounts written off.*

10. The total amount written off was Rs. 2,396-1-0 as against Rs. 5,371-15-9 in the preceding year.

The total arrears of rent recoverable and irrecoverable on 31st March 1937 were Rs. 14,645-14-9 as against Rs. 13,742-13-9 on 31st March 1936.

*Establishment Charges.*

11. The establishment charges amounted to Rs. 76,411-8-9 which on the assessment of Rs. 6,92,299-9-0 (including the assessment on account of Government menials) gives a percentage of 11·0.

*Other Charges.*

12. Incidental charges on account of licence 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. 688 and Rs. 13,824-10-5 respectively.

13. *Vital Statistics and Sanitation.*

Locality.	Approximate population.	Deaths.	Death rate per 1,000 approximately.
Naigaum .. .. .	13,600	276	20
DeLisle Road .. .. .	9,740	211	21
Worli .. .. .	16,145	343	21
Sewri .. .. .	3,330	43	12
Total ..	42,815	873	20

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 22 per thousand.

*Amenities.*

14. Certain Charitable Institutions, such as the Bombay Presidency Infant Welfare Society and the Baby and Health Week Association are providing medical relief to the tenants in the Development Department Chawls through maternity homes and crèches and the Naigaum Social Service Centre and the Young Men's Christian Association are carrying on social welfare work for the tenants' children. The Bombay Municipality has its schools at all the Chawl Centres and has also a dispensary at Worli.

The bus service introduced by the Bombay Electric Supply and Tramways Co. Ltd. from Worli Chawls to Lower Parel Station and thence to other parts of the City continued to run during the year under report.

*General.*

15. Five Chawls Nos. 4, 30, 51, 78 and 107 at Worli which were vacant were opened for occupation and Chawl No. 2B at Naigaum was given to the Police Department for housing the constables during the year under report.

The work in connection with the remodelling of Chawl No. 51 at Worli was completed at the beginning of the year. The Manager's office was shifted from Naigaum to Worli early in April 1936 and the Manager took up his residence in this chawl from the middle of May 1936. This was done with a view to help to popularise the Worli Chawls.

The Naigaum Social Service Centre which had 10 rooms in Block No. 16A at Naigaum was given 10 more rooms from 1st April 1936 as it urgently required more accommodation. All 20 rooms were provided for through a grant-in-aid.

Mr. T. A. J. Ayyar held charge of the office of the Manager, Development Department Chawls, throughout the year and performed his duties very satisfactorily.

I have the honour to be,

Sir,

Your most obedient servant,

(Signed) T. E. STREATFIELD,

Collector of Bombay.

*Extract from the report of the Superintending Engineer, Northern Circle, relating to works carried out in the Development Department Chawls during the year 1936-37 under the head "42-Bombay Development Scheme".*

#### 42—BOMBAY DEVELOPMENT SCHEME.

##### PRESIDENCY DIVISION. INDUSTRIAL HOUSING SCHEME.

Certain minor works such as barricading the entrances to the vacant floors of certain Chawls, provision of separate water taps in some of the rooms of Development Department Chawls, converting rooms into shops, removing certain partition walls and providing doors at suitable places were carried out during the year under report at a cost of Rs. 2,547.

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. 82,505.

3. An expenditure of Rs. 202 was incurred on electrical works.

*Report.*

Industrial Housing Scheme.

— on the administration of — for  
1936-37.

GOVERNMENT OF BOMBAY.

PUBLIC WORKS DEPARTMENT.

Resolution No. P. 30.

Bombay Castle, 20th May 1938.

Letter from the Collector of Bombay (Mr. T. E. Streatfield, I.C.S.), No. I.H.S./60, dated the 29th September 1937—Submitting the report on the administration of the Industrial Housing Scheme for the year ended 31st March 1937.

Extract from the report of the Superintending Engineer, Northern Circle, relating to works carried out in the Development Department Chawls during the year 1936-37 under the head "42-Bombay Development Scheme".

RESOLUTION.—Recorded.

By order of the Governor of Bombay,

R. H. HAMMETT,

Deputy Secretary to Government.

To

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

\* Also by Government Memorandum No. P. 30/10523-W, dated 20th May 1938.