



Public Works Department
Province of Bombay

Annual Report on the Administration
of the Industrial Housing Scheme
for the year 1945-46



BOMBAY

PRINTED AT THE GOVERNMENT CENTRAL PRESS

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.

1948

PUBLIC WORKS DEPARTMENT

Province of Bombay

ANNUAL REPORT OF THE ADMINISTRATION OF THE INDUSTRIAL HOUSING SCHEME FOR THE YEAR 1945-46

There are 207 chawls in the scheme located in four different centres, viz., DeLisle Road, Naigaum, Worli and Sewri. The numbers of chawls and the numbers of rooms and shops at each centre on 31st March 1946 were as shown below :—

Locality.	Number of chawls.	Number of rooms.	Number of shops.
DeLisle Road	32	2,542	18
Naigaum "A" and "B" Plots	42	3,294	50
Worli	121	9,470	210
Sewri	12	981	29
Total	207	16,287	307

The front half portion of the ground floor of chawl No. 41 at Worli which was let out to a local shop-keeper in September 1944 for a period of three years continues to be in his possession. The space let out is equal to the space of 10 single shops and it is, therefore, accounted for as 10 shops. The rear half portion of the same floor was reconditioned into 10 residential rooms at the end of the year 1944-45 and the rooms were let out to the inferior Government servants on the waiting list during the year 1945-46. During the year under report no residential room in Development Department Chawls was converted into shops but four shops at Worli were reconditioned into residential rooms because of the unsuitable location of the shops from business point of view.

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

Locality.	April 1945.	March 1946.
DeLisle Road	32	32
Naigaum	42	42
Worli	121	121
Sewri	12	12
Total	207	207

3. The scale of rents for single room tenements at the four centres remained the same throughout the year i.e. at DeLisle Road, Rs. 8 at Naigaum Rs. 7, at Worli Rs. 5 and at Sewri Rs. 7. Rupee 1 extra is charged

for corner rooms at all the centres and Rs. 4 extra for the provision of a water tap in those cases in which a tenant having a double room tenement arranges to have a water tap. The extra rent of Rs. 4 per month is charged for the taps provided during the period of the war, as otherwise the rate is only Rs. 2 per month per tap.

Tenancies.

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

Locality.	Total No. of rooms including shops.	No. of rooms and shops occupied on 31st March 1945.	No. of rooms and shops occupied at the end of the last week of				
			April 1945.	May 1945.	June 1945.	July 1945.	August 1945.
Naigaum	3,344	3,344	3,344	3,344	3,344	3,344	3,343
DeLisle Road	2,560	2,559	2,558	2,559	2,559	2,560	2,560
Worli	9,680	9,678	9,677	9,967	9,668	9,672	9,678
Sewri	960	960	960	960	960	960	960
Total	16,544	16,541	16,539	16,530	16,531	16,536	16,539

Locality.	No. of shops and rooms occupied at the end of the last week of							
	September 1945.	October 1945.	November 1945.	December 1945.	January 1946.	February 1946.	March 1946.	Increase + Decrease -
Naigaum	3,344	3,344	3,344	3,344	3,344	3,344	3,344	...
DeLisle Road	2,559	2,560	2,560	2,560	2,557	2,557	2,559	...
Worli	9,672	9,674	9,676	9,676	9,673	9,675	9,674	-4
Sewri	960	960	960	960	960	960	960	...
Total	16,535	16,538	16,540	16,540	16,534	16,536	16,537	-4

It will be seen from the above figures that all the rooms and shops in Development Department Chawls were occupied throughout the year.

5. The possession of Development Department Chawls Nos. 115 and 119 at Worli which was handed over to the Bombay Municipality, free of rent, from 31st May 1944 and 3rd June 1944 respectively for the purpose of housing the destitutes affected by the explosion of 14th April 1944 was taken over by Government by the end of December 1945 and the rooms in them were let out to the same destitutes on payment of standard rent from January 1946 onwards.

'Shops'

6. The following table shows the number of shops occupied and vacant at end of the year:

Locality.	No. occupied	No. Vacant.	Total.
Naigaum "A"	10	.....	10
" " "B"	40	.....	40
DeLisle Road	18	.....	18
Worli	210	.....	210
Sewri	29	.....	29
	5 sheds.	.....	5 sheds.
Total	307 + 7 sheds.		307 + 7 sheds.

(A shed containing 5 shops at Worli handed over to the Shree Ram Mills Authorities on 16th April 1945 free of cost as per Government Orders).

The position regarding the occupancies of the shops at all the centres was satisfactory.

7. The appended table "A" show the assessment, collection and percentage of recovery for each group of chawls month by month during the year and table "B" shows the assessment and collection of recovery for the quinquennium. (The amount involved on account of rent free accommodation to Government inferior servants and the Police, Jail Department etc. for the year was Rs. 3,90,183. This amount is not included in the assessment and collection shown in table "A" as it will be shown by book credit as receipt in the *pro forma* accounts of the scheme. The total collection on account of rent of chawls amounted to Rs. 8,67,240. The actual assessment of the year was Rs. 8,72,444. Counting of Rs. 18,810 as advance rent for 1945-46 and deducting a sum of Rs. 18,172 on account of advance rent for 1946-47, Rs. 8,67,878 were collected in all. The rent collected, therefore, came to 99.5 per cent. as against 100.1 per cent. of the last year. The percentage of recovery of rent during the year under report may be considered very satisfactory.

The miscellaneous recoveries on account of hawkers' fees demand notices, warrant fees etc., amounted to Rs. 2,269 during the year.

TABLE "A".

Statement showing the assessment, collection and percentage of recovery for each group of chawls during the financial year 1945-46.

1945-46 Month.	DeLisle Road.			Naigaum.		
	Assessment.	Recovery.	Per-centage	Assessment.	Recovery.	Per-centage.
	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April 1945	14,947 0 0	15,033 12 0	100.5	15,398 1 6	15,007 9 6	98.1
May 1945	15,009 8 0	14,961 12 0	99.0	15,299 1 6	14,643 12 0	85.6
June 1945	14,935 5 0	14,995 5 0	100.4	15,990 1 6	17,943 8 0	112.1
July 1945	15,031 0 0	15,051 0 0	100.1	15,393 1 6	14,531 13 6	94.9
August 1945	15,109 0 0	15,130 0 0	100.1	15,341 1 6	15,038 5 2	98.0
September 1945	15,013 3 0	14,929 11 0	99.4	15,327 1 6	15,217 9 8	99.3
October 1945	15,055 0 0	15,152 0 0	100.6	15,313 1 5	14,482 13 6	94.6
November 1945	15,089 0 0	10,695 8 0	70.8	15,313 1 6	12,756 0 0	83.3
December 1945	15,238 15 0	17,578 7 0	115.6	15,313 1 6	14,409 13 6	94.1
January 1946	15,142 10 0	15,709 2 0	103.7	15,320 1 6	14,173 8 0	92.5
February 1946	15,157 3 0	15,273 9 0	100.8	15,313 1 6	15,252 15 0	99.6
March 1946	15,717 0 0	17,019 15 0	101.8	15,334 1 6	17,231 12 0	112.4
Total	1,82,424 12 0	1,81,523 1 0	99.5	1,83,770 2 0	1,80,138 3 0	98.0

1945-46 Month.	Sewri.			Worli.		
	Assessment.	Recovery.	Per-centage.	Assessment.	Recovery.	Per-centage.
	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April 1945	6,946 0 0	6,878 0 0	100.2	34,710 11 0	35,978 9 0	103.1
May 1945	6,878 8 0	6,877 8 0	100.6	34,774 7 0	35,250 1 0	101.0
June 1945	6,838 0 9	6,870 0 0	100.5	34,735 12 0	34,637 5 0	99.8
July 1945	6,838 0 0	6,870 0 0	100.5	34,774 12 0	34,463 4 0	99.1
August 1945	6,838 0 0	6,861 0 0	100.3	34,731 14 0	33,611 6 0	96.7
September 1945	6,838 0 0	6,661 0 0	95.9	34,719 6 0	33,619 14 0	96.8
October 1945	6,838 0 0	6,875 0 0	100.5	34,973 6 0	34,921 6 0	99.9
November 1945	6,838 0 0	6,553 0 0	95.8	34,921 8 0	33,761 4 0	96.6
December 1945	6,838 0 0	6,834 8 0	99.9	34,928 1 0	35,004 10 0	100.2
January 1946	6,838 0 0	6,971 8 0	101.9	35,732 11 0	35,375 2 0	99.0
February 1946	6,838 0 0	6,825 8 0	97.8	35,877 0 0	33,940 18 0	97.4
March 1946	6,838 0 0	6,022 0 0	85.0	33,306 2 3	43,960 15 3	111.9
Total	82,063 8 0	80,999 0 0	96.7	4,24,185 6 0	4,14,185 9 3	100.0

Total Assessment ... Rs. 8,72,443-12 3
 Total Recovery ... ,, 8,67,339-13 3 } 99.39 per cent.

TABLE " B ".

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

Year.			Net Demand for the year.	Total Recovery for the year.	Percentage.
			Rs.	Rs.	
1940-41	...	...	8,58,782	8,59,485	100.0
1941-42	...	...	9,36,217	9,37,121	100.0
1942-43	...	...	8,21,584	8,24,048	100.3
1943-44	...	...	8,42,709	8,44,990	100.3
1944-45	...	...	8,58,233	8,59,826	100.2

Abconders.

8. One tenant absconded from Development Department Chawls during the year under report leaving a sum of Rs. 9 of rent unpaid. Out of the sum of Rs. 9 involved in abscondency a sum of Rs. 7-4-0 was subsequently recovered. During the year under report a sum of Rs. 106-14-0 was written off as irrecoverable out of the previous outstanding arrears. It will thus be seen that there was a remarkable decrease in the number of absconders as well as in bad debts during the whole year.

9. The total areas of rent recoverable and irrecoverable on 31st March 1946 were Rs. 17,127-11-6 as against Rs. 13,508-12-6 on 31st March 1945. A sum of Rs. 6,650 remained unpaid by the Bombay Municipality and as a result of which the outstanding arrears were more at the end of year when compared with the previous year.

10. Establishment charges amounted to Rs. 1,80,328 which on the basis of the assessment of Rs. 12,62,627 (including the assessment on account of rent free accommodation to inferior Government servants and other service departments) give a percentage of 14.3 as against 12.5 of the previous year.

11. *Vital statistics and Sanitation:—*

Locality.			Approximate population.	Deaths.	Death rate per 1000 Approximately.
Naigaum	...	...	24,864	373	15.0
DeLisle Road	...	...	20,544	403	19.8
Worli	...	...	71,990	1,173	16.5
Sewri	...	...	6,564	96	14.6
Total			123,362	2,056	16.6

The population figures are on the basis of an approximate census taken during the year 1943-44, when the population of 3 several typical chawls was counted, and the total population of all the chawls deduced from those figures. Assuming that the population figures did not alter materially during the year under report the specific death rate works out to 16.6 per thousand as against 14.2 of the previous year. The sanitation of the chawls was well looked after, although the sweepers' strike adversely affected it twice during the year. Scarcity of water supply to the chawls was felt much during the year. No epidemics of any kind were prevalent during the year under report.

Amenities.

12. Charitable institutions such as Bombay Presidency Infant Welfare Society, the Bombay Mofussil Maternity Child Welfare and Health Council (The Baby and Health Week Association is incorporated in the Bombay Mofussil Maternity Child Welfare and Health Council) provide medical aid to the tenants in the Development Department Chawls through the maternity homes, and creches and the institutions such as Naigaum Social Service Society and the Young Men's Christian Association are carrying on social and athletic activities for the benefit of the people in Development Department Chawls. Primary free education is provided in the Municipal schools located in the chawls at all centres. The Bombay Municipality is also conducting a free dispensary at Worli for the benefit of the chawl tenants. The Bombay Education League's High School continues to provide education facilities in the High School at Worli. The Blind Relief Association in Chawl No. 52 at Worli is conducting an Industrial Home for the Blind. The recreation centres conducted by the Labour Welfare Department provide educational and recreational facilities in the chawls at all centres. These centres provide facilities such as gymnasiums, indoor and outdoor games, Reading Rooms and Library, Scouting, Visual instructions through magic lantern shows, health advice etc. The tenants in the chawls take keen interest in all the above activities of the centres. The Boy Scouts Association and Hindustan Scouts Association are also doing useful work in their own way in the matter of training boys to grow into useful citizens.

Owing to the increase in the occupancies of the chawls and due to war conditions, the omnibus service plying between the Worli chawls and the different Railway Stations is not in a position to cope with the increase traffic. There is a great demand for an increased omnibus service to this centre.

13. Mr. R. V. Marathe, held the post of the Manager, Development Department Chawls, throughout the year and performed the duties satisfactorily.

Extract from the report of the Superintending Engineer, Northern Circle, relating to Development Department Chawls during the year 1945-46.

Industrial Housing Scheme.

All the Development Department Chawls at Naigaum, DeLisle Road, Worli and Sewri as well as the roads and buildings in the Suburban Schemes pertaining to the late Development Department Chawls were properly maintained by this Department during the year under report.