



Annual Administration Report on Industrial Housing Scheme, 1951-52



BOMBAY

PRINTED AT THE GOVERNMENT CENTRAL PRESS

Obtainable from the Government Publications Sales Depot, Institute of Science Building, Fort, Bombay (for purchasers in Bombay City), from the Government Book Depot, Charni Road Gardens, Bombay 4 (for orders from the mofussil) or through the High Commissioner for India, India House, Aldwych, London, W.C. 2 or through any recognized Bookseller.

[Price—Annas 8 or 10d.]

1953

PUBLIC WORKS DEPARTMENT.

STATE OF BOMBAY.

Annual Report on the Administration of the Industrial Housing Scheme for the year 1951-52.

There are 207 chawls in the scheme located in four different centres, viz., DeLisle Road, Naigaum, Worli and Sewri. The number of chawls and the number of rooms and shops available for occupation at each centre on 31st March 1951 were as shown below :—

Locality.	No. of chawls.	No. of rooms.	No. of shops.
DeLisle Road	32	2,542	18
Naigaum A and B plots	42	3,295	49
Worli	121	9,475	205
Sewri	12	931	29
Total	207	16,243	301

During the year under report no residential room was converted into shop. However, for expanding the area of a grocery shop at Worli, the partition wall between the shop and its adjoining room was demolished and the tenant was permitted to use the room as a shop by charging shop rent.

2. The rate of rents for single-room tenements at all 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 one extra is charged for corner rooms at all the centres. These rates of room rents mentioned above are a sort of concessional rates against Rs. 14-8-0 economic rate of rent. Economic rate of rent charged to certain tenants during the year 1950-51 for making non-residential use of their rooms was continued to be charged at the same rate during the year under report. No additional rooms were permitted to be used for non-residential purposes.

3. All the rooms and shops in D. D. Chawls were occupied during the year. A few rooms which fell vacant during the year were allotted rent-free to Government servants of Class IV. There is great demand for conversion of residential rooms into shops, but such demands are not granted owing to the acute scarcity of residential accommodation.

4. The appended table "A" shows centre by centre the assessment, recovery and outstanding arrears of rent at the beginning and at the end of each month during the year 1951-52. The amount involved on account of rent-free accommodation to Government servants of Class IV, Police and other Service Departments for the year was Rs. 3,40,765-2-0. This amount is not included in the table "A", as it will be shown by book adjustment as receipts in the *pro forma* account of the Scheme. The total collection for the year on account of rent

of chawls amounted to Rs. 9,29,194-15-6. The actual net demand (including the arrears at the beginning of the year) for the year was Rs. 9,47,404-3-6. The percentage of collection to the net demand came to 98·07. The total outstanding arrears of rent at the beginning of the year and at the end of the year, after taking into account the amounts written off, were Rs. 8,158-1-6 and Rs. 17,740-9-0 respectively. Out of Rs. 17,740-9-0 a sum of Rs. 11,305-13-0 represents the amounts due from the bodies such as Bombay Municipality, B. B. & C. I. Railway, Government Grain Shops, etc. The recovery for the year may be considered satisfactory.

The miscellaneous recoveries on account of hawkers' fees, demand notices, warrant fees, etc., amounted to Rs. 2,400-8-0 during the year.

Table "B" shows the assessment, recoveries and outstanding arrears for the quinquennium.

5. *Abscondencies*.—One tenant absconded from the D. D. Chawls during the year under report leaving a sum of Rs. 2-8-0 of rent unpaid. Two tenants against whom ejectment suits were filed in the Court for getting their rooms vacated, left their rooms without paying arrears of rent amounting to Rs. 8-8-0. Out of this amount of Rs. 8-8-0 a sum of Rs. 3-8-0 was subsequently recovered. Thus the bad-debts involved in all the 3 cases mentioned above came to Rs. 7-8-0 during the year and it is negligible. A sum of Rs. 21-8-0 due by two Government servants of Class IV were written off during the year. No amount due from the rent paying tenants was written off.

6. The total arrears of rent recoverable and irrecoverable on 31st March 1952 were Rs. 17,740-9-0 as against Rs. 8,158-1-6 on 31st March 1951.

7. The establishment charges on revenue establishment (special) including sanitary staff amounted to Rs. 3,35,013. These charges on the basis of the assessment of Rs. 12,80,510 (including assessment of rent-free accommodation to Government servants of Class IV, Police and other Service Departments) gave a percentage of 26·16 as against 26·2 of the previous year.

8. *Profit and Loss account of the Scheme*.—On the capital investment of Rs. 348 lakhs, the annual revenue to Government on account of rent of chawls is about Rs. 12,80,000 at the prevailing low, i.e., concessional rates of rents. The running charges of the Scheme, consisting of establishment charges, maintenance and repairs, payment of municipal taxes, ground rent, etc., came to Rs. 9,04,000. The net realisation of revenue to the extent of Rs. 3,76,000 per annum yields about 1·08 per cent. interest on the capital investment.

9. *Vital Statistics and Sanitation*.—

Centre.	Approximate population.	Deaths.	Death rate per 1,000 approximately.
Naigaum. ...	22,680	276	12·2
DeLisle Road	20,352	261	12·3
Worli ...	73,746	797	10·8
Sewri ...	5,832	67	11·5
Total ...	1,24,610	1,401	11·2

The population figures are on the basis of an approximate census taken in the month of October 1948 when the population of typical chawls was counted and the total population of all the chawls deduced from those figures. The specific death rate works out to 11·2 per thousand as against 11·3 of the previous year. The sanitation of the chawls was satisfactory, although scarcity of water supply and overcrowding in the chawls adversely affected it to a certain extent. No epidemics of any kind were prevalent during the year under report.

10. *Amenities.*—Charitable institutions such as Bombay Presidency Infant Welfare Society, the Bombay Mothers and Children Welfare Society, provide medical aid to the tenants in the Development Department Chawls through the maternity homes, Bal-Vihar, Creches, etc. The Naigaum Social Service Society is carrying on social and educational activities for the benefit of the people residing in the D. D. Chawls at Naigaum. Free primary education is provided in the municipal schools located in the chawls at all the centres. The Bombay Municipality is also conducting a free dispensary at Worli for the benefit of the tenants. The High School established by the Bombay Education League in chawl No. 49 at Worli continues to provide education facilities to the children of the tenants at Worli centre at concessional rates. The Blind Relief Association in chawl No. 52 at Worli is conducting an Industrial Home for the Blind. Shrimati Sushilā Daphtary, a social worker, is conducting a Bal Mandir in two rooms in the D. D. Chawls at DeLisle Road. The recreation centres conducted by the Labour Welfare Department at all chawls centres provide educational and recreational 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 Bharat Scouts and Guides, Bombay State, are also doing useful work in the matter of training boys and girls to grow into useful citizens.

11. *General.*—Room lights were provided in 20 chawls at Worli during the year under report.

12. The expenditure incurred by the Superintending Engineer, Bombay Circle during the year 1951-52, amounted to Rs. 5,68,834 and details of this expenditure can be found on the last page of this report.

13. Shri D. D. Bhate, D.C.E., held the post of the Manager, Development Department Chawls, throughout the year.

TABLE "A".

Statement showing the details of assessment, recovery and outstanding arrears at the beginning and at the end of each month, centre by centre, during the year 1951-52.

Month.	Arrears at the beginning of the month.	Net demand for the month.	Total of columns 2 and 3.	Recovery out of arrears with adjustments.	Recovery during the month.	Advances received in the previous month.	Total recovery.	Total outstanding at the end of the month.
1	2	3	4	5	6	7	8	9
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
DELISLE ROAD CENTRE.								
April 1951	... 1,829 8 0	16,295 11 0	18,125 8 0	1,549 8 0	13,407 11 0	886 8 0	15,897 11 0	2,287 8 0
May 1951	... 2,287 8 0	16,290 0 0	18,577 8 0	1,844 0 0	18,075 0 0	830 0 0	15,749 0 0	2,828 8 0
June 1951	... 2,828 8 0	16,290 0 0	19,118 8 0	2,159 8 0	13,487 0 0	765 0 0	16,410 8 0	2,708 0 0
July 1951	... 2,708 0 0	16,290 8 0	18,998 8 0	1,975 0 0	13,449 11 0	815 8 0	16,240 8 0	2,758 0 0
August 1951	... 2,758 0 0	16,292 8 0	18,980 8 0	1,644 0 0	13,489 0 0	819 8 0	15,952 8 0	3,028 0 0
September 1951	... 3,028 0 0	16,258 8 0	19,286 8 0	1,609 0 0	13,198 0 0	890 8 0	15,691 8 0	3,595 0 0
October 1951	... 3,595 0 0	16,337 15 0	19,932 15 0	1,950 8 0	13,587 7 0	807 0 0	16,344 15 0	3,588 0 0
November 1951	... 3,588 0 0	16,365 7 0	19,954 7 0	1,708 0 0	12,978 8 0	846 0 0	15,532 8 0	4,362 4 0
December 1951	... 4,362 4 0	16,556 8 0	20,918 7 0	3,865 0 0	13,677 8 0	826 8 0	17,868 11 0	3,049 12 0
January 1952	... 3,049 12 0	16,284 4 0	19,334 0 0	2,359 0 0	12,986 8 0	966 0 0	16,311 8 0	3,022 8 0
February 1952	... 3,022 8 0	16,277 0 0	19,299 8 0	2,147 4 0	12,378 8 0	961 8 0	15,482 4 0	3,817 4 0
March 1952	... 3,817 4 0	16,349 0 0	20,166 4 0	2,756 0 0	11,876 12 0	991 8 0	15,624 4 0	4,539 0 0

**NAIGAUM
AND "B" PLOTS.**

April 1951	...	2,892 9 6	15,688 10 6	18,581 4 0	1,841 1 6	10,103 6 6	2,546 0 0	14,490 8 0	4,090 12 0
May 1951	...	4,090 12 0	15,698 1 6	19,783 13 6	3,102 0 0	10,609 12 0	2,107 4 0	15,812 0 0	3,970 13 6
June 1951	...	3,970 13 6	15,684 1 6	19,654 15 0	2,800 13 6	10,295 12 0	2,472 4 0	15,068 13 6	4,536 1 6
July 1951	...	4,586 1 6	15,690 8 6	20,276 10 0	2,105 1 6	10,419 3 0	2,385 12 0	14,900 0 6	5,366 9 6
August 1951	...	5,366 9 6	15,704 13 6	21,071 7 0	2,815 8 0	10,545 4 0	2,458 8 0	15,819 4 0	5,252 3 0
September 1951	...	5,252 3 0	15,680 1 6	20,932 4 6	2,046 0 0	10,218 8 0	2,509 0 0	14,808 8 0	6,128 12 6
October 1951	...	6,128 12 6	15,676 9 6	21,805 6 0	4,334 4 6	10,501 12 0	2,476 0 0	17,362 0 6	4,443 5 6
November 1951	...	4,443 5 6	15,668 1 6	20,109 7 0	2,193 13 6	10,163 12 0	2,591 4 0	14,948 13 6	5,160 9 6
December 1951	...	5,160 9 6	15,691 11 6	20,852 5 0	2,006 8 0	10,624 6 0	2,538 8 0	15,259 6 0	5,592 15 0
January 1952	...	5,592 15 0	15,666 1 6	21,259 0 6	4,260 7 0	10,214 4 0	2,650 12 0	17,125 7 0	4,133 9 6
February 1952	...	4,133 9 6	15,680 1 6	19,813 11 0	2,685 9 6	10,145 12 0	2,591 8 0	15,422 13 6	4,390 13 6
March 1952	...	4,390 13 6	15,673 1 6	20,063 15 0	2,972 9 0	10,312 12 0	2,671 4 0	15,956 9 0	3,796 11 0

SEWRI CENTRE.

April 1951	...	421 8 0	6,887 0 0	7,308 8 0	338 8 0	5,167 8 0	1,107 8 0	6,613 8 0	695 0 0
May 1951	...	695 0 0	6,959 10 0	7,654 10 0	663 8 0	5,176 2 0	1,074 8 0	6,914 2 0	740 8 0
June 1951	...	740 8 0	6,893 15 0	7,634 7 0	733 8 0	5,489 7 0	1,056 0 0	7,278 15 0	355 8 0
July 1951	...	355 8 0	6,894 0 0	7,249 8 0	348 8 0	5,473 8 0	1,087 8 0	6,909 8 0	340 0 0
August 1951	...	340 0 0	6,894 0 0	7,234 0 0	310 0 0	5,482 8 0	1,097 0 0	6,889 8 0	344 8 0
September 1951	...	344 8 0	6,894 0 0	7,238 8 0	309 8 0	5,216 8 0	1,093 8 0	6,619 8 0	619 0 0
October 1951	...	619 0 0	6,894 0 0	7,513 0 0	557 0 0	5,487 8 0	1,072 8 0	7,117 0 0	396 0 0
November 1951	...	396 0 0	6,894 0 0	7,290 0 0	261 8 0	5,236 0 0	1,107 8 0	6,605 0 0	685 0 0
December 1951	...	685 0 0	6,901 12 0	75,86 12 0	508 0 0	5,428 12 0	1,069 8 0	7,004 4 0	582 8 0

TABLE " B ".

Statement showing the assessment, recoveries and the outstanding arrears for the last quinquennium.

Year.	Arrears at the beginning of the year.	Net demand for the year.	Total of columns 2 and 3.	Total recovery during the year.	Amount written off.	Amount adjusted towards <i>pro-forma</i> account and on account of granting remission in rent.	Net amount of outstanding arrears at the end of the year.
1	2	3	4	5	6	7	8
	Rs. a. p.	R. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1947-48	13,984 1 6	8,90,179 2 6	9,05,648 4 0	8,95,218 8 6	34 8 0	Nil.	10,390 3 6
1948-49	10,390 3 6	9,04,802 10 0	9,15,192 13 6	9,08,178 0 0	204 0 0	Nil.	6,810 13 6
1949-50	6,810 13 6	9,17,209 10 0	9,24,020 7 6	9,16,017 13 0	36 11 0	Nil.	7,965 15 6
1950-51	7,965 15 6	9,29,084 2 0	9,37,050 1 6	9,28,892 0 0	Nil.	8,128 1 6
1951-52	8,158 1 6	9,99,246 2 0	9,47,404 3 6	9,29,194 15 6	21 8 0	447 3 0	17,740 9 0

Report on the works carried out in Development Department Chawls under the head—" 51-Bombay Development Scheme " during the year 1951-52 with full details making up the items of expenditure.

No new works of importance were carried out during the year under report. However, additions and alterations and repairs (including municipal taxes) and ground rent, costing about Rs. 5,796 and Rs. 5,63,038 respectively were carried out during the year 1951-52. Full details making up the items of expenditure are given as under :—

	Rs.	Rs.
(1) Minor Original works carried out in the Development Department Chawls ...		5,796
(2) (a) Repairs to Development Department Chawls	1,44,432	
(b) Rents, Rates and Taxes ...	3,37,368	
(c) Cost of electrical energy and fused bulbs	81,238	
	<hr/>	5,63,038
Total ...		<hr/> 5,68,834 <hr/>