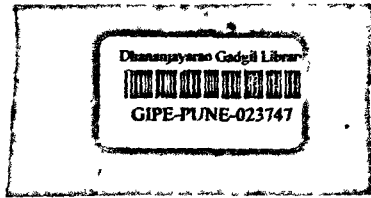


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Bombay Improvement Trust

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3	Sandhurst Road (East and West).
4	Gamdevi.
5	Dadar-Matunga.
6	Sion-Matunga (also Dadar-Matunga North).
7	Colaba Reclamation.
8	Mandvi-Koliwada.
9	Sankli Street.
10	Plot South of Crawford Market.
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12	Connaught Road.
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14	Nagpada Police Accommodation.
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29	Nowroji Hill.
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31	Parel (Lalbag and Suparibaug).
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33	Bhatwadi.
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55A	Mazagon Police Accommodation.
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59	Sewri-Koliwada.
60	Naigaum.
61	Fergusson Road.
62	Love Lane.
63	Kingsway Police Accommodation.
65	David Mills Poorer Classes Accommodation.
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67	Naigaum (Armed and Recruits) Police Accommodation.
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70	Police Accommodation at Arthur Road.
71	Chowpati West (part of).

BOMBAY IMPROVEMENT TRUST

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Accident ...	Motor Lorry garage at ...	To cooly Devia, Ratnoo—payment of Rs. 17-3-0 as compensation sanctioned ...	303	340	154
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" ...	Chandanwadi Chawls, ...	To cooly Daya Shiba on 7th August 1928, Chief Officer's recommendation sanctioned ...	506	556	..
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" ...	" " ...	Notice of motion by Dr. A. G. Viegas ...	572	623	..
" ...	Budget ...	Revised Estimates for 1928-29 and Budget Estimates for 1929-30—consideration postponed... approved and to be submitted to the Board under Section 100 of the Act ...	663	708	..
" ...	Adoption of—	Revised Estimate of Land Revenue at Rs. 49,13,461 ...	637	705	..
" ...	" " ...	Municipal Contribution at Rs. 23,02,180 ...	638	705	..
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" ...	" " ...	Expenditure on Estates at Rs. 14,19,200 ...	640	705	..
" ...	" " ...	Interest and Sinking Fund charges at Rs. 90,86,472 ...	641	705	..
" ...	" " ...	Deficit on General Account on Works at Rs. 28,43,672 ...	642	705	..
" ...	" " ...	Land Revenue at Rs. 50,42,351 ...	643	705	..
" ...	Estimates... for 1929-30—	Municipal Contribution at Rs. 23,74,500 ...	644	705	..
" ...	" " ...	Miscellaneous Receipts at Rs. 2,00,149 ...	645	705	..
" ...	" " ...	Expenditure on Estates at Rs. 13,98,687 ...	646	705	..
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" ...	" " ...	Land Acquisition at Rs. 8,63,870 ...	653	706	..
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" ...	" " ...	Land Acquisition at Rs. 6,67,500 ...	660	707	..
" ...	" " ...	Expenditure on works at Rs. 8,26,695 ...	661	707	..
" ...	" " ...	Closing balance at Rs. 27,44,516 ...	662	708	..
" ...	Cost of Management and Establishment—	Report No. 21 of the Establishment Sub-Committee, dated 11th February 1929—adopted ...	680	723	..
" ...	Excess over Budget grants... Board to be recommended to sanction transfer of grant—	Pavement of footpaths in front of plot 13 in Scheme 54—Board's sanction to be taken to meet excess expenditure by transfer from provision made for footpaths in Scheme 43 ...	366	402	48/2

Heading.	Subject of Resolution.	C. R.	Page.	Compilation No.
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.. ..	Expenditure in respect of Anti-malarial measures in the City of Bombay ...	390	422	..
.. ..	Pavement of footpath on the west and north of the plot leased to Government for Preventive Officers' quarters in Scheme 5 ...	401	439	..
.. ..	Expenditure in respect of lighting Doming Lane in Scheme 6 ...	405	445	..
.. ..	Expenditure in respect of maintenance of gas lamps and tram reservation in Scheme 37 ...	426	472	..
.. ..	Provision of electric lights in the 3 room tenements at Matunga in Scheme 5 ...	436	490	..
.. ..	Maintenance of streets, Nowroji Hill Estate, Scheme 29 ...	434	508	..
.. ..	Provision of lights in passages between chawls in Sydenham Road Estate, Scheme 37 ...	471	525	..
.. ..	Remaking of roads in Scheme 43 ...	484	533	..
.. ..	Water connection to recreation ground in Nowroji Hill Estate, Scheme 29 ...	490	540	..
.. ..	Maintenance of semi-permanent sheds in Scheme 66 ...	510	558	..
.. ..	Laying out 2 gardens between Roads 15A and 15 B in Scheme 5 ...	541	599	..
.. ..	Pavement of footpaths opposite completed buildings in Scheme 5 ...	555	607	..
.. ..	.. .. in Suparibaug .. 31 ...	537	608	..
.. ..	Water connections to gardens and recreation grounds in Scheme 5 ...	597	649	..
.. ..	.. .. 31 ...	598	630	..
.. ..	Adjustment for work done by Trust Workshops for repairing storage tank ...	759	719	..
.. ..	Rent free occupation by Engineer's and Estate and Valuation Department of chawls, etc. in Schemes 6, 2, 3, etc. ...	759	719	..
.. ..	Provision of expanded metal windows and lights in Land Acquisition Office and payments of Insurance charges ...	759	719	..
.. ..	Payment of Municipal Rates and Taxes in respect of lands, buildings, chawls, etc. in Schemes 1, 2, 3, 6, 32 and Schedule 'C' lands Flats ...	760	719	..
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.. ..	Camp near Haines Road—			
.. ..	Certain works costing Rs. 2,400 sanctioned and Board requested to make the necessary provision by transfer ...	273	308	104/
.. ..	Repairs to—sanctioned ...	583	632	..
.. ..	Representation for reduction of rent—Land Sub-Committee's Report No. 4, dated 9th May 1928—adopted ...	288	330	H.F.
.. ..	Application for rooms rent free or reduction of rent for use as libraries—request refused ...	537	592	..
.. ..	Request for reduction of rent—Dr. Solanki to be informed in terms of Chief Officer's note ...	563	610	..
.. ..	Request from tenants for provision of 3 electric lights in the compound and remission of 6 months' arrears of rent due to last mill strike—Chief Officer to report ...	611	662	104/c
.. ..	Provision of electric lights receiving attention—request for remission of arrears of rent refused ...	672	714	..
.. ..	Lighting of staircases, latrines, etc.—tenants to be informed in terms of the Chief Officer's note, dated 19th December 1928 ...	577	629	..
.. ..	Representation from tenants for provision of certain conveniences—recorded ...	706	752	..
.. ..	Provision of washing places—sanctioned and Board recommended to sanction funds to meet cost by transfer from provision made for remodelling Chandanwadi chawls ...	295	336	104
.. ..	Supervision charges for work done for Trust employees in—sanctioned ...	318	351	40
.. ..	Profit and Loss Account for 1926-27—recorded... Messrs. Rajabhai Meherally & Son refuse to take even the reduced area ...	526	570	..
.. (South)..	Plot(s) 74 ...	4	264	H.F.
.. ..	75/75A ...			
.. ..	Applications for lease accepted and two separate leases to be granted ...	398	434	..
.. (North)..	98/99 ...	600	651	..
.. ..	Cancellation of offer and forfeiture of deposit .. Extra ground rent of Rs. 100 to cease from 11th July 1928 and license revoked ...	399	434	..

Note :—H. F.—Hand File.

Heading.	Subject of Resolution.	C R.	Page.	Compa- tion No.	
A					
Agripada West Es- tate	Plot III	Adams Wyke Hospital—surrender of old lease and grant of fresh lease for 999 years	327	365	H. F.
"	" 149A	Application for lease accepted on conditions	535	591	"
Almeida, Mr F. A.—	Late temporary clerk, Engineer's Office—	Request for grant of gratuity and re-employment—request refused	586	633	"
Amalgamation of the Trust with the Municipality	Earliest date on which the working of the Trust could be transferred to the Municipality (T R. 1826)	Report No 11 of the Finance and Establi- ment Sub-Committee, dated 28th August 1928, to be forwarded to the Board for in- formation	440	500	61
Anti-malarial measures in the City of Bombay.	Establishment to carry out fresh survey—	Proportionate cost to be borne by the Trust—G. R. G. D No 6073, dated 12th April 1928	253	284	Pending
"	Report on—	G. R. G. D No 6073, dated 17th December 1928—recorded	627	684	"
B					
Bitumen ...	Supply during 1928/29—	The rate of Messrs. The Standard Oil Co— sanctioned	316	351	82
Botelho, Mr P J.—	Late Rent Collector, Estates and Valuation De- partment—	Refund of security to—	568	615	H. F.
C					
Chawls ...	Cost of lighting staircases, etc. in—	Report No 5 of the Works Sub-Committee, dated 6th November 1928—adopted	532	578	103/6
Chlorine (liquid)	Supply of 46,000 lbs.—	Tender of Messrs The Union Chemical Agency—accepted—	387	421	82
"	"	Arrangements made with contractors in res- pect of cylinders—approved	486	537	"
Chowpati West Estate.	Plot 33	Motor garage on	297	337	H. F.
"	" 34	Applications for lease accepted—division of plot into two and motor garage—sanction- ed	442	503	"
"	" 34A	Report No 6 of the Works Sub-Committee, dated 10th October 1928, re permission for encroachment of bay window, etc— adopted	483	533	"
"	"	Handed over to tenant	5	643	"
"	" 34B	"	5	643	"
"	Tennis Club in—	Rules for management of—approved	243	273	"
Contingencies	Stationery and Drawing materials—	Supply for 1928/29—tender of Messrs. Ga- lanhusain Ahmedali & Co.—accepted	229	257	46/2
Cooperage maidan	All India Hockey team match on—	Use of maidan on 22nd June 1928—sanction- ed	313	349	21
"	Football match on—	" " " on 20th October 1928	465	521	"
D					
Dadar-Matunga Estate (Scheme 5)	Plot(s) 1	Motor garage on	385	419	H. F.
"	" 4	Commutation of rent, surrender of existing lease and grant of a fresh lease, etc	324	355	"
"	"	Proposed shed for a gymnasium—sanctioned	382	418	"
"	"	Change in user of building as recommended by the Chief Officer sanctioned	507	556	"
"	" 18	Extension of motor garage on	332	367	"
"	" 27/28	Commutation of rent—sanctioned	704	751	"
"	" 31/34	Grant of separate leases—sanctioned	314	350	"
"	" 82, 83, 86, 87, 92-98, 101 and 107	Re-entry on	4	501	"
"	" 173	Application for lease—accepted	464	521	"
"	" 271	"	551	604	"
"	"	" " in lieu of plot 275 —accepted	703	751	"
"	" 275	" " of 271—C. R. 551/28-29 rescinded and application for plot 275 accepted	608	661A	"
"	" 302	Motor garage sanctioned on conditions	320	353	"
"	" 304	Application for lease accepted	256	287	"
"	"	Handed over to tenant	17	393	115
"	"	Motor garage on	484	418	H. F.
"	" 311	Application for lease accepted	207	231	"
"	"	Handed over to tenant	17	393	"
"	" 312	Motor garages on	321	354	"

Note :—H. F.—Hand File.

Heading.		Subject of Resolution.	C. R.	Page.	Compilation No.
D					
Dadar-Matunga Estate (Scheme 5)	Plot(s) 342	Motor garage sanctioned on conditions	356	392	H. F.
"	494/495	Surrender of	230	258	"
"	511	" -consideration postponed for 3 months in which time Chief Officer should ask the tenant to find a substitute	709	754	"
"	520	Surrender permitted on conditions	710	753	"
"	577/586	Rearrangement sanctioned	546	603	"
"	583	Application for lease accepted and garages sanctioned on the usual conditions	547	603	"
"	615	Fixing of maximum rent for the building on	455	503	"
"	616	"	360	398	"
"	"	Commutation of ground rent sanctioned on condition	698	743	"
"	617	Motor garages on	450	506	"
"	622	"	712	755	"
"	624/25	Report No 4 of the Works Sub-Committee dated 3rd May 1928, permitting encroachment free of rent for use of building as a school—adopted	286	323	"
"	631A	Motor garage sanctioned on conditions	333	367	"
"	639	Fixing of maximum rent for the building on	407	446	"
"	641	Motor garage sanctioned on conditions	331	367	"
"	645	"	262	292	"
"	648/49	Grant of two separate leases and modification in one of the covenant re personal liability of Trustees—approved	274	309	"
"	650	Fixing of maximum rent for the building on	349	387	"
"	653	"	467	522	"
"	664	Variation of layout sanctioned on conditions	294	336	"
"	665	Fixing of maximum rent for the building on	558	608	"
"	666	"	348	387	"
"	668/738	Discontinuance of Municipal halalkhore service—Chief Officer to report	492	541	"
"	"	Chief Officer's note, dated 2nd February 1929—approved	670	713	"
"	670	Fixing of maximum rent of the building on	334	368	"
"	686	Report No 2 of the Works Sub-Committee dated 3rd May 1928, re encroachment of bay windows, etc—approved	284	322	"
"	721	Fixing of maximum rent for the building on	522	568	"
"	737	Motor garage sanctioned on conditions	296	337	"
"	743	Application for lease accepted	664	711	"
"	744	Cancellation of allotment and refund of deposit—sanctioned	245	275	"
"	"	Application for lease accepted	665	712	"
"	746	"	225	252	"
"	"	Report No 3 of the Works Sub-Committee, dated 3rd May 1928, re encroachment of bay windows etc. approved	285	382	"
"	"	Handed over to tenant	17	393	113
"	746	Motor garages on	449	506	H. F.
"	756 & 763	"	447	506	"
"	757	Report No 1 of the Works Sub-Committee, dated 22nd March 1928, re encroachment of bay windows, etc., approved	220	240	"
"	"	Handed over to tenant	19	264	113
"	758	Report No 2 of the Works Sub-Committee dated 22nd March 1928 re encroachment of bay windows, etc.—approved	221	240	H. F.
"	"	Handed over to tenant	19	264	113
"	759	Application for lease accepted	548	603	H. F.
"	760	Motor garage on	448	506	"
"	761	Application for lease accepted	549	604	"
"	764	Revised layout sanctioned and applications accepted on conditions	690	738	"
"	772	Motor garages sanctioned on conditions	357	392	"
"	781	Insertion in draft lease of a covenant relieving from personal liability of trustees who cease to act, etc—sanctioned	554	606	"
"	"	Fixing of maximum rent for the building on	559	609	"
"	787	"	626	681	"
"	790	"	466	522	"
"	795	"	315	350	"
"	809, 815/816	Presidency Magistrate's Court, Dadar—Government to be informed in terms of Chief Officer's note	425	472	"
"	809	Government offer to lease for 3 years accepted on conditions	621	679	"

Note:—H. F.—Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Compilation No.	
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" "	" 504 Demolition of buildings in—sanctioned ...	673	715	39/7	
" "	" 505 Change of user—sanctioned ...	669	713	H. F.	
" "	" 540 Demolition of buildings in—sanctioned ...	673	715	"	
" "	Benches on the roadside between King's Circle and Dadar Tram Terminus, provision of—	Letter from Mr B G Farelkar referred to Chief Officer for report ...	293	335	39
" "	" " Chief Officer's note dated 12th June 1928, approved ...	328	366	"	
" "	Chawl to accommodate ... malis and domestic servants of the lessees—	Letter from Mr Ghelabbhai Hanraj and 14 others asking Trust to provide a— ...	435	489	"
" "	Letter dated 6th June 1928... from the President of a public meeting of the residents of Dadar Matunga and Dadar Parsi Colony protesting against the location of coffee shop, urinal, Haji camp and nuisance from septic tank etc, (referred under T R 50/28)—	The President of the public meeting to be informed that objections raised would be given due consideration ...	378	414	"
" "	Luxmi Narayan Lane—	Strip of Trust land measuring 133 square yards handed over free to the Municipality for connection with 40 feet road on the south ...	697	742	"
" "	Luxmi Narayan and Vatsraj Lanes—	Municipality allowed to connect their sewers with the sewers laid by the Trust free of charge and subject to the condition that no charge will be made for water consumed by Trust for sewage disposal, etc	582	631	"
" "	Recreation ground in Vincent Square—	Preparation of lease of—sanctioned ...	667	712	"
" "	Recreation ground to the west of plots 739/742—	Mr N P Whaddia permitted to lay out as a public garden ...	272	308	"
" "	Septic tanks in—	Purchase of Chloronome on a sale and return basis—Works Sub-Committee's Resolution 18/28—confirmed ...	222	242	"
" "	" " Report No 5 of the Works Sub Committee, dated 12th June 1928 recommending purchase of Chlorinating plant, etc approved	335	369	"	
" "	Sewers under three room tenements (staff quarters at Matunga)—	Messrs John Fleming & Co's tender for electric lighting—accepted ...	508	557	"
" "	Tennis Courts at Vincent Square—	Munsukh Sports Club permitted use of grounds on conditions ...	355	391	"
" "	" " Rules of—approved ..	523	568	"	
" "	Trust's cottages at Matunga (old and new)—	Request by tenants for provision of lights in— Referred to Chief Officer for report ...	668	713	39/10
" "	Urinal, coffee shop etc near Dadar Tram Terminus, location of (C R. 114/28)—	Report No 1 of the Special Sub-Committee, dated 14th August 1928 adopted and applicants informed accordingly ...	417	457	"
" "	" " Report No 2 of the Special Sub-Committee, dated 14th August 1928 adopted and Mr Gustad Khodadad Kuchabrogi informed accordingly ...	418	457	"	
"(North)Estate... (Scheme 6)	Plot 9 " " Existence of a filled quarry in foundations— rent reduced to Rs 84 per annum by way of compensation ...	271	307	H. F.	
" "	" 10 " " Handed over to tenant ...	625	264	"	
" "	" " " " Fixing of maximum rent for the building on ...	624	680	"	
" "	" 12 " " Request by tenants for provision of expanded metal doors to windows on 1st and 2nd floors—referred to Chief Officer for report ...	599	650	39/10	
" "	" " " " Chief Officer's report, dated 31st January 1929 ...	630	685	"	
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Note 1.—H. F.—Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Compilation No.
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Engineer's Office, Matunga Establishment	Transfer of—to head office... Chief Officer, Delves Mr. R. H. A.—	239	263	46/1
"	" " " " T R 69/28 joint opinion of the Advocate General and of Sir Chimanlal Setalvad (or of Mr. D. F. Mulla if the Advocate General is unwilling) should be obtained	238	262	H. F.
"	" " " " Joint opinion of Counsel—Board to be informed and recommended to grant a car allowance of Rs 200 from 31st March 1926	456	510	"
"	" " " " Committee informed of application made to Board for leave from 27th February 1929—recorded	565	613	"
"	" " " " Expiry of term of office on 5th May 1929 (T R 74/28)—Establishment Sub-Committee to report	493	541	"
"	" " " " Report No 18 of the Establishment Sub-Committee, dated 30th January 1929—approved and adopted	540	599	"
"	" " " " Congratulated by the Improvements Committee on being awarded the order of C I E	632	686	"
"	Conveyance allowances to outdoor staff and officers— Report No 4 of the Establishment Sub-Committee, dated 29th May 1929—consideration postponed pending revision of allowances by the Corporation	...	737	"
"	" " " " Revised scale proposed sanctioned—Schedule of Establishment to be amended accordingly	325	358	"
"	Curtailment of expenditure— T R 48/28 referred to Establishment Sub-Committee for report	603	657	"
"	Revision of grades of pay— Report No 6 of the Establishment Sub-Committee—adopted, Schedule to be amended accordingly	374	410	"
"	" " " " Report No 11 of the Establishment Sub-Committee, dated 24th October 1928—consideration postponed	396	426	"
"	" " " " " " " " adopted	533	588	"
"	" " " " " " " " Board's sanction	544	600	"
Engineer's Department	Late Chief Engineer— Watson, Mr. J. F. Payment of gratuity to—recommended for Board's sanction	455	508	86
"	" " " " Audit objection against payment of gratuity by the Examiner Outside Audit—referred to Finance Sub-Committee for report	519	566	"
"	Ag Engineer, Kynnersley, Mr. T. R. S.— Handed over charge of office to Mr. D. N. Baria	5	249	H. F.
"	" " " " Resignation accepted as from expiry of leave—appreciation of services	604	637	"
"	Senior Asstt Engineer— Baria, Mr. D. N. Received charge of office of Trust Engineer from Mr. Kynnersley	5	249	"
"	Assistant Engineer— Dighe, Mr. V. A. Grant of privilege leave to—	437	490	"
"	" " " " Grant of leave preparatory to retirement with permission to take service elsewhere during leave	605	658	"
"	Sub-Engineer—Attawar, Mr. C— Grant of privilege leave to—	236	260	"
"	" " " " Extension of privilege leave—sanctioned	338	375	"
"	" " " " Marathe, Mr. G. G. Grant of privilege leave to—	494	542	"
"	Superintendent—Bam, Mr. K. G.—	278	317	"
"	Junior Clerk—Chitre, Mr. K. V. Advance from Provident Fund to—	684	730	86
"	" " " " Deodbar, Mr. S. V.	635	689	"
"	" " " " Sundram, Mr. C. K.—	761	757	"

Note —H. F.—Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Compi- tion No.	
E					
Establishment, Eng- neer's Depart.	Shorthand typist, Gaupule, ... Mr. S. G.—	Higher acting allowance—sanctioned ...	339	375	H, F.
" "	" "	" "	585	633	"
" "	Havildar—Vithoo ... Babjee	Payment of 90% of Provident Fund Money to—sanctioned ...	279	318	86
" "	Naik—Rama Sakharam— Peon—Shivaram	Advance from Provident Fund ...	635	689	"
" "	" "	" "	635	689	"
" Estates and Valuation De- partment	Estate Agent—Burge, Mr. J. T.—	Application for payment of 90% from Pro- vident Fund—sanctioned ...	232	259	"
" "	" "	Handed over charge of office to Mr. A. K. Dadachanji ...	5	334	H, F
" "	" Dadachanji, Mr A. K.—	Grant of 15 days privilege leave to ...	618	665	"
" "	" "	Extension of services of—referred to Estab- lishment Sub-Committee for report ...	634	689	"
" "	" "	Report No 20 of the Establishment Sub- Committee, dated 11th February 1929— Board to be recommended to sanction ex- tension by one year ...	675	718	"
" "	" "	Extension of leave upto 11th March 1929— sanctioned ...	678	718	"
" "	" "	Extension of leave upto 25th May 1929— sanctioned ...	717	758	"
" "	Dy Estate Agent— Dadachanji, Mr A. K.—	Rescued charge of office of Estate Agent from Mr. J T Burge ...	5	334	"
" "	Deputy Estate Agent	Filling up of the post—consideration post- poned ...	224	251	"
" "	" "	" " Referred to Establishment Sub- Committee for consideration and report ...	247	275	"
" "	" "	Appointment of Mr T H Bird as—Report No 5 of the Finance and Establishment Sub-Committee, dated 22nd March 1928, approved with a recommendation to the Board for the sanction of the terms ...	217	238	"
" "	" "	Establishment Sub-Committee to submit proposals for filling the post ...	248	276	"
" "	" "	Filling up of vacancy caused by Mr. G L Narasimham's death—Report No. 15 of the Establishment Sub-Committee, dated 18th December 1928—adopted ...	590	637	"
" "	Dy. Estate Agent & Junior Asstt Estate Agent—	Filling up vacant posts of—Chief Officer's note, dated 27th June 1928—consideration postponed ...	340	379	"
" "	" "	" " consideration postponed ...	15	392	"
" "	" "	" " consideration resumed—refer- red to Special Sub-Committee specially appointed for consideration and report ...	358	396	"
" "	" "	Report No 2 of the Special Sub-Committee dated 30th February 1929, adopted and Board to be recommended to approve Sub-Committee's recommendations ...	682	729	"
" "	" "	Report No 1 of the Special Sub-Committee dated 22nd October 1928—further consideration postponed ...	495	542	"
" "	" "	C R 529/28 referred to Special Sub-Com- mittee for consideration and report ...	543	600	"
" "	" "	Consideration postponed ...	529	572	"
" "	" "	T R. 111/28-29 referred to Establishment Sub-Committee for submitting proposals for appointment to these posts ...	718	758	"
" "	Estate Superintendent ... Mendoza, Mr V.	Grant of privilege leave and sanction to acting arrangement ...	412	449	"
" "	Head Surveyor—Abraham ... Mr. Jacob	Payment of gratuity—sanctioned ...	281	318	"
" "	Surveyor—Ajinkya, Mr ... V. A.	To draw a duty allowance of Rs. 30 in the leave vacancy of Mr V Mendoza ...	412	419	"
" "	" Joshi, Mr P. R ...	Payment of gratuity—sanctioned ...	282	319	86
" "	" Menashe, Mr. J. ...	Advance from Provident Fund sanctioned subject to Board's approval... ...	542	599	"
" "	" Parelkar, Mr S R ...	Advance from Provident Fund to— ...	214	235	"
" "	" Reuben, Mr J E ...	" " " " ...	246	275	"
" "	" Sabnis, Mr. V. G. ...	" " " " ...	350	388	"
" "	Tracer—Deshmukh, Mr V. S.	To act as draftsman in the grade of Rs. 40-125 on the same pay vice Mr. P. N. Katve ...	263	292	H. F.
" "	" Nehemiah, Mr E. I ...	Advance from Provident Fund to ...	235	260	86
" "	Overseer—Ramchandra, Mr. Dwarkanath	To draw extra conveyance allowance of Rs. 30 in the leave vacancy of Mr. V Mendoza— ...	412	419	H. F.

Note :—H, F =Hand File

Heading.	Subject of Resolution.	C. R.	Page.	Completion No.		
Establishment, Estates and Valuation Department	Legal Assistant—Sanjana, Mr. M. D. ...	E Grant of privilege leave to— ...	567	615	H. F.	
	Chief Clerk—Bamji, Mr D. N. ...	" " " " ...	380	414	"	
	Senior " —Wadekar, Mr J. B. ...	Advance from Provident Fund to— ...	700	743	86	
	Junior " Karulk, Mr. S. S. ...	" " " " ...	233	259	"	
	" " Deshmukh, Mr V. S. ...	" " " " ...	291	332	"	
	" " Mehta, Mr K. P. ...	Payment of gratuity—sanctioned ...	280	318	"	
	" " " " " " ...	Objection by the Examiner, Outside Audit, re payment of gratuity—referred to Establishment Sub-Committee for consideration and report ...	560	512	"	
	" " " " " " ...	Report No. 13 of the Establishment Sub-Committee, dated 18th December, 1928, adopted and Board recommended to sanction ...	588	634	"	
	" " " " " " ...	Advance from Provident Fund to ...	700	743	"	
	" " " " " " ...	" " " " " " ...	413	449	"	
	Establishment, Secy. and Chief Acct's. Department.	Menial staff—Havildar Mahadeo Bhagooji	" " " " " " ...	413	449	"
		Secretary ...	Creation of post of—and appointment of Mr C P Gorwalla—Report No 12 of the Establishment Sub-Committee, dated 23rd November 1928 adopted and schedule to be amended accordingly ...	538	594	H. F.
		" " " " " " ...	Acceptance of post created under C. R. 338/28 29, by Mr C. P Gorwalla ...	5	624	"
		Secretary and Chief Accountant—Gorwalla, Mr C. P	Extension of services of—referred to Establishment Sub-Committee who should also consider whether the duties of Secretary and Chief Accountant should be separated, etc ...	343	380	"
		" " " " " " ...	Report No 5 of the Establishment Sub-Committee, dated 4th July 1928, adopted and Board recommended to approve Chief Officer's proposal subject to sanction of the Auditor General ...	344	384	"
" " " " " " ...		Excerpt from Board's proceedings, dated 20th July 1928, referred to Establishment Sub-Committee for report ...	379	414	"	
" " " " " " ...		Report No 9 of the Establishment Sub-Committee, dated 22nd August 1928, recorded—Board's sanction to be obtained	421	466	"	
" " " " " " ...		Handed over charge of office to Mr N. T. Chawathey ...	5	601	"	
Deputy Secretary and Accountant—Chawathey, Mr N. T.		Grant of 2 months' privilege leave to— ...	254	286	"	
" " " " " " ...		Handed over charge of office to Mr. E. B. Bharucha ...	4	334	"	
" " " " " " ...		Received charge of office from Mr. E. B. Bharucha— ...	5	415	"	
" " " " " " ...		" " " " of Chief Accountant from Mr C. P. Gorwalla ...	5	601	"	
Chief Accountant .		Gorwalla, Mr. C P—re-appointment as (T R 60/28)—Establishment Sub-Committee to report ...	457	511	"	
" " " " " " ...		Creation of post of—Report No. 10 of the Establishment Sub-Committee, dated 24th September 1928, adopted and Board recommended to appoint Mr N. T. Chawathey on Rs 1,000 and posts of Secretary and Chief Accountant and Deputy Secretary and Accountant to be abolished	496	543	"	
Assistant Accountant Bharucha, Mr. E. B.		To draw duty allowance of Rs. 150 vice Mr N T Chawathey on leave	254	286	"	
" " " " " " ...	Received charge of office from Mr. N. T. Chawathey ...	4	334	"		
" " " " " " ...	Advance increments to— ...	249	276	"		
Head Clerk (Cashier) Karulk, Mr M. K.	" " " " " " ...	234	260	86		
Senior Clerk—Chandarana, Mr C. H.	Advance from Provident Fund to— ...	234	260	86		
" " " " " " ...	" " " " " " ...	716	757	"		
" " " " " " ...	" " " " " " ...	458	512	"		
" " " " " " ...	" " " " " " ...	414	450	"		
" " " " " " ...	" " " " " " ...	635	689	"		

Note :—H. F.—Hand File.

Heading	Subject of Resolution.	C. R.	Page.	Complation No.	
E					
Establishment, Secy... and Chief Acctt's Department.	Junior Clerk—Kulkarni, Mr V G—	...	530	572	86
" " " "	" " Mayekar, Mr N K—	...	716	757	"
" " " "	" " Pradhan, Mr D R—	...	635	689	"
" " " "	" " Ramaswami, Mr D S—	...	394	424	"
" " " "	" " Sadekar, Mr A R—	...	606	658	"
" " " "	" " Subrahmanyam, Mr G—	...	635	689	"
" " " "	" " Tagare, Mr S D—	...	395	424	"
" " " "	" " Turner, Mr H R—	...	477	529	"
" " " "	Mental staff—Jamadar Shaikh Razak Imam—	...	459	512	"
" " " "	Strength of staff on Secretarial and Accounts side of—	Notice of motion by Dr A G Viegas	290	331	161/1
" " " "	Overtime allowance to mental staff of—	Sanctioned	337	375	1/2
Establishment Sub-Committee	Report No 1 dated 15-5-28	Re Rate of interest allowed on Provident Fund Balances	304	342	86
" " " "	" " 2 " 22-5-28	Re Amendment of rules for the transaction of business by Improvements Committee	305	342	161/1
" " " "	" " 3 " " "	Re Staff working on the Secretarial and Accounts side of the Secretary and Chief Accountant's Department	306	342	"
" " " "	" " 4 " 29-5-28	Re The revision of conveyance allowances to staff	325	358	"
" " " "	" " 5 " 4-7-28	Re Extension of services of Mr. C. P. Gorwalla as Secretary and Chief Accountant	344	384	H F
" " " "	" " 6 " 31-7-28	Re Revision of grades	396	426	"
" " " "	" " 7 " 21-8-28	Re Submitting of applications for gratuity to Board	419	462	85
" " " "	" " 8 " " "	Re Procedure rules	420	463	161/1
" " " "	" " 9 " 22-8-28	Re Extension of the services and re-appointment of Mr C P Gorwalla as Secretary and Chief Accountant	421	466	H. F.
" " " "	" " 10 " 24 10 28	Re Recommending the Board to appoint Mr N T Chawathey as Chief Accountant on Rs 1,000 etc.	496	543	"
" " " "	" " 11 " " "	Re Revision of grades of pay	533	588	"
" " " "	" " 12 " 23-11-28	Re Creation of the post of Secretary and offer of same to Mr C P Gorwalla	538	594	"
" " " "	" " 13 " 18-12-28	Re Payment of gratuity to Mr K P Mehta, clerk, Estates and Valuation Department	588	634	86
" " " "	" " 14 " " "	Re Payment of gratuity on the death of an employee while in service	589	635	"
" " " "	" " 15 " " "	Re Estates and Valuation Department, filling up of the post of Deputy Estate Agent occupied by the late Mr E. L. Narasimham	590	637	H F.
" " " "	" " 16 " 12-1-29	Re Revised Estimates for 1928-29 and Budget Estimates for 1929-30	663	708	48
" " " "	" " 17 " 25-1-29	Re Revision of Provident Fund Rules	620	674	86
" " " "	" " 18 " 30-1-29	Re Re-appointment of Mr. R. H. A. Delves as Chief Officer for a term of 5 years etc.	632	686	H. F.
" " " "	" " 19 " 6-2-29	Re Revision of gratuity rules	681	725	86
" " " "	" " 20 " 11-2-29	Re Extension of services of Mr A K Dadachanji as Estate Agent for one year	679	718	H F
" " " "	" " 21 " " "	Re Cost of Management and Establishment (C R 216/27)	680	723	"
F					
Finance and Establishment Sub-Committee.	Report No. 5 dated 22-3-28	Re Appointment of Mr. T. H. Bird as Deputy Estate Agent	217	238	H. F.
" " " "	" " 6 " 30-3-28	Re Revision of Gratuity Rules	216	236	86
" " " "	" " 7 " " "	Re Renewal of Rs 50 lakhs out of Loan of Rs 70 lakhs with the Imperial Bank...	218	239	H. F.
" " " "	" " 8 " 12 4 28	Re Transfer of Engineer's Office to Head Office	239	263	Pending
" " " "	" " 9 " " "	Re Counsel's opinion on the question of eligibility of the Chief Officer to the Provident Fund, etc.	238	262	70/1

Note —H F.—Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Complian- tion No.	
F					
Finance Sub-Committee.	Report No. 9 dated 9-5-28 ..	Re Financial transactions during July 1927 ...	289	331	71
" "	" " 10 " 3-7-28..	Re: Approved list of Insurance companies	353	390	58
" "	" " 10 " 23-8-28..	Re Loan of 1928-29	416	451	H. F.
" "	" " 11 " 28-8-28..	Re Amalgamation of the Trust with the Corporation—adopted and forwarded to the Board for information	440	500	161
" "	" " 12 " 23-10-28..	Re Loan of 1928-29	485	536	H. F.
" "	" " 13 " 1-11-28..	Re " " " " not to be advertised etc	502	553	"
" "	" " 14 " 5-11-28..	Re Offer made by Messrs Merwanjee and Sons accepted and Board to be informed accordingly	502	553	"
" "	" " 15 " 14-1-29 ..	Re Revised Estimates for 1928-29 and Budget Estimates for 1929-30	663	708	48
Financial Transactions	March 1928	Recorded	252	283	"
" "	April	"	276	311	"
" "	May	Chief Officer's report—recorded	323	354	"
" "	June	"	363	399	"
" "	July	"	409	448	"
" "	August	"	461	513	"
" "	September	"	498	544	"
" "	October	"	525	569	"
" "	November	"	569	616	"
" "	December	"	619	665	"
" "	January 1929	"	688	735	"
" "	February	"	711	755	"
First Nagpada Estate (Scheme 1).	Plot (s) 36 and 37	Separate leases for—sanctioned	443	504	2/12
" "	"	Inclusion in the leases half of each of the two sites left for kutchra carts—sanctioned	674	715	"
" "	"	Motor garage on—	470	524	"
Flats (Mahaluxmi)	Plots A, B, C, D, E	Offers for right of cultivation in—accepted.	210	233	64
" "	" I A & I K	"	6	416	"
" "	Trust Nursery	Right of cultivation for 3 years—offer accepted	232	209	"
Foras Road (Scheme 53).	Chawls	Levy of second increase of 8 annas in rents charged to displaced tenants—sanctioned	391	423	146/6
" "	"	Resolution passed at a public meeting of tenants for provision of certain conveniences—referred to Chief Officer for report through the Land Sub-Committee	487	537	"
" "	"	Report No 6, dated 27th November 1928, of the Land Sub-Committee—adopted and the president (Dr Viegas) of the tenants' meeting to be informed accordingly	566	615	"
" "	"	Request from tenants for provision of further conveniences and change in name of chawl—Chief Officer's note, dated 14th March 1929, approved	707	753	"
" "	Passage leading to Bellasis... Road Chawls from Lamingtons Road—	Closing of—from 6 A M on 1st January 1929 to 6 A M on 2nd January 1929	5	676	"
" "	Site for Byculla Post Office	Variation of lay out sanctioned—latrines on open space not permitted	691	738	146/7
" "	Trust land at the rear of plot belonging to Mr P.D Khare	Request by Mr P. D. Khare for rights of air and light over—sanctioned on conditions	622	679	"
Forged Bonds (Trust Debentures)	Forged endorsement by Mr C F X Fernandes on—	Counsel's opinion to be obtained regarding the handing over of debentures to the rightful owners by the Board.	319	352	Pending.
Fraud	Defalcation by Mr. Abdul Kadir of Estates and Valuation Department	Recommendation made in para 9 of Chief Officer's note, dated 11th October 1928, approved	478	530	152
G					
Gandevi Estate (Scheme 4)	Plot(s) 6	Motor garage on	610	661A	5/8
" "	" 41 & 42	Subdivision and grant of two separate leases	258	289	"
" "	"	Lessees do not wish to divide the plots nor want to have separate leases...	8	416	"
" "	" 52	Extension to motor garage on—sanctioned...	491	541	"
" "	" 95	Change of user as a lying-in-hospital—license granted on conditions...	402	440	"

Note :—H, F.—Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Compi- tion No.	
I					
Improvements Committee	Statement showing names of members elected under section 13 of the Act to serve on the—	Recorded	240	266	157/1
Improvements Committee Member	Bell, Mr. R. D.—	To be a member of the Land Sub-Committee vice Mr. Naoroji M. Dumasu resigned	213	234	"
"	Billimoria, Sir Shapurji B.—	Acceptance of resignation and appreciation of services—	393	423	"
"	"	Letter of thanks re resolution of appreciation of services	410	448	"
"	Dumasia, Mr. Naoroji M.—	Resignation from Land Sub-Committee accepted	213	234	"
"	"	Grant of leave of absence for 6 months	260	290	"
"	"	Acceptance of resignation and appreciation of services—Board to be requested to elect a member in his place under Section 14 of the Act	528	570	"
"	Hunt, Mr. N. G.—	Elected by Chamber of Commerce vice Mr. F. C. M. St. Paul resigned—appointed to serve on the Finance and Special Sub-Committees (C. R. 265/26)	312	349	"
"	"	Acceptance of resignation and Bombay Chamber of Commerce to be requested to elect another representative under Section 14 of the Act	683	730	"
"	Mody, Mr. H. P.—	Elected by Millowners' Association vice Mr. S. D. Saklatvala resigned—appointed to serve on the Finance Sub-Committee	592	644	"
"	Pandit, Mr. Y. G.—	Appointed to serve on the Works Sub-Committee vice Mr. Naoroji M. Dumasu on leave	260	290	"
"	Parker, Mr. R. H.—	Elected by the Bombay Chamber of Commerce vice Mr. N. G. Hunt resigned—appointed to serve on the Finance Sub-Committee	699	743	"
"	St. Paul, Mr. F. C. M.—	Resignation of membership	301	339	"
"	Saklatvala, Mr. S. D.—	Acceptance of resignation and Millowners' Association to be requested to elect another representative under Section 14 of the Act	564	610	"
"	Sharpe, Mr. W. R. S.—	Appreciation of services	513	561	"
"	"	Letter of thanks re resolution of appreciation of services—recorded	527	570	"
"	Subedar, Mr. Manu—	Elected by the Indian Merchants' Chamber vice Sir Shapurji B. Billimoria resigned—appointed to serve on the Finance Sub-Committee	411	448	"
Insurance Companies	Approved list of—	Report No. 10, dated 3rd July 1928, of the Finance Sub-Committee re inclusion of new companies in—adopted	353	390	58
J					
Joshi, Mr. B. G.	Junior clerk (retrenched) Engineer's Office—	Representation from—recorded	250	278	H. F.
K					
Kerosine Oil Kolbhatwadi Estate (Scheme 54)	Supply of— Plot 15	During 1928-29	474	526	28
"	"	Surrender of—consideration postponed and report called from the Chief Officer re payment of deposit, etc.	259	290	H. F.
"	"	Re-entry—sanctioned	408	447	"
"	"	Re-entry on	5	534	"
"	"	Application for lease sanctioned	532	605	"
L					
Lalbaug Estate (Scheme 31)	Plots 27 & 28	Re-arrangement of building area—sanctioned	693	739	"
Land Sub-Committee	Report No. 2 dated 28-3-28	Re. Recovery of arrears of rent of Cases 165, 180, 185 and 186, Scheme 37	219	239	"
"	" 3 " 9-5-28	Re. Rent of prewar chawls	287	329	"
"	" 4 " "	Re. Representation for reduction of rents of Mahar chawls at Clerk Road	288	330	"
"	" 4 " 24-10-28	Re. Request by tenant for reduction of rent of Case 50, Sewri-Kolwada	...	543	"

Note :—H. F.—Hand File.

Heading	Subject of Resolution.	C. R.	Page.	Compilation No.
L				
Land Sub-Committee...	Report No 5 dated 23-5-28... Re References to High Court—request to Government to receive a deputaton ...	307	343	Pending
" " "	" 6 " " ... Re Proposed market on plot 108, Sandhurst Road East Estate ...	308	343	H. F.
" " "	" 7 " " ... Re Cases 165, 180 and 185/186, Scheme 37, Arrears of rent—deposit of Rs 831 to be appropriated and Rs. 2,224-8-9 written off ...	309	344	40/1A
" " "	" 7 " 28-II-28 ... Re Rents of prewar chawls—Board to be requested to re-consider and rescind T R 47/28-29 ...	633	688	Pending.
" " "	" 8 " 9-10-28... Re: Reduction of rent in Case 90, Sydenham Road Estate (Scheme 37) ...	482	533	123/4
Lime washing of Trust chawls etc	Tender of Mr Abubaker ... Janmahomed for—in Parel, Agripada, etc	578	629	82
" "	Tender of Mr. Chandisha ... Obbroy for—in Pydhonie and Agripada divisions	579	629	"
" "	Tenders for— Consideration postponed and Chief Officer requested to make a report on the allegations contained in Mr Suleman Waheb's letter dated 14th January 1929 ...	601	654	"
" "	" " " Chief Officer's report dated 9th February 1929, recorded, and Mr Suleman Waheb's alleged letter to be destroyed—tenders of Messrs Dewanchand Kahanchand and Dadabhoy J Contractor accepted ...	685	731	"
Loan ...	Rs 70 lakhs from the Imperial Bank of India— Report No 7 of the Finance and Establishment Sub-Committee dated 30th April 1928 recommending the renewal of Rs 50 lakhs for 18 months—adopted ...	218	239	H. F.
" "	Rs 20 lakhs loan of 1928-29— Report No 10 of the Finance Sub-Committee dated 23rd August 1928 re: raising of loan adopted and Board's sanction to be obtained ...	416	451	"
" "	" " " Report No 12 of the Finance Sub-Committee dated 22nd October 1928 adopted... ..	485	536	"
" "	" " " Report No 13 of the Finance Sub-Committee dated 1st November 1928—referred back to Finance Sub-Committee for calling public tenders by advertisement in newspapers ...	501	551	"
" "	" " " Report No 14 of the Finance Sub-Committee dated 5th November 1928 adopted, loan not to be advertised and the Committee to consider offers received ...	502	553	"
" "	" " " Report No. 14 of the Finance Sub-Committee dated 5th November 1928, adopted loan not to be advertised—offer of Messrs Merwanjee & Sons accepted and Board to be informed ...	503	553	"
Love Lane (Scheme 62)	Chawls— Application by the American Marathi Mission for concession in rent in respect of one room to be occupied for clinic work for women and children sanctioned ...	212	234	149/6
" "	" " " Maintenance of—transfer of grant of Rs 4,000 subject to Board's sanction from provision made for Chandanwadi chawls in Scheme 2—sanctioned ...	362	399	"
" "	" " " Water supply to—Chief Officer's recommendation sanctioned ...	581	631	"
" "	" " " Lease of strip of Trust land to the Jain Temple Trustees—Chief Officer's proposal approved as also estimate of Rs 450 for diverting the sewer ...	666	712	"
" "	" " " Chief Officer's proposal to lessen vacancies in—sanctioned ...	671	714	"
M				
Mandvi Koltwada (Scheme 8)	Chawls ... User of space between blocks of godowns 3 and 4 for purposes of a gymnasium sanctioned on condition ...	480	531	84/6
" "	" " " Representation re increase of rents—tenants to be informed that the matter is receiving attention ...	705	752	"
Mazagon (Scheme 50)	" " " Tender of Messrs Gagrut Marker & Co. for providing expanded metal screens, etc for cook rooms on ground floor—accepted ...	227	253	150/6

Note:—H. F.—Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Completion No.	
M					
Monsoon repairs to ... acquired buildings, permanent chawls, etc.	Tenders of Messrs Haji .. Dada, Saleman and Daya Lakha for—	Accepted and work to be distributed between them as proposed ...	205	230	82
" " "	Tender of Mr. Haji Dada Saleman for—	Excess expenditure—sanctioned ..	392	423	"
Motor lorry garage (Agripada)	Expenditure in respect of—	Board to be recommended to sanction supplementary grant ...	211	233	48
Mumbra Sand Contract.	Contract for supply of—	Recommendations made in the Chief Officer's note dated 14th May 1928—approved ...	283	321	82
" " "	" " " "	Settlement approved on conditions ...	372	409	"
" " "	Messrs N Pursbottom & Co. Contractors for.—	Contracts cancelled and recommendation made in Chief Officer's note para 5 approved and action to be taken to recover amount due to Trust ...	631	686	"
" " "	" " " "	Letter dated 20th February 1929, from Mr M N Talpade, pleader, requesting the Committee not to terminate contract, etc.,—request refused and Chief Officer asked to report through Works Sub-Committee re allegation of file of correspondence held by rival contractor ...	694	741	"
Municipal Commissioner ...	Clayton, Mr H B —	Appreciation of services ...	534	585	157/1
N					
Nalgaum Estate (Scheme 60)	Plot A ...	Site for electric sub-station—building period extended ...	472	525	H. F.
Narasimham, Mr E. L.	Overseer (retrenched)—	Application for reinstatement and grant of all leave due (F R 36/28)—recorded ...	251	283	"
" " "	" " "	Further representation dated 5th October 1928—request refused ...	587	634	"
National Baby Week...	Bombay centre—	Trust to spend Rs. 500, for hire of space for advertisement and Rs 250 for preparation of models ...	584	632	"
Nowroji Hill Estate (Scheme 29).	Plot 30	Application for lease accepted ...	574	626	"
" " "	" 40	" " " " ...	573	625	"
" " "	" 125	" " " " ...	206	230	"
" " "	" " "	Handed over to tenant ...	...	393	115
" " "	Approach to Sandhurst Road Station, use of Trust land by G I P Ry for—	License not necessary for such user	675	715	98/4
" " "	Dongri Quarry—	Rates for sale of materials sanctioned ...	299	339	98/7
" " "	" " "	Sale of dressed set stones to Messrs. R Rajbhoj and Co—sanctioned ...	300	339	"
" " "	" " "	Offer of Mr D M Bilmoria for purchase of metals Nos 1, 2 and 3 accepted on conditions ...	609	660	"
" " "	" " "	Tender of Mr Mahadeo Bhaoo Shinde accepted—blasting to be done departmentally ...	687	735	161/1
Notice of motion by Trustee.	Tairsee, Mr L. R. ...	Re Amendment of rules for the transaction of business by the Improvements Committee ...	292	332	"
" " "	" " "	Re. Delay in submission of Administration Report for 1926-27—carried ...	341	379	"
" " "	" " "	Re Appointment of Committee to push the sale of plots—carried ...	342	379	"
" " "	" " "	Report No 1 of the Special Sub-Committee dated 20th July 1928—adopted ...	368	403	"
" " "	" " "	That Mr Y G. Pandit and Sir Vasantao A Dabholkar be added to the Special Sub-Committee (C R 342/28) to push the sale of plots—carried ...	375	410	"
" " "	" " "	Re Procedure Rules for transaction of business by the Improvements Committee carried and referred to Establishment Sub-Committee for report ...	376	411	"
" " "	" " "	Report No 8 of the Establishment Sub-Committee dated 21st August 1928—adopted ...	420	463	"
" " "	Viegas, Dr A G	Re Rent farming contracts in respect of temporary revenue—lost ...	21	249	"

Note :—H. F.—Hand File.

Heading.	Subject of Resolution.	C. R.	Page.	Comple- tion No.
O				
Police Accommodation Scheme ...	No. 67 at Nalgaum— ... Proposed alteration of—Government to be informed that the rate of Rs. 16 is inclusive of levelling ...	267	302	H. F.
" " ...	" " ... Construction of a garage for motor lorries sanctioned and Board recommended to make the necessary provision ...	231	258	H. F.
Prewar Chawls ..	Rents of— ... Report No 3 of the Land Sub-Committee dated 9th May 1928—approved ...	287	329	Pending
" " ...	" " ... T. R. 47/28—referred to Land Sub-Committee for report ...	377	412	"
" " ...	" " ... Report No 7 of the Land Sub-Committee dated 28th November 1928—Board to be requested to rescind T. R. 47/28 ...	633	688	"
Princess Street Estate (Scheme 2) ..	Plots 35 and 36 .. Report No 7 of the Works Sub-Committee dated 10th January 1929, re additions to the building on—adopted ...	607	658	H. F.
" " ..	Chandanwadi chawls— ... Estimates for repairs—approved subject to cost not exceeding Rs 10,000 ...	270	306	3/11
Printing ...	Tenders for— .. Tender of the Soona Printing Press for the Secretary and Chief Accountant's and Engineer's Departments and of the Duffur Ashkara Press for the Estates and Valuation Department—accepted ...	388	421	45/2
Procedure Rules for transaction of business by the Improvements Committee ..	Amendment of— .. Notice of motion by Mr L. R. Tairsee ..	376	411	161/1
Provident Fund ...	Rate of interest allowed ... on balances of— Report No 1 of the Finance Sub-Committee dated 15th May 1928,—adopted ..	304	342	86
" " ..	Revision of rules of— ... Report No. 17 of the Establishment Sub-Committee dated 25th January 1929—adopted Committee to frame rules under Section 110 (3) etc, and Board to be recommended to move Government to apply provisions of Provident Fund Act 1925, to these rules ...	620	674	"
" " ...	Statement of applications... from staff for advances Sanctioned subject to Board's approval ...	635	689	"
" " ..	" " ... " " ... " " ...	716	757	"
Q				
Quorum at meetings ...	Amendment of Section 21 (4) of the Act re— ... Chief Officers's note recorded and copy forwarded to the Board for information ...	468	522	161/1
R				
Receptacles for postal letters in houses and offices. ...	Provision of— ... G. R. G. D. No 7167, dated 14th June 1928—Chief Officer's proposal approved ...	446	505	47/1
References to High Court ...	Chief Officer's note dated... 20-9-28 ... The Hon'ble the Minister for Local Self-Government to be requested to receive a deputation of 3 members to discuss the matter ...	469	524	Pending
" " ..	" " 19-1-29 ... G. L. G. D. No 512A, dated 16th January 1929—recorded ...	612	662	"
Rents ...	Chawls and acquired properties, rents of— ... Statement showing demand, recoveries and arrears for ½ year ending 31st March 1927, referred to Finance Sub-Committee for report ...	298	338	"
Rent free occupancies ...	Statement for half year... ending 30-9-28, showing rooms in Trust chawls proposed to be occupied rent free by the Estates and Valuation Department. Sanctioned ...	359	397	H. F.
" " " ...	" " for 31-3-29 .. " " " ...	570	617	"

Note —H. F.—Hand File.

Heading.	Subject of Resolution.		C. R.	Page.	Compilation No.
R					
Returns of outstanding reports pending before the Chief Officer and Sub-Committees	Statement of—	... Statements A & B—recorded ...	223	248	Pending.
" " "	" " "	" " " " " "	264	298	"
" " "	" " "	" " " " " "	397	431	"
" " "	" " "	" " " " " "	439	499	"
" " "	" " "	" " " " " "	462	519	"
" " "	" " "	... and the respective Sub-Committees requested to expedite the reports ...	500	549	"
" " "	" " "	Statements A & B—recorded ..	571	622	"
" " "	" " "	" " " " " "	591	642	"
" " "	" " "	" " " " " "	636	694	"
" " "	" " "	... and Chief Officer to be requested to expedite reports on various matters—first item, re applications for Engineer's post to be deleted from Statement A in future ..	701	748	"
S					
Sandhurst Road East Estate (Scheme 3).	Plot(s) 26	... Arrears of ground rent—Chief Officer's recommendation approved ...	505	555	H F.
" " "	52	.. Construction of motor garage given up ..	18	300	"
" " "	74	.. Proposed erection of rooms on a portion of the 4th floor sanctioned on conditions ...	383	418	"
" " "	75/76	... Separate leases for—sanctioned ...	521	567	"
" " "	77	.. Rent reduced to Rs. 230 ...	596	649	"
" " "	108	... Report No 6 of the Land Sub-Committee dated 23rd May 1928 re proposed market on—adopted ...	308	343	"
" " "	Chawls at Imamwada—	Quotation of Messrs the National Iron Mart for providing eternite sheet weather frames, etc., on the ground and first floors of block 1—approved ...	269	303	4/6
Schedule C lands, portion of 12 A	In Parel Estate, Scheme 31..	Acceptance of notice of resumption (C. R. 131/28) ...	...	249	103
Sewri Koltwada (Scheme 59)	Case 4	.. Estimates for paving floors of fish godowns approved and Board requested to sanction excess expenditure by transfer ..	261	292	Pending
" " "	50	.. Rooms Nos 2-6 in—request from tenants for reduction of rent—Land Sub-Committee to report ..	400	438	"
" " "	"	Report No 4 of the Land Sub-Committee dated 24th October 1928 adopted and subsequent letter dated 24th October 1928 recorded ..	497	544	"
" " "	Mr B G Parelkar's notice motion re acquisition in (T R 83/28)—	Land Sub-Committee to report... ..	576	628	161/1
Sewri-Wadala, (Scheme 57)	Alteration of scheme and exchange of land with Acworth Leper Asylum—	Report No 1 of the Special Sub-Committee (C R 105/26) dated 3rd July 1928 adopted and copy to be sent to Board for information. . . .	352	389	141
" " "	Case 187	Settlement sanctioned on conditions ..	244	274	141/3
" " "	"	Assignment of Messrs. Pulee Brothers' rights for quarrying in—sanctioned ..	361	399	141/9
" " "	408	.. Protest by tenants of chawl in—against increase of rents—Chief Officer to report through the Land Sub-Committee ..	509	557	141/4
" " "	415	... Offers for right of tapping trees, etc., in—accepted ..	354	391	64
" " "	Road from Gowari Station to Matunga Road—	Honorary Secretary, Matunga Residents' Association to be informed as per Chief Officer's note ...	623	680	141
" " "	Sale of Rubble	Offer of Mr Nensi Mohanji for—accepted ..	322	354	141/8
" " "	"	.. for metals Nos 1 and 2—accepted ..	713	756	"
" " "	"	Offer of Mr S D Prabhawalkar for rubble—accepted ..	613	663	"

Note —H F =Hand File.

Heading.	Subject of Resolution		C. R.	Page.	Completion No.
S					
Sewri-Wadala, (Scheme 57)	Quarry No. 1	Extension of period to excavate and remove stone within 12 months and certain concessions granted to Messrs McKenzies Limited on conditions	434	488	141/8
" "	" " 2	Request by Mr D. M. Billimoria to forego interest due to Trust—refused	504	554	"
Sion-Matunga Estate (Scheme 6)	Case 1193	Offer for right of cultivation for a term of 3 years—accepted	208	232	64
" "	Plot B	Sion South electric sub-station—extension of building period by 12 months—sanctioned	473	526	H. F.
" "	Labour Camp	Rent of Rs 5-2-0 in respect of room written off as irrecoverable	367	402	40/1A
" "	"	" Rs. 6-1-0	695	741	"
" "	Land acquired by Trust near Maruti's temple	Shrines of Marubai and Keradeo standing on—request to build temples at Trust expense—refused	431	481	141/3
Special Sub-Committee for sale of plots	Chairman, Messrs Bell, Sitam and Tairsee appointed to serve on the—	Notice of motion by Mr. L. R. Tairsee	342	379	161/1
" "	Sir Vasantao A. Dabholkar and Mr Y. G. Pandit appointed to serve on the—	" " "	375	410	"
Special Sub-Committee	Report No. 1 dated 3-7-28.	Re Alteration of scheme and exchange of land with the Acworth Leper Asylum, in Scheme 57, Sewri Wadala	352	389	141
" (C.R. 265/26)	" " " 14-8-28	Re Location of urnal, coffee shop, etc., near the Dadar tram terminus	417	457	39
" "	" 2 " "	Re Complaint by Mr Gustad Khodadad Kuchabogi against the location of urnal, coffee shop, etc., near his buildings at Dadar	418	457	"
" (C.R. 342/28)	" 1 " 3-7-28	Re Ways and means to push the sale of plots in various schemes	368	403	"
" (C.R. 358/28)	" 1 " 23-10-28	Re Filling up of the posts of Deputy Estate Agent and Junior Assistant Estate Agent	529	572	"
Stores, Tools and Plant	Asphalt and Flux Oil	Re " " " " " " Sale of—to the Municipality—offer accepted	682	729	"
" "	Sale of 12 feet lathe in Scheme 52—	Offer accepted	463	520	46/3
" "	" locomotives	Suggestion made in para 7 of the Chief Officer's note dated 16th October 1928—approved	536	591	46
" "	" lorries—	Offers for four 5 Ton Berliet lorries Nos. 535, 537, 542 and 544—Offer of Mr Nandlal Ramdas accepted	476	528	"
" "	" one Marshall's— Portable steam engine—	Offer accepted	714	736	"
" "	" one 3 Ton Commer Lorry stored at Dharravi, Scheme 56—	" " " " " " " " " "	561	609	"
" "	" 3 ton lorry—	" " " " " " " " " "	370	403	"
" "	" portable steam engines registered Nos 4415 and 4416—	" " " " " " " " " "	614	653	"
" "	" portable steam engine registered No 4600—	" " " " " " " " " "	415	450	"
" "	" portable steam engines and side tipping waggons etc—	" " " " " " " " " "	453	508	"
" "	" " " " " " " " " " "	" " " " " " " " " "	427	473	"
" "	" scrap iron and galvanized pipes in Scheme 52—	Highest offer in each case—accepted	475	527	"
" "	" " " " " " " " " " "	" " " " " " " " " "	275	311	"
" "	" secondhand 10 ton steam road rollers—	Offer accepted	562	610	"
" "	" surplus plant (locomotives)	Mr. Kynnersley to be asked to obtain offers by advertisements in Europe for—	615	664	"
" "	" tipping waggons—	Offers accepted	268	302	"
" "	" Shahabad stone slabs—	Tender of The Hindustan Construction Company Limited accepted	499	544	"
Sub-Committees	Members on—	Appointment of—	452	507	"
			242	270	"

Note:—H. F.—Hand File.

Heading.		Subject of Resolution.	C. R.	Page.	Complation No.
		S			
Suparibaug Estate ... (Scheme 31)—	Plot(s) 53/54 ...	... Application for lease accepted on conditions ...	345	386	H F.
" "	" 150 ...	... Protest by residents of Trust Chawls at Chorgully and Chambarbaug at a meeting held on 30th September 1928 under the presidency of Mr. B. G. Parelkar against location of treefoot booth for sale of toddy on plot 150—referred to the Chief Officer for report ...	479	531	103/2
" "	" " " ...	... " " on 13th October 1928 under the presidency of Dr. M. B. Udgaonkar—referred to the Chief Officer for report ...	488	538	"
" "	" " " ...	... Chief Officer's note dated 10th November 1928 referred to Land Sub-Committee ...	524	569	"
" "	" " " ...	... T R 79/1928-29 on complaint by Mr. Dudwadkar forwarding copy of resolution passed at meeting on 30th September 1929 of Trust residents under presidency of Mr. B. G. Parelkar etc.—proposal made by the Chief Officer in para 4 of his note dated 10th November 1928 approved and he be requested to take action accordingly, etc. ...	575	627	"
" "	" 210 ...	... Application for lease accepted ...	441	502	"
" "	" " ...	... Handed over to tenant ...	5	543	115
" "	" 211 ...	... " " " ...	5	264	"
" "	Katchra depot—near plot 103 ...	... Complaint by Mr. Louzado re nuisance from—reply to be sent in terms of Chief Officer's note ...	432	483	103/2
" "	" " ...	... Offer for temporary lease—accepted ...	609	661A	64A
Sydenham Road Estate (Scheme 37)	Plot(s) 1 ...	... Request to temporarily close arcade and for reduction of rent refused ...	423	470	"
" "	" 23/24 ...	... " " " ...	424	471	"
" "	" 36/37 ...	... Handed over to tenant ...	5	264	115
" "	" 51 ...	... Application for lease—accepted ...	255	287	H F.
" "	" 54B ...	... Awning sanctioned on conditions ...	330	267	"
" "	" 55 ...	... Handed over to tenant ...	6	534	115
" "	" 55B ...	... Application for lease accepted ...	241	267	H. F.
" "	" 56A ...	... Handed over to tenant ...	5	393	115
" "	" 59 ...	... Payment of premium in a lump sum with nominal annual rent of Rupee one—sanctioned ...	444	504	H F.
" "	" " ...	... Handed over to tenant ...	6	534	115
" "	" " ...	... Awning sanctioned on conditions mentioned in Chief Officer's note dated 1st February 1929 ...	628	685	H. F.
" "	Case(s) 90 ...	... Complaint against Rent Farmer Shah Amratlal Nagardas—Land Sub-Committee to report ...	438	494	123/4
" "	" " ...	... Report No. 8 of the Land Sub-Committee dated 9th October 1928 re. reduction rent—adopted ...	482	633	"
" "	" " ...	... Request to forego balance of rent due to Trust refused ...	511	559	"
" "	" " ...	... Representation from some tenants that they have no cause for complaint—recorded ...	629	685	"
" "	" " ...	... Representation from Rent Contractor Mr. Shah Amratlal Nagardas—Chief Officer to report ...	708	754	"
" "	" 114 ...	... Request for reduction of rent—refused ...	517	566	"
" "	" " ...	... Reduction of rent sanctioned on conditions ...	481	532	"
" "	" 116/117 ...	... Request for reduction of rent by owner of shed at the junction of Pydham and Sydenham Roads—Land Sub-Committee to report ...	677	718	"
" "	" 165, 180, 185/186 ...	... Report No. 2 of the Land Sub-Committee dated 28th March 1928 re. arrears of rent—referred back for reconsideration ...	219	239	"
" "	" " " ...	... Report No. 7 of the Land Sub-Committee dated 23rd May 1928—adopted ...	309	344	"
" "	" 222 ...	... Offer for temporary lease—accepted ...	422	469	64A
" "	" 233/234 ...	... Offer for temporary lease of portion remaining unabsorbed in the new road—accepted ...	381	417	"
" "	" 235 ...	... Estimate for repairs to rear portion of the building on—offer for temporary lease—consideration postponed ...	386	419	"

Note :—H. F.=Hand File.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 3rd April 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. DR. ACCACIO G. VIEGAS, L.M. & S.
 2. MR. L. R. TAIRSEE.
 3. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 4. MR. S. L. SILAM, B.A., LL.B.
 5. MR. B. G. HORNIMAN.
 6. MR. HOSENALLY M. RAHIMTOOLA, B.A.
 7. MR. K. F. NARIMAN, B.A., LL.B.
 8. MR. F. C. M. ST. PAUL.
 9. MR. S. D. SAKLATVALA.
 10. MR. R. D. BELL, C.I.E., I.C.S.
 11. MR. W. R. S. SHARPE.
 12. MR. G. A. THOMAS, C.I.E., I.C.S.
 13. MR. GANPAT KRISHNAJI BORADE.
 14. MR. S. K. BOLE.
- AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, AND THE SECRETARY WERE ALSO PRESENT.

The Chief Officer asked the Committee to appoint a Chairman in the absence of Sir Vasant Rao.

Proposed by Mr. Tairsee, seconded by Mr. Borade—

“That Mr. Hoosenally do take the chair.”

Carried.

In assuming the chair, Mr. Hoosenally thanked the Committee.

The minutes of the meeting held on 20th March 1928 were signed.

1 At the outset, the Chairman referred to the sad and sudden death of Sir Currimbhoy Ebrahim, Bart., and moved the following proposition which was *carried* unanimously.

Resolution 204.—The Committee desire to place on record the deep regret with which they have heard of the death of Sir Currambhoy Ebrahim, Bart., who as a Trustee from 18th February 1919 to 31st March 1921 and again since 31st March 1926, took a keen interest in all the activities of the Board and rendered valuable services to the City.

2. A copy of this Resolution should be forwarded to the family of the deceased with an expression of the Committee's sympathy in their sad bereavement.

2. The following letter from the Trust Architect was considered as urgent business.

Re : Monsoon Repairs—tenders for.

(a) Trust Architect's No. 2984, dated 31st March 1928 :—

“With reference to the correspondence ending with your No. Misc. 201-28, dated 23rd March 1928, I have the honour to inform you that tenders for monsoon repairs were called for from 15 persons out of whom only two have replied.

It is proposed to divide the work among these two tendered as under :—

Mr. Haji Dada Suleman.

All acquired properties, chawls and S. P. Sheds of Phydhone Division, Administrative Offices and Foras Road Chawl of the Agrpada Division.

Mr. Daya Lakha.

All acquired properties, chawls and S. P. Sheds of Parel Division, all acquired properties, S. P. Sheds, workshop and all chawls except Foras Road Chawls of the Agrpada Division.

The total cost of the work would be about Rs. 20,000. The entire work to be completed by the 10th June but the contractors have to maintain the roofs water-tight throughout the monsoons *i.e.* up to the end of October 1928.

The rates of both Messrs. Haji Dada Suleman and Daya Lakha are reasonable and practically the same. They are doing this work in the Trust for some years past.

I, therefore, recommend that the Improvements Committee's sanction may please be obtained to the acceptance of tenders of Messrs. Haji Dada Suleman and Daya Lakha.

Original tenders received from the above contractors are attached herewith which may please be returned when done with.”

ITEMS OF MONSOON REPAIRS.

Mr. Daya Lakha.

Serial No.	Items.	Rate.	Per.	Remarks.
1	Adjusting single country tiles ...	Rs. a. p. 0 6 0	% Sft.	Measurements taken horizontally of the plinth area only deducting chowks, open spaces and terraces &c.
2	" double " " ...	0 7 0	"	
3	" Mangalore tiles ...	0 2 3	"	
4	Turning single country tiles ...	1 2 0	"	
5	" double " " ...	1 12 0	"	
6	Removing single country tiles from roof and retiling the same ...	1 12 0	"	do.
7	Removing double country tiles from roof and retiling the same ...	2 9 0	"	do.
8	Removing the Mangalore tiles from roof and retiling the same ...	0 12 0	"	do.
9	Removing single country tiles from the roof ...	0 10 0	"	do.
10	Removing double country tiles from the roof ...	1 2 0	"	do.
11	Removing Mangalore tiles from the roof ...	0 8 0	"	do.
12	Covering roof with single country tiles belonging to the Trust including cartage within a distance of one mile ...	2 10 0	"	Roof Measurement.
13	Covering roof with double country tiles belonging to the Trust including cartage within a distance of one mile ...	3 4 0	"	do.
14	Covering roof with Mangalore tiles belonging to the Trust including cartage within a distance of one mile ...	1 6 0	"	do.
15	Dammering two coats without cloth, 2nd coat to be applied after finishing the 1st coat and getting the same approved by the subordinate in charge ...	4 10 0	"	
16	Dammering two coats half dammer and half pitch on new Dongri cloth (one coat on each side of cloth including removing old dammering) ...	8 14 0	"	
17	Providing and fixing bamboo battens tied close with coil rope ...	3 0 0	"	
18	Providing and fixing glass covers for skylights from 9" to 15" dia...	0 12 0	each	

		PHYDHONL	AGRIPADA.	PARRL.
Probable number of Acquired properties	...	139	136	454
Permanent Chawls	...	25	60	33
S. P. Sheds	...	9	103	39
Motor garage and Workshop.	...		2	...
Total	...	173	301	526

Note :—The particular division (out of the 3) for which the rates have been quoted should be definitely mentioned.

If nothing is stated it will be understood that the rates are tendered for work in all the 3 divisions.

ITEMS OF MONSOON REPAIRS.

Mr. Hajj Dada Suleman.

Serial No.	Items.	Rate.	Per.	Remarks.
		Rs. a. p.		
1	Adjusting single country tiles ...	0 6 0	% Sft.	Measurement taken horizontally of the plinth area only, deducting chowks, open spaces and terraces &c.
2	" double " " ...	0 7 0	"	
3	" Mangalore tiles ...	0 2 3	"	
4	Turning single country tiles ...	1 4 0	"	
5	" double " " ...	1 12 0	"	
6	Removing single country tiles from roof and retiling the same.	1 12 0	"	do.
7	Removing double country tiles from roof and retiling the same.	2 8 0	"	do.
8	Removing Mangalore tiles from roof and retiling the same ...	0 12 0	"	do.
9	Removing single country tiles from the roof ...	0 10 0	"	do.
10	Removing double country tiles from the roof ...	1 2 0	"	do.
11	Removing Mangalore tiles from the roof ...	0 8 0	"	do.
12	Covering roof with single country tiles belonging to the Trust including cartage within a distance of one mile ...	2 10 0	"	Roof Measurements.
13	Covering roof with double country tiles belonging to the Trust, including cartage within a distance of one mile ...	3 4 0	"	do.
14	Covering roof with Mangalore tiles belonging to the Trust including cartage within a distance of one mile ...	1 6 0	"	do.
15	Dammering two coats without cloth, 2nd coat to be applied after finishing the 1st coat and getting the same approved by the subordinate in charge ...	4 12 0	"	
16	Dammering two coats half dammer and half pitch on new Dongri cloth (one coat on each side of cloth including removing old dammering) ...	8 12 0	"	
17	Providing and fixing bamboo battens tied close with coir rope ...	3 0 0	"	
18	Providing and fixing glass covers for skylights from 9" to 15" dia.	0 10 0	each	

Mr. Haji Dada Suleman.

	PYDHONL	AGRIPADA	PAREL
Probable number of Acquired properties ...	139	136	454
Permanent Chawls ...	25	60	33
S. P. Sheds ...	9	103	39
Motor garage and Workshop ...		2	
Total ...	173	301	526

Note :—The particular division (out of the 3) for which the rates have been quoted should be definitely mentioned.

If nothing is stated it will be understood that the rates are tendered for work in all the 3 divisions.

(b) Chief Officer's note, dated 2nd April 1928 :—

"As pointed out by the Trust Architect there is practically no difference in the rates quoted by the two firms who have tendered. I therefore support his suggestion that the work should be divided between them."

Proposed by the Chairman—

"That the tenders by Mr. Haji Dada Suleman and Mr. Daya Lakha be accepted and the work should be distributed between them as proposed."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Silam—

"That the work be advertised and tenders be invited in sealed covers which should be opened by the Chief Officer."

The *amendment* on being put to the vote was declared *lost*.

The *original proposition* was then put to the vote and declared *carried*.

Resolution 205.—The tenders by Mr. Haji Dada Suleman and Mr. Daya Lakha are accepted and the work should be distributed between them as proposed.

3. Re: Nowroji Hill Estate—Plot No. 135—application for lease.

(File No. Mis. 236/28.)

Considered Estate Agent's No. 6161, dated 30th March 1928 :—

"Herewith I have the honour to forward an application by Mr. Novrojali Dosa for a 999 years' building lease of this plot at a rent calculated at 6% on Rs. 80 per sq. yard.

The area of the plot is about 573 sq. yards and the annual ground rent will amount to about Rs. 2,752.

The applicant desires to erect buildings to be used for shops, offices, godowns and residential purposes.

In view of this and many other plots on this Estate being on the market for some considerable time, without any enquiries being received for the same, it is recommended that the application be accepted."

Resolution 206.—The application is accepted.

4. Re : Dadar-Matunga Estate—Plot No. 311—application for lease.

(File No. Mis. 235/28.)

Considered Estate Agent's No. 6151, dated 30th March 1928 :—

" Herewith I have the honour to forward an application by Mr. Velji Lukhamsi, Trustee of the Jain Community, for a 999 years' building lease of the above plot at a ground rent calculated at 6% on Rs. 7 per sq. yard per annum.

2. The area of the plot being about 1,052 sq. yards the ground rent will amount to about Rs. 440.

3. The applicant wishes to erect on the plot a meeting hall and committee rooms primarily for the Jain caste. In view of the special purpose for which the plot is required the rate offered is worthy of favourable consideration, as it is considered that a meeting hall of this sort will attract building tenants to take up the surrounding plots.

4. The conditions on which the application is based are otherwise normal and acceptance is recommended."

Resolution 207.—The application is accepted.5. Re : Scheme 6, Sion-Matunga—Case No. 1193—right of cultivation—request for grant of right, for a term of 3 years.

(File No. Mis. 204/28.)

Considered Estate Agent's No. 5434, dated 17th March 1928 :—

" I have the honour to state that the right of collecting mango fruits from trees in the above case for the current year was put up to auction and given to Mr. Vithoo Gopal Vaity, the highest bidder at the auction for Rs. 775 which is also the highest realization during these last three years. The right realized nil in 1926 as there was no crop and only Rs. 450 in 1927. In the years 1924 and 1925, the amounts realized were much higher viz. Rs. 2,300 and Rs. 2,800 respectively.

2. Mr. Vaity now requests that, for reasons given in his letter of the 9th inst., copy of which is herewith forwarded, the amount of Rs. 775 paid to the Trust should now be refunded to him or in the alternative the right should be given for three years at Rs. 800 per annum.

3. There is some force in the reasons given by the applicant above referred to, as the trees have suffered greatly through neglect and want of proper attention. It is also true that the anticipated crop this year will be poor, as already there is a blight. There is also parasitical growth on the trees, in consequence of which the yearly yield is getting scantier and scantier.

4. In order that the trees should be improved and give a greater yield, it is necessary that a good deal of expense should be incurred for manuring the trees, properly and constantly tending them and for the destruction of the parasitical growth.

5. To induce the purchaser to spend his time and money to improve the trees, some sort of assurance that he and no one else will get the benefit, is required. It is therefore suggested that the Improvements Committee should be recommended, if the Chief Officer approves of the suggestion, that the applicant's request to grant the right for a term of 3 years at Rs. 800 per annum, be acceded to."

Letter from Mr. Vithoo Gopal Vaity, referred to in para 2 above :—

"The right of collecting mangoes in the above Case is taken by me for Rs. 775. Last year, I had it for Rs. 450 but owing to blight I was able to recover only about half the amount I paid to the Trust.

After the auction, I made a close inspection of the trees and I find only about a dozen of them have flowers coming. Further, I find almost all the trees are full of parasitical growth on them which if not removed will ruin the crop entirely.

It will cost me about Rs. 200 to Rs. 300 to remove them which I cannot afford to spend as I stand to lose, if not the whole, at least more than half of the amount I have paid to the Trust. Under the above conditions, I humbly beg that the amount I paid may be refunded to me, or the right may be given to me for 3 years for Rs. 800 per annum so that I may improve the trees and recover the amount I lost last year and stand to lose this year, if not in this year at least in the next two years."

Resolution 208.—The applicant's request for the grant of the right of cultivation for a term of 3 years at Rs. 800 per annum is acceded to.

6. Re: Portion of Trust Nursery at Mahaluxmi Flats—right of cultivation—offer for.

(File No Mis. 227/28.)

Considered Estate Agent's No. 5998, dated 27th March 1928:—

"In May 1927, the Ag. Engineer of the Trust set apart for cultivation purposes a piece of land measuring 6120 sq. yds., formerly forming part of the nursery at Mahaluxmi Flats, as shown on the accompanying Plan* No. 69 of 15th March 1928 by a red boundary line.

2. The plot was put up to auction on 23rd May 1927 for the right of cultivating the land for a period of 11 months from 1st June 1927 to 30th April 1928 on two conditions *vis.* that the cultivator should not cut any of the trees standing on the land and that he should make his own arrangements with the Bombay Municipality for the supply of water and pay for the same.

3. There were several persons present at the auction but there was hardly any bidding. The highest offer of Rs. 650 received from one Mr. Pundlic Govind was accepted.

4. It appears that after taking up the plot, Mr. Pundlic experienced great difficulty in connection with the supply of water for cultivation purposes.

5. The tenant has now sent an application in which he states that he is prepared to obtain water supply direct from the Municipality, if the Trust gives him a three years' lease of the plot from the expiry of the present lease on 30th April 1928, at the same rent of Rs. 650 per annum which he is paying at present.

6. Looking to the fact that there is scarcely any demand for the plot in question and that the applicant will have to undergo heavy expenditure to take a water connection direct from the Municipal main, the offer appears to be worthy of favourable consideration. The applicant has paid one year's rent in advance."

Resolution 209.—The offer for a lease of the plot for 3 years from 1st May 1928 at Rs. 650 per annum is accepted.

7. Re: Auction sale of the right of cultivating Trust plots at Mahaluxmi Flats.

Considered Estate Agent's No. 6171, dated 30th March 1928:—

"I have the honour to report that an auction was held by this office on 20th March 1928 for the sale of the right of cultivation for a period of one year from 1st May 1928 for the five plots, shown by red boundary lines on the accompanying plan* No. 60 of 19th April 1926.

The following tabulated statement shows the highest bids received on that day.

*Not printed

Plots	Offers received for the year 1928-1929.	Offers received for the year 1927-28.
A	Rs. 3,700	Rs. 4,100
B	Rs. 825	Rs. 625
C	Rs. 1,725	Rs. 1,525
D	Rs. 975	Rs. 850
1C	Rs. 2,400	Rs. 1,350 (for 10 months)

The offers appear to be fair, and it is suggested that the same may be accepted. Half the amounts have been received at the time of auction and the balance will be recovered soon after sanction is accorded.

It may be mentioned that Plots A, C & 1C were taken by one Mr. Kushnaji Bapuji in auction but he has subsequently sent in an application to transfer the tenancies on the following persons, to which there seems to be no objection.

Plot A will remain in his name *s. e.* Kushnaji Bapuji.

Plot C will be transferred to Sabraji Bapuji.

Plot 1C will be transferred to Shadeo Kushnaji."

Resolution 210.—The offers referred to in para 2 of the Estate Agent's letter are accepted.

8. Re : Motor Lorry Garage—Expenditure in respect of.

Considered Chief Officer's note, dated 27th March 1928:—

"It will be remembered that in their Resolution No. 51, dated 17th January 1928, the Committee sanctioned an expenditure of Rs. 15,000 for roofing over the large central open space of the garage. The Engineer reports that the whole of this amount is not likely to be spent before the end of the current official year, as the work was started late in February 1928. The Engineer expects that Rs. 12,000 will be spent this year and Rs. 3,000 next year. As this work has not been provided for in the next year's budget, the sanction of the Committee is required for the expenditure of Rs. 3,000 during the year 1928-1929. The extra expenditure is proposed to be met from Surplus Cash Balance."

Resolution 211.—In the circumstances stated, the Board should be recommended to sanction the supplementary grant of Rs. 3000.

9. Re : Love Lane Chawls—application by the American Marathi Mission for concession in rent in respect of one room to be occupied for purposes of Clinic work for women and children.

(File No. Mis. 203/28.)

Considered Estate Agent's No. 5449, dated 17th March 1928.—

"I have the honour to state that an application for opening Clinic work for women and children of any and every community regardless of caste and creed, in one of the rooms on the ground floor of the block occupied by the Mahomedans in the above chawls, has been received from Mrs. K. V. Gates, of the American Marathi Mission. She requests that a concession in rent be granted in view of the fact that the work will be a charitable one. Copies of the applicant's two letters, dated 3rd and 12th instant, respectively, are forwarded herewith.

2. The former Trustees, by their Resolution No. 2 of 4th January 1921, granted a similar request of the Committee of the Bombay Presidency Infant Welfare Society to occupy four rooms in the Mahar chawls at a nominal rent of Re. 1 per month, two of these rooms converted into one large room being used as a consulting room and for the distribution of milk to mothers and the remaining two being utilised by the nurse and for office purposes.

3. As the proposed user of the room in the present case is similar to the one of the four rooms occupied by the Bombay Presidency Infant Welfare Society above referred to and, as the same will be conducive to the convenience and interests of health of the Board's tenants of the Love Lane Chawls, it is recommended that the applicant's request be acceded to by the Improvements Committee, and the room required let at a nominal rent of Re. 1 per mensem."

Letter, dated 3rd March 1928, from Mrs. K. V. Gates, American Marathi Mission, addressed to the Estate Agent :—

"The Ladies of this Mission are wishing to open social work on a small scale in connection with the people living in the Improvement Trust chawls in Love Lane. We would like to secure a room in the chawl occupied largely by Mahomedans. Would it be possible for you to allow us to rent a room on the ground floor where we would begin with clinic work for women and children? If so, in view of the fact that it will be charity work, would it be possible for you to make us a concession in the matter of rent? We would probably take one room only at first, and if the work develop well, we would later want an extra room.

Hoping for an early and favourable reply."

Letter dated 12th March 1928, from Mrs. K. V. Gates, American Marathi Mission, addressed to the Estate Agent :—

"In reply to your letter of the 10th instant, I have the honour to state that we expect to serve any and every community regardless of caste and creed. In accordance with our experience that better results are obtained if a nominal fee is charged for medicines, we will make a very small charge for same, two pice or one anna per treatment, perhaps, except in cases which are undoubtedly charity cases. We asked for a room in the Mahomedan chawl in preference to the others in as much as the other castes would then be allowed to attend. No caste people would attend in the Mahar chawl, nor would the Mahars be allowed to attend in the Hindoo chawl. Therefore, we chose the Mahomedan chawl."

Resolution 212.—The recommendation made by the Estate Agent in para 3 of his letter to let the room at a nominal rent of Re. 1 per month is approved.

10. Re: Member of Committee—Mr. Naoroji M. Dumasia—resignation from Land Sub-Committee.

Considered Mr. Dumasia's letter, dated 27th March 1928 :—

"I beg to resign my seat on the Land Sub-Committee."

Resolution 213.—Recorded.

2. Mr. Bell is appointed to serve on the Land Sub-Committee.

11. Re: Establishment—Estates and Valuation Department—Mr. S. R. Parelkar, Surveyor—Advance from Provident Fund to.

Considered Chief Accountant's note, dated 22nd March 1928 :—

"Mr. S. R. Parelkar, a surveyor in the Estates and Valuation Department, applies for an advance of Rs. 200 from his Provident Fund subscriptions, in connection with the marriage expenses of his nephew who is dependent on him.

Mr. Parelkar joined the Trust Service on 1st January 1905, and his present pay is Rs. 95 plus W. A. Rs. 20 plus C. A. Rs. 15 per month.

A sum of Rs. 756-6-10 less Rs. 70 (being the balance of the last advance) stands to his credit in the Provident Fund account, as his own subscriptions.

He was granted an advance of Rs. 200 in February 1927, out of which a sum of Rs. 70 is still outstanding.

The grant of an advance of Rs. 200 (recommended by the Estate Agent) is admissible and would require the sanction of the Committee as the last advance has not yet been fully recovered.

If the advance is sanctioned, the balance of Rs. 70 of the last loan will be deducted and only Rs. 130 paid to the applicant, the recovery being effected in 20 equal monthly instalments."

Resolution 214.—The grant to Mr. Parelkar of an advance of Rs. 200 out of his Provident Fund subscriptions, repayable in 20 equal monthly instalments is sanctioned.

2. Rs. 70 on account of the balance of the last loan should be deducted before the advance is paid.

12. Re : Board's Resolution No. 111, dated 25th November 1927, approving Notice of motion from Mr. Hoosenally M. Rahimtoola, B.A., re applications for payment of gratuities, to be sanctioned by Board.

(Ref. C. R. No. 667, dated 6-12-27 and 203, dated 20-3-28.)

Considered Chief Officer's note, dated 30th March 1928 :—

"With reference to Improvements Committee's Resolution No. 667, dated 6th December 1927, asking me to submit a draft amendment of the gratuity rules so as to carry out the Board's desire that applications for payment of gratuities should be submitted to them for sanction, I beg to state as follows :—

The gratuity rules were sanctioned by the old Board in January 1924, and under rule 1 thereof gratuity can be sanctioned by the Committee for good, efficient and faithful service. An extract of this rule is given below :—

'(1) Gratuity (in addition to the benefit of the Provident Fund) shall be granted at the discretion of the Board only for good, efficient and faithful service.'

To meet the Board's desire, this rule might be revised as follows : but it is doubtful, whether, in view of the provisions of Section III (3), it would be legal.

'(1) All applications for payment of gratuities shall be submitted to the Board for disposal with the recommendation of the Improvements Committee.' "

Resolution 215.—Referred to the Finance and Establishment Sub-Committee for consideration and report.

13. Re : Gratuity Rules—revision of.

Considered Report No. 6 of the Finance and Establishment Sub-Committee, dated 30th March 1928 :—

"The Examiner, Outside Audit, objected to the payment of gratuity to certain employees on the ground that they had not rendered any service on the permanent establishment before 1st September 1919 and that under the rules gratuity should be calculated

for every completed year of permanent service before 1st September 1919. The Acting Chief Officer explained the whole matter very fully in his note, dated 26th September 1927 and recommended the revision of rule 5(i) of the Gratuity Rules by deleting the word "permanent" occurring in it. The Improvements Committee referred this matter to us for consideration and report in their Resolution No. 572, dated 4th October 1927. We have considered the matter and beg to report as follows :—

From the Acting Chief Officer's note it is apparent that there is considerable room for doubt in the interpretation of the rules as we find that in paras 5 and 6 of the preamble to the Rules there is no reference to permanent service while in accordance with rule 5(i) the service must be on the permanent establishment only and again in rule 5(ii) the word "permanent" does not occur.

We understand that if rule 5(i) were revised as proposed by the Chief Officer, 60 employees would be benefited out of which number, 37 men would be benefited partially and the remaining 23 completely, as they had no service on the permanent establishment before 1st September 1919 and the cost involved in the proposed amendment would be about Rs. 23,000 out of which Rs. 10,800 would represent the complete benefit accruing to the 23 men mentioned above.

In view of the fact that the cost involved is not excessive and spread over a number of years and to remove any doubtful interpretation of the rule 5(i) and without insisting on a strict interpretation of the word "permanent" used in Rule 5(i) of the Gratuity Rules and putting a generous construction on the rules, we beg to recommend that the rule be amended by deleting the word "permanent" occurring therein and that the cases of the men (noted

1. Mr. V. H. Doodhar	3 Mr. Samuel Isaac.	in the margin)
2 .. M. D. Vanka.	4 .. J. Shalome.	who have al-

ready been paid the gratuity be covered by the amended rule."

Proposed by the Chairman—

"That the report of the Finance and Establishment Sub-Committee be approved and a copy thereof be forwarded to the Board with the recommendation that the same be approved and adopted."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Horniman—

"That the report of the Finance and Establishment Sub-Committee be forwarded to the Examiner, Outside Audit, for any remarks that he may have to make."

The *amendment* on being put to the vote was *lost* by a large majority.

The *original proposition* was then put to the vote and declared *carried*, Dr. Viegas alone dissenting.

Resolution 216.—The report of the Finance and Establishment Sub-Committee is approved and a copy thereof should be forwarded to the Board with the recommendation that the same be approved and adopted.

14.

Re: *Appointment of Mr. T. H. Bird as Dy. Estate Agent.*

Considered Report of the Finance and Establishment Sub-Committee No. 5, dated 22nd March 1928 :—

"In his note, dated 16th March 1928, the Chief Officer made certain proposals for filling the post of Dy. Estate Agent, rendered vacant by the death of Mr. Narsingham. By their Resolution No. 193, dated 20th March 1928, the Improvements Committee asked us to consider and report on the proposals.

We have gone into the matter very carefully and consider that it is necessary to fill the post. We are also of the opinion that it would be very desirable in the interest of work that Mr. Bird should be appointed to the post. In view, however, of the proposal to amalgamate the Trust with the Municipality, we do not consider that it would be advisable to appoint Mr. Bird on a 5-year agreement, as proposed by the Chief Officer. We are of opinion that the Corporation should be requested to loan the services of Mr. Bird to the Board.

It is accordingly recommended that Mr. Bird be appointed as Dy. Estate Agent on a salary of Rs. 1200 per month in the grade of Rs. 1200—50—1500 plus the conveyance allowance admissible under the Trust rules and that the Municipal Commissioner be requested to arrange for his relief from the Corporation, so that he may join here on the 1st May 1928.

We also recommend that the following terms should be offered, subject to the sanction of the Board:—

- (a) Mr. Bird will be subject to the Corporation Rules re : Provident Fund, Leave, Pay and allowances other than conveyance allowance.
- (b) Mr. Bird's own subscription to the Provident Fund will be recovered from his salary and remitted by the Board to the Corporation monthly for being credited to his Provident Fund Account.
- (c) The Corporation's share of contribution to the Provident Fund will be paid on the 31st March each year to the Corporation for being similarly credited to Mr. Bird's Provident Fund Account.
- (d) The leave salary will be paid by the Board and the Corporation in proportion to the leave earned by Mr. Bird by his service rendered under the respective bodies."

Proposed by the Chairman—

"That the report of the Finance and Establishment Sub-Committee be approved and a copy thereof be forwarded to the Board with the recommendation, that the terms referred to, be sanctioned."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Silam—

"That the report of the Finance and Establishment Sub-Committee be recorded.

2. That the consideration of the question be deferred pending the decision of the Board as a Special Requisition Meeting has been called on this subject.

3. That, in the meantime, the Chief Officer be requested to report (1) Why an outsider should be appointed as Deputy Estate Agent; (2) Why the duties enumerated in para 5 of his note of 16th March 1928 cannot be carried out by any one already in the service of the Trust; (3) What is wrong with the present work system and the man doing this work; (4) Who is carrying out these duties at present; (5) Has he been found incompetent and, if so, in what respect; (6) How was this work carried on since Mr. Narasingham's death for the last 8 or 9 months; (7) Handicapped as the department was by the death of Mr. Narasingham, how was this work carried on during the absence of Mr. Burge, the Estate Agent, who acted for the Chief Officer for about 5 or 6 months; (8) Did the work suffer during the period for about 9 months and 5 months, respectively, and if so, in what respect; (9) Have the supervision and control of the collection of revenue been worse off during these 9 months than the period which evoked scathing strictures from the Examiner, Outside Audit, and the Accountant General; (10) If a Deputy Estate Agent is really wanted, why should not Mr. Pavn and Mr. Mahatre who are Senior Assistant Estate Agents in the grade of Rs. 1000, be contemplated in this respect; (11) Are they not doing revenue work as a part of their duties; (12) Why supersede them by an outsider who has no experience of the kind they have; (13) Besides their experience of revenue work have they not Engineer's and Valuer's qualifications and do not their duties as Senior Assistant Estate Agents include the duties of supervising and controlling revenue; (14) If they are considered unfit, the Chief Officer be requested to give specific reasons and also anything that there may be on record against them; (15) If they are fit, why

perpetrate this an injustice and create discontent, not only in the Estate Agent's Department but in the whole of the Trust service, as repercussion should be felt in it; (16) If Mr. Pavn and Mr. Mahatre are incompetent, and an accountant is really needed, and the present men doing this work have failed in doing their duties, why not appoint Mr. Chawathey who acted as the Chief Accountant and Secretary for about five months and did his work very splendidly; (17) Are not the Chief Accountant's and the Estate Agent's Departments in touch with each other and in a way intimately connected; (18) Is not Mr. Chawathey perfectly conversant with all the details of revenue work including the keeping of Registers etc., etc., (19) Is not Mr. Chawathey the proper head of the Accounts Branch; (20) Is not Mr. Chawathey perfectly conversant with all items relating to revenue work; (21) Will he not be able to attend to the collection and supervision of about 20 lakhs a year revenue from out of collectable revenue of about Rs. 50 lakhs apart from Municipal and other contributions; (22) Then why not appoint him; (23) Has he not about 25 years' service in the Trust and an intimate knowledge and experience of all the accounts of all the Trust Departments; (24) Then why not appoint Mr. E. B. Bharucha in Mr. Chawathey's place if a Deputy Secretary and Chief Accountant is really necessary; (25) Is he not a very smart Accountant and will he not be able to do the work both of Mr. Chawathey and his own; (26) If three men are really required in Chief Accountant and Secretary's Department (which is most questionable) why not appoint Mr. Bird in Mr. Bharucha's place if there be no one in the Trust service fit for the place, on Mr. Bharucha's salary, after Mr. Bharucha has been appointed to Mr. Chawathey's place; (27) But why should three men be required in Secretary and Chief Accountant's Department when two of them were appointed when the activities of the Trust were very greatly expanded; (28) Can Mr. Bird claim the administrative experience which Mr. Chawathey has, not only as Acting Chief Accountant & Secretary for about 5 months but as the proper head of the Accounts branch of the Trust; (29) What is the administrative experience of Mr. Bird as compared with that of Mr. Chawathey; (30) Does not Mr. Bird lack this experience; (31) Is not Test Audit only a branch of Accountancy, and is he not only a Test Auditor; (32) Is not Mr. Bird as a Test Auditor subordinate to at least in a way to Mr. Tambe, the Municipal Chief Accountant; (33) Why not adopt the same policy as has been adopted in the case of the Senior Assistant Engineers during the absence of the Trust Engineer and give an allowance to Mr. Chawathey and (if he be not able to cope with the work) to Mr. Bharucha and effect a considerable saving; (34) and if an Accountant is not necessary why not contemplate in the same way the Senior Assistant Estate Agents as has been done during the absence on leave of Trust Engineer; (35) As Mr. Bird is not an Engineer or a Valuer and understands nothing about land values, surveying or plans, would not the latter alternative commend itself to the Chief Officer and to the Finance Committee; (36) If only an accountant is required, then is not Mr. Chawathey more competent by far than Mr. Bird; (37) Why then bring an outsider over the head of Mr. Chawathey who has put in 25 years' faithful and loyal service; (38) And on a salary of Rs. 1200-1500 and on the top of it an agreement for 5 years after six months' probationary period and this almost on the eve of amalgamation of the Trust with Municipal Corporation; (39) Should any of the suggestions and alternatives abovementioned not appeal to the Chief Officer and the Improvements Committee, why not appoint Mr. Gorwalla, the Trust Chief Accountant, who is in the grade of Rs. 1000-1250 as Deputy Estate Agent, if really one is required on the same grade instead of appointing an outsider on Rs. 1200-1500 plus conveyance allowance etc."

The amendment on being put to the vote was *lost*.

The original proposition was then put to the vote and declared *carried*.

Resolution 217.—The report of the Finance and Establishment Sub-Committee is approved and a copy thereof should be forwarded to the Board with the recommendation that the terms referred to be sanctioned.

15. Re : Imperial Bank of India Loan of Rs. 70 lakhs—renewal of.

Considered Report No. 7, dated 30th March 1928, of the Finance and Establishment Sub-Committee :—

"In April 1920, the Board obtained an advance of Rs. 70 lakhs from the Imperial Bank of India, Bombay. As security, they deposited 6% debentures having a currency of 60 years but redeemable at the Board's option in 1935.

The arrangement was that the Bank was to be repaid on the 30th April 1925 and that the Board should pay interest at 6% and also income-tax. The total cost to the Board was therefore about 6½%.

The arrangement was renewed from year to year since 1925. Under the present arrangement which expires on the 30th April 1928, the Board pay interest at 5½% plus income-tax.

We have considered the question as to whether it would be advisable to renew the advance or to pay it off on the 30th April 1928. While we do not consider that it would be possible to pay off the whole advance, we propose to pay off Rs. 20 lakhs partly by sale of securities and partly from our surplus cash balance. We accordingly invited offers from Messrs. Merwanji & Sons, and Messrs. Premchand Roychand & Sons for the loan of the remaining Rs. 50 lakhs.

We have considered the offers and recommend the acceptance of the offer made by the Imperial Bank of India to renew the loan of Rs. 50 lakhs for a period of 18 months at 4½% plus income-tax."

Resolution 218.—The report of the Finance and Establishment Sub-Committee is approved and adopted.

16. Re : Sydenham Road Estate, Scheme 37—Cases 165, 180, 185, and 186—arrears of rent.

Considered Report No. 2 of the Land Sub-Committee, dated 28th March 1928 :—

"With reference to Improvements Committee's Resolution No. 609, dated 8th November 1927, we beg to report that we have considered the question and recommend that the Chief Officer should be authorized to file a suit in the Small Causes Court jointly against Mr. Chhotani and the other trustees after writing off the sum of Rs. 224-8-9."

Resolution 219.—Referred back to the Land Sub-Committee for reconsideration and report and Mr. Chhotani should be invited to attend the Sub-Committee meeting to place his views before it.

17. Re : Dadar-Matunga Estate—Plot No. 757—Permission for encroachments of the bay windows and the main entrance staircase bay on the front open space.

Considered Report No. 1 of the Works Sub-Committee, dated 22nd March 1928 :—

"We have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission for the encroachment of the two bay windows and also the main entrance staircase bay on the compulsory front open space. We recommend that the proposed encroachment of the two bay windows which represents an increase of nearly 4% over the sanctioned building area be allowed on payment of an additional ground rent of Rs. 20 per annum.

The proposed encroachment of the main staircase bay in the open space in front may be allowed free of extra rent as an architectural feature."

Resolution 220.—The report of the Works Sub-Committee is approved and adopted.

18. Re: Dadar-Matunga Estate—Plot No. 758—Permission for encroachments of the bay windows and the main entrance staircase bay on the front open space.

Considered Report No. 2 of the Works Sub-Committee, dated 22nd March 1928 :—

“We have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission for the encroachment of the two bay windows and also the main entrance staircase bay on the compulsory front open space. We recommend that the proposed encroachment of the two bay windows which represents an increase of nearly 4 per cent. over the sanctioned building area be allowed on payment of an additional ground rent of Rs. 20 per annum.

The proposed encroachment of the main staircase bay in the open space in front may be allowed free of extra rent as an architectural feature.”

Resolution 221.—The report of the Works Sub-Committee is approved and adopted.

19. Re: Septic Tanks at Dadar-Matunga.

Considered excerpt from the proceedings of the Works Sub-Committee, held on 22nd March 1928 :—

“Considered Engineer’s No. 2488, dated 13th March 1928 :—

“In continuation of this office No. 6258 of 23rd June 1927, I have the honour to inform you that I have now received the final report from Mr. Mitchell after he has carried out full experiments with regard to deodourising the Septic Tank at Dadar. He says that the hydrogen sulphide, the gas which gives the objectionable odour of which we have complaints in both the crude sewage and the tank effluent, can be completely eliminated by the application to them of chlorine. His conclusions are summarized as follows :—

1. The continuous application of chlorine will practically sterilise the tank effluent which can be applied to the filter without affecting its efficiency.
2. Will reduce the normal filter odours in proportion to the quantity applied.
3. Complete elimination of hydrogen sulphide not necessary for destroying odour.
4. Will remove biological growths from the nozzles preventing nozzle-clogging and consequent saving in filter attendance.

Mr. Mitchell’s conclusions have been arrived at after exhaustive tests made with chlorine obtained from the mixing of bleaching powder with the septic fluid in one of the existing septic tanks. His conclusions have been verified by the Director of the Haffkine Institute who, as the result of his examination in a report, dated the 16th of January, has written as follows :—

“It is apparent from these figures that both the crude sewage and also the effluents are practically sterilised by the amount of chlorine which was added to them and they are quite free from danger to human health wherever discharged.”

Mr. Mitchell reports that after discussing the results of his tests with the Director and Dr. Gore of the Haffkine Institute he considers that the treated tank effluent could, with safety, be passed to the existing drain. But in view of the much better condition of the

treated sewage not passed through the septic tank, he is of opinion that it is unnecessary to employ either the filter beds or the septic tanks.

He recommends that a trial extending over some six months be made, and that meanwhile the septic tanks be emptied and cleaned, and the filter beds be allowed to stand. He estimates the cost of chlorine per day at Rs. 42.29 and per year of 365 days Rs. 15,434.

In connection with this, it may, however, be pointed out that when actual experiments were carried out on one of the septic tanks bleaching powder was used, as in an experiment like this it was not practicable to arrange for the use of chlorine economically and the figures arrived at do not altogether bear out Mr. Mitchell's estimate of the chlorine required. As per Statement "A" submitted by Mr. Mitchell, it will be seen that in order to get satisfactory results the quantity of bleaching powder required to be used was at the rate of 1400 lbs. per million gallons per day. This is equivalent to $1400/4 = 350$ lbs. of liquid chlorine. At this rate the quantity of chlorine required to treat 15 million gallons per day at Matunga would be 525 lbs. This would at Rs. 0.6-0 per lb. of liquid chlorine cost Rs. 196 per day. At the same time, it must be remembered that the experiments were carried out by treating the sewage through the septic tanks and it is quite impossible to know how much chlorine from the bleach was used up to neutralize the sludge and septic matter in the tanks.

The tests, therefore, cannot be said to be either quantitative or conclusive and the only way to find out the actual cost which will be required to be incurred to treat the sewage by this method will be by a trial as recommended by Mr. Mitchell in which the hitherto unknown element of septic matter in the septic tank will be eliminated.

For the trial, special apparatus for feeding the chlorine to the sewage is necessary and Messrs. The Paterson Engineering Co. (India), Ltd., Gateway Building, Bombay, have been approached with a view to lending their machine known as "The Chloronome" for the purposes of injecting chlorine into our system by this Chloronome. The chlorine is controlled as it issues from the compressed gas cylinders and meets a supply of water into which it is dissolved, and the supply can be controlled within close limits. The cost of the Chloronome, duly installed, would not exceed Rs. 6,500 and this price would include the services of an operator for one month who, during that period, will train one of my staff. The company, in addition give an unconditional guarantee that the Chloronome will do what is required of it and if, at the end of the trial, the Trust should wish to dispose of it, they will take it back at Rs. 6,500 less the out of pocket expenses which for one month they state in their letter to me, dated the 1st of March, will be approximately Rs. 500 including freight, erection and cleaning of the instrument after one month's trial.

It will be observed that Mr. Mitchell recommends 6 months' trial. In this connection, I have just received a letter No. 817/28, dated 8th March 1928 from Messrs. The Paterson Engineering Company informing me that they regret that they cannot agree to let me have the instrument on trial for more than one month. I consider, however, that this Department after a careful trial of one month will be in a position to know if the experiment should be continued for a period of 6 months as recommended by Mr. Mitchell, in which case, the Chloronome will have to be kept by the Trust.

I have to request, therefore, that Improvements Committee's sanction be taken to the purchase on a 'Sale' or 'Return' basis of the Chloronome for one month at the purchase price of Rs. 6,500 which will be refunded by the Company less approximately Rs. 500 for out of pocket expenses, should the trial not prove a success after one month from date of installation.

A further report will be submitted on the termination of the month's trial and it can then be decided if the Chloronome shall remain with the Trust or not. In the meantime, if sanction is given, the septic tanks will be cleaned out and the aeration beds given a complete rest.

As the present annual cost of maintenance of filter beds etc., including renewal of clinker is approximately Rs. 16,500 and as Mr. Mitchell considers the annual charges for chlorine will not exceed Rs. 15,500 and as the Chloronome working costs should not amount

to much, the suggested trial, which it must be remembered is intended to prove the possibility of doing away with the necessity for building further septic tanks, may be sanctioned."

RESOLUTION 18.—The Improvements Committee should be recommended to sanction the purchase of the Chloronome for one month for Rs. 6,500 on a Sale and Return basis. The Chief Officer is hereby authorized to place the order for the machine in anticipation of the Committee's sanction."

Resolution 222.—The resolution of the Works Sub-Committee is confirmed.

-20. *Re : Statements showing outstanding reports from the Chief Officer called for by the Improvements Committee and References pending before Sub-Committees.*

Statement A

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
-217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A. :—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date :—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
-296, dated 7th Dec. 1926.	<p>Gratuity to staff—to furnish concrete cases comparing the benefits which would accrue to the staff under Trust rules and the Municipal rules respectively.</p>
-415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
-451, dated 2nd August 1927.	<p>Three-room tenements—Scheme 5—application from tenants for provision of lights in staircases, passages and rooms.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>vs</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to Land Manager be postponed.</p>

Committee's Resolution No. and date.	Subject.
603, dated 18th Oct. 1927.	Notice of motion by Dr. Accacio G. Viegas, L.M.& S., <i>re</i> : Scheme 56, Dharavi—whether any portion of the land was filled in at the request of Government and, if so, on what terms and conditions.
653, dated 22nd Nov. 1927.	Complaint regarding water-supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.
688, dated 6th Dec. 1927.	Notice of motion by Dr. Accacio G. Viegas, L.M. & S., <i>re</i> : strength of staff on the Secretary's & Chief Accountant's sides of the Secretary and Chief Accountant's Department.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.	Referred to.
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.	Finance and Establishment Sub-Committee.
259, dated 2nd Nov. 1926.	Amalgamation of the Trust with Corporation.	Do.
86, dated 8th Feb. 1927.	Regarding payment of salary to the clerical and inferior staff according to the scale in vogue in the Municipal Corporation.	Do.
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.	Do.
216, dated 12th April 1927.	Cost of Management and Establishment— Note by the Examiner, Outside Audit. Notices of motion by Dr. Viegas:— That the Board are of opinion that the following points should be borne in mind in effecting retrenchment:—	Do.
234, dated 19th April 1927.	(1) That the Engineer's Office should be transferred from Matunga to the Head Office.	Do.
236, dated " " "	(2) That the Drawing Sections under the Engineer and the Amalgamated Departments of Land Manager and Estate Agent should be amalgamated.	Do.
252, dated 4th May 1927.	Establishment—Bringing the post of Chief Officer on to the Schedule of Establishment.	Do.
259, dated " " "	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahimtoola regarding the rate at which Provident Fund moneys should be remitted to England.	Do.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.	Do.
379, dated 31st May 1927.	Notice of motion, dated 14th June 1927, by Mr. L. R. Tairsee that the present "War Allowances"—a term now a misnomer—paid to Trust staff be merged in the salaries.	Do.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by Examiner, Outside Audit.	Do.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.	Do.

Committee's Resolution No. and date.	Subject.	Referred to.
498, dated 30th Aug. 1927.	Financial Transactions in July 1927 ...	Finance and Establishment Sub-Committee.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas, L.M. & S., <i>re</i> : filling of the post of Deputy Estate Agent.	Do.
571, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write off of rents and Chief Officer's report thereon, dated 28th September 1927.	Do.
601, dated 18th Oct. 1927.	Letter No. O. A. 10-401, dated 14th October 1927, from the Examiner, Outside Audit, regarding rate of interest on balances of Provident Fund. To go to Finance and Establishment Sub-Committee after Chief Officer's report thereon.	Do.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> . Temporary Establishment.	Do.
658, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager.	Do.
659, " "	Transfer of the posts of Chargeman and Head Fitter on the Engineer's Establishment to the Schedule.	Do.
49, dated 10th Jan. 1928.	Notice of motion, dated 16th December 1927, by Dr. A. G. Viegas, L.M. & S., requesting the F. & E. Sub-Committee to expedite their report <i>re</i> : transfer of the Engineering Office from Matunga to the Head Office.	Do.
59, " 17th "	Letter No. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : Salary of the Trust Architect, Mr. M. Framji.	Do.
62, " " "	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.	Do.
159, dated 28th Feb. 1928.	Notice of motion by Dr. A. G. Viegas, L.M. & S., requesting the Finance & Establishment Sub-Committee to expedite report <i>re</i> : transfer of the Engineering Office from Matunga to the Head Office.	Do.
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Works Sub-Committee.

Committee's Resolution No. and date.	Subject.	Referred to.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.	Works Sub-Committee.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.	Do.
451, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	Land Sub-Committee.
156, dated " " "	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.	Do.
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Do.
391, dated 5th July 1927.	Love Lane Chawls—the question of lighting passages and other places in.	Do.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sabasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	Do.
485, " " "	Do. No. 76, dated 12th August 1927, <i>re</i> : temple of 'Mari Ai'.	Do.
575, dated 4th Oct. 1927.	Suparibang Chawls—complaint by Mr. A. G. Louzado, <i>re</i> : defective drainage and application for provision of electric lights—further report from Land Sub-Committee to be awaited.	Do.
23, dated 10th Jan. 1928.	Mandvi Koliwada Chawls—representation <i>re</i> : reduction of rent.	Do.
93, " 31st "	Representation for reduction of rents by the tenants of the Chandanwadi Chawls.	Do.
95, " " "	Request for reduction of rents by the tenants of Agripada Chawls.	Do.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.	Do.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sabasrabudhe approved under Board's Resolution No. 14 dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484 dated 23rd August 1927.	Do.
116, " " "	Dr. Choksy's notice of motion <i>re</i> : rents of pre-war Chawls.	Do.

Committee's Resolution No. and date.	Subject.	Referred to.
138, dated 28th Feb. 1928.	Sandhurst Road East Estate—plot 108—proposed market on.	Land Sub-Committee.
140, " " "	Request for reduction of rents by tenants of Mahar Chawls at Clerk Road.	Do.
170 dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.	Special Sub-Committee.
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kols' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.	Special Sub-Committee appointed under Committee's Resolution No. 105, dated 20th July 1926.
638, dated 22nd Nov. 1927.	Exchange of land with the Acworth Leper Asylum—question of settlement of price.	Do.
265, dated 2nd Nov. 1926.	Notice of motion by Dr. S. S. Batliwala that, in view of the petition from the residents of Dadar Parsee Colony, the layout of the circle at the junction of Kingsway and the road leading to the Dadar Overbridge should not be proceeded with.	Special Sub-Committee.
114, dated 15th Feb. 1928.	Complaint regarding putting up of urinal, washing places, coffee house etc. in close proximity to plot 807, Dadar-Matunga.	Do.

Resolution 223.—Recorded.

21. In accordance with notice of motion, it was moved by Dr. Viegas—

“At the next meeting of the Improvements Committee I shall move :—

‘That the Chief Officer be requested to report as to whether it would not be more economical, safer and more expedient to grant rent farming contracts in respect of temporary revenue obtained from Trust Buildings and Lands than the present system of collecting rents departmentally—always legally binding the rent farmers not to charge any rents in excess of those fixed by the Committee and also providing that the Committee shall have the power to decrease or increase the rents during the period covered by the agreements between the Committee and the rent farmers and correspondingly to decrease or increase proportionately the rents stipulated in the agreement and further binding the contractors to conform to all rules and regulations that may be framed by the Committee for the collection of rents.’ ”

The motion was seconded by Mr. Silam.

The Chief Officer explained that in 1924 a similar question was raised and it was decided by the Board that the collection of rents should as a rule be done departmentally. It would result, the Chief Officer continued, in more expenditure and harassment to the tenants. The Chief Officer said further that he was averse to handing over the 20,000 tenants to the mercies of rent farmers.

Messrs. Mirza, Nariman and Horniman agreed with the Chief Officer.

The motion was then put to the vote and *lost* by a large majority.

22. The following documents were executed :—

1. Twenty-seven debentures of the loan of 1913 for Rs. 1,00,000 in favour of the Deputy Controller of the Currency, Bombay, in lieu of one cancelled.
2. *Lease and Counterpart* to Mr. Jehangir Ruttonji Karani and another, *re* : plot No. 80x, Dadar-Matunga Estate.
3. *License and duplicate* to Mr. Manecklal Jethabhai for erection of motor garage on plot No. 126, Gamdevi Estate.
4. *Conveyance and duplicate* to the Official Trustee of Bombay, *re* : site for Bai Jerbai Wadia Hospital for Children, cases Nos. 63 and 64 in Scheme 31.
5. *Acceptance of application for building by*—
 - (1) Mr. Novroji Dosa, *re* : plot No. 135, Nowroji Hill Estate.
 - (2) Mr. Velji Lakhamsi, *re* : plot No. 311, Dadar-Matunga Estate.

23. The following papers were laid on the table :—

1. Purchase orders sanctioned by Chief Officer under section 22(1) of the Act.
2. Work orders do. do. do. do.
3. Sale of Materials do. do. dc. do.
4. Tenancy agreements entered into do. do. do.
5. Charge Report, dated 15th March 1928, *re* : Mr. Kynnersley, M. Inst. C. E., Ag. Engineer, handing over and Mr. D. N. Baria, L. C. E., Engineer in charge of Northern Division, receiving charge of the Northern Division.
6. Receipt on date 15th March 1928, by the Chief Officer, on behalf of the Board of notice of resumption, under section 79(9) of the Act, signed by the Secretary to Government, General Department—*re* : Schedule C land, portion of plot 12A, deposited plan R included in the Parel Estate, admeasuring about 13763 sq. yards. (C. R. 131/28)
7. Charge receipt of roads, etc., handed over to the Municipality.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 17th April 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. SIR VASANTRAO ANANDRAO DABHOLKAR, Kt., C.B.E., *Chairman.*
 2. DR. ACCACIO G. VIEGAS, L.M. & S.
 3. MR. L. R. TAIRSEE.
 4. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 5. MR. S. L. SILAM, B.A., LL.B.
 6. MR. B. G. HORNIMAN.
 7. MR. HOSENALLY M. RAHIMTOOLA, B.A.
 8. MR. K. F. NARIMAN, B.A., LL.B.
 9. MR. F. C. M. ST. PAUL.
 10. MR. R. D. BELL, C.I.E., I.C.S.
 11. MR. W. R. S. SHARPE.
 12. MR. W. DILLON, I.C.S.
 13. MR. S. K. BOLE.
- AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, AND THE SECRETARY WERE ALSO PRESENT.
-

The minutes of the meeting held on the 3rd April 1928 were signed.

1. The Chairman mentioned that Sir Currimbhoy Ebrahim had written thanking the Committee for the resolution of condolence passed by them on the death of his father.

2. Considered the following Resolution No. 29, dated 13th April 1928, of the Board in connection with the filing up of the post of Dy. Estate Agent :—

"In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

That the Improvements Committee be informed that in the exercise of the powers No. 29. of general control vested in them under Section 17 of the Bombay

Improvement Trust Transfer Act, the Board strongly disapprove of bringing in of outsiders over the heads of the officers already in the service of the Trust.

2. That the Improvements Committee be further informed that under the said powers of general control, the Board strongly disapprove of the supersession by outsiders in general in the Trust service as it creates dissatisfaction, discontent and consequent demoralization in the service.

3. That the Board have heard with surprise and astonishment of the proposal made by the Chief Officer for the filling in of the post of Deputy Estate Agent (vacant for nine months or thereabout) by bringing in an outsider on a salary of Rs. 1200-1500 *plus* conveyance allowance *plus* contribution to the Provident Fund over the heads of some of the officers of the Trust and thus increasing the liabilities of the Trust.'

The motion was seconded by Mr. Pupala.

After the debate had proceeded for a considerable time, Mr. Rajaram K. Vaidya moved—

'That the question be now put.'

The motion was seconded by Mr. Mantri and *carried*.

The mover of the proposition did not reply to the debate.

The proposition was then put to the vote and declared *carried* by a large majority."

Proposed by the Chairman—

"That the subject matter of the Resolution be referred to the Finance and Establishment Sub-Committee for consideration and report."

Amendment—Proposed by Mr. Nariman—

"That the resolution be forwarded to the Chief Officer, for guidance."

Amendment—Proposed by Mr. Tarsee—

"That the consideration of the question be postponed till the next meeting of the Committee."

Mr. Tarsee's *amendment* on being put to the vote was declared *carried*. It was also carried as a substantive proposition.

Resolution 224.—The consideration of the question should be postponed till the next meeting of the Committee.

3. Re : Dadar-Matunga Estate—Plot No. 746—application for lease.

(File No. Misc. 265/28.)

Considered Estate Agent's No. 6693, dated 11th April 1928 :—

" Herewith I have the honour to forward an application* by Mr. H. G. Mhatre, a Senior Assistant Estate Agent of this Office for a 999 years' building lease of the above plot at a ground rent calculated at 6% on Rs. 9 per sq. yard per annum.

2. As Mr. Mhatre is willing to forego the usual reduction of 25% in the ground rent for the first five years of the term his offer based on Rs. 9 is equivalent to about Rs. 10 per sq. yard at which plots in the vicinity have been agreed to be leased and is worthy of favourable consideration.

3. The area of the plot being about 538 sq. yards, the ground rent will amount to about Rs. 292 per annum.

4. Mr. Mhatre undertakes to erect a building for his own residence and also to construct a motor garage in the southeast corner of the plot for which latter he requests to be allowed to pay a premium at the usual rate as soon as the same has been completed, instead of ground rent in the ordinary way.

5. The conditions on which the application is based are otherwise normal and acceptance is recommended."

Resolution 225.—The application is accepted.

4. Re : References to High Court.

(Ref. C. R. 188, dated 20-3-28.)

Considered the following :—

(a) Government letter, General Department, No. 512-4395-A, dated the 10th April 1928 :—

" With reference to the Trust Secretary's letter No. Misc. 620-27, dated the 27th March 1928, asking for an interview with the Honourable Minister, Local Self-Government to discuss the question as regards the right of Government to appear to support the award of the Land Acquisition Officer in connection with the Trust's Land Acquisition References filed in the High Court, I am directed to say that at the instance of the Counsel for the Trust, in References Nos. 1 and 7 of 1927 filed in the High Court, the Honourable Sir Louis Crump has directed that the question should be argued at the hearing of the References. The References have been filed for hearing on the 18th and 25th June 1928. In the circumstances, the Honourable Sir Gulam Hussain considers that it is desirable that the Trust should wait till the decision of the High Court in the matter is known."

(b) Letter No. T/6885, dated 14th April 1928, from Messrs. Crawford, Bayley & Co. :—

" With reference to your Memorandum No. Misc. 620/27, dated the 13th instant, at foot of copy of letter No. 512-4395A, dated the 10th instant, from the Under Secretary to the Government of Bombay, General Department, to the address of the Chief Officer, we have the honour to state that the position is not quite correctly stated in the Government letter.

The two References mentioned in Government's letter are the first References under the new Act in which any proceedings have been taken. These proceedings have only been interlocutory. The Trust upon the first interlocutory proceedings objected to the Government appearing whereupon the Judge said that he could not decide the point upon an interlocutory proceeding, but that it must be left to be decided at the hearing of the References which were fixed for the 18th and 25th June 1928, respectively. It is not correct that this was done at the instance of the Counsel for the Trust.

*Not printed.

As Counsel Mr. Desai explains in the early part of his opinion, the matter has to be dealt with in two parts, namely (a) as regards convenience, economy and the protection of the interests of the acquiring body and (b) as regards the true legal view of the matter.

The Court at the hearing of the References will of course be concerned only with the second of these two points. The deputation to the Honourable Minister presumably intended to deal with the first point only, namely the convenience, economy and the protection of the interests of the acquiring body. This is quite independent of the decision of the High Court and can, in our opinion, not be affected by it."

Resolution 226.—*Referred to the Land Sub-Committee for consideration and report.*

5. Re: Quotations for providing expanded metal screens for cook rooms on the ground floors of the Improvement Trust Chawls at Masagaon.

(File No. Mis. 261/28.)

Considered Trust Architect's No. 3321, dated 13th April 1928 :—

"With reference to the correspondence ending with your No. Misc. 261/28 of 13th April 1928, I have to inform you that tenders for the above work were called for from 13 persons, out of whom only 4 have quoted as under :—

Messrs. Gagrat Marker & Co.	...	...	...	Rs. 5,184
Mr. S. V. Khanvalkar	...	...	...	" 7,296
Mr. Ismail Kassumbhoy	...	...	..	" 7,680
Mr. Bhagwanji S. Gohil	...	...	...	" 8,448

The quotations of Messrs. Gagrat Marker & Co., *viz.*, Rs. 5,184 are the lowest and it is proposed to accept the same.

Sanction of the Improvements Committee may, therefore, please be obtained to their acceptance.

The work is to be completed within two months from the date of accepting the tender.

Original tenders* are attached herewith, which may please be returned when done with."

Proposed by the Chairman—

"That the tender of Messrs. Gagrat Marker & Co. be accepted."

Amendment—Proposed by Mr. Nariman—

"That the question be referred to the Works Sub-Committee for consideration and report."

The *amendment* on being put to the vote was declared *lost*.

The *original proposition* was then put to the vote and declared *carried*.

Resolution 227.—The tender of Messrs. Gagrat Marker & Co. is accepted.

6 *Re Tenders for the supply of Petty Stores during the year 1928-1929.*

Considered Engineer's No. 3316, dated 13th April 1928 :—

" In continuation of this office No. 3315 of 13th April 1928, I have the honour to return herewith the two tenders regarding above and to make the following remarks :—

The amounts for tenders as quoted compare as under :—

- | | | | | |
|----|--------------------------|-----|-----|--------------------------|
| 1. | Mr. Meheralli Haji Jetha | ... | ... | Rs. 14,904-9-6 |
| 2. | Messrs. Yasin Bros. | ... | ... | Rs. 14,436-10-0 (Lowest) |

A short resume of the tenders is attached from which it will be seen that the settlement of the rate for item No. 117 'Repairing cocks of any size including pinning, soldering and rivetting' alone would decide which of the two tenders is the lowest and should be recommended for acceptance.

For item No. 117,

- No. 1 quotes a rate of Rs. 7 per doz. whereas
No. 2 quote a rate of Rs. 2-4-0 per doz.

This item was not included in the tender for the last year and rates were obtained by quotations now and again through the Storekeeper, whenever this kind of work was required to be done, which varied between Rs. 6-10-0 to Rs 7-0-0 per dozen.

Presuming, therefore, that there was some mistake in quoting on the part of tenderers No. 2, Messrs. Yasin Bros., they were called for an interview at this office and asked if they confirmed the rate of Rs. 2-4-0 per doz. quoted by them for Item No. 117, when they said in the affirmative and also confirmed same in writing under their letter* No. A/192 dated 12th April 1928 attached in original (to be returned please).

The tender of Messrs. Yasin Bros. which is the lowest of the two is, therefore, recommended for acceptance of the Improvements Committee. They never had contract with this office before.

Approved contractor for the last two years for the supply of " Petty Stores " was Mr. Meheralli Haji Jetha who supplied the things quickly and with whom this office had no trouble. "

Petty Stores.

A short resume of the tenders received for the supply of Petty Stores during the year 1928-1929.

No.	Name of Tenderer.	Amount of tender.	Remarks.
1	Mr. M. H. Jetha ...	Rs. a p. 14,904 9 6	For items Nos. 21 and 22 states that as handles are not mentioned in the tender his rates are for brushes without handles. Against Item No. 115 Cocks 1", 1½", 1¾" & 2" writes (No. 257). For items Nos. 164, 166 and 215 (Turpentine, Varnish and Locks) states that they shall be of Indian manufacture. Has not shown totals page by page but taken final grand total.
2	Messrs. Yasin Bros...	14,436 10 0	For items No. 21 & 22, rates are with handles. For item No. 111 rate not quoted. For item No. 117 rate of Rs. 2-4-0 per doz for repairing cocks is much too low. The lowest rate obtained on 19-3-28 from plumbers was Rs. 6-10-0 per doz; neither totals page by page nor the grand total has been taken.

*Not printed.

Note: To compare these two tenders, the following is to be taken into consideration :—

	(1)	(2)
	Mr. M. H. Jetha.	M/S Yasin Bros.
Amount as per rates tendered	... 14,904-9-6	14,436-10-0
Deduct for		
Item No. 178, as rate quoted by No. (1) is for No. while that by No. (2) is per weight	... 2-4-0	5-0-0
Item No. III, as No. (2) have not quoted for this item	... 20-0-0	...
Amount for comparison	... 14,882-5-6	14,431-10-0
		Difference Rs. 450-11-6

Resolution 228.—The tender of Messrs. Yasin Bros. is accepted.

7. Re Tenders for the supply of (a) Stationery, and (b) Drawing Materials, during 1928-1929.

Considered Engineer's No. 3315, dated 13th April 1928 :—

" With reference to the correspondence ending with your No. C.M.16/28 dated the 30th of March 1928, I have the honour to return herewith the tenders for the above and to make the following remarks :—

The tenders compare as under :

No.	Name of Tenderer.	Amount of tender as per rates quoted.	
		For Stationery. Rs. as. ps.	For Drawing Materials. Rs. as. ps.
1	Messrs. Gulamhussein Ahmedally & Co.	13,881-2-9	10,007-3-0
2	" J. V. Navlakhi & Co. ...	13,387-6-0	10,120-6-3
3	" S. Gandy & Co. ..	...	Quote only for a few items and therefore the tender cannot be considered.

Short resumes of the tenders marked A & B are also appended.

Re Stationery.

Though the total amount of tender No. 2 (Messrs. J. V. Navlakhi & Co.) at first sight appears to be less and favourable, by reference to the attached resume marked A, it will be noticed that the difference is mainly due to the fact that these tenderers have, in respect of fourteen items, quoted for articles other than those specified in the schedule and that some of them are inferior to Trust samples.

This accounts for the low rates quoted and to the extent of Rs. 547/2 for these 14 items alone as shown in the resume marked A.

To arrive at a fair comparison, therefore, between the two tenders, it is essential that values of these 14 items should be deleted from the respective tenders as also the amounts

for items Nos. 54, 133A and 194 not quoted by Messrs. Gulamhussein Ahmedally & Co., when they compare as follows:—

No. 1.	Rs. 13,881-2-9	Rs. 2,033-2-0	Rs. 11,848-0-9
No. 2.	Rs. 13,387-6-0	Rs. 1,548-8-0	Rs. 11,838-14-0

making the tender of No. 1 Messrs. Gulamhussein Ahmedally & Co., higher than the other by only about Rs. 10.

This difference is negligible. Messrs. J. V. Navlakhi & Co., have violated one of the conditions of the tender which clearly lays down that 'the rate should be quoted only for the items mentioned in the form and according to the samples which have all been signed by the Engineer' and as contrary to the conditions of the tender, they have submitted samples which in some cases are inferior to the Trust samples, it is suggested that the tender of No. 1 Messrs. Gulamhussein Ahmedally & Co., may be recommended for the acceptance of the Improvements Committee.

Re Drawing Materials.

The tender of Messrs. Gulamhussein Ahmedally & Co. is the lower of the two and it is therefore recommended for the acceptance of the Committee. There are no other remarks to offer in this case.

Two comparative statements* showing last year's approved rates as also those quoted by Messrs. Gulamhussein Ahmedally & Co., in both the cases for the current year whose tenders are recommended for acceptance, accompany for reference.

It may be stated here that Messrs. Gulamhussein Ahmedally & Co. have been the contractors for supplying Stationery and Drawing Materials for a number of years and their supply is found to be satisfactory."

A short resume of the tenders received for the supply of Stationery during 1928-1929.

A

Stationery.	No. 1 Messrs. Gulamhussein Ahmedally & Co.	No. 2 Messrs. J. V. Navlakhi & Co.
Items for which rates are not quoted ...	Items Nos. ...	Items Nos.
Items which are qualified by addition of certain works.	54, 133A, 160 & 194	160
Additional rate for ..	42 "La 800" ...	Nil.
	43 "Bucksburn" ...	"
	169 Pins of 1¼" size	Nil.
	This is not taken into consideration.	
Quotation for a different size than specified.	Nil.	72 Quote for 2½ oz. bottles against 4 oz. gum bottles as per specification.
Mistake in filling in rate ..	Nil.	153 Rate quoted is per doz. whereas the total is at the rate per each. The total being correct is taken into consideration.
Quotations for <i>different</i> articles than mentioned in the Schedule in contravention to one of the conditions of tender.	Nil.	98, 99, 109, 110, 112, 114, 125, 127, 136, 137, 177, 185, 186 and 187, (fourteen items).
Comparison of rate quoted by both for these 14 items.		
	98	300 0 0
	438 12 0	210 0 0
	99	297 8 0
	109	412 8 0
	110	120 0 0
	112	68 12 0
	114	43 12 0
	125	125 0 0
		302 8 0
		97 8 0
		50 0 0
		37 8 0
		125 0 0

Stationery.	No. 1 Messrs. Gulamhussein Ahmedally & Co.	No. 2 Messrs. J. V. Navlakhi & Co.
127	37 8 0	30 0 0
136	82 8 0	45 0 0
137	187 8 0	125 0 0
177	30 0 0	36 0 0
185	101 4 0	67 8 0
186	67 8 0	45 0 0
187	20 10 0	15 0 0
	2033 2 0	1486 0 0
	Add for Items 54	52 4 0
	133A	6 4 0
	194	4 0 0
		1548 8 0

A short resume of the tenders received for the supply of Drawing Materials during 1928-1929.

B

	No. 1, Messrs. Gulamhussein Ahmedally & Co.	No. 2, Messrs. J. V. Navlakhi & Co.
Special Note ...	Nil.	Items 19 & 19A specify that the dishes shall be with 3 & 5 divisions instead of 4 & 6.
Do. ...	Nil.	Items 91 & 92 specify that the steel tapes shall be in nickel plated cases.
Inferior quality ...	Nil.	Item 39. Amount calculated as per rate tendered for inferior quality: Offer Trust quality of paper at higher rate.
Rates not quoted ...	Items 47A & 53 ...	Items 47 A and 53.
Two separate rates ...	Item 71; Quote for oval at Rs. 3/8, for flat at Rs. 4/14.	Uniform rate of Rs. 3-10-0.

Resolution 229.—The tenders of Messrs. Gulamhussein Ahmedally & Co. for the supply of Stationery and Drawing Materials for 1928-29, are accepted.

8. *Re Dadar-Matunga Estate-Plots Nos. 494 and 495—Surrender.*

(File No. Mis. 271/28.)

Considered Estate Agent's No. 6856, dated 13th April 1928 :—

"I have the honour to state that by two separate agreements, both dated the 18th March 1919, Mr. Ranchhodas Madhowdas agreed to take building leases of the above two plots at a ground rent calculated at 4½% on Rs. 8 per sq. yard.

2. Possession was given to the abovenamed building tenant on the 22nd February 1924 and the building period of 36 months expired on the 22nd February 1927. Building plans have not been submitted nor building work started.

3. The deposit paid is Rs. 1,000 in 5½% Indian War Loan Bonds 1928 in the case of each plot.

4. The area of Plot No. 494 is 1090 sq. yards and that of Plot No. 495 is 1086 sq. yards. The ultimate yearly ground rent in each case is Rs. 392, and the same is not in arrear.

5. On the 11th instant, the building tenant Mr. Ranchhoddas Madhowdas called upon the undersigned and stated that when he went in for these plots in the year 1918, he was worth 8 lacs and was then dealing in landed properties. He has since lost very heavily in such transactions and discontinued doing any business.

He owns now a property at Gamdevi which yields a monthly rent of about Rs. 1,000 which is just enough to maintain himself and his family.

His wife does not keep good health in Bombay and he has, therefore, closed his business and gone to stay at Panchagan, where also he has a small bungalow of his own wherein he resides.

6. Having lost all his earnings made before and during the war and having now only just sufficient means to live upon, he is now retiring from active life and sees no prospects of his being able to build on these plots. He, therefore, requests to be allowed to surrender the plots on the Board's usual terms.

7. Under the circumstances, it is suggested that the building tenant should be informed that the Board would be willing to release him from his obligations under the said agreements on condition that he—

- (a) forfeits the whole of his deposit to the Board.
- (b) agrees to execute the legal surrender of his building agreement and to pay the costs of the same, and
- (c) pays ground rent up to the dates of such surrender."

Resolution 230.—The suggestion made by the Estate Agent in para 7 of his letter is approved.

9. Re : Police accommodation Scheme II at Naigaum—Part II—construction of garage for motor lorries in respect of—sanction for

Considered Chief Officer's note, dated 4th April 1928 :—

"The Executive Engineer, Presidency Division, asks for funds amounting to Rs. 7,000 during the current year, on account of construction of a garage for motor lorries in connection with the Police Accommodation Scheme II, Part II, at Naigaum. No provision has been made in the current year's Budget for this work. The sanction of the Committee is, therefore, required for doing this work. It is proposed to meet the charge from the provision of Rs. 25,000 made in the Budget for unforeseen works."

Resolution 231.—The construction of the garage is sanctioned.

2. The Board should be recommended to sanction the transfer of the sum of Rs. 7,000 from the provision of Rs. 25,000 made in the current year's Budget for Unforeseen Works.

10. Re: Establishment—Estates and Valuation Department—Mr. J. T. Burge,
F.S.I., Estate Agent—Refund of 90 per cent of Provident Fund
—application for.

Considered Chief Officer's note, dated 12th April 1928 :—

"Mr. J. T. Burge, F.S.I., Estate Agent, who has been granted combined leave for 28 months from 5th May 1928 preparatory to retirement, applies for the grant of 90 per cent. of his Provident Fund.

A sum of Rs. 53,026 stands to his credit in the Provident Fund. The amount payable on account of 90 per cent. will therefore be Rs. 47,724.

The sanction of the Committee is necessary to the payment of Rs. 47,724."

Resolution 232.—Sanctioned.

11. Re: Establishment—Estates and Valuation Department—Mr. S. S. Karnik—
advance from Provident Fund to.

Considered Chief Accountant's note, dated 11th April 1928 :—

"Mr. S. S. Karnik, a Draftsman in the Estates and Valuation Department, applies for the grant of an advance of Rs. 200 from his Provident Fund Subscriptions in connection with the thread ceremony of his dependent brother.

Mr. Karnik joined the Trust service on 1st October 1919 and his present pay is Rs. 64 plus War Allowance Rs. 20 per mensem.

A sum of Rs. 419-15-8 stands to his credit in the Provident Fund Account as his own subscriptions.

He was granted an advance of Rs. 140 in August 1926, which was fully repaid this month.

The grant of the present advance of Rs. 200 recommended by the Estate Agent, is admissible and requires the sanction of the Committee as twelve calendar months have not elapsed since the complete repayment of the last advance.

The advance, if sanctioned, will be recovered in 20 equal monthly instalments."

Resolution 233.—Sanctioned.

12. Re: Establishment—Secretary and Chief Accountant's Department—Mr. C. H.
Chandarana, Senior Clerk—Advance from Provident Fund to.

Considered Chief Accountant's note, dated 5th April 1928 :—

"Mr. C. H. Chandarana, a Senior Clerk in this Department, applies for the grant of an advance of Rs. 500 out of his Provident Fund subscriptions to meet the expenses incurred in connection with the illness in his family and has produced a medical certificate.

Mr. Chandarana joined the Trust Service on 18th June 1912 and his present pay is Rs. 145 plus war allowance Rs. 20.

A sum of Rs. 1,567-11-1 stands to his credit in the Provident Fund Account as his own subscriptions.

He had taken an advance of Rs. 500 in July 1926, which was fully repaid in March 1928.

The grant of the present advance of Rs. 500 is admissible and requires the sanction of the Committee, as twelve calendar months have not elapsed since the complete repayment of the last advance.

The advance, if sanctioned, will be recovered in 20 equal monthly instalments."

Resolution 234.—Sanctioned.

13. Re: Establishment—Estates and Valuation Department—Mr. E. I. Nehemiah, Tracer—advance from Provident Fund to.

Considered Chief Accountant's note, dated 3rd April 1928:—

"Mr. E. I. Nehemiah, a Tracer in the Estates and Valuation Department, applies for an advance of Rs. 200 out of his Provident Fund subscriptions, in connection with the marriage expenses of his dependent sister.

Mr. Nehemiah joined the Trust service on 8th March 1921 and his present pay is Rs. 70 plus war allowance Rs. 20 per month.

A sum of Rs. 383-15-6 less Rs. 20 (being the balance of the last advance) stands to his credit in the Provident Fund account, as his own subscriptions.

He was granted an advance of Rs. 100 in December 1926 out of which a sum of Rs. 20 is still outstanding.

An advance of Rs. 191 is admissible and requires the sanction of the Committee as the last advance has not yet been fully recovered.

If the advance is sanctioned, the balance of Rs. 20 of the last loan will be deducted and only Rs. 171 paid to the applicant, the recovery being effected in 20 equal monthly instalments."

Resolution 235.—Sanctioned.

14. Re: Establishment—Engineer's Department—Mr. C. Attawar, Sub-Engineer—grant of privilege leave to.

Considered Chief Accountant's note, dated 12th April 1928:—

"Mr. C. Attawar, a Sub-Engineer on Rs. 400 in 250-25-400, applies for the grant of privilege leave for one month from 2nd May 1928.

The leave is admissible and requires the sanction of the Committee."

Resolution 236.—Sanctioned.

15. Re: Letter, dated 10th April 1928, from Mr. B. P. Wadke, Sub-Engineer (retrenched).

Considered Mr. Wadke's letter, dated 10th April 1928:—

"I beg to acknowledge receipt of your letter No. E. 23/1928, dated 2nd instant, delivered to me on 3rd instant by post, and to request you to please place this letter before the next meeting of the Improvements Committee for their information.

At the outset, I beg to point out that I am fully aware of the circumstances under which the notice in question was served on me. It is not that I care only for a month's salary but, properly speaking, if I am to get all the leave salary even according to your calculation, I am entitled to payment for December 1927 as the notice, though served on me and accepted by me under protest on 13th April 1927, became operative on 1st May 1927.

My main grievance is my wrongful retrenchment and the redress I have been seeking is my reinstatement. In this connection, I have up to now submitted various representations and appeals to both the Improvements Committee and the Board, respectively, and the matter is yet under the consideration of the sovereign body *vis.* the Board. Until, therefore, my several appeals to the Board are finally disposed of by them, I have no reason to consider your letter under reply as valid and binding on me and also as one in any way affecting my claim to all my dues from the Trust as well as my claim to continue in their service, which please note."

Resolution 237.—Recorded.

16. *Re : Counsel's opinion on the question of eligibility of the Chief Officer for the Provident Fund, etc.*

Considered Report No. 9 of the Finance and Establishment Subcommittee, dated 12th April 1928 :—

"In their Resolution No. 4, dated 22nd April 1926, the Board sanctioned the appointment of Mr. Delves as Chief Officer on a salary of Rs. 3,000 per month subject to the confirmation of Government. The appointment was confirmed by Government, in Government Resolution, General Department, No. 512 dated 5th May 1926.

Under Section 27 of the Act, the salary paid to the Chief Officer must be within the limits named in that section. There is no provision in the Act under which it is definitely stated that the Chief Officer can subscribe to the Provident Fund and receive benefits similar to those enjoyed by other officers. The matter was, therefore, referred to the Trust Solicitors for their opinion. The Solicitors stated that the Chief Officer is an Officer of the Board and as such is entitled to all the benefits which are admissible to the Board's Officers. The Solicitors' opinion was placed before the Committee who agreed with it and brought the Chief Officer's post on to the Schedule of Establishment, so that the privileges admissible to the Board's staff might automatically be extended to him—C. R. No. 62, dated 29th June 1926.

The Examiner, Outside Audit, did not agree with the Committee's decision and the matter was again placed before the Committee, who referred it to us for consideration and report, after obtaining Counsel's opinion, if necessary—C. R. No. 252, dated 4th May 1927.

We have obtained the opinion of Counsel, which is attached herewith and which speaks for itself. The opinion creates a position which it is impossible to believe was contemplated or intended by the Legislature at the time of passing the Act. We, therefore, consider that this impossible position can only be set right by amending the Act. We accordingly recommend that the Board should be requested to move Government to undertake legislation for the amendment of the Act, so as to enable the Chief Officer to become entitled to the benefits admissible to the other Officers of the Board. It is also recommended that the amendment of the Act should have a retrospective effect *i.e.* from 31st March 1926."

Counsel's opinion referred to in the last para of the above report, re : inclusion of the Chief Officer's post in the Schedule of Establishment.

Exparte : The Bombay Improvement Trust.

Opinion.

"In my opinion, the Committee would not be right in including the Chief Officer's name in the Schedule of the staff kept under Section 109 of Bombay Act XVI of 1925.

The Scheme of the Act appears to me to distinguish the Chief Officer from "all officers and servants of the Board" as regards appointment, powers, remuneration, leave of absence and other matters. Thus in Chapter II, provision is made for the appointment of the Chief Officer, for his remuneration, his duties and matters relating to the leave of absence of the Chief Officer by Secs. 26, 27, 28 and 29. Chapter VII commencing with Sec. 109 provides for the appointment, remuneration, leave of absence and other matters regarding officers and

servants of the Board and it appears to me, that the provisions of Sec. 26 and following must necessarily exclude the application of Sections 109, 110 and 111, in any event, to the Chief Officer. Sec. 28 (2) confers upon the Chief Officer the power and duty of exercising general supervision and control over the acts and proceedings of all officers and servants of the Board in matters of executive administration and makes him directly responsible to the Board and the Committee for the due performance thereof and confers upon him the power to dispose of all questions to the extent specified in Sub-Section (2) of Sec. 111 relating to the service of the said officers and servants and their pay, privileges and allowances; Sec. 81 confers upon the Chief Officer the power of delegating certain duties to any officer of the Board; Section 94 speaks of the salaries and allowances of the Chief Officer and the scheduled staff. These provisions appear to me to clearly exclude the application of the provisions of Sections 109, 110 and 111, to the Chief Officer.

The result appears to me to be that under the Act, as framed, the remuneration of the Chief Officer is regulated by the provisions of Section 27 and the maximum amount therein mentioned cannot be exceeded by any other form of allowance. Further, there is no provision by which the present incumbent can avail himself of the contributions already made by him to the Provident Fund and continuation of future contributions. In my opinion, the Act could not have been intended to deny the benefit of the provisions relating to the Provident Fund to a person who has been appointed to the office of the Chief Officer, still less to deprive an officer, who has been promoted to the office of the Chief Officer, of the contributions which he has made to the Provident Fund over a long period of years, before his promotion. The anomaly is that while he was one of the officers on the scheduled staff he was obliged to contribute to the Provident Fund only to be deprived of his contributions on becoming Chief Officer.

The matter appears to me to be one for setting matters right by an amendment of the Act.

Dated this 28th day of March 1928.

(Sd.) Bhulabhai J. Desai."

Proposed by the Chairman—

"That the Report of the Finance and Establishment Sub-Committee be approved and a copy thereof be forwarded to the Board with the recommendation that Government should be requested to undertake legislation for the amendment of the Act."

Amendment—Proposed by Dr. Viegas—

"That counsel's opinion be recorded."

The *amendment* on being put to the vote was declared *lost*.

The *original proposition* was then put to the vote and was declared *carried*.

Resolution 238.—The Report of the Finance and Establishment Sub-Committee is approved and a copy thereof should be forwarded to the Board with the recommendation that Government should be requested to undertake legislation for the amendment of the Act.

17. *Re : Transfer of the Engineer's Office from Matunga to the Head Office.*

Considered Report No 8 of the Finance and Establishment Sub-Committee, dated 12th April 1928 :—

"In their Resolution No. 39, dated 6th April 1927, the Board expressed their opinion that the Engineer's Office should be transferred from Matunga to the Head Office. The Improvements Committee referred this matter to us for consideration and report. Committee's Resolution No. 234, dated 19th April 1927.

We understand from the Chief Officer that when the Matunga Office was originally planned and built, the building was divisible into 8 tenements, planned so as to be four on the ground floor and four on the first floor, so that when the same was no longer required as an office, all the blocks could be let for residential purposes. The floor area of the Matunga Office is about 11,000 sq. feet. Though the whole of this area is not now required, the minimum area required is about 5,000 sq. feet. To consider the question in detail we appointed from amongst ourselves a Sub-Committee consisting of the Chairman, Mr. Saklatvala and Dr. Viegas.

This Sub-Committee inspected the Matunga Office and the Head Office and is of opinion that some saving in space could be conveniently effected by rearranging the staff and by readjusting the records and files, and that two blocks either on the ground floor or the first floor or one on each floor at the Matunga Office can be rendered vacant and let for residential purposes at reasonable rents.

We have considered our Sub-Committee's report. We understand that the Engineer's Office can be accommodated in the Head Office building, if the Land Acquisition Officer were to remove to another building. The cost of converting the Matunga office building into 8 flats would be about Rs. 16,000 and these 8 flats would fetch a gross rent of Rs. 5,280 per annum, as against the rent of Rs. 18,960 per annum paid to the Trust by Government for the Land Acquisition office. We are therefore not in favour of asking the Land Acquisition Officer to vacate the building and bringing the Matunga Office in the Head Office building. We, however, understand that it would be possible to accommodate the whole of the Engineer's Office in half the building at Matunga and let the other half. We accordingly recommend that the Engineer's Office should be accommodated in half the building at Matunga and that the other half should be let."

Resolution 239.—The report of the Finance and Establishment Sub-Committee is approved and adopted.

18. The following documents were executed :—

(i) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
The Hon'ble Mr. Justice Sitaram Sunderrao Patkar and others	1902	1,000	2	2
Mr. Afra E. Fernandez and another	1905	1,000	1	1
	1906	500	1	1
The Deputy Controller of the Currency, Bombay	1913	1,00,000	4	1
Total Rs.		1,02,500	8	5

(2) *Lease and Counterpart to—*

- (i) Mr. Virji Tejoo, *re* : Plot No. 45, Lalbaug Estate.
 (ii) Mr. Virji Tejoo, *re* : Plot No. 46, Lalbaug Estate.
 (3) *Agreement with Mr. Anandrao Putoba Kothare for the building lease of Plot No. 211, Suparibaug Estate.*
 (4) *License and Duplicate to Mr. Shrikrishna Gunaji Velnker for erection of a motor-shed on Plot No. 9, Sandhurst Road West Estate.*
 (5) *Acceptance of application for building lease by Mr. H. G. Mahatre, re : Plot No. 746, Dadar-Matunga Estate.*

19. The following papers were laid on the table:—

1. Purchase orders sanctioned by Chief Officer under section 22(1) of the Act.
2. Work orders do. do. do. do.
3. Sale of materials do. do. do. do.
4. Trust Architect's No. 6717, dated 12th April 1928, informing that tenants Messrs. Rajabhai Meherally & Son do not wish to take even the reduced area as per Committee's Resolution 631, dated 6th November 1927 (*re*: plot 74, East Agripada South Estate).
5. Statement for the quarter ending 31st March 1928, of Plots on the Board's Estates handed over to the charge of Tenants.

Estate.	Plot No.	Date.	Remarks.
Sydenham Road	51	4-1-28	
Dadar-Matunga	757	13-2-28	
Do.	758	13-2-28	
Do.	10	17-3-28	
Schedule C land, Parel	Plot A	28-3-28	Bai Jerbai Wadia Hospital for Children.
Do.	Plot A1	28-3-28	
Scheme 31	Cases 53 & 54	22-3-28	
Suparibaug Estate	211	25-1-28	

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 24th April 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M L.C., *Chairman.*
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. W. DILLON, I C.S,
 4. MR. B. G. HORNIMAN.
 5. MR. K. F. NARIMAN, B.A., LL.B.
 6. MR. L. R. TAIRSEE., M.L.C.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
 9. MR. F. C. M. ST. PAUL.
 10. MR. S. L. SILAM, B.A., LL.B.
 11. MR. W. R. S. SHARPE.
 12. MR. S. D. SAKLATVALA.
 13. SIR VASANTRAO ANANDRAO DABHOLKAR, KT . C.B.E.,M.L.C.
 14. DR. ACCACIO G. VIEGAS, L.M. & S.
 15. MR. Y. G. PANDIT.
- AND MR. H. B. CLAYTON, C.I.E , I.C.S , MUNICIPAL COMMISSIONER,
MR. R. H. A. DELVES, F S.I., CHIEF OFFICER, AND THE SECRETARY WERE ALSO
PRESENT.

Proposed by the Hon'ble Sir Phiroze C. Sethna, seconded by Dr. Viegas—

“That Sir Vasantao Anandrao Dabholkar do take the chair.”

Carried.

The minutes of the meeting held on the 17th April 1928 were signed.

1. Re : Statement showing the names of Members of the Improvements Committee elected under Section 13 of the Act by the Board in their meeting held on the 19th April 1928 to fill the offices of the Members who retired under Section 12(2) of the Act.

"Statement shewing the names of the Members of the Improvements Committee elected under Section 13 of the Act by the Board in their meeting held on the 19th April 1928 to fill the offices of the Members who retired under Section 12(2) of the Act :—

1. Mr. K. F. Narman.
2. „ Hoosenally M. Rahimtoola.
3. Dr. A. G. Viegas.
4. Mr. Mirza Ali Mohammed Khan.
5. „ Y. G. Pandit.
6. „ B. G. Horniman."

Resolution 240.—Recorded.

2. Re : Appointment of Chairman of the Improvements Committee for the year 1928-29.

Proposed by Mr. Mirza Ali Mohammed Khan, seconded by Dr. Viegas—

"That Mr. Hoosenally M. Rahimtoola be appointed Chairman of the Improvements Committee for the year 1928-29."

Carried with acclamation.

Mr. Hoosenally, having assumed the chair suitably thanked the Committee and made a few observations regarding the work of the Trust.

3. Proposed by Sir Phiroze C. Sethna, seconded by Dr. Viegas—

"That the Committee offer their best thanks to Sir Vasant Rao Anandrao Dabholkar, Kt., C.B.E., M.L.C., for the valuable services rendered by him as Chairman of the Committee and place on record their appreciation of the zeal, ability and tact with which he has discharged the arduous duties of his office."

Carried unanimously.

Sir Vasant Rao thanked the members of the Committee for their kind words and the co-operation given to him in the discharge of his duties.

4. Re : Scheme 37, Sydenham Road Estate—Plot No. 56A—Application for lease.

(File No. Mis. 311/28.)

Considered Estate Agent's No. 7378, dated 21st April 1928 :—

"I have the honour to forward herewith an application* by Mr. Palonji Sorabji Joshi for a 999 years' building lease of the above plot shown bounded red lines on the accompanying plan*, at a rent calculated at 6 per cent. on Rs. 250, per sq. yard, for the main plot and at 6 per cent. on Rs. 125, per sq. yard, for the arcaded portion.

The area of the main plot being about 192 sq. yards and of the arcaded portion about 109 sq. yards, the total rent will amount to about Rs. 3,696 per annum.

*Not printed.

The applicant desires to erect a building to be used as shops, offices, godowns and residential purposes.

The offer is fair and its acceptance is, therefore, recommended."

Resolution 241.—The application is accepted.

5. Re : *Appointment of Sub-Committees for the year 1928-29.*

The Chairman observed that as the work of the Finance and Establishment Sub-Committee had accumulated, it was necessary to split the Sub-Committee into two, (1) for Finance and (2) for Establishment.

He accordingly proposed—

"That one Sub-Committee be appointed for consideration of matters relating to Finance and one for consideration of matters relating to Establishment."

Dr. Viegas opposed.

The proposition on being put to the vote was declared *carried* by 9 votes to 5.

Dr. Viegas demanded a poll.

The following Members voted *for* the proposition :—

1. Mr. R. D. Bell.
2. „ W. Dillon.
3. „ L. R. Tairsee.
4. „ Mirza Ali Mohammed Khan.
5. The Hon'ble Sir Phiroze C. Sethna.
6. Mr. F. C. M. St. Paul.
7. „ W. R. S. Sharpe.
8. „ S. D. Saklatvala.
9. Sir Vasant Rao Anandrao Dabholkar.

The following Members voted *against* the proposition :—

1. Mr. B. G. Horniman.
2. „ K. F. Nariman.
3. „ S. L. Silam.
4. Dr. A. G. Viegas.
5. Mr. Y. G. Pandit.

The Chairman declared that the proposition was *carried*.

Proposed by the Chairman—

"That the following Members be appointed to serve on the Finance Sub-Committee :—

Finance Sub-Committee.

1. The Chairman.
2. Mr. L. R. Tairsee.

3. The Hon'ble Sir Phiroze C. Sethna, Kt, O.B.E.
4. Mr. F. C. M. St. Paul.
5. Sir Shapoorji B. Billimoria, Kt., M.B.E.
6. Mr. S. D. Saklatvala.
7. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E.,
M.L.C."

Amendment—Proposed by Mr. Nanman—

"That Dr. Viegas be substituted for Sir Vasantao."

The *amendment* on being put to the vote was declared *lost*.

The *original proposition* on being put to the vote was declared *carried*.

Proposed by the Chairman—

"That the following Members be appointed to serve on the Establishment Sub-Committee :—

Establishment Sub-Committee.

1. The Chairman.
2. Mr. R. D. Bell, C.I.E., I.C.S.
3. Mr. B. G. Horniman.
4. Mr. W. R. S. Sharpe.
5. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E.
6. Dr. A. G. Viegas, L.M. & S.
7. Mr. Y. G. Pandit."

Carried.

Proposed by the Chairman—

"That the following Members be appointed to serve on the Works Sub-Committee :—

Works Sub-Committee.

1. The Chairman.
2. Mr. G. K. Borade.
3. „ L. R. Tairsee.
4. „ Mirza Ali Mohammed Khan, M.A., LL.B.
5. „ N. M. Dumasia.
6. „ S. L. Silam, B.A., LL.B.
7. „ W. R. S. Sharpe.

Carried.

Proposed by the Chairman—

“That the following Members be appointed to serve on the Land Subcommittee :—

Land Sub-Committee.

1. The Chairman.
2. Mr. R. D. Bell, C.I.E., I.C.S.
3. „ W. Dillon, I.C.S.
4. „ G. K. Borade.
5. „ B. G. Horniman.
6. „ K. F. Nariman, B.A., LL.B., M.L.C.
7. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.”

Carried.

Proposed by the Chairman—

“That the following Members be appointed to serve on the Special Sub-Committee for the consideration of the question of acquiring land at Dharavi and of the price to be fixed for the land to be sold to the Acworth Leper Asylum :—

**Special Sub-Committee, appointed under C. R. 105 of 1926,
re : Dharavi & Acworth Leper Asylum.**

1. The Chairman.
2. Mr. R. D. Bell, C.I.E., I.C.S.
3. „ W. Dillon, I.C.S.
4. „ G. K. Borade.
5. „ K. F. Nariman, B.A., LL.B., M.L.C.
6. „ Mirza Ali Mohammed Khan, M.A., LL.B.
7. „ S. L. Silam, B.A., LL.B.
8. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.
9. Dr. A. G. Viegas, L.M. & S.”

Carried.

Proposed by the Chairman—

“That the following Members be appointed to serve on the Special Sub-Committee for the consideration of the matter regarding the Dadar-Layout.

**Special Sub-Committee appointed under C. R. 265 of 1926,
re : Dadar-Layout.**

1. The Chairman.
2. Mr. R. D. Bell, C.I.E., I.C.S.
3. „ W. Dillon, I.C.S.
4. „ G. K. Borade.
5. „ B. G. Horniman.

6. Mr. K. F. Nariman, B.A., LL.B., M.L.C.
7. " F. C. M. St Paul
8. " S. L. Silam, B.A., LL.B.
9. Sir Shapoorji B. Billimoria, Kt., M.B.E.
10. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.
11. Dr. A. G. Viegas, L.M. & S."

Carried.

Resolution 242.—The following Members are appointed to the several Sub-Committees until further orders :—

Finance Sub-Committee.

1. The Chairman.
1. Mr. L. R. Tairsee.
3. The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.
4. Mr. F. C. M. St Paul.
5. Sir Shapoorji B. Billimoria, Kt., M.B.E.
6. Mr. S. D. Saklatvala.
7. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.

Establishment Sub-Committee.

1. The Chairman.
2. Mr. R. D. Bell, C.I.E., I.C.S.
3. Mr. B. G. Horniman.
4. Mr. W. R. S. Sharpe.
5. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.
6. Dr. A. G. Viegas, L. M. & S.
7. Mr. Y. G. Pandit.

Works Sub-Committee.

1. The Chairman.
2. Mr. G. K. Borade.
3. " L. R. Tairsee.
4. " Mirza Ali Mohammed Khan, M.A., LL.B.
5. " N. M. Dumasia.
6. " S. L. Silam, B.A., LL.B.
7. " W. R. S. Sharpe.

Land Sub-Committee.

1. The Chairman.
2. Mr. R. D. Bell, C.I.E., I.C.S.
3. " W. Dillon, I.C.S.
4. " G. K. Borade.
5. " B. G. Horniman.
6. " K. F. Nariman, B.A., LL.B., M.L.C.
7. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.

Special Sub-Committee (C. R. 105 of 1926) re : Dharavi and Acworth Leper Asylum.

1. The Chairman.
2. Mr. R. D. Bell, C.I.E., I.C.S.
3. " W. Dillon, I.C.S.
4. " G. K. Borade.

5. Mr. K. F. Nariman, B.A., LL.B., M.L.C.
6. " Mirza Ali Mohammed Khan, M.A., LL.B.
7. " S. L. Silam, B.A., LL.B.
8. Sir Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.
9. Dr. A. G. Viegas, L.M. & s.

Special Sub-Committee (C. R. 265 of 1926), re : Dadar-Layout.

1. The Chairman.
2. Mr. R. D. Bell, C.I.E., I.C.S.
3. " W. Dillon, I.C.S.
4. " G. K. Borade.
5. " B. G. Horniman.
6. " K. F. Nariman, B.A., LL.B., M.L.C.
7. " F. C. M. St. Paul.
8. " S. L. Silam, B.A., LL.B.
9. Sir Shapoorji B. Billimoria, Kt., M.B.E.
10. " Vasantao Anandrao Dabholkar, Kt., C.B.E., M.L.C.
11. Dr. A. G. Viegas, L.M. & s.

Re : Chowpatty Tennis Club Rules.

(File No. Mis. 312/28.)

Considered Estate Agent's No. 7218, dated 19th April 1928 :—

"With reference to Improvements Committee's Resolution No. 219, dated the 19th April 1927, I have the honour to inform you that Mr. B. S. N. Cooper who is the President of the above Club recently formed has approved of the conditions set forth in your note, dated the 16th idem, and a copy of the Club Rules is forwarded herewith for favour of obtaining the Improvements Committee's approval thereto."

The Rules of the Chowpatty Tennis Club.

1. The name of the Club is The Chowpatty Tennis Club.
2. **Members :** (a) Persons residing on the estates of the Bombay Improvement Trust at Chowpatty and who are introduced by two Members of the Club and are approved of by the Managing Committee shall be styled the members of the Club by paying an entrance fee of Rs. 25 and an equal share of the monthly expenses undermentioned.
 - (b) Non-resident Members who are introduced by two Members of the Club and are approved of by the Managing Committee could become Members of the Club on payment of Rs. 50 as entrance fee and an equal share of the monthly expenses undermentioned.
 - (c) Age limit for membership is 15 years.
 - (d) An original member at the time of his resignation from membership shall have the right of recommending one member in his place who shall enjoy the same rights and privileges as himself, subject to the approval of the Managing Committee.
3. **Monthly expenses :**—All expenses of the Club are to be shared by the members equally.

Note.—Monthly expenses of the Club are divided into running expenses and redeemable cost of the court and its belongings.

Running expenses consist of :—

- (a) Pay of "Chokras" and "Malies."
- (b) Water Tax.
- (c) Other sundry expenses for the upkeep of the court.

Note.—The Club does not supply members with tennis balls and therefore each one will have to provide for himself.

Redeemable expenses consist of :—

- (a) Monthly instalment of Rs. 30 to be paid to Mr. Sorabji Cowasji Dinshaw towards the cost of the tennis court.

Note.—A sum of Rs. 1,611 has been spent by Mr. Sorabji Cowasji Dinshaw for the construction of the tennis court and the Bank of Taiwan as the

representative of the Club has guaranteed repayment of this amount by 54 monthly instalments of Rs. 30 each.

(b) Cost of belongings of the court, ~~viz~~, net, screens, chairs, benches, stands, etc.

4. The statement of the monthly expenses of the Club will be shown by the Honorary Secretary at the end of every month and the members shall pay in their share of the cost within 5 days of the succeeding month, failing which the Honorary Secretary will make a notification of such failure on the notice board and will strike off the name of the defaulting member from the list of members. This, however, does not absolve the defaulting member from payment of his arrears to the Club.
 5. Part of a month will be charged for as an entire month.
 6. The Bankers of the Club are The Bank of Taiwan, Ltd.
 7. *Absent members*.—A member absent from playing during a month completely, shall pay no running expenses, provided he has given previous intimation in writing to the Honorary Secretary, of such absence for such period. However, absent members shall have to pay monthly redeemable cost of the court and its belongings even for such period.
 8. *Visitors*.—Unless otherwise notified, a member may introduce a visitor, such visitor to pay Rs. 2 per day to enable him to take part in the games. An original member (list annexed herewith)* can introduce a visitor free of charge.
 9. A person desirous of joining the Club shall apply in writing to the Honorary Secretary.
 10. A member wishing to resign membership of the Club shall make a representation to that effect to the Honorary Secretary and he will be allowed to do so if there are no arrears against him. Representation shall be in writing.
 11. (a) *President*.—The President shall be Mr. B. S. N. Cooper and shall hold office for five years.
 - (b) *Vice-President*.—The Vice-President shall be a member of the staff of the Bank of Taiwan, Ltd., and shall hold office for a period of 5 years.
 - (c) *Honorary Secretary*.—The Honorary Secretary shall be nominated by the President and shall be in office for one year. He shall manage the affairs of the Club with the exception of the accounts and shall forward to every member a complete list of the expenses at the end of every month. If the Honorary Secretary is absent from the sittings owing to illness or other reasons, he shall appoint a person to take his place, approved of by the members.
 - (d) *Honorary Treasurer*.—The Honorary Treasurer shall be nominated by the President and shall hold office for one year. He shall keep all the accounts of the Club.
 - (e) *Other Committee Members*.—There shall be three more Committee members, two of whom shall be elected from the original members.
- The Committee shall (a) decide the eligibility of applicants for membership, (b) shall decide the concession of private tennis meeting, and (c) shall sanction expenses for the upkeep of the Court.
12. Members can audit the books of the Club when they desire.
 13. All notices in connection with the club shall be shown upon the notice board of the court.
 14. When a party of members are desirous of using the court for private tennis meeting with or without visitors, they shall make a written application to the

* Not printed.

Honorary Secretary and shall be allowed to use the court with the approval of the Committee.

Note.—In this case, the Honorary Secretary shall inform immediately the result of the approval to all members. However, such meetings are not allowed for more than twice a month. The visitors in these cases are allowed free of charge.

15. In case, a member is a nuisance and disturbs the peace of the other members, the Honorary Secretary shall notify all members in writing of such a man's conduct. Such a member will be compelled to withdraw from membership with the approval by a majority of at least two-thirds of the members.
16. Rules subject to the approval of the Bombay Improvement Trust.
17. In case of dispute appeal, to be made to the Chief Officer, Bombay Improvement Trust and his decision to be final.
18. The number of persons elected as members from the non-residents of the Chowpatty Estate shall not exceed one-fourth the total number of members.
19. The Club shall be managed by a Committee consisting of the President and not less than four and not more than six other members, all residents of the Improvement Trust Chowpatty Estate.
20. Sanction of the Improvement Trust will have to be obtained for any assignment or mortgage or other deed whereby the property of the club or any part thereof shall be assigned or mortgaged.
21. Any resident member whose application has been rejected may appeal to the Improvements Committee whose decision shall be binding on the parties."

Resolution 243.—Approved.

7. Re: Sewry-Wadala, Scheme No. 57—Case No. 187—Settlement.
(File No. Mis. 680/24.)

Considered Chief Officer's note, dated 20th April 1928:—

"The property included in this case has an area of 9031 sq. yds. and comprises a hill which contains stone and earth. The claimants were Messrs. Pooley Bros. The amount claimed for stone alone amounted to Rs. 6,88,140, whereas the Trust valued the spoil at Rs. 99,459. Eventually, it was agreed that the claimants should be permitted to remove the spoil and the Board become the owners of the site (Trustees' Resolution 405 dated 15th July 1924). The following are the most important points in the agreement come to :

- A. (1) An award being made for the land only exclusive of the spoil on the basis of the present value of the land deferred for 10 years on the 6% table.
- (2) The claimants to pay into the Secretary's Office, on the date of payment of compensation, Government securities of the market value of the amount awarded.
- B. On the property becoming vested in the Board, they shall let it to the claimants at a rent of Re. 1 per annum, the claimants paying all rates and taxes and carrying out all Municipal, Police and other requisitions.
- D. The claimants to excavate and remove all the stone in the hill
 - (1) 100' back from the road on the north within 24 months from 1st October 1924.
 - (2) 200' back from the road within 72 months from 1st October 1924, and
 - (3) the remainder within 10 years from the same date.
- F. The claimants, after clearing 200 feet from the road, to hand over to the Trust a strip 100 feet in depth from the road, duly filled and levelled, when the Board is to refund a proportionate amount of the compensation for the area so delivered.

- J. The claimants to deliver all the land duly filled and levelled within 10 years from 1st October 1924, failing which the Board are to do the necessary filling and levelling at their cost. All stone remaining on the land at the expiration of that period to become the property of the Board.
2. The award was made, the deposit paid and the Board entered into possession of the land required for the construction of the road which has been made.
3. After the award was made, the claimants got into difficulties and the agreement has not yet been completed.
4. The claimants are now in a position to proceed with the agreement but they ask that certain modifications may be made as regards the periods within which they have to remove the various parts of the hill. They ask that—
- (a) The period referred to in D (1) instead of expiring on 1st October 1926 may be extended to 31st March 1932.
- (b) That referred to in D (2) may be made to expire on 31st December 1935 instead of 1st October 1930, and
- (c) The period in D (3) may expire on 30th June 1938 instead of on 1st October 1934.

I see no objection to agreeing to this request provided they agree (1) to execute the agreement before 1st July and (2) they refund to the Board the difference (with compound interest) between the amount actually paid to them and the amount which the Land Acquisition Officer would have awarded had he written back the value of the land for 13½ years instead of ten."

Resolution 244.—The claimants' request contained in para 4 of the Chief Officer's note is sanctioned, subject to the proviso mentioned therein.

8. Re. Dadar-Matunga Estate—Plot No. 744—Cancellation of allotment of and refund of deposit.

(File No. Mis. 714/27.)

Considered Estate Agent's No. 7283, dated 20th April 1928:—

"I have the honour to state that the Improvements Committee by their Resolution No. 507, dated the 6th September 1927, accepted an offer for the building lease of the above plot from Bai Gulbai Nusserwanji Master and Bai Dhanmai Sorabji Shroff at a rent calculated at 6% on Rs. 10 per sq. yd.

The building tenants were thereupon requested to pay in the Security Deposit of Rs. 600 approximately equal to two years' ground rent. In reply to this, their architect wrote stating that the building on this plot was to be erected for charitable purposes out of the estates of the deceased Dinbai Dossabhai Bunshaw, and that his clients may be given some extension of time to pay the deposit, as some legal difficulties had arisen and the Advocate General's opinion had to be taken.

They were, therefore, given time up to 5th April 1928 within which to pay the Security Deposit, and their architect has now written stating that having regard to the advice given by the Advocate General, the building cannot be erected for charitable purposes and that under the peculiar circumstances of the case, the deposit of Rs. 500 may please be returned to the building tenants.

Taking into consideration the bona fide nature of the case and the awkward position into which the building tenants have been placed, I have to request the favour of your obtaining the Improvements Committee's sanction to cancel the allotment of this plot and to refund the cash deposit of Rs. 500 to the building tenants."

Resolution 245.—The allotment of this plot should be cancelled and the deposit of Rs. 500 refunded to the building tenants.

9. Re: Establishment—Estate & Valuation Department—Mr. J. E. Reuben, Surveyor—
advance from Provident Fund to
(File.No. E. 162/28.)

Considered Chief Accountant's note, dated 17th April 1928 :—

"Mr. J. E. Reuben, a surveyor in the Estates and Valuation Department, applies for an advance of Rs. 200 from his Provident Fund subscriptions to meet the expenses incurred by him in connection with the illness in his family. He has produced a medical certificate.

Mr. Reuben joined the Trust service on 1st November 1919 and his present pay is Rs. 58 with a war allowance of Rs. 20 plus conveyance allowance Rs. 15 per month.

A sum of Rs. 456-7-10 less Rs. 12-8-0 (being the balance of the last advance) stands to his credit in the Provident Fund account as his own subscriptions.

He was granted an advance of Rs. 125 in October 1926 out of which a sum of Rs. 12-8-0 is still outstanding.

The grant of the present advance of Rs. 200 recommended by the Estate Agent is admissible and requires the sanction of the Committee as the last advance has not yet been fully recovered.

If the advance is sanctioned, the balance of Rs. 12-8-0 of the last loan will be deducted and only Rs. 187-8-0 paid to the applicant, the recovery being effected in 20 equal monthly instalments."

Resolution 246.—Sanctioned.

10. Re: Board's Resolution No. 29, dated 13th April 1928, re : filling up of the post of
Deputy Estate Agent.

(Ref. C. R. No. 224, dated 17th April 1928.)

With reference to Committee's Resolution No. 224, dated 17th April 1928, consideration was resumed.

Proposed by the Chairman—

"That the subject matter of the Board's Resolution be referred to the Establishment Sub-Committee for consideration and report on the policy laid down therein."

Amendment—Proposed by Dr. Viegas—

"That the Board's Resolution be forwarded to the Chief Officer for guidance."

The *amendment* on being put to the vote was declared *lost* by 7 to 1.

The *original proposition* was then put to the vote and declared *carried*, Dr. Viegas alone dissenting.

Resolution 247.—The subject matter of the Board's Resolution should be referred to the Establishment Sub-Committee for consideration and report on the policy laid down therein.

11. Re : Appointment of Mr. T. H. Bird as Deputy Estate Agent.

(Ref : C. R. 217, dated 3rd April 1928).

Considered excerpt from the proceedings of Board meeting, dated 19th April 1928 :—

"Considered Improvements Committee's Resolution No. 217, dated 3rd April 1928, re : appointment of Mr. T. H. Bird as Deputy Estate Agent :—

'Proposed by Sir Vasantao, Chairman of the Improvements Committee, seconded by Mr. Tairsee—

That sanction be accorded to the loaning of the services of Mr. T. H. Bird on the terms proposed.

Mr. Nariman rising to a point of order, stated that the resolution was practically and substantially the same as that which had been disposed of by the Board at their Special meeting on the 13th April 1928 and could not therefore be considered within a period of 3 months as per rule 13 of the Procedure Rules.

After several Trustees had spoken on the point of order, the President upholding it, ruled the proposition out of order."

Resolution 248.—Recorded.

2. The Establishment Sub-Committee should be requested to submit proposals for filling the post.

12. Re : Establishment—Chief Accountant's Department—Mr. M. K. Karnik, Cashier—advance increments to—grant of.

(File No. E. 157/28.)

Considered Chief Accountant's note, dated 17th April 1928 :—

"I beg to state that Mr. Karnik, cashier, earned an annual increment of Rs. 10 from 1st April 1928, he having put in 12 months' service on Rs. 200 in the grade of Rs. 200—10—250. His salary before 1st April 1928 was Rs. 200 plus Rs. 20 war allowance but as war allowance is not given to incumbents drawing pay over Rs. 200, the effect will be that Mr. Karnik will have to put in 3 years' service before he draws Rs. 230.

Sanction is, therefore, requested to grant Mr. Karnik 2 advance increments in addition to the one he has already earned, thus bringing his salary to Rs. 230 from 1st April 1928, which in reality is only an increase of Rs. 10 over his present pay. This has been allowed in other cases."

Resolution 249.—Sanctioned.

13. Re : Establishment—Engineer's Department—Temporary Establishment—Mr. B. G. Joshi, clerk—representations from.

Considered the following :—

(a) Mr. Joshi's letter, dated 11th April 1928 :—

"I, the undersigned, most humbly and respectfully beg to lay before you the following few lines for your kind consideration.

I had applied to the Improvements Committee for my transfer from the Nowroj Hill Quarry to the Fort Offices on account of too much troubles given by my officers to me on 5th November 1927 but the Improvements Committee has dispensed with my service on 31st January 1928 without any fault. I have done nothing wrong in the Trust and I have received my deposits back on 5th March 1928. I will be much obliged to your Board if your Board will go deep in my case as my Committee has not given me justice."

(b) Mr. Joshi's letter, dated 12th April 1928 :—

"I, the undersigned, most humbly and respectfully beg to lay before you the following few lines for your kind consideration.

I was transferred to Nowroji Hill Quarry on 1st August 1926 from Sewri Quarry as Messrs. Padhy and Bhagvat had cheated the Trust for 3 years and as Acting Engineer was knowing me honest man. I was working honestly in the Nowroji Hill Quarry but there was going on wrong in the quarry and the overseer Mr. Hardikar was troubling me as I informed that Acting Engineer in the last week of March 1927 *re* : extra expectation in the quarry privately and so Sr. R. R. Mr. H. M. Abyankar became angry on me and he did not want in the quarry.

When I was troubled too much by the officers, I proceeded to my Improvements Committee for transfer on 5th November 1927, the Committee dispensed with my services on 31st January 1928.

I wanted to give an idea for the wrong work of the quarry but one member of my Committee told that the members have too much work.

I have been serving in Bombay since 1909 honestly everywhere but I wanted to bring the Committee in light as the officers did not give justice to any purchaser but the officers were in favour of the quarry and crushing contractors."

(c) Mr. Joshi's letter, dated 12th April 1928 :—

"I have the honour to inform you as the citizen of the Bombay City. I have worked in the Engineering Department, Bombay Improvement Trust, and I have full experience that the Officers are the masters of the Trust.

I was a revenue clerk in Nowroji Hill Quarry and I was troubled by overseer Mr. D. G. Hardikar on Jamsetji Novroz Holiday in March 1927; then I wrote to Mr. Kynnersley, Acting Engineer, privately of my overseer's cheatings, and asked for transfer, but every Engineer of Trust protecting each other and Mr. Kynnersley did nothing.

Then I proceeded to the Committee but Chief Officer called me on 17th November 1927 and wrote my grievances of 2½ sheets but he did not transfer, but he wanted that I should go away.

Mr. Hormusji Davar was troubled by Senior Assistant Engineer Mr. H. M. Abyankar and he was given double duty in Nowroji Hill Quarry. Then Mr. Davar being a Parsi saw Mr. M. F. Captain in Secretary's Office and Mr. Captain told to Mr. C. P. Gorwalla, Secretary. The Secretary became very angry and he phoned to Mr. Kynnersley, Acting Engineer, and then Mr. Kynnersley phoned to Secretary in 3rd week of November that Mr. Davar is transferred to Maintenance Branch Abdul Kadar.

I was a Gujarati Brahmin and so nobody transferred me. I had seen many members of the Board, but of no use, and I am at present without employment, waiting that your goodself will appoint Special Committee and will visit Nowroji Hill Quarry. The Secretary had not submitted all my applications to the Board. It depends upon his choice."

(d) Mr. Joshi's letter, dated 14th April 1928 :—

"I have the honour to inform you that I have read the lecture of the Chief Officer at the Special Meeting held on 13th April 1928 and the Chief Officer is not right. He is not giving justice to every clerk. When I was a temporary clerk in the Engineering Department from 2nd June 1925 to 23rd December 1927, he has ruined me after Dr. K. E. Dadachanji's resignation from the Improvements Committee.

When I did not give him statement on 1st December 1927, he told me on that day 'go out of the room'. He writes to the Committee some words but he is not putting in action.

I have done nothing wrong in my service but when he saw that I will open the working policy of the Engineers he proposed to dismiss me.

I hope the Chief Officer will explain this matter in the next Board's Meeting *re* : my dismissal."

(e) Chief Officer's note, dated 16th April 1928 :—

"The writer of these letters is Mr. B. G. Joshi, who was a clerk on the temporary establishment of the Engineer's Department. He had addressed a letter to the Works

Sub-Committee asking for a transfer to another section, as he alleged he had been badly treated and he wished to submit a statement after his transfer, if he was given protection. As the Works Sub-Committee is not competent to deal with the matter, I proposed to take action under the powers conferred on me under Section 28 of the Act and to submit a report to the Committee, if I found it necessary to do so. The Sub-Committee agreed to this proposal. In January last, I submitted to the Committee a statement of the interview I had with him. I offered Mr. Joshi the protection he desired and then he went to get his papers promising to return in 15 minutes. He never returned. As I was of opinion that he was not in a fit state to carry on his duties, I recommended that he should be granted the leave due to him and that his services should be terminated at the expiry thereof. The Committee sanctioned my recommendation in Committee's Resolution No. 100, dated 31st January 1928.

Subsequently, he addressed a letter to the President of the Board, enclosing a statement. Before this letter could be placed before the Board, he sent in another letter requesting the President to destroy the statement. The statement was shown to the President and destroyed under his order.

It is suggested that his letters of 11th, 12th and 14th April 1928, should be recorded, in the circumstances, stated above."

Resolution 250.—Recorded.

14. Re : Board's Resolution No. 36, dated 19th April 1928, re application for reinstatement and grant of all leave, etc., due to him under Trust Service Rules by Mr. E. L. Narasimham, overseer, (retrenched) on the Land Manager's Establishment.

Considered Board's Resolution No. 36, dated 19th April 1928 :—

"(a) Mr. Narasimham's petition, dated 30th January 1928 :—

'Humble petition respectfully sheweth.

1. That the undersigned was employed as an overseer on the permanent establishment of the Land Manager's Department, having been appointed to that post on 7th July 1922 but was retrenched in 1925.

2. That having been very hard hit by the retrenchment he was compelled by force of circumstances and by sheer necessity to bring to their kind notice through petition dated 3rd March 1927, (copy attached), the circumstances attending his appointment, how he actually gave up his job carrying a higher salary to accept his job in the Trust, the efficiency of his work as evidenced by the double advance increment sanctioned to him on confirmation after the period of probation for six months, and later how he was retrenched.

3. That it is respectfully submitted that 3 Members on the Improvements Committee took real interest in his case; the first Member was Mr. K. F. Nariman seeing the justice of his case cannot help asking the Chief Officer to report how other cases would be affected if justice was done to this petitioner; the second member was Mr. B. G. Horniman who fearing that there would be an adverse decision had, because he could not be present during one of the meetings when this case of the undersigned was being considered, made a special request that this should be considered at a meeting when he would be present; the 3rd Member was Dr. A. G. Viegas stating that the undersigned should be asked by the Committee to attend during a Committee meeting when this subject was to be discussed.

4. That it is submitted that neither has anything been done in pursuance of Mr. Nariman's observations, nor had the undersigned been called to place his case before a meeting when his case was taken up for consideration. That it is respectfully submitted that without the undersigned being actually called in at any stage of the case to explain his case in person the case cannot be said to have been considered as it was merely an *ex parte* decision as there was ever present the possibility of the applicant being present if only called in to be present.

5. That the undersigned was up till lately under the impression that the matter was considered at a *Meeting wherein Mr. Horniman was present* as he (Mr. Horniman) had already requested that the matter should come up for consideration when he could be present and which request had been granted. But to his utter dismay, the undersigned has learnt that Mr. Horniman was not present when his case was considered.

6. That consequently neither of the three considerations abovementioned having been acted upon, that it is most respectfully and humbly submitted that the case of the undersigned cannot be deemed to have been considered as it should have been and that he has to venture with this petition much against his desire to disturb the Board.

7. That the undersigned received a bare reply that nothing further could be done in the matter without specific findings upon points specially raised in his petition, dated 3rd March 1927, regarding (a) seniority (b) efficiency and (c) leave etc., due to him.

8. That but for the unhappy impression upon the mind of the applicant that in spite of the best efforts of some members on his behalf he had failed to bring to the knowledge of the Trustees the injustice unconsciously done to him, he would have come with this petition earlier for getting justice done to him and shown how his case had not been considered with the usual kindness which the Board shows in the case of the subordinate employees who had dedicated themselves in the prime of their life entirely to the service of the Board and as it were mortgaged their future to the Trust.

9. That besides this post, there were other suitable posts at that time into which the undersigned might have been drafted.

10. That the main points on which specific decision in the case of the undersigned was requested were regarding (a) seniority (b) efficiency of service and (c) leave etc., due to him which the undersigned herein also now brings once again before the attention of the Board.

11. That the undersigned understands that it is the Board that has got the exclusive jurisdiction to decide question of seniority, efficiency of service.

12. That to this effect the applicant understands there has been passed (only quite recently) a resolution of the Board towards the end of 1927.

13. That the actual effect of the resolution as passed now restricts the operation of T. R. 68 of 1925 and modifies the way in which retrenchment should take place under T. R. 68 of 1925.

14. That this modification seriously affects the case of the undersigned to his detriment as the final rule for retrenchment as at present passed in effect brings down the date of T. R. 68 of 1925 to the date when this last modification to that resolution was passed, *i.e.* 1927 and in effect the resolution for retrenchment should be deemed to have been passed in its final form only in 1927.

15. That it is hence submitted that the decision arrived according to T. R. 68 of 1925 becomes (as T. R. 68 itself emerges in its final form only in 1927 with the subsequent amendments tacked on to it) reopened as the proper forum for the original consideration of the case of the undersigned, was the Board itself and not the Committee.

16. That the undersigned, submits that penmanship could not alone be safely relied upon to put forth the case fully and in all its bearings before the judge and hence an actual examination of the party is deemed an absolute necessity to arrive at a proper appreciation of the case as is usually done in all judicial decisions where points have not been clearly thrashed out.

17. That the undersigned is ever ready to attend and clear up any matters wherein he is not clear in his written petition.

18. That if penmanship is to be the final method for pressing a claim in the form of request for want of a facile pen which can at the most be a poor apology for an oral statement of the case, the undersigned is afraid he has not been able to and could not impress upon your condescending attention the justice of his case as only ripe scholarship

can and that a slight relaxation permitting an interview and oral explanation would not, it is submitted, go against the interests of justice, but would only be helping it most.

19. That, therefore, it is most respectfully prayed that the Honourable Board be pleased to go through the case of this poor helpless employee with the consideration that his situation deserves in view of the points he has raised above, call him for an examination of his claim and after hearing him to sympathize with him in his troubles, consequent on the retrenchment by seeing a little further behind the employee who is after all the main prop of the family and other members dependent upon him, as by the Trust's unconscious act, the Trust would not like to do harm to persons who have given them the least cause for it (for by retrenchment it is the family that is immediately punished not so much the man) and so far as the Trust Board, as every man is supposed to have intended the natural consequences of his acts and according to this act of the Trust (retrenchment) my family and dependents are seriously affected, the Board are requested to see through everything and be pleased to render justice."

Copy of application, dated 3rd March 1927 referred to in para 2 above:—

"To,
The Board of Trustees for
the Improvement of the City of Bombay,

Humble petition respectfully sheweth,

That the undersigned was appointed as an overseer on the permanent establishment on your Land Manager's Department on 7th July 1922 and because of efficiency of his work, was recommended for double advance increments at the time of confirmation.

Later in 1925, he was retrenched. He had made representation, dated 26th August 1926, raising amidst other points his main contention, that while some of his juniors were left untouched, despite his seniority, he was wrongly retrenched on the ground that he was junior and that further all leave due to him as per Trust service rules in force at the time of the said retrenchment was not given to him.

In short the points raised, the recommendations made therein and the decision arrived at by the Improvements Committee are as follows:—

Points raised.	Recommendations.	Decision.
(1) Seniority of undersigned. (2) Leave etc., due to him as per Trust's own rules.	Not at all touched. Merely passed over. As per Chief Officer's note of 18th September 1926, and C. S. R. quoted therein undersigned was entitled to (1) 3 months' notice (2) compensation at 1 month's leave for every complete year of service.	No reason to alter prior decision as per Committee's resolution No. 68 of 1925.

At the Improvements Committee meeting of 28th September 1926, seeing the justice of my case, Mr. Nariman raised a point whether if all leave due under Trust's service rules on the date of retrenchment were given to the undersigned how the general case would be affected. After prolonged delay, the decision was reached simply not taking into account the undersigned's claims on the merits, without deciding the legality of my claim or otherwise, fearing perhaps that similar claims might come up, if my case was considered sympathetically.

The main question of seniority raised by undersigned was merely passed over and even the subsidiary point regarding leave and compensation due to the undersigned has been decided even against the Civil Service Regulations by setting off leave earned by him, against what accrues to him as per Civil Service Regulations quoted in Chief Officer's note, dated 16th December 1926.

It may be permitted to submit that the leave due exclusively belongs to the undersigned without leaving any residual right behind to unsettle it, once it has been earned and credited to the account of the person who has earned it, as it is in the case of the undersigned.

Thus, even recommendations made by the Chief Officer and as per Civil Service Regulations have been nullified to the detriment of the undersigned.

Therefore, the undersigned prays that the main question of Seniority on which the retrenchment of the undersigned was based may please be gone through and also that the leave due to him as per service rules in force on the date of retrenchment and compensation, notice etc., in accordance with Civil Service Regulations may be sanctioned and justice rendered.'

(b) Chief Officer's note, dated 2nd April 1928 :—

'The petitioner was an Overseer on the Land Manager's Permanent Establishment in the grade of Rs. 100-10-150. He joined the Trust Service on 7th July 1922, and in the general scheme of retrenchment he was granted privilege leave for one month and 6 days combined with furlough for 25 days from 1st April 1925, and his post was abolished from 1st June 1925. His last pay was Rs. 140. The leave granted to him was in accordance with the orders passed by the Board in Trustees' Resolution No. 68 dated 20th February 1925, regulating the grant of leave to retrenched men.

On 26th August 1926, (i.e., 14 months after his retrenchment) he made an application for reinstatement and grant of full leave under the Trust Service Rules. The application was considered by the Committee on 28th September 1926, and it was decided to inform Mr. Narasimham that the Committee saw no reason to comply with his requests (Improvements Committee's Resolution No. 26 dated 11th January 1927). At this meeting, Mr. Horniman was present and, therefore, the statement made in para 5 of the present petition that his case was considered in the absence of Mr. Horniman is incorrect.

Not being satisfied with the Committee's decision, Mr. Narasimham made a petition to the Board on 3rd March 1927, which was placed before the Board who decided that nothing further could be done.

Mr. Narasimham now makes a further petition to the Board, in which no new matter has been introduced. The question has been considered very carefully by the Committee and the Board on previous occasions.

In the circumstances stated above and in view of the opinion expressed by the Advocate General, it is suggested that Mr. Narasimham should be informed that the matter is within the jurisdiction of the Committee and the Board cannot interfere in their discretion.'

Proposed by Sir Vasant Rao, Chairman of the Improvements Committee, seconded by Dr. Balsara—

'That Mr. Narasimham be informed that the matter is within the jurisdiction of the No. 36. Improvements Committee and that the Board cannot interfere in their discretion.'

Amendment—Proposed by Mr. Rajaram K. Vaidya, seconded by Mr. Sahasrabudhe—

'That the petition be recorded.'

After the debate had proceeded for a considerable time, Dr. Vora moved—

'That the question be now put.'

The motion was seconded by Dr. Moses and *carried*.

After the mover of the proposition had replied to the debate, Mr. Vaidya's *amendment* was put to the vote and was declared *lost*.

The *original proposition* was then put to the vote and was declared *carried*.

A poll was demanded by Dr. Viegas, Mr. Sahasrabudhe, Mr. Pupala and Mr. Khairaz, whereupon the following Tellers were appointed by the President :—

Mr. R. K. Vaidya and Mr. Sahasrabudhe for the Ayes.

Sir Vasantao and Mr. Hoosenally for the Noes.

The result of the counting was as follows :—

<i>For.</i>	<i>Against.</i>
1. Mr. A. R. Dintimkar.	1. Mr. B. T. Desai.
2. „ C. W. E. Arbuthnot.	2. „ B. G. Parelkar.
3. „ B. B. Palwanker.	3. „ Dostmahomed G. Khairaz.
4. „ B. N. Gamudia.	4. „ G. K. Borade.
5. Dr. Dinsha P. Master.	5. „ G. B. Nare.
6. Sir Dinshaw Petit, Bart.	6. „ Haji Esa Haji Oosman Poonawala.
7. Mr. D. G. Dalvi.	7. „ Haji Fateh Mahomed H.M. Maniar.
8. „ E. R. Hirjibehedin.	8. „ B. G. Horniman.
9. Dr. A. F. Henriques.	9. „ Jamnadas Mehta.
10. Mr. Hoosenally M. Rahimtoola.	10. Dr. J. N. Choksy.
11. „ H. M. Chowna.	11. Mr. K. K. Parekh.
12. „ H. P. Mody.	12. „ M. M. Desai.
13. „ J. B. Baman-Behram.	13. „ P. G. Sahasrabudhe.
14. Khan Sahab Karmali Ebrahim.	14. „ R. K. Vaidya.
15. Dr. K. E. Dadachanji.	15. „ R. A. Gole.
16. Mr. L. R. Tairsee.	16. „ S. L. Silam.
17. „ M. A. Dabholkar.	17. „ S. A. Mantri.
18. „ Mirza A. M. Khan.	18. „ S. K. Pupala.
19. Dr. E. Moses.	19. „ Shivdas C. Thakkar.
20. Mr. Nanabhai Luxumon.	20. Dr. Accacio G. Viegas.
21. „ Meyer Nissim.	
22. „ P. J. Marzban.	
23. The Hon'ble Sir Phiroze C. Sethna.	
24. Mr. Rahimtoola M. Chnoy.	
25. „ R. M. Bhat.	
26. „ S. K. Barodawalla.	
27. „ W. R. S. Sharpe.	
28. Dr. S. S. Bathwala.	
29. „ Sorabji P. Mehta.	
30. Mr. S. K. Bole.	
31. Sir Vasantao A. Dabholkar, Kt.	
32. Mr. V. N. Chandavarkar.	
33. „ D. J. C. Wallace.	

The following Trustees abstained from voting :—

Dr. Balsara.
 Dr. Vora.
 Miss Lotevala.
 Mr. Vitthaldas Govindji.
 Mr. Nariman.
 Mr. Vazirally Bandeally.

In accordance with the Tellers' Report, the President declared that the proposition was carried."

Resolution 251.—Recorded.

15. Re : Report of Financial transactions in March 1928.

Considered Chief Accountant's note, dated 17th April 1928 :—

"Fixed deposits ... Rs. 8 lakhs out of surplus cash balances were placed in deposit as under :—
 Bank of India Rs. 2.5 lakhs at 6% due 2-7-1928.
 Central Bank „ 5.5 lakhs do.
 Total Rs. 8 lakhs.

Investment of Sinking Fund money. 4½% Bombay Improvement Trust debentures of the nominal value of Rs. 97,000 were transferred (at par) from the General Investment account to Sinking Fund Investment account."

Resolution 252.—Recorded.

16. Re : Anti-Malarial measures in the City of Bombay.

Considered Government Resolution, General Department, No. 6073, dated 12th April 1928 :—

"The Advisory Committee appointed by Government for devising and co-ordinating anti-malarial measures in the City of Bombay, recommended the appointment of a Malarialogist to carry out a fresh survey. After considering the Committee's report Government have decided to start a fresh survey and they have been pleased to appoint the following staff to carry out the survey for a period not exceeding six months :—

				Per mensem.
				Rs.
Major G. Covell, M.D., I.M.S., Officer in charge	...	...	...	2,500
2 Subordinate Medical Service Officers	...	...	90 each.	
Special Allowance	...	...	50 "	
House Rent	...	...	30 "	
				<u>340</u>

I Laboratory Assistant ...	...	...	...	...	75
Contingencies ...	...	...	...	...	300
Conveyance Allowance ...	...	...	...	...	150
					3,365
					6
					20,190
Travelling Allowance to Major Covell from and to Kasauli ...	..	..	..	..	700
					20,890
					or Rs. 21,100

2. The following establishment will be deputed by the Municipality free of cost :—

- One M.B.S Officer,
- One Clerk,
- One Peon,
- Two Mosquito Collectors,
- One Sweeper.

3. The original cost was estimated at Rs. 25,000, but as the Municipality have agreed to depute their staff referred to in paragraph 2 above, the cost is reduced to Rs. 21,100.

4. The charge on account of the survey should in the first instance be met from the provision of Rs. 25,000, made in the current year's budget for the survey. Government will contribute to the cost a sum of Rs. 8,050. Recoveries should be made from the local bodies as shown below :—

Bombay Municipality	..	...	...	Rs. 8,050
Bombay Port Trust	...	...	...	„ 2,500
City Improvement Trust	...	...	...	„ 2,500

5. Major Covell should carry out the survey work in consultation with the Advisory Committee, but as he will have to deal with independent bodies such as the Port Trust, Railways and Military Authorities, Government are pleased to direct that he should work directly under them and carry on correspondence with them through the Surgeon General with the Government of Bombay.

6. Major Covell should be asked to submit his report to Government when the survey is over and to forward one copy of it to the President of the Corporation and one copy to the Chairman of the Advisory Committee."

Resolution 253.—Recorded.

17. The following documents were executed :—(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New.	Old cancelled.
		Rs.		
Mr. Diana I. Samson	1902	500	1	1
	1908	500	1	1
Khurshedbai Hoshangsha Nanavutty and another ...	1904	5,000	1	1
Total Rs.		6,000	3	3

(2) *Lease and Counterpart to The Bombay Electric Supply and Tramways Company Limited, re : plot No. 52, Sydenham Road Estate.*

(3) *Acceptance of application by Mr Pallonji Sorabji Joshi for building lease of plot No. 56A, Sydenham Road Estate.*

18. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22(1) of the Act.
2. Work orders do. do.
3. Charge receipts of roads etc. handed over to the Municipality.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 1st May 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-35 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
2. MR. R. D. BELL, C.I.E., I.C.S.
3. MR. W. DILLON, I.C.S.
4. MR. L. R. TAIRSEE.
5. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
6. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
7. MR. F. C. M. ST. PAUL.
8. MR. S. L. SILAM, B.A., LL.B.
9. MR. S. D. SAKLATVALA.
10. MR. W. R. S. SHARPE.
11. DR. ACCACIO G. VIEGAS, L.M. & S.
12. MR. Y. G. PANDIT.

AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, AND THE SECRETARY WERE ALSO PRESENT.

The minutes of the meeting held on the 24th April 1928 were signed.

1. Re. Establishment—Secretary's Department—Mr. Narayan T. Chawathey, Dy Secretary and Accountant—privilege leave to.

Considered Chief Officer's note, dated 30th April 1928.—

"Mr. Narayan T. Chawathey, Dy. Secretary and Accountant, applies for privilege leave for 2 months from 7th May 1928 on grounds of ill health. He has not had any leave for the last 7 years. The leave applied for is recommended for the sanction of the Committee.

Mr. Bharucha, Assistant Accountant, will do the work of Dy. Secretary and Accountant in addition to his own duties during Mr. Narayan's absence and it is proposed to grant him a duty allowance of Rs. 150 per month. Mr. Bharucha's present pay is Rs. 600 in the grade of Rs. 500-50-700."

Resolution 254.—Sanctioned.

2. Re Sydenham Road Estate—Plot No. 54B—application for lease.

Considered Estate Agent's No. 7502, dated 24th April 1928 :—

"I have the honour to forward herewith an application* by Mr. Gani Haji Alladin for a 999 years' building lease of the above plot shown bounded by red lines on the accompanying plan*, at a rent calculated at 6 per cent. per annum on Rs. 262 per sq. yd. with an additional annual rent calculated at 6 per cent. per annum on Rs. 131 per sq. yd. for the arcaded portion.

The area of the plot being about 192 sq. yds and of the arcaded portion about 105 sq. yds, the total rent will amount to about Rs. 3,844 per annum.

* The applicant desires to erect a building to be used as shops, offices, godowns and residential purposes.

The offer is fair and its acceptance is, therefore, recommended."

Resolution 255.—The application is accepted.

3. Re Dadar-Matunga Estate—Plot No. 304—application for lease.

Considered Estate Agent's No 7793, dated 26th April 1928 :—

"Herewith I have the honour to forward an application* by Mr. Ramji Ladha Parmar for a 999 years' building lease of the above plot at a ground rent calculated at 6% on Rs. 9 per sq. yard per annum

(2) As Mr. Ramji Ladha is willing to forego the usual reduction of 25% in the ground rent for the first five years of the term, his offer based on Rs. 9 is equivalent to about Rs. 10 per sq. yard, and is worthy of favourable consideration.

(3) The area of the plot being about 943 sq yards, the ground rent will amount to about Rs. 508 per annum.

(4) The applicant undertakes to erect a building for residential purposes.

(5) The conditions on which the application is based are normal and acceptance is recommended."

Resolution 256.—The application is accepted.

4. Re Dharavi South Estate—Cattle Stable Plots Nos. 1, 3, 4, & 5 offers for.

(Ref. C. R. 158/28.)

Considered the following :—

(a) Estate Agent's No. 7808 dated, 26th April 1928 :—

"I have the honour to refer to the Improvements Committee's Resolution No. 158 dated the 28th February 1928, whereby Report No 1, dated 22nd February 1928, of the Land Sub-Committee was approved and adopted, and to state that in accordance with the recommendations set out therein, five cattle-stable plots were duly advertised in the leading English and Vernacular newspapers of Bombay. As a result of the same, offers for four plots have now been received and are forwarded herewith.

Plot No	Name.	Area Sq. yds.	Rental Rate @ 6%	Annual Ground Rent.	No. of buffaloes.
1	Ramji Ladha Parmar ...	5,922	Rs. 10	3,552	250
3	Jiva Maloo ...	5,462	" 10	3,276	300
4	Ahmed Anwar ...	5,792	" 10	3,476	300
5	Adam Moosa ...	5,798	" 10	3,480	300
		22,974		13,784	1,150

*Not printed

It will be noticed that in the case of each application the rate offered is 6% on Rs. 10 per sq. yd. per annum, which will mean a total annual ground rent of Rs. 13,784, and the total number of buffaloes will be restricted to 1,150.

2. The lessees intend to erect buffalo-stables, godowns and gowlies' quarters, and for this purpose, the agreement and lease forms have been specially prepared granting the building tenants a 30 years' lease, with a free period of six months in each case. The lease form contains clauses allowing the lessees to remove their buildings and to surrender their leases if the Municipal licenses for the cattle-stables are withdrawn, and it has been made clear to the applicants that no continuance of the annual Municipal license can be guaranteed by the Trust, as it is the intention of the Municipality to remove all such stables from the Island of Bombay at the earliest convenient opportunity.

3. In the special circumstances, the undersigned is of opinion that these four offers based on a rate of Rs. 10 per sq. yard are worthy of favourable consideration and their acceptance is recommended."

(b) Chief Officer's note dated, 27th April, 1928 :—

"On this estate, we have in all nine plots having a total area of about 50,600 sq. yds. which can be made available for leasing as sites for milch cattle stables.

2. By their Resolution No. 645, dated the 22nd November last, the Committee decided that in the first instance five of the plots should be advertised for letting and that if a sufficient number of applications were received at remunerative rates the necessary sewers and storm water drains should be laid and the roads constructed.

3. The applications now received are for plots numbers 1, 3, 4, & 5 which together have an aggregate area of 22,974 sq yards. As the rent offered is based on a rate of Rs. 10 per sq. yard, the capital value of these four plots is Rs. 2,29,740. The cost of the sewers, storm water drains and sewers will amount to about Rs 72,000 and as for a small additional outlay it will be possible to make three more plots (area 17,500 sq yards) available, it will be profitable to make the roads.

4. I understand that we are likely to obtain an offer for plot No. 2 but, in the meantime, I recommend that the applications now received be accepted."

The Chairman stated that the parties had written the following letter withdrawing their offers :—

Letter, dated 1st May 1928, from Mr. Ramji Ladha Parmar on his own behalf and on behalf of the 3 others :—

"I beg to withdraw the application made on my own behalf and on behalf of Mr. Jiva Maloo, Ahamad Anwar, and Adam Moosa for the four plots."

Resolution 257.—Recorded.

5. Re: Gamdevi Estate—Plots Nos. 41 and 42—subdivision of and grant of two separate leases for.

Considered Estate Agent's No. 7647, dated 25th April 1928 :—

"I have the honour to state that the above two plots are held under lease, dated the 15th February 1918, for a term of 999 years from the 19th November 1915.

The present lessees of the plot, Mr. Bomanji Hormusji Bharucha and his wife Bai Dhanbaiji, have now requested, through their solicitors the Trust to grant two separate leases for the plots, one of the proposed leases to be in their names, and the other in favour of a purchaser whose name they will communicate hereafter.

The Trust Architect was consulted and he states that the proposal for the subdivision of the plots is in order and may be approved subject to clauses being inserted in the new leases that the communicating doors between the two buildings shall be bricked in and a common compound wall built in the rear of the main building whenever the lessees are called upon to do so by the Trust.

The lessees have agreed to the insertion of the above clauses and to the surrender of the existing lease and to the payment of the costs of the surrender and new leases.

The areas and rent for the above plots have been apportioned as under :—

Plot No.	Area sq. yds.	Rent Rs.
41	520	440
42	519	436
	<u>1039</u>	<u>876</u>

The rent and area under the lease are Rs. 876 and 1038·75 sq. yds. respectively.

There is no objection to the subdivision of the plots and to the granting of two separate leases on the apportioned rent subject to the conditions mentioned above already agreed to by the lessees."

Resolution 258.—The division of the plots into two plots as shown below is sanctioned subject to the conditions mentioned by the Trust Architect and to the payment by the lessees of the costs of the surrender of the existing lease and new leases :—

Plot No.	Area Sq. Yds.	Rent.
41	20	Rs. 440.
42	519	„ 436.
	<u>1039</u>	<u>Rs. 876</u>

6. Re : Kolbhatwady Estate—Plot No. 15—Surrender.

Considered Estate Agent's No. 7683, dated 25th April 1928 :—

"I have the honour to state that the Improvements Committee accepted an application by Mr. Krishnaji Kondaji Thorat for a 999 years' building lease of the above plot on a ground rent based at 6% on Rs. 242 per sq. yd. The deposit held in connection with the letting of the plot is Rs. 11,000 in 5% loan 1945·55 and 4 Postal Cash Certificates for Rs. 4,000.

2. The building tenant died before admitting execution of the agreement at the Sub-registry, this having been subsequently done by one of the widows on behalf of all other heirs, pursuant to the Consent Judge's Order, dated the 26th September 1927.

3. The area of the plot is 468 sq. yds. and possession of the same was given on 28th January 1927, the building period being 18 months from that date.

4. The ground rent, *viz.*, Rs. 6,796 commenced to accrue on the 29th January 1928 and the first instalment has not been paid

5. The building plans* have been approved on the 1st April 1927.

6. Mr. N. H. Moos who has been appointed the Receiver of the Estate of the deceased Krishnaji Kondaji, has now written, (a copy of his letter is forwarded herewith) requesting that for the reasons given therein, he should be allowed to surrender this plot and suggests that the deposit held by the Trust should be refunded to him after deducting the ground rent already due.

7. Mr. Moos, however, when he saw the undersigned had stated that he would be satisfied if the Trust gave back Rs. 10,000 out of the deposit and kept Rs. 5,000 towards the arrears of rent, etc. As, however, one-quarter's rent amounting to Rs. 1,699 is already overdue, the undersigned is of opinion that the Trust should forfeit a sum of Rs. 7,000 out of the deposit, which is equivalent to one year's ground rent plus the costs of the necessary deed of surrender; in which case, the three widows and mother receive back a little over Rs. 8,000.

*Not printed.

8. The late Mr. Krishnaji Kondaji was a good lessee of the Trust and in the special circumstances, the above proposal is forwarded for the consideration of the Improvements Committee."

Letter, dated 19th April 1928, from Mr N. H. Moos, Bar-at-Law, Receiver, referred to in para 6 above :—

"With reference to my interview with you on the 13th instant, I now beg to send to you herewith a copy of the Report relating to the Administration of this estate from which you will see that the estate appears to be insufficient to meet the claims made against the estate and there will be little left, if at all, for the three widows and the mother who are now being paid small sums by me for their maintenance as directed by the Court. As mentioned by me at my said interview with you, I am prepared to leave the entire matter of the deposit in respect of the above plot with you but I would ask you to consider whether, under the circumstances, the Trust would be good enough to return to me the amount of the deposit after deducting therefrom the rent in respect of the plot which has already accrued due and allow me to surrender the plot to the Trust without any further claim against the estate

As this is a particularly hard case of three widows and a mother who will be left entirely unprovided for, if there is no surplus in my hands after payment of all debt, I shall be obliged if the Trust will take a sympathetic view of the matter and will accede to my request to surrender the plot on the terms mentioned above. If, as appears from the report, the claimants who had supplied goods to the deceased or who had lent him moneys or had done work for him have given up considerable portions of their claim in order that there may be something left for the widows and the mother, I think that it is not too much to hope that a large public body like the Trust should show the same amount of generosity towards these poor widows and the mother as has been shown by the other creditors."

Resolution 259.—Consideration postponed and, in the meantime, the Chief Officer is requested to report as to whether it would not be possible to pay the balance of the deposit to the three widows and the mother direct.

7. Re: Member of Committee—Mr. Naoroji M. Dumasia—leave of absence from meetings.

Read Mr. Dumasia's letter dated, 28th April 1928 :—

"I am sailing for Europe on the 5th of May for the benefit of my health. I shall thank you to request the Board and the Committee to grant me six months' leave."

Resolution 260.—The permission asked for is granted.

2. Mr. Y. G. Pandit is appointed to serve on the Works Sub-Committee.

8. Re: Scheme 59, Sewri Kolwada—Case No. 4—paving of floors of fish godowns estimates for.

(File No. Misc. 189/28.)

Considered the following :—

(a) Engineer's No. 2232 dated, 7th March 1923 :—

"At the request of the Estate Agent, I forward herewith an estimate amounting to Rs. 1468 for paving the floors of the fish godowns in the above case and to request the favour of your approval to the same.

Provision of Rs. 300 made in the next year's budget is for doing repairs to the coba floor only; but as the Estate Agent desires that the whole godown and verandah be paved, the estimate framed exceeds the provision by Rs. 1168; Improvements Committee's sanction may, therefore, be obtained if you approve of the expenditure."

ABSTRACT.

Quantity.	Items.	Rate.	Per.	Amount.
		Rs.		Rs.
4659.69 S ft.	<i>An Abstract of the probable cost of paving the floors of the fish godowns in case No. 4, Scheme 59.</i>			
	Providing and laying 2½" to 3" thick blue basalt stone slabs in lime mortar finished with cement pointing including removing the top layer of salt, levelling and ramming the beds of the floors of the godown and verandah	30	% Sft.	1397.90
	Add contingencies at 5 % ...	Total ...		1397.90 69.89
		Total Rs. ...		1467.79
		Say Rs. ...		1468

(b) Estate Agent's No. 5020 dated, 12th March 1928 :—

" * * * * *

The Trust Architect in his letter No. 11026 of 11th November 1927 informed the undersigned that Messrs. Ramzanalli Jamalbhai and Co., had applied to him to have the flooring of the whole godown and verandah paved, and if their request were complied with, that they would occupy all the 15 gallas.

At this time, they were in occupation of 7 gallas only, paying a total monthly rent of Rs. 10x.

The total monthly rent of the remaining 8 gallas is Rs. 149.

The Trust Architect also intimated that the probable cost of

(1) removal of coba floors of all the gallas and verandah would be Rs. 275, and

(2) if paved, the cost would be about Rs. 1,225.

The Trust Architect was therefore requested under this Office letter No. 17049 of 24th November 1927 to submit for Chief Officer's sanction a regular estimate to have the works in item 2 carried out.

The Trust Architect in the accompaniment to his letter No. 2232 of 7th instant submits an abstract of an estimate amounting to Rs. 1,468.

This proposed expenditure represents an outlay of a little under 6 months' rent to which Chief Officer's approval is requested, as the works are necessary.

Moreover, in anticipation of the execution of the works, Messrs. Ramzanalli Jamalbhai & Co., have occupied the remaining 8 vacant gallas, thus paying in all Rs. 250 per mensem, the full letting value of the 15 gallas."

(c) Chief Officer's Note dated, 25th April 1928 :—

"I recommend that the repairs be carried out."

Resolution 261.—The estimate amounting to Rs. 1468 is approved.

2. The Board is recommended to sanction the transfer of the excess expenditure of Rs. 1168 from the provision of Rs. 24,300 made in current year's Budget under Scheme 50, Mazagaon Chawls.

9. Re : Dadar-Matunga Estate—plot 645—motor garage on.

Considered the following :—

(a) Trust Architect's No. 1084, dated 25th April 1928 :—

" I have the honour to forward herewith plans* showing the motor garage proposed to be erected on the above plot and to state that the proposal may be allowed subject to the Board's usual normal conditions contained in Trustee's Resolution No. 296, dated 27th September 1918."

(b) Estate Agent's No. 7854, dated 27th April 1928 :—

" * * * * *

2. The undersigned concurs with the Trust Architect's recommendations.
3. Extra ground rent will be payable at the rate of Rs. 25 per annum for every 100 sq. ft. of reserved open space covered by the garage."

Resolution 262.—The proposed motor garage is allowed subject to the usual normal conditions contained in Trustees' Resolutions No. 296 dated 27th September 1918 and No. 255 dated 22nd June 1920.

10. Re : Chief Officer's sanction to the acting appointment of Mr. V. S. Deshmukh, a tracer in the Estates and Valuation Department, to act as Draftsman in the same pay in the grade of Rs. 40—125 vice Mr. P. N. Katwe on leave.

(Cir. No. 49, dated 27-3-1928.)

Resolution 263.—Confirmed.

11. Re : Statements showing outstanding reports from the Chief Officer called for by the Improvements Committee and References pending before Sub-Committees.

Statement A

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A. :—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
296, dated 7th Dec. 1926.	Gratuity to staff—to furnish concrete cases comparing the benefits which would accrue to the staff under Trust rules and the Municipal rules respectively.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
451, dated 2nd August 1927.	Three-room tenements—Scheme 5—application from tenants for provision of lights in staircases, passages and rooms.
564, dated 27th Sept. 1927.	Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to Land Manager be postponed.

Committee's Resolution No. and date.	Subject.
603, dated 18th Oct. 1927.	Notice of motion by Dr. Accacio G. Viegas, L.M.&S., <i>re</i> : Scheme 56, Dharavi—whether any portion of the land was filled in at the request of Government and, if so, on what terms and conditions.
653, dated 22nd Nov. 1927.	Complaint regarding water-supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.
688, dated 6th Dec. 1927.	Notice of motion by Dr. Accacio G. Viegas, L.M. & S., <i>re</i> : strength of staff on the Secretary's & Chief Accountant's sides of the Secretary and Chief Accountant's Department.

Statement B.

Showing outstanding references pending before Sub-Committees.

(Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.	Referred to.
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.	Establishment Sub-Committee.
86, dated 8th Feb. 1927.	Regarding payment of salary to the clerical and inferior staff according to the scale in vogue in the Municipal Corporation.	Do.
216, dated 12th April 1927.	Cost of Management and Establishment—Note by the Examiner, Outside Audit.	Do.
259, dated 4th May 1927.	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahimtoola regarding the rate at which Provident Fund moneys should be remitted to England.	Do.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.	Do.
379, dated 31st May 1927.	Notice of motion, dated 14th June 1927, by Mr. L. R. Tausee that the present "War Allowances"—a term now a misnomer—paid to Trust staff be merged in the salaries.	Do.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas, L.M. & S., <i>re</i> : filling up of the post of Deputy Estate Agent.	Do.
601, dated 18th Oct. 1927.	Letter No O. A. 10-401, dated 14th October 1927, from the Examiner, Outside Audit, regarding rate of interest on balances of Provident Fund. To go to Finance and Establishment Sub-Committee after Chief Officer's report thereon.	Do.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> . Temporary Establishment.	Do.
658, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager.	Do.
659, dated 22nd Nov. 1927.	Transfer of the posts of Chargeman and Head Fitter on the Engineer's Establishment to the Schedule.	Do.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : Salary of the Trust Architect, Mr. M. Framji.	Do.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.	Do.

Committee's Resolution No. and date.	Subject.	Referred to.
247, dated 24th April 1928.	Board's Resolution 29, dated 13th April 1928, <i>re</i> : the policy laid down by the Board in regard to the appointment of an outsider.	Establishment Sub-Committee.
248, dated 24th April. 1928.	Filling up of the post of Dy. Estate Agent.	Do.
259, dated 2nd Nov. 1926.	Amalgamation of the Trust with Corporation.	Finance Sub-Committee.
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.	Do.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by Examiner, Outside Audit.	Do.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.	Do.
498, dated 30th Aug. 1927.	Financial Transactions in July 1927 ...	Do.
571, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write off of rents and Chief Officer's report thereon, dated 28th September 1927.	Do.
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.	Works Sub-Committee.
333, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.	Do.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.	Do.
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.	Land Sub-Committee.
156, dated 19th August 1926	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.	Do.
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawsaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.	Do.
391, dated 5th July 1927.	Love Lane Chawls—the question of lighting passages and other places in.	Do.

Committee's Resolution No. and date.	Subject.	Referred to.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.	Land Sub-Committee.
485, dated 23rd Aug. 1927.	Do. No. 76, dated 12th August 1927, Do. <i>re</i> : temple of 'Mari Ai' at Worli.	Do.
575, dated 4th Oct. 1927.	Suparibaug Chawls—complaint by Mr. A. G. Louzado, <i>re</i> : defective drainage and application for provision of electric lights—further report from Land Sub-Committee to be awaited.	Do.
23, dated 10th Jan. 1928.	Mandvi Koliwada Chawls—representation <i>re</i> : reduction of rent.	Do.
93, dated 31st Jan. 1928.	Representation for reduction of rents by the tenants of the Chandanwadi Chawls.	Do.
95, dated 31st Jan. 1928.	Request for reduction of rents by the tenants of Agripada Chawls.	Do.
113, dated 15th Feb. 1928.	Sewri Wadala—Case No. 45—retention of liquor shop.	Do.
115, dated 15th Feb. 1928.	Notice of motion by Mr. E. G. Sahasrabudhe approved under Board's Resolution No. 14 dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484 dated 23rd August 1927.	Do.
116, dated 15th Feb. 1928.	Dr. Choksy's notice of motion <i>re</i> : rents of pre-war Chawls.	Do.
138, dated 28th Feb. 1928.	Sandhurst Road East Estate—plot 108—proposed market on.	Do.
140, dated 28th Feb. 1928.	Request for reduction of rents by tenants of Mahar Chawls at Clerk Road.	Do.
170 dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.	Do.
219, dated 3rd April 1928.	Sydenham Road Estate—Cases Nos. 165, 180, 185 and 186,—Arrears of rent.	Do.
226, dated 17th April 1928.	References to High Court.	Do.
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.	Special Sub-Committee.
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kols' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.	Special Sub-Committee appointed under Committee's Resolution No. 105, dated 20th July 1926.

Committee's Resolution No. and date.	Subject.	Referred to.
538, dated 22nd Nov. 1927.	Exchange of land with the Acworth Leper Asylum—question of settlement of price.	Special Sub-Committee appointed under Committees' Resolution No. 105, dated 20th July 1926.
265, dated 2nd Nov. 1926.	Notice of motion by Dr. S. S. Batliwala that, in view of the petition from the residents of Dadar Parsee Colony, the layout of the circle at the junction of Kingsway and the road leading to the Dadar Overbridge should not be proceeded with.	Special Sub-Committee.
114, dated 15th Feb. 1928.	Complaint regarding putting up of urinal, washing places, coffee house etc. in close proximity to plot 807, Dadar-Matunga.	Do.

Resolution 264.—Recorded.

12. Re: Notice of motion, dated 27th April 1928, by Dr. A. G. Viegas, L. M. & S.

"At the meeting of the Improvements Committee of 1st proximo, I shall move :—

"That Mr. K. F. Narman be requested to do the Committee the favour of drawing up a case for the joint opinion ordered by the Board on 27th April 1928, of Counsel Sir Chimanlal Setalvad and Mr. Bhulabhai J. Desai." "

Resolution 265.—Consideration postponed.

13. In accordance with notice of motion, it was—

*Proposed by Dr. Viegas—

"That the Chief Officer be requested to report as to the full particulars including the opinion of the Advocate General in its entirety in the matter of Plot No. 744, Dadar-Matunga Estate "

After an explanation from the Chief Officer, the 'motion' was withdrawn.

14. The following documents were executed :—

(1) *Lease & Counterpart to—*

(i) Mr. Rustomji Dadabhai Baria re : Plot No. 26, Nowroji Hill Estate.

(ii) Mr. Mussa Haji Ali Khatri re : Plot No. 85, Agripada West Estate.

(2) *Agreement in Duplicate* with Messrs. Gujarat Concrete Construction Company re : contract under Work Order No. 18 Book No. 88 for Rs. 18,000 in Scheme 57 Quarry.

(3) *Acceptance of application for building lease by:—*

(i) Mr. Gani Haji Alladin re : Plot No. 54B, Sydenham Road Estate.

(ii) Mr. Ramji Ladha Parmar re : Plot No. 304, Dadar-Matunga Estate.

*The motion of which notice had originally been given was as follows but it was modified with permission as shown above :—

"The Chief Officer be requested to state (the answer being entered in the minutes) or to report as to the full particulars including the opinion of the Advocate General in its entirety in the matter of Plot No. 744, Dadar-Matunga Estate."

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 15th May 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, ^{M.C.} _A Chasman.
2. MR. R. D. BELL, C.I.E., I.C.S.
3. MR. W. DILLON, I.C.S.
4. MR. GANPAT KRISHNAJI BORADE.
5. MR. B. G. HORNIMAN.
6. MR. L. R. TAIRSEE.
7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
8. MR. F. C. M. ST. PAUL.
9. MR. S. L. SILAM, B.A., LL.B.
10. MR. W. R. S. SHARPE.
11. DR. ACCACIO G. VIEGAS, L.M. & S.
AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 1st May 1928 were signed.

1. Re : Land required for Haj Pilgrim Traffic.

Considered Chief Officer's note, dated 7th May 1928:—

(File No. Mis. 43/28.)

" In January last, the Collector of Bombay enquired whether a suitable site was available in the vicinity of Wadala for the erection of a pilgrims' camp and, if so, on what terms the Trustees would be prepared to let it. In reply, I forwarded him a plan showing two possible sites one of which contained rather over 40,000 sq. yds. and the other about 20,000. I informed him that no water was laid on and that temporary latrine accommodation would have to be provided. I also stated that if either of the sites was found suitable I would recommend the Committee to let it for the season at a rent of Re. 1.

2. The two sites are in the vicinity of Gowari Station and between it and the Parsi Colony at Dadar.

3. I have now received a letter from the Executive Engineer, Presidency Division, enquiring whether the Committee will be willing to place the larger of the two sites permanently at the disposal of Government and to permit buildings to be erected on it. Personally, I do not consider this site would be at all suitable for a permanent camp of this nature as in course of time the surrounding area will be developed for residential purposes.

4. It is probable that a more suitable site could be found in the vicinity of the Harbour Branch Railway but until Government supply us with fuller details of their require-

ments it is not possible to put forward concrete proposals. I, therefore, suggest that Government be informed that while the Committee consider the site referred to above is not suitable for a permanent camp they will be prepared to consider the question of providing another site on reasonable terms if Government will let them know what are their requirements."

Resolution 266.—The Government should be informed that the Committee will be prepared to consider the question of providing a suitable site on reasonable terms if Government will let them know what their requirements are.

2. Re : Second Naigaum Police Accommodation Scheme, Scheme No. 67—Proposed alteration.

{ File No. Mis. 90/27. }

Considered Chief Officer's note, dated 30th April 1928 :—

"On the 10th January last, the Committee considered a note by me regarding a proposal to include an additional area of 10,000 sq. yds. in this Scheme and agreed that Government should be informed that on a request being received from Government to include the land in the Scheme the Board should be asked to alter it, the rate being fixed at Rs. 16 per sq. yd. Government were so informed and also that the land would require fencing and levelling and in order that the matter might be placed before the Committee in a complete form, I requested Government to ask the Executive Engineer, Presidency, to submit estimates of the cost of the work.

2. Subsequently the Commissioner of Police made enquiries as to other land in the vicinity but nothing more has been heard of these.

3. From the attached letter now received from Government, it will be seen that they desire to know whether the rate of Rs. 16 includes levelling.

4. As in my former note to the Committee I made it clear that the rate of Rs. 16 would be exclusive of levelling and fencing, I propose to inform Government accordingly."

Government letter No. 1582/2-D, Home Department, dated 27th April 1928, referred to in para 3 above—

"With reference to the correspondence ending with Mr. Delves' letter No. Misc 90/27, dated the 16th January 1928, I am directed by the Governor in Council to enquire whether the price of Rs. 16 per sq. yd. sanctioned by your Committee for the site measuring 10,000 sq. yds. proposed to be included in the second Naigaum Police accommodation scheme includes the cost of levelling"

Resolution 267.—The Government should be informed as proposed by the Chief Officer.

3. Re : Surplus Plant.

Considered Chief Officer's note, dated 30th April 1928 :—

"We have twenty-five locomotives most of which are for sale. These engines are of 4 ft. 8½" in gauge and up to the present we have not been able to secure a purchaser for them. As Mr. Kynnersley is now in Europe, I suggest that he be requested to see whether he can find a market for them and that the Committee agree to pay any reasonable out of pocket expenses, including the cost of advertisements, he may incur."

Resolution 268.—Approved.

4. Re : Imamwada Chawls—Providing eternite sheet weather frames on the ground and 1st floors of Block No. 1—sanction for.

(File No. Mis. 290/28.)

Considered Chief Officer's note, dated 7th May 1928 :—

"Quotations for the above work were called for from 13 persons, out of whom only 4 have replied as under :—

				Rs.	a.	p.
Messrs. The National Iron Mart	...	...	...	3,368	14	0
Mr. Abdul Gafoor Kassum	..	...	..	3,838	12	0
„ S. V. Khanolkar	...	...	...	4,327	4	0
Messrs. Gagrat Marker and Co.	...	...	...	5,033	13	0

The quotations of Messrs. The National Iron Mart, *viz.*, Rs. 3,368-14-0 are the lowest and recommended for the sanction of the Committee."

Resolution 269.—The quotations of Messrs. The National Iron Mart are approved.

5. Re : Chandanwadi Chawls.

(File No. Mis. 151/28.)

Considered Chief Officer's note, dated 8th May 1928 :—

"These chawls were erected some twenty years ago. There are six blocks containing 674 rooms in all. We have trouble with the roofs every year and the weather shades which are constructed of iron are in a bad condition and need renewal. The rooms are of the old type and consist of the room proper beyond which is the verandah on which are accommodated the *chula* and the *nahani*.

2. Provision has been made in this year's budget for remodelling one, (*i.e.*, the worst) of the blocks and detail plans* and estimates have now been prepared and are submitted herewith. The cost of remodelling the rooms, including the provision of new weather shades, comes to Rs. 17,257 or to Rs. 144 per room and that of providing a pitched Mangalore tiled roof over the present one, which would not be removed, to Rs. 6,456 or to Rs. 54 per room.

3. In view of the heavy cost and of the necessity for economy, I am reluctantly compelled to recommend that the work be cut down considerably and that only the roof and the necessary repairs to the weather shades be carried out."

ABSTRACT.

Quantity.	Items.	Rate.	Per.	Amount.	Total.
		Rs. as. p.		Rs. as. p.	Rs. as. p.
	<i>Estimate for the cost of remodelling the Chandanwadi Chawls, Scheme No. 2, Block No. 6, by providing a front wall to rooms with a window and X. P. M. with weather shade and providing a Mangalore tiled roof over the terrace slab.</i> (116 rooms plus 4 shops.) Front wall to rooms.				
2640 Sft.	Filling up existing X. P. M. height of parapet with 3" concrete with slight architectural features including bonding with old work.	50 0 0	% Sft.	1,320 0 0	
6500 "	3" thick R. I. F. Concrete (1 : 2 : 4) walls in portion above parapet and in raising of side walls upto ceiling.	60 0 0	"	3,900 0 0	
4 Nos.	Cement concrete step for shops doors.	3 0 0	Each	12 0 0	
285 Sft.	Teak wood work for (shop) door and window frames including two coats of paint.	6 0 0	Cft.	1,710 0 0	
184 Sft.	Teak wood plain-panelled double folded shop door shutters including iron hinges and iron fixtures and fastenings and two coats of paint.	2 4 0	Sft.	414 0 0	
2150 "	Teak wood partly plain-panelled and partly glazed windowshutters including iron hinges and iron fixtures and fastenings and two coats of paint.	1 12 0	Sft.	3,763 0 0	
753 Sft.	1½" mesh X. P. M. in ventilators fixed complete to the frames including two coats of paint.	0 6 0	"	282 0 0	
276 "	Teak wood louvres fixed complete to teak wood frames including making necessary grooves in frames and two coats of paint.	1 8 0	"	414 0 0	
1½ Cwt.	Providing and fixing iron bars in ventilators for shops including making holes in frames and painting.	10 0 0	Cwt.	13 0 0	
	Carried over ...			11,828 0 0	

Quantity.	Items.	Rate.	Per.	Amount.	Total.
	Brought forward ...			Rs. as p. 11,828 0 0	
45 Cwt.	Providing and fixing angle iron for stiffening (shop) door and window frames.	10 0 0	Cwt.	450 0 0	
720 Nos.	Providing and fixing iron screws for securing teak wood frames to angle iron.	0 2 0	Each.	90 0 0	
120 "	Providing and fixing bolts for securing door and window frames to top joists.	0 8 0	"	60 0 0	
136 "	Providing and fixing angle iron stiffeners to the joists supporting partitions between one end and fixing in cement mortar in wall at the other end.	5 0 0	"	680 0 0	
1575 Sft.	3/4" thick eternitiesheet weather shades in front of shop doors and windows including teak wood frames and brackets and all fixtures and two coats of paint.	1 2 0	Sft.	1,772 0 0	
1312 Rft.	Removing existing old weather shades.	15 0 0	% Rft.	197 0 0	
7410 Sft.	Cutting and removing the verandah partitions beyond the width of nahans with doors and windows including finish to the ends.	5 0 0	% Sft.	371 0 0	
120 Nos.	Extra for stiffening the ends of portions of partitions remaining in the width of nahans up to 5' height.	2 0 0	Each.	240 0 0	
	Mangalore tiled roof.				15,688 0 0
95 Cft.	R. I. F. Concrete bases of posts built complete.	1 12 0	Cft.	166 0 0	
90 Nos.	Extra for making holes in the roof slab for the proper anchorage of concrete posts.	1 0 0	Each.	90 0 0	
30 Nos.	Extra for necessary cuts in the roof slab over corridor for the erection of the posts.	0 8 0	"	15 0 0	
	Carried over ...			271 0 0	15,688 0 0

Quantity.	Items.	Rate.	Per.	Amount.	Total.
	Brought forward ...	Rs. as p.		Rs. as p.	Rs. as p.
	Mangalore tiled roof— <i>contd.</i>			271 0 0	15,688 0 0
80 Cft.	R. I. F. Concrete posts built complete.	3 8 0	Cft.	280 0 0	
590 "	Teak wood work for purlins, rafters, ridge, etc., including all the straps, bolts and nuts, nails, &c., including two coats of paint.	6 0 0	"	3,540 0 0	
303 Rft.	Extra for making grooves in slabs for fixing teak wood purlins at the eaves including teak wood blocks set in cement mortar.	10 0 0	% Rft.	30 0 0	
7920 Sft.	Mangalore tiled roofing including 1½ x 1" teak wood battens including 2 coats of paint to battens.	20 0 0	" Sft.	1,584 0 0	
52 Sft.	Corrugated iron sheet partition including door for passage leading to the terrace slab over W. C. Block for inspection of storage tank including painting.	40 0 0	"	21 0 0	
25 Rft	Cement vata over the concrete slab in line of the partition.	0 4 0	Rft.	6 0 0	
228 Sft	9" brick masonry walls above terrace level at ends including 9" lime plaster on the outer face and lime pointing on the inner face.	60 0 0	% Sft.	137 0 0	
				5,869 0 0	5,869 0 0
					21,557 0 0
					2,156 0 0
	<i>Add 10% for contingencies and supervision.</i>				
				Total ...	23,713 0 0

<i>Abstract of cost.</i>	<i>Total for 120 rooms.</i>	<i>Cost per room.</i>
(a) Enlargements of rooms with solid external walls with windows Rs. 15,688 plus Rs. 1,509 (10%) ...	17,257	144
(b) Mangalore tiled roof Rs. 5,869 plus Rs. 587 (10%) ...	6,456	54
Total ...	23,713	198

Resolution 270.—Approved provided the cost does not exceed Rs. 10,000.

6. Re : Dadar-Matunga (North) Estate—plot No. 9 (agreed to be leased to the Dakshin Brahmin Housing Society)—existence of a filled in quarry in—request for payment of compensation on account of expenses incurred for additional foundations.

(File No. Mis. 306/28.)

Considered the following :—

- (a) Estate Agent's No. 7649, dated 25th April 1928 :—

"The above plot is one of the seven plots agreed to be leased to the Dakshin Brahmin Housing Society at an average concessional ground rent of Rs. 6 per sq. yard on the 4½% basis, the true value of the land being Rs. 8 per sq. yard, which was a concession of 25% to this Building Society.

2. Possession was given on the 18th May 1923, and the original free period of two years was extended by a further period of two years.

3. The area of the plot is 532 sq. yards and the ultimate rent is Rs. 144 per annum.

4. While excavating for the foundations of the building on the plot, it was found that it stood partly on the site of an old filled-in quarry, the exact position of which could not be definitely ascertained. The result is that the building tenant claims that he has had to expend an additional Rs. 2,000 on foundations. The Trust Architect however estimates the additional cost at Rs. 1,720.

5. The Committee in the case of plot No. 762 of this Estate, recently agreed to compensate the building tenant of that plot on account of the additional foundations required from a similar cause, and it is considered that the same principle should apply in this case.

6. As pointed out above, the rent of Rs. 144 per annum is Rs. 25% less than the market value and it is therefore considered that in estimating the compensation to be paid to the building tenant, a deduction of 25% should also be made from the estimated additional cost of the foundations.

7. On this basis, the compensation will therefore be 4½% per annum on Rs. 1,720—Rs. 430 = Rs. 1,290 equivalent to Rs. 58 per annum. It is therefore suggested that the ultimate rent of this plot should be reduced from Rs. 144 to Rs. 84 per annum on account of the additional money required to be expended by the building tenant on foundations."

- (b) Chief Officer's note, dated 8th May 1928 :—

"I agree with the Estate Agent's recommendation."

Resolution 271.—The proposal to reduce the rent from Rs. 144 to Rs. 84 per annum is sanctioned.

7. Re : Scheme 5, Dadar-Matunga Estate—Recreation ground to the west of plots 739 to 742—laying out as a garden by Mr. N. P. Whaddia.

(File No. Mis. 804/27. Ref. C. R. 593/27.)

Considered Chief Officer's note, dated 30th April 1928 :—

"Mr. N. P. Whaddia, the lessee of these plots, proposes to lay out at his own expense, the above recreation ground as a garden and playground for free use by the public and to have it named after his father, the late Mr. P. A. Hormarji, subject to the following conditions :—

- (a) That the garden shall be maintained and kept in order at the cost of the Improvement Trust or the Municipality or their successors in title.
- (b) That the garden shall be called the "P. A. Hormarji Garden" and that this name shall not be discontinued or changed hereafter by the Body in whom it may vest.

- (c) That the garden shall be left open to the public free of any entrance charges or fees, at all reasonable hours of the day.
- (d) That the five plots bearing Nos. 751, 752, 753, 754 and 755, which are situated to the south of the garden should not be allowed any direct access to the garden through their respective northern boundaries which adjoin the garden.

The probable maintenance charges of the garden will be about Rs. 650 per annum.

The above proposals were placed before the Committee in October last and it was resolved to postpone consideration and, in the meantime, to ascertain the wishes of the Corporation, (Improvements Committee Resolution 593, dated 18th October 1927).

The Corporation have in their Resolution No. 13620, dated 12th March 1928, sanctioned the taking over and maintaining the recreation ground on its being properly laid out and enclosed and also approved of its being named after the father of the lessee, Mr. P. A. Hormarji.

Now, it is recommended that Mr. N. P. Whaddia's proposals be sanctioned by the Improvements Committee."

Resolution 272.—The proposals made by Mr. N. P. Whaddia to lay out the recreation ground as a garden and playground and to have it named after his father, the late Mr. P. A. Hormarji, are approved.

8

Re : *Scheme 32—Camp near Haines Road.*

Considered Chief Officer's note, dated 7th May 1928 :—

"On the east of the Haines Road, we have a camp containing 405 tenements and producing a monthly rent of nearly Rs. 1,100.

2. Complaints having been received from the Health Officer as to the habits of some of the occupants, it is proposed to provide 3 additional washing places at a cost of Rs. 425 each, to enlarge one at a cost of Rs. 100 and to construct 800 running feet of open channel in the central passage way at a cost of Rs. 800. The total estimated cost of these works including 10% for contingencies and supervision is Rs. 2,392—say Rs. 2,400.

3. No provision has been made for this work in the current year's budget but, on inspection, I am satisfied that it is necessary."

Resolution 273.—The proposed work estimated to cost about Rs. 2,400 is sanctioned.

2. The Board should be recommended to sanction the transfer of the sum of Rs. 2,400 from the provision of Rs. 24,300 made in the current year's Budget for remodelling a block of the Chandanwadi Chawls.

9. Re : Dadar-Matunga Estate—plots 648 and 649—two separate leases for—and insertion in the draft lease of a covenant relieving anyone of the Trustees from personal liability, should he cease to act as such but not until a fresh lessee has been nominated and approved by the Board.

(File No. Mis. 328/28.)

Considered the following :—

- (a) Estate Agent's No. 7984, dated 1st May 1928 :—

"I have the honour to state that the above two plots are included in the groups of plots agreed to be leased to the Zoroastrian Building Society, Ltd., who have sub-leased the same to the Trustees of the Kaka Chanties.

2. The completion certificates having been granted, the Trust Solicitors were instructed to take in hand the preparation of two separate leases in the names of the following persons as joint tenants :—

- (1) Sir Temulji Bhucaji Nariman, Kt.,
- (2) Mr. Merwanji Jehangir Mehta,
- (3) Mr. Merwanji Ardeseer Kaka,
- (4) Mr. Behramji Nowroji Gamudia, and
- (5) Mr. Ardeshir Jamshedji Kaka.

3. The draft leases were accordingly prepared and sent to the lessees' solicitors for approval. They have now written to say that their clients do not desire to covenant in their personal capacity. There is no objection, subject to the insertion in the draft leases of a covenant, to relieving anyone of them of personal liability should he cease to act as a Trustee, but not until a fresh lessee has been nominated and approved by the Board. It is pointed out that the covenant referred to above is contained in the leases granted to the Turf Club and to the Willingdon Sports Club, and the insertion of a similar covenant in the lease of plots Nos. 782 to 785 leased to the Parsi Panchayet Trustees has been sanctioned by the former Board under their Resolution No. 477, dated 29th August 1924.

4. I have, therefore, to request the favour of your obtaining the Improvements Committee's sanction to the incorporation in the leases of the above plots of a covenant as aforesaid."

- (b) Chief Officer's note, dated 3rd May 1928 :—

"I see no objection to the proposal."

Resolution 274.—The proposal to insert the covenant referred to in the lease is approved.

10. Re : Scheme No. 52, Work—Tenders for Scrap Iron and Galvanized W. I. Pipes.

(File No. Mis. 289/28.)

Considered Chief Officer's note, dated 3rd May 1928 :—

"Tenders have been received for purchase from the Trust of the articles mentioned below :—

1. M. S. Plates $\frac{1}{2}$ " - Scrap - Sizes $1\frac{1}{2}$ ' by $1'$ to $3'$ - Perforated with holes - Weight 7 tons.

		Rate per ton.	
		Rs.	a. p.
(a)	Messrs. Maneckchand Jivraj & Co. ...	32	9 3
(b)	Mr. Yakub Esmail ...	30	0 0
(c)	Mr. Jivaji Saloobhoy ...	22	8 0
(d)	Mr. Khoja Abdulla Lavji ...	20	5 0
(e)	Messrs. T. F. Haidery & Co. ...	17	5 0
(f)	Mr. Hassanbhoj Hajji ...	16	4 0

		Rate per ton.	
		Rs.	a. p.
2.	2" x 2" Angle Iron Scrap - Weight 9 Cwts. 1 Qr.		
(a)	Messrs. Maneckchand Jivraj & Co. ...	32	9 3
(b)	Messrs. T. F. Haidery & Co. ...	17	5 0
(c)	Mr. Yakub Esmail ...	16	5 0
(d)	Mr. Hassanbhoy Haji ...	15	5 0
(e)	Mr. Khoja Abdulla Lavji ...	15	2 0
(f)	Mr. Jivaji Saloobhoy ...	12	0 0
3.	Scrap Iron Flat Bars - Weight 14 Cwts. 1 Qr.		
(a)	Messrs. Maneckchand Jivraj & Co. ...	32	9 3
(b)	Messrs. T. F. Haidery & Co....	17	5 0
(c)	Mr. Yakub Esmail ...	16	5 0
(d)	Mr. Hassanbhoy Haji ...	15	5 0
(e)	Mr. Khoja Abdulla Lavji ...	15	2 0
(f)	Mr. Jivaji Saloobhoy ...	12	0 0
4.	Scrap Iron Plates, pulleys and brackets - Weight 13 Cwts. 3 qrs.		
(a)	Messrs. Maneckchand Jivraj & Co. ...	32	9 3
(b)	Messrs. T. F. Haidery & Co. ...	17	5 0
(c)	Mr. Yakub Esmail ...	16	5 0
(d)	Mr. Khoja Abdulla Lavji ...	15	2 0
(e)	Mr. Jivaji Saloobhoy ...	15	0 0
(f)	Mr. Hassanbhoy Haji ...	12	8 0
5.	M. S. Bars Rft. 1/4" to 3/8" Scrap - Weight 14 Cwts. 3 Qrs.		
(a)	Messrs. Maneckchand Jivraj & Co. ...	32	9 3
(b)	Mr. Yakub Esmail ...	27	0 0
(c)	Mr. Hassanbhoy Haji ...	25	0 0
(d)	Mr. Jivaji Saloobhoy ...	25	0 0
(e)	Messrs. T. F. Haidery & Co. ...	17	5 0
(f)	Mr. Khoja Abdulla Lavji ...	15	2 0
6.	Pieces of fish plates and Scrap iron and small bolts and nuts - Quantity 3 tons, 8 cwts, 1 qr.		
(a)	Messrs. Maneckchand Jivraj & Co. ...	32	9 3
(b)	Messrs. T. F. Haidery & Co. ...	17	5 0
(c)	Mr. Yakub Esmail ...	16	5 0
(d)	Mr. Khoja Abdulla Lavji ...	15	2 0
(e)	Mr. Hassanbhoy Haji ...	12	8 0
(f)	Mr. Jivaji Saloobhoy ...	12	0 0
7.	M. S. Shafting Scrap, Weight 12 cwts.		
(a)	Messrs. Maneckchand Jivraj & Co. ...	32	9 3
(b)	Mr. Yakub Esmail ...	27	0 0
(c)	Mr. Khoja Abdulla Lavji ...	20	5 0
(d)	Messrs. T. F. Haidery & Co. ...	17	5 0
(e)	Mr. Jivaji Saloobhoy ...	15	0 0
(f)	Mr. Hassanbhoy Haji ...	12	8 0
8.	Jaw - scrap - Weight about 7 tons.		
(a)	Messrs. Maneckchand Jivraj & Co. ...	15	0 0
(b)	Mr. Khoja Abdulla Lavji ...	10	0 0
(c)	Messrs. T. F. Haidery & Co. ...	10	0 0
(d)	Mr. Jivaji Saloobhoy ...	10	0 0
(e)	Mr. Hassanbhoy Haji ...	10	0 0
9.	Water Tanks, 400 Gallons capacity numbers 11	Rate per Tank.	
(a)	Messrs. Maneckchand Jivraj & Co. ...	15	0 0
(b)	Messrs. T. F. Haidery & Co. ...	12	8 0

			Rate per tank.		
			Rs. a. p.		
(c)	Mr. Hassanbhoy Haji	... ..	...	11	0 0
(d)	Mr. Khoja Abdulla Lavji	... ..	...	2	8 0
(e)	Mr. Jivaji Saloobhoy	... ..	...	1	0 0
10.	Empty Steel Drums - Numbers 33.		Rate for the lot.		
(a)	Mr. Jivaji Saloobhoy	... ..	...	41	8 6
(b)	Mr. Hassanbhoy Haji	... ..	...	10	0 0
(c)	Mr. Khoja Abdulla Lavji	... ..	...	5	5 0
11.	Galv. W. I. Pipes 3" loose 1080 Rft.		Rate per Rft.		
(a)	Mr. Adamally Mahomedally Nulwalla	... ..	...	0	6 3
(b)	Mr. Hassanbhai Haji	... ..	...	0	5 0
(c)	Mr. Khoja Abdulla Lavji	... ..	...	0	4 2
(d)	Messrs. Maneckchand Jivraj & Co.	... ..	...	0	3 3
(e)	Messrs. T. F. Haidery & Co.	... ..	...	0	3 3
(f)	Mr. Yakub Esmail	... ..	...	0	3 0
(g)	Mr. Bhoorabhoy Jasraj	... ..	...	0	3 0
(h)	Mr. Jivaji Saloobhoy	... ..	...	0	3 0
12.	Galv. W. I. Pipes 4" loose length 2800 Rft.				
(a)	Mr. Adamally Mahomedally Nulwalla	... ..	...	0	9 6
(b)	Mr. Hassanbhai Haji	... ..	...	0	9 0
(c)	Mr. Bhoorabhaj Jasraj	... ..	...	0	8 6
(d)	Mr. Yakub Esmail	... ..	...	0	6 8
(e)	Mr. Khoja Abdulla Lavji	... ..	...	0	6 5
(f)	Messrs. T. F. Haidery & Co.	... ..	...	0	6 5
(g)	Mr. Jivaji Saloobhai	... ..	...	0	5 3
(h)	Messrs. Maneckchond Jivraj & Co.	... ..	...	0	4 3

It is recommended that the highest offer in each case be accepted."

Resolution 275.—The highest offer in each case is accepted.

11.

Re : Report of Financial transactions in April 1928.

Considered Chief Accountant's note, dated 8th May 1928 :—

Fixed deposit.—Rs. one lakh out of surplus cash balances was placed in deposit with the Bank of India at 6% per annum due 26th July 1928 (vide Finance Sub-Committee Cir. No. 60, dated 24th April 1928).

Sale of Securities.—5% Government of India Bonds due 1935 of the nominal value of Rs. 15,56,000 were sold at a nett premium of Rs. 19,449 (Committee Resolution 35, dated 30th April 1928).

Investment of Sinking Fund money.—4½% Bombay Improvement Trust debentures of the nominal value of Rs. 9,500 were transferred (at par) from the General Investment account to Sinking Fund investment account."

Resolution 276.—Recorded.

12. Re : Board's Resolution No. 37, dated 27th April 1928, re : Counsel's opinion on the legal aspect of Section 17 of the Act.

Considered Board's Resolution No. 37, dated 27th April 1928 :—

"Considered the following Improvements Committee's Resolution No. 163, dated 13th March 1928 :—

(a) Excerpt from the meeting of the proceedings of the Improvements Committee held on 13th March 1928 :—

' Considered Counsel's opinion referred to above :—

Ex-Parte : The Improvement Trust.

Re : Control of the Improvements Committee by the Board.

Case for the Opinion of Counsel.

"The Bombay Improvement Trust was created by Bombay Act No. IV of 1898 for the objects mentioned in the preamble to the Act. This Act with its various subsequent amending Acts are hereafter referred to in this Case as "the Original Act". Under Section 3, the duty of carrying out the provisions of the Act were vested in a Board, called "The Trustees for the Improvement of the City of Bombay."

By Sections 4 to 9, it was provided that the Board should consist of 14 members made up as follows :—

- | | |
|-------------------------------|--|
| (a) Three Ex-officio Trustees | (1) General Officer Commanding Bombay Brigade.
(2) The Collector of Bombay.
(3) The Municipal Commissioner. |
| (b) Seven elected Trustees. | 4 elected by the Municipal Corporation.
1 elected by the Bombay Chamber of Commerce.
1 elected by the Bombay Port Trustees.
1 elected by the Bombay Mill Owners' Association. |
| (c) Three nominated Trustees | } Appointed by Government. |
| (d) A Chairman | |

Under Section 18(3), the Board might delegate any of their powers to a Committee of members. The Act proceeds to define the Duties and Powers of the Board which include the making of Improvement Schemes of all kinds and Acquisition of Land for the purposes of such Schemes.

The Original Act was repealed by the City of Bombay Improvement Trust Transfer Act, 1925 (hereafter referred to as "the Transfer Act") the object of the repeal being set out in the preamble to that Act which recites (*inter-alia*) :—

"Whereas the City of Bombay Improvement Act 1898 was enacted with a view to make provisions for the improvement and for the future expansion of the City of Bombay. And whereas a Board of Trustees endowed with special powers was constituted under the said Act for the aforesaid purposes and certain property and rights were vested in the said Board. And whereas it is now deemed expedient that the powers conferred upon the said Board should be transferred to the Municipal Corporation of the City of Bombay and that the said property and all existing rights of the said Board should vest in the said Corporation and that the duty of carrying out the aforesaid purposes should, subject to the conditions and limitations hereinafter specified, be vested in the said Corporation."

Section 6 of the Transfer Act provides that the duty of carrying out the provisions of that Act should, *subject to the conditions and limitations thereinafter contained*, be vested in the Municipal Corporation of the City of Bombay, which should for the purposes of that Act be called "the Trustees for the Improvement of the City of Bombay" and who are thereinafter referred to as "the Board."

Section 10 provides for the formation of an "Improvements Committee" consisting of 18 members and formed as follows :—

- (a) 14 elected members—11 elected by the Board.
- 1 elected by the Bombay Chamber of Commerce.
 - 1 elected by the Indian Merchants' Chamber.
 - 1 elected by the Millowners' Association.
- (b) 4 nominated members appointed by Government, of whom 3 must be chosen from among the following—
- (1) Director of Development, Bombay.
 - (2) Chairman of the Bombay Port Trust.
 - (3) Collector of Bombay.
 - (4) Executive Engineer, Presidency District, while the fourth must be chosen to represent labour from among the Members of the Board.

By Section 17—The powers conferred by and the duties imposed under the Act on the Committee shall be exercised and performed by the Committee subject to the *general control* of the Board.

By Section 21—The Committee may delegate any of their powers and duties to Sub-Committees of Members subject to any bye-laws made under Section 113(a).

By Section 26—The Board appoints the Chief Officer and has power on certain conditions to remove him from office.

Under Chapter III of the Act, the Committee is empowered to prepare Improvement Schemes, Poorer Class Accommodation Schemes and Police Accommodation Schemes subject however to the express approval of the Board under Sections 36, 37(2) (b) and (c), 40, 44, 50 and 53.

The powers of the Committee in this connection are specifically defined.

The Committee are also given well defined powers in connection with the Vesting of Street and may act *on behalf of the Board* in negotiating for acquisition of land.

Under Chapter IV, Borrowing Powers are vested in the Board.

Under Chapter V, the Committee is empowered, *on behalf of the Board* to manage the properties of the Board and to delegate power of management to the Chief Officer [Section 79(4) and (7) and Section 81(2)].

Under Chapter VI, the power of preparing the Annual Budget is vested in the Committee subject to the approval of Board under Sections 100 and 102.

In Chapter VII—

By Section 109, the Committee prepare a Schedule of the necessary staff of servants and sanction the salaries.

Section 111 provides :—

- "(1) The Engineer, Estate Agent, Chief Accountant and Land Manager shall be appointed by the Board and shall be removable at any time from office for misconduct or for neglect of, or incapacity for the duties of the office on the votes of not less than two-thirds of the Trustees present at a Meeting of the Board and voting in favour of a proposition in this behalf.
- (2) Subject to the provisions of this section and of regulations and of the Schedule for the time being in force framed by the Committee under Section 109 the power of appointing, promoting, suspending, dismissing,

fining, reducing, discharging, accepting the resignation of, or granting leave to officers and servants of the Board shall be exercised by the Chief Officer in the case of officers and servants whose monthly salary does not exceed three hundred rupees and *in every other case by the Committee.*

- (3) The power of dispensing with the services of any Officer or servant of the Board having a lien on a permanent post otherwise than by reason of such Officer's or servant's own misconduct, or of permitting any officer or any servant to retire on a pension, gratuity or a compassionate allowance, shall, subject to the aforesaid provisions, be exercised by the Committee *alone.*
- (4) In this section, the word "Engineer" means the engineer of the highest grade on the Board's ordinary staff."

Under Chapter VIII—The Committee have power to make Bye-laws subject to the approval of the Board and Government.

It will be seen that in spite of the preamble the actual administration of the Trust is for the most part vested in a body whose constitution differs materially from that of the Municipal Corporation who, in their capacity of Trustees, exercise a *general* control over the acts of the Committee under Section 17.

Cases have occurred in which the Board have purported to exercise their right of control in a manner which the Improvements Committee consider an infringement of their rights under the Act and Counsel is now requested on behalf of the Committee to advise on the nature of the control intended to be exercised under Section 17 and, in particular, upon the following two cases :—

- (1) In pursuance of a scheme of retrenchment, on the recommendation of the Chief Officer and after very careful consideration of the case by a Sub-Committee resolved on the 29th March 1927 to dispense with the services of a Sub-Engineer engaged on Permanent Establishment at a salary of four hundred rupees a month. After repeated applications to the Committee who did not see their way to revise their decision the retrenched man applied to the Board who resolved on the 5th August that he should be reinstated. The Committee thereupon referred the matter back to the Sub-Committee who reconsidered the case and advised that the Board should be informed that it was regretted that the retrenched man could not be reinstated. The report of the Sub-Committee was adopted by the Committee and forwarded to the Board with a recommendation that the same be approved. On the 15th November, the Board resolved that the matter should be referred back to the Committee for reconsideration, with an expression of the opinion of the Board that the retrenched man should be employed in any other department where his ability and qualifications can be utilized. The Committee now await Counsel's opinion before taking any further action.
- (2) On the 6th April 1927, the Board passed the following resolution :—

"That the Board are of opinion that the following point should be borne in mind in effecting retrenchment :—That the juniors on the permanent staff should be asked to go first and then the seniors."

On the 27th September, the Committee considered the above resolution and passed a resolution to the effect that they were of opinion that it is not desirable to lay down a hard and fast rule regarding the retrenchment to be effected and accordingly recommended the Board to add the words "so far as efficiency permits" to their Resolution.

The Board refused to adopt the recommendation of the Committee but on the 15th November they passed the following resolution—

"That whenever the Improvements Committee find that efficiency would suffer in carrying out the Board's Resolution No. 37, dated 6th April 1927, they should refer the case to the Board for orders."

In this case also, the Committee await Counsel's opinion before taking any further action.

The Committee contend that both these matters fall within their jurisdiction under the wide power given to them by Section 111(3) of the Transfer Act and that the "General Control" vested in the Board under Section 17, does not entitle the Board to employ a detailed check over specific matters or to pass such a resolution as in 2 above which has the practical effect of abolishing the discretion vested in the Committee by Section 111(3). It is not, of course, denied that the Board have the right to lay down the general policy.

It is pointed out that in the case of other powers of the Committee, the extent of the control to be exercised by the Board and the manner in which it is to be exercised is clearly defined, whereas the Committee's powers under Section 111(3) are stated to be vested in the Committee *alone*.

Counsel is asked to advise—

- (1) What is the nature of the "General Control" intended to be vested in the Board under Section 17 of the Transfer Act?
- (2) Can the Board limit or interfere with the powers conferred upon the Improvements Committee by Section 111(2) and (3)?
- (3) Are the Committee bound to carry out the resolutions of the Board of the 5th August and 15th November and reinstate the retrenched man?
- (4) Are the Committee bound to carry out the resolutions of the Board of the 6th April and 15th November with reference to the manner in which retrenchment is to be effected and so in effect transfer their discretionary powers to the Board?
- (5) If the answers to the last two questions are in the negative, what steps should now be taken by the Committee in order to maintain their rights?

Ex-Parte : THE BOMBAY IMPROVEMENT TRUST

Opinion.

Re : Control of the Improvements Committee by the Board.

- (1) The meaning of the term "General Control" in Section 17 is to be interpreted with reference to the other provisions of the Act.

In the first place, the Committee is created by the Act itself and not by the Board under any statutory powers conferred on them. In this respect, the Committee differs from the one appointed under Section 18(3) of the old Act or Section 21 of the present Act. There are, besides, members on the Committee who are not members of the Board (Section 10). And its members carry on or retire irrespective of their position on the Board (Sections 15 and 16). In its constitution and existence, therefore, the Committee is independent of the Board.

In the next place, the division of functions between the Committee and the Board in respect of the individual activities required or permitted under the Act, is well defined in each Chapter referring to a particular activity. Under Chapter III, Improvement schemes are to be drawn up by the Committee in detail and submitted to the Board for approval. On the approval of the scheme by the Board it is the Committee that is to apply to Government for sanction. On Government sanction being granted, the Committee proceeds to execute the scheme.

Under Chapter IV, general Borrowing Powers are conferred on the Board.

Under Chapter V, all properties vest in the Board but the Committee on behalf of the Board shall be responsible for the maintenance and management thereof (Section 79). The Board again have power to acquire and hold property but the Committee on behalf of the Board have power to maintain, repair, let on hire or lease, or sell or convey (Section 81).

Under Chapter VI, the Budget estimates are prepared by the Chief Officer and sanctioned by the Committee, but have to be finally adopted by the Board (Sections 98 and 103).

Under Chapter VII, the Committee prepare and sanction a schedule of staff. The Committee also prepare regulations for (a) leave (b) pensions, gratuities and compassionate allowances, (c) Provident Fund, (d) the guidance of persons employed under the Act.

Except in respect of certain appointments all appointments and dismissals are to be made by the Committee.

Under Chapter VIII, the Committee are empowered to make bye-laws, subject to approval by the Board and Government.

It appears from this that under the Act, the Board constitute the sanctioning and final authority but are not the executing authority, the executive power vesting in the Committee.

The general terms of section 17 must be interpreted in the light of the above remarks, and the 'general control' conferred on the Board by virtue of that section constitutes them a governing body who can lay down the general lines of policy and exercise a general supervising authority but who are not meant to interfere in details of executive action.

(2) No.

(3) No.

(4) Even the special powers conferred on the Committee under Section 111 would be subject to the general control of the Board. But while the Board can lay down the general lines of policy in regard to retrenchment, which the Committee would be bound to follow, the Board cannot compel the Committee to put individual cases up to them for consideration.

(5) The Committee should decline to reinstate the retrenched man, and should deal with all individual cases of retrenchment themselves.'

RESOLUTION 163.—Consideration postponed."

(b) Excerpt from the proceedings of the Meeting of the Improvements Committee held on the 20th March 1928:—

"In continuation of Resolution 163, dated 13th March 1928, consideration was resumed.

RESOLUTION 189.—The opinion of Counsel should be recorded and a copy thereof be forwarded to the Board for information."

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Bathwala—

'That the opinion of Counsel be recorded.'

Amendment—Proposed by Dr. Viegas, seconded by Dr. Chosky—

'That the joint opinion of Sir Chumanlal Setalvad and Mr. B. J. Desai be obtained No. 37. and that the speech of Mr. Baptista in the Legislative Council on Section 17 of the Act and the debate thereon be submitted to Counsel for the purpose so that not only the letter but the spirit as revealed by the speech and the debate may be considered by Counsel.'

Amendment—Proposed by Mr. Nariman, seconded by Dr. Vora—

'That the Board reiterates its opinion passed in its Resolution No. 89, dated 15th November 1927 and instructs its representative members on the Improvements Committee to give effect to the same.'

The Chairman of the Improvements Committee rising to a point of order enquired whether Mr. Nariman's *amendment* was in order, as it did not relate to the business under consideration but to the next item on the agenda paper.

The President ruled Mr. Nariman's *amendment* out of order.

The President at this stage took the sense of the House as to the grouping of items Nos. 9 and 10 on the agenda paper. The House was not in favour of grouping them.

Mr. Nariman wanted to move another amendment but the President declared that Mr. Nariman had forfeited his right of speech, as he had resumed his seat after moving the amendment and Dr. Vora had also seconded it.

Amendment—Proposed by Mr. Mohanlal Desai, seconded by Mr. Pupala—

'That the Board is of opinion that the power of appointment vests in it and instructs its representative members on the Improvements Committee to give effect to it.'

Mr. Baman-Behram, rising to a point of order, enquired whether Mr. Mohanlal Desai's *amendment* was in order, as it wanted the Board to do a thing which was illegal.

The President declared Mr. Mohanlal Desai's *amendment* in order.

After the debate had proceeded for a considerable time, Mrs. Gokhale moved—

'That the question be now put'

The motion was seconded by Miss Lotevala and *carried*.

After the Chairman of the Improvements Committee had replied to the debate, Mr. Mohanlal Desai's *amendment* was put to the vote and declared *lost*. Dr. Viegas' *amendment* was then put to the vote and declared *carried*. It was also carried as a substantive proposition."

Resolution 277.—Referred to a special Sub-Committee consisting of—

- (1) The Chairman
- (2) Mr. Nariman
- (3) „ Tairsee
- (4) Dr. Viegas

for assisting the Trust Solicitors in drawing up a case for the joint opinion of Sir Chumanlal Setalvad and Mr. B. J. Desai.

13. Re: Establishment—Engineer's Department—Mr. K. G. Bam, Superintendent—
application by—for privilege leave for one month from 7th May 1928.

(File No. E. L. 108/28)

Considered Chief Officer's note, dated 7th May 1928:—

"Mr. K. G. Bam, Superintendent, applies for privilege leave for one month from 7th May 1928 in connection with his daughter's marriage.

I have allowed Mr. Bam to avail himself of the leave in anticipation of the Committee's sanction, as it was urgently required by him."

Resolution 278.—Sanctioned.

14. Re: Establishment—Engineer's Department—Vithoo Babaji—Havildar—request for payment of 90% of Provident Fund money.

Considered Chief Officer's note, dated 7th May 1928:—

"Vithoo Babaji Havildar was granted by me combined leave for two years from 2nd November 1927, preparatory to retirement. He now applies for the grant of his Provident Fund money.

The applicant's Provident Fund Account can be settled only on his retirement; but there is no objection to the grant to him of an advance of 90% of his Provident Fund money due to him, which is Rs. 818. The sanction of the Committee is required to the payment of 90% of Rs. 818, after deducting Rs. 38 on account of the balance of the advance taken by him on 17th November 1927."

Resolution 279.—Sanctioned.

15. Re: Establishment—Estates and Valuation Department—Mr. K. P. Mehta—application for gratuity from.

Considered Chief Officer's note, dated 11th May 1928:—

"Mr. K. P. Mehta, clerk on the permanent staff of the Estates and Valuation Department, was granted combined leave for 5 months and 23 days from 4th March 1927, prior to retirement. He retired from the Board's service on 27th August 1927. He applies for the grant of gratuity which has been recommended by the Estate Agent.

Mr. Mehta joined the Trust Service on 22nd February 1903 as a Mehta clerk on the Temporary Establishment and was transferred to the Permanent Establishment on 1st September 1919. His age on retirement was 55. His last pay was Rs. 105 per month in the grade of Rs. 40-125. The amount of gratuity admissible is Rs. 840.

The grant of the gratuity requires the sanction of the Committee."

Resolution 280.—Sanctioned.

16. Re: Establishment—Estates & Valuation Department—Mr. Jacob Abraham—application for gratuity from.

Considered Chief Officer's note, dated 11th May 1928:—

"Mr. Jacob, Head Surveyor on the permanent staff of the Estates & Valuation Department, was granted combined leave for two years from 20th February 1926, preparatory to retirement. He retired from the Board's service on 20th February 1928. He applies for gratuity which has been recommended by the Estate Agent.

Mr. Jacob joined the Trust service on 20th June 1901 as an Acting Surveyor. He was transferred to the permanent establishment on 1st January 1903. His age is 55. His last pay was Rs. 400 in the grade of Rs. 250-25-400. The amount of gratuity admissible to him is Rs. 3,600.

The grant of the gratuity requires the sanction of the Committee."

Resolution 281.—Sanctioned.

17. Re: Establishment—Estates & Valuation Department—Mr. P. R. Joshi, lately a Surveyor—application for gratuity from.

Considered Chief Officer's note, dated 11th May 1928:—

"Mr. Joshi, lately a Surveyor in the Estates and Valuation Department, was re-trenched from 13th April 1925. He applied for gratuity in June 1927 and a sum of Rs. 385 was sanctioned by the Committee in their Resolution No. 371, dated 21st July 1927. Mr. Joshi joined the service on 3rd October 1907 as a tracer on the temporary establishment

and was promoted to the permanent establishment on 1st September 1919. Before the gratuity sanctioned for him could be paid, the Examiner, Outside Audit, objected to the temporary service being taken into account in calculating the amount due. Pending revision of the Gratuity Rules, the gratuity was held over. The rule has now been revised and it is proposed to pay the gratuity amounting to Rs. 385 which is admissible."

Resolution 282.—Sanctioned.

18.

Re : Mumbra Sand—Contract for.

Considered the following :—

(a) Chief Officer's note, dated 10th May 1928 :—

"The last contract with the Sand & Shingle Supplying Co. was due to expire on 24th September 1926 but was extended by one month. Tenders were invited for the supply of sand for periods of one and three years (Improvements Committee's Resolution 160, dated 2nd September 1926.) Though the tender of Messrs. N. Purshotam & Co. was the lowest, the Works Sub-Committee recommended the tender of the Sand & Shingle Supplying Co., as the former had no experience of dredging for sand and it was doubtful whether they were in a position to execute the contract. (Works Sub-Committee's Resolution 17 dated 1st November 1926.) The Committee rejected both tenders and ordered that fresh tenders should be invited. (Improvements Committee's Resolution 280 dated 23rd November 1926.) The tender of Messrs. N. Purshotam & Co. for 3 years was accepted on condition that the amount payable by the Trust to them for sand should be retained by the Trust up to a maximum of Rs. 10,000 as additional security for the due performance of contract (Improvements Committee's Resolution 321 dated 21st December 1926). The chief conditions of contract are :—

- (1) Rs. 1,000 to be deposited with tender.
- (2) „ 2,000 to be deposited on acceptance of tender.
- (3) Bills to be retained to maximum of Rs. 10,000.
- (4) Rate for sand to be Rs. 7/6 per brass f. o. r. Byculla.
- (5) The contractors to pay Trust Rs. 400 per month as Royalty for the use of the Trust plant.
- (6) The contractors to take charge of the Trust plot of land and of plant and machinery and to keep the same in repair to the satisfaction of the Engineer.

Rs. 2,000 (No. 2 above) were paid on 31st January 1927.

Before the contractors paid the deposit of Rs. 2000 and took over the plant and machinery, a prohibitory order was received from the High Court dated 12th January 1927, attaching all bills and deposits payable to the contractors. The attachment was raised in February 1927.

The contractors asked to be allowed to commence the contract from 1st October 1927, by which time they would be able to make arrangements to get country craft for the work of sand supply. The Engineer in recommending the request stated that owing to exposure the steel plates of the Trust barges had worn thin and that he had given orders to repair one of them. The Works Sub-Committee recommended the commencement of the contract from 1st October 1927 and ordered that the expenditure on repairing the barge should be borne by the contractors. The Committee accepted the recommendation to start the contract from 1st October 1927 (Improvements Committee's Resolution 398, dated 7th July 1927). The agreement was sealed by the Trust on 18th October 1927.

A prohibitory order was received from the High Court on 26th September 1927 attaching bills and deposits due to the contractors. No bills were due to the contractors as they had not done any work but they had paid in deposits of Rs. 3,000 before the High Court order was received and a question arose whether the deposit which was paid for due performance of the contract could be attached ; the question was therefore referred to the

Trust Solicitors who stated that as the contractors had made the requisite deposit in January 1927 and taken over charge of plant and machinery in May 1927 and had also executed an agreement, there was a concluded contract between the Trust and the contractors prior to the date of attachment. They further stated that though the agreement was not then sealed by the Board it could not be regarded as not binding upon the Board and the Committee and thus the Trust had a valid prior charge upon the deposit coupled with a right to appropriate the deposit towards payment of costs, charges and expenses.

The solicitors for the attaching creditors were therefore informed on 15th October 1927 that the monies held by the Trust were held by way of deposit as security for due performance of contract and would be retained by the Trust pending due and complete compliance by the contractors of all their obligations. The solicitors for the attaching creditors asked for an inspection of the agreement. The Trust Solicitors were again asked to state whether the agreement could be shown to the solicitors for attaching creditors. The Trust Solicitors advised us to show the agreement to the attaching creditors' solicitors, because if it was not shown to them, they would take out a garnishee notice, the cost of which would in all probability be thrown upon the Trust on the ground that the garnishee notice was occasioned by the Trust's refusal to give inspection of the agreement. An inspection of the agreement was thereupon taken by Messrs. Solomon & Co., solicitors for attaching creditors, on 31st October 1927.

A garnishee order was served on the Trust on 30th November 1927, and on 2nd December 1927 Messrs. Solomon & Co wrote to us that the contractors had come to an arrangement with the attaching creditors, and it had been agreed that the garnishee notice should not be proceeded with for 6 months but that the attachment should continue. The Trust Solicitors thereupon wrote to the contractors asking them to have the attachment on the deposits and bills raised, as the deposits and bills were held by us as a security for due and faithful performance of the agreement by the contractors. At the same time our Solicitors wrote to Messrs. Solomon & Co., that we could not allow the attachment to continue until the disposal of the garnishee notice and asked them to have the attachment raised at an early date. The arrangement referred to in Messrs. Solomon & Co.'s letter of 2nd December 1927 is that in consideration of the attaching creditors not proceeding with the garnishee notice the contractors agreed to supply them with sand at Rs. 4-10 a brass, F. O. R. Mumbra, and that the rate of supply will be 12 wagons per week. We had no knowledge of this arrangement and our Solicitors again wrote to Messrs. Solomon and Co., that the arrangement was not known to us and therefore the attachment could not be allowed to continue and requested them to have it raised at an early date. After some correspondence with Messrs. Solomon & Co., our Solicitors wrote to us that subject to the Trust's right of appropriation of the deposits there was no objection to the attachment continuing.

On the 18th February 1928, Mr. H. B. Mehta, Pleader, wrote to us on behalf of his clients Messrs. B. Rodrigues and E. Rodrigues asking us what deposits and bills were due to the contractors as they had obtained a decree against the contractors for Rs. 1,425. Our Solicitors replied to Mr. Mehta that we had a first charge on the deposits and bills and the same could not therefore be attached. Nothing further has been heard from Mr. Mehta as yet.

Messrs. Solomon and Co. wrote to our Solicitors on 31st March 1928 that as the Trust were appropriating the deposits they had no other recourse but to bring on the garnishee notice for argument. Our Solicitors prepared the necessary affidavit. The garnishee notice has not yet been brought on for argument.

Under the agreement, the contractors were to start work on 1st October 1927 but they actually started supplying sand on 28th October 1927. After supplying for some time the contractors again failed to supply sand. It was also noticed that they were selling sand to the public without the permission of the Engineer. They were warned against this practice but they continued. As the Works were considerably delayed for want of sand the contractors were written to on 19th March 1928 that if they failed to supply sand regularly, action would be taken under the agreement. In spite of this warning the contractors have not supplied a single wagon since 19th March 1928, though they have sold sand to the public.

As the contractors have not supplied any sand, we bought 10 brass locally at their risk and cost and we shall have to buy more locally if they do not supply. They were informed accordingly on 26th April 1928.

Under clause 4 of the agreement, the contractors have to pay in advance in cash every month a sum of Rs. 400, for the use of Trust plant. They have paid the amount for October, November and December 1927 and have not paid anything since. They are therefore in arrears to the extent of Rs. 2,000 from January to May 1928.

In addition to the above, they have not paid a bill amounting to Rs. 413-12-8 for repairing one barge.

We have received complaints from the labourers employed on dredging by the contractors to the effect that they have not been paid four months' wages by the contractors and that they have taken charge of the sand on the Trust plot towards their wages. The labourers have ceased working and the work is at a stand-still now.

We have also received a complaint, dated 30th April 1928, from the Ag. Chief Traffic Manager, G. I. P. Railway, that the contractors are not loading wagons at all for the last 15 days on the plot and thus the Railway has to suffer a loss of Rs. 150 daily. So far they have supplied sand worth Rs. 1,327-8-11.

In view of the circumstances stated above, I beg to recommend that the contract should be terminated. It is proposed to adjust the sums of Rs. 2,000 and Rs. 413-12-8 against the deposits of Rs. 3,000 and Rs. 1,327-8-11 and to forfeit the balance of 1,913-12-3. I also suggest that fresh tenders be invited, work to commence on October 1st next."

(b) Further note by Chief Officer, dated 14th May 1928 :—

"Mr. B. P. Mantri of Messrs. N. Furshotam & Co. saw me on Saturday regarding his contract. He requested that —

(a) the sum of Rs. 1,327-8-11 being the value of sand supplied to the Trust, and (b) a sum of Rs. 1000 deposited by him in respect of his white sand contract may be transferred to the credit of his Royalty A/c. The former amount cannot be so transferred as it would be contrary to the terms of the contract. The latter could be, but, in my opinion, it would be better for him to withdraw it, pay his labour and use the balance as working capital.

2. Mr. Mantri stated that he had had trouble with his labour engaged on unloading and loading into railway wagons. He accuses other sand contractors of having tampered with his labour and there may be some truth in this, but I think the real cause is due to the fact that he did not pay the men their wages. He has now paid them half the amount due and states he still owes them about Rs. 250.

3. I went out to Mumbra on Sunday and found that the men engaged on the dredger are still there and are prepared to work if paid. There is sand in the barge waiting to be unloaded and as Mr. Mantri told me on Saturday that he had sent twenty men out for that purpose I expected to find it unloaded. It appears however that the men are mill hands and that as they are to be paid to-day, Monday, they will not go out until to-night. In any case, I doubt whether mill hands will be any good at this work as they are not accustomed to working in the sun and to handling wet sand.

4. Mr. Mantri appeals to the Committee to grant him three weeks grace and as this will probably take him up to the time when dredging ceases for the season I am prepared to recommend that it be granted on three conditions (a) that the labour be paid up to date in the presence of a representative of the Trust, (b) that he commences to dredge and load sand at once and (c) that he supplies us regularly with the sand required by us and stacks a further 50 brass on the site to be supplied to us during the monsoon.

5. If the above be agreed to, the matter can be reconsidered in June and if Mr. Mantri does not perform the terms of the contract it can then be terminated and fresh tenders called for before the end of the rains."

Resolution 283.—The recommendation made by the Chief Officer in his note, dated 14th May 1928, is approved.

19. Re : Dadar-Matunga Estate—Plot No. 636—Permission for encroachments of bay windows on the side open spaces and 2'-6" projection on the front open space and also two verandah bays on the front open space.

Considered Report No. 2 of the Works Sub-Committee, dated 3rd May 1928 :—

"We have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect certain bay windows on the side open spaces and to project portions of two rooms on to the front open space. We recommend that the proposed encroachments which represent an increase of nearly 5.36% over the sanctioned building area, be allowed on payment of an additional ground rent of Rs. 24 per annum.

The other encroachment of the two verandah bays on the front open space may be allowed free of extra rent as an architectural feature."

Resolution 284.—Approved and adopted.

20. Re : Dadar-Matunga Estate—Plot No. 746—permission for encroachment of the bay windows and the room on the open spaces.

(File No. Mis. 265/28)

Considered Report No. 3 of the Works Sub-Committee, dated 3rd May 1928 :—

"We have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect certain bay windows on a portion of the open spaces. We recommend that the proposed encroachment, which represents an increase of nearly 9.8% over the sanctioned building area, be allowed on payment of additional ground rent of Rs. 28 per annum. In this case, we have taken into consideration the fact that the plot is situated at the junction of two roads."

Resolution 285.—Approved and adopted.

21. Dadar-Matunga Estate—Plots 624 & 625.

Considered Report No. 4 of the Works Sub-Committee, dated 3rd May 1928 :—

"These two plots were originally let to the Zoroastrian Building Society at a ground rent of Rs. 1452 per annum for three years from 20th September 1926 and thereafter at Rs. 1936 per annum. The Society subsequently sublet them to the Parsi Central Association Co-operative Housing Society, Ltd., who are now erecting on the land a primary school for children residing on the estate.

2. In December 1926, the Committee considered a request to reduce the ground rent and agreed to fix it as follows :—

- (a) to extend the free period to 20th March 1928,
- (b) for the following five years Rs. 1000 per annum,
- (c) for the next five years Rs. 1250 per annum, and
- (d) for the remainder of the term Rs. 1500 per annum.

The concession is to remain in force for so long as the buildings are used for the schooling of the children residing on the estate.

3. We have had under consideration the amended plans of the building now in course of erection. The Society proposes to construct a verandah on the reserved open space to the east of the main hall and away from the road. As the open space is a large one, we see no objection to the proposal. The encroachment represents 4.11% over the sanctioned

building area and we recommend that it be permitted free of extra rent for so long as the building is used for the purpose of a school. We consider however that should the user of the building be changed in future, extra ground rent at the rate of Rs. 80 per annum should be charged in respect of this encroachment and recommend accordingly."

Proposed by the Chairman—

"That the report be approved and adopted."

Amendment—Proposed by Mr. Mirza—

"That the report be approved and adopted with the modification that the words "for a purpose other than a charity purpose" be added after the words "should the user of the building be changed in future" occurring in para 3.

The *Amendment* on being put to the vote was declared *lost*.

The *Original Proposition* was then put to the vote and declared *carried*.

Resolution 286.—The report be approved and adopted.

22.

Re : Pre-War Chawls—rents of.

Considered Report No. 3 of the Land Sub-Committee, dated 9th May 1928 :—

"By their Resolution No. 12, dated 7th February 1928, the Board referred the subject matter of the following proposition to the Improvements Committee for consideration and report :—

'That the Board is of opinion that the rents of their pre-war chawls should not be increased and that the Improvements Committee's Resolution No. 672, dated 6th December 1927, be rescinded so far as it relates to the increase of rents of those chawls and any excess rent collected shall be refunded.'

The Improvements Committee referred the same to us by their Resolution No. 116, dated 15th February 1928.

In this connection, the following petitions and resolutions passed at meetings of the tenants of chawls have been received and referred to us for consideration and report by the Improvements Committee's Resolutions No. 23 dated 10th January 1928, No. 93 dated 31st January 1928, and No. 95 dated 31st January 1928 :—

(a) *Mandvi-Koliwada Chawls*—Petition, dated 17th December 1927, of the tenants requesting that the rent should be reduced to Rs. 5.

(b) *Mandvi-Koliwada Chawls*—Resolution passed at a mass meeting of the residents of the chawls held on 18th December 1927 requesting the Committee to reduce the rent to Rs. 5 and stating that if the reduction is not made, they would be constrained to refuse to pay all increases in rents while retaining possession of the tenements.

(c) *Princess Street & Chandanwadi Chawls*—Petition, dated 13th January 1928, of the tenants of the Chawls requesting the Committee to reconsider the question of increasing the rents.

(d) *Agrpada Chawls*—Resolution passed at a public meeting of the tenants held on 14th January 1928 requesting the Committee to reconsider the question of increasing the rents.

In addition to the above, the following resolutions passed at meetings of the tenants have been received :—

(a) *Mandvi-Koliwada Chawls*—Resolution passed at a meeting of the residents of the Chawls held on 2nd January 1928, stating that the Mandvi-Koliwada Sangha had

appointed certain gentlemen to interview Mr. Burge, the Estate Agent, to bring about the present differences between the Trust and the tenants in the matter of rents.

(b) *Mandvi-Koliwada Chawls*—Letter from the Secretary, Mandvi-Koliwada Sangh, dated 27th January 1928, requesting the Committee to issue instructions either to suspend the collection of rents or to recover the rents at old rates.

(c) *Mandvi-Koliwada Chawls*—Letter from the Secretary, Mandvi-Koliwada Sangha, dated 17th March 1928, addressed to Mr. Burge, stating that the tenants have been asked not to pay rents till the question of reduction has been finally settled.

(d) *Agripada Chawls*—Resolution passed at a meeting of the tenants held on 22nd January 1928 requesting the Trust to reconsider the question of increasing the rents.

We have very carefully considered all the resolutions and petitions and beg to report as follows :—

We attach hereto a copy of a note, dated 26th March 1928, by the Chief Officer and also statements showing how the rents have been increased from time to time and the percentage of return on capital cost.

We find that the total number of tenements, the rent of which was increased is 4220 and the average increase per month is six and three quarter annas.

There is not a single room vacant in any of these chawls and this is an indication that the rents are not more than the occupants can afford to pay. Besides, the rents of these Chawls are considerably less than those of privately owned chawls.

The rents of chawls built after the war have been reduced from time to time and in the case of those in which the rent does not exceed Rs. 8 per month, the vacancies are diminishing. This shows that an ordinary tenant can afford to pay about Rs. 8 per month.

From the statements attached hereto, it cannot be said that the return obtained by the Trust on the money invested in these chawls is in any way excessive.

In the circumstances stated above, we consider that the rents of the pre-war chawls are in most cases very low and that no case has been made out for a reduction and recommend that the Board and the tenants of the Chawls who have petitioned for a reduction of rents should be informed accordingly."

Chief Officer's note, dated 26th March 1928 :—

"By their Resolution No. 12, dated 7th February last, the Board referred to the Committee for consideration and report the subject matter of the following proposition :—

'That the Board is of opinion that the rents of their pre-war Chawls should not be increased and that the Improvements Committee's Resolution No. 672, dated 6th December 1927, be rescinded so far as it relates to the increase of rents of these chawls, and any excess rent collected shall be refunded "

2. The Committee referred the same to the Land Sub-Committee.

3. The following statement shows the Chawls referred to and the rents charged in 1927 and proposed to be charged by the Committee in 1928.

Name of Chawls.	Number of Tenements.	Rent per Room.	
		1927	1928
Suparibaug ...	478	Rs. 4 9 0	Rs. 4 15 0
West Agripada ...	1602	" 4 15 0	" 5 5 0
Nagpada ...	288	" 5 11 0	" 6 2 0
Imamwada ...	906	" 5 11 0	" 6 2 0
Princess Street ...	64	" 7 2 0	" 7 10 0
Chandanwadi ...	664	" 7 2 0	" 7 10 0
Mandvi-Koliwada ...	218	" 7 2 0	" 7 10 0

4. The total number of tenants the rent of which has been increased is 4220 and the average increase per month is six and three quarter annas.

5. There is not a single vacant room in any of these chawls.

6. The following statement shows (a) the cost of the chawls including the site, (b) the rental derived during the financial year 1927-28, (c) the outgoings, (d) the net revenue, and (e) the percentage of return

Name of Chawls.	Total Cost.	Results based on Rents of 1927-28.			Percentage of return on capital.
		Gross Rent.	Outgoings.	Net Rent.	
Suparibaug ...	Rs. 3,73,182	26,000	12,449	13,551	3.63
West Agripada .	„ 11,60,066	1,03,600	52,738	50,862	4.38
Nagpada ...	„ 2,13,901	19,400	9,312	10,088	4.71
Imamwada ...	„ 7,09,072	61,800	30,823	30,977	4.36
Princess St ...	„ 86,617	5,500	2,960	2,540	2.93
Chandanwadi .	„ 5,19,515	58,300	24,597	33,703	6.49
Mandvi-Koliwada	„ 5,87,456	46,000	17,471	28,529	4.86
Total .	36,49,809	3,20,600	1,50,350	1,70,250	4.66

The rents include those of the shops and godowns in Mandvi-Koliwada and of shops in West Agripada and Chandanwadi.

7. Although the rents of the chawls are expected to be somewhat higher in 1928-29 than in 1927-1928, the outgoings will be greater on account of a larger outlay on repairs having been provided for. The net return will therefore be rather less than in the previous year.

8. It cannot be said that the return obtained by the Trust on the money invested in these chawls is in any way excessive.

9. The fact that there is not a single room vacant in any of these chawls is some indication that the rents are not more than the occupants can afford to pay. I have compared them with privately owned chawls and find that they are considerably less.

10. The only two sets of our Chawls which are at all comparable, as regards situation, with those erected by the Development Department are those at Suparibaug (Rent Rs. 4-15) and West Agripada which may be compared with the Department's chawls at Naugaum (Rent Rs. 7) and DeLisle Road (Rent Rs. 9-8 and Rs. 9) respectively.

11. The rents of the rooms at Nagpada and Imamwada are Rs. 6-2-0 per month. They are in a more favourable position than the chawls at East Agripada where we have 704 rooms (with only 11 vacancies) the rents of which vary from Rs. 7-2 to Rs. 7-12 per month.

12. There are no really large blocks of chawls with which the rent (Rs. 7-10) of the rooms in the Chandanwadi, Princess Street and Mandvi-Koliwada Chawls can be compared but they are very much less than privately owned rooms and are in constant demand.

13. The members of the Committee are aware that the rents of the chawls built after the war have been reduced from time to time and that in the case of those in which the rent does not exceed Rs. 8 per month the vacancies are diminishing. In Mazagam alone, the number of vacant rooms has decreased from 661 in January 1927 to 277 in January 1928. This is an indication that the ordinary tenant can afford to pay about Rs. 8 per month and there is no doubt that he is willing to pay more for an exceptional position.

14. For the reasons given, I am of opinion that the rents of the pre-war chawls are in most cases very low and that no case has been made out for a reduction. "

Statement A.

Rents of Chawls—from date of first occupation to end of April 1911.

Name of Chawl.	First occupied in.	Original Rent.				Year.	First Revision.				Year.	Second Revision.			
		Ground Floor.	First Floor.	Second Floor.	Third Floor.		Ground Floor.	First Floor.	Second Floor.	Third Floor.		Ground Floor.	First Floor.	Second Floor.	Third Floor.
		Rs. a	Rs. a.	Rs. a.	Rs. a.		Rs. a.	Rs. a.	Rs. a.	Rs. a.		Rs. a.	Rs. a.	Rs. a.	
Agripada A. ...	1901	2 4	2 8	2 12	..	1904	3 0	3 0	2 12	...	1910	3 6	3 8	3 10	
„ B. ...	1904 & 05	2 12	2 12	2 8	2 8	1911	3 2	3 6	3 8	3 8					
„ B. ..	1905	2 8	2 8	2 4	2 4	1911	2 14	3 2	3 4	3 4					
„ C. ...	1910-11	3 4	3 8	3 10	3 10										
Nagpada ...	1905 & 10	2 12	2 12	2 8	2 8	1911	3 4	3 8	3 10	3 10					
Imamwada ...	1907 to 11	3 6	3 6	3 3	3 3	1911	3 8	3 8	3 12	3 12					
Princess Street...	1908	3 6	3 6	3 4	3 4	1911	3 10	3 12	3 13	3 13					
Chandanwadi ..	1907	3 6	3 6	3 3	3 3	1911	3 8	3 8	3 12	3 12					
Mandvi-Koliwada.	1910	4 8	4 8	4 8	4 8										

Note :—All rents were revised in May 1911 (see statement B.)

Statement B.
Rents of Chawls—May 1911 to January 1928.

Name of Chawls.	May 1911.	February 1921.	November 1925	January 1926.	January 1927.	January 1928.	Remarks.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
Agnpada	3 8 0	3 13 0	4 1 0	4 9 0	4 15 0	5 5 0	
Nagpada	4 0 0	4 6 0	4 11 0	5 5 0	5 11 0	6 2 0	
Imamwada	4 0 0	4 6 0	4 11 0	5 5 0	5 11 0	6 2 0	
Princess Street	5 0 0	5 8 0	5 14 0	6 10 0	7 2 0	7 10 0	
Chandanwadi	5 0 0	5 8 0	5 14 0	6 10 0	7 2 0	7 10 0	
Mandvi-Koliwada	5 0 0	5 8 0	5 14 0	6 10 0	7 2 0	7 10 0	
Suparibaug	3 4 0	3 9 0	3 12 0	4 4 0	4 9 0	4 15 0	First occupied in 1911.

MEETING OF THE IMPROVEMENTS COMMITTEE OF 15TH MAY 1928.

Statement C.

Showing percentage of return on Capital cost.

Name of Chawls.	Total cost.	Result based on Rents of 1911-12.			
		Gross Rent.	Out-goings.	Nett Rent	Percentage of return on Capital.
Suparibag ...	3,73,182	12,777	3,881	8,896	2.8
West Agripada ..	11,60,066	51,654	24,254	27,400	2.36
Nagpada ...	2,13,901	11,859	5,680	6,179	2.89
Imamwada ...	7,09,072	39,783	14,393	25,390	3.58
Princess Street ...	86,617	2,904	1,314	1,590	1.83
Chandanwadi ..	5,19,515	31,905	12,641	19,264	3.71
Mandvi-Kolwada ...	5,87,456	30,738	11,492	19,246	3.28
	36,49,809	1,81,620	73,655	1,07,965	2.95.

Name of Chawls.	Total cost.	Result based on Rents of 1921-22.			
		Gross Rent.	Out-goings.	Nett Rent.	Percentage of return on Capital.
Suparibag ..	3,73,182	20,582	8,768	11,814	3.16
West Agripada.	11,60,066	78,981	47,320	31,661	2.73
Nagpada ...	2,13,901	15,069	7,381	7,688	3.60
Imamwada ..	7,09,072	47,461	20,035	27,426	3.87
Princess Street ..	86,617	4,207	2,217	1,990	2.30
Chandanwadi ..	5,19,515	45,331	13,869	31,462	6.05
Mandvi-Kolwada ...	5,87,456	42,027	13,306	28,721	4.89
	36,49,809	2,53,658	1,12,896	1,40,762	3.86

Statement C—contd.

Name of Chawls.	Total cost.	Result based on Rents of 1925-26.			
		Gross Rent.	Outgoings.	Nett Rent.	Percentage of return on Capital.
Suparibaug ...	3,73,182	21,574	10,786	10,788	2·81
West Agripada ...	11,60,066	84,103	51,256	32,847	2·83
Nagpada ...	2,13,901	16,117	8,415	7,702	3·60
Imamwada ...	7,09,072	50,481	21,829	28,652	4·04
Princess Street ...	86,617	4,658	2,527	2,131	2·46
Chandanwadi ...	5,19,515	49,108	21,799	27,309	5·25
Mandvi-Koliwada ...	5,87,456	51,507	16,619	34,888	5·94
	36,49,809	2,77,548	1,33,231	1,44,317	3·95

Name of Chawls.	Total cost.	Result based on Rents of 1926-27.			
		Gross Rent.	Outgoings.	Nett Rent.	Percentage of return on Capital.
Suparibaug ...	3,73,182	24,394	12,817	11,577	3·10
West Agripada ...	11,60,066	98,796	50,092	48,704	4·20
Nagpada ...	2,13,901	18,169	8,521	9,648	4·51
Imamwada ...	7,09,072	55,213	26,995	28,218	3·98
Princess Street ...	86,617	5,119	2,433	2,686	3·10
Chandanwadi ...	5,19,515	54,345	21,534	32,811	6·31
Mandvi-Koliwada ...	5,87,456	50,004	15,854	34,150	5·81
	36,49,809	3,06,040	1,38,246	1,67,794	4·60

Resolution 287.—The report of the Land Sub-Committee is approved and adopted and a copy thereof should be forwarded to the Board with reference to their Resolution No. 12, dated 7th February 1928.

23. Re: Scheme 32, Mahar Chawls at Clerk Road—representation for reduction of rent.

(File No. Mis. 100/28.)

Considered Report of the Land Sub-Committee No. 4, dated 9th May 1928 :—

“At a public meeting of the Depressed Classes of Bombay held under the auspices of the Depressed India Association on 2nd February 1928 under the Presidentship of Mr. H. J. Khandekar the resolution noted in the margin was passed, a copy of which was sent to the

Resolution 4—(A) That this public meeting of the residents of Mahar Chawls at Clerk Road, Scheme No 32, requests the Chairman of the Improvement Trust, to reduce the rent from Rs 7-3-0 to Rs 5, only

(B) And further requests the Trust that the residents of the above locality should be given a privilege of the electric light in the gangway of the said chawls as has been done already in the case of Love Lane, Mazagaon (Motisha's Chawl) of the Trust as there is dense dark

Chairman of the Improvements Committee. The Improvements Committee referred the subject matter of this resolution to us for consideration and report by their Resolution No. 140

dated 28th February 1928.

We have considered the matter and beg to report as follows :—

These chawls were constructed in 1920-21. The total cost of construction is Rs. 5,13,225. The rent was originally fixed at Rs. 7 per room and was increased by 3 annas per room in August 1922 on account of increase in Municipal taxes. The present rent is Rs. 7-3-0 per room per month. The gross rent per annum of the chawls when first occupied was Rs. 26,082, the outgoings in the first year amounted to Rs. 8,444 and the net return to Rs. 17,638. The return on the capital was thus 3.43%

In 1927-28 the gross rent (including the rents of shops) amounted to Rs. 78,500, the outgoings to Rs. 12,898 and the net rent to Rs. 15,602. The net return on the capital is therefore Rs. 3.04%.

Of all the post war chawls the monthly rent viz. Rs. 7-3-0 of these chawls is the lowest. There is a great demand for rooms and there are only 12 rooms vacant out of a total number of 320 rooms. In these circumstances, we consider that there is no justification for the reduction of rents of these chawls and accordingly recommend that the President of the meeting should be informed accordingly

The question of providing electric lights in the gangway of these and other chawls is under our consideration and we hope to be able to report on it shortly.”

Resolution 288.—Approved and adopted and the party be informed to the effect of the report.

24. Re: Report of Financial Transactions in July 1927.

Considered Report No. 9, dated 9th May 1928, of the Finance Sub-Committee :—

“In July 1927, 3½% Government Promissory Notes of the nominal value of Rs. 32,100 were transferred at their cost price from the Provident Fund Investment Account to the General Investment Account to make payment of Provident Fund to two employees. A question was raised as to the rate *s. e.* whether cost price or market value at which such transfers should be made.

Again, in the same month, the B. I. Trust Debentures of the nominal value of Rs. 3,37,500 were transferred at par from the General Investment Account to the Sinking Fund Investment Account. In this case also a question was raised whether the transfer should be effected at par or market value.

Both these questions were referred to us for consideration and report—Improvements Committee's Resolution No. 498, dated 30th August 1927.

We have considered the matter and beg to report as follows :—

We consider that the transfer of the Government Promissory Notes should be made at the market value and not at the cost price and we recommend that such transfers should be made accordingly in future and in those cases in which such transfers were made during the last year 1927-28 at the cost price, a re-adjustment should be made now.

As regards the transfer of the Bombay Improvement Trust Debentures from the General Investment Account to the Sinking Fund Investment Account, these debentures are the Board's own debentures, were purchased at par, will be held in the Sinking Fund and will on maturity be redeemed at par. Under these circumstances, we consider that there is no objection to the transfer of these debentures at par.

Resolution 289.—Approved and adopted.

25. Re *Chief Officer's Report, dated 11th May 1928, on notice of motion, dated 1st December 1927, by Dr A. G. Viegas, L.M. & S., re strength of staff in Secretary's and Chief Accountant's sides, respectively, of the Secretary and Chief Accountant's Department.*

Considered Chief Officer's Report, dated 11th May 1928 :—

"With reference to the Improvements Committee's Resolution No 688, dated 6th December 1927, adopting the notice of motion by Dr Viegas, reproduced in the margin, I beg to report as follows :—

The sanctioned superior staff of the Secretary and Chief Accountant's Department is given below :—

1. Secretary and Chief Accountant.
1. Deputy Secretary and Accountant.
1. Assistant Accountant.
2. Superintendents
5. Head Clerks
11. Senior Clerks.
- 43 Junior Clerks.

Out of the above, the following staff works on the Secretariat side :—

- 1 Secretary and Chief Accountant (part time).
- 1 Superintendent.
- 1 Head Clerk.
- 4 Senior Clerks.
- 9 Junior Clerks.

The following staff works on the Accounts side :—

- 1 Secretary and Chief Accountant (part time).
- 1 Deputy Secretary and Accountant.
- 1 Assistant Accountant.
- 1 Superintendent.
- 4 Head Clerks.
- 6 Senior Clerks.
- 35 Junior Clerks."

Note.—A Junior Clerk is employed against a vacant post of Senior Clerks."

Resolution 290.—Referred to the Establishment Sub-Committee for consideration and report.

26. Re: Establishment—Estates & Valuation Department—Mr. V. S. Deshmukh,
of Draftsman—advance from Provident Fund to.

(File No. E. 203/28.)

Considered Chief Accountant's note, dated 11th May 1928 :—

"The applicant, Mr. V. S. Deshmukh, is an Acting Draftsman, on the Estates and Valuation Department, permanent establishment, in service from 1st September 1920, on Rs. 70 plus Rs. 20 War Allowance per month.

He applies for the grant of an advance of Rs. 200 from his Provident Fund Subscription to enable him to perform the thread ceremony of his (dependent) younger brother.

His Provident Fund subscription amounts to Rs. 416.

He has had advances from his provident fund as under :—

I. Advance of Rs. 76 in July 1924.

II. 100 in June 1926, repaid in full on 1st February 1928.

The present request is admissible, but as twelve calendar months have not elapsed since the complete recovery of the last loan, it requires to be considered by the Improvements Committee.

The recovery may be fixed in 20 instalments."

Resolution 291.—Sanctioned.

27. In accordance with notice of motion*, it was—

Proposed by Mr. Taursee—

"That the subject matter of the marginally noted proposition should be referred to the

(a) Rule 5 Substitute the following for this rule.

"The business before a meeting of the Committee shall ordinarily be discussed informally. But when an amendment is moved to the original proposition the discussion shall become formal. In such case, the proposition and all amendments must be duly proposed and seconded, after which alone they will be before the meeting for discussion. A member having spoken to a motion or amendment is not at liberty to speak again to such motion or amendment, provided that the movers of the amendment and the original proposition shall have a right of reply in the order named, immediately after which, the motion shall be put to the vote."

Establishment
Sub-Committee for consideration and report.

(b) Add the following as Rule 6, renumbering rules 6 to 13 as 7 to 14.

"Rule 6. It shall be competent to the Chairman, with the consent of the majority of the members present, to submit for consideration and subject any two or more items of business relating to the same subject, although such items may not have been grouped together on the Agenda paper."

(c) Rule 11—Add the following at the end —

"The proposition must be duly proposed and seconded after which alone it will be before the meeting for discussion. The amendments must also be duly seconded."

Resolution 292.—Carried.

* The motion of which notice had originally been given was to the effect of the proposition noted in the margin, but it was modified, with permission, as shown above.

28. The next item on the Agenda paper was the following notice of motion by Dr. Viegas consideration of which was resumed with reference to Resolution 265, dated 1st May 1928 :—

“That Mr. K. F. Nariman be requested to do the Committee the favour of drawing up a case for the joint opinion, ordered by the Board on 27th April 1928, of Counsel Sir Chimanlal Setalvad and Mr. Bhulabhai J. Desai.”

The motion dropped, as Dr. Viegas did not ~~wish to~~ move it.

29. The following documents were executed:—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New. issued.	Old cancel- led.
		Rs.		
Mr. Maneckji Dhunibhoy Petit	... 1901	1,000	1	1
Mr. H. D. Taraporevala & another	... 1902	500	1	1
The Bank of India, Limited	... 1903	500	1	1
Messrs. Cursetjee C. Jamsetjee & Others	... 1903	7,500	1	1
Mr. J. D. Nadershah & another	.. 1903	2,000	2	2
Mr. F. G. P. Mascarenhas & another	. 1905	1,000	1	2
Mr. Byram Khodaram Tafti & another	. 1912	6,000	6	6
Total Rs.		18,500	13	14

(2) *Lease & Counterpart to*—

(i) Bai Banoobai Darashaw Rustomji Colabawalla & another, *re*: plot No. 37, West Chaupati Estate.

(ii) Mr. Ramji Ladha Parmar, *re*: Plot No. 291, Dadar-Matuuga Estate.

(3) *License & Duplicate to* The Bombay Electric Supply & Tramways Company, Limited, to lay a service cable for the purpose of supplying electricity to consumers under portion of the land belonging to the Board on the Sydenham Road Estate.

(4) *Agreement & Duplicate with* Mr. Balubhai Motchand & another, *re*: Case No. 101 Scheme 37.

30. The following papers were laid on the table:—

1. Purchase orders sanctioned by Chief Officer, under Sec. 22 (x) of the Act.
2. Work orders do do
3. Sale of materials do do
4. Charge report dated 7th May 1928, *re*: Mr. N. T. Chawathey handing over and Mr. E. B. Bharucha receiving charge of the Office of Deputy Secretary & Accountant, on the afternoon of 7th May 1928.
5. Charge report, dated 5th May 1928, *re*: Mr. J. T. Burge, F. S. I., handing over and Mr. A. K. Dadachanji receiving charge of the Office of Estate Agent on the afternoon of 5th May 1928.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 29th May 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOUSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
2. MR. R. D. BELL, C.I.E., I.C.S.
3. MR. GANPAT KRISHNAJI BORADE.
4. MR. B. G. HORNIMAN.
5. MR. L. R. TAIRSEE.
6. MR. S. L. SILAM, B.A., LL.B
7. MR. W. R. S. SHARPE.
8. DR. ACCACIO G. VIEGAS, L.M. & S.
9. MR. Y. G. PANDIT.

AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER

THE SECRETARY.

The minutes of the meeting held on the 15th May 1928 were signed.

1. Re . Dadar-Matunga Estate—provision of benches etc , on the roadside between King's Circle and Dadar Tram Terminus, etc.

(File No. Mis. 362/28.)

Considered Letter, dated 16th May 1928, from Mr. B. G. Parelkar :—

“I beg to inform you that hundreds of residents of Parel and Dadar, having no place near by for recreation generally, make use of Suparibaug Road and the King's Road for taking a walk during evening and night with women and children and many of them go as far as King's Circle walking all the way. There being no resting place anywhere, I beg to suggest that benches with partitions be placed alongside of the route and between Dadar Tram Terminus and King's Circle and benches alongside of reserved Tram track between Dadar and Parel and on the reserved Island between the Tram tracks from Lalbaug to Parel.”

RESOLUTION No. 293.—Referred to the Chief Officer for favour of report.

2. Re : Dadar-Matunga Estate—plot 664—variation of layout.

(File No. Mis. 371/28.)

Considered the following :—

(a) Trust Architect's No. 1208, dated 9th May 1928 :—

"I have the honour to forward herewith amended block plan† for the building on the above plot, received from the lessee's architects showing the revised building area bounded by red lines and the relayout sanctioned as per Improvements Committee's Resolution No. 94, dated 22nd February 1927, bounded by yellow lines. Eighth scale ground floor plan† also accompanies.

The building area now proposed is smaller than that already sanctioned and as such may be allowed."

(b) Estate Agent's No. 9019, dated 21st May 1928 :—

** * * * * *

2. The Improvements Committee by their Resolution No. 94, dated the 22nd February 1927, sanctioned the revised layout of this plot on condition that the extra rent of Rs. 748 per annum was paid on account of the increase in the floor area of the building by 61%. This condition was duly communicated to the architects for this plot, and they have now submitted a fresh proposal for the Improvements Committee's consideration, as the extra rent charged for their former proposal was found by their client to be very excessive.

3. Under the present proposal, the sanctioned floor area of the building will be increased from 11,470 sq. ft. to 15,000 sq. ft. which is an increase of nearly 31%. The ultimate ground rent of Rs. 1228 will, therefore, be increased by 31% which will amount to an additional rent of Rs. 380 per annum."

(c) Chief Officer's note, dated 22nd May 1928 :—

"The layout as now proposed is an improvement on that sanctioned by Committee Resolution 94, dated 22nd February 1927, and I recommend that it be approved."

Resolved : "That in modification of Resolution No. 94, dated 22nd February 1927, the revised layout be sanctioned on condition that the ultimate ground rent be increased from Rs. 1,228 to Rs. 1,608 per annum.

3. Re : Scheme 37—Semi-Permanent Sheds at Tank Pakhadi Road.

(File No. Mis. 269/28.)

Considered Chief Officer's note, dated 23rd May 1928 :—

"Complaints having been received from the Health Officer, Bombay Municipality, that the tenants of these sheds allow the waste water to flow on to the unpaved land outside the sheds, it is proposed to provide a washing place at an estimated cost of Rs. 400.

No provision has been made for this work in the current year's budget ; but I am satisfied that it is necessary and request the sanction of the Committee to the same. The proposed expenditure will be met from the anticipated savings under the provision of Rs. 24,300 made in the current year's budget for remodelling a block of the Chandanwadi Chawls."

RESOLUTION No. 295.—Sanctioned.

2. The Board be recommended to sanction the transfer of the sum of Rs. 400 from the provision of Rs. 24,300 made in the current year's Budget for remodelling a block of the Chandanwadi Chawls.

4. Re . Dadar-Matunga Estate—plot 737—motor garage on.
(File No. Ms. 365/28.)

Considered the following :—

(a) Trust Architect's No. 1153, dated 2nd May 1928 :—

"I have the honour to forward herewith a plan† showing the motor garage proposed to be erected on the above plot and to state that the proposal may be allowed subject to the Board's usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918."

(b) Estate Agent's No. 8907, dated 17th May 1928 :—

"* * * * *

2. The building tenant has paid a premium for this plot at the rate of Rs. 9-8 per sq. yard and she states that she is willing to pay a further premium for the proposed garage on the reserved open space.

3. The premium payable will, therefore, be at the rate of Rs. 250 for every 100 sq. feet of land covered by the garage."

(c) Chief Officer's note, dated 18th May 1928 :—

"There is no objection to the proposal."

RESOLUTION No. 296.—Sanctioned subject to the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and No. 255, dated 22nd June 1920.

5. Re : Chowpaty West Estate—plot 33—motor garage on.
(File No. Ms. 373/28.)

Considered the following :—

(a) Trust Architect's No. 1268, dated 16th May 1928 :—

"I have the honour to forward herewith a plan† showing the existing motor garage so extended as to form a double garage, received from the lessee's architects Messrs. Contractor Kanga & Co. It is proposed to remove the wall between the existing portion and the proposed extension.

If it is proposed in future to have two separate leases for the above plot, it will be possible to divide the double garage into two separate garages.

In the circumstances, the proposal may be approved subject to the Board's usual normal conditions contained in Trustees' Resolution No. 296 of 27th September 1918."

(b) Estate Agent's No. 9025, dated 21st May 1928 :—

"* * * * *

2. There is no objection to the proposed extension of the motor garage.

3. The lease of this plot having been granted premium at the rate of Rs. 750 will be payable for every 100 sq. ft. occupied by the proposed garage together with the cost of preparation etc. of the necessary license."

(c) Chief Officer's note, dated 22nd May 1928 :—

"No objection."

RESOLUTION No. 297.—Sanctioned subject to the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and No. 255, dated 22nd June 1920.

6. Re : Return showing demand, recovery and arrears of rents of acquired properties and chawls for the half-year ending 31st March 1927.

Considered Chief Officer's note, dated 21st May 1928 :—

		Rs. as p.	
"Gross amount of arrears as on 30th September 1926...	...	7,02,969	9 8
<i>Less—</i>			
Written off—		Rs. as p.	
C..R. 325 of 21st December 1926	...	13,519	8 4
" 192 of 5th April 1927	...	220	12 8
" 248 of 4th May 1927	...	1,22,070	11 1
By Land Manager	... ..	190	8 2
		1,36,001	8 3
Nett arrears as on 30th September 1926	...	5,66,968	1 5
Rents accruing during half-year ending 31st March 1927	...	11,01,074	13 4
Total demand	... ..	16,68,042	14 9
Recovered during the half-year	.. ..	10,39,927	12 7
Arrears as on 31st March 1927	.. ..	6,28,115	2 2
Proposed to be written off	... ..	1,58,943	2 11
Balance	... ..	4,69,171	15 3
Recovered up to 30th June 1927	... ..	2,51,211	0 0
To be recovered after 30th June 1927	... ..	2,17,960	15 3

2. Sanction is requested to write off arrears amounting to Rs. 1,58,943-2-11 which is the amount due from 3911 tenants who have either vacated, or been ejected from, their occupancies. The amount appears large but the period covered includes the years 1923 to 1926. I have previously informed the Committee that shortly after assuming the office of Chairman of the late Board, I found that the arrears amounted to over seven and a quarter lakhs and that insufficient amounts had been written off. Since that time, arrears brought forward from 1910 and subsequent years have been written off and the amounts have appeared heavy. Including the amount for which sanction is now asked, the total write-off from 1910 to date is Rs. 7,69,536 and is equal to 251% of the demand.

3. I also request sanction to write off a sum of Rs. 3,543-9-6 being the amount of irrecoverable court costs incurred in endeavouring to recover arrears."

RESOLUTION No. 298.—Referred to the Finance Sub-Committee for consideration and report.

7. Re : Scheme 29—rates for the sale of quarry materials from the Dongri Quarry.

(File No. Mis. 405/28.)

Considered the following :—

(a) Engineer's No. 4469, dated 17th May 1928 :—

"I have the honour to forward herewith a copy of the letter, dated 16th instant, received from Messrs. Motichand & Co., applying for quarry materials at the rates mentioned below :—

	Rate.
1. Blue stone Khandkies 10' to 12' long 6" high & 9" to 12" tails ... ..	... at Rs. 6 per 100 Nos.

2. Blue stone corners 12" x 8" to 10" x 6" (high) at Rs. 16 per 100 Nos.
3. Blue stone header 6" x 10" to 12" on face
and 1'-3" to 1'-5" long at Rs. 18 per 100 Nos.

These rates had been sanctioned in the Improvements Committee's Resolution No. 632, dated 8th November 1927, for selling materials to the Ferro Concrete Construction Coy. and I have to request you to please obtain Committee's sanction to adopt the above rates in case of sales to all the purchasers who may apply for these materials."

Copy of letter, dated 16th May 1928, from Messrs. Motchand & Co., referred to above :—

"(1) From the conversation we had with your goodself, we understand you have following quarry materials in stock at Dongri Quarries which we agree to purchase at rates mentioned below :—

Length.

- (a) Blue Khandkies 10"-12" x 9"-12" x 6" about 1900 Nos. at Rs. 6 per 100 Nos.
- (b) Blue stone corners 12" x 8"-10" x 6" about 250 Nos. at Rs. 16 per 100 Nos.
- (c) Headers 10"-12" x 15"-18" x 6" about 140 Nos. at Rs. 18 per 100 Nos.

(2) Further, we are agreeable to purchase more Khandkies and corners of above description at same rates till end of June 1928, as much quantity as you can supply. We understand approximately you will be able to supply about 6000 (six thousand) Khandkies per month."

(b) Chief Officer's note, dated 23rd May 1928 :—

"Recommended. In anticipation of the Committee's sanction, I have allowed materials to be issued at the above rates to Messrs. Motchand & Co."

RESOLUTION No. 299.—SANCTIONED.

8. Re : Sale of dressed set stones from the Dongri Quarry

(File No. Mis. 72/27.)

Considered Chief Officer's note, dated 23rd May 1928 :—

"The Committee in their Resolution No. 604, dated 8th November 1927, sanctioned the sale of 20,000 dressed set stones at Rs. 11 per 100 to Messrs. Rasuji Rajbhoy & Co. The Co. was then asked to deposit Rs. 2,200 being the cost of the 20,000 stones. The deposit was not made, as the Co. obtained the stones cheaper elsewhere. A few days later, they offered to purchase some stones at a rate to be fixed by the Committee. They actually removed 1300 stones and it is proposed to charge the Co. at the rate of Rs. 12 per 100 which is the rate of supply to the Trust Schemes."

RESOLUTION No. 300.—SANCTIONED.

9. Re : Member of Committee—Mr. F. C. M. St. Paul—resignation of membership.

(File No. Mis. 376/28.)

Read letter, dated 22nd May 1928, from Mr. F. C. M. St. Paul :—

"With regret, I have to ask you to accept my resignation of membership of your Committee."

RESOLUTION No. 301.—Recorded.

2. The Committee place on record their appreciation of the services rendered by Mr. St. Paul.

10. Re: Land required for Haj Pilgrim Traffic.
(File No. Mis. 43/28. Ref. C. R. 266/28.)

Considered Chief Officer's note, dated 24th May 1928 :—

"With reference to the Improvements Committee's Resolution No. 266, dated the 15th instant, I informed the Executive Engineer, Presidency Division, that the Committee will be prepared to consider the question of providing a suitable site on reasonable terms if Government will let them have full particulars of their requirements. In reply, the Executive Engineer writes as follows :—

"With reference to your letter No. Mis. 43/28, dated 23rd instant, I have the honour to request you, please, to supply the information required by Government, regarding the site referred to in my letter No. 3908, dated 3rd May 1928.

The present proposal includes provision of a Camp for 8000 pilgrims, offices, staff quarters and sanitary and water arrangements. A railway siding to the Camp is also being considered."

2. I have already stated that in my opinion the site in question is not suitable for the purpose. The locality is not sewered and I cannot say when it will be and it is most unlikely that a railway siding to the camp could be provided. I suggest that Government be requested to depute an Officer, who is fully conversant with their requirements, to discuss the matter in all its bearings."

Resolved : "That the suggestion made by the Chief Officer be No. 302. approved."

11. Re: Accident to cooly, Devia Ratnoo, at the motor lorry garage on 7th March 1928.
(File No. Mis. 187/28.)

Considered Chief Officer's note, dated 24th May 1928 :—

"On 7th March 1928, a cooly named Devia Ratnoo employed on works connected with the construction of the motor lorry garage roof, fell on the ground from a height of about 8 ft. The fall caused a wound in the back of his head and a fracture of one of his ribs. He was immediately sent to the J. J. Hospital. The cooly was discharged from the Hospital on 28th March 1928 and was able to resume work on 2nd April 1928.

His case falls under the Workmen's Compensation Act and the compensation payable under the Act is Rs. 5-5-4. It is, however, proposed to pay him full wages for the period of his absence, amounting to Rs. 17-3. The cooly has given a written statement that he is satisfied with the amount of compensation proposed to be paid to him."

Resolved : "That the payment to Devia Ratnoo of Rs. 17-3-0 No. 303. as proposed by the Chief Officer be sanctioned."

12. Re: Rate of Interest on balances of Provident Fund.
(File No. E, 348/28.)

Considered Report of the Establishment Sub-Committee No. 1, dated 15th May 1928 :—

"In October last, the Examiner, Outside Audit, made a suggestion that the question of revising the rate of interest on the balances of the Provident Fund should be considered in view of the facts that (1) the last loan was floated at a lower rate of interest than the rates paid on the loans raised during 1919 to 1926 and (2) the Government have reduced the rate of interest allowed on deposits in the General Provident Fund from 5½% to 4½% with effect from 1st April 1927.

This matter was referred to us for consideration and report after obtaining a report from the Chief Officer.—Improvements Committee's Resolution No. 601, dated 18th October 1927.

We have obtained report from the Chief Officer, a copy of which is attached herewith. We consider that the rate of interest should not be reduced until there is a definite fall in the rate of interest earned by the Provident Fund investments. The Provident Fund Rules are in course of revision and provision for a reduction in the rate of interest, when necessary, will be embodied therein."

HOOSENALLY M. RAHIMTOOLA, *Chairman.*

Chief Officer's report, dated 3rd February 1928, referred to above :—

"With reference to Committee Resolution No. 601, dated 18th October 1927, I beg to report as follows :—

When the Provident Fund was first started, it was decided to allow interest on Subscribers' and Trustees' contribution at 4% per annum as it was considered that it would be possible to invest the sums at credit of the Fund at 4%. This rate was fixed in 1903 when the Trust could borrow at 4% in the open market. The intention apparently was to give subscribers a return on their amount somewhere near what they would get for gilt-edged securities.

In 1919, the Government raised the rate of interest on deposits from 4% to 5½% in consequence of the rise in the rate of interest on loans. It was accordingly decided to raise the rate of interest payable on our Provident Fund from 4% to 5% subject to the reservation that the Board may at any time, on grant of 6 months' notice to the Subscribers, revise the rate of interest but not so as to make it less than 4% per annum.

The Examiner now suggests that the question of revising the rate of interest should be considered in view of the facts that (1) the last loan was floated at a lower rate of interest than the rates paid on the loans raised during 1919 to 1926, and (2) the Government have reduced the rate of interest allowed on deposits in the General Provident Fund account from 5½ to 4½% with effect from 1st April 1927.

In the Port Trust, interest is allowed on the contributions at the same rate as that which was earned by the Board during the previous year upon the Provident Fund investments provided that the rate shall not be less than the minimum rate allowed by Government on the balances at the credit of Members under the State Railway Fund and Gratiuity Rules.

In the Municipality, interest is allowed at 5% or at such other rate to be fixed by the Standing Committee from time to time, having regard to the interest actually carried by the invested balances of the Fund.

The interest thus allowed has been 5% since the institution of the Municipal Provident Fund in September 1920.

The Examiner bases his suggestion to reduce the rate of interest on the following grounds :—

- (1) Because our last loan of 1927 was raised at a lower rate of interest, and
- (2) Because Government have reduced the rate from 5½ to 4½%.

With regard to (1) it is true the last loan carries a rate of 4% but the rate on redemption comes to 4.9.

Regarding No. 2, when Government raised the rate in 1919 to 5½%, we raised our rate to 5% only and thus we had not followed the Government's lead. In fixing the rate of interest, the Board was apparently guided by the principle that Subscribers should get a return on their amount somewhere near what they could get for gilt-edged securities, and I think that this principle would be observed if the Municipal Rule were adopted by us.

Our Provident Fund Investment account stands as under :—

6% Government of India Bonds 1932 of the Nominal Value of ...	Rs. 5.37 lakhs.
4% Government Conversion loan do	... „ 0.82 „
4% Bombay Port Trust debentures do	... „ 0.64 „
4% Bombay Improvement Trust do	... „ 1.00 „
4% Bombay Improvement Trust Coupon debentures	... „ 1.75 „
	Rs. 9.58 lakhs.

The cost price of these securities is Rs. 8,97,450 and the interest earned on these securities is Rs. 49,060 and amounts to 5.46%."

RESOLUTION No. 304.—Approved and adopted.

13. Re : Amendment of Rules for the transaction of business by the Improvements Committee.

Considered Report No. 2, dated 22nd May 1928, of the Establishment Sub-Committee :—

"With reference to Improvements Committee's Resolution 292, dated 15th May 1928, we beg to report that we consider that the proposed amendments are necessary for quick despatch of work and also for the regularization of the present procedure. They are accordingly recommended for approval. It is further recommended that the rule noted in the margin passed by the Committee in their Resolution No. 202, dated 20th March 1928, should also be added after Rule 11 of the Procedure Rules and that the rules be renumbered accordingly."

That the notices of motion once disposed of should not be considered again except after the lapse of three months from the date of such disposal

HOOSENALLY M RAHIHTOOLA, *Chairman*

RESOLUTION No. 305.—Approved and adopted.

14. Re : The staff working on the Secretariat side and the Chief Accountant's side of the Secretary and Chief Accountant's Department.

Considered Report No. 3, dated 22nd May 1928, of the Establishment Sub-Committee :—

"With reference to Improvements Committee's Resolution No. 290, dated 15th May 1928, we beg to report that we have considered the matter and recommend that the Chief Officer's note, dated 11th May 1928, be recorded."

HOOSENALLY M RAHIHTOOLA, *Chairman*

Proposed by the Chairman—

No. 306 "That the Report be approved and recorded".

Amendment—Proposed by Dr. Viegas—

"That the matter be referred to a Sub-Committee consisting of :—

1. The Chairman.
2. Mr. Horniman.
3. „ Pandit.
4. Dr. Viegas."

The *Amendment* on being put to the vote was *lost*, there being 2 votes for it and 4 against it.

The *Original Proposition* was then put to the vote and was *carried*.

15. Re: References to High Court.

Considered Report No. 5, dated 23rd May 1928, of the Land Sub-Committee:—

"With reference to Improvements Committee's Resolution No. 226, dated 17th April 1928, we beg to report that we have considered the case and recommend that Government should be informed in reply to their letter No. 512-4395A, dated 10th April 1928, that the object of the proposed deputation is to discuss not the legal rights of Government but the question of convenience, economy and the protection of the interests of the Trust and that a request should be made to Government to fix an early date to receive the deputation."

HOOSENALLY M. RAHIMTOOLA, *Chairman*,

RESOLUTION No. 307.—Approved and adopted.

16. Re: Sandhurst Road East Estate—plot 108—proposed market on.

(File No. Mis. 183/28.)

Considered Report No. 6, dated 23rd May 1928, of the Land Sub-Committee:—

"With reference to Improvements Committee's Resolution No. 138, dated 28th February 1928, we beg to report as follows:—

2. We understand that there are in all 25 shops, out of which 14 are now occupied and 11 vacant. The rental of the 25 shops is Rs. 985 per month and deducting therefrom the outgoings amounting to Rs. 613 per month, the net income from the shops would be Rs. 372 per month, if all of them were let. The rent of the stalls is Rs. 270 per month and deducting therefrom municipal taxes etc., the net income from the stalls is Rs. 216 per month. The aggregate income from shops and stalls is therefore Rs. 588 per month. Deducting the ground rent of Rs. 542 per month from the aggregate income, the net profit is Rs. 46 per month only.

Mr. Allarakhia has hired the stalls for which he has agreed to pay a rent of Rs. 270 per month to Mr. Vithoba Krishnaji and has waived the objection which he had previously raised viz. that the proposed market on this plot would seriously injure the business of the existing market.

Thus the circumstances have changed since the matter was placed before the Committee in February last.

In view of the altered circumstances, we recommend that the lessee be allowed to use a part of the plot as a private market for one year on a nominal extra rent of Re. 1 per month and that the matter be reconsidered at the end of April 1929"

HOOSENALLY M. RAHIMTOOLA, *Chairman*

RESOLUTION No. 308.—Approved and adopted.

17. Re: Scheme 37, Sydenham Road Estate—Cases Nos. 165, 180, 185, & 186—arrears of rent.

(File No. Mis. 595/26.)

Considered Report No. 7, dated 23rd May 1928, of the Land Sub-Committee:—

"With reference to Improvements Committee's Resolution No. 219, dated 3rd April 1928, we beg to report as follows:—

2. We interviewed Mr. Chotani. He contends that he is not responsible for all the arrears and that he has a hazy recollection that he had written a letter to this office to transfer one of the properties to the sub-tenant, but he cannot trace the letter, especially as the sub-tenant is not alive now.

We have given the matter our careful consideration and we consider that it is not advisable to spend money in filing a suit against Mr. Chotani as he is financially in very straitened circumstances. We accordingly recommend that the deposit of Rs. 831 be appropriated and the balance of Rs. 2,224-8-9 be written off."

HOUSENALLY M. RAHIMTOOLA, *Chairman*.

RESOLUTION No. 309.—Approved and adopted.

17. Re : Construction of an underground petrol tank and erection of a pump on the footpath of King Edward Road near its junction with Bhowada Cross Road—permission for.

(File No. Mis. 382/28.)

Considered the following :—

- (a) Engineer's No. 4378, dated 16th May 1928 :—

"I have the honour to forward herewith copy of an application* received from Messrs. The Asiatic Petroleum Co. (India,) Ltd., to construct an underground petrol tank and erect a pump on the footpath of King Edward Road near its junction with Bhowada Cross Road as also the plan* received from them showing the constructional details of the tank.

The proposal as made in their first letter No. P. 1808, dated 28th and 30th January 1928, was objectionable as it was intended to occupy nearly 12 ft. out of the 15 ft. width of the footpath. They were, therefore, informed under this office letter No. 3900 of 30th April 1928 that their proposal could not be accepted unless they were prepared to agree to certain terms. They have replied in their letter No. P/K. P. dated 4th May 1928 that they are prepared to accept the Trust conditions.

As far as this Department is concerned there is no objection to allow the erection of this tank provided that the tank is so constructed as not to occupy more than 8 ft. width of the footpath including masonry on both sides of the tank and subject to the conditions mentioned in this office letter No. 3900 of 30th April 1928. I have now, therefore, to request you to please obtain the Improvements Committee's sanction to the above conditions and such other conditions as may be decided upon by you.

A sketch plan* No. A/ 15th May 1928 showing the proposed arrangement of the tank as suggested in para 1 of the Company's letter, dated 4th May 1928 as well as the copies of the correspondence mentioned marginally are forwarded herewith for your perusal."

*No P 1808, dated 28/30th January 1928, from the Asiatic Petroleum Co. (India), Ltd.

No 3900, dated 30th April 1928, from the Engineer in charge Northern Dn Bombay Improvement Trust

*No P/KP, dated 4th May 1928, from the Asiatic Petroleum Co (India), Ltd

Engineer's No. 3900, dated 30th April 1928, referred to in para 2 above :—

In continuation of this office letter No. 2115, dated the 3rd of March 1928, I have to inform you that the permission asked for to erect the tank as shown in your plan* cannot be granted as it will practically occupy the whole width of the footpath and there will be no room left for other services. However, this Department will recommend to the Estate Agent of this Board to obtain Improvements Committee's sanction to allow you to put up a tank in this footpath subject to the following conditions and also subject to such other conditions and rent as may be fixed by the Estate Agent :—

- (1) That the tank will be constructed partly in the carriageway and partly in the footpath so that not more than 8ft. space of the footpath from the kerb line is occupied by the tank including the masonry walls. A rough sketch* showing the proposed arrangement is sent herewith for your information.
- (2) That the necessary permission from the Municipality will be obtained for the portion of the tank lying in the carriageway beyond the kerb line.

* Not printed.

The Road Engineer has stated that the pump should be fixed in the position marked "B" instead of the position marked "A" in your original proposal and you will have to erect the pump accordingly.

- (3) As there is a taxi stand just opposite the point where you propose to erect the pump, necessary permission of the Police will have to be obtained and intimated to this Office that they have no objection to this Department granting you the permission for the erection of the proposed pump.
- (4) If at any future date additional space is required for other services and if it is found necessary to remove this tank you will have the same removed at your cost without asking for any compensation.

On your intimating to me that you are agreeable to these terms the matter will be referred to the Estate Agent for fixing rent etc. regarding this pump."

(b) Estate Agent's No. 9254, dated 25th May 1928 :—

"I have the honour to forward herewith a copy of letter* No. GRM/KKS P. 1808, dated the 28th/30th January 1928, from the Asiatic Petroleum Co. (India), Ltd., to the Trust Architect, on behalf of their client Mr. I. S. MacMull applying for permission to instal an underground petrol tank and pump on the footpath of King Edward Road near its junction with Bhoiwada Cross Road

2. As will be seen from the Trust Engineer's letter No. 4378 of 16th May 1928 and its accompaniments* that he has no objection to allowing the construction of the tank in question subject to the conditions mentioned in his letter No. 3900 of 30th April 1928 and provided that the tank is so constructed as not to occupy more than 8 ft. width of the footpath including masonry on both sides of the tank.

3. There is no objection to the applicant's proposal and it is, therefore, recommended that the permission applied for may be granted subject to a license revocable at the will of the Board being granted on the following conditions, in addition to those laid down by the Trust Engineer in his letters above referred to :—

- (1) That the cost of drawing up the license and the duplicate thereof and other charges incidental thereto should be borne by the Company.
- (2) That the Company should pay a rent of Rs. 10 per month for the pump and an equal amount per month for the tank so long as the footpath is in charge of the Trust.
- (3) That Municipal and Police sanction should be obtained."

(c) Chief Officer's note, dated 26th May 1928 :—

"There is no objection to the installation of the tank and pump."

Resolved: "That a license revocable at the will of the Committee be granted to the applicant, permitting the installation of the proposed tank No. 310. and pump, subject to the conditions mentioned in the Engineer's No. 3900, dated 30th April 1928, and the Estate Agent's No. 9254, dated 25th May 1928."

19. The following documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Bai Cooverbai Jeejeebhoy Mun- chery.	1901	500	1	1
The Lloyds Bank, Limited	{ 1902 1912 1913	1,000 500 500	1 1 1	1 1 1
The Allahabad Bank, Limited	1913	6,000	2	6
Total		8,500	6	10

(2) *Lease and Counterpart to*—

(i) Mr. Shridar Govind Bhawe, *re* : plot No. 267, Dadar-Matunga Estate.

(ii) Mr. Nowroji Dorabji Dhakmarwalla & others, *re* : plot No. 751, Dadar-Matunga Estate.

(iii) Mr. Sorabjee Cursetjee Wadia, *re* : plot Nos. 635, Dadar-Matunga Estate.

(3) *Agreement with Mr. Pirozsha Dinshaw Mukadam for building lease of Plot No. 16 (South) Dadar-Matunga Estate.*

(4) *Agreement and Duplicate with*—

(i) Mr. Abdul Tyeab Mahomedally & others, *re* : Cases Nos. 96 & 97 in Scheme 37.

(ii) Mr. Keshavji Maneckchand & others, Trustees of Neminath Temple property, *re* : Case No. 100 in Scheme No. 37.

(5) *License and Duplicate to the Bombay Electric Supply & Tramways Company, Limited, to lay service cable in the compound of the Trust's Inamwada Chawls.*

20. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act
2. Work orders do. do.
3. Sale of materials do. do.
4. Tenancy agreements entered into do.
5. Charge receipts of roads etc., handed over to the Municipality.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 12th June 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. W. DILLON, I.C.S.
 4. MR. GANPAT KRISHNAJI BORADE.
 5. MR. N. G. HUNT.
 6. MR. L. R. TAIRSEE.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. MR. S. L. SILAM, B.A., LL.B.
 9. MR. W. R. S. SHARPE.
 10. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 11. DR. ACCACIO G. VIEGAS, L.M. & S.
 12. MR. Y. G. PANDIT.
- MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.L., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 29th May 1928 were signed.

At the outset the Chairman welcomed Mr. Hunt on behalf of the Committee.

The Chairman mentioned that Mr. Horniman had written that he would not be able to attend the Committee owing to indisposition.

The first three items below were considered as urgent with permission :—

1. Re : Scheme No. 52—Sale of semi-permanent sheds and materials.

(File No. Ms. 433/28)

Considered Chief Officer's note, dated 12th June 1928 :—

"The materials of 128 rooms no longer required for housing labour were put up to auction on the 6th instant when the following prices were realized. It is proposed to accept the offers for lots Nos. 1, 3, 4 and 6 and to refuse that for No. 2 as it is too low. No offer was received for lot 5."

Lot No.	Description.	Price realised.	
1	S. P. Sheds Chawls Nos. 6, 7, 8 & 9 (Scheme 52) 128 rooms.	Rs. 5,850	
2	Junglewood round 6 Nos. 12' to 16' x 6" to 8" dia.	} Rs. 130	
	" " " 6 " 17' to 22' x 6" to 9" "		
	Teakwood round 23 Nos. 10' to 14' x 4" to 6" "		
	" " " 9 " 16' to 24' x 6" to 9" "		
	Junglewood square 3 " 12' to 13' x 6" to 9" "		
	" " " 4 " 16' to 22' x 7" to 9" "		
	" " " 1 No. 10' x 9" x 8"		
	Teakwood square 3 Nos. 7' to 10' x 7" to 12" "		
	" " " 4 " 14' to 16' x 5" to 8" "		
	" " " 2 " 18' to 20' x 6" to 8" "		
3	Teakwood square 9 Nos. 8' to 10' x 4" to 6" "	} Rs. 55	
	" " " 40 " 4' to 3½' x 2½" to 2" "		
	Junglewood square 75 Nos. 6' to 12' x 4" to 8" "		
4	C. I. Sheets 3rd class 200 Nos. 5' to 10'	} Rs. 510	
	" " 2nd " 47 " 10' long.		
	" " 2nd " 199 " 8' "		
	" " 2nd " 184 " 7' "		
	" " 2nd " 14 " 6' "		
	" " 2nd " 59 " 5' "		
	Doors C. I. sheet with wooden frames 23 Nos. 6' x 2'		
	Windows (C. I. Sheets) with wooden frames 41 Nos. 2½' to 2'		
5	Loose planks and centering of different sizes.		} No offer received.
6	Dealwood scantlings and fixings.		
	Door shutters 10 Nos. 7' x 2'	} Rs. 62	
	Window " 12 " 5' x 1'-6"		
	Window frames 6 " 3' x 2'		
	" " 5 " 5'-3" x 3'-3"		
	" " 1 No. 5'-3" x 5'		
	Small wooden pieces 63 Nos. 1'-9" x 2"		
	Door shutters 1 No. 6'-6" x 2'-6"		
	Planks ceiling 284 Nos. 16' x 6".		

Proposed by the Chairman, seconded by Mr. Bell—

No. 311. "That the offers for lots Nos. 1, 3, 4 and 6 be accepted."

Amendment—Proposed by Sir Vasantao, seconded by Mr. Borade—

"That the Chief Officer's note be recorded."

The *Amendment* on being put to the vote was *lost*, there being 3 votes for it and 5 against it.

The *Original Proposition* was then put to the vote and was *carried*.

2. Re. Member of the Committee—Mr. N. G. Hunt—appointment of as—vice
Mr. F. C. M. St. Paul resigned.

(File No. Mis. 376/28.)

Read Letter No. 1322/76, dated 12th June 1928, from the Secretary, the Chamber of Commerce, Bombay :—

"With reference to your letter No. Misc. 376/28 of the 24th ultimo, I have the honour to inform you that Mr. N. G. Hunt of Messrs. Greaves Cotton & Co., Ltd., has been elected to represent the Chamber on the Bombay Improvements Committee in place of Mr. F. C. M. St. Paul, resigned."

Resolved : That the letter be recorded.

No. 312. 2. That Mr. Hunt be appointed to serve on the Finance Sub-Committee and the Special Sub-Committee, appointed under Improvements Committee's Resolution No. 265, dated 2nd November 1925.

3. Re: Hockey Team.

The Chief Officer stated that the All-India Hockey Team would be returning on the 22nd instant and that the Western India Hockey Association proposed to arrange a match with them on the Cooperage ground on that day and had asked for permission to enclose the whole of the ground to enable them to charge for admission. The proceeds would be handed over to the organizers of the team to assist in meeting the deficit of Rs. 19000.

RESOLUTION No. 313.—SANCTIONED.

4. Re: Dadar-Matunga South Estate—Plots Nos. 31 and 34—two separate leases for.

(File No. Mis. 403/28.)

Considered :—

(a) Estate Agent's No. 9629, dated 1st June 1928 :—

"By an agreement, dated the 10th July 1917, the above plots were agreed to be leased to Mr. K. G. Tambe who now requests that two separate leases for these two plots may be prepared in his own name.

2. As the completion certificates for the buildings on these plots have been granted and as the buildings are entirely separate, there is no objection to granting the request.

3. The apportioned areas and yearly ground rents will be as follows :—

Plot No.	Area Sq. yards.	Yearly rent.
31	750	Rs. 336 plus Rs. 44 for motor garage.
34	645	„ 292 „ 40 „

4. I have, therefore, to request the favour of your sanction to the aforesaid proposal of the building tenant.”

(b) Chief Officer's note, dated 2nd June 1928 :—

“There is no objection to this proposal.”

RESOLUTION No. 314.—SANCTIONED.

5. Re: Dadar-Matunga Estate—Plot No. 795—fixing of maximum rent for the building on—

(File No. Mis. 404/28.)

Considered :—

(a) Estate Agent's No. 9630, dated 1st June 1928 :—

“I have the honour to state that this plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

(2) The building on this plot has now been completed and a completion certificate issued.

(3) The Society abovenamed propose to fix a maximum rent of Rs. 678 per annum for the whole building as follows :—

Ground Floor Rs. 210 per month.

First Floor „ 240 per month.

Second Floor „ 228 per month.

(4) As required under the Zoroastrian Building Society's agreement, the said total rent of Rs. 678 per month is on the basis of a net annual return of 6% on the actual outlay of Rs. 83,000 on the building, and is, therefore, recommended for the Improvements Committee's approval and sanction.”

(b) Chief Officer's note, dated 2nd June 1928 :—

“Recommended for approval.”

RESOLUTION No. 315.—SANCTIONED.

6. Re: Supply of Bitumen for the working season 1928-29.

(File No. Mis. 348/28.)

Considered Chief Officer's note, dated 7th June 1928 :—

“Tenders for the supply of 80 tons of Bitumen were invited from 5 firms, out of which 4 have quoted. Their quotations are shown in the statement attached herewith. The rate quoted by the Standard Oil Co., is the lowest and recommended for the sanction of the Committee.”

Statement showing the quotations.

No.	Name of tenderer.	Rate per ton.	Remarks.
		Rs. a. p.	
1	Messrs. The Standard Oil Company of New York, Bombay.	110 0 0	Quote for their "Socony" Asphaltum 106. Approximate Specification is given. Immediate supply of the entire quantity or any part thereof from stocks guaranteed in accordance with the Trust conditions of delivery.
2	Messrs. Burmah Shell Oil Storage & Distributing Coy. of India, Limited, Bombay.	115 0 0	Quote for "Spramex"; free delivery at site of works in accordance with the Trust conditions.
3	Messrs. Asphalt Cold Mix Ltd., Agents, The Burmah Oil Co., Ltd., Bombay.	160 0 0	Quote for their Cold "Colas" Asphalt Emulsion suitable either for grout or surface dressing work. Request reference to the Bombay Municipal Roads Engineer as to the merits of "Colas" Asphalt. Have sent pamphlets giving full particulars and offer free supervision by their experts during construction etc.
4	Messrs. The Asbestos & Belting Co., Ltd., Bombay.	186 0 0	Quote for their "Colfix" manufactured by Messrs. McLeod & Co., Calcutta. Bitumen content 60%. Immediate delivery 40 tons, balance in 6/8 weeks or as required.

RESOLUTION No. 316.—SANCTIONED.

7. Re: *Scheme 58, Works Extension—Case No 9—Demolition of building on*

(File No. Mis. 417/28.)

Considered Chief Officer's note, dated 7th June 1928 :—

"The building in this case is a stable standing on high land and without proper access. It has been lying vacant for a long time and is not fit for being leased as a stable. As it is also reported that the materials of the building are being surreptitiously removed the sanction of the Committee is requested for the demolition of the building."

RESOLUTION No. 317.—SANCTIONED.

8. Re: *Supervision charges for work done for Trust employees.*

Considered Chief Officer's note, dated 25th May 1928 :—

"In 1924, the Engineer issued an order to charge 7½% in respect of work done at the Trust workshop on behalf of any employee of the Trust. The Government Auditor requires that this rate should be sanctioned by the Improvements Committee. The sanction of the Committee is accordingly requested."

RESOLUTION No. 318.—SANCTIONED.

9. Re : *Forged endorsements on certain Trust Debentures by one Mr. C. F. X. Fernandes.*

(File No. L. 537/24.)

Considered Chief Officer's note, dated 7th June 1928 :—

"The Board in their Resolution No. 281, dated 14th July 1925, sanctioned the appointment of Messrs. Little & Co. to represent the Trust in the suits filed by certain persons against Mr. Fernandes, the Alliance Bank and the Mercantile Bank. The case briefly is as under :—

Mr. Fernandes was said to have forged certain endorsements on debentures issued by the Improvement Trust, the Municipality and the Port Trust. The debentures were endorsed in favour of the Alliance Bank and transferred by them to the Mercantile Bank. Certain persons claiming to be the owners of the debentures filed a suit against Mr. Fernandes, the Alliance Bank and the Mercantile Bank.

Our Solicitors advised that each of the three public bodies should co-operate with the Mercantile Bank and the Liquidators of the Alliance Bank in resisting the claim. They said that if the plaintiffs succeeded to any extent, then to that extent the Mercantile Bank would be entitled to recover from the Liquidators of the Alliance Bank and the latter would in turn be entitled to claim from the public bodies concerned, in which event the public bodies would require to be separately represented. The Solicitors, therefore, suggested that it would save expense if the Trust and the Municipality were represented in the suits by Messrs. Little & Co., Solicitors for the Port Trust, so as to secure one representation for all the three bodies; Messrs. Crawford Bayley & Co. were acting on behalf of the Banks. The Board thereupon sanctioned the appointment of Messrs. Little & Co. on behalf of the Trust—Trustees' Resolution No. 281, dated 14th July 1925.

The High Court passed a decree in favour of the plaintiffs and the Mercantile Bank was ordered to return the forged bonds to the plaintiffs. Messrs. Little & Co. enquired whether the Trust would wish to file an appeal if the Mercantile Bank decided not to appeal against the judgments of the High Court. The Solicitors at the same time advised us that the Board were not concerned with the judgments and should not authorize any appeal. The papers were circulated to the Committee and it was decided to inform Messrs. Little & Co. that the Board were not concerned with the judgments in the suits or with any appeal filed against them and were not prepared to authorize any appeal—Improvements Committee's Resolution No. 340, dated 31st May 1927.

We recently received letters from Messrs. Ferreira and Vallabhdas, solicitors for the plaintiffs, stating that the Mercantile Bank appealed from the judgments and decrees of the High Court and that the Appellate Court reversed the decrees holding that the plaintiffs had no claim to the debentures and enquiring whether, in the circumstances, the Board would hand over the debentures to their clients. These letters were forwarded to Messrs. Little & Co. for necessary action. Messrs. Little & Co. suggested that the case might be handed over to Messrs. Crawford Bayley & Co. as there was now no question of any claim against the Trust by the Mercantile Bank. Messrs. Crawford Bayley & Co. agreed to represent the Trust in regard to the claims put forward.

Messrs. Crawford Bayley & Co. advise that the opinion of Counsel should be obtained, as the claims involve some difficult questions of law.

The sanction of the Committee is requested for authorizing the Solicitors to obtain Counsel's opinion."

Resolved: That the Solicitors be authorized to obtain Counsel's
No. 319. opinion.

10. *Re: Dadar-Matunga Estate—plot 302—motor garage on*

(File No. Mis. 420/28.)

Considered :—

(a) Trust Architect's No. 1400, dated 5th June 1928 :—

"I have the honour to forward herewith plans† received from the lessee's architect showing the motor garage proposed to be erected on the above plot and to state that the proposal may be allowed subject to the Board's usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918.

The 'proposed washing place shown on the plans may be allowed subject to a space of 3 feet all round being paved with Shahabad or Tandoor laddies on 4" lime concrete bed."

(b) Estate Agent's No. 9875, dated 7th June 1928 :—

"* * * * *

2. The undersigned concurs with the Trust Architect's recommendations.

3. There is no objection to the proposed motor garage being erected in accordance with the terms mentioned by the Trust Architect.

4. The extra ground rent payable for the garage will, however, be at the rate of Rs. 25 per annum for every 100 sq. ft. of the land covered by the garage."

(c) Chief Officer's note, dated 7th June 1928 :—

"Recommended for sanction."

Resolved : That the proposed garage be sanctioned subject to the No. 320. usual normal conditions contained in Trustees' Resolution No. 296 dated 27th September 1918 and No. 255 dated 22nd June 1920.

2. That the proposed washing place be allowed subject to the condition in para 2 of the Trust Architect's No. 1400, dated 5th June 1928.

11. *Re: Dadar-Matunga Estate—plot 312—motor garages on*

(File No. Mis. 421/28.)

Considered :—

(a) Trust Architect's No. 1411, dated 5th June 1928 :—

"I have the honour to forward herewith plans† received from the lessee's architect showing two motor garages proposed to be erected on the above plot and to state that the proposal may be allowed as a special case as is done in the case of similar corner plots, subject to the Board's usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918 and to double rent being paid for the second garage.

The proposed washing place as shown on the plans may be allowed subject to the following :—

1. That the open spaces scored in red shall be paved with Shahabad or Tandoor laddies on 4" lime concrete bed.

2. That the washing place shall be kept permanently open to sky."

(b) Estate Agent's No. 9871, dated 7th June 1928 :—

"* * * * *

2. The undersigned concurs with the Trust Architect's recommendations.

3. There is no objection to the proposed motor garages being erected in accordance with the terms mentioned by the Trust Architect.

4. The extra ground rent payable for the garages will, however, be at the rate of Rs. 25 per annum for every 100 sq. ft. of land occupied by the first garage and at the rate of Rs. 50 per annum for every 100 sq. ft. of land covered by the second garage."

(c) Chief Officer's note, dated 7th June 1928.—

"Recommended for sanction."

Resolved: That the proposed garages be sanctioned subject to the No. 321. usual normal conditions contained in Trustees' Resolution No. 296 dated 27th September 1918 and No. 255 dated 22nd June 1920 and to double rent being paid for the second garage.

2. That the proposed washing place be allowed subject to the conditions contained in para 2 of the Trust Architect's No. 1411, dated 5th June 1928.

12.

Re : Scheme No 57—Sale of Rubble.

(File No. Mts. 434/28,)

Considered Chief Officer's note, dated 7th June 1928 :—

"An offer has been received from Mr. Nensu Mohanji for the purchase of approximately 1340 brass of rubble on the following conditions :—

(a) Rate per brass :—Rs. 6 for 640 brass and Rs. 7-8-0 for 700 brass.

(b) Deposit of Rs. 1,000 to be paid on acceptance of offer.

(c) Payment in full to be made within a period of six months and the material to be removed within seven months.

(d) The deposit of Rs. 1,000 to be forfeited in case either of the conditions in (c) is not complied with.

(e) Offer to be accepted by the 16th instant.

2. The 640 brass for which Rs. 6 per brass is offered is of inferior quality. The boulders from which this rubble was got were removed from Case No. 187 at a total cost including breaking, carting and stacking of Rs. 2,599-12-3. The amount offered is equal to Rs. 3,840.

3. The remaining 700 brass is of a better quality. When selling in small quantities to the public, we sell at Rs. 8 per brass. The rate charged to the schemes is Rs. 7-8 and is the same as that now offered.

4. As we have large quantities of surplus rubble for sale, I recommend that the offer be accepted."

No. 322. *Resolved*: That the offer be accepted.

13.

Re : Chief Officer's Report on Financial transactions in May 1928.

"*Fixed Deposit.*—Rupees eight lakhs out of the surplus cash balances were placed in Fixed Deposits with the Central Bank of India. Rupees six lakhs at 5½% due 1st August 1928 and Rs. two lakhs at 5% due 1st November 1928. (*Vide* Finance Sub-Committee Cir. Nos. 71/ April 1928 and 73, 80 and 82, May 1928.)

Investment of Sinking Fund money.—4½% Bombay Improvement Trust debentures of the nominal value of Rs. 1,12,000 were transferred (at par) from the General Investment Account to Sinking Fund Investment Account."

RESOLUTION No. 323.—RECORDED.

14. Re Dadar-Matunga Estate—plot No. 4 (South)—commutation of rent, surrender of the existing lease, grant of a fresh lease and insertion in the draft lease of a covenant relieving any one of the lessees of personal liability, should he cease to act as a Trustee.

(File No. Mis. 396/28.)

Considered Chief Officer's note, dated 8th June 1928 :—

"The above plot is held by Messrs. Madhavdas Lakhmidas and Lakhmidas Nemidas under a lease, dated 1st July 1924.

2. The annual ground rent is Rs. 776.

3. The lease contains the usual proviso, that should the lessees desire to commute the ground rent within five years from the date of the granting of the lease, they may be allowed to do so by paying a sum of Rs. 17,266.

4. The lessees have now asked to be allowed to commute the rent, to surrender the existing lease and to be granted a new one in the names of the following persons, with a covenant relieving the lessees from personal liability, incorporated therein :—

- (1) Mr. Samaldas Purbhoodas Kothari, J. P.,
- (2) Mr. Lakhmidas Nemidas, J. P.,
- (3) Mr. Jeevandas Pitamber, J. P., and
- (4) Mr. Tulsidas Narandas.

5. The abovenamed are the Trustees of the Purbhudas Jeevandas Kothari and Moolchand Vasanj Modh Vanik Boarding School and as such do not desire to covenant in their personal capacity.

6. There is no objection, subject to the insertion in the draft lease of a covenant, to relieving any one of the lessees of personal liability should he cease to act as a Trustee, but not until a fresh lessee has been nominated and approved by the Board.

7. A similar covenant is contained in the leases granted to the Willingdon Sports Club and in the leases of plots 648 and 649 of this Estate leased to the Kaka Charity Trustees."

RESOLUTION No. 324.—SANCTIONED.

15. Re : Establishment—Conveyance allowances to.

Considered Report No. 4, dated 29th May 1928, of the Establishment Sub-Committee :—

"In their Report No. 2, dated 25th January 1928, on the Budget Estimates for the current year, the Finance and Establishment Sub-Committee had observed that the expenditure on conveyance allowances was heavy and asked the Chief Officer to report upon the possibility of reducing it.

We have received a report from the Chief Officer, a copy of which is attached herewith. We have considered it carefully and recommend that the proposals made by the Chief Officer be approved."

HOUSENALLY M. RAHIMTOOLA,
Chairman.

Chief Officer's note, dated 21st May 1928, referred to in the last para of the report :—

"When the Budget Estimates were under consideration in January last, I was asked to report upon the possibility of reducing the expenditure on conveyance allowances.

2. The present rule with regard to the allowances for upkeep of conveyances is as follows:—

- Rs. 200 for four seater motor car.
- „ 150 for two seater motor car.
- „ 75 for a horse and carriage.
- „ 65 or Rs. 50 for a motor cycle.

3. In my opinion, the allowances should be based on a consideration of the amount of travelling an officer is required to do and the proposals submitted herewith have been worked out on this principle. The statement shews the present allowances and those proposed to be granted. I suggest that, if approved, they be brought into effect on the 1st August next. The proposals will result in a saving of Rs. 3,540 per annum.

Designation.	Present Scale.	Proposed Scale.	Remarks.
Engineer's Department.			
	Rs.	Rs.	
Engineer	200	200	For a four-seater motor car; Rs. 100 only to be allowed if a two-seater is kept.
Senior Assistant Engineers	200	175	
Trust Architect	200	175	
Junior Assistant Engineers	50 to be increased to 65 if a motor cycle is maintained.	50	For a motor cycle; Rs. 30 otherwise.
Sub-Engineers	30 to be increased to 50 if a motor cycle is kept.	50	For a motor cycle; Rs. 30 otherwise.
Overseers	30	25	
Senior Clerk (Stores)	30	30	
Garden Supervisor ... ..	...	...	Free motor cycle.
Estates and Valuation Department.			
Estate Agent	200	200	For a four-seater motor car; Rs. 100 for a two seater, Rs. 50 otherwise.
Deputy Estate Agent	200	175	
Senior Assistant Estate Agents	200 or 50	150 & 50	
Junior Assistant Estate Agent	50 to be increased to 65 if a motor cycle is kept.	50	For a motor cycle; Rs. 30 otherwise.
Estate Superintendents	30	30	
Overseers and Sanitary Inspectors	30	25	
Surveyors and Inspectors	15	15	
Two Clerks—each	10	10	
Secretary and Chief Accountant's Department.			
Two Head Clerks (Audit)—each	30	25	
Two Pay Clerks—each	30	30	
Outdoor Clerk	15	15	
Five Auditors—each	15	15	To be reduced to four men.
Two Peons (Pay Clerks)—each	5	5	

Note—The two Senior Assistant Engineers to continue to draw their present allowances until Mr. Kymersley returns from leave.

Mesars. Mhatre (Rs. 200) and Bhacka (Rs. 50) to continue to draw their present allowances until (in Mr. Mhatre's case) a Deputy Estate Agent is appointed and (in Mr. Bhacka's case) until a Head Surveyor is appointed.

Resolution 325.—Consideration postponed until the Corporation has decided the question of revising the conveyance allowances granted to its employees.

16. Re : *Statements showing outstanding reports from the Chief Officer called for by the Improvements Committee and References pending before Sub-Committees.*

Statement A

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A. :—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
296, dated 7th Dec. 1926.	<p>Gratuity to staff—to furnish concrete cases comparing the benefits which would accrue to the staff under Trust rules and the Municipal rules respectively.</p>
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
451, dated 2nd August 1927.	<p>Three-room tenements—Scheme 5—application from tenants for provision of lights in staircases, passages and rooms.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Taursee asking for report, <i>re</i> ; action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>

Committee's Resolution No. and date.	Subject.
603, dated 18th Oct. 1927.	Notice of motion by Dr. Accacio G. Viegas, L.M.&S., <i>re</i> : Scheme 56, Dharavi—whether any portion of the land was filled in at the request of Government and, if so, on what terms and conditions.
653, dated 22nd Nov. 1927.	Complaint regarding water supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.
259, dated 1st May 1928.	To report whether it would not be possible to pay the balance of the deposit <i>re</i> : plot 15, Kolbhatwadi Estate after surrender thereof, to the three widows and mother of the deceased building tenant, direct.
292, dated 29th May 1928.	Mr. B. G. Parelkar's letter, dated 16th May 1928, <i>re</i> : provision of benches etc. on the roadside between King's Circle and Dadar Tram Terminus etc.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
86, dated 8th Feb. 1927.	Regarding payment of salary to the clerical and inferior staff according to the scale in vogue in the Municipal Corporation.
216, dated 12th April 1927.	Cost of Management and Establishment—Note by the Examiner, Outside Audit.
259, dated 4th May 1927.	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahimtoola regarding the rate at which Provident Fund moneys should be remitted to England.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
379, dated 31st May 1927.	Notice of motion, dated 14th June 1927, by Mr. L. R. Tarsee that the present "War Allowances"—a term now a misnomer—paid to Trust staff be merged in the salaries.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas, L.M. & S., <i>re</i> : filling up of the post of Deputy Estate Agent.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> . Temporary Establishment.
653, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager.
659, dated 22nd Nov. 1927.	Transfer of the posts of <i>Chargeman</i> and <i>Head Fitter</i> on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : Salary of the Trust Architect, Mr. M. Framji.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.
215, dated 3rd April 1928.	Board's Resolution 111, dated 25th November 1927, approving notice of motion by Mr. Hoosenally M. Rahimtoola B. A. <i>re</i> . submission to the Board of applications for payment of gratuities.
247, dated 24th April 1928.	Board's Resolution 29, dated 13th April 1928, <i>re</i> : the policy laid down by the Board in regard to the appointment of an outsider.
248, dated 24th April 1928.	Filling up of the post of Dy. Estate Agent.
Finance Sub-Committee.	
259, dated 2nd Nov. 1926.	Amalgamation of the Trust with the Corporation.
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.

Committee's Resolution No. and date.	Subject.
Finance Sub-Committee.—(contd.)	
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by Examiner, Outside Audit.
571, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, <i>re</i> : return showing demand, recovery and arrears of rents of acquired properties and Chawls for the half-year ending 31st March 1927.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
391, dated 5th July 1927.	Love Lane Chawls—the question of lighting passages and other places in.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others <i>re</i> : temple of 'Maru Ai' at Worli.
575, dated 4th Oct. 1927.	Suparibaug Chawls—complaint by Mr. A. G. Louzado, <i>re</i> : defective drainage and application for provision of electric lights—further report from Land Sub-Committee to be awaited.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14 dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484 dated 23rd August 1927.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.

Committee's Resolution No. and date.	Subject.
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	<p style="text-align: center;">Special Sub-Committee. (C. R. 105/26.)</p> <p>} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.</p>
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kohis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.
638, dated 22nd Nov. 1927.	Exchange of land with the Acworth Leper Asylum—question of settlement of price.
265, dated 2nd Nov. 1926.	<p style="text-align: center;">Special Sub-Committee. (C. R. 265/26.)</p> <p>Notice of motion by Dr. S. S. Batliwala that, in view of the petition from the residents of Dadar Parses Colony, the layout of the circle at the junction of Kingsway and the road leading to the Dadar Overbridge should not be proceeded with.</p>
114, dated 15th Feb., 1928.	Complaint regarding putting up of urinal, washing places, coffee shop etc. in close proximity to plot 807, Dadar-Matunga.
277, dated 15th May 1928.	<p style="text-align: center;">Special Sub-Committee. (C. R. 277/28.)</p> <p>Counsel's opinion on the legal aspect of Section 17 of the Act.</p>

RESOLUTION No. 326.—RECORDED.

17. Re : Notice of motion, dated 6th June 1928, by Dr. A. G. Viegas, L.M. & S.

"At the next meeting of the Improvements Committee I shall move :—

"That the Secretary do request the Trust Solicitors to expedite the submission of the draft case for the joint Counsel's opinion."

Dr. Viegas did not move the above motion as the Chairman informed the Committee that the draft case had been received and that it would be shortly placed before the Special Sub-Committee.

18. The following documents were executed :—

- (1) *Agreement with* Mr. Harischandra Ganpatrao Mahatre for building lease of plot No. 746, Dadar-Matunga Estate.
- (2) *Agreements by*—
 - (i) Mr. K. R. Irani, re: temporary occupancy of plot No. A in Scheme 31.
 - (ii) Mr. Merwan Khodabux, re: temporary occupancy of plot No. B in Scheme No. 53.
 - (iii) Messrs. Thackersey Velji & Co., re: temporary occupancy of plot No. 5, in Scheme No. 37.
- (3) *Agreements in duplicate* in respect of the following Work Orders of BK No. 88 :—

Item No.	Work Order No.	Name of Contractor.	Nature of work.
1	24	Mr. Chandishah Obhroy	Lime Washing.
2	25	" Haji Dada Suleman	Monsoon Repairs.
3	26	" Daya Lakha	do. do.
4	27	" Abubakar Janmahomed	Lime washing.

19. The following papers were laid on the Table :—

1. Purchase orders sanctioned by the Chief Officer, under Sec. 22 (1) of the Act.
2. Work orders do. do. do. do.
3. Sale of materials do. do. do. do.
4. Tenancy agreements entered into by do. do. do.
5. Trust Architect's No. 1421, dated 6th June 1928, informing that the Architects to the lessee of plot 96 C, Gamdevi Estate, have intimated to him that their client has given up the construction of the garage sanctioned in Improvements Committee's Resolution No. 143, dated 28th February 1928.

Bombay Improvement Trust.

ESPLANADE ROAD.

Bombay, 3rd July 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSEENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
2. MR. R. D. BELL, C.A.E., I.C.S.
3. MR. W. DILLON, I.C.S.
4. MR. GANPAT KRISHNAJI BORADE.
5. MR. B. G. HORNIMAN.
6. MR. N. G. HUNT.
7. MR. K. F. NARIMAN, B.A., LL.B.
8. MR. L. R. TAIRSEE.
9. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
10. THE HON'BLE SIR PHIROZE C. SETHNA, K.T., C.B.E.,
11. MR. S. L. SILAM, B.A., LL.B.
12. MR. W. R. S. SHARPE.
13. MR. S. D. SAKLATVALA.
14. SIR YASANTRAO ANANDRAO DABHOLKAR, K.T., C.B.E., M.L.C.
15. DR. ACCACIO G. VIEGAS, L.M. & S.
16. MR. Y. G. PANDIT,
MR. H. B. CLAYTON, S.I.E., I.C.S., MUNICIPAL COMMISSIONER,
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 12th June 1928 were signed.

1. Re: West Agripada Estate—plot No. 111—Adams Wylie Hospital—Surrender of the present lease and grant of new lease at a rent of Rs 940 per annum.

(File No. Mig. 471/28.)

Considered Chief Officer's Note, dated 21st June 1928 :—

" This plot which comprises an area of 3500 square yards was leased to Mrs. Adams Wylie for a term of 99 years from April 17th, 1902. The lease now has 73 years to run and the present yearly ground rent is Rs. 820-5-0. The lessee erected on the land a hospital for the use of the poor.

2. Attached hereto is a letter from the lessee from which it will be seen she desires to place matters on a more permanent basis and to appoint Trustees etc.
3. Mrs. Doughty Wylie asks for permission to surrender the lease and requests the Committee to grant a new one for 999 years at a rent of Rs. 940, per annum.
4. The hospital serves a very useful purpose and the out-patients' department is made use of by the tenants of the Board's chawls.

5 Under the present Act, the Committee can grant a lease of this land, which is part of that included in Schedule D, and I see no objection to the request being complied with. The proposed rent is fair having regard to the fact that the existing lease still has 73 years to run."

Letter, dated 1st June 1928, from Mrs. Doughty Wylie referred to in para 2 of Chief Officer's note :—

"You are aware that the Hospital standing on the above plot was erected by me some years ago. I am now desirous of placing matters on a more permanent basis and, to this sense, I propose to appoint Trustees and to make provision for the erection of additional buildings and other matters.

When the present lease was executed, the Board could not grant one for more than 99 years, of which 73 still remain. I understand that the law has since been altered, and that the Trustees could accept a surrender of the present lease and grant a new one for 999 years.

When I discussed this matter with you on the 31st May, you informed me that you would be prepared to recommend your Committee to accept a surrender and to grant a new lease for 999 years at a rent of Rs. 940, per annum.

I now ask you to request your Committee to agree to do this and to grant the new lease to me, and to the following gentlemen who will act with me as Trustees :—

SIR BYRAMJI JIJIBHOY,

Ridge Road.

DR. D. S. FRASER,

Arthur House,

Apollo Bunder.

P. S. MELLOR, Esq.,

P. Chrystal & Co.

9, Wallace Street.

Will you please arrange for personal liability to cease as soon as the Trustees cease to act as such.

I agree to pay the costs of and incidental to the surrender and grant of the new lease.

As I shall be leaving India on 6th instant, will you please communicate with Dr. R. N. Parmanand, Adams Wylie Hospital, who holds my power of attorney to sign all documents, or Messrs. Merwanjee Kola, Solicitors, 14 Hummum Street, who will act for me."

Resolved. "That sanction be granted to the proposal to allow the No. 327. lessee to surrender the existing lease and to grant a new lease for 999 years at a rent of Rs. 940/, per annum, in the names of—

1. Mrs. Doughty Wylie,
2. Sir Byramji Jijibhoy,
3. Dr. D. S. Fraser,
4. Mr. P. S. Mellor,

with a covenant relieving the lessees from personal liability after they cease to be Trustees, incorporated therein."

2. Re: Dadar-Matunga Estate—Provision of benches on the roadside between King's Circle & Dadar Tram Terminus.

(File No. Mis. 362/28.)

Considered Chief Officer's Note, dated 12th June 1928 :—

"With reference to the Committee's Resolution No. 293, dated the 29th ultimo, asking me to report on the question of providing benches along the Kingsway, I have the honour to observe that, on holidays, the number of pedestrians who use this road is considerable and

that, as the distance from the tram terminus to the Circle is about one mile, I consider it would be advisable to provide, say, six benches at suitable intervals. The cost would amount to about Rs. 200."

RESOLUTION No. 328.—APPROVED.

3. Re: Scheme 37, Cases Nos. 235 & 264, and Scheme 43, Case No. 5—Sale of materials.

(File No. Mis. 90/24.)

Considered Chief Officer's Note, dated 23rd June 1928 :—

"The buildings in the following cases were put up to public auction for purchasing the right of demolition and removal of the materials thereof and the highest bid received in each case is shown below. The reserve prices are fixed after taking into consideration the age of the building, the quality and condition of the materials, &c.

The offers are fair and sanction of the Improvements Committee is requested for their acceptance.

Serial No.	Scheme No.	Case No.	Date of auction.	Reserve price.	Price realised at auction sale.	Remarks.
1	37	235	13th June 1928	Rs. 3,000	Rs. 3,650	Debris to be removed.
	(front building facing Memonwada Road including passage communicating the rear building and latrines.)					
2	37	264	"	3,000	4,000	"
	43	5	"	3,500	3,850	"

Resolved: No. 329. "That the offers be accepted."

4. Re: Sydenham Road Estate—plot No. 55—proposed awning.

(File No. Mis. 435/28.)

Considered Chief Officer's Note, dated 25th June 1928 :—

"The lessees of this plot have submitted plans* of an awning which they desire to erect over the footpath at the junction of Sydenham and Masjid Bunder Roads. There is no objection to granting sanction on the following terms :—

- (a) Plans to be approved by the Plans Sub-Committee.
- (b) That the awning shall be kept clean and in good order and that no projection shall be made from the same without the previous sanction of the Trust.
- (c) That troughs and pipes shall be provided for the discharge of rain water to the satisfaction of the Trust.
- (d) That rent be paid at the rate of annas four per sq. yard for the ground covered.

* Not printed.

- (e) That the license may be withdrawn on a month's notice by the Trust, and
 (f) That the lessees pay the costs of and incidental to the preparation etc., of the license in duplicate."

RESOLUTION No. 330.—Sanctioned subject to the terms specified.

5. Re : Dadar-Matunga Estate—plot 641—motor garage on.

(File No, Mis, 448/28.)

Considered Chief Officer's Note, dated 25th June 1928 :—

" The building tenant desires to erect a garage on the side open space as shown on the plan.*

2. There is no objection to granting sanction on the conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and on condition that extra ground rent be paid calculated at Rs. 25 per 100 sq. feet of land covered by the garage."

RESOLUTION No. 331.—SANCTIONED.

6. Re : Dadar-Matunga Estate—plot No. 18—extension of motor garage on.

Considered Chief Officer's Note, dated 27th June 1928 :—

" The building tenant desires to extend the existing motor garage so as to form a double garage as shewn on the plan.*

2. There is no objection to granting sanction on the usual normal conditions contained in Trustees' Resolution No. 296, dated the 27th September 1918, and No. 255, dated 22nd June 1920, and on condition that the lessee agrees to pay a premium at the double rate of Rs. 500 per 100 sq. ft. of land occupied by the extension."

RESOLUTION No. 332.—SANCTIONED.

7. Re: Dadar-Matunga Estate—plot No. 631A—motor garages on.

Considered Chief Officer's Note, dated 27th June 1928 :—

" In their Resolution No. 35, dated 22nd March 1928, the Works Sub-Committee sanctioned the plans* for two motor garages on this plot. One of these garages is intended to house the car as well as the motor cycle of the lessee. The space intended for the motor cycle was originally proposed as 5 ft. in width. The lessee, however, finds it necessary to have a minimum width of 7 ft. and, therefore, proposes to increase the length of the garages by 2 ft.

There is no objection to the proposal being sanctioned subject to the payment by the lessee of extra rent on account of the additional areas at the rate of Rs. 25 per 100 sq. ft. covered by the first garage and at the rate of Rs. 50 per 100 sq. ft. covered by the second garage."

RESOLUTION No. 333.—SANCTIONED.

8. Re : Dadar-Matunga Estate—plot 670—fixing of maximum rent for the building on.

(File No. Mis. 443/28.)

Considered :—

(a) Estate Agent's No. 10540, dated 19th June 1928 :—

" I have the honour to state that the above plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

* Not printed.

2. The building on the plot is completed and a completion certificate granted.
3. The above-named Society proposes to fix a maximum rent of Rs. 328 per month for the whole building as follows :—

	Rs.	Rs.
Ground floor each side ..	46	92 per month.
First " " " ...	51	102 "
Second " " " ...	57	114 "
Motor garage		20 "

Total Rs. 328 per month.

4. As required under the terms of the Zoroastrian Building Society's agreement, the said rent of Rs. 328 is on the basis of a net annual return of 6 per cent. on the actual outlay on the building amounting to Rs. 39,823 and the same is, therefore, recommended for the Improvements Committee's approval and sanction."

(b) Chief Officer's Note, dated 20th June 1928 :—

"The proposal is in order."

RESOLUTION No. 334.—SANCTIONED.

9. Re: Septic Tanks at Dadar-Matunga.

Considered Report of the Works Sub-Committee No. 5, dated 12th June 1928 :—

"In March last, we considered proposals made by the Engineer for the elimination of the smell emanating from the beds used in connection with the tanks. The Engineer recommended that the sewage should be treated with chlorine and, for this purpose, advised that a chloronome should be obtained from Messrs. The Paterson Engineering Co. (India), Ltd., who were prepared to let us have the machine on trial for a month on a sale or return basis for Rs. 6,500 which would be refunded by the Company, less out of pocket expenses, estimated to amount to about Rs. 500/-, should the trial not prove a success. We accordingly recommended the Committee to obtain the machine on that basis and the Committee sanctioned our recommendation in their Resolution No. 222, dated 3rd April 1928.

We have now received a report from the Chief Officer on the working of the machine (a copy of which is herewith attached). The Chief Officer reports that the machine started work on the 2nd May 1928 and that the application of chlorine has resulted in the destruction of the odour and, to this extent, the experiment has proved a success. He, therefore, recommends the purchase of the apparatus. We have considered the report and recommend that the machine be purchased for Rs. 6,500/-."

Note by the Chief Officer, dated 12th June 1928 :—

"On the 22nd March last, the Works Sub-Committee considered a report by the Engineer on proposals to treat the sewage with liquid chlorine and decided to recommend the Committee to obtain, on a purchase or hire basis, a chloronome for one month. The proposal was approved by the Committee.

2. The machine started work on May 2nd but as it was fitted with valves capable of delivering a maximum of six pounds of chlorine per hour, additional valves had to be obtained from Calcutta so as to permit of the quantity being raised to 12 pounds should necessity demand.

3. It would have been possible to treat the sewage in several ways but in as much as the septic tanks had been in use for some years and contained a considerable amount of

sludge it was decided not to pass it through the tanks and filter beds but to treat it direct. The method adopted is as follows:—

The sewage is pumped direct from the sump into a closed channel in which is placed a screen which holds up any coarse matter. The pipe carrying the chlorine from the noma enters the channel a few feet beyond the screen and the whole is then passed through about 200 feet of concrete piping and 500 feet of closed masonry drain to the outfall at the head of the storm water channel. There are manholes along the pipe and drain in order to ascertain whether the chlorine gas has been fully absorbed by the sewage and there is also a finer screen to catch floating particles.

4. The application of the chlorine has resulted in the destruction of the offensive odour formerly complained of and, to this extent, the experiment has proved a success but it has not been carried on long enough to enable us to determine the exact amount of chlorine to be used and, therefore, the cost.

5. So far, we have applied between six and nine pounds of chlorine per hour according to the varying conditions of quantity and density of the sewage. As the cost of one pound of chlorine is six annas and as the number of hours (for the present quantity of sewage) during which it has to be applied is 6000 per annum, the cost per annum of each pound of chlorine used per hour is Rs. 2250. It is, therefore, of importance to continue the experiment for a further period in order to ascertain how many pounds of chlorine will have to be applied per hour under varying conditions. Arrangements have been made to test samples of the sewage before and after treatment to determine the amount of hydrogen sulphide (the gas which causes the objectionable smell), as this will act as a guide to the amount of chlorine required.

6. The tanks have been cleared of sludge and the filter beds attended to.

7. The period for which the noma was taken on hire has expired and it must now be determined whether it should be purchased or returned. I have discussed the matter with Mr. Baria, who is in charge of the work, and have no hesitation in recommending that it be purchased. The cost is Rs. 6500/- and if further experiments prove a success, as I have every reason to believe will be the case, we shall save about Rs. 50,000 on enlarging the tanks and beds."

RESOLUTION No. 335.—Approved and adopted.

10. Re: *Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.*

Statement A

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A. —</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date.—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
296, dated 7th Dec. 1926.	<p>Gratuity to staff—to furnish concrete cases comparing the benefits which would accrue to the staff under Trust rules and the Municipal rules respectively.</p>
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
451, dated 2nd August 1927.	<p>Three-room tenements—Scheme 5—application from tenants for provision of lights in staircases, passages and rooms.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>

Committee's Resolution No. and date.	Subject.
603, dated 18th Oct. 1927.	Notice of motion by Dr. Accacio G. Viegas, L. M. & S., <i>re</i> : Scheme 56, Dharavi—whether any portion of the land was filled in at the request of Government and, if so, on what terms and conditions.
653, dated 22nd Nov. 1927.	Complaint regarding water supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.
259, dated 1st May 1928.	To report whether it would not be possible to pay the balance of the deposit <i>re</i> : plot 15, Kolbhatwadi Estate, after surrender thereof, to the three widows and mother of the deceased building tenant, direct.
293, dated 29th May 1928.	Mr. B. G. Parelkar's letter, dated 16th May 1928, <i>re</i> : provision of benches etc. on the roadside between King's Circle and Dadar Tram Terminus etc.

Statement B.

Showing outstanding references pending before Sub-Committees.

(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
86, dated 8th Feb. 1927.	Regarding payment of salary to the clerical and inferior staff according to the scale in vogue in the Municipal Corporation.
216, dated 12th April 1927.	Cost of Management and Establishment—Note by the Examiner, Outside Audit.
259, dated 4th May 1927.	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahimtoola B.A., regarding the rate at which Provident Fund moneys should be remitted to England.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
379, dated 31st May 1927.	Notice of motion, dated 14th June 1927, by Mr. L. R. Tairsee that the present "War Allowances"—a term now a misnomer—paid to Trust staff be merged in the salaries.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas L.M. & S., <i>re</i> : filling up of the post of Deputy Estate Agent.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> Temporary Establishment.
658, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager.
659, dated 22nd Nov. 1927.	Transfer of the posts of Chageman and Head Fitter on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : Salary of the Trust Architect, Mr. M. Framji.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.
215, dated 3rd April 1928.	Board's Resolution 111, dated 25th November 1927, approving notice of motion by Mr. Hoosenally M. Rahimtoola B. A. <i>re</i> : submission to the Board of applications for payment of gratuities.
247, dated 24th April 1928.	Board's Resolution 29, dated 13th April 1928, <i>re</i> : the policy laid down by the Board in regard to the appointment of an outsider.
248, dated 24th April 1928.	Filling up of the post of Dy. Estate Agent.
Finance Sub-Committee.	
259, dated 2nd Nov. 1926.	Amalgamation of the Trust with the Corporation.
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.

Committee's Resolution No. and date.	Subject.
Finance Sub-Committee.—(contd.)	
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by Examiner, Outside Audit.
571, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, <i>re</i> : return showing demand, recovery and arrears of rents of acquired properties and Chawls for the half-year ending 31st March 1927.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
391, dated 5th July 1927.	Love Lane Chawls—the question of lighting passages and other places in.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others <i>re</i> : temple of 'Mari Ai' at Worli.
575, dated 4th Oct. 1927.	Supanbaug Chawls—complaint by Mr. A. G. Louzado, <i>re</i> : defective drainage and application for provision of electric lights—further report from Land Sub-Committee to be awaited.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14 dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484 dated 23rd August 1927.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.

Committee's Resolution No. and date.	Subject.
Special Sub-Committee. (C. R. 105/26.)	
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kolis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties m.
638, dated 22nd Nov. 1927.	Exchange of land with the Acworth Leper Asylum—question of settlement of price.
Special Sub-Committee. (C. R. 265/26.)	
265, dated 2nd Nov. 1926.	Notice of motion by Dr. S. S. Bathwala that, in view of the petition from the residents of Dadar Parsee Colony, the layout of the circle at the junction of Kingsway and the road leading to the Dadar Overbridge should not be proceeded with.
114, dated 15th Feb. 1928.	Complaint regarding putting up of urnnal, washing places, coffee shop etc. in close proximity to plot 807, Dadar-Matunga.
Special Sub-Committee. (C. R. 277/28.)	
277, dated 15th May 1928.	Counsel's opinion on the legal aspect of Section 17 of the Act.

RESOLUTION No. 336.—RECORDED.

11. Re: Establishment—Secretary's Department—payment of overtime allowances to menial staff.

Considered Chief Officer's note, dated 13th June 1928 :—

" In June 1927, I sanctioned the payment of 8 annas to those peons of the Secretary's Department whose presence in the office may be required after 6-30 p. m. (a.r.) in connection with the work of the meetings of Board &c. The Government Auditor requires that the payment should be sanctioned by the Committee. The sanction of the Committee is accordingly requested."

RESOLUTION No. 337.—SANCTIONED.

12. Re: Establishment—Engineer's Department—Mr. C. Attawar, Sub-Engineer—grant of privilege leave to.

(File No. E.L. 81/28)

Considered Chief Officer's note, dated 19th June 1928 :—

" In Committee's Resolution No. 236, dated 17th April 1928, Mr. Attawar, Sub-Engineer, was granted privilege leave for one month from 2nd May 1928. He was due back on 2nd June 1928. But he sent a telegram from Mangalore asking for a day's extension of leave, as he was detained unavoidably. The sanction of the Committee is requested to the extension of leave by one day and also to affix thereto the 3rd and 4th June which were holidays."

RESOLUTION No. 338.—SANCTIONED.

13. Re: Establishment—Engineer's Department—acting-allowance to Mr. S. G. Ganpule, shorthand typist.

(File No. E.L. 133/28.)

Considered Chief Officer's note, dated 27th June 1928 :—

" Mr. G. K. Khare, a clerk (pay Rs. 110 plus war allowance in the grade of Rs. 40—125) proceeded on privilege leave for one month from 1st June 1928 and Mr. S. G. Ganpule, an outsider (shorthand typist), was appointed on an acting allowance of Rs. 80 plus war allowance. Ordinarily an outsider is not entitled to anything more than the minimum pay of the post. But it is not possible to get a shorthand typist on a lower salary than Rs. 100. It is requested that the sanction granted by me to Mr. Ganpule's appointment on Rs. 80 plus war allowance be confirmed."

RESOLUTION No. 339.—CONFIRMED.

14. Re: Establishment—Estates and Valuation Department.

Chief Officer's note, dated 27th June 1928 :—

" In a note, dated 12th January 1927, I proposed that the Land Manager's and Estate Agent's Departments should be amalgamated with effect from 1st April 1927 and observed that, if the proposal was approved, the new Department would be responsible for (a) acquisition (b) development and disposal and (c) collection of rent and management of acquired properties and chawls.

2. The proposals made provision for an Estate Agent assisted by two Deputies, two Senior and two Junior Assistants. The Estate Agent was to be in direct charge of development and disposal, and one of the Deputies, assisted by a Senior Assistant, was to be in charge of acquisition. In order to strengthen the revenue section, I proposed to place a Deputy in immediate charge and to divide the duties of the Chief Clerk and Accountant, having the Chief Clerk to look after clerical and record work and to appoint an Accountant to supervise the rent registers and accounts.

3. Attached to my note was a proposition statement showing the establishment sanctioned for the two Departments and that proposed for the new one. This statement shewed, *inter alia*, that the number of officers was to be reduced as follows :—

<i>Prior to amalgamation.</i>	<i>After amalgamation.</i>
1. Land Manager.	1. Estate Agent.
1. Estate Agent.	2. Deputies.
3. Deputy Land Managers.	2. Senior Assistants.
3. Assistant Land Managers.	2. Junior Assistants.
3. Junior Assistant Land Managers.	—
—	7
11	

4. The proposals were approved and were brought into force on April 1st, 1927. The number of Officers actually working on that date was six, *viz.* Messrs. Burge, Estate Agent, Dadachanji and Narasingham, Deputies, Pavri and Mhatre, Senior Assistants, and Bhackha, Junior Assistant.

5. On my departure on five months' leave from June 4th, Mr. Burge was appointed to act as Chief Officer and Mr. Dadachanji as Estate Agent. On June 28th 1927, Mr. Narasingham, who was in charge of the revenue section, died after a short illness. Mr. Burge reverted at the end of October, and at the beginning of January, Mr. Dadachanji went on two and a half months' leave. On May 5th, Mr. Burge left. Practically, therefore, the Department has been without a Deputy for the last year and the total number of officers is now reduced to four, *viz.* the Estate Agent, two Senior Assistants and one Junior.

6. Shortly after my return from leave, Mr. Burge informed me that largely owing to the loss of Mr. Narasingham, the revenue section was in an unsatisfactory condition and it was necessary to strengthen it by the appointment of a Deputy and a Junior Assistant.

7. On December 16th, I submitted proposals for filling the post of Junior Assistant ; these were referred to the Finance and Establishment Sub-Committee for consideration and that Committee referred them to four members who eventually reported, by a narrow majority, that it was not necessary to fill the post. The Sub-Committee came to the same conclusion, also by a narrow majority, and eventually, on the 20th March, the Committee, by the casting vote of the Chairman, adopted their report.

8. On the 16th March, I asked the Committee to appoint Mr. Bird as Deputy Estate Agent in the place of the late Mr. Narasingham. This request was referred to the Finance and Establishment Sub-Committee, who on the 22nd idem reported they considered it necessary to fill the vacancy and recommended the Committee to obtain the loan of Mr. Bird's services from the Corporation. Before this report could be laid before the Committee, Dr. Viegas and various other Trustees requested the President to call a special meeting of the Board to consider the following notice of motion :—

'That the Improvements Committee be informed that in the exercise of the powers of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act, the Board strongly disapprove of bringing in of outsiders over the heads of the officers already in the service of the Trust.

2. That the Improvements Committee be further informed that, under the said powers of general control, the Board strongly disapprove of the supersession by outsiders in general in the Trust service as it creates dissatisfaction, discontent and consequent demoralization in the service.

3. That the Board have heard with surprise and astonishment of the proposal made by the Chief Officer for the filling in of the post of Deputy Estate Agent (vacant for nine months or thereabout) by bringing in an outsider on a salary of Rs. 1200-1500 *plus* conveyance allowance *plus* contribution to the Provident Fund over the heads of some of the officers of the Trust and thus increasing the liabilities of the Trust.'

The Sub-Committee's report was adopted by the Committee on April 3rd and the matter was entered on the agenda for the ordinary meeting of the Board called for the 19th idem. As, however, the motion above referred to had been carried at the special meeting held on the 13th, the President ruled the proposition out of order under Rule 13.

9. I desire once again to draw attention to the necessity for filling the two vacant posts. The present position is this—Mr. Dadachanj, instead of being able to devote the major portion of his time to the all important work of disposal of lands has to spend most of it looking into revenue matters. Having been in personal charge of disposal for over ten years prior to 1924, I am in a position to affirm that this state of affairs must result in delay in disposing of plots and, therefore, in loss to the Trust. The Estate Agent should be able to see all possible lessees, to discuss and ascertain their requirements, to give them advice and assistance and generally to think out ways and means of placing our wares before them in the most attractive form. He cannot find time to do this unless he be given a Deputy to relieve him of revenue work. The Committee having already decided that it is necessary to fill the vacancy, I need not enlarge further on this point.

10. I will now turn to the post of Junior Assistant. In addition to permanent lessees, we have about 20,000 tenants occupying chawls, acquired buildings and lands. These tenants pay between them nearly Rs. 20 lakhs a year or an average of about Rs. 8 per month each. The occupancies lie between Sion on the North and Colaba on the South and between Worli on the West and Sewri-Koliwada on the East. The distances to be covered are great and it is essential that the staff engaged on collection, inspection and sanitation should be properly supervised. The outdoor staff exclusive of labourers numbers fifty, while there are about 45 men engaged on registering etc. in the office. During the year ending the 31st March last, no less than 2032 suits were filed for the recovery of rents in the Small Causes Court. Given proper supervision of the out-door staff, it should be possible to reduce the number of suits.

11. To assist in controlling the staff and to carry out the necessary inspections, I ask the Committee to sanction the appointment of a Junior Assistant. During the past year, Mr. Burge was able to depute an officer for a short period only to examine one section. The result was that 143 unauthorized occupations were discovered and the rental of these occupations only was nearly Rs. 10,000 a year. It is essential that systematic examinations of all sections, should be undertaken at frequent intervals but, with the present staff, it is quite impossible. It is equally impossible to see that decrees are enforced and to cope adequately with the mass of office work.

12. I attach hereto a note by the Estate Agent."

Estate Agent's No. 11142, dated 26th June 1928, referred to in the last para of Chief Officer's Note and addressed to the Chief Officer:—

"I have the honour to observe that when I returned from leave in March last, I found that you had placed two definite proposals for the efficient working of the Revenue Section. One was to fill up the vacant post of Junior Assistant Estate Agent and the other concerned the appointment of Deputy Estate Agent in the place of the late Mr. Narasingham.

2. As regards the filling up of the post of Junior Assistant Estate Agent, the Improvements Committee, by their Resolution No. 194 of 20th March 1928, decided that it was not necessary to fill it up. With regard to the filling up of the post of Deputy Estate Agent, the matter is before the Establishment Sub-Committee and I understand it will take some time before the Improvements Committee come to a decision one way or the other.

3. Meanwhile, I respectfully beg to submit that it would be to the interest of the Trust to take early steps to put the Revenue Section on a more efficient and satisfactory basis by strengthening the existing staff and making such changes as you may deem absolutely necessary.

The Revenue work may be divided into the following 3 Sections:—

- a) (1) The work done by the outdoor staff in collecting rent including service of notices and summonses, execution of decrees and distress warrants, attending courts and doing all clerical work incidental to their duties, and
- (2) attending to the sanitation of the Board's acquired buildings and permanent chawls and S. P. Sheds.

- (b) The work done by the indoor staff in maintaining Demand Registers, Arrear Registers, Bill Books, Cash Books, and in dealing with a large amount of detail connected with this work.
- (c) The legal work done by the Court Clerk in filing suits in the Small Causes Court for the recovery of the Trust dues and ejection.

5. As regards the rent-collection work referred to in (a) of the foregoing para, it may be observed at the outset that it is not up to the mark. A certain amount of laxity is noticed in filing suits for claims and ejections. It is also found that the work of collecting arrears of rent and of tracing the absconders is not being carried out with that vigour and promptitude which the exigencies of each case demand and further that sharp and timely action is not being taken against the tenants who run into several months' arrears of rent. All this laxity, in my opinion, is due entirely to the absence of proper supervision and to want of efficient check over the rent-collecting staff, by a responsible officer of a superior grade.

6. In the Schemes situated in the out-lying districts, such as Dharavi, Sewri, Sion, Nagaum and Worli, where large areas of lands belonging to the Trust are lying vacant, several instances of encroachments and unauthorised occupations have of late been discovered. Last year, a special officer was deputed to find out, in addition to his own duties, such encroachments and unauthorised occupations. His vigilant enquiries and personal inspection disclosed as many as 143 instances of such encroachments and unauthorised occupations in the district comprised in Schemes 56, 31, 60 and 57 (part). Each case was properly surveyed and investigated with the result that the monthly revenue derived from these 143 cases was increased by about Rs. 800 per month or nearly Rs. 10,000 per annum, which, in these days of financial stress, cannot be deemed a small one.

7. It is high time that the Board's temporary revenue which amounts on an average to nearly 20 lakhs of Rupees per annum and which is obtained from nearly 20,000 tenants, should not be allowed to be left at the mercy of the subordinate staff. It is necessary to have an officer of superior grade in sole charge of the Revenue Section who would keep himself in close touch with the work of the Rent Collectors, who would exercise direct control over them, guide them and take proper measures to safeguard the interests of the Trust and see that the Board's revenue does not in any way suffer.

8. I may here observe that when the two Departments of the Land Manager and the Estate Agent were amalgamated, and put under the control of the Estate Agent, he had two Deputies to assist him, myself and the late Mr. Narasingham. When the latter died last year, a major portion of his work devolved on me in addition to my own duties and I alone was left to render the Estate Agent all the required help in his work. On my being appointed as Estate Agent, the post of the Dy. Estate Agent which I held, has not been filled up, so that I am without any Deputy. I may here be permitted to add that the whole work done by Messrs. Burge, Bharucha, Smith, Narasingham and Vakde just before the two Departments of the Estate Agent and the Land Manager were amalgamated, has now fallen mostly on my shoulders and I have to do it all single-bandedly, with the valuable help and willing co-operation of my assistants.

9. At present besides attending to the routine work, I have to go through all the details of the Revenue Section dealing with nearly 20,000 bills issued every month. I am obliged to investigate a multiplicity of complaints received from numerous tenants about one thing or another, complaints about rents, sanitation and repairs, besides quarrels amongst themselves. I find it necessary to go through each and every suit proposal before passing final orders. I have personally to look into various account books and registers, cash books relating to the temporary revenue, as also various periodical statements, before they are sent out from office. I am obliged to give up a good deal of my time in holding interviews with the tenants and other visitors in connection with the sundry enquiries they make and the information they require. Besides all these, I have to dispose of a mass of correspondence of varied nature as is evident from the fact that on an average about 70 letters are received daily in this office and about the same number are disposed of and despatched every day.

10. It will thus be seen that the revenue work alone absorbs a good deal of my time which, I think, I could, in the interests of the Trust, more profitably devote to the disposal of

plots and general management of the Board's Estates, if I could be relieved of some part of the revenue work.

11. For reasons mentioned above, I have to request the favour of your kindly giving this matter your early attention and passing such orders as you may deem necessary for putting the revenue section on an efficient and sound footing."

The Chairman stated that Mr. Nariman had written to say that he might not be able to attend the meeting owing to some engagements and had requested that the consideration of this item should be postponed.

RESOLUTION No. 340.—Consideration postponed.

15. In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

"1. That Counsel's opinion be taken as to whether the Chief Officer is entitled to motor allowance or any other similar allowance.

2. That, if Counsel's opinion has already been taken, it be read to the meeting and that it be printed in its proceedings.

3. That, if Counsel's opinion is that the Chief Officer is not entitled to any motor or any other similar allowance, the Chief Officer be requested to refund the motor allowance he has drawn from the day of his appointment as Chief Officer."

The motion dropped for want of a seconder.

16. In accordance with notice of motion, it was—

Proposed by Mr. Tairsee—

"That the attention of the Chief Officer be drawn to the Administration Report* of 1926-27 not having been submitted as yet, and he be requested to hurry it up and to report the cause of delay."

The motion was seconded by Dr. Viegas and was *carried*.

17. In accordance with notice of motion, it was—

Proposed by Mr. Tairsee—

"That a small Committee consisting of (1) the Chairman, (2) Mr. Bell, (3) Mr. Silam and (4) Mr. Tairsee be appointed to consider the question of ways and means to push the sale of plots."

The motion was seconded by Dr. Viegas and was *carried*.

At this stage, the Secretary left the meeting with the Chairman's permission and Messrs. Nariman and Horniman arrived.

*The word "Administration" was added before the word "Report" with permission.

†The words "consisting of (1) the Chairman, (2) Mr. Bell, (3) Mr. Silam and (4) Mr. Tairsee" were added with permission after the word "Committee."

18. Re : Establishment—Secretary & Chief Accountant—Mr. C. P. Gorwalla
—extension of the services of.

Considered Chief Officer's Note, dated 30th June 1928 :—

"Mr. C. P. Gorwalla, B. A., then an Assistant Accounts Officer in the Accountant General's Office, was appointed Deputy Secretary and Accountant in July 1922, the loan of his services being obtained for a minimum period of three years. On Mr. Ramasubba Iyer proceeding on leave in July 1923, pending retirement from the Board's service, he was appointed to act as Secretary and Chief Accountant. On the expiration of Mr. Ramasubba's leave, Mr. Gorwalla was confirmed in his appointment and the loan of his services was extended for a period which will expire on November 18th next.

2. The manner in which Mr. Gorwalla has performed his services is entirely satisfactory and I now recommend that the Board be requested to arrange with the Auditor-General to further extend the loan of his services, on the same terms, for a period which will expire on November 12th 1930, (the date on which Mr. Gorwalla will attain the age of 55) or on the day on which the Trust and the Municipality are amalgamated should that event take place before November 12th, 1930."

Proposed by the Chairman, seconded by Sir Vasant Rao Anandrao Dabholkar—

"That the Board be recommended to approve the proposal made by the Chief Officer, subject to the sanction of the Auditor-General."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Silam—

"That the Chief Officer's note be referred to the Establishment Sub-Committee for consideration and report.

2.* The Sub-Committee should also consider whether the duties of the Secretary and the Chief Accountant should be separated.

3. The Sub-Committee should also consider whether the Act should be so amended as to provide for the Chief Accountant being made independent of the Chief Officer and directly responsible to the Committee."

The *Amendment* on being put to the vote was *carried*, there being 8 votes *for* it and 5 *against* it. It was also *carried*, as a substantive proposition.

19. The following documents were executed :—

(i) *Debentures*—

Name of holder.	Loan of	Amount.	New issued.	Old cancelled.
The Central Bank of India Ltd. ...	{ 1901	500	1	1
	{ 1906	500	1	1
	{ 1907	500	1	1
Avabai Sorabji Dalal ...	1912	1,500	3	3
Jaijee Kavashaw Jagose...	1912	1,000	1	2
		<u>Rs. 4,000</u>	<u>7</u>	<u>8</u>

*Paras 2 and 3 were suggested by Mr. Tarsee and Mr. Nariman, respectively, and were accepted as riders by the mover of the amendment.

(2) *Lease & Counterpart to—*

- (i) Mr. Shiavax Maneckji Surveyor & another, *re* : plot No. 35A, Chaupati West Estate.
- (ii) Messrs. Pirojsha Ruttonji Dubash & others, *re* : plot No. 627, Dadar-Matunga Estate.

(3) *Agreement with :—*

- (i) Mr. Anandji Ladha *re* : temporary occupancy of plot No. A in Scheme 47.
- (ii) Mr. Sorabji Pherozshaw Bharucha, *re* : temporary occupancy of plots Nos. B, D (Cases Nos. 98 & 99) & E in Scheme 47. (Separate agreement for each plot.)
- (iii) Mr. E. H. Ismail, *re* : temporary occupancy of plot No. B in Scheme 31.

(4) *Agreement in duplicate with—*

- (i) Messrs. Shiavax C. Cambatta & Company, Limited, for the supply of 350 tons of Bengal Steam Coal, good second class, during the year 1928-29.
- (ii) The Burma Shell Oil Storage Distributing Company of India, Limited, for the supply of Petrol during the year 1928-29.

20. The following papers were laid on the table :—

- | | | | |
|----|---|-----|-----|
| 1. | Purchase orders sanctioned by the Chief Officer under Section 22(1) of the Act. | | |
| 2. | Work orders | do. | do. |
| 3. | Sale of materials | do. | do. |
| 4. | Tenancy agreements entered into by | do. | do. |
| 5. | Charge receipts of roads etc. handed over to the Municipality. | | |

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 10th July 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3 P.M. (B.T.), there were—

PRESENT :

1. MR. HOOSENALLY M RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. GANPAT KRISHNAJI BORADE.
 4. MR. N. G. HUNT
 5. MR. K. F. NARIMAN, B.A., LL.B.
 6. MR. L. R. TAIKSEE.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. SIR SHAPOORJI B. BILLIMORIA, K.T., M.B.E.
 9. MR. W. R. S. SHARPE.
 10. MR. S. D. SAKLATVALA.
 11. SIR VASANTRAO ANANDRAO DABHOLKAR, K.T., C.B.E., M.L.C.
 12. DR. ACCACIO G. VIEGAS, L.M. & S.
 13. MR. Y. G. PANDIT
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 3rd July 1928 were signed.

1. Re: Establishment—Secretary and Chief Accountant—Mr. C. P. Gorwalla—
Extension of the services of.

Considered Report No. 5, dated 4th July 1928, of the Establishment Sub-Committee:—

“Mr. C. P. Gorwalla, then an Assistant Accounts Officer in the Accountant General's Office, was appointed Dy. Secretary and Accountant in July 1922, the loan of his services having been obtained for a minimum period of 3 years. In July 1923, he was appointed to act as Secretary and Chief Accountant and was subsequently confirmed in the appointment and the loan of his services was extended for a period which expires on the 18th November next. As Mr. Gorwalla's work has been entirely satisfactory, the Chief Officer proposed to extend his services on the same terms for a period which will expire on the 12th November 1930 (the date on which he will attain the age of 55) or on the day on which the Trust and the Municipality are amalgamated, should that event take place before the 12th November 1930.

The Improvements Committee referred the Chief Officer's proposal to us for consideration and report and we are also asked to consider the possibility of separating the duties of the Secretary and Chief Accountant and of amending the act so as to make the

Chief Accountant independent of the Chief Officer—Committee's Resolution No. 343, dated 3rd July 1928.

We have considered the matter carefully and beg to report as follows :—

When we were considering the matter, a question was raised as to whether it would not be possible to abolish one of the three posts of Officers in the Secretary & Chief Accountant's Department. We are of opinion that the abolition of any of these posts is not advisable. A similar question was raised when the Budget estimates for 1927-28 and 1928-29 were considered by the Finance & Establishment Sub-Committee. But the Sub-Committee was satisfied on both the occasions that the three posts were necessary.

As regards the question of separating the duties of the Secretary & Chief Accountant, we are informed that it would involve considerable additional expenditure and, in view of the pending amalgamation of the Trust with the Municipality, we consider that the present state of affairs should continue.

The question of making the Chief Accountant independent of the Chief Officer would require an amendment of the Act and would delay the consideration of the present proposal. We shall, therefore, consider the question in detail and submit a report later on.

We are entirely in agreement with the proposal made by the Chief Officer, to extend the services of Mr. Gorwalla and recommend that the Board be recommended to approve the same, subject to the sanction of the Auditor General."

Minute of dissent by Dr. A. G. Viegas, L. M. & S., on the above Report :—

"I do not agree. There are questions of great importance involved in this matter.

Firstly, the Board's Resolution has to be respected and followed in the interest of economy and retrenchment in the case of those whose services have been obtained on loan from Government.

The loan of services of Mr. Gorwalla will terminate in November next.

Upto 1918, the Secretary's and Chief Accountant's grade was Rs. 580-50-800.

In 1919, it was raised from Rs. 800 to Rs. 1,000.

In 1921, the grade was raised from Rs. 1,000 to Rs. 1,250. These increases were given because the Trust activities were greatly expanded and the Chief Accountant had to control and audit very large expenditure. Because of the expanded programme, the pays of the Engineer and Land Manager were also raised, that of the former from Rs. 1,500 to Rs. 2,250 and that of the latter from Rs. 1,500 to Rs. 2,000 plus a personal allowance of Rs. 250. The post of the Land Manager has been abolished and the Engineer's grade has been reduced, because of the great curtailment of the Trust activities.

Because of the expanded programme, two additional officers were sanctioned for the Chief Accountant and Secretary's Department. Both these posts are not now necessary as the reasons, circumstances and conditions which necessitated these appointments do not now exist.

Mr. Gorwalla has a permanent lien on the post of Accountant in Government service and he will not suffer if we do not extend his services in the Trust. He costs us Rs. 1,600 per month.

It was suggested by Mr. Tarsee that the posts of the Chief Accountant and Secretary should be separated and that we could get a good and efficient Secretary and also a good and efficient Chief Accountant for Rs. 700 to Rs. 800. Mr. Tarsee further emphasised that apart from the great desirability of the two posts being separated in the cause of efficiency it would greatly help and facilitate the impending transfer of the Trust to the Corporation.

The work of Mr. Narayan Chawathey has been satisfactory during the time he acted as Secretary and Chief Accountant, and Mr. E. B. Bharucha is an excellent Accountant and the combined salaries of these two men will not exceed Rs. 1,600 a month.

We need not think of the question of making the Chief Accountant independent of the Chief Officer as the amalgamation of the Trust with the Corporation is urgent and an amendment of the Act would be necessary."

Proposed by the Chairman, seconded by Sir Vasant Rao Anandrao Dabholkar—

“That the Report of Establishment Sub-Committee be approved and adopted.

2. That a copy of the Sub-Committee's Report and the Chief Officer's note together with paragraph 1 of this Resolution be forwarded to the Board with the recommendation that approval be given to the proposal made by the Chief Officer subject to the sanction of the Auditor General.”

First Amendment.—Proposed by Mr. Tarsee, seconded by Mr. Borade—

“That the Report be referred back to the Sub-Committee with a request to consider the question of separating the duties of the Secretary and the Chief Accountant.”

Postponement.—Proposed by Mr. Mirza, seconded by Mr. Pandit—

“That consideration of the matter be postponed till the proposition No. 3 on the agenda paper for the Special Meeting of the Board called for the 13th July 1928 has been disposed of.”

The *postponement* on being put to the vote was *lost*, there being 3 votes *for* it and 5 *against* it.

The *Amendment* then on being put to the vote was *lost*, there being 4 votes *for* it and 6 votes *against* it.

Second Amendment.—Proposed by Mr. Nariman—

“That the Sub-Committee be requested to report within two months on the advisability of separating the duties of the Secretary and the Chief Accountant and of making the Accounts Department independent of the Executive and to suggest the necessary amendments of the Act for the purpose and pending the amendment of the Act the Board be requested to continue the arrangement suggested in the Sub-Committee's Report.”

The *Amendment* dropped for want of a seconder.

Third Amendment.—Proposed by Dr. Viegas, seconded by Mr. Borade—

I. That the Sub-Committee's Report be recorded.

II. That Board's Resolution that those whose services were obtained on loan from Government should be sent back to Government must be respected, followed and obeyed.

III. That the Chief Officer be requested to report—

- (1) What were the reasons for the creation of the posts of Deputy Secretary and Assistant Accountant?
- (2) What were to be their duties?
- (3) Do the conditions and circumstances which necessitated the creation of these posts still exist?
- (4) What was the total strength of the subordinate staff when these posts were created?

- (5) What is the total strength of the subordinate staff *now* in the Chief Accountant and Secretary's Department ?
- (6) What is the secretarial work that is being attended to by the Deputy Secretary and Assistant Accountant ?
- (7) What is the number of pay clerks *now* and what was their number when these two posts were created ?
- (8) What are the total labour payments per month *now* and what were they when these two posts were created ?
- (9) What is the number of outdoor staff that has been retrenched and what is its present strength ?
- (10) How many men were transferred from the Engineer's Office in 1922 and how many of them are still in the Trust service ?"

The *Amendment* on being put to the vote was *lost*, there being 5 votes *for* it and 7 votes *against* it.

A poll was demanded by Dr. Viegas—

The following members voted *for* and *against* the Amendment :—

<i>For.</i>	<i>Against.</i>
Mr. G. K. Borade.	Mr. R. D. Bell.
„ K. F. Nariman.	„ N. G. Hunt.
„ L. R. Tairsee.	„ Mirza Ali Mohammed Khan.
Dr. A. G. Viegas.	Sir Shapoorji B. Billimoria.
Mr. Y. G. Pandit.	Mr. W. R. S. Sharpe.
	„ S. D. Saklatvala.
	Sir Vasanttrao Anandrao Dabholkar.

The Chairman thereupon declared the Amendment *lost*.

The *Original Proposition* was then put to the vote and was *carried*.

2. Re : Suparibaug Estate—plots 53 and 54—application for lease.

(File No. Mis. 462/28.)

Considered Chief Officer's Note, dated 4th July 1928 :—

"Mr. Darabshaw Bomanji Dubash and co-trustees of the Dhana Patel Agiary apply for a building lease of the above plots at a rent calculated at 6% on Rs. 17 per sq. yard per annum. The area of the plots being about 1,428 sq. yards, the ground rent will amount to about Rs. 1,456 per annum.

The applicants propose to erect one or more buildings to be used as a Parsi Zoroastrian Fire Temple or Agiary, with residential quarters for the officiating priests and others in connection with the same.

They also desire that they may be permitted (a) to dig a well which will be used in connection with religious ceremonies performed in the temple and (b) to revise, subject to the Trust's approval, the existing layout of the two plots by treating them as one for the purpose of erecting thereon a Fire Temple and other buildings.

The rate offered is fair and recommended for acceptance, subject to the following conditions:—

- (a) that the site of the proposed well be approved by the Trust Engineer,
- (b) that the well be hermetically closed to the satisfaction of the Municipal Authorities,
- (c) that the Committee will be prepared to consider favourably any reasonable alteration of the layout of the plots, provided the open spaces round the margins of the land are not reduced in width."

Resolved: "That the application be accepted subject to the conditions mentioned in the last para of the Chief Officer's note."
No. 345.

3. Re . Scheme 56, Dharavi—plots 2, 3, 4, 5, 6, and 6A—Right of cultivation.

(File No. Mis. 486/28.)

Considered Chief Officer's Note, dated 5th July 1928 :—

"The right of cultivation and removal of grass from these plots for a period of one year from 1st June 1928 was put up to auction on 30th March 1928. The highest bid was Rs. 2,600 which being very low was rejected, and private offers were called for, but only one of Rs. 6,000 was received from Mr. Luxman Jalba.

The last year's offer was Rs. 9,200 (Committee's Resolution 291, dated 17th May 1927)

The acceptance of the offer of Rs. 6,000 by Mr. Luxman Jalba is recommended, as there are no rival applicants for the said right this year and we are not, therefore, likely to get a better offer."

No. 346. *Resolved*: "That the offer be accepted."

4. Re : General Retainer held by the Hon'ble Sir Jamshedji Kanga for High Court work.

Considered Chief Officer's Note, dated 4th July 1928 :—

"The general retainer held by the Hon'ble Sir Jamshedji Kanga will expire on the 25th instant and the Solicitors ask for instructions as to its renewal.

- 2. It is proposed to instruct the Solicitors to renew the retainer for one year."

No. 347. *Resolved*: "That the Retainer be renewed for one year."

5. Re : Dadar-Matunga Estate—plot 666—fixing of maximum rent for the building on.

(File No. Mis. 465/28.)

Considered Chief Officer's Note, dated 5th July 1928 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Ltd.

- 2. The building on the plot is completed and a completion certificate granted.

3. The above-named Society proposes to fix a maximum rent of Rs. 669 per month for the whole building as follows:—

				Rs.
<i>Ground Floor—</i>				
2 tenements Rs. 95 each	...	...	...	190
<i>First Floor—</i>				
2 tenements Rs. 105 each	...	...	...	210
<i>Second Floor—</i>				
2 tenements Rs. 110 each	..	...	...	220
Two motor garages Rs. 20 each	...	...	..	40
Mah's quarters	...	...	...	9
Total Rs.				669 per month.

4. As required under the terms of the Zoroastrian Building Society's agreement, the said rent of Rs. 669 per month is on the basis of an annual net return of 6% on the actual total outlay on the building amounting to Rs. 77,335 and the same is, therefore, recommended for the Improvements Committee's approval and sanction."

RESOLUTION No. 348.—SANCTIONED.

6. Re : Dadar-Matunga Estate—plot 650—fixing of maximum rent for the building on.

(File No. Ms. 464/28.)

Considered Chief Officer's Note, dated 5th July 1928 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

2. The building on the plot is completed and a completion certificate granted.

3. The above-named Society proposes to fix a maximum rent of Rs. 390 per month for the whole building as follows:—

				<i>East</i>	<i>West</i>
				Rs.	Rs.
Ground floor	..	...	...	60	60
First floor	...	...	...	65	65
Second floor	...	...	...	70	70
				195	195

Total Rs. 390 per month.

4. As required under the terms of the Zoroastrian Building Society's agreement, the said rent of Rs. 390 per month is on the basis of an annual net return of 6% on the actual total outlay on the building amounting to Rs. 47,468-8-0 and the same is, therefore, recommended for the Improvements Committee's approval and sanction."

RESOLUTION No. 349.—SANCTIONED.

7. Re : Establishment—Estates and Valuation Department—Mr. V. G. Sabnis, surveyor.
—advance from Provident Fund to.

Considered Chief Officer's Note, dated 5th July 1928 :—

"Mr. V. G. Sabnis, a surveyor in the Estates and Valuation Department, applies for the grant of an advance of Rs. 500 from his Provident Fund subscriptions to enable him to defray the expenses incurred on account of his wife's illness and has produced a medical certificate.

The applicant joined the Trust service on 1st June 1912 and his present pay is Rs. 105 plus Rs. 20 War Allowance.

A sum of Rs. 941-1-11 less Rs. 75 (being the balance of the last advance) stands to his credit in the Provident Fund Account as his own subscriptions with interest.

He was granted an advance of Rs. 300 in April 1927 out of which a sum of Rs. 75 is still outstanding.

The advance admissible under the rules is Rs. 470 (as against Rs. 500 applied for) and requires the sanction of the Committee as the last advance has not yet been fully recovered.

If the advance is sanctioned, the balance of Rs. 75 of the last loan will be deducted and only Rs. 395 paid to the applicant, the recovery being effected in 20 monthly instalments."

RESOLUTION No. 350.—SANCTIONED.

8. Re : Scheme 37, Sydenham Road Estate—lighting arrangements of the portion
included between Sandhurst Road and Masjid Bunder Road.

Considered Chief Officer's Note, dated 5th July 1928 :—

"An amount of Rs. 3,520 was sanctioned in Committee's Resolution No. 618, dated 8th November 1927, for installing 16 electric lamps in the portion of the road between Sandhurst Road and Masjid Bunder Road. The Engineer, Southern Division, reports that the work could not be completely carried out last year by the Bombay Electric Supply and Tramways Company, Limited, as the Municipal sanction was finally received by them in February last.

The work has been completed this year and we have to pay Rs. 3,520 to the Company.

We have also received from the Bombay Gas Company a bill for Rs. 64 for taking down 6 cast iron columns and 2 cast iron brackets and lamps and plugging up services on the main.

This work has not been provided for in the current year's budget but the amount of Rs. 3,584 can be met from the savings in the grant of Rs. 51,194 for the construction of roads between Janjkar Street and Carnac Road in Scheme 37.

The sanction of the Improvements Committee is requested."

RESOLUTION No. 351.—Sanctioned subject to the sanction of the Board to the transfer of the sum of Rs. 3,584 from the provision of Rs. 51,194 for the construction of roads between Janjkar Street and Carnac Road to Lighting Charges under Scheme 37.

9. Re. Scheme 57, Sewri-Wadala—alteration of scheme and exchange of land with the Acworth Leper Asylum.

Considered Report No. 1 of the Special Sub-Committee appointed under Committee Resolution 105/26, dated 3rd July 1928:—

"In December 1926, the Board of Management of the Acworth Leper Asylum proposed an exchange of land whereby they would sell to the Trust some of their back land and purchase from the Trust additional land some of which is also back land while some abuts on the Old Matunga Road. This matter was referred to us for consideration and report under Committee's Resolution No. 51, dated 24th January 1927. We recommended the exchange whereby the Trust would receive an area of 4678 sq. yards of the Asylum land and the Asylum would receive an area of 5421 sq. yards of the Trust land. The price for the several lands is shown below:—

<i>Trust Land.</i>		Rs.	a.	p.
Front land 1617 sq. yds. at Rs. 10 a sq. yd.	...	16,170	0	0
Back land 3804 " " " " 6 "	...	22,824	0	0
Compensation for chawls ... ..	...	750	0	0
		39,744	0	0
<i>Asylum Land.</i>				
Back Land 4678 sq. yds. at Rs. 6	..	28,068	0	0
Net amount payable to the Trust		11,676	0	0

We also observed that in order to effect the exchange it would be necessary to alter the boundaries of the Scheme with the sanction of the Board under Sec. 37 (2) (b) of the Act. The Improvements Committee adopted our report and recommended the Board to approve of the alteration of the Scheme. The Board sanctioned the alteration of the Scheme by inclusion therein of an area admeasuring about 4678 sq. yds. of the Asylum land but requested the Improvements Committee to reconsider the question of the price to be charged to the Asylum—Board's Resolution No. 92, dated 15th November 1927. The Board's Resolution was placed before the Improvements Committee who referred the question of price to us for consideration and report—Committee's Resolution No. 638, dated 22nd November 1927. We have considered this question and beg to observe that the Board of Management are charging the Trust at Rs 6 per sq. yd. for 4678 sq. yards of back land and the Committee proposed to charge them the same rate for 3804 sq. yards of somewhat similar land, the only difference being that the Trust land is nearer the main road. The front land has an area of 1617 sq. yds. and was acquired by Trust at Rs. 11 per sq. yd. The rate of Rs. 10 proposed to be charged and agreed to by the Board of Management was moderate in view of the fact that the land would be improved by the widening and reconstruction of the road and that this work would be carried out at the expense of the Trust.

In the circumstances mentioned above, we consider that the price which has been proposed to be charged and agreed to by the Board of Management of the Acworth Leper Asylum is reasonable."

Resolved: "That the Report be approved and adopted and that a No. 352. copy be forwarded to the Board for information."

10. Re : List of approved Insurance Companies.

Considered Report No. 10 of the Finance Sub-Committee, dated 3rd July 1928 :—

"The Insurance Companies noted below have applied for being placed on the list of Companies with which the Board's lessees may insure their buildings :—

- (a) Crescent Insurance Coy.
- (b) The Imperial Marine & Fire Insurance Coy., Ltd. (Japanese).

- (c) The Nippon Fire Insurance Coy., Ltd. (Japanese).
- (d) Fidelity Phenix Fire Insurance Coy. (American).
- (e) Franco Asiatic Fire Insurance Coy., Ltd.
- (f) The Southern Union General Assurance Coy. of Australasia, Ltd.
- (g) The National General Insurance Coy., Ltd., (formerly the Prussian National).
- (h) The Universal Insurance Coy. of Newark (New Jersey, U. S. A.).
- (i) The Bankers' & Traders' Insurance Coy., Ltd.
- (j) The National Employers' Mutual General Insurance Association, Ltd.

We have considered the applications and state below the financial position of each Company for the information of the Committee :—

- (a) The Crescent Insurance Coy. is a small Company and the paid up capital is Rs. 1,46,875 only.
- (b) The Imperial Marine & Fire Insurance Coy., Ltd. has its Head Office in Tokio. The paid up capital is Yen 2,500,000 and the reserve funds amount to nearly 6,000,000 Yen.
- (c) The Nippon Fire Insurance Coy., Ltd., has a paid up capital of Yen 4 millions and reserve funds of over Yen 14 millions. Its Head Office is in Tokio.
- (d) The Fidelity Phenix Fire Insurance Coy. has its Head Office in New York and its assets amount to over 54 Million dollars.
- (e) The Franco-Asiatic Coy. has paid up capital of 7 million francs and reserve funds of nearly 14 millions. Its Head Office is in Shanghai.
- (f) The Southern Union General Assurance Coy. of Australasia, Ltd., has a paid up capital of £ 378,572. Its assets amount to about half a million sterling.
- (g) The National General Insurance Co., Ltd., has paid up capital of 3 millions Gold marks.
- (h) The Universal Insurance Co. of Newark has a capital of \$ 1,250,000'00. and reserve funds of \$ 642,963'33.
- (i) The Bankers' & Traders' Insurance Co., Ltd., has its Head Office in Sydney. It has a paid up capital of £ 90,175 and a reserve fund of £ 15,000.
- (j) The National Employers' Mutual General Insurance Association, Ltd., has a capital of £ 267,739 and a reserve fund of £ 80,000. Its Head Office is in London.

We recommend that all the Companies mentioned above with the exception of the Crescent Insurance Co. which is a small company be included in the list of approved companies."

RESOLUTION No. 353 —Approved and adopted.

11. Re : Scheme No. 57—Right of tapping trees etc , in case No. 415—auction sale of.

Considered Chief Officer's Note, dated 6th July 1928 :—

" An offer of Rs. 3,000 has been received from Bai Jerbai Dosabhoj Toddywala for the right of tapping 200 date trees standing on the land in the above case, for the year ending 31st July 1929 at the rate of Rs. 15 per tree.

2. The rate offered is considerably higher than that of Rs. 10 per tree realised at the auction held on the 3rd instant for the tapping right of different groups of trees in this Scheme.

3. The applicant has also agreed to pay Rs. 400 per annum as ground rent exclusive of Municipal Taxes, for the temporary occupation of about 178 sq. yards of vacant land. This rent works out to nearly double the rate at which similar lands in this locality are let.

4. The applicant has been in the enjoyment of the right of tapping the said trees including the use of the vacant land aforesaid, ever since the property was acquired by the Trust on 13th November 1922.

5. The offers for the trees and the vacant land are fair and recommended for sanction.

6. A deposit of Rs. 3,000 has already been paid by the applicant."

No. 354. Resolved: "That the offers be accepted."

12. Re: Scheme No. 5, Dadar-Matunga—Tennis Courts at Vincent Square.

Considered Chief Officer's Note, dated the 6th July 1928 :—

"Mr. M. R. Tambe, Honorary Secretary of the Munsukh Sports Club at Dadar, applied in February last for permission to construct on the Recreation ground on the south of plots 28 and 29, 2 Tennis Courts, 1 Badminton Court and to utilise the remaining portion of the ground for children. Mr. Tambe was advised to ascertain whether the Municipality would agree to take over this playground subject to the lease that might be granted to the club. The Municipality have since given their approval to the play ground being taken over by the Municipality subject to the lease that may be given in respect of the Tennis Courts proposed to be erected on the playground.

It is, therefore, recommended that sanction be accorded permitting Mr. Tambe to use the Recreation ground for the purposes mentioned above, subject to the following terms :—

- (a) That Mr. Tambe should form a club of the residents of this part of the Dadar-Matunga Estate on the lines of the Club Road Recreation Club at Agripada.
- (b) That the club should hold the Tennis Courts and the playground on a 5 years' lease at a nominal rent of Re. 1 per annum.
- (c) That the courts should be constructed and maintained by the Club at its own cost and expense and the playground kept clean and in good order.
- (d) That no structure should be erected on the Recreation ground.
- (e) That the club should make its own arrangements for water pipe, levelling etc. at its own expense.
- (f) That Municipal rates and taxes and all outgoings should be paid by the Club.
- (g) That the agreement will be prepared in the Trust office, as Mr. Tambe does not wish the same to be drawn up by the Trust Solicitors on account of the legal costs involved therein."

RESOLUTION No. 355.—Sanctioned subject to the conditions mentioned in the Chief Officer's note.

13. Re : Dadar-Matunga Estate—plot 342—motor garage on.

Considered Chief Officer's Note, dated 6th July 1928 :—

"The building tenant of this plot proposes to erect a garage and a washing place on the side open space as shown on the plan."

There is no objection to granting sanction for the erection of the garage on the conditions contained in Trustees' Resolution No. 296 dated 27th September 1918 and on condition that extra ground rent be paid calculated at Rs. 25 per annum per 100 sq. feet of land covered by the garage.

There is also no objection to the proposed washing place being allowed subject to a space of 5 feet all round the same being paved with Shahabad or tandoor laddies on 4" lime concrete bed."

RESOLUTION No. 356.—SANCTIONED.

14. Re : Dadar-Matunga Estate—plot 772—motor garages on

Considered Chief Officer's Note, dated 6th July 1928 :—

"The building tenant of this plot proposes to erect two motor garages on the side open space as shown on the plan."

The proposal is recommended for sanction as a special case, subject to the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and to the further condition that the building tenant agrees to pay extra ground rent calculated at Rs. 25 per annum for every 100 sq. feet of land covered by the first garage and at Rs. 50 per annum for every 100 sq. feet of land occupied by the second garage."

RESOLUTION No. 357.—SANCTIONED.

15. Re : Estates and Valuation Department.

(Ref. C. R. 340, dated 3-7-28.)

Considered Chief Officer's Note, dated 27th June 1928.

Proposed by the Chairman—

"That the matter be referred to a Special Sub-Committee consisting

of—

1. Mr. R. D. Bell.
2. „ B. G. Horniman.
3. „ K. F. Nariman.
4. „ Mirza Ali Mohammed Khan.
5. The Hon'ble Sir Phiroze C. Sethna.
6. Mr. W. R. S. Sharpe.
7. Mr. Y. G. Pandit.

for consideration and report."

Amendment—Proposed by Dr. Viegas—

"That the Chairman's proposition be recorded."

The Chairman ruled the *Amendment* out of order.

After some discussion, further consideration of the matter was, at the suggestion of Sir Vasandrao Anandrao Dabholkar, postponed to the next meeting of the Committee, as it was then 4.15. P. M. (B. T.) and there was a meeting of the Board at 4.30. P. M. (B. T.)

16. The following documents were executed :—

(1) *Debentures of the Loan of 1912* :—

- (i) Two debentures for Rs. 1,500 in favour of Mr. Kawashaw Rustomji Jagose and another in lieu of three cancelled.
- (ii) Two debentures for Rs. 1,500 in favour of Bai Dunbai Bhimji Mistry and another in lieu of three cancelled.

(2) *Lease and Counterpart* to—

- (i) Mr. Manekshaw Framji Dubash *re* : plot No. 619, Dadar-Matunga Estate.
- (ii) Mr. Kanji Goculdas, *re* : Plot No. 36, Sandhurst Road West Estate.

(3) *Agreement with Mr. Lalji Ravji and another for building lease of plot No. 312, Dadar-Matunga Estate.*

(4) *Agreement in duplicate with Messrs. Gagrat Marker & Co., re : contract under Work Order No. 28, Book No. 88 for Rs. 5,184 in Mazagaon Chawls, Scheme 50.*

(5) *Agreements by Messrs. Goolamhusein Ahmedalli & Coy., Ltd., for the supply, during the year 1928-29, of—*

- (i) Stationary, and
- (ii) Drawing materials.

(6) *Acceptance of application by Mr. Darabshaw Bomanji Dubash for building lease of plots Nos. 53 and 54, Supanbaug Estate.*

17. The following papers were laid on the table :—

1. Purchase orders sanctioned by Chief Officer under Section 22(1) of the Act.
2. Work orders do. do. do.
3. Sale of materials do. do. do.
4. Tenancy agreements entered into by do. do.
5. Charge receipts of roads etc. handed over to the Municipality.
6. Statement for the quarter ending 30th June 1928 of plots on the Board's Estates handed over to the charge of tenants.

Estate.	Plot No.	Date.	Remarks.
Nowroji Hill	135	17th April 1928.	
Sydenham Road	56A	1st May 1928.	
Dadar-Matunga	311	11th April 1928.	
Do.	746	9th May 1928.	
Do.	304	26th May 1928.	

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 17th July 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-21 P.M. (B.T.), there were—

PRESENT :

1. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. W. DILLON, I.C.S.
 4. MR. GANPAT KRISHNAJI BORADE.
 5. MR. N. G. HUNT.
 6. MR. L. R. TAIRSEE.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. MR. S. L. SILAM, B.A., LL.B.
 9. MR. W. R. S. SHARPE.
 10. SIR VASANTRAO ANANDRAO DABHOLKAR, KT, C.B.E., M.L.C.
 11. DR. ACCACIO G. VIEGAS, L.M. & S.
 12. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
- THE SECRETARY.

The minutes of the meeting held on the 10th July 1928 were signed.

1. Re : Establishment—Estates & Valuation Department.

Discussion on the following proposition moved by the Chairman on the 10th July 1928 was resumed :—

“That the matter be referred to a Special Sub-Committee consisting of—

1. Mr. R. D. Bell.
2. „ B. G. Horniman.
3. „ K. F. Narman.
4. „ Mirza Ali Mohammed Khan.
5. The Hon'ble Sir Phiroze C. Sethna.
6. Mr. W. R. S. Sharpe.
7. Mr. Y. G. Pandit.

for consideration and report.”

The proposition was seconded by Mr. Tairsee.

First Amendment.—Proposed by Dr. Viegas—

“That the Chief Officer be requested to report :—

- (1) what work of acquisition is now being done ;
- (2) what development work and of what lands is now being done ;
- (3) how many applicants for leases come every day ;
- (4) whether the Chief Officer means to say that the collection work is not attended to ;
- (5) how many officers attend to the collection work ;
- (6) whether the Chief Officer proposed the amalgamation of the Estate Agent's and Land Manager's Departments ;
- (7) what was the number of officers then ;
- (8) whether the Accountant General and the Examiner, Outside Audit, wrote letters criticizing the supervision and management of revenue work ;
- (9) what were the arrears, collectable demand and the actual recovered demand and also how the writes off rose from year to year ;
- (10) what is the proportion of the cost of management and establishment to work done.”

The *Amendment* dropped for want of a seconder.

Second Amendment.—Proposed by Mr. Silam, seconded by Mr. Borade—

“That the name of Dr. Viegas be added to the Sub-Committee proposed by the Chairman.”

The *Amendment* on being put to the vote was *lost*, there being 5 votes *for* it and 6 votes *against* it.

A poll was demanded by Dr. Viegas.

The following members voted *for* and *against* the *Amendment* :—

<i>For.</i>	<i>Against.</i>
1. Mr. G. K. Borade.	1. Mr. R. D. Bell.
2. „ S. L. Silam.	2. „ W. Dillon.
3. Sir Vasantao Anandrao Dabholkar.	3. „ N. G. Hunt.
4. Dr. A. G. Viegas.	4. „ L. R. Tairsee.
5. „ Y. G. Pandit.	5. „ Mirza Ali Mohammed Khan.
	6. „ W. R. S. Sharpe.

The Chairman thereupon declared the *Amendment lost*.

Third Amendment.—Proposed by Mr. Borade, seconded by Dr. Viegas—

“That the matter be referred to a Special Sub-Committee consisting of—

1. Mr. R. D. Bell.
2. „ B. G. Horniman.
3. „ K. F. Nariman.
- No. 358.** 4. „ Mirza Ali Mahommed Khan.
5. The Hon'ble Sir Phiroze C. Sethna.
6. Mr. S. L. Silam.
7. „ W. R. S. Sharpe.
8. „ Y. G. Pandit.

for consideration and report.”

The *Amendment* on being put to the vote was *carried*, there being 5 votes for it and 2 votes *against* it.

It was also *carried* as a substantive proposition.

2. Re: Rent free occupancies,—Statement showing rooms in Trust chawls proposed to be occupied rent free by the Estates and Valuation Department during the half-year ending 30th September 1928.

Item No.	Chawls.	Block No.	Floor.	Room No.	By whom occupied.	Purpose.	Actual rent remitted under T. R. No. 595 of 18th October 1927.	Rent to be remitted according to the proposal now submitted.	Remarks.
							Rs. a. p.	Rs. a. p.	
1	Nagpada Chawls ...	18	1st	35	Sheikh Isak Kassum. (Care-taker).	Living	4 0 0	4 0 0	
2	Princess Street Chawls .	...	.	..	...	...	6 10 0	6 10 0	Will be occupied when the room will fall vacant.
3	Mandvi Koliwada Chawls	1	2nd	86	Krshiram Yesu. (Caretaker).	Living	5 10 0	5 10 0	
					Total ...		16 4 0	16 4 0	

RESOLUTION No. 359.—SANCTIONED.

3. Re: Dadar-Matunga Estate—Plot No. 616—fixing of maximum rent for the building on.

(File No. Mis. 483/28.)

Considered Chief Officer's note, dated 13th July 1928 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Ltd.

2. The building on the above plot has been completed and a completion certificate granted.

3. The abovenamed Society proposes to fix a maximum rent of Rs. 636 per month for the whole building as follows:—

	Rs.
Ground floor, each Flat, Rs. 80 per month	160
First do. do. ,, 95 do.	190
Second do. do. ,, 110 do.	220
One Room	26
Motor Garage each ,, 20 per month	40

Total Rs. ... 636 per month.

4. As required under the terms of the Zoroastrian Building Society's agreement, the said rent of Rs. 636 per month is on the basis of a net annual return of 6 per cent on the actual total outlay on the building amounting to Rs. 75,794 and the same is, therefore, recommended for the Improvements Committee's approval and sanction."

RESOLUTION No. 360.—SANCTIONED.

4. Re: Proposed assignment of Messrs Pulee Brothers' rights fo quarrying in Case 187, Scheme 57.

(File No. Mis. 680/24.)

Considered :—

(a) Estate Agent's No. 12309, dated 13th July 1928 :—

2. In their letter under reference, Messrs. Thakordas & Daru, Solicitors for Messrs. Pulee Bros., request that their clients may be permitted to assign to one Mr. Shankerrao Sambhaji Gangla their rights in the agreement to be entered into between them and the Trust for working the quarry in Case 187, Scheme No. 57.

3. The agreement with the modifications sanctioned under Committee's Resolution No. 244 of 24th April 1928 is now ready for execution and Messrs. Thakordas & Daru have already paid Rs. 5,000 as part payment on account of the difference between the amount already paid to their clients by the Land Acquisition Officer and the amount which would have been payable if the value of land had been written back for 13½ years instead of 10. There is now due by Messrs. Pulee Bros. a balance of Rs. 543 which they have been asked to pay forthwith.

4. As there is no objection to the proposed assignment in favour of Mr. Shankerrao Sambhaji Gangla, I have to request the favour of your obtaining the Improvements Committee's sanction to the same."

(b) Chief Officer's note, dated 14th July 1928 :—

"No objection."

Letter dated 11th July 1928 from Messrs. Thakordas & Daru, Solicitors, on behalf of Messrs. Pulee Brothers :—

"We have the honour to state that our clients, Messrs. Jagannath Pulee and others, the claimants under the proposed agreement herein, have agreed to assign their rights under

the agreement to Mr. Shankerrao Sambhaji Gangla. Mr. Shankerrao Sambhaji Gangla has financed our clients from time to time to enable them to carry out their several obligations and contract, and is a landed proprietor and building contractor. He is prepared to deposit the Government securities of the market value of Rs. 18,247 required of our clients in your letter of the 30th ultimo and put our clients in funds to pay the sum of Rs. 4,446 with compound interest at 6 per cent from 1st October, 1924.

We are, therefore, instructed to request you to place the matter before the Board of Trustees for necessary sanction being given to our clients to assign their rights as aforesaid to the said Mr. Shankerrao Sambhaji Gangla on the agreement between the Trustees and our clients being completed.

As both the Board of Trustees and our clients are desirous of completing this long pending matter, we have to request the Board to grant such consent early so that the matter be completed."

RESOLUTION No. 361.—SANCTIONED.

5. Re: Scheme 62, Love Lane Chawls—Maintenance of.

(File No. Mts. 500/2.)

Considered Chief Officer's note, dated 12th July 1928 :—

"In the Budget Estimates for the current year, no provision has been made for the lighting of these chawls. A sum of Rs. 4000 is necessary for the purpose. It is accordingly proposed to transfer a sum of Rs. 4,000 to Scheme 62, Love Lane Chawls, from the provision of Rs. 28,300 made in the Budget Estimates for the current year for the maintenance of Chandanwadi Chawls."

RESOLUTION No. 362.—Sanctioned subject to the sanction of the Board to the transfer of the sum of Rs. 4,000 to Scheme 62, Love Lane Chawls, from the provision of Rs. 28,300 for the maintenance of the Chandanwadi Chawls.

6. Re: Report of Financial Transactions in June 1928.

Considered Chief Officer's Report, dated 9th July 1928 :—

Fixed deposit :—Two sums of Rs. 50,000 each, out of surplus cash balances were placed in deposit with the Central Bank of India, till 1st November 1928 at 4½% and 4¼% per annum respectively, (vide Finance Sub-Committee Circulars Nos. 90/8-6-1928 & 96/21-6-1928).

Investment of Sinking Fund money .—4½% Bombay Improvement Trust debentures of the nominal value of Rs. 5,500 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.

Foreign remittance .—(1) £16,196-4-5 (= Rs. 2,17,459-12-0 at 1-5½) were remitted to London for payment of interest on the Board's Sterling Loans due 1st July 1928 ;

(2) £1,000 (= Rs. 13,426-9-0 at 1-5½) were remitted to London for Current Account with the Chartered Bank (London), vide Finance Sub-Committee Circular No. 95, dated 21st June 1928."

RESOLUTION No. 363.—RECORDED.

7. Re Estate Agent's imprest—Extension of the period of.

(File No. C. M. 24/28.)

Considered Chief Officer's note, dated 13th July 1928 :—

"In 1920, the Land Manager was given an imprest of Rs. 1000 to meet contingent and other expenses. In 1923, this imprest was increased with the sanction of the Board to Rs. 3,000 to enable the Land Manager to meet charges on account of filing suits for recovery of rents and for ejectment, for a period of 6 months in the first instance. The period was subsequently extended from time to time, and the last sanction expires on 27th instant. The Estate Agent applies for a further extension of one year, as several suits for the recovery of rents and suits in ejectment have yet to be filed against the recalcitrant tenants in the Board's chawls and acquired properties.

The extension of the period is recommended for sanction."

RESOLUTION No. 364.—SANCTIONED.

8. The following documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount	New issued.	Old cancelled.
		Rs.		
The Treasurer of Charitable Endowments, Bombay.	1902	1,000	1	1
	1906	500	1	1
	1908	500	1	1
	1912	1,000	2	2
		3,000	5	5

(2) *Lease and Counterpart to Mr. Jatashankar Dossa, re : plot No. 28, Dadar-Matunga Estate.*

9. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders do. do.
3. Sale of Materials do. do.
4. Tenancy agreements entered into by do.
5. Charge receipts of roads, etc. handed over to the Municipality.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 31st July 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOUSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*.
2. MR. R. D. BELL, C.I.E., I.C.S.
3. MR. W. DILLON, I.C.S.
4. MR. GANPAT KRISHNAJI BORADE.
5. MR. B. G. HORNIMAN.
6. MR. N. G. HUNT.
7. MR. L. R. TAIRSEE.
8. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
9. MR. S. L. SILAM, B.A., LL.B.
10. MR. W. R. S. SHARPE.
11. MR. S. D. SAKLATVALA.
12. DR. ACCACIO G. VIEGAS, L.M. & S.
13. MR. Y. G. PANDIT.

MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

THE SECRETARY.

The minutes of the meeting held on the 17th July 1928 were signed.

1. Re . Contracts with the Anglo-Persian Oil Co. (India), Ltd , The Asiatic Petroleum Co. (India), Ltd , and The Burmah Oil Co., Ltd.

Considered Chief Officer's Note, dated 24th July 1928 :—

"The Burmah-Shell Oil Storage and Distributing Co. of India, Ltd., have taken over the combined interests of the Asiatic Petroleum Co. (India), Ltd , and the Burmah Oil Co. Ltd., from 1st March 1928. This Company has also been appointed to conduct the business of the Anglo-Persian Oil Co. (India), Ltd. In these circumstances; all existing contracts entered into by the abovementioned companies with the Trust will be fulfilled by the Burmah-Shell Oil Storage and Distributing Co. of India, Ltd."

RESOLUTION No. 365.—RECORDED.

2.

Re : Transfer of grants.

Considered Chief Officer's Note, dated 16th July 1928 :—

"The provision of Rs. 917 made in the current year's Budget for pavement of footpaths in Scheme 54, Kolbhatwad, is likely to be exceeded by about Rs. 300, as no provision had been made for paving the footpath in front of plot No. 13. It is, therefore, proposed to transfer a sum of Rs. 300 to 'Scheme 54, Pavement of Footpaths' from the provision of Rs. 11,000 made for paving footpaths in Scheme 43, Parel Road Central."

RESOLUTION No. 366.—Sanctioned subject to the sanction of the Board to the transfer of a sum of Rs. 300 to "Scheme 54, Pavement of Footpaths" from the provision of Rs. 11,000 for "Scheme 43, Pavement of Footpaths".

3.

Re : Scheme 6, Sion-Matunga—Labour Camp—unrecovered rents—write-off of.

Considered Chief Officer's Note, dated 24th July 1928 :—

"The tenants of rooms Nos. 461, 491, 353 and 268 in C ward of the Labour Camp in Scheme 6, absconded after locking their rooms and without paying the rents due by them. The rooms were broken open in the presence of a punch and the articles found inside were afterwards auctioned. The proceeds realized were Rs. 2-14 against the total rent of Rs. 8 due. The sanction of the Committee is required for the balance of Rs. 5-2 being written off."

RESOLUTION No. 367.—SANCTIONED.

4.

Re : Report No. 1, dated 20th July 1928, of the Special Sub-Committee appointed under Committee's Resolution No. 342, dated 3rd July 1928, to devise ways and means to push the sale of plots

"By their Resolution No. 342, dated 3rd July 1928, the Committee appointed this Sub-Committee to consider the question of ways and means to push the sale of plots.

The Sub-Committee have asked the Chief Officer to furnish certain information regarding the number of plots in each scheme available for disposal. While the Sub-Committee were considering the question, the Chief Officer observed that formerly brokerage was paid to architects for negotiating for plots and that since the abolition of the system by Committee's Resolution No. 687, dated 6th December 1927, the disposal of plots has been greatly affected. The Chief Officer accordingly recommends that the system of paying brokerage be reinstated. The scale on which brokerage was paid before it was discontinued is given below for the information of the Committee :—

1. On the amount of the consideration up to Rs. 5,000, at 2%.
2. On any excess between Rs. 5,000 and Rs. 20,000, at 1%.
3. On any excess over Rs. 20,000, at ½%.

Thus a brokerage of Rs. 650 only would be payable in respect of a transaction of Rs. 1,00,000. Though the amount payable is not large, it is a great inducement for an

architect to negotiate for the lease. In the circumstances stated above, the Sub-Committee agree with the Chief Officer and beg to recommend that the Committee's Resolution No. 687, dated 6th December 1927, be rescinded and the system of paying] brokerage be reinstated.

The Sub-Committee will report later, on the question of devising ways and means for pushing on the disposal of land."

RESOLUTION No. 368.—Approved & adopted.

5. Re: Scheme 37, (Sydenham Road)—Case No. 237—Sale of materials.

Considered Chief Officer's Note, dated 26th July 1928 :—

"The building in the following Case was put up to public auction for purchasing the right of demolition and removal of materials thereof and the highest bid received in the case is shown below. The reserve price is fixed after taking into consideration the age of the building, the quality and condition of the materials &c.

The offer is fair and recommended for the sanction of the Committee.

Serial No.	Scheme No.	Case No.	Date of auction.	Reserve price.	Price realised at auction.	Remarks.
1	37	237	21-7-28	Rs. 6,500	Rs. 6,700	Debris to be removed.

No. 369. Resolved :—"That the offer be accepted."

6. Re: Sale of one 3-ton Commer Lorry No. 473 stored at Dharavi.

Considered Chief Officer's Note, dated 26th July 1928 :—

"An offer has been received from Mr. Khoja Karimbhai Korji for the purchase of one 3-ton Commer Motor Lorry No. 473 at Rs. 1500. This lorry was purchased for Rs. 17,597 in December 1920 and was revalued on 1st April 1927 for Rs. 1700.

Taking into consideration the present second-hand market and the offers received for other motor lorries, it is recommended that the present offer of Rs. 1500 for this lorry be accepted."

No. 370. Resolved :—"That the offer be accepted."

Re: Sale of Petty Stores—Tenders for.

Considered Chief Officer's Note, dated 26th July 1928 :—

"Tenders have been received for the sale of the petty stores mentioned below :—

Serial No.	Items and names of the tenderers.	Rates quoted.	Per	Amount.	Remarks.
		Rs. a. p.		Rs. a. p.	
1.	Screw Spikes or Tire fond fastenings for rails 5" x 5/8" 1717 Nos. = 10 cwt. 1 qr. 13 lbs. (a) Messrs. Manockchand Jivraj & Co.	19 0 0	Ton.	9 13 7	No. (a) recommended for acceptance.
2.	Mild steel shafting 3" dia. with coupling flanges at both ends Nos. Rft. 1 17 } Cwt. Q. lbs. 1 15 } 8 1 0 with coupling flange at one end only. 4 Nos. 15 ft. each 1 " 3'-6" 1 " 1'-6" 17 2 0 without coupling. 1 No. 3'-9" } 1 1 0 1 " 3'-3" } Total ton ... 1-7-0-0				
	(a) Messrs. A. R. Khairaz & Co.	80 0 0	"	108 0 0	Do.
	(b) " Manockchand Jivraj & Co.	71 0 0	"	95 13 7	
	(c) Mr. Jivraj Alibhai Jungbarwalla.	60 0 0	"	81 0 0	
	(d) Mr. Abdulali Kaderbbai Uranwalla.	50 0 0	"	67 8 0	
3.	Mild steel shafting 4" dia. with coupling flanges at both ends. 6 Nos. each 12' length. 1 ton 17 cwt.				
	(a) Messrs. A. R. Khairaz & Co.	80 0 0	"	148 0 0	Do.
	(b) " Manockchand Jivraj & Co.	71 0 0	"	131 5 7	
	(c) Mr. Abdulali Kaderbbai Uranwalla.	50 0 0	"	92 8 0	
	(d) Mr. Jivraj Alibhoi Jungbarwalla.	35 0 0	"	64 12 0	

(Continued from last page.)

Serial No.	Items and names of the tenderers.	Rates quoted.	Per.	Amount.	Remarks.
		Rs. a. p.		Rs. a. p.	
4.	Cast iron driving pulleys 30" x 12" x 3" 1 No. 31" x 12" x 3" 1 No. 25" x 12" x 3" 3 Nos. 27" x 12" x 3" (broken) 1 No. 6 Nos.				
	(a) Messrs. A. R. Khairaz & Co.	30 0 0	Lot.	30 0 0	No. (a) recommended for acceptance.
	(b) " Manockchund Jivraj & Co.	25 0 0	"	25 0 0	
	(c) Mr. Abdulali Kaderbhoy Uranwalla.	25 0 0	"	25 0 0	
	(d) " Jivaji Alibhoy Jungbarwalla.	15 0 0	"	15 0 0	
5.	Wrought iron driving split pulleys. 72" x 8" x 4" 12 Nos.				
	(a) Messrs. Manockchund Jivraj & Co.	201 0 0	"	201 0 0	Do.
	(b) Mr. Abdulali Kaderbhoy Uranwalla.	84 0 0	"	84 0 0	
	(c) Mr. Jivaji Alibhoy Jungbarwalla.	35 0 0	"	35 0 0	
6.	Wrought Iron Driving split pulleys. 30" x 12" x 3" Nos. 5 30" x 12" x 4" " 2 Ordinary pulley " 1 26" x 2 1/2" x 3" double coupled prepared in the Workshop.				
	(a) Messrs. Manockchund Jivraj & Co.	35 0 0	"	35 0 0	Do.
	(b) Mr. Abdulali Kaderbhoy Uranwalla.	21 0 0	"	21 0 0	
	(c) Mr. Jivaji Alibhoy Jungbarwalla.	10 0 0	"	10 0 0	
7.	Rolled steel girders. Nos. 2-19 Rft. 16" x 6" 21 Cwt. 2-13 " 14" x 6" 10 "				
	Total T. 1 11				
	(a) Messrs. Manockchund Jivraj & Co.	61 0 0	Ton.	94 8 9	Do.
	(b) Messrs. A. R. Khairaz & Co.	60 0 0	"	93 0 0	
	(c) Mr. Jivaji Alibhoy Jungbarwalla.	40 0 0	"	62 0 0	
	(d) Mr. Abdulali Kaderbhoy Uranwalla.	35 0 0	"	54 4 0	

(Continued from last page.)

Serial No.	Items and names of the tenderers.	Rates quoted.	Per	Amount.	Remarks.
		Rs. a. p.		Rs. a. p.	
8.	Mild steel joists joined together by angle iron bracings for culverts. C. Q. Lbs. 9 pairs 3' each 10" x 5" 16 2 0 6 pairs 4' each 10" x 5" 15 0 0 1 pair 5' each 10" x 5" 3 0 0 Total T. 1-14-2-0				
	(a) Messrs. Manockchund Jivraj & Co.	19 0 0	Ton.	32 12 4	No. (a) recommended for acceptance.
	(b) Mr. Jivaji Alibhoy Jungbarwalla.	18 0 0	"	31 0 10	
9.	Chain slings 3/4" dia. (a) slings with double hooks. 2 Nos. 8 ft. each 16' 3 " 9 " " 27' 1 " 16 " " 16' 1 " 22 " " 22' 1 " 24 " " 24' 8 Nos. 106 Rft. Cwt. Qr. Weight. 6 1				
	(b) Chain with single hooks. 1 No. 11'- 11' 2 " 7' each 14' 1 " 24'- 24' 1 " 19'- 19' 1 " 13'- 13' 1 " 8'- 8' 7 Nos. 89 Rft. Cwt. Qr. Weight 4 3 Total weight 11 0				
	(a) Mr. Khoja Bharabhoy Jivraj.	85 0 0	"	46 12 0	No. (a) appears to have quoted for the first lot of 6 cwt. 1 Qr. only. His quotation is recommended for acceptance either for the part or the whole as may be desired by him. The amount Rs. 46-12 is for the whole lot of 11 Cwt. 0 Qr.
	(b) Messrs. Manockchund Jivraj & Co.	61 0 0	"	33 8 9	
	(c) Mr. Abdulak Kaderbhoy Uranwalla.	35 0 0	"	19 4 0	
	(d) Mr. Jivraj Alibhoy Jungbarwalla.	30 0 0	"	16 8 0	

(Continued from last page.)

Serial No.	Items and names of the tenderers.	Rates quoted.	Per	Amount.	Remarks.
		Rs. a. p.		Rs. a. p.	
10.	Wrought iron water tanks, about 800 gal. capacity each. 8' x 4' x 4'—2 Nos.				
11.	Wrought iron water tanks. 5' x 4'-9" x 1'-9" 1 No. 270 gals. capacity. 4' x 4' x 4' 1 No. 480 gals. capacity. 2 Nos.				
12.	Wrought iron kerosene oil tanks, 170 gal. capacity. 3' x 3' x 3'— 1 No.				
	(a) Messrs. Manockchand Jivraj & Co.	...	Whole lot.	121 0 0	No. (a) Recommended for acceptance.
	(b) Mr. Jivraj Alibhai Jungbarwala.	...	"	35 0 0	
	(c) Messrs. A. R. Khairaz & Co.	..	"	30 0 0	
13.	Galvanised pipes with or without couplings 3" dia. 124 Nos. about 2000 Rft. N.B.—The actual measurement will be taken including coupling if there be any. No allowance will be made for split ends. The pipes will have to be taken as they are.				
	(a) Mr. Adamalli Mahomedali Nulwalla.	0 6 5	Rft.	802 1 4	Do.
	(b) Mr. Khoja Bharabhoy Jarraj.	0 6 3	"	781 4 0	
	(c) Messrs. A. R. Khairaz & Co.	0 5 0	"	625 0 0	
	(d) Messrs. Manockchand Jivraj & Co.	0 4 0	"	500 0 0	
	(e) Mr. Abdulalli Kaderbhai Uranwalla.	0 2 1	"	206 6 8	
14.	(a) Pickaxes slightly used. 281 Nos. 11 cwt. 3 qrs. (b) Powdas old. 264 Nos. 5 " 0 qr. 10 lbs. (c) Ghamelas old. 105 Nos. 5 cwt. 1 qr. 17 lbs. 22 cwt. 27 lbs.				

(Continued from last page.)

Serial No.	Items and names of the tenderers.	Rates quoted.	Per	Amount.	Remarks.
		Rs. a. p.		Rs. a. p.	
	(a) Messrs. Manockchand Jivraj & Co.	51 0 0	ton.	56 11 5	No. (a) Recommended for acceptance.
	(b) Mr. Jivraj Alibhai Jangbarwalla.	(a) 0 8 0 (b) 0 4 0 (c) 0 4 0	doz. " "	11 11 4 5 8 0 2 3 0	
				19 6 4	
15.	Hammers of sizes. 1½ lbs to 3 lbs. C. Qr. Lb. 253 Nos. 4 2 20 7 lbs. to 16 lbs. 71 Nos. 6 1 0 Total ... 10 3 20				
	(a) Messrs. Manockchand Jivraj & Co.	100 0 0	ton.	54 10 3	Do.
	(b) Mr. Jivraj Alibhai Jangbarwalla.	60 0 0	"	32 12 7	
16.	M. S. Angle Iron Bars. 4' x 4' x 3/8" 4 Nos. each 25' long = 100' 8 cwt. 3 qrs.				
	(a) Messrs. Manockchand Jivraj & Co.	51 0 0	"	22 5 0	Do.
	(b) Messrs. A. R. Khairaz & Co.	40 0 0	"	17 8 0	
	(c) Mr. Jivraj Alibhai Jangbarwalla.	27 8 0	"	12 0 6	
17.	Anvils for Blacksmith's use. No. c. qr. lb. c. qr. lb. 1 4 . . 10 4 . . 10 3 3 3 20 each 11 3 4 2 2 " 4 1 3 20 ... 3 20 7 Total 1 ton ... 3 6				
	(a) Messrs. Manockchand Jivraj & Co.	151 0 0	ton.	157 1 0	Do.
	(b) Mr. Jivraj Alibhai Jangbarwalla.	150 0 0	"	152 2 7	
	(c) Messrs. A. R. Khairaz & Co.	120 0 0	"	121 11 8	
	(d) Mr. Abdulali Kaderbhai Uranwalla.	90 0 0	"	91 4 9	

(Continued from last page.)

Serial No.	Items and names of the tenderers.	Rates quoted.	Per	Amount.	Remarks.
		Rs. a. p.		Rs. a. p.	
18.	Old level crossing-wooden gates. 6 Nos. 14'-5" x 4'-7" 1 " 10'-6" x 3' 9 " 9'-3" x 4'-4" 16 " 5 are broken.				
	(a) Messrs. Manockchand Jivraj & Co.	41 0 0	lot.	41 0 0	No. (a) Recommended for acceptance.
	(b) Mr. Jivraj Alibhai Jungbarwalla.	10 0 0	"	10 0 0	

2. The highest offer in each of the above cases is recommended for acceptance."

No. 371. *Resolved* : "That the highest offer in each case be accepted."

8. *Re : Sand—Contract for*

Considered Chief Officer's Note, dated 26th July 1928 :—

"In my notes underlying Committee's Resolution No. 283, dated 15th May 1928, it was pointed out that a Prohibitory Order was received from the High Court attaching bills and deposits due to the contractors and that the garnishee notice would be brought on for argument. The Trust Solicitors inform us that the trial of the issue on the garnishee notice came on for argument on 25th instant. The Trust's Counsel advises that the matter should be settled by the Trust paying to the attaching creditor Rs. 1000 on the attaching creditor agreeing to give up his claim to the other moneys in the Trust's hands belonging to the contractors, each party bearing his own costs. The attaching creditor is prepared to agree to this.

The proposed settlement is recommended for the Committee's approval."

Resolved :—"That the proposed settlement be approved and the **No. 372.** costs of the suit be recovered from the contractors."

9. *Re. Scheme 31 (Parel Road)—construction of the underground petrol tank and pump sanctioned under C.R. 310, dated 29th May 1928, in the compound behind the shop of Mr. MacMull—sanction for.*

Considered Chief Officer's Note, dated 26th July 1928 :—

"The Committee, by their Resolution No. 310 dated the 29th May 1928, sanctioned the proposal of the Asiatic Petroleum Co. (India) Ltd., to instal an underground Petrol Tank and Pump on the above site, subject to a license revocable at the will of the Committee being granted to them on the conditions referred to in the said Resolution.

2. An application with a deviation plan* has now been received from the Burmah-Shell Oil Storage and Distributing Co. of India, Ltd., who, have taken over the marketing

*Not printed

organization in India of the Asiatic Petroleum Co. (India) Ltd. and to whom the license aforesaid is to be granted. In the said application, it is proposed to locate the petrol tank in the compound behind the shop of Mr. MacMull as shown on the plan* forwarded with the application, instead of underneath the footpath as originally sanctioned by the Committee.

3. There is no objection to the proposal and it is recommended for acceptance, subject to a license revocable at the will of the Committee being granted to the Burma-Shell Oil Storage and Distributing Co. of India Ltd., permitting the installation of the proposed Petrol Tank and Pump on the following conditions :—

- (a) That the Pump should be located in the position as sanctioned in the Committee's Resolution No. 310, dated the 29th May 1928.
- (b) That the cost of drawing up the license and the duplicate thereof and other charges incidental thereto should be borne by the Company.
- (c) That the Company should pay a rent of Rs. 10 per month for the Pump as long as the footpath is in charge of the Trust and Re. 1 per mensem instead of Rs. 10 as previously sanctioned in the case of the tank which is now proposed to be located in the compound behind the shop of Mr. MacMull.
- (d) That Municipal and police sanction should be obtained by the Company."

RESOLUTION No. 373.—SANCTIONED.

10. Re : Board's Resolution No. 48, dated 13th July 1928, re : curtailment of expenditure on Establishment.

Considered excerpt from the proceedings of the Board meeting held on 13th July 1928 :—

" Proposed by Dr. Viegas, seconded by Mr. Shah—

' That the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act desire that as the activities of the Trust have been greatly curtailed every effort should be made by the Improvements Committee to reduce expenditure on establishment, the more so, as the

No. 48. Corporation being satisfied with one dissentient only that there is no longer any necessity for the continuance of the Board of Trustees, have under their Resolution No. 14225 of 23rd March 1928, made a representation to Government in that behalf asking them to dissolve the Board at a very early date.'

Carried."

RESOLUTION No. 374.—Forwarded to the Chief Officer and the Establishment Sub-Committee for guidance.

At this stage Mr. Tairsee asked for and obtained priority for Items 16 and 15 which were notices of motion standing in his name.

11. In accordance with notice of motion, it was—

Proposed by Mr. Tairsee—

" That Sir Vasant Rao A. Dabholkar and Mr. Y. G. Pandit be added to
No. 375. the Special Sub-Committee appointed under Committee's Resolution No. 342, dated 3rd July 1928, to consider the question of devising ways and means to push sale of plots."

The motion was seconded by Mr. Borade and was *carried*.

12. In accordance with notice of motion, it was—

Proposed by Mr. Tairsee—

“That the Improvements Committee Procedure Rules be corrected as follows :—

1. Add as Rule 6, renumbering the other rules—

It shall be in the discretion of the Chairman to allow or disallow a Member moving a proposition or an amendment or taking part in the debate to speak for more than 10 minutes.

2. Add to Rule 9—

A member, who has moved or seconded a proposition or an amendment cannot move or second another amendment.”

The motion was seconded by Mr. Hunt.

Amendment—Proposed by Mr. Mirza, seconded by Mr. Borade—

No. 376. “That the subject matter of the marginally noted

“That the Improvements Committee's Procedure Rules be corrected as follows—

1. Add as Rule 6, renumbering the other rules—

It shall be in the discretion of the Chairman to allow or disallow a Member moving a proposition or an amendment or taking part in the debate to speak for more than 10 minutes

2. Add to Rule 9—

A Member, who has moved or seconded a proposition or an amendment cannot move or second another amendment.”

proposition be referred to the Establishment Sub-Committee for consideration and report.”

The *Amendment* on being put to the vote was *carried*, there being 7 votes for it and one vote *agamst* it.

It was also *carried* as a substantive proposition.

13. Re. *Board's Resolution No. 47, dated 13th July 1928, re: rents of pre-war chawls.*

Considered excerpt from the proceedings of the Board Meeting held on 13th July 1928 :—

“Considered the Improvements Committee's Resolution No. 287, dated 15th May 1928, approving the Report No. 3 of the Land Sub-Committee, dated 9th May 1928, re: rents of pre-war chawls and forwarding the same to the Board with reference to Board's Resolution No. 12, dated 7th February 1928.

Proposed by the Chairman of the Improvements Committee, seconded by Dewan Bahadur Pai—

‘That the Improvements Committee's Resolution No. 287, dated 15th May 1928, be recorded.’

First Amendment—Proposed by Dr. Choksy, seconded by Mr. Nekaljay—

‘That the Board is of opinion that the rents of the pre-war chawls should not be No. 47. increased and that the Improvements Committee's Resolution No. 672, dated the 6th December 1927, be rescinded so far as it relates to the increase of rents of those chawls and any excess rent collected shall be refunded.’

Further Amendment—Proposed by Mr. Nariman, seconded by Mr. Bole—

‘That the matter be referred to a Special Committee of this House consisting of the following members to consider the question and make a report to the Board :—

1. Mrs. Avantikabai Gokhalay.
2. Mr. Hoosenally M. Rahimtoola.

3. Mr. B. G. Horniman.
4. Mr. K. F. Nariman.
5. Mr. P. J. Murzban.
6. Mr. R. S. Nekaljay.
7. Mr. S. K. Bole.
8. Sir Vasantao Anandrao Dabholkar.

Mr. R. K. Vaidya rising to a point of order enquired whether the *Amendment* was in order as the Board had no authority to appoint a committee.

The President upholding the point of order ruled the *Amendment* out of order.

The Chairman of the Improvements Committee raised a point of order and enquired with reference to the latter portion of Dr. Choksy's amendment whether the Board could ask the Improvements Committee to cancel a Resolution passed by it.

The President in giving his ruling that Dr. Choksy's amendment was quite in order observed that the Chairman of the Improvements Committee was not justified in raising the point of order after the discussion had proceeded so far.

Second Amendment—Proposed by Mr. Baman-Behram, seconded by Dr. Vora—

'That the matter be referred back to the Improvements Committee.'

After the Chairman of the Improvements Committee had replied to the debate, the *Second Amendment* was put to the vote and declared *lost* by a large majority.

The *First Amendment* was then put to the vote and declared *carried*, there being 24 votes for it and 16 against it. It was also *carried* as a substantive proposition."

RESOLUTION No. 377.—Referred to the Land Sub-Committee for consideration and report.

14. Re: Board's Resolution No 50, dated 20th July 1928, re: Letter, dated 6th June 1928, from the President of the public meeting, held on 27th May 1928, of the residents of Dadar-Matunga and of the Dadar Parsee Colony, forwarding copies of Resolutions 1, 2, 3, and 4.

(File No. Ms. 138/27.)

Considered excerpt from the proceedings of the Board meeting, held on 20th July 1928:—

"Considered the letter dated 6th June 1928, from the President of the Public Meeting, held on 27th May 1928, of the residents of Dadar-Matunga and of the Dadar Parsee Colony, forwarding copies of Resolutions 1, 2, 3 and 4:—

'As authorised under the accompanying Resolution No. 4 of the Public Meeting of the residents of Dadar-Matunga and the Dadar Parsee Colony that was held at the Dadar Parsee Colony, Sorab Palamkote Hall, on Sunday the 27th May, I beg to forward herewith for your information copies of the first three Resolutions that were passed at the said meeting and to request you to be good enough to place the same before the Board of the Improvement Trust for necessary action at its next meeting.

RESOLUTION 1.—Proposed by Mr. M. E. Joshi, L.C.E., seconded by Mr. P. B. Khopkar, B. A., supported by Rai Sahib Jayalal—

'(a) This public meeting of the residents of the Dadar-Matunga and the Dadar Parsee Colony, notes with pleasure the steps that are recently being taken by the Bombay Improvement Trust towards the prevention of the foul smell emanating from the Septic Tank on the North of the G. I. P. Railway Dadar Station which was seriously

affecting the health of the residents of all the surrounding area and hopes that the nuisance will be alleviated by such recent measures for which it conveys its best thanks to the authorities concerned.

(b) The meeting strongly protests against the most unusual and dangerous delay caused by the Bombay Municipal Corporation by not coming to a definite conclusion for the last several years in regard to the drainage of the North of the Island and urges upon the Corporation the immediate necessity of finally deciding this question and putting in hand immediately the drainage work of this area, with a view permanently to do away with the Septic Tanks as early as possible, and the drawbacks of a drainless area.

(c) Pending these permanent measures, the meeting urges the Board of the Improvement Trust to take all measures possible to effectually prevent the Septic Tanks being a source of disease and nuisance to the residents of the surrounding area.

RESOLUTION 2.—Proposed by Mr. R. D. Ratnagar, seconded by Mr. Shivdutta—

'This meeting is of opinion that there is no necessity at all of providing a Urinal, Coffee Shop, etc., at the junction of the new Kingsway and Tilak Bridge Road for the convenience of the B. E. S. & T. Co.'s employees and if the Municipal Authorities think any such provision necessary for the public, the proper and more suitable site would be the one immediately on the South of the Dadar Police Court Building.

This meeting therefore most emphatically protests against the proposal of the Municipal Authorities to construct a urinal and a coffee shop etc. at the junction of the roads named above, which is too prominent for such structures and requests the Municipal Corporation not to sanction the proposal, or, in the alternative, to have a urinal erected at the place immediately on the South of the Dadar Police Court Building.

This meeting further exhorts the Representatives of F and G Wards in the Corporation to impress upon the other members of the Corporation the necessity of preserving the amenity of the district by not disfiguring one of the most important junctions of two main roads by Urinal, etc. and vote solidly against the proposal of the Municipal Commissioner.

The meeting further urges the Municipal Corporation to consider the desirability of laying out the Circle at the junction of Kingsway and Tilak Bridge Road into a lawn and garden for which it is most appropriate.'

RESOLUTION 3.—Proposed by Mr. A. J. Turner, B. Sc., F.I.C., J.P., seconded by Mr. M. K. Kamdin—

'This meeting strongly protests against the proposal of the Improvement Trust Committee to locate the Haj's Camp on the vacant land immediately on the East of Dadar Parsi Colony to which it would be a grave menace in point of health of the residents of the Colony and its surrounding area including an important Institution like the Victoria Jubilee Technical Institute.'

RESOLUTION 4.—Proposed by Mr. K. J. Tambe, seconded by Mr. E. A. Tarapore—

'This meeting authorises its President to forward to the President of the Bombay Municipal Corporation and the Chairman of the Board of the Improvement Trust all the three Resolutions passed at this meeting for their information with a request to place the same before the Corporation and the Board of the Improvement Trust for necessary action.'

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

No. 50. 'That the letter be forwarded to the Committee for disposal.'

After the debate had proceeded for a considerable time, Mr. Arbuthnot moved—

'That the question be now put.'

The motion was seconded by Mr. Murzban and was *carried*.

After the Chairman of the Committee had replied to the debate, the proposition was put to the vote and *carried* by a large majority."

Resolved: "That the President of the public meeting of the Residents No. 378. of Dadar-Matunga and Dadar Parsi Colony be informed that the matters are under the consideration of the Committee and the objections raised will be given due consideration.

2. That the Secretary be requested to place the Resolutions before the Committee when the respective matters come up for consideration."

15. Re : Board's Proceedings, dated 20th July 1928, re: extension of the services of Mr. C. P. Gorwalla, Secretary and Chief Accountant.

Considered excerpt from the Proceedings of the Board Meeting, held on 20th July 1928 :—

"Considered the Committee's Resolution No. 344, dated 10th July 1928, recommending the Board to extend the services of Mr. C. P. Gorwalla for a period which will expire on the 12th November 1930 (the date on which he will attain the age of 55) or on the day on which the Trust and the Municipality are amalgamated, should that event take place before the 12th November 1930.

Proposed by the Chairman of the Committee—

'That the recommendation made by the Committee be approved and the sanction of the Auditor General be obtained.'

Dr. Viegas rising to a point of order observed that the proposition was *ultra vires*, as under Section III (1) of the Transfer Act, the Board could appoint the Chief Accountant and not the Secretary.

The President ruled the proposition out of order.

Thereupon, the Chairman of the Committee asked for permission to modify the proposition by confirming the extension of Mr. Gorwalla's services as Chief Accountant only. But he was not allowed to modify the proposition.

Thereupon, it was—

Proposed by Mr. Baman-Behram, seconded by Dr. Bisi—

'That sanction be accorded to the extension of the services of Mr. C. P. Gorwalla as Chief Accountant for a period which will expire on the 12th November 1930 or on the day on which the Trust and the Municipality are amalgamated should that event take place before the 12th November 1930, and the sanction of the Auditor General be obtained.'

The President, however, ruled the proposition out of order."

RESOLUTION No. 379.—Referred to the Establishment Sub-Committee for consideration and report.

16. Re Establishment—Estates & Valuation Department—Mr. D. N. Bamji, Chief Clerk—grant of privilege leave to.

(File No. E. L. 162/28.)

Considered Chief Officer's Note, dated 27th July 1928 :—

"Mr. D. N. Bamji, Chief Clerk in the Estates and Valuation Department, applies for privilege leave for 1 month and 5 days from 30th June 1928 which has been recommended by the Estate Agent.

Mr. Bamji's pay is Rs. 310 (in the grade of Rs. 250-20-350). The leave applied for is admissible and requires to be sanctioned by the Committee."

RESOLUTION No. 380.—SANCTIONED.

17. The following documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Mr. Fakirchand Nemchand and others.	1902	6,000	2	2
	1905	7,000	2	2
Khurshedbai Hoshangsha Nanavutty and another.	1904	6,000	1	3
Mr. J. P. Lobo and another ...	1912	500	1	1
Dr. D. P. Vaidya ...	1912	1,000	1	1
Total ...		20,500	7	9

(2) *Lease and Counterpart to*—

- (i) Mr. Damji Korsi *re* : Plot No. 104, Suparibaug Estate.
- (ii) Mr. Hormasji Bapuji Guzder and another *re* : Plot No. 14, Kolbhatwadi Estate.
- (iii) Mr. Rustomji Shapurji Mistry and another *re* : Plot No. 6, Parel Road South.
- (iv) Mr. Noormahomed Bajid and others *re* : Plot No. 7, Parel Road South Estate.
- (v) Mr. Gustad Khodadad Kuchabiogi *re* : Plot No. 215, Suparibaug Estate.

(3) *Agreement for building lease with*—

- (i) Mr. Megha Shanker *re* : Plots Nos. 756 and 763 Dadar-Matunga Estate.
- (ii) Mr. Rustomji Nusserwanji Kerrawalla *re* : Plot No. 757, Dadar-Matunga Estate.
- (iii) Mr. Rustomji Nusserwanjee Kerrawalla *re* : Plot No. 758, Dadar-Matunga Estate.

18. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22(x) of the Act.
2. Work orders do. do. do.
3. Sale of materials do. do. do.
4. Charge receipts *re* : roads etc. handed over to the Municipality.
5. Charge Report, dated 9th July 1928, *re* : Mr. E. B. Bharucha handing over and Mr. Narayan T. Chawathey receiving charge of the office of Deputy Secretary on the forenoon of that day.

6. Chief Officer's sanction to the acceptance of the offer of Rs. 1,775 for the right of cultivation of plots 1A, and 1K, Mahalaxmi Flats.
 7. Trust Solicitors' No. E.-2966, dated 18th July 1928, intimating that the Hon'ble Sir Jamsheedji Kanga has accepted the renewal of the General Retainer for High Court Work. (Ref. C. R. 347, dated 10th July 1928).
 8. Estate Agent's No. 12346, dated 14th July 1928, informing that the lessees of plots 41 and 42 of Gamdevi Estate, have intimated to him that they do not want their plots to be subdivided nor two separate leases to be given for the same.
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Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 14th August 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSEENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. R. D. BELL, C.L.E., I.C.S.
 3. MR. GANPAT KRISHNAJI BORADE.
 4. MR. B. G. HORNIMAN
 5. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
 6. MR. L. R. TAIRSEE.
 7. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
 8. MR. S. L. SILAM, B.A., LL.B.
 9. MR. W. R. S. SHARPE.
 10. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 11. DR. ACCACIO G. VIEGAS, L.M. & S.
 12. MR. Y. G. PANDIT.
- MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 31st July 1928 were signed

Re: Scheme 37, Sydenham Road—Cases Nos. 233 and 234—temporary lease of portion remaining unabsorbed in the new road—offer for.

(File No. Mis. 525/28.)

Considered Chief Officer's note, dated 8th August 1928 :—

"The buildings included in the above Cases having been demolished and the major portion of the area absorbed in the new road, an offer has now been received to rent the remainder for a term of three years.

2. The land is situated on the east side of the road and south of Masjid Bundar Road. Its area is about 178 sq. yards and the rent offered is 9 annas per sq. yard per month. This works out to a rate of Rs. 112-8-0 per sq. yard on the 6% basis and is reasonable.

3. The offerer is Mr. Haji Tar Mahommed Shariff who is one of the tenants of the adjoining building which is also to be demolished.

4. I recommend acceptance of the offer."

No. 381. *Resolved:* "That the offer be accepted."

2. Re : Scheme 5, Dadar-Matunga Estate—plot 4—proposed shed for a gymnasium.

(File No. Mis. 536/28.)

Considered Chief Officer's note, dated 9th August 1928 :—

"The lessee of this plot proposes to erect a shed open on all sides for a gymnasium for the Modh Vanik Boarding School, in the south-west corner of the plot.

As a large portion of the building area has been left unbuilt upon and as the building on the plot is used as a charitable institution, the erection of the proposed shed may be allowed, subject to the lessee agreeing to pay a premium at the rate of Rs. 250 for every 100 sq. feet occupied by the shed."

RESOLUTION No. 382.—SANCTIONED.

3. Re : Sandhurst Road (East)—plot 74—rooms on a portion of the fourth floor—proposal for the erection of.

(File No. Mis. 531/28.)

Considered Chief Officer's note, dated 9th August 1928 :—

"The lessee of this plot desires to erect two living rooms with sanitary arrangements on a portion of the fourth floor of the building, as shown on the plans*. The proposal complies with the 63½ rule. The plot admeasures 344 sq. yards and is held on a 999 years' lease at an annual rent of Rs. 1,704, calculated at 4½% on Rs. 110 per sq. yard. The gross rent which the additional rooms are expected to fetch is estimated at about Rs. 35 per mensem or Rs. 420 per annum. After allowing 25% for outgoings and 8% on the outlay which is estimated at about Rs. 3,130, the net annual return will amount to Rs. 65, the capitalized value of which on the 6% basis will amount to Rs. 1,083. It is, therefore, recommended that the proposed additional rooms be allowed subject to the following conditions :—

- (a) The lessee shall pay a premium of Rs. 1,100.
- (b) The nahan in the living room, the area of which is less than 144 sq. feet shall not be allowed.
- (c) There shall be a fixed glazed louvred window to the water-closet.

2. The plans will be approved by the Works Sub-Committee."

RESOLUTION No. 383.—Sanctioned on the conditions contained in the Chief Officer's note.

4. Re . Scheme 5, Dadar-Matunga Estate —plot 304—motor garage on.

(File No. Mis. 558/28.)

Considered Chief Officer's note, dated 9th August 1928 :—

"The building tenant proposes to erect a motor garage and a washing place, on the side open space as shown on the plan*.

There is no objection to sanction being granted for the erection of the garage on the conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and on further condition that extra ground rent be paid at the rate of Rs. 25 per annum per 100 sq. feet of land covered by the garage.

There is also no objection to the proposed washing place being allowed."

RESOLUTION No. 384.—SANCTIONED.

* Not printed.

5. Re : Scheme 5, Dadar-Matunga Estate—plot 1—motor garage on.

(File No. Mis. 559/28.)

Considered Chief Officer's note, dated 9th August 1928 :—

"The building tenant of this plot proposes to erect a motor garage on the side open space as shown on the plan".

There is no objection to granting sanction on the conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and on further condition that extra ground rent be paid calculated at the rate of Rs. 25 per annum for every 100 sq. feet of land covered by the garage.

This plot is being used as garden area for plot No. 2 which also belongs to the same tenant.

The length of the garage which can be utilized is 18 feet, though the mean length is 22 feet."

RESOLUTION No. 385.—SANCTIONED.

6. Re Scheme 37, Sydenham Road—Case No. 235—repairs to the rear portion of the building on—estimate for—and lease of, for temporary occupation—sanction for.

(File No. Mis. 527/28.)

Considered Chief Officer's note, dated 8th August 1928 :—

"The rear portion of the building in Case No. 235, Scheme 37, lies outside the line of the new road, and can be retained and rendered habitable after carrying out certain repairs as shown by the Engineer-in-charge, Southern Division, on the accompanying plan.*

2. The original rent of this rear portion which is at present vacant was Rs. 190 per month and the tenant of the adjoining Case No. 236 which is shortly to be demolished has agreed to rent the said rear portion for Rs. 190 per month on a three years' lease, which is fair and reasonable, looking to the fact that the 2nd, 3rd and 4th floors are without any separate privy accommodation.

3. The cost of carrying out the necessary repairs is estimated at about Rs. 1,730 and there seems to be no objection to this expenditure being incurred as the amount spent will be recouped in about 9 months' time from the rent obtainable from the tenant to whom the building is intended to be leased.

4. The proposal is, therefore, recommended for the Committee's sanction.

5. The work has not been provided for in the current year's Budget. It is, therefore, proposed to transfer a sum of Rs. 1,730 from the provision of Rs. 24,300 for remodelling one block of the Chandawadi Chawls to General Account, "Scheme 37, Maintenance of buildings."

RESOLUTION No. 386.—Consideration postponed.

* Not printed.

7. Re : Supply of 46,000 lbs. of Liquid Chlorine—Tenders for.

(File No. Mis. 494/28.)

Considered Chief Officer's note, dated 9th August 1928 :—

"In reply to an advertisement asking for the supply of 46,000 lbs. of liquid chlorine seven tender forms were issued and four tenders have been received as follows :—

Name of Tenderer.	Rate per lb.	Amount.
	Rs. a. p.	Rs. a. p.
1. Messrs. Haverø Trading Co., Ltd...	0 5 0	14,375 0 0
2. " The Union Chemical Agency ...	0 5 2	14,854 2 8
3. " Wright & Co. ...	0 5 8	16,291 10 8
4. " Brunner Mond & Co. (India), Ltd. ...	0 6 0	17,250 0 0

2. The chlorine is required for treating the sewage at the septic tanks at Dadar.

3. Though the rate offered by the Haverø Trading Company is the lowest, it is not recommended for acceptance as the tenderers make two special conditions—

(a) delivery in cylinders of 99'2 lbs. capacity as against 50 to 60 lbs. as specified, and

(b) replacement of defective cylinders on arrival of next consignment instead of within a fortnight.

The larger cylinders (they would be nearly 6 feet in height) would mean changing the arrangement of our piping, would be very awkward and expensive to handle and would render interchange with the Municipality impossible as they use the same size as that specified by us.

4. Messrs. The Union Chemical Agency are the next lowest and as they have not hitherto entered into any contracts with the Trust or the Municipality, I requested their representative to see me. It appears that they are large suppliers of heavy chemicals to various important spinning and weaving companies in Bombay and up country. They appear to be a substantial firm but have not so far contracted for the supply of chlorine. I explained to their representative that the Trust could not run any risk in the matter, as prompt and satisfactory supply is of the greatest importance and any failure would mean a recurrence of the offensive odour at the pumping station and consequent loss to the Trust. They state they realize this and are willing to keep in stock a supply of about 100 cylinders of chlorine which we could draw on in case anything happened to a consignment. A copy of their letter* agreeing to this is attached hereto.

5. In the circumstances, I recommend the acceptance of the Union Chemical Agency's tender of Rs. 0-5-2 per lb."

*Letter, dated 9th August 1928, from the Union Chemical Agency, referred to in Chief Officer's note, dated 9th August 1928 :—

"With reference to the interview our representative Mr. Hiralal Desai had with you, we beg to inform you that in order to further ensure a regular supply of liquid chlorine, we will maintain a stock of about 100 cylinders in our local godown, which quantity can be relied upon in circumstances of late shipment. We trust, this will meet your requirement.

Secondly, regarding the source of our supply, we beg to inform you that we intend buying our liquid chlorine from Dr. E. Weisse & Co., (Wien). Should you enter into contract with us, we will at once cable our confirmation for the contracted quantity to the above party.

Thanking you in anticipation of your esteemed contract."

Resolved : "That the tender of Messrs. The Union Chemical Agency No. 387. be accepted."

8.

Re : *Tenders for Printing.*

(File No. Mis. 342/28)

Considered Chief Officer's note, dated 9th August 1928 :—

" Twenty-four printers were asked to submit quotations, of whom 12 purchased copies of tender and 9 have quoted, as shown below :—

No.	Name of Tenderer.	Engineer's	Secretary	Estate	Total.
		Department.	& Chief	Agent's	
		Amount.	Accountant's	Department.	
		Rs. a. p.	Department.	Amount.	Rs. a. p.
			Amount.		
1.	Messrs. The Soona Printing Press	999 7 1	461 15 11	4,400 7 4	5,861 14 4
2.	" The Duftur Ashkara Press	1,163 8 0	692 2 0	4,282 5 6	6,137 15 6
3.	" Bejur Shankar & Co.	1,081 8 6	568 13 4	4,372 4 8	5,996 8 6
4.	" The Commercial Printing Press	1,181 9 6	639 13 0	4,862 11 0	6,684 1 6
5.	" The Advocate of India Press	1,335 3 10	728 9 6	4,826 0 0	6,889 13 4
6.	" The Reliance Agency, Limited	1,386 8 0	574 14 0	4,959 12 0	6,921 2 0
7.	" The Satya Mitra Press	1,313 11 0	608 2 0	5,272 2 0	7,193 15 0
8.	" The Universal Printing Press	2,486 2 0	837 10 0	7,473 15 0	10,797 11 0
9.	" The Premier Art Printing Press	2,724 0 0	1,193 11 0	12,047 0 0	15,964 11 0

2. The rates quoted by No. 1 (Messrs. The Soona Printing Press) are the lowest for the Engineer's Department and the Secretary and Chief Accountant's Department, and those quoted by No. 2 (Messrs. The Duftur Ashkara Press) are the lowest for the Estate Agent's Department.

3. The acceptance of the above rates is recommended."

Resolved : "That the recommendation made by the Chief Officer be No. 388. approved."

9. Re : Scheme 31, Suparibaug Estate—paving of passage between plots 207 and 208—transfer of grant—sanction for.

Considered Chief Officer's note, dated 8th August 1928 :—

"No provision was made in the current year's Budget for the pavement of the passage between plots 207 and 208. This work is necessary and is estimated to cost about Rs. 500. It is, therefore, proposed to transfer a sum of Rs. 500 from the provision of Rs. 36,000 made in the Budget for 'Repairs to Footpaths' under Scheme 31 to 'construction of a passage between plots 207 and 208' under Scheme 31."

RESOLUTION No. 389.—Sanctioned, subject to the sanction of the Board to the transfer of a sum of Rs. 500 from the provision of Rs. 36,000 for "Repairs to Footpaths" under Scheme 31 to "construction of a passage between plots 207 & 208" under Scheme 31.

10. Re : Malarial Survey—Grant for.

Considered Chief Officer's note, dated 31st July 1928 :—

"In their Resolution No. 375, dated 21st June 1927, the Committee sanctioned an expenditure of Rs. 2,500 towards the cost of anti-malarial measures. Since there was no claim, the amount was not paid last year. This item has not been provided in the current year's Budget. The sanction of the Committee is requested for this expenditure which will be met from the provision of Rs. 24,300 made in the current year's Budget for remodelling a block in the Chandanwadi Chawls."

RESOLUTION No. 390.—Sanctioned, subject to the sanction of the Board to the transfer of a sum of Rs. 2,500 from the provision of Rs. 24,300 for remodelling a block in the Chandanwadi Chawls.

11. Re : Foras Road chawls—Rents paid by displaced tenants.

(File No. Mis. 176/28.)

Considered Chief Officer's note, dated 1st August 1928 :—

"By their Resolution No. 158, dated 28th February last, the Committee approved of the recommendation of the Land Sub-Committee to adjust the rents of those tenants who were sitting at concession rents on account of their having been removed from other buildings demolished by the Trust rather more than five years previously.

2. The number of tenants affected was 213 and the orders were that those who paid less than Re. 1 below the normal were to have their rents increased to the normal. The rents of the remainder were to be raised to the nearest rupee and at subsequent intervals of six months there were to be the additional increases of eight annas until the normal was reached. A report was to be made shewing the effect of the first increase before the second was enforced.

3. Of the 127 tenants who had their rents raised from Rs. 6-5-0 (in 125 cases) and Rs. 6-9-0 (in 2 cases) to Rs. 7, all remain.

4. Of the 73, whose rents were raised from Rs. 7 odd to Rs. 8, seven have vacated.

5. The two, whose rents were increased from Rs. 8 odd to Rs. 9, remain.

6. Of the eleven whose rents were increased from Rs. 9 odd to Rs. 10, one has vacated.

7. The normal rent of the rooms in these chawls is Rs. 8, Rs. 9-8-0 and Rs. 10 according to position and size. The number of vacant rooms was less by 8 on June 30th than on December 31st last.

8. Bearing in mind the disturbed times through which Bombay has been passing, it does not appear probable that the small number of vacancies occurring among the 213 rooms occupied by displaced tenants was caused by the increase in rents.

9. The 205 displaced tenants now in possession occupy rooms as follows :—

Normal Rent of Room.	Rents actually charged.				
	Rs. 7.	Rs. 8.	Rs. 9.	Rs. 10.	
Rs. 8 per month	127	38	..	...
Rs. 9/8 do. ... ..	...	13	1	...	
Rs. 10 do. ... ..	...	15	1	10	
Total	127	66	2	10	=205

10. It will be noted that out of the 205 tenants, 48 are now paying the normal. Sanction is now requested to levy the second increase of eight annas on the other one hundred and fifty seven."

RESOLUTION No. 391.—SANCTIONED.

12.

Re : Monsoon repairs to acquired properties etc.

(File No. Mis. 556/28.)

Considered Chief Officer's note, dated 9th August 1928 :—

"In their Resolution No. 273, dated 10th May 1927, the Committee accepted the tender by Mr. Haji Dada Suleman for Rs. 9,064-13-9 for carrying out monsoon repairs. The amount was exceeded by Rs. 1,360-4-10 and the excess was due to the fact that much more dammering than was anticipated at the time of inviting tenders had to be done in connection with the chawls and semi-permanent sheds in respect of which complaints were received for leakages.

The sanction of the Committee is requested for the excess amount."

RESOLUTION No. 392.—SANCTIONED.

13.

Re : Member of Committee—resignation of Membership by Sir Shapurji B.

Billimoria, Kt., M.B.E.

(File No. Mis. 534/28).

Read Sir Shapurji Billimoria's letter, dated 31st July 1928 :—

"Having sent in my resignation, owing to pressure of work, I regret I shall not be attending the Committee Meetings. The Indian Merchants' Chamber will duly nominate a member in my place."

RESOLUTION No. 393.—Recorded with an expression of the Committee's high appreciation of the valuable services rendered by Sir Shapurji B. Billimoria, Kt., M.B.E., as a member of the Committee.

14. Re : Establishment—Secretary and Chief Accountant's Department—Mr. D. S. Ramaswami, clerk—advance from Provident Fund to.

Considered Chief Officer's note, dated 9th August 1928 :—

"Mr. D. S. Ramaswami, a Junior Clerk in the Secretary and Chief Accountant's Department, applies for an advance of Rs. 500 from his Provident Fund subscriptions to enable him to clear the balance of the heavy expenses incurred by him in connection with his daughter's marriage which took place last year.

Mr. Ramaswami joined the Trust Service on 15th February 1921 and his present pay is Rs. 125 plus war allowance of Rs. 20 per month.

He has had advances from his Provident Fund subscriptions as under :—

1st advance of Rs. 125 paid in April 1923 and repaid in August 1924.

2nd advance of Rs. 220 paid in August 1924 and repaid in July 1925.

3rd advance of Rs. 285 paid in July 1925 and repaid in September 1926.

4th advance of Rs. 360 paid in September 1926 and repaid in September 1927.

5th advance of Rs. 450 paid in September 1927 out of which a sum of Rs. 202-8-0 is still outstanding.

The grant of an advance of Rs. 500 would require the sanction of the Committee as the last advance has not yet been fully recovered.

If the advance is sanctioned, the balance of Rs. 202-8-0 of the last advance will be deducted and only Rs. 297-8-0 paid to the applicant, the recovery being effected in 20 equal monthly instalments."

RESOLUTION No. 394.—SANCTIONED.

15. Re : Establishment—Secretary and Chief Accountant's Department—Mr. S. D. Tagare, clerk—advance from Provident Fund to.

Considered Chief Officer's note, dated 9th August 1928 :—

"Mr. S. D. Tagare, a clerk in the Secretary and Chief Accountant's Department, applies for an advance of Rs. 250 out of his Provident Fund subscriptions. The advance is required for his father's operation. He has produced the usual medical certificate.

Mr. Tagare is in Trust service from 24th January 1921 and his present pay is Rs. 90 plus war allowance Rs. 20 per month.

He was granted an advance of Rs. 200 in May 1927, out of which a sum of Rs. 50 is still outstanding.

The grant of an advance of Rs. 250 would require the sanction of the Committee as the last advance has not yet been fully recovered.

If the advance is sanctioned, the balance of Rs. 50 of the last loan will be deducted and only Rs. 200 paid to the applicant, the recovery being effected in 20 equal monthly instalments."

RESOLUTION No. 395.—SANCTIONED.

16.

Re : Revision of grades of pay.

Considered Report No. 6, dated 31st July 1928, of the Establishment Sub-Committee :—

"By their Resolution No. 89 dated 13th July 1926, No. 86 dated 8th February 1927 and No. 379 dated 21st June 1927, the Committee referred the subject matter of the marginally noted notices of motion, to the Establishment Sub-Committee for consideration and report.

Notice of motion by Dr. Accacio G Viegas L M. & S, dated 8th July 1926 —
 "That the Municipal rules and regulations as regards pay, leave, gratuity and Provident Fund be adopted for Improvement Trust Staff."
 Notice of motion by Dr. Accacio G Viegas, L M & S —
 "That the salaries of the clerical staff and those of the inferior staff for the year 1927-28 should be on the same scale as those of the Bombay Municipal Corporation"
 Notice of motion, dated 14th June 1927 by Mr. Lakhmdas Rowjee Tairsee —
 "That the present 'War allowances'—a term now a misnomer—paid to Trust staff be merged in the salaries"

The Sub-Committee have obtained reports from the Chief Officer on the subject and have requested him to furnish further information regarding (1) the grant of quarters at concessional rents to the employees and (2) the increases of pay drawn by a few men in each of the clerical grades in the Municipality and the Trust, to enable the Sub-Committee to compare the position and prospects of a Municipal employee with those of a Trust employee. A complete report on the subject will be made to the Committee on receipt of this information.

In the meantime, the Sub-Committee request that the following matters which have been considered by them very carefully may be disposed of :—

(i) *War allowance*—At present a war allowance of Rs. 20 per month is granted to all employees in receipt of a salary of less than Rs. 220 per month, subject to the condition that the total rate of salary and war allowance together should not exceed Rs. 220 per month. The Sub-Committee recommend that this war allowance of Rs. 20 be merged in the salaries with effect from the 1st April 1928.

(ii) *Rent Collectors*—At present all the Rent Collectors are borne on the temporary establishment and their pay is Rs. 40 plus Rs. 20 war allowance. In addition to this pay, they are granted a commission on the following scale :—

Percentage of collection.	For collections out of Court.		For collections through court.	For collection of not import Tax.	Remarks.
	Ordinary Commission.	Special Commission.			
For 100%	Full (at 12 pies per bill.)	20% of ordinary Commission.			Special Annual bonus to make up the deficit provided the arrears at the end of the year are reduced to a month's demand by the end of the 2nd month of the next year.
95%	Do.	15% "			
90%	Do.	14% "			
85%	Do.	5% "			
80%	Do.	Nil.	5% on the decretal amounts.	12 pies per bill.	
75%	$\frac{7}{8}$ ths				
70%	$\frac{6}{8}$ ths				
65%	$\frac{5}{8}$ ths				
60%	$\frac{4}{8}$				
55%	$\frac{3}{8}$ ths				
50%	$\frac{2}{8}$ ths				

It is understood that this scale of commission is very complicated and hard, as only 2 Rent Collectors generally get the benefit of it. The Sub-Committee have considered this question very carefully and come to the conclusion that it is necessary in the interest of the work to improve the prospects of these employees by increasing their pay and simplifying and liberalizing the scale of commission. The Sub-Committee, therefore, recommend that 10 out of the 15 Rent Collectors be brought on the permanent establishment with effect from 1st September 1928, leaving the remaining 5 Rent Collectors on the temporary establishment. In this connection, it may be stated that it is not desirable to bring all the 15 Rent Collectors on the permanent establishment, as their work is of a temporary character.

It is further recommended that the pay of the Rent Collectors be fixed at Rs. 60—5—120 plus a commission on the following scale with effect from the 1st September 1928:—

1. 20% of the mean pay of Rs. 90, if the collection amounts to 95% of the demand.
2. 25% of the mean pay of Rs. 90, if the collection amounts to 96% of the demand.
3. 30% of the mean pay of Rs. 90, if the collection amounts to 97% of the demand.
4. 40% of the mean pay of Rs. 90, if the collection amounts to 98% of the demand.
5. 50% of the mean pay of Rs. 90, if the collection amounts to 99% of the demand.
6. 60% of the mean pay of Rs. 90, if the collection amounts to 100% of the demand.

HOOSENALLY M RAHIMTOOLA,
Chairman."

Proposed by the Chairman, seconded by Sir Vasantao—

"That the Report be approved and adopted and the Schedule of No. 396. Establishment be varied accordingly."

Amendment—Proposed by Dr. Viegas—

"That the Report be approved and adopted with the exception that the 10 Rent Collectors should not be brought on the permanent establishment, to prevent a handle being placed in the hands of those who oppose the amalgamation of the Trust with the Corporation."

The *Amendment* dropped for want of a Seconder.

The *Original Proposition* was then put to the vote and was *carried*.

17. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

Statement A

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.
(Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A. .—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
296, dated 7th Dec. 1926.	<p>Gratuity to staff—to furnish concrete cases comparing the benefits which would accrue to the staff under Trust rules and the Municipal rules respectively.</p>
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
451, dated 2nd August 1927.	<p>Three-room tenements—Scheme 5—application from tenants for provision of lights in staircases, passages and rooms.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tarsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>

Committee's Resolution No. and date.	Subject.
603, dated 18th Oct. 1927.	Notice of motion by Dr. Accacio G. Viegas, L. M. & S., <i>re</i> : Scheme 56, Dharavi—whether any portion of the land was filled in at the request of Government and, if so, on what terms and conditions.
653, dated 22nd Nov. 1927.	Complaint regarding water supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.
259, dated 1st May 1928.	To report whether it would not be possible to pay the balance of the deposit <i>re</i> : plot 15, Kolbhatwadi Estate, after surrender thereof, to the three widows and mother of the deceased building tenant, direct.
341, dated 3rd July 1928.	Notice of motion by Mr. L. R. Tarsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
86, dated 8th Feb. 1927.	Regarding payment of salary to the clerical and inferior staff according to the scale in vogue in the Municipal Corporation.
216, dated 12th April 1927.	Cost of Management and Establishment—Note by the Examiner, Outside Audit.
259, dated 4th May 1927.	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahimtoola B.A., regarding the rate at which Provident Fund moneys should be remitted to England.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
379, dated 21st June 1927.	Notice of motion, dated 14th June 1927, by Mr. L. R. Tairsee that the present "War Allowances"—a term now a misnomer—paid to Trust staff be merged in the salaries.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas L.M. & S., <i>re</i> : filling up of the post of Deputy Estate Agent.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> . Temporary Establishment.
658, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager.
659, dated 22nd Nov. 1927.	Transfer of the posts of Chageman and Head Fitter on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : Salary of the Trust Architect, Mr. M. Framji.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.
215, dated 3rd April 1928.	Board's Resolution 111, dated 25th November 1927, approving notice of motion by Mr. Hoosenally M. Rahimtoola B. A. <i>re</i> : submission to the Board of applications for payment of gratuities.
247, dated 24th April 1928.	Board's Resolution 29, dated 13th April 1928, <i>re</i> : the policy laid down by the Board in regard to the appointment of an outsider.
248, dated 24th April 1928.	Filling up of the post of Dy. Estate Agent.
376, dated 31st July 1928.	Mr. Tairsee's notice of motion <i>re</i> : procedure rules.
379, dated 31st July 1928.	Board's proceedings, dated 20th July 1928, <i>re</i> : Extension of the services of Mr. C. P. Gorwalla, Secretary and Chief Accountant.
Finance Sub-Committee.	
259, dated 2nd Nov. 1926.	Amalgamation of the Trust with the Corporation.

Committee's Resolution No. and date.	Subject.
Finance Sub-Committee.—(contd.)	
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by Examiner, Outside Audit.
571, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
298, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, <i>re</i> : return showing demand, recovery and arrears of rents of acquired properties and Chawls for the half-year ending 31st March 1927.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatpura District.
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
391, dated 5th July 1927.	Love Lane Chawls—the question of lighting passages and other places in.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
485, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others <i>re</i> : temple of 'Mari Ai' at Worli.
575, dated 4th Oct. 1927.	Suparibang Chawls—complaint by Mr. A. G. Louzado, <i>re</i> : defective drainage and application for provision of electric lights—further report from Land Sub-Committee to be awaited.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14 dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484 dated 23rd August 1927.

Committee's Resolution No. and date.	Subject.
Land Sub-Committee.—(contd.)	
170, dated 13th Mar. 1928.	Representation for reduction of rents of Lōvō Lānē Chawls.
377, dated 31st July 1928.	Board's Resolution No. 47, dated 13th July 1928, <i>re</i> : rents of Pre-war Chawls.
Special Sub-Committee. (C. R. 105/26.)	
105, dated 20th July 1926.	} Notices of motion by Messrs. Dumasā, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.
155, dated 19th Aug. 1926.	
158, dated " " "	
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kohis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.
Special Sub-Committee. (C. R. 265/26.)	
265, dated 2nd Nov. 1926.	Notice of motion by Dr. S. S. Bathwala that, in view of the petition from the residents of Dadar Parsee Colony, the layout of the Circle at the junction of Kingsway and the road leading to the Dadar Overbridge should not be proceeded with.
114, dated 15th Feb. 1928.	Complaint regarding putting up of urinal, washing places, coffee shop etc. in close proximity to plot 807, Dadar-Matunga.
Special Sub-Committee. (C. R. 277/28.)	
277, dated 15th May 1928.	Counsel's opinion on the legal aspect of Section 17 of the Act.
Special Sub-Committee. (C. R. 342/28.)	
342, dated 3rd July 1928.	To consider the question of ways and means to push the sale of plots.
Special Sub-Committee. (C. R. 358/28.)	
358, dated 17th July 1928.	To consider and report <i>re</i> : Establishment—Estaté Agent's Department.

RESOLUTION No. 397.—RECORDED.

18. The following documents were executed :—

(1) *Debentures*—

Name of holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Mr. Antonio Salvador Lobo & another ...	1903	500	1	1
Mr. Maneckshaw Dinshawji Mistri and another ...	1906	2,000	2	2
Mr. Varjivandas Motilal ...	1912	500	1	1
„ H. S. D'Souza & another ...	1912	500	1	1
Total ...		3,500	5	5

(2) *Lease and Counterpart* (for 6 years) to Mr. Amratlal Amarchand *re* : Plot No. J and Strip on Nowroji Hill Estate.

(3) *Agreement with*—

(i) Mr. Navrojaji Dosa for building lease of plot No. 135, Nowroji Hill Estate (in duplicate).

(ii) Mr. Ramji Ladha Parmar for building lease of plot No. 304 Dadar-Matunga Estate.

(4) *Agreement in Duplicate with*—

(i) Messrs. the Burmah-Shell Oil Storage and Distributing Company of India Limited for the supply of Liquid Fuel ("Crude Oil") during 1928-29.

(ii) Messrs. Yasin Brothers *re* : supply of Petty Stores during 1928-29.

(5) *License and Duplicate* to the Indian Hotels Company Limited permitting to dismantle certain stalls for horses and convert them into Cubicles for motors on Plot No. 1, Wodehouse Road Estate.

19. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22(1) of the Act.
2. Work orders do. do.
3. Sale of materials do. do.
4. Tenancy agreements entered into do. do.
5. Charge Receipts of roads etc. handed over to the Municipality.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 28th August 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSEENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*.
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. W. DILLON, I.C.S.
 4. MR. GANPAT KRISHNAJI BORADE,
 5. MR. B. G. HORNIMAN.
 6. MR. N. G. HUNT.
 7. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
 8. MR. L. R. TAIRSEE.
 9. MR. MANU SUBEDAR
 10. MR. S. L. SILAM, B.A., LL.B.
 11. MR. S. D. SAKLATVALA.
 12. MR. W. R. S. SHARPE.
 13. SIR VASANTRAO ANANDRAO DABHOLKAR, ET., C.B.E., M.L.C.
 14. DR. ACCACIO G. VIEGAS, L.M. & S.
 15. MR. Y. G. PANDIT.
- MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

PERVANTS OF INDIA SOCIETY,
BRANCH LIBRARY
BOMBAY

The minutes of the meeting held on the 14th August 1928 were signed.

At the outset, the Chairman welcomed Mr. Subedar.

1. Re : East Agripada South Estate—Plots Nos. 75 and 75A—application for.
(File No. Mis. 598/28.)

Considered Chief Officer's note, dated 23rd August 1928 :—

"In pursuance of the Committee's Resolution No. 115, dated the 10th August 1926, the above plots were re-entered upon and taken possession of on the 17th August 1926, together with the unfinished structures and materials standing thereon.

2. One Mr. Gunaji Babaji Nilwara has offered to take a 999 years' building lease of the plots at a rent calculated at Rs. 45 per sq. yard for plot No. 75 and Rs. 35 per sq. yard for plot No. 75A.

3. The applicant desires to erect buildings to be let for shops and godowns on the ground floor and for residential purposes on the upper floors.

4. The two plots together have an aggregate area of 1,259 sq. yards and total ground rent will amount to Rs. 3,032 per annum, as against the total rent of Rs. 3,980 at which they were agreed to be leased to the original lessee.

5. The applicant's offer is fair and is recommended for acceptance.

6. The applicant desires to have two separate leases for the plots. There is no objection to his request being complied with, provided the buildings to be erected admit of such leases being granted.

7. The applicant is also willing to pay Rs. 4,000 for the partially constructed buildings, on the acceptance of his application by the Improvements Committee. The Trust Engineer had estimated the cost of these structures at Rs. 15,000. It is obvious that since the estimate was prepared by the Engineer about two years ago, the materials have depreciated in value owing to the effect of weather. Besides, the applicant will have to remove some of the structures to suit his plan and design of new buildings. In the circumstances, the amount of Rs. 4,000 offered by the applicant is fair and reasonable and is recommended for acceptance.

8. The conditions on which the application is based are otherwise normal and acceptance is recommended."

Resolved.—"That the offers for the plots and the partly erected
No. 398. structure thereon be accepted and two separate leases for the plots be granted on completion of the new buildings."

2. Re: East Agripada North Estate—Plots Nos. 98 and 99—request not to charge extra ground rent.

(File No. Mis. 575/28.)

Considered Chief Officer's note, dated 23rd August 1928 :—

"The former Trustees, by their Resolution No. 623, dated the 15th November 1921, granted a license revocable at their will to the lessee of the above plots, permitting him to use three of his godowns for a flour mill and a printing press, each to be worked by an electric motor, on payment of extra ground rent amounting to Rs. 300 per annum, calculated at the rate of Rs. 100 per annum for each godown.

2. When one of the godowns was vacated and the electric machinery removed therefrom, the said rent of Rs. 300 was reduced to Rs. 200 per annum under Trustees' Resolution No. 6, dated the 6th January 1925.

3. Subsequently when the second godown was vacated, the Committee by their Resolution No. 266, dated the 10th May 1927, sanctioned the reduction of the extra ground rent from Rs. 200 to Rs. 100 per annum.

4. The last and the third godown having now been vacated on the 30th June 1928 and the electric machinery removed therefrom, the lessee requests that the additional ground rent of Rs. 100 per annum may be cancelled.

5. In the circumstances, it is recommended that the extra ground rent of Rs. 100 should not be charged to the lessee from the quarter commencing from 11th July 1928 and that the license should be revoked."

Resolved.—"That the extra ground rent of Rs. 100 should cease as
No. 399. from 11th July 1928 and the license should be and the same is hereby revoked."

3. Re Scheme 59, Sewri-Kolwada—Case No. 50—Rooms Nos. 2-6—request
for reduction of rent.
 (File No. Mis. 379/28.)

Considered:—

(a) Letter, dated 17th May 1928, from Mr. Shivram B. Dewarukar, tenant:—

"I beg to inform you that I am a tenant in the above place for over twenty years. My former landowner was Gustad Mundegar Aga and the place has lately been acquired by the City Improvement Trust.

2. When the property was acquired, I was paying rent of Rs. 15 per month to the said Aga, but in the year 1919, when acquisition notices were served, I was paying rent of Rs. 10 per month. About two years ago, some men of City Improvement Trust had come to me to ascertain the rents and I had shown them my receipt of Rs. 15 and, on their asking me the rent I was paying in 1919, I showed the receipt of Rs. 10 which I was paying at that time and I was told not to part with the receipt as when the property will be acquired my rent will be recovered on the basis of 1919 rent.

3. When the properties were acquired, I was served with the notice, dated 12th April 1928, to pay Rs. 15 to the Trust and I would not have protested against this rent as I was paying this to my old landlord.

4. That all my neighbours whose properties also were acquired by Trust were also served with notices simultaneously with me but they all except myself and one another were asked to pay less rent than they actually were paying and I, therefore, naturally feel that I ought to have been also treated in the same way as others have been and my rent also ought to have been reduced.

5. I had seen the Assistant Estate Agent about this who informed me to vacate if I do not wish to pay the rent and to my letter requesting to reduce the rent I was informed that the rent charged was reasonable and cannot be reduced.

6. My property is inside the lane and the rent of the school in the same house has been much reduced as well as rent of those on public roads have also been reduced but I am the only exception where it is not reduced.

7. I give below details of cases where rents are reduced.

Case No.	Old rent paid to Aga.	New rent to be paid to Trust.
	Rs. a. p.	Rs. a. p.
48	50 0 0	23 8 0 reduction.
48	35 0 0	23 8 0 „
48	28 14 0	23 8 0 „
46	20 0 0	11/ 4 0 „
46	20 0 0	12 4 0 „
46	25 0 0	14 0 0 „
A 50	2 8 0	3 4 0 increased.
51	10 0 0	5 8 0 reduction.
51	4 0 0	3 8 0 „
50 School	85 0 0	70 0 0 „
50	15 0 0	15 0 0

8. From this statement, you will find how the new rents have been reduced.

9. Case No. A50, a poor tenant who was paying all along Rs. 2/8 for attic has been asked to pay 0-12-0 more and mine is not reduced.

10. I have to request you to be kind enough to go through these cases and give me the benefit of proportionate reduction in rents as has been given to others in the same locality."

(b) Chief Officer's Note, dated 24th August 1928 :—

The applicant is a tenant of rooms Nos. 4 to 6 on the ground floor of Case No. 50, Scheme 59, which was acquired on 31st March 1928, from one Mr. Gustad Mundegar Aga, the then owner of the property.

2. The applicant's grievance is that although the Trust are charging some of the tenants in this neighbourhood less rent than what they used to pay before acquisition, his own rent of Rs. 15 per month which he was paying to his landlord has not been similarly reduced. He, therefore, requests that his own rent may be treated in the same way as the others in which reductions have been made.

3. In support of his contention, the applicant quotes in paragraph 7 of his letter, 10 instances of tenancies which were all in the ownership of Mr. Gustad Mundegar Aga, giving, in parallel columns, particulars as regards the rents paid to Mr. Aga before acquisition and the rents charged by the Trust after acquisition. The last instance is of his own tenancy for which he is charged by the Trust the same rent of Rs. 15 per month which he paid for some years to his former landlord Mr. Aga. He infers from the figures cited by him in the statement, that in all the Cases except one, (Case No. 50A) the rents paid to Mr. Aga have been reduced by the Trust after acquisition.

4. In this connection, it may be stated that it is the invariable and long-established practice of the Trust to charge, as far as possible, the rents fixed by the Land Acquisition Officer and on which his awards are based. In fixing the rents, one of the most important and relevant factors which the Land Acquisition Officer takes into consideration is the actual *bona fide* rent received or receivable at the date of Declaration. As the rent-earning properties are to be valued in perpetuity, the Land Acquisition Officer has to determine and award what he considers to be fair and normal rents, which, in some cases exceed the actual rents and in others, fall short of the same. In other words, if the actual rents are found to be sub-normal, they are increased, and, if, abnormal, the same are reduced the object being to bring up the rents in a line with the run of rents prevailing in the locality. This is the practice followed in all acquisition cases before the Land Acquisition Officer and the High Court. It was also the practice followed in the Tribunal. From this, it will be seen that in fixing rents for properties that are acquired, the Trust are not concerned so much with the actual rents as with the rents which the Land Acquisition Officer adjudicates to be fair and normal and on which he bases amounts of compensation.

5. In all the instances referred to in the applicant's statement, the Trust have followed the practice above referred to, by charging rents to their tenants on the basis of the average letting rate arrived at from the total rents fixed by the Land Acquisition Officer, and on the footing of which rents, his awards have been made.

6. Taking the first three instances comprised in Case 48 and relied upon by the applicant, it may be pointed out that this case contains 7 shops and it is not understood why the applicant has picked out only three out of the 7 shops. The actual rent of the whole property in this case about the date of Declaration (20th November 1919) was, according to the claimant's Engineer's valuation, Rs. 200 per month. The counterfoiled bill books for 1923 (nearly 4 years subsequent to the date of Declaration) produced by the claimant showed that the rent realised in that year was Rs. 206 per month. The Land Acquisition Officer, after taking into consideration the average run of rents in similar houses in this neighbourhood, considered a rent of Rs. 200 per month as fair for the whole property and allowed the same in his valuation. This rent for an aggregate letting area of 2767 sq. ft. represents a letting rate of nearly Rs. 7'2 per 100 sq. ft.

7. The area of each of the 3 shops in Case 48 aforesaid is about 324 sq. ft. which at the letting rate of Rs. 7² per 100 sq. ft. mentioned in the preceding para, brings out the rent of each of the shops at Rs. 23-6-0 against Rs. 23-8-0 which is now actually charged by the Trust to the tenants and which will be found in column 3 of the statement.

8. In connection with the first instance in Case 48 quoted by the applicant, it may be pointed out that there is nothing on the records of this office as also of the office of the Land Acquisition Officer to show that any tenant paid at the material date as much as Rs. 50 per month, as stated in column 2 of the statement. It is not known to what letting area this rental of Rs. 50 refers and in what particular year this rent was paid. It is also doubtful whether this rent was actually paid.

9. From the above facts and figures, it will be seen that in the first 3 instances relied upon by the applicant, the Trust have not made any arbitrary reduction in rents as is sought to be made out by the applicant but that they have adopted rents on the footing of which compensation has been assessed and paid to the claimant by the Land Acquisition Officer.

10. Coming now to the next 3 instances, which comprise tenancies in Case 46, the actual rent at Declaration of the whole building was according to the claimant's Engineer's own figures, Rs. 52 per month as against Rs. 49 ascertained from the bill books of 1923 produced by the claimant. In this case, there are 5 shops with a total letting area of 535 sq. ft. for which the Land Acquisition Officer has fixed a total rental of Rs. 65 which is equivalent to a letting rate of Rs. 12 per 100 sq. ft. Applying this rate to the said three tenancies in Case No. 46, which have areas of 92, 100 and 118 sq. ft., the rents thereof work out to Rs. 11-4, 12-4 and 14-4, respectively. These are the rents charged by the Trust to the tenants as will be seen from the figures given in column 3 against the said 3 tenancies. There is nothing on the records to show what the actual rent of each of these 3 tenements was at the date of Declaration. It is not known what is the source of information which has led the applicant to give the figures of actual rents in the 2nd column. But whatever the actual rents may be, the rents charged by the Trust are not the result of reduction of actual rents but are fixed in conformity with the rents assessed by the Land Acquisition Officer.

11. Coming to Case No. 50A which stands 7th in the applicant's statement, it may be noted that this is not a case in which the rent is charged less than that stated by the applicant to be the actual rent. On the contrary, the rent charged by the Trust shows a slight increase of annas 12 over the actual rent. As it is, it does not support the applicant's contention about the general reduction of rents and, therefore, needs no further remarks.

12. Cases Nos. 51 and 50 cited by the applicant were acquired under one award, as they were owned by the same claimant and as they stood cheek by jowl. In Case No. 50, there are two tenants—one of them being the applicant himself and the other is the Municipal School. In Case No. 51, there are 3 tenants. The total rent fixed by the Land Acquisition Officer for both the cases is Rs. 100 per month and this rent has been apportioned between the two cases, with due regard to differences in situation, light and ventilation, letting areas and substantiality of the structures.

13. The rent charged to the applicant for the portion of Case No. 50 in his occupation is Rs. 15 which works out to a letting rate of Rs. 3⁶⁷ per 100 sq. ft. As regards Case No. 51, the Trust have also fixed Rs. 15 for the whole property, which they found on enquiries to be the actual rent paid by the tenants at the time of acquisition and which rent is equivalent to a letting rate of nearly Rs. 3 per 100 sq. ft. The letting rates of both the properties are fair and in a line with the letting rates of similar houses in this neighbourhood.

14. The difference in the letting rates of Cases Nos. 50 and 51 is only of 0⁶⁷, which is accounted for by the fact that the former has a smaller letting area which generally fetches a higher letting rate and is, besides, better in point of light, ventilation and substantiality of structures. It may be noted that the building in Case No. 50 has been valued by the Land Acquisition Officer at a cubage rate of annas 5 with a future life of 45 years, as against the cubage rate of annas 3 with a future life of 25 years, allowed for the building in Case 51. In point of situation also, Case No. 51 is inferior in that it faces the privy block on its north.

15. From the above facts, it will be seen that the rent of Rs. 15 charged to the applicant is quite fair and reasonable. It is the same as that which he paid to his former landlord. It is also supported by the claimant's own engineer's contention before the Land Acquisition Officer that fair and permanent rent for the applicant's tenancy in Case No. 50 should be Rs. 20 per month.

16. As regards Case No. 51, the applicant cites rents for two tenements only, against 3 actually existing. It is not known to which particular tenements he refers and there is nothing to show that anything like rents of Rs. 10 & 4 put down by the applicant for the said two tenements were paid. From enquiries it was, however, found that the actual rent for all the three tenements in Case No. 51 was Rs. 15 per month.

17. Having fixed Rs. 30 for Case No. 51 and the applicant's tenement, the same being the actual rent paid by the tenants, the balance of Rs. 70 out of the total rent of Rs. 100 assessed by the Land Acquisition Officer for both the Cases 50 and 51, was allocated to the premises occupied by the Municipal School in Case No. 50 (viz. a portion of the ground floor and the whole of the 1st floor) admeasuring 1639 sq. ft., giving a rate of Rs. 4'3 per 100 sq. ft., with which the rate of Rs. 3'67 paid by the applicant compares favourably. It should be noted that, at the time of acquisition, the School was fetching Rs. 85 per month which represented a rate of as much as Rs. 5'2 per 100 sq. ft. which was rather abnormal in this locality. In this connection, the Land Acquisition Officer's remarks in his reasons of Award in Cases Nos. 50 & 51 are as follows:—

'I cannot value on present rents especially as the School may at any time be taken elsewhere.'

18. In conclusion, it may be observed that it is not known whether the rents entered in column 2 were actually paid by the tenants to Mr. Aga. There is no oral or documentary evidence adduced during the enquiry before the Land Acquisition Officer to show that the rents in column 2 were ever paid. It seems not improbable that information as to the rents given was gathered by the applicant from Mr. Aga, who might have exaggerated the rents he actually received at the time of acquisition in order to screw up the amounts of compensation as far as possible, as is usual with most of the landlords, whose properties are to be acquired. In this connection, the remarks made by the Land Acquisition Officer in Cases 46 & 47, are transcribed below —

'It is difficult in such long delayed Cases to eliminate from one's mind present day knowledge but I have to value as in 1919 and must ignore present day rents which may or may not be actually paid and endeavour to assess what would have appeared in November 1919 to be the full but safe permanent rent that could be expected under the conditions then known.'

19. In the above circumstances, the applicant seems to have failed to make out any case for the reduction in his present rent."

RESOLUTION No. 400.—Referred to the Land Sub-Committee for consideration and report.

4. Re: Scheme 5—Dadar-Matunga—Plot No. 510—Pavement of footpath on the West & North of the plot leased to Government for Preventive Officers' quarters.

(File No. Mis. 528/28.)

Considered Chief Officer's note, dated 24th August 1928:—

"The Executive Engineer, Presidency Division, enquires whether it would be possible to carry out the work of paving a portion, about 900 ft. in length, of the footpath bordering on the north and west of the site leased to Government for Preventive Officers' quarters. This work has not been provided for in the current year's budget. The Engineer estimates the total cost of paving the footpaths on the north and west of the plot at about Rs. 4,500. The sanction of the Committee is requested to carry out this work. The expenditure will be met from the savings in the provision of Rs. 45,000 made in the budget for extension of sewage disposal works at Matunga under Scheme 5."

RESOLUTION No. 401.—“Sanctioned subject to the sanction of the Board to a budget grant of Rs. 4,500 being made from the savings under the provision of Rs. 45,000 made in current year's budget for extension of sewage disposal works at Matunga, to meet the expenditure referred to.”

5. Re ; Gandevi Estate—Plot No. 95—user of, as a lying-in-hospital.

(File No. Mis. 947/27)

Considered Chief Officer's Note, dated 24th August 1928:—

“While returning the draft lease herein, prepared by the Trust Solicitors, the lessee's solicitors pointed out that as the whole building on this plot was in the occupation and use of the Rukshmanibai Lying-in-Hospital since March last, they made certain alterations in the user clause. As this was contrary to the terms of the building agreement, which restricts the user to residential purposes only and as the Committee's permission was not obtained before allowing the building to be used as a lying-in-hospital, the lessee's solicitors were asked by the Trust Solicitors to obtain from their client a satisfactory explanation for letting out the premises as a lying-in-hospital without the Committee's consent. A copy of the lessee's solicitors' letter, of 27th June 1928, is attached hereto in which they state that it was due to an entire oversight on the part of their clients that the Trust permission was not obtained. Assurance has also been given in the said letter that no infectious disease cases are and will ever be admitted in the Hospital.

2. The lessee of the adjoining Plot No. 94 was asked if he had any objection to the user of the building in question as a lying-in-hospital, to which he has replied in the negative.

3. In the circumstances, it is recommended that Committee's sanction to a revocable license be granted to the lessee, permitting the building on the above plot to be used as a lying-in-hospital on the following conditions, to which the lessee has agreed:—

- (a) That such concession is revocable at any time at the will of the Board if the user as a lying-in-hospital is found to be a source of nuisance or annoyance to any of the Board's adjoining lessees or their tenants.
- (b) That no infectious disease cases shall be admitted into the Hospital.
- (c) That the costs of the necessary license and duplicate are borne by the lessee.”

Lessee's Solicitors' letter, dated 27th June 1928, referred to in the Chief Officer's note, dated 24th August 1928, (addressed to the Trust Solicitors) :—

“We are in receipt of your letter of the 11th instant and have now received instructions from our client to reply to you.

Our clients admit that they let out the whole of the premises, and not a portion of it as stated by you, as a lying-in-hospital and that previous to such letting your clients' consent was not obtained but this was due to an entire oversight on the part of our clients and they trust that your clients will be good enough to overlook the same.

We are further instructed to state that the premises were let to the authorities of Bai Ruxmanibai Lying-in-Hospital and which hospital was previous to such letting conducted as a lying-in-hospital for the last ten years at Hughes Road, the building being on a plot of land let by the Improvement Trust and subject to the Rules and Regulations of the Trust.

We are further instructed to state that during the ten years that this lying-in-hospital was run at Hughes Road there was no complaint received from any one at any time as to the Hospital causing any nuisance to any one. Moreover, being a lying-in-hospital, no infectious disease cases are ever admitted.

Under the circumstances, our clients will be obliged if your clients will be good enough to grant to our clients the necessary sanction to let out their premises for this lying-in-hospital which is a charitable institution and has been giving relief to many needy women."

Resolved : "That a revocable license be granted to the lessee permitting the building to be used as a lying-in-hospital on the conditions prescribed in para 3 of the Chief Officer's note, dated the 24th August 1928, and on the further condition that no overcrowding of nurses or patients shall be permitted."

6. *Re* : Section 17 of the Transfer Act—Legal aspect of—Joint opinion of Sir Chimanlal Setalvad and Mr. B. J. Desai.

Considered Chief Officer's note, dated 16th August 1928 :—

"It will be remembered that some time back the opinion of the Advocate General was obtained *re* : the legal aspect of Section 17 of the Act. That opinion was placed before the Board in April 1928 and the Board ordered that the joint opinion of Sir Chimanlal Setalvad and Mr. B. J. Desai should be obtained, submitting to them copies of Mr. Baptista's speech in the Legislative Council on this Section and the debate thereon—Board's Resolution No. 37, dated 27th April 1928. This Resolution was placed before the Committee who referred the matter to a small Committee for assisting the Trust Solicitors in drawing up a case for the joint opinion of Sir Chimanlal Setalvad and Mr. B. J. Desai (*vide* Committee's Resolution No. 277, dated 15th May 1928). Two members of the Sub-Committee drafted their own cases for incorporation in the case to be prepared by the Solicitors. The Sub-Committee instructed the Solicitors to prepare a fresh case, omitting all reference to the Advocate General's opinion and to incorporate therein the cases prepared by the two members referred to above.

The joint opinion is now received and, in submitting a copy thereof, I beg to state that the view taken by Sir Chimanlal Setalvad and Mr. B. J. Desai is the same as was taken by the Advocate General."

Case for the joint opinion of Sir Chimanlal Setalvad and Mr. B. J. Desai :—

Ex-parte : THE CITY OF BOMBAY IMPROVEMENT TRUST.

Re : Control of the Improvements Committee by the Board.

Herewith are sent :

1. Copy Memorandum prepared by Mr. K. F. Nariman.
2. Copy Memorandum prepared by Dr. A. G. Viegas.
3. Extracts from speeches made by Mr. Baptista and others in the Legislative Council relative to the insertion of present Section 17 in the City of Bombay Improvement Trust Transfer Act, 1925.
4. Excerpt from proceedings of the Municipal Corporation of 15th January 1924.
5. Excerpt from proceedings of the Municipal Corporation of 31st January 1924.

The Bombay Improvement Trust was created by Bombay Act No. IV of 1898 for the objects mentioned in the Preamble to the Act. This Act with its various subsequent amending Acts is hereafter referred to in this Case as "the Original Act." Under Section 3, the duty of carrying out the provisions of the Act were vested in a Board, called "The Trustees for the Improvement of the City of Bombay." By Sections 4 to 9, it was provided that the Board should consist of 14 members made up as follows :

- (a) Three *Ex-officio* Trustees (1) General Officer Commanding Bombay Brigade.
 (2) The Collector of Bombay.
 (3) The Municipal Commissioner.

- (b) Seven elected Trustees.
 - 4 elected by the Municipal Corporation.
 - 1 elected by the Bombay Chamber of Commerce.
 - 1 elected by the Bombay Port Trustees.
 - 1 elected by the Bombay Millowners' Association.
- (c) Three nominated Trustees. }
- (d) A Chairman. } Appointed by Government.

Under Section 18 (3), the Board might delegate any of their powers to a Committee of members.

The Act proceeds to define the duties and powers of the Board which include the making of improvement schemes of all kinds and acquisition of land for the purposes of such schemes.

The original Act was repealed by the City of Bombay Improvement Trust Transfer Act, 1925 (hereafter referred to as "the Transfer Act") the object of the repeal being set out in the preamble to that Act which recites (*inter alia*):—

"Whereas the City of Bombay Improvement Act 1898 was enacted with a view to make provisions for the improvement and for the future expansion of the City of Bombay, etc....."

"And Whereas a Board of Trustees endowed with special powers was constituted under the said Act for the aforesaid purposes and certain property and rights were vested in the said Board. And Whereas it is now deemed expedient that the Powers conferred upon the said Board should be transferred to the Municipal Corporation of the City of Bombay and that the said property and all existing rights of the said Board should vest in the said Corporation and that the duty of carrying out the aforesaid purposes should subject to the conditions and limitations hereinafter specified be vested in the said Corporation."

Section 6 of the Transfer Act provides that the duty of carrying out the provisions of that Act should be *subject to the conditions and limitations thereinafter contained* be vested in the Municipal Corporation of the City of Bombay which should for the purposes of that Act be called "the Trustees for the Improvement of the City of Bombay" and who are thereafter referred to as "the Board".

Section 10 provides for the formation of an "Improvements Committee" consisting of 18 members and constituted as follows:—

- (a) 14 elected members—11 elected by the Board.
 - 1 " " Bombay Chamber of Commerce.
 - 1 " " Indian Merchants' Chamber.
 - 1 " " Millowners' Association.
- (b) 4 nominated members appointed by Government of whom 3 must be chosen from among the following:—
 - (1) Director of Development, Bombay,
 - (2) Chairman of the Bombay Port Trust,
 - (3) Collector of Bombay,
 - (4) Executive Engineer, Presidency District,

while the fourth must be chosen to represent labour from among the members of the Board.

By Section 17, the powers conferred by and the duties imposed under the Act on the Committee shall be exercised and performed by the Committee subject to the *general control* of the Board.

By Section 21, the Committee may delegate any of their powers and duties to Sub-Committees of members subject to any bye-laws made under Section 113 (a).

By Section 26, the Board appoints the Chief Officer and has power on certain conditions to remove him from office.

Under separate chapters, the separate functions of the Committee and the Board are well defined.

Under chapter 3, the Committee is empowered to draw up Improvement Schemes and submit them to the Board for approval. On approval of the Scheme by the Board, the Committee apply to Government for sanction and on such sanction being granted the Committee executes the Schemes.

Under chapter 4, general borrowing powers are conferred on the Board.

Under chapter 5, all properties are vested in the Board but the Committee is empowered, on behalf of the Board, to maintain and manage the same (Section 79). The Board also have power to acquire and hold property but the Committee, on behalf of the Board, are empowered to maintain, repair, lease or sell (Section 81).

Under chapter 6, the annual budget estimates are prepared by the Chief Officer, sanctioned by the Committee and finally submitted for approval of the Board (Sections 98 & 103).

Under chapter 7, the Committee prepare and sanction a schedule of the necessary staff of servants and also sanction the salaries. They also prepare Regulations relating to leave, pensions and allowances, provident funds etc. in respect of the persons employed under the Act (Section 109).

Section III provides :—

- (1) The Engineer, Estate Agent, Chief Accountant and Land Manager shall be appointed by the Board and shall be removeable at any time from office for misconduct or for neglect of, or incapacity for, the duties of the office on the votes of not less than two-thirds of the Trustees present at a meeting of the Board and voting in favour of a proposition in this behalf.
- (2) Subject to the provisions of this Section and of the regulations and of the Schedule for the time being in force framed by the Committee under Section 109, the power of appointing, promoting, suspending, dismissing, fining, reducing, discharging, accepting the resignation of, or granting leave to officers and servants of the Board shall be exercised by the Chief Officer in the case of Officers and Servants whose monthly salary does not exceed *three hundred rupees and, in every other case, by the Committee.*
- (3) The power of dispensing with the services of any officer or servant of the Board having a lien on a permanent post otherwise than by reason of such officer's or servant's own misconduct, or of permitting any officer or any servant to retire on a pension, gratuity or a compassionate allowance, shall, subject to the aforesaid provisions, be exercised *by the Committee alone.*
- (4) In this section, the word "Engineer" means the engineer of the highest grade on the Board's ordinary staff."

Under Chapter VIII, the Committee has power to make bye-laws subject to the approval of the Board and Government.

Cases have occurred which have rendered it necessary for the Board to obtain the opinion of Counsel as to the nature of the control intended to be exercised under Section 17, of which the following are two of the more important :—

- (1) In pursuance of a scheme of retrenchment, on the recommendation of the Chief Officer and after consideration of the case by a Sub-Committee, the Committee resolved on the 29th March 1927 to dispense with the services of a Sub-Engineer engaged on Permanent Establishment at a salary of four hundred rupees a month. After repeated application to the Committee who did not see their way to revise their decision, the retrenched

man applied to the Board who resolved on the 5th August that he should be reinstated. The Committee, thereupon, referred the matter back to the Sub-Committee who considered the case and advised that the Board should be informed that it was regretted that the retrenched man could not be reinstated. The report of the Sub-Committee was adopted by the Committee and forwarded to the Board with a recommendation that the same be approved. On the 15th November, the Board resolved that the matter should be referred back to the Committee for reconsideration, with an expression of the opinion of the Board that the retrenched man should be employed in any other department where his ability and qualifications can be utilised. No further action has so far been taken.

(2) On the 6th April 1927, the Board passed the following Resolution:—

“That the Board are of opinion that the following point should be borne in mind in effecting retrenchment:—

‘That the juniors on the permanent staff should be asked to go first and then the seniors.’”

On the 27th September, the Committee considered the above Resolution and passed a Resolution to the effect that they were of opinion that it is not desirable to lay down a hard and fast rule regarding the retrenchment to be effected and accordingly recommended the Board to add the words “so far as efficiency permits” to their Resolution.

The Board refused to adopt the recommendation of the Committee but, on the 15th November, they passed the following Resolution:—

“That whenever the Improvements Committee find that efficiency would suffer in carrying out the Board’s Resolution No. 37, dated 6th April 1927, they should refer the case to the Board for orders.”

The Committee have taken exception, in both cases, to the interference of the Board in these matters which, they contend, fall within their jurisdiction under the wide power given to them by Sec. III(3) of the Transfer Act. They contend that the meaning of the term “general control” in Sec. 17 is to be interpreted with reference to the other provisions of the Act and that such general control so conferred by the Board gives the Board the right to lay down the general lines of policy and exercise a general specific authority, but that it does not give the Board the right to interfere in details of executive action and that the Board is not entitled to pass such a Resolution as in case two above which appears to have the practical effect of abolishing the discretion vested in the Committee alone by Sec. III(3). In the case of other powers of the Committee, the extent of the control to be exercised by the Board and the manner in which it is to be exercised is defined by the Act.

On the other hand, it may be argued that the object of the Transfer Act as stated in the Preamble was clearly to transfer to the Municipality in their capacity of Trustees the absolute control over every operation of the Improvements Committee, and that a consideration of the speeches made by Mr. Baptista and others in the Legislative Council shows that Sec. 17 was inserted at a late stage in the Act with a view to carrying out this intention and that it was not intended that the term ‘general control’ should bear such limitation as is sought to be placed upon it by the Committee.

{ Counsel is asked to advise:—

1. What is the nature of the “general control” intended to be vested in the Board under Sec. 17 of the Transfer Act?
2. Can the Board limit or interfere with the powers conferred upon the Improvements Committee by Sec. III (2) and (3)?
3. Are the Committee bound to carry out the Resolutions of the Board of the 5th August and 15th November and reinstate the retrenched man?

4. Are the Committee bound to carry out the Resolutions of the Board of the 6th April and 15th November with reference to the manner in which retrenchment is to be effected and so in effect transfer their discretionary powers to the Board?

Re: Control of the Improvements Committee by the Board.

Ex parte:—The City of Bombay Improvement Trust.

Opinion.

1. The true nature and scope of the general control provided for in Sec. 17 of the Act must be confined to general questions of policy and cannot refer to the correction of every executive or administrative act of the Committee.

2. In our opinion, the exercise of the powers conferred by sub-sections 2 and 3 of Sec. XII cannot be subject to the general control referred to in Sec. 17, for they are bound to be individual, administrative or executive acts and the provisions of Sub-section (3) purport to confer the exercise of those powers on the Committee alone.

3. No.

4. Except on questions of general policy or rules, the ultimate discretion must rest with the Committee. Having regard to the wide powers of administration and executive work conferred on the Committee by the Act, in our opinion, it is unlikely that the words "general control" can have the meaning and effect claimed by the Board. The result of giving effect to the contention of the Board would be that there would be two co-ordinate bodies dealing with administration and executive affairs of the Trust or that the Board would be, in case of every single act, a revising or appellate authority. In our opinion, such a construction is neither warranted by the actual words of the section read in the light of the rest of the Act nor would such a construction be consistent with good sense or practical business.

Sd. C. H. SETALVAD.

Sd. BHULABHAI J. DESAI.

Dated this 11th day of August 1928."

Resolved.—"That the joint opinion of Sir Chimanlal Setalvad and Mr. No. 403. B. J. Desai be recorded and a copy be forwarded to the Board for information."

7. *Re: Scheme 37, Sydenham Road—Case No. 235—repairs to the rear portion of the building on—estimate for—and lease of, for temporary occupation—sanction for.*

(File No. Mis. 527/28. Ref. C. R. 386, dated 14-8-28.)

With reference to Resolution No. 386, dated 14th August 1928, consideration was resumed.

RESOLUTION No. 404.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 1730 being made from the saving under the provision of Rs. 24,300 for remodelling one block of Chandanwadi Chawls, to meet the expenditure referred to.

8. Re: Scheme 6, Sion-Matunga—lighting of Doming Lane at Sion.

Considered Chief Officer's note, dated 16th August 1928 :—

"With reference to the Board's Resolution No. 53, dated the 27th ultimo, inviting my attention to the inconvenience caused to the residents of Doming Lane at Sion by the dim lighting, and requesting me to substitute the present Kerosene oil lamps by incandescent, gas or electric lamps and to report the action taken through the Committee, I beg to observe as follows :—

2. Doming Lane runs from the old Sion Road to Koliwada Station. Prior to the opening of the station, it was used only by the villagers who reside on its north and south and by a very small number of persons who desired to go to the salt pans in the vicinity of Rowli Hill.

Since the opening of the station and more particularly since the electrification of the Railway, it has been made use of by a greater number of people and it will continue to be so used until the new roads in the locality are constructed when the old lane will be closed. These new roads are not likely to be made for some years to come.

3. The existing oil lamps were erected by us some three years ago. The electric mains have since been extended to Sion and it would be possible to substitute the present form of lighting by electric light. The Engineer-in-charge, Northern Division, estimates the cost of supplying and erecting three 100 watt electric lights at Rs. 340 each and the cost of maintenance at Rs. 150 per lamp, per annum.

4. I recommend that the change be made and that the capital cost (about Rs. 1,050) be met by transferring the amount from the budget provision of Rs. 25,000 for 'Unforeseen Works' to Scheme VI and that the maintenance charges, for say, four months in the current year, be met by transferring a sum of Rs. 150 from the provision of Rs. 24,300, General Account Expenditure, Chandanwadi Chawls, remodelling of one block."

RESOLUTION No. 405.—Sanctioned subject to the sanction of the Board to budget grants of Rs. 1,050 and Rs. 150 being made from the savings under the provision of Rs. 25,000 for Unforeseen Works and the provision of Rs. 24,300 for remodelling one block of Chandanwadi Chawls respectively to meet the expenditures referred to.

9. Re: Sydenham Road, Scheme 37—Case No. 256—sale of materials.

(File No. Mis. 90/24.)

Considered Chief Officer's note, dated 17th August 1928 :—

"The building in the above Case was put up to public auction for purchasing the right of demolition and removal of materials thereof and the highest bid received in the case is shown below. The reserve price is fixed after taking into consideration the age of the building, the quality and condition of the materials etc.

The offer is fair and is recommended for the sanction of the Committee. The demolition of the building was sanctioned under Committee's Resolution 185, dated March 20th last.

Serial No.	Scheme No.	Case No.	Date of auction.	Reserve price.	Price realised at auction.	Remarks.
1	37	256	11-8-28	Rs. 6,500	Rs. 6,800	Debris to be removed by the purchaser.

No. 406.—*Resolved.*—"That the offer be accepted."

10. Re ; Dadar-Matunga Estate—Plot 639—fixing of maximum rent for the building on.

(File No. Mis. 564/28.)

Considered Chief Officer's note, dated 20th August 1928 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

2. The building is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 365 per month for the whole building as follows :—

			Rs.	per month.
Ground floor	...	...	100	"
First	"	...	110	"
Second	"	...	120	"
Two motor garages	...	...	35	"

Total Rs. 365 per month.

4. As required under the terms of the Zoroastrian Building Society's agreement, the said rent of Rs. 365 is on the basis of a net annual return of 6 per cent. on the actual outlay on the building amounting to Rs. 43,000 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 407.—SANCTIONED.

11. Re : Kolhatwady Estate—Plot 15—Surrender.

(File No. Mis. 307/28. Ref. C. R. 259, dated 1-5-28.)

Considered Chief Officer's note, dated 20th August 1928 :—

"On the 1st May last, the Committee considered a request by Mr. N. H. Moos, Receiver of the estate of the late Krishnaji Kondaji, to be allowed to surrender this plot and further that they would refund to him the deposit after deducting therefrom the ground rent due. He observed that the deceased tenant had left three widows and a mother who would be left unprovided for should there be no surplus after payment of the debts. He also stated that other claimants against the estate had given up part of their claims in order that there might be something left over for the widows and mother.

2. The Estate Agent in reporting on the matter observed that Mr. Kondaji had been a good lessee and suggested that the Committee should forfeit a sum of Rs. 7,000 out of the deposit and refund the balance which would amount to something over Rs. 8,000.

3. When the matter was discussed, a question was raised as to whether, "in the event of the Trust making a refund, the widows and mother would, in fact, benefit and it was eventually decided to postpone consideration in order that I might ascertain whether it would not be possible to pay the balance of the deposit to the widows and mother direct.

4. I, therefore, communicated with Mr. Moos on the matter and attach hereto a copy of his reply dated the 16th instant, from which it will be seen that a new claim amounting to about Rs. 90,000 has been made against the estate and that until this claim has been adjudicated upon, it is not possible to say how much the creditors will receive and how much,

if any, will remain for the widows and mother. The Receiver again requests permission to abandon the plot on the terms previously suggested and asks that, in any event, rent should not be considered as accruing against him since the end of April last.

5. The annual rent of the plot is Rs. 6,796 and the amount due is Rs. 3,398. Another quarter's rent amounting to Rs. 1,699 will be due in a few days. The deposit consists of Rs. 11,000 in 5% loan 1945-55 and four postal certificates for Rs. 4,000. No building has been erected.

6. In the circumstances, it appears to me that the only thing to do is to forfeit the deposit and to re-enter into possession. As a matter of grace, the Committee can, if they so desire, consider any appeal which the widows and mother may make after the Receiver has wound up the estate and distributed the assets."

Letter from the Receiver in Suit No. 975/27, referred to in Chief Officer's note, dated 20th August 1928 :—

"In continuation of my memo at foot of a copy of my letter of the 20th June last, to Messrs. Mulla and Mulla and with further reference to my letter written in April last, I have now the honour to inform you that out of nearly 90 claimants who put in their claims against the estate of the deceased before the Commissioner, nearly eighty claims have been disposed of by the Commissioner and the total of these claims comes to a large amount. The Commissioner would have made his report in a short time but a new difficulty has arisen recently, namely, that a claimant by the name of Venkat Lambaji Kodal who claims alternately on the basis of a partnership with the deceased Krishnaji in certain of his works, insists that his claim is not one which the Commissioner can investigate but that the same should be tried by the Court itself. The claim of the said Venkat Lambaji Kodal would seem to be of the value of Rs. 90,000 and until this claim is determined and adjudicated upon, it would be premature to say how much the creditors would receive, and how much, if any, would remain for the widows and the mother of the deceased.

I have the honour to request you to allow me to abandon this plot on the terms suggested previously, or, in any event, to inform me that the rent of the plot must not be considered as accruing against me but that the same should be considered as having ceased to run against me as from April last, at the very latest."

Resolved.—"That the agreement in respect of the plot should be and No. 408. the same is hereby cancelled.

2. The deposit should be and the whole of it is hereby appropriated towards satisfaction of the Board's claim against the building tenant.

3. Re-entry should be made on the plot by the Ag. Estate Agent, Mr. A. K. Dadachanji, on behalf of the Board."

12. Re : *Report of Financial Transactions in July 1928.*

Considered Chief Officer's note, dated 17th August 1928 :—

"Fixed deposit.—Sums aggregating Rs. 7½ lakhs (i.e. Rs. 5 lakhs out of deposits which fell due during the month and Rs. 2½ lakhs from surplus cash balances) were placed in deposit as under (*vide* Finance Sub-Committee's Resolutions

Nos. 58 and 61, dated 3rd July 1928, No. 62 dated 10th July 1928, and No. 65, dated 14th August 1928) :—

	Amount	
	Rs.	
Central Bank	...	4 lakhs at 4½% due 1st November 1928.
Do.	...	1½ lakhs at 4% Do.
Allabad Bank	...	1 lakh at 3% Do.
National City Bank	...	1 lakh at 3½% due 29th December 1928.
Total	...	7½ lakhs.

Investment of Sinking Fund money.—Bombay Improvement Trust debentures of the nominal value of Rs. 3,50,000 (Rs. 2,08,500 of the 4½% loan and Rs. 1,41,500 of the 5% loan of 1919) were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account."

RESOLUTION No. 409.—RECORDED.

13. *Re : Letter of thanks, dated 18th August 1928, from Sir Shapurji B. Billimoria, Kt., M. B. E., for Committee Resolution No. 393, dated 14th August 1928, appreciating his services on the Committee.*

"I have the honour to acknowledge receipt of your letter No. Misc. 534/28, dated today, enclosing a copy of the Resolution passed by the Committee and have to request you to kindly convey my thanks to the Committee for appreciating my services as a Member of the Improvement Trust Board."

RESOLUTION No. 410.—RECORDED.

14. *Re : Member of Committee—Mr. Manu Subedar, elected by the Indian Merchants' Chamber vice Sir Shapurji B. Billimoria, Kt., M. B. E. resigned.*

Read letter No. 1897, dated 20th August 1928, from the Secretary, Indian Merchants' Chamber :—

"With reference to your letter No. Misc. 534/28, dated 9th August 1928, I am directed to inform you that Mr. Manu Subedar has been returned unopposed as the Chambers' representative on the Improvements Committee, in place of Sir Shapurji B. Billimoria, Kt., resigned."

Resolved.—"That the letter be recorded and Mr. Manu Subedar be
No. 411. appointed a member of the Finance Sub-Committee."

15. *Re: Establishment—Estates and Valuation Department—distribution of work during the absence on leave of Mr. Mendoza, Estate Superintendent, for 3 months from 18th May 1928.*

Considered Chief Officer's note, dated 13th August 1928 :—

"Mr. Mendoza, an Estate Superintendent, was granted by me leave for 3 months from 18th May 1928. His pay is Rs. 300 (in the grade of Rs. 150—10—300) plus a conveyance allowance of Rs. 30.

The Estate Agent proposes to distribute the work of the absentee between Mr. Dwarkanath Ramchandra, an Overseer on Rs. 150 (in the grade of Rs. 100—10—150) plus War Allowance of Rs. 20 plus conveyance allowance of Rs. 30, and Mr. V. A. Ajinkya, a Surveyor on Rs. 95 (in the grade of Rs. 60—5—125) plus War Allowance of Rs. 20 plus conveyance allowance of Rs. 15 and to pay Mr. Dwarkanath an extra conveyance allowance of Rs. 30 to cover a larger area and Mr. Ajinkya a duty allowance of Rs. 30.

The sanction of the Committee is requested to the above arrangement."

RESOLUTION No. 412.—SANCTIONED.

16. Re: Establishment—Estates and Valuation Department—Mahadeo Bhagooji, Havildar—advance from Provident Fund to.

Considered Chief Officer's note, dated 15th August 1928 :—

"Mahadeo Bhagooji, a Havildar in the Estates and Valuation Department, requires an advance of Rs. 35 from his Provident Fund monies to pay off the debt incurred in connection with his daughter's marriage.

He is in Trust service from 1st February 1908 and his present pay is Rs. 22 plus Rs. 9 allowance per month.

He was granted an advance of Rs. 25 in April 1927, out of which a sum of Rs. 5 is still outstanding.

His present request is admissible and requires the sanction of the Board as the last advance is not completely paid.

If the advance is sanctioned, the recovery will be effected in 20 equal monthly instalments and the balance of the last loan will be recovered and Rs. 30 only paid to him."

RESOLUTION No. 413.—Sanctioned subject to the approval of the Board.

17. Re: Establishment—Secretary and Chief Accountant's Department—Mr. R. B. Iyengar, clerk—advance from Provident Fund to.

Considered Chief Officer's note, dated 22nd August 1928 :—

"Mr. R. B. Iyengar, a clerk in the Secretary and Chief Accountant's Department applies for an advance of Rs. 300 from his Provident Fund subscriptions to meet the expenses incurred in connection with the illness of his wife and children. He has produced a medical certificate.

The applicant is in service from 3rd February 1922 and his present pay is Rs. 115 per month.

He has had advances from his Provident Fund as under :—

First advance of Rs. 110 granted in February 1926 and repaid in November 1926.

Second advance of Rs. 153 granted in November 1926 and repaid in July 1928.

An advance of Rs. 250, being half the amount of his subscriptions at his credit, is admissible and requires the sanction of the Board, as twelve calendar months have not elapsed since the repayment of the last advance.

If the advance is sanctioned, the recovery will be effected in 20 equal monthly instalments."

RESOLUTION No. 414.—Sanctioned subject to the approval of the Board.

18. Re : Portable Steam Engines—Registered Nos. 4415 and 4416—offer for.

(File No. Mis. 601/28.)

Considered Chief Officer's Note, dated 24th August 1928 ;—

"An offer for the purchase of the abovementioned engines has been received through Mr. Ranchhoddas Dharsi. He offers Rs. 2,500 each.

These engines were purchased in February 1920 for Rs. 3,692 each. Their present book value is Rs. 1,970 each.

The offer is subject to the final approval of the engine by the customers after the boiler certificates are renewed.

A commission of 5% will be paid to Mr. Ranchhoddas Dharsi on completion of the sale transaction and payment of the sale proceeds into the office of the Chief Accountant.

The offer is reasonable and recommended for acceptance."

No. 415. Resolved : "That the offer be accepted."

19. Re : Report No. 10, dated 23rd August 1928, of the Finance Sub-Committee
re : Loan of 1928-29.

Considered Report No. 10, dated 23rd August 1928, of the Finance Sub-Committee:—

"The Sub-Committee have considered the question of raising a loan for the current year. In this connection, the Sub-Committee have obtained a report from the Chief Officer, a copy of which is attached herewith. The Sub-Committee also interviewed the representatives of two firms of Brokers besides the Trust Brokers.

The Sub-Committee beg to recommend as follows :—

- (1) That a loan of Rs. 20 lakhs be raised.
- (2) That the rate of interest payable on the loan be fixed at 4½ % per annum.
- (3) That the period of the loan be 60 years, *i.e.* the Sinking Fund will be formed on the basis of a 60 year loan. But the loan will be redeemed at the end of 10 years.
- (4) That the Sinking Fund be calculated at the rate of 4% per annum.
- (5) That the loan be raised within 6 weeks of the receipt of the sanction of Government.
- (6) That tenders be invited.
- (7) That the Committee be empowered by the Board to fix the actual date of issue, to accept offers and to fix the minimum rate at which offers should be accepted."

HOUSENALLY M. RAHIMTOOLA,
Chairman.

Chief Officer's Note, dated 20th August 1928, referred to above :—

"When preparing the budget, it was assumed that a loan producing Rs. 21 lakhs nett would be required. This estimate was based on the assumption that the opening balance would amount to Rs 57'14 lakhs.

2. The actual opening balance was Rs. 68'21 of which Rs. 20 lakhs has since been invested in the Board's own 6% debentures repurchased from the Imperial Bank. As it is, not desirable to place these debentures on the market, the effective opening balance may be taken at Rs. 48'21 lakhs to which must be added Rs. 3'33 lakhs sale proceeds making a total of Rs. 51'54.

3. Expenditure on Capital Account is estimated at Rs. 51'42 lakhs which leaves a very small balance. In order to carry us on till the next loan is raised, we should have a working balance of Rs. 20 lakhs. It will, therefore, be necessary to raise a loan of Rs. 20 lakhs nett.

4. It is now necessary for the Finance Sub-Committee to advise the Committee as to the terms on, the manner in and the time at which the loan should be floated and after the Board has sanctioned the details, it will be necessary to obtain the sanction of the Local Government in accordance with the provisions of Sections 68 and 69 of the Act.

5. The points to be considered are —

(a) the rate of interest ,

(b) the period of the loan ;

(c) the rate of interest at which the Sinking Fund should be calculated ;

(d) the date (approximate) on which the issue should take place.

6. *As regards (a)*, it is suggested that the rate of interest payable should be 5%.

As regards (b), it is recommended that the period should be fixed at 60 years, the Board reserving the right to redeem at the end of 30 years or at the end of any subsequent year on giving 6 months' notice.

As regards (c), the rate of interest at which the Sinking Fund should be calculated should be fixed at 4 %.

As regards (d), it is suggested that the issue of the loan should take place within six weeks of the receipt of the sanction of Government.

7. It will be necessary for the Committee to obtain power from the Board, to accept offers and to fix the minimum rate at which the offers should be accepted."

Proposed by Sir Vasant Rao Dabholkar, seconded by Mr. Tarsee—

"That the Report of the Finance Sub-Committee be approved and adopted.

2. That a copy of the Report together with a copy of para 1 of this No. 416. Resolution be forwarded to the Board with the recommendation that approval be given to the recommendations of the Sub-Committee."

Amendment.—Proposed by Dr. Viegas—

"That the Report of the Finance Sub-Committee be recorded."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* on being put to the vote was *carried*.

20. Re : Report No. 1, dated 14th August 1928, of the Special Sub-Committee, appointed under Committee Resolution 265/26 re. the proposed location of a urinal, coffee shop, etc. near the Dadar Tram Terminus.

Considered Report No. 1, dated 14th August 1928, of the Special Sub-Committee :—

"The Special Sub-Committee appointed by the Committee in their Resolution No. 265, dated 2nd November 1926, beg to report as follows :—

2. The Sub-Committee considered the following communications in consultation with the Chief Officer :—

(a) Letter, dated 25th October 1926, from the Joint Honorary Secretaries, Dadar-Matunga Parsee Zoroastrian Association :—

"Under instructions from the Dadar-Matunga Parsee Zoroastrian Anjuman Committee, we have the honour to draw your attention to the following, which, we trust, will meet with your kind and favourable consideration.

It has been noticed that four quadrants are marked in chalk on the road at the circle at the junction of Kingsway and the road leading to the Dadar Overbridge at the Dadar Tram Terminus. A blue print plan* showing the approximate position of those quadrants, is attached herewith. One of these at the north west corner is made into a temporary raised platform. At first, we thought that the garden lawns with flower beds were to be made in these four quadrants as these would be the right things in the right place such as this prominent circle is. But on the inquiry, we find to our great surprise and sorrow that a urinal is to be constructed on the said raised quadrant and the remaining three are to be utilized one for coffee shop and waiting room, one for water troughs and the fourth for a resting place or a sort of a "Musafarkana", the first two being mainly for the use of the tram drivers, conductors and inspectors. But we very much fear that these two together with the remaining two are bound to be a healthy rendezvous for "Muvalees."

Now, Sir, just imagine the irony of setting up a urinal, coffee shop etc. on such a nice public place which is the entrance gate, so to say, to the Model Garden Colony of Dadar. We do not mean only the Parsee Colony but the whole of the Dadar-Matunga Estate (Scheme No. 5) of the Improvement Trust, which is so nicely laid out an Estate. Are you going to improve this model Garden Suburb and encourage people to go and live there or to spoil it by thrusting upon its very entrance gate such most objectionable and undesirable structures which will remain standing eyesore and disgrace to this side of the City which unfortunately is, as a rule, the least favoured? Will these not encourage the congregation of Muvalees, thus putting the residents all round this place in constant fear of being robbed at any time, besides these structures being constant nuisance to them? Are you going to discourage people to go and live in such a healthy locality as this side of Dadar?

We have, therefore, to request you not to grant any permission to construct such a urinal, coffee-shop, etc. on this site. If it is necessary to have these conveniences for the Tramway people, let the Tramway Co. buy the plot next to and to the North of the Kohnoor Mills or the plot next to and to the East of the Railway Police Quarters where there are corrugated iron tin sheds at present or some such other convenient plot near by, which may or may not abut on the main road, and erect the urinal and coffee-shop there. All the Tram cars halt at this terminus for 5 to 10 minutes which is sufficient time for the drivers and conductors to attend the urinal if it be located on one of the plots close by. But it is no good marring the beauty of this nice spot, thus turning it into a hell of a heaven.

If, however, our suggestion be not feasible and if it be unavoidably essential to have the urinal and the coffee-shop on this ideal spot only even at the risk of spoiling

* Not printed.

it then let these be underground ones on the top of which may be made terrace gardens and the other three quadrants may also be made into nice garden lawns with flower beds and having nice railings around.

Trusting our this request will meet with your kind approval."

(b) Notice of motion, dated 25th October 1926, by Dr. S. S. Batliwala, L.M. & S., F.C.P.S., *re.* above.—

"Please note that I shall move at the next Improvements Committee meeting that in view of the petition from the Residents of Dadar Parsi Colony, the Chief Officer be requested not to proceed any further with the Resolution No. 28, dated 1st June 1926, and the matter be referred to the Improvement and Land Committee in consultation with the Chief Officer for their early consideration and report."

(c) Letter, dated 2nd November 1926, from Messrs. Smetham, Byrnes & Lambert, solicitors:—

"We represent the Dadar-Matunga Parsi Colony Landlords' Association who own several buildings in the colony and have taken up several plots on which buildings are to be erected.

Our clients instruct us to write to you on their behalf joining in the representation already made to you protesting against the proposed setting up of an urinal, refreshment shop, resting place, etc. on islands within the circle at the junction of Kingsway and the road leading to the Dadar Overbridge. When articles appeared in the "Jame-Jamsbed" and the "Indian Daily Mail" to the effect that this nice spot was to be put to undesirable uses, our clients did not credit the rumour.

Amenities of the type mentioned above may be welcome in localities where vagrants look for such conveniences for want of home.

Our clients trust that the Circle will be laid out in a nice manner without the nuisance which an urinal, coffee-shop etc. are bound to be. The islands in the Circle could be utilised for far better purposes.

We understand that the Tramway Company have asked for these conveniences. Surely the Company can provide an urinal for their employees in their own stables. As for the coffee shop, there is an Irani's shop, near by, at present, and there would be permanent shops in the area when built upon where other tea shops or refreshment rooms will be opened in the ordinary course. If the employees feel the want now of another shop, it can be located temporarily near the Police Court building or the vacant ground to the South of the Irani's shop.

Our clients urge on behalf of themselves as well as their tenants that the idea of setting up an urinal, tea shop, water-trough, resting place etc. on the islands in the circle be abandoned and the Circle developed in a manner befitting the approach to King's garden."

(d) Letter, dated 15th December 1926, from Mr. Jivraj G. Nensey and others, residents of Dadar and Matunga :—

"We the residents of Dadar and Matunga living in the Garden Colony have learnt with extreme regret about the location of an urinal at the entrance of the Garden Colony at the junction of Lokmanya Tilak's Bridge with King's Way. We respectfully request all the members of the Committee not to sanction the location of the urinal on a spot, which would be an eyesore to the beautifully laid out Colony in the North. The road which forms largest bridge in Bombay and leads to an avenue on the Sewri side called after revered name of Tilak Road should not be disfigured by an urinal at its junction with another big road known as King's Way. This action of the authorities is nothing short of blind disregard for the amenities of the City and feelings of the people living in the north of Bombay. We respectfully submit that it is not only the amenities of the district which will suffer, but such unwise step will

be a source of loss in the income of the Bombay Improvement Trust. We find that there are vacant plots of land for sale immediately behind the spot intended for locating the urinal. These plots, we venture to submit, will not fetch half the price than it would otherwise do on account of the urinal nuisance. You will, therefore, consider the desirability of not sanctioning the urinal, with point of view of the nuisance plus the loss of revenue to the Improvement Trust, plus the disfigurement of the splendid square, indicate that an urinal should on no account be located at the above spot. We beg to suggest that the four squares, which are intended to be laid out should be converted into small lawns with garden, and a few benches for the people to sit upon and a low railing enclosing each square should be provided. As regards the urinal, if it is necessary, that it should be constructed, we humbly suggest that a small plot of ground by the side of the Magistrate's Court or in front of the latrines of the Kohnoor Mills is available. We trust that our indefatigable representative Dr. Bativala, on your Committee, will lay our grievances before your Committee and see that an important square on the junction with the Tilak Bridge, is not disfigured by an urinal."

(e) Letter, dated 6th June 1928, from the President of the Public meeting, held on the 27th May 1928, of the residents of Dadar-Matunga and the Dadar Parsi Colony forwarding copies of Resolutions passed at the meeting :—

* * * * *

Resolution No. 2.

"This meeting is of opinion that there is no necessity at all of providing a urinal, coffee shop, etc. at the junction of the new Kingsway and Tilak Bridge Road for the convenience of Bombay Electric Supply and Tramway Company's employees and if the Municipal Authorities think any such provision necessary for the public, the proper and more suitable site would be the one immediately on the South of the Dadar Police Court building.

This meeting, therefore, most emphatically protests against the proposal of the Municipal Authorities to construct a urinal and a coffee shop, etc. at the junction of the roads named above, which is too prominent for such structures and requests the Municipal Corporation not to sanction the proposal, or, in the alternative, to have a urinal erected at the place immediately on the south of the Dadar Police Court Building.

This meeting further exhorts the representatives of F and G Wards in the Corporation to impress upon the other members of the Corporation the necessity of preserving the amenity of the district by not disfiguring one of the most important junctions of two main roads by urinal, etc., and vote solidly against the proposal of the Municipal Commissioner.

The meeting further urges the Municipal Corporation to consider the desirability of laying out the Circle at the junction of Kingsway and Tilak Bridge Road into a lawn and garden for which it is most appropriate."

After inspecting the site in question the Sub-Committee considered the whole question and have come to the conclusion that the urinal proposed to be erected on the south-west island is not likely to be a source of nuisance, as it will be more than 80 feet away from the nearest building and will be screened from view by shrubs and small trees. The Sub-Committee, therefore, consider the site more suitable for the purpose and beg to recommend that the sanction accorded by the Committee in their Resolution No. 28, dated 1st June 1926, (copy attached) to the site for the urinal be confirmed. A copy of the Chief Officer's Note, dated 8th August 1928, is also attached herewith.

The Sub-Committee are, however, of the opinion that it is not necessary to erect the coffee shop and the waiting room on the south-east island and beg to recommend that it be

suggested to the Tramway Company that one of the shops in the building now in course of construction by the tenant of plot No. 807 should be hired for the purpose.

It is further recommended that the petitioners and the solicitors be informed in terms of the above recommendations."

HOOSENALLY M. RAHIMTOOLA,
Chairman.

"EXCERPT from the Proceedings of a Meeting of the Improvements Committee held on the 1st June 1926.

Considered Chief Officer's note,* dated 24th May 1926 —

'For some time past, I have been considering the layout of this circle and also the provision of an additional number of shop plots. I explained my ideas to Mr. Cable who prepared the accompanying plan* which shows how plots 45, 170, 806 and 807 could be rearranged as shop plots and how certain very desirable conveniences could be placed on islands within the circle itself. The white lines shew Mr. Cable's original proposals and the red lines the existing tram lines and the position of the overhead gear required for the proposed trackless trolleys. These red lines were placed on the plan by the General Manager of the Tramways Company to whom I sent the plan for remarks.

2. In my opinion, it would be better to leave the tram lines as they are, as, if moved into the position shown in white, they would tend to obstruct through traffic more than they do now. I am also of opinion that the urinal should be constructed on the south-west island as that would be more convenient for the tram drivers.

3. At the present time, the Tramways Company have a temporary tea shop for their drivers and conductors on the reservation opposite plot 44. This is unsightly and is not large enough for their purpose. They have recently submitted plans of a permanent refreshment shop, starters' chowky and waiting-room which they desire to erect on the reservation; thus, in my opinion, would not be a suitable position but there would be no objection to its being erected on the island marked "Tram Shelter".

4. The Municipality have asked us to provide a site for an urinal and if the Committee approve, I propose to inform the Commissioner that they may erect one on the south-west island and to instruct the Estate Agent to negotiate with the Tramways Company for letting them a site on the south-east island for their teashop, waiting-room, starters' chowky. The other two islands would be constructed and would be available for other conveniences when required.

5. The sanction of the Committee is requested to the above and also to the layout.'

RESOLUTION 28.—Sanction is accorded to the proposed layout shewn on the plan No. 9604/57 and also to the proposals made by the Chief Officer in respect of the urinal and refreshment shop, starters' chowky and waiting-room."

Chief Officer's note, dated 8th August 1928.—

"In May 1926, I placed before the Committee proposals for the layout of this circle and also the provision of additional shop plots. I informed the Committee that the Municipal Commissioner had asked the Trust to make available a site for an urinal and that, in my opinion, the south-west island would be the most suitable. It was also explained that the Tramway Company had submitted plans for a waiting room, a coffee shop and a starters' chowky which they desired to erect on the west side of the central reservation and that, in the opinion of the Trust officials, this building could be more conveniently situated on the south-east island.

The Committee by their Resolution No. 28, dated 1st June 1926, accorded their sanction to the layout and also approved of the other proposals.

2. On the 2nd November 1926, the Committee considered a representation from the Joint Hon. Secretary of the Dadar-Matunga Parsee Zoroastrian Anjuman protesting against

* Not printed.

the erection of the urinal and the coffee shop etc., they also considered a notice of motion by Dr. S. S. Batliwala requesting that the matter might be referred to the Land Sub-Committee for consideration and report. The Committee by their Resolution No. 265 referred these to a Special Sub-Committee. This Sub-Committee had one meeting on the site and then adjourned. In the meantime, the question had been raised in the Corporation and as it was at the request of the Municipal Commissioner that the site for the urinal was to be handed over and as the structure was to be erected by them it was thought better to defer consideration until they had disposed of the matter.

3. The Corporation first referred the matter to their Roads and Development Committee who reported in favour of the proposals. The matter was then referred to the Public Health Committee who reported against them. This latter report was considered at a recent meeting of the Corporation who after a lengthy discussion passed the following resolution:—

"That the fifteenth-report, dated the 3rd July 1928, of the Public Health Committee No. 3835 regarding the proposed location by the Improvement Trust of a urinal, coffee shop, etc., near the Tram Terminus, Dadar, be recorded.

2. That the recommendations made in the fourteenth report, dated the 14th December 1927, of the Roads and Development Committee, regarding the proposed location by the Improvement Trust of a urinal, coffee-shop, etc., near the Tram Terminus, Dadar, be approved and a copy of the report be forwarded to the Commissioner for information and necessary action.

3. That in reply to their respective letters on the subject, the marginally noted applicants be informed to the effect of paragraph 2 of this Resolution and of the orders passed,"
- (a) The Joint Hon Secretary, Dadar-Matunga Parsi Zoroastrian Anjuman
 - (b) Messrs Smetham, Byrne and Lambert, solicitors, on behalf of the Dadar Matunga Parsi Land-holders' Association
 - (c) Mr Munchery, Edulji Joshi and several others,
 - (d) Mr M E Joshi, President, Dadar-Matunga Parsi Zoroastrian Anjuman,
 - (e) Dr. S. S. Batliwala, President of the Public Meeting of the Residents of Dadar-Matunga and the Dadar Parsi Colony, held at Dadar.

4. By their Resolution No. 8, dated the 7th February last, the Board referred to the Committee for consideration and report a letter from the building tenant of plot No. 807 which abuts on the south-east of the circle. This tenant objects to the "intention of the Municipal Corporation to put up a urinal, washing place and coffee-shop in very close proximity to" the plot on which he is erecting a large building. It does not appear to me that the tenant has a clear idea of the Corporation's intentions as, in the first place, it is not proposed to erect a washing place and, in the second, the urinal will be 200 feet away from his building and in the south-western section of the circle. The small structure containing the coffee-shop etc. which the Tramway Company desire to erect would be on the island opposite and about 85 feet from his building, but it can be so arranged that the entrance to it is away from his frontage; it is not yet certain that the Company will erect this building and no agreement has yet been entered into with them.

5. The Board by their Resolution No. 50, dated the 20th July last, forwarded to the Committee for disposal a letter from the President of a meeting of the Residents on the Dadar-Matunga Estate protesting, *inter alia*, against the erection of the urinal, etc., and this letter will, in accordance with the Committee's orders, be placed before the Special Sub-Committee.

6. There can be no doubt about the necessity for the erection of the urinal and the situation chosen for it is the most suitable being at the junction of two important roads and close to the tram terminus. It will be placed on an island site and the intention is to plant shrubs and small trees round it and so screen it from view. It will be about 85 feet from the nearest building and should not be a source of nuisance to anybody. The present extensive fouling of the land will be put a stop to and the whole neighbourhood will be rendered more sanitary.

7. I suggest that the members of the Special Sub-Committee view the site at an early date."

- No. 417. Resolved.**—"That the Report be approved and adopted and the marginally noted applicants be informed accordingly."
- (a) The Joint Hony. Secretaries, Dadar-Matunga Parsu Zoroastrian Association.
- (b) Messrs. Smetham, Byrne and Lambert, solicitors, on behalf of the Dadar-Matunga Parsu Colony Landlords' Association
- (c) Mr Jivraj G. Nensey and others
- (d) Dr. S. S. Bahlwala, President of the Public meeting of the Residents of Dadar-Matunga and the Dadar Parsu Colony held on the 27th May 1928

- 21. Re: Report No 2, dated 14th August 1928, of the Special Sub-Committee, appointed under Committee Resolution 265/26 re: Dadar-Matunga Estate—
Complaint by Mr. Goostad Khodadad Koochebiogi, regarding the proposed location of a urinal, coffee shop etc., near his building at Dadar.**

Considered Report No. 2, dated 14th August 1928, of the Special Sub-Committee, appointed under Committee's Resolution 265 of 1926 :—

"The Sub-Committee appointed by the Committee in their Resolution No. 265, dated 2nd November 1926, beg to report that they have considered the letter from the building tenant of plot No. 807 which was referred to them under Committee Resolution No. 114, dated 15th February 1928.

2. The Sub-Committee are of opinion that as the proposed urinal will be over 200 feet away from the complainant's building and as it will be screened from view, it is not likely to be a source of nuisance to persons residing in the building. The Corporation has also approved of the proposed site for the urinal.

3. The Sub-Committee are, however, of opinion that it is not necessary to erect the small building proposed to be erected and used by the Tramway Coy. as a coffee shop and rest room for their employees and beg to recommend that it be suggested to the Coy. that one of the shops in the building now in course of erection by the tenant of plot No. 807 should be hired for the purpose.

4. It is, therefore, recommended that the Board be informed accordingly with reference to their Resolution No. 8, dated 7th February 1928."

HOOSENALLY M. RAHIMTOOLA,
Chairman.

Resolved.—"That the Report be approved and adopted and a copy thereof be forwarded to the Board with the recommendation that Mr. Goostad Khodadad Koochebiogi be informed accordingly."

- 22. Re: Report No. 7 of the Establishment Sub-Committee, dated 21st August 1928, re: Gratuity—applications for—to be submitted to Board.**

Considered Report No. 7, dated 21st August 1928, of the Establishment Sub-Committee :—

"In their Resolution No. 111, dated 25th November 1927, the Board expressed a desire that applications for payment of gratuities should be submitted to them for sanction and requested the Committee to make a rule to that effect under Section 110(2) of the Transfer Act. The Committee requested the Chief Officer to submit a draft amendment of the Rules—

1. All applications for payment of gratuities shall be submitted to the Board for disposal with the recommendation of the Improvements Committee. Committee Resolution No. 667, dated 6th December 1927. The Chief Officer submitted a draft amendment of Rule 1 of the Gratuity Rules as shown in the margin, and at the same time, expressed a doubt whether in view of the provisions of Section 111 (3) of the Act, it would be legal. The Committee, therefore, referred the matter to this Sub-Committee for consideration and report—Committee Resolution No. 215, dated 3rd April 1928.

The Sub-Committee interviewed Mr. Taylor of Messrs. Crawford Bayley & Co., and after discussing with him at great length the point raised by the Chief Officer requested him to prepare a case as to whether it would be legal to frame a rule so as to give effect to the Board's wishes and to obtain the opinion of Mr. B. J. Desai after the case had been approved by the Sub-Committee. The draft case prepared by the Trust Solicitors was approved by the Sub-Committee.

Mr. Desai's opinion has now been received and a copy thereof together with a copy of the case is attached herewith.

The Sub-Committee beg to recommend that the Board be informed that in view of Counsel's opinion no amendment of the Gratuity Rules is necessary and that, in future, all applications for gratuity will be submitted to them for sanction.

It is further recommended that the Board be requested to confirm the payments of gratuities made by the Committee since the introduction of the Transfer Act, as shown in the attached statement."

HOOSENALLY M. RAHIMTOOLA,

Chairman.

Case for the Opinion of Counsel.

Herewith are sent:—

(a) Copy of Case submitted to Sir Jamshedji B. Kanga *re.* Control of the Improvements Committee by the Board.

(b) Copy of opinion therein.

The Bombay Improvement Trust was created by the Bombay Act No. IV of 1898 (hereinafter referred to as "the Original Act"), under which the duties of carrying out the provisions of the Act were vested in a Board, thereby constituted and called the Trustees for the Improvement of the City of Bombay.

The original Act was repealed by the City of Bombay Improvement Trust Transfer Act 1925 (hereinafter referred to as "the Transfer Act") under which the powers of Board under the Original Act are divided between "the Board" and "the Improvements Committee" as constituted by the Transfer Act.

Counsel is referred to the accompanying Case and Opinion for a summary of the differences in constitution and powers of the Board and the Committee. It should be noted that both these bodies are distinct from the Board constituted by the original Act.

Counsel's opinion is now sought in connection with the following Resolution (No. 111) passed at a meeting of the Board on the 25th November 1927.

'That the Board are of opinion that applications for payment of gratuities should be submitted to them for sanction and the Improvements Committee is requested to frame the Gratuity Rules accordingly under Section 110(2) of the Act and submit them for the approval of the Board.'

Section 110 of the Transfer Act provides that—

'The Committee may, with the approval of the Board from time to time make regulations for—

(1) * * * * *

(2) determining the conditions under which the officers and servants of the Board or any of them, shall, on retirement or discharge or death receive pensions or gratuities or compassionate allowances and under which the widows or the relations dependent on any of the said officers and servants shall after their death receive compassionate allowances or gratuities, and the amount of such pensions, gratuities or compassionate allowances;'

Section 111 of the Transfer Act provides—

'(1) The Engineer, Estate Agent, Chief Accountant and Land Manager shall be appointed by the Board and shall be removable at any time from office for misconduct or for neglect of, or incapacity for the duties of the office on the vote of not less than two-thirds of the Trustees present at a meeting of the Board and voting in favour of a proposition in this behalf.

(2) Subject to the provisions of this section and of the regulations and of the schedule for the time being in force framed by the Committee under Section 109 the power of appointing, promoting, suspending, dismissing, fining, reducing, discharging, accepting the resignation of, or granting leave to the officers

and servants of the Board shall be exercised by the Chief Officer in the case of officers and servants whose monthly salary does not exceed three hundred rupees, and in every other case by the Committee.

- (3) The power of dispensing with the services of any officer or servant of the Board having a lien on a permanent post otherwise than by reason of such officer's or servant's own misconduct, or of permitting any officer or any servant to retire on a pension, gratuity, or compassionate allowance, shall, subject to the aforesaid provisions, be exercised by the Committee alone.
- (4) In this section, the word "Engineer" means the engineer of the highest grade on the Board's ordinary staff.

Section 4 of the Transfer Act provides—

'The City of Bombay Improvement Act 1898, is hereby repealed .

Provided that—

(a) * * * * *

- (b) All appointments, rules, orders and bye-laws made, notifications and notices issued, rents, premia and fees imposed, contracts entered into and suits and other proceedings instituted under the said Act shall so far as may be, be deemed to have been respectively appointed, made, issued, imposed, entered into and instituted under this Act.'

No new Gratuity Rules have in fact been made under the Transfer Act and the Improvements Committee have been acting upon Gratuity Rules sanctioned in January 1924 by the old Board under Section 91 of the Original Act which reads—

"The Board shall from time to time frame regulations—

-
- (5) For determining the conditions under which such officers and servants, or any of them, shall on retirement receive gratuities, or compassionate allowances, and the amount of such gratuities, or compassionate allowance;
-

Section 92, sub-sections (1) and (2) of the Original Act contain exactly the same provisions as Section 111, sub-sections (2) and (3) of the Transfer Act except that the word "Chairman" is substituted for "Chief Officer" and the word "Board" for the word "Committee".

Rule 1 of the Gratuity Rules of 1924 reads :—

"(1) Gratuity (in addition to the benefit of the Provident Fund) shall be granted at the discretion of the Board only for good, efficient and faithful service."

In the absence of any rules made under the Transfer Act, the Gratuity Rules of 1924 must, it would seem, be deemed to have been made under that Act. Rule 1 must, therefore, be deemed to have been made by the Improvements Committee and approved by the Board under Rule 110(2). But under Rule 111 (3) the power of granting gratuities shall be exercised by the Committee alone. It would, therefore, seem that unless the word "Board" in the rule can be read as "Committee," the rule is *ultra vires*.

It would also seem that the provisions of Section 111(3) would render *ultra vires* any attempt to frame a new rule to carry out the desire of the Board as expressed in their Resolution No. 111.

Section 110(2) and 111(3) must, it is submitted, be read together to mean that while the Board have to sanction any rules made by the Committee for regulating the manner in which the Committee are to exercise their powers of granting gratuities, yet the actual exercise of these powers in individual cases is vested in the Committee alone and the Board have no right to interfere in such individual cases. This interpretation would be in accordance with the opinion of Sir Jameseshu B. Kanga that while the Board have under Section 17

of the Transfer Act a "general control" over the Committee for the purpose of laying down the general lines of policy and exercising a general supervising authority they have no power to interfere in details of executive action when such executive action is vested in the Committee.

It may be argued, on the other hand, that Sections 110 (2) and 111 (3) of the Act cannot be read together, as under the former, the Committee can make rules for the grant of gratuities and Section 111(3) only empowers the Committee to permit an Officer to retire, whether on a gratuity or without one. The Committee is not bound to make rules under which all employees would be entitled to a gratuity on retirement and, as a matter of fact, under the existing rules, all employees are not so entitled. The grant of a gratuity is to be regulated under the rules made under Section 110 (2) and the Committee's permission to an employee to retire is independent of the grant to him of a gratuity. Otherwise, it would mean that the power permitting an officer to retire would be exercised by the Committee, only if the Officer were to retire on a gratuity and that the sanction of the Committee would not be necessary to permit an officer to retire if the officer were not entitled to a gratuity. Thus the reference in Section 111(3) to gratuity is only incidental. In this view, the proposed rule would not seem to be *ultra vires*.

Counsel is asked to advise—

- (1) Whether the Board's Resolution No. 111 can properly be carried into effect or whether any rule framed for such purpose would be *ultra vires*.
- (2) Whether Rule 1 of the Gratuity Rules of 1924 can be deemed to have been made under Section 110(2) of the Transfer Act or whether such rule is *ultra vires*.
- (3) If the rule is not *ultra vires*, whether the word "Committee" should be deemed to be substituted for the word "Board."
- (4) Generally on any other question which Counsel considers to arise.

Copy of Counsel's Opinion referred to above.

Re: *Submission to the Board of applications for payment of gratuities.*

Ex parte :—THE BOMBAY IMPROVEMENT TRUST.

Opinion.

"The resolution, in my opinion, is unnecessary. As regards the first part, it would also not be in order but for the circumstances hereinafter mentioned. A resolution passed by the Board requesting the Committee to frame rules under Sec. 110(2) would be in order under Sec. 17 of the Act if there were no rules framed for the purpose.

By Sec. 110(2), it is provided that "the Committee may, with the approval of the Board, from time to time make regulations for determining the conditions under which the officers and servants of the Board or any of them shall on retirement or discharge or death receive pensions or gratuities or compassionate allowances and under which the widows or the relations dependent on any of the said officers and servants shall after their death receive compassionate allowances or gratuities and the amount of such pensions, gratuities or compassionate allowances." On a true construction of that section, I am of opinion, that it empowers the Committee to frame rules on that particular subject and the power of the Board is either to approve or disapprove of the same. However, under Sec. 17, it is provided that the powers conferred by and the duties imposed under this Act on the Committee shall be exercised and performed by the Committee subject to the general control of the Board and I am of opinion that by reason of the terms of that section the Board can call upon the Committee to frame rules under Sec. 110(2) if there are no rules in existence or in force. Under Sec. 4(b) the rules which had been made under the repealed Act became rules under the New Act. The rule, which must be read as a part of this Act, is as follows :—

"Gratuity (in addition to the benefit of the Provident Fund) shall be granted at the discretion of the Board only for good, efficient and faithful service."

The 'Board' under the present Act means The Municipal Corporation of Bombay. The question, therefore, is whether the rule which is deemed to have been made under this Act is in any way contrary to or inconsistent with the provisions of Sec. 111. In my opinion, it is not, because, in the view in which it would be inconsistent the construction of Sec. 111(3) would have to be a very absurd one, viz that the power of the Committee is confined to granting permission to retire only when such permission is coupled with the grant of pension, gratuity or compassionate allowances and that retirement without such grant of pension, gratuity or compassionate allowance requires no such permission. I am further of opinion that there is nothing *ultra vires* under Sec. 110(2) on the part of the Committee to say that the Board and not the Committee will decide as to who is entitled to gratuity, pension or compassionate allowance. It was competent to the Committee to make a new rule in this behalf and purport to confer the power on itself. All that the Board could then have done was to disapprove the rule when submitted to them but it would not have been within the powers of the Board to require the Committee that they shall make a rule conferring the power upon the Board. The rule which is now in force is perfectly clear, because if the gratuity is to be granted at the discretion of the Board for good, efficient, and faithful service, such power cannot be exercised generally but must necessarily be exercised with reference to each case as it arises

The gratuity is to depend on whether or not the person seeking the same has rendered good, efficient, and faithful service and such a decision must necessarily involve every such case being submitted to the Board.

I am, therefore, of opinion that the applications for payment of gratuities would have to be submitted to them but the second part of the resolution viz. the Improvements Committee is requested to frame the gratuity rules accordingly under Sec. 110 (2) of the Act and submit them for the approval of the Board, is in my opinion erroneous. They could not require the Committee to do it but, in this particular instance, it is unnecessary to require them to do so in as much as the existing rules already confer the power upon them. It may be said that the word 'Board' in this rule is a mistake for the word 'Committee' in as much as the rules which were in force under the Repealed Act were adopted *en bloc* for the purposes of the New Act. In the first instance I do not see any ground for calling it a mistake but assuming it was, the rule is a part of the Act and, as a matter of construction, it must be given its full force and effect and, if the intention was that the powers ought to have been conferred upon the Committee and, not on the Board, the matter can only be corrected by legislature. Considering the conflicting claims of the Board, and the Committee to deal with this matter, I do not know how far the legislature would interfere. Under the rules as framed at present, the power rests with the Board and not with the Committee except perhaps a recommendation by the latter body. However, as I have pointed out above, if there is any error it cannot be corrected except by amending the Act or by repealing the rules and making other rules with the approval of the Board.

Dated this 11th day of August 1928."

(Sd.) BHULABHAI J. DESAI.

Statement of gratuities sanctioned by the Improvements Committee.

Number.	Name.	Amount of gratuity.	Authority.	Date of payment.	Remarks.
		Rs. a. p.			
1.	Mr. V. H. Deodhar...	467 8 0	C. R. 72/6-7-26 ...	12-8-1926	
2.	" G. K. Londhe ...	812 8 0	C. R. 213/28-9-26...	4-10-1926	
3.	" Judah Shalome	750 0 0	C. R. 304/14-12-26	16-12-1926	
4.	" B. J. Carasco ...	1,500 0 0	C. R. 303/14-12-26	23-12-1926	
5.	" K. N. Griffiths	3,200 0 0	C. R. 177/29-3-27 ...	5-4-1927	
6.	" R. R. Wadia ...	4,000 0 0	C. R. 178/29-3-27 ...	11-5-1927	
7.	" Samuel Issac ...	650 0 0	C. R. 370/21-6-27 ...	28-6-1927	
8.	" Jacob Abraham	3,600 0 0	C. R. 281/15-5-28...	1-6-1928	
9.	" P. R. Joshi ...	385 0 0	C. R. 282/15-5-28...	8-6-1928	

No. 419.—*Resolved*.—"That the Report be approved and adopted.

2. That a copy of the Report together with a copy of para 1 of this Resolution be forwarded to the Board for information and with the recommendation that the payments of gratuities sanctioned by the Committee since the introduction of the Transfer Act, as detailed in the statement attached to the Report be confirmed."

23 Re : Report No. 8, dated 21st August 1928, of the Establishment Sub-Committee
re . Procedure Rules.

Considered Report No. 8, dated 21st August 1928, of the Establishment Sub-Committee :—

"By their Resolution No. 376, dated 31st July 1928, the Committee referred the subject matter of the marginally noted proposition to the Establishment Sub-Committee for consideration and report.

"That the Improvements Committee's Procedure Rules be corrected as follows—

1 Add as Rule 6, renumbering other rules—

'It shall be in the discretion of the Chairman to allow or disallow a Member moving a proposition or an amendment or taking part in the debate to speak for more than 10 minutes.'

2 Add to Rule 9—

'A Member who has moved or seconded a proposition or an amendment cannot move or second another amendment'."

As the proposition was moved by Mr. Tairsee, he was invited to assist the Sub-Committee.

The Sub-Committee consider that the introduction of the Rules is desirable. They, however, consider that the proposed rule 9 should be modified as follows :—

'A member who has moved or seconded a proposition or an amendment cannot move or second another amendment except with the permission of the meeting.'

The Sub-Committee accordingly recommend that the proposed rules modified as above be approved."

HOSENALLY M. RAHIMTOOLA,
Chairman.

Proposed by Sir Vasant Rao, seconded by Mr. Tairsee—

No. 420. "That the Report be approved and adopted."

Amendment.—Proposed by Dr. Viegas—

"That the Report be recorded."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* on being put to the vote was *carried*, Dr. Viegas dissenting.

At this stage, the Secretary left the meeting with the permission of the Chairman.

24. Re: Report No. 9, dated 22nd August 1928, of the Establishment Sub-Committee, re: Mr. C. P. Gorwalla, Secretary and Chief Accountant—extension of the services and re-appointment of.

Considered Report No. 9, dated 22nd August 1928, of the Establishment Sub-Committee:—

"As the term for which the services of Mr. C. P. Gorwalla were obtained from Government expires on the 18th November next, the Committee on the recommendation of this Sub-Committee agreed to recommend the Board to extend his services on the same pay and leave and pension contribution for a period which will expire on the 12th November 1930 (the date on which he will attain the age of 55) or on the day on which the Trust and the Municipality are amalgamated, should that event take place before the 12th November 1930—Committee Resolution No. 344, dated 10th July 1928. In accordance with this Resolution, the Chairman of the Committee moved the following proposition in the meeting of the Board held on the 20th July 1928:—

'That the recommendation made by the Committee be approved and the sanction of the Auditor General be obtained.'

The President, however, ruled the proposition out of order on the ground that it meant to re-appoint Mr. Gorwalla as Secretary and Chief Accountant and that the Board could only appoint the Chief Accountant and not the Secretary under Section 111(1) of the Transfer Act.

The ruling of the President was, thereupon, placed before the Committee who referred the question to this Sub-Committee to prepare a new draft resolution.

The Sub-Committee considered the question carefully and recommend the Committee to pass the appended resolution which they understand the Trust Solicitors consider is legally correct.

Though it is proposed that the Board should appoint Mr. Gorwalla as Chief Accountant only, the Sub-Committee consider that in the interest of economy and efficiency as recorded in their Report No. 5, dated the 4th July last, the Committee should continue to entrust to him without additional remuneration the secretarial duties hitherto performed by him. The Sub-Committee understand that, in principle, there is no objection to the Committee entrusting additional work to an officer employed under them, although that officer may be appointed by the Board, if they consider he will be able to perform the additional work without detriment to that he is appointed to do. At the same time, the Sub-Committee are of opinion that the approval of the Board should be obtained to these proposals."

HOSENALLY M. RAHIMTOOLA,
Chairman.

Resolution referred to in the report :—

" That in view of the fact that the term for which the services of Mr. C. P. Gorwalla were obtained from Government will expire on November 18th next, the Committee recommend the Board to arrange with the Auditor General to extend the period of the loan of Mr. Gorwalla's services on the present conditions as regards salary and pension and leave contribution until November 12th, 1930, or until the Trust is amalgamated with the Municipality, should that event happen before that date, and that with effect from November 18th 1928, Mr. Gorwalla, be appointed Chief Accountant on the pay (Rs. 1250) which he is now drawing.

2. The Board should be asked to approve of the proposals made in the Sub-Committee's Report for the disposal of the secretarial duties."

Minute of dissent by Dr. A. G. Viegas, dated 23rd August 1928 :—

" I am most strongly opposed to the Report for the reasons which will be apparent from the questionnaire to the Chief Officer embodied in my amendment asking him to report on the various points raised in it and which was lost by 4 votes to 2. It will be seen from the following amendment that the points raised by me are most important and prove to the hilt that the recommendations of the Establishment Sub-Committee commit the Trust to criminal waste of rate-payers' money.

Amendment proposed by me :—

' That the Chief Officer be requested to report :—

- (1) Whether it would not be very desirable to separate the post of the Secretary and Chief Accountant and to abolish the present post with dual function of Secretary and Chief Accountant from 18th November 1928 when the period of the loan of the services of the present incumbent expires.
- (2) Whether the present system of the Secretary being also the Chief Accountant is not detrimental to the interest of the Trust.
- (3) Whether it is not probable that the Secretary, if so minded, can try to gloss over the mistakes committed by him as Chief Accountant and explain them away to the Improvements Committee.
- (4) Whether it would not be in the interest of the Trust that the Chief Accountant should have nothing to do as Secretary with the Improvements Committee.
- (5) Whether the work of the Secretary and that of the Chief Accountant if done by two separate persons as in the Municipality would not be more efficient and more conducive to the best interests of the Trust even for the few months of its existence and facilitate the work of transfer of the Trust to the Corporation.
- (6) Whether the present delays in issuing Administration Reports and preparing Balance Sheets (the Balance Sheet for September 1926 is not yet approved and two subsequent ones not yet submitted) and in respect of other Account matters not due to the same Officer holding the two combined posts.
- (7) Whether it is not a fact that upto August 1919 the Secretary's and Chief Accountant's grade was Rs. 500-50-800 and then in September 1919 raised to Rs. 800-50-1200 and in December 1920 further raised to Rs. 1250.
- (8) Whether it is not a fact that the grade was revised in consequence of the greatly increased activities of the Trust and its further prospective still greater activities.

- (9) Whether it is not a fact that the total expenditure of the Trust which was Rs. 34,09,188 in 1918-19 rose in 1919-20 to Rs. 64,42,475 and in 1920-21 to Rs. 2,70,06,253 and then it fell down from year to year till in the current year 1928-29 the total expenditure budgetted for is Rs. 29,24,600, which is lower than that of 1918-19 ?
- (10) Whether it is not right, businesslike and absolutely necessary that we should either revert to the original grade of Rs. 500-50-800 for the combined post of Secretary and Chief Accountant or engage two separate men for the posts of the Secretary and Chief Accountant which would make not only for greater efficiency but facilitate the work of the transfer of the Trust to the Corporation ?
- (11) Whether it is not a fact that by reason of the greatly increased activities of the Trust and the further still greater prospective expansion of the Trust programme the post of Deputy Secretary and Accountant which was created in 1920 and another post of Assistant Accountant created in 1920 were made, both these posts costing us at present Rs. 1600 per month ?
- (12) Whether it is not a fact that Mr. Gorwalla costs us at present, Rs. 1,570 per month ?
- (13) Whether it is not criminal waste and wanton diversion of the ratepayers' money from the improvement of slums, overcrowding, relief of congestion etc., to the keeping up of absolutely unnecessary posts and officers on extravagant salaries ?
- (14) Whether it is not a fact that the Sub-Committee's recommendation carried by 4 to 2 is committing the Trust to an expenditure of Rs. 3170 per month when a person can be had on Rs. 500-50-800 per month for the combined post as at present of Secretary and Chief Accountant as it was in 1919 or two separate persons as Secretary on Rs. 500-50-700 and as Chief Accountant on Rs. 600-50-800 both costing Rs. 1,100 per month at the minimum and Rs. 1,500 per month at the maximum, thus saving in the former case Rs. 2,370 per month and, in the latter case, saving Rs. 2,070 per month at the minimum salaries and Rs. 1,670 per month at the maximum salaries ?
- (15) Whether as the total expenditure of the Trust has fallen from Rs. 2,70,06,253 in 1920-21 to Rs. 29,24,600 in 1928-29 (Budget figures) the two additional posts of Deputy Secretary and Accountant, and Assistant Accountant created in 1920 and 1922 respectively to meet exceptional circumstances and conditions, which now no longer exist should not be abolished, or their incumbents should not be appointed as Chief Accountant and Secretary.
- (16) Whether it is not obligatory on the Improvements Committee to respect, obey and carry out the Board's Resolution No. 47 of 13th July 1928 ordering the Improvements Committee to make every effort to reduce expenditure on Establishment ?
- (17) Whether it is not obligatory on the Improvements Committee to respect, follow and obey the Board's Resolution of February 1927, ordering the Committee 'that Government Servants whose services were obtained on loan should be sent back to Government and accordingly to terminate the loan of Mr. Gorwalla's services' and thus save monthly a considerable amount of ratepayers' moneys ?
- (18) Whether it is not a fact that in the Trustees' Resolution No. 519 of 14th December 1920 the amalgamation referred to is not the transfer of the duties and powers of the old Board to the Corporation which was effected on the 31st March 1926 and under which it was laid down that the services of the Secretary and Chief Accountant could be terminated by either the Trust or by the Secretary and Chief Accountant on three months' notice ?

- (19) Whether in view of the fact that owing to the Trust activities having been greatly curtailed many posts of officers which were created to meet the exceptional circumstances and conditions (*vide* No. 9) and that about 40 per cent. of the subordinate staff has been already retrenched the two additional posts of Officers created in the same circumstance should not now be abolished and the grade of the Secretary and Chief Accountant should not be reduced to Rs.500-50-800 as in 1919 now that the total expenditure is lower than in that year ?

I consider it a wanton diversion of rate-payers' money from improvement of alums and cognate objects to the keeping up of unnecessary posts and officers on extravagant salaries. All that is necessary is to obey the Board's orders which make for economy.

Moreover, Mr. Gorwalla's services are to be given back to Government who lent him to us and the loan of his services expires in November of the current year."

Proposed by Sir Vasant Rao, seconded by Mr. Sharpe—

"That the Report of the Establishment Sub-Committee be approved No. 421. and adopted.

2. That in view of the fact that the term for which the services of Mr. C. P. Gorwalla were obtained from Government will expire on November 18th next, the Committee recommend the Board to arrange with the Auditor General to extend the period of the loan of Mr. Gorwalla's services on the present conditions as regards salary and pension and leave contribution until November 12, 1930, or until the Trust is amalgamated with the Municipality, should that event happen before that date, and that with effect from November 18th, 1928, Mr. Gorwalla be appointed Chief Accountant on the pay (Rs. 1,250) which he is now drawing.

3. The Board should be asked to approve of the proposals made in the Sub-Committee's Report for the disposal of the secretarial duties."

First Amendment—Proposed by Dr. Viegas—

"That the Report No. 9 of 22nd August 1928 of the Establishment Sub-Committee be recorded.

2. That in view of the Corporation Resolution of 1928 regarding the dissolution of the Board of Trustees and also to the Corporation Resolution of 1928 regarding the amalgamation of the several Departments of the Trust to the Law and Procedure Committee and the Board Resolutions No. 33 of February 1927 and No. 48 of 13th July 1928, the Establishment Sub-Committee be requested to submit proposals to the Improvements Committee to separate the duties of the Secretary and the Chief Accountant and the grades proposed to be adopted in creating these new posts bearing in mind the orders of the Board contained in their Resolution No. 48, dated 13th July 1928.

3. The Chief Officer be meanwhile requested to report on the points raised by Mr. A. G. Viegas in his amendment moved in the Establishment Sub-Committee regarding the extension of services of the present Secretary and Chief Accountant."

The *Amendment* dropped for want of a seconder.

Second Amendment—Proposed by Mr. Nariman—

"That the Sub-Committee be requested to suggest an amendment of the Act so as to provide for the Chief Accountant being made independent of the Chief Officer and that, pending amendment of the Act, the Board be requested to sanction the arrangement suggested in the Sub-Committee's Report."

Dr. Viegas wanted to second the amendment, but the Chairman observed that he could not do so without the permission of the meeting under Rule 9 of the Prodedure Rules and that he would, therefore, take the sense of the meeting.

On the sense of the meeting being taken, 5 members voted for the grant of permission and 7 members were against it.

A poll was demanded by Dr. Viegas. The Chairman refused the grant of the poll, as votes on the question of granting permission were simply taken to ascertain the sense of the meeting and as there was no proposition before the meeting on which a poll could be demanded.

The *Amendment* dropped for want of a seconder.

Third Amendment—Proposed by Mr. Tairsee, seconded by Mr. Borade—

“That the Report of the Establishment Sub-Committee be recorded.

2. That the Committee are of the opinion that no extension should be given to Mr. Gorwalla.”

The *Amendment* on being put to the vote was *lost*, there being 6 votes *for* it and 7 votes *against* it.

A Poll was demanded by Dr. Viegas.

The following members voted *for* and *against* the *Amendment*.

<i>For.</i>	<i>Against.</i>
1. Mr. G. K. Borade.	1. Mr. R. D. Bell.
2. „ L. R. Tairsee.	2. „ W. Dillon.
3. „ Manu Subedar.	3. „ B. G. Horniman.
4. „ S. L. Silam.	4. „ N. G. Hunt.
5. Dr. A. G. Viegas.	5. „ W. R. S. Sharpe.
6. Mr. Y. G. Pandit.	6. „ S. D. Saklatvala.
	7. Sir Vasantao A. Dabholkar.

Mr. Nariman did not vote.

The Chairman, thereupon, declared the *Amendment lost*.

The *Original Proposition* was then put to the vote and was *carried*.

25. The following documents were executed :—

1. *Debentures*—

One debenture of the Loan of 1905 for Rs. 5,000 in favour of Mr. K. C. Desai and another, in lieu of 5 cancelled.

One debenture of Loan of 1908 for Rs. 1,000 in favour of Mr. Bhagabhai Dwarkadas and others in lieu of one cancelled.

2. *Lease and counterpart* to Mr. Abdul Gafoor Madarbux and another regarding plot No. 69, East Agrpada South Estate.

3. *License* to assign lease of plot No. 55 Sandhurst Road East Estate to Hilal bin Fajhan.

26. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act.			
2. Work orders	do.	do.	do.
3. Sale of materials	do.	do.	do.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 19th September 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 2-15 P.M. (B.T.), there were—

PRESENT :

1. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*.
2. MR. W. DILLON, I.C.S.
3. MR. GANPAT KRISHNAJI BORADE.
4. MR. B. G. HORNIMAN.
5. MR. N. G. HUNT.
6. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
7. MR. L. R. TAIRSEE.
8. MR. MANU SUBEDAR.
9. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
10. MR. S. L. SILAM, B.A., LL.B.
11. MR. W. R. S. SHARPE.
12. DR. ACCACIO G. VIEGAS, L.M. & S.
13. MR. Y. G. PANDIT.
MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 28th August 1928 were signed.

1. Re: Scheme 37, Sydenham Road—Case No. 222—temporary lease of—application for.
Considered Chief Officer's note, dated 12th September 1928:—

"An offer has been received from Messrs. Mahomed Hasonally and Co., for a 5 years' lease of the land in the abovementioned case, shown on the accompanying plan* by red lines, at a rental of annas six and a half per sq. yard per month, which gives to the land a rate of Rs. 81'25 per sq. yard on 6% basis.

2. The plot admeasures about 229 sq. yards and the monthly rent will be about Rs. 93.

3. Looking to the present condition of the money market and also the fact that the work of constructing the ovoid sewer in front of this plot will be taken in hand shortly, causing thereby great obstruction to traffic, the rent offered is fair and the offer is, therefore, recommended for acceptance.

4. The applicants have paid six months' rent as deposit and one month's rent in advance and agree to abide by all the usual conditions subject to which temporary leases are granted."

* Not printed

RESOLUTION No. 422.—ACCEPTED.

2 Re: Sydenham Road Estate—plots 23 & 24—request for permission to close temporarily the arcade and also to be permitted to pay ground rent calculated at 4½% instead of 6%.

(File No. Mis. 507/28.)

Considered:—

(a) Letter, dated 24th July 1928, from Mr. Mehtab Khan Sher Khan, building tenant:—

"I humbly and respectfully beg to state that though I have built the above building containing 6 floors including ground floor nearly 6 months back, I am very sorry to inform you that there are certain shops which are quite vacant since their completion.

The main cause of their remaining vacant is the arcade. No merchant can dare to occupy it as they say that they are under the arcade and, therefore, no customers take notice of those shops and, thus, they will be put to loss.

The rents of the shops are the lowest possible but no one can accept it and thus, I have been put to a heavy loss of Rs. 1,000 to 1,200 per month.

Under the circumstances, I request you to have the favour upon me of the permission to close the arcade temporarily till all the buildings are erected on this road and, if the shops are brought in front of the road by closing the arcade, there is possibility of their being occupied; otherwise, I shall be put to a very heavy loss.

I have tried my best by decreasing the rent of the shops in order that the same may be occupied but I have failed in that attempt too.

Beside this, the ground rent is too much heavy because I pay at 6% interest on the rates of the ground is too much. I, therefore, request you to reduce the interest upto 4½% from 6% and if you will not reduce the rate, I fear that it will be a serious loss to me and I shall be put in a great trouble with heavy debt.

Under the circumstances, I am compelled to request you in the matter which I hope you will consider seriously and thus save me from future loss and oblige."

(b) Chief Officer's note, dated 14th September 1928:—

"The applicant Mr. Mehtabkhan Sher Khan is the building tenant of Plots Nos. 23 and 24 of the Sydenham Road Estate.

2. The application for Plot No. 23 was accepted under Trustees' Resolution No. 70 of 23rd February 1926 at an annual rent of Rs. 5,228. Possession of the plot was given on the 7th September 1926. The ground rent commenced to accrue to the Board on 8th September 1927 and the same is not in arrears.

3. The application for the other plot (No. 24) was accepted under Trustees' Resolution No. 20 of 12th January 1926, at an annual rent of Rs. 7,172. Possession of the plot was given on 9th February 1926. The ground rent commenced to accrue to the Board on 30th April 1927 and the same is in arrears to the extent of Rs. 1,793 for the quarter ending 9th August 1928.

4. The building tenant in his letter under report states that many of the shops in his buildings are lying vacant since their completion, mainly on account of the arcade which, he believes, is an obstruction in front of the shops, thereby shutting them off from the view of persons passing along the newly constructed road in front. He also attributes the vacancies to the high ground rent which is calculated at 6% instead of 4½% on the value of the plots. He, therefore, requests he may be allowed to close the arcade temporarily till such time as all the buildings are erected on this road and to pay ground rent calculated at 4½% instead of 6%.

5. The proposal to close the arcade temporarily is altogether unreasonable and cannot be acceded to, as otherwise, the very object of providing the arcade will be frustrated. Moreover,

it cannot be said that the existence of the arcade accounts for the shops remaining vacant. In any event, to entertain such a request will form a precedent for other shopkeepers to make similar applications, probably as a pretext for the reduction of ground rents.

6. The applicant's other request for charging rents on 4½% basis instead of 6% is likewise untenable in view of the terms of the agreements entered into by him. Besides, if a departure be made in this case as suggested by the applicant, similar concessions will have to be granted to other lessees who are sure to apply for the same, which is not at all desirable from a financial point of view."

Resolved.—"That the applicant be informed that his requests for closing of the arcade and reduction of rent cannot be complied with."

3. Re Sandhurst Road East Estate—plots 36 & 37—request by lessee for permission to close temporarily the arcade and also for reduction of ground rent payable by him.

(File No. Mis. 504/28.)

Considered :—

(a) Letter, dated 23rd July 1928, from lessee, Mr. Vazir Haji—

"I, the undersigned, have the honour to most respectfully submit the following few lines for your kind consideration.

That I am lessee of the above plots and, as such, am constructing a very big building on the said plot consisting of a ground floor and 4 upper floors with all necessary conveniences according to the terms of the lease. The fourth floor is under construction and will shortly be completed. The whole building when constructed will cost me over Rs. 3,50,000.

I have the honour to inform you that out of the 7 shops on the Parel Road side *s.s.* on the arcade side of the said plot No. 36, three shops have remained entirely vacant though over a year has expired since the said shops were completed and though four shops only have been very recently let at a very low rent but I can't say positively that they will remain permanently.

I have the honour to inform you that I had expected the property to fetch a gross rent of at least Rs. 5,000 per month. I, however, now find that owing to the shops and the other part of the premises remaining vacant, the property hardly fetches a gross rent of Rs. 4,500 since I have to pay Rs. 3,200 for ground rent and Municipal, and insurance and servants' charges etc. per month; then premises hardly leaves a net rent Rs. 1,300 only per month; but for the completion of the said building I had to borrow Rs. 1,75,000 at 9% per annum, the remaining balance from the net rent is being spent to interest of the mortgage stated above, apart from the fact that I am losing interest on over Rs. 1,75,000 spent from my own pocket on the construction of the said building.

As the building in question has got an arcade and as the shopkeepers do not desire their shops to be closed in on account of such arcade projecting in front of the shop, I am not in a position to get any tenant to occupy the said shop unless you give me permission to close the arcade on the Parel Road side temporarily till all the buildings on the Sydenham Road are completed with arcade and tram services are extended on that side. I have, therefore, the honour to request you to kindly grant such permission so that the shops may be filled in.

I have the honour to inform you further that the heavy rent of Rs. 2,228 per mensem reserved by the lease tells very heavily upon my resources, the rent was calculated at 6% on the area of the plot at an average rate of Rs. 250 per sq. yard. I respectfully submit that the same is highly excessive in comparison with the adjoining plot just opposite to my building on which plot the property called Mahomed Building is built; the lessee of the said plot purchased the same at Rs. 204 per sq. yard, and only 4½% was calculated thereon.

I have the honour to submit that having regard to the hardship which has befallen me on account of the heavy rent payable by me in respect of the plot, you will kindly take my petition in consideration and will arrange to revise the rent payable by me in respect of the said plots for which act of kindness I shall ever be thankful to you."

(b) Chief Officer's note, dated 14th September 1923:—

"This refers to plots Nos. 36 & 37 of Sandhurst Road East Estate. They have been let to the applicant, Mr. Vazir Haji under Trustees' Resolution No. 409 of 13th October 1925, on a 999 years' building lease, at an annual ground rent calculated at 6% on Rs. 285 per sq. yard, with additional ground rent at half that rate for the area covered by the arcade. The two plots including the arcade have an aggregate area of 1,643 sq. yards and the total ground rent for the same amounts to Rs. 26,736 per annum.

2. Possession of the plots was given on 1st February 1926. The rent commenced to accrue to the Board from 2nd February 1927 which has been duly paid so far, without running into arrears.

3. Building plans* were approved on 17th February 1926, but a completion certificate has not yet been granted.

4. The applicant complains about several of his shops lying vacant, which he attributes to the erection of the arcade in front of the shops on the Parel Road side—there being no arcade on the return frontage on Sandhurst Road. He, therefore, requests that he may be allowed to temporarily close the said arcade till all the buildings on Sydenham Road are constructed with arcades wherever sanctioned, and the tram lines are extended on that road.

5. It may here be pointed out that there are in all 15 shops, 6 of which on Parel Road have an arcade in their front, the remaining 9 shops on Sandhurst Road having no arcade. On a recent inspection of the premises, it was found that not a single shop was vacant, which does not bear out the applicant's erroneous contention that the vacancies are due to the arcade. His complaint seems to be groundless.

6. The applicant also requests that the ground rent of his plots is excessive in comparison with that of plots Nos. 33-34 on Sandhurst Road and situated on the opposite (North) side. These plots, it may here be noted, were leased as far back as 1916 under Trustees' Resolution No. 327 of 22nd November 1916, at an annual ground rent calculated at 4½% on the value of the said plots at Rs. 204 per sq. yard. The applicant, relying on the above instance, requests that the rent of his plots may be revised and brought in a line with the rents as charged for the plots Nos. 33-34 and that some reduction in the rent of his plots may be allowed.

7. Both the requests made by the applicant are unreasonable and do not commend themselves for acceptance, for the reasons already stated in my note of date in connection with a similar application made by the lessee of plots Nos. 23 and 24 on Sydenham Road."

Resolved.—"That the applicant be informed that his requests for the No. 424. the closing of the arcade and reduction of rent cannot be complied with."

4. Re: Dadar-Matunga Estate—plots 809, 815 & 816 (agreed to be leased to Government for Presidency Magistrate's Court at Dadar)—proposal by Government to lease a strip only of frontage land in plot 809 alone.

Considered Chief Officer's note, dated 14th September 1928:—

"The Improvements Committee, by their Resolution No. 160 of 13th March 1928, agreed to grant a lease of plots Nos. 809, 815 and 816 of the Dadar-Matunga Estate, admeasuring 7377 sq. yds. to Government, at a monthly rent of Rs. 444 calculated at 6% on Rs. 12 per sq. yd.

2. The draft lease was accordingly prepared in this office and sent for approval to Government.

* Not printed.

3. Government have now returned the same unapproved, intimating that, after consideration, they have come to the decision that the site marked A1, B1, C1, D1, on plan* No. 75 of 5th May 1928, admeasuring 1440 sq. yds. would be sufficient for the court premises at Dadar and that they should be charged for this area a monthly rent of Rs. 86-8-0, calculated at 6% on Rs. 12 per sq. yd.

4. It will be seen from the said plan that Government desire to keep a strip of land only 58' in depth from the road, out of plot No. 809 and to give up the rest of that plot forming back land, as also the whole of the two remaining plots Nos. 815 and 816. If the proposal now made by Government were accepted, the back land in Case No. 809 would remain without any access and, therefore, lie vacant until such time as the lease with Government was determined.

5. It is obvious that Government desire to keep the most valuable part of the land agreed to be leased to them under the Improvements Committee's Resolution above referred to, and, therefore, the all-over-rate of Rs. 12 per sq. yd. which was demanded for the said land with a depth of about 293', cannot be deemed to be fair for a front strip only 58' in depth and having an area of 1440 sq. yds.

6. It would be better for Government to take a lease of plot 809 only. The area of this is 5265 sq. yds. On a basis of Rs. 14 per sq. yd. (and the value cannot be put at less) the monthly rent would work out to Rs. 368. It is suggested that Government be so informed."

Resolved.—"That Government be informed as suggested by the No. 425. Chief Officer in para 6 of his note."

5. Re : Scheme 37, Sydenham Road—Lights & Tram tracks (North of Masjid Bunder Road).

Considered Chief Officer's note, dated 11th September 1928 :—

"A sum of Rs. 1200 only has been provided in the current year's budget for the maintenance of gas lamps and the tram reservation, as it was expected that the carriageways would be handed over to the Municipality before the close of the last year. The question regarding the mode of lighting was, however, settled during the current year and the lights were actually put up in the current year. Thus, the carriageways could not be handed over to the Municipality before the close of the last year, and an expenditure of Rs. 800 has been incurred, on maintenance, in excess of the Rs. 1200 provided in the budget.

Arrangements are made to hand over the carriageways to the Municipality now.

The sanction of the Committee is requested to the transfer of a sum of Rs. 800 from the provision of Rs. 24,300 made for remodelling one block of the Chandanwadi chawls to 'Scheme 37, Maintenance of Streets.'"

RESOLUTION No. 426.—Sanctioned subject to the sanction of the Board to the transfer of a sum of Rs. 800 from the provision of Rs. 24,300 made in the current year's budget for remodelling one block of the Chandanwadi Chawls to "Scheme 37, Maintenance of Streets."

6. Re: Sale of portable engines, tipping wagons etc.

Considered Chief Officer's note, dated 11th September 1928 :—

"An offer for the purchase of the following plant and machinery has been received through Messrs. Savale & Co. :—

	Rs.
1. One 7 N. H. P. Marshall & Sons' Single Cylinder Portable Engine bearing Registry No. 4599 for	2,300
2. Ten Tipping Wagons 2' Gauge 27 Cft. capacity from the lot lying at Dharavi	45 each
3. Ten Frames for Tipping wagons of 2' Gauge from the lot at Dharavi	25 each
4. One old Storage Tank 8' x 4' x 4' lying at Scheme 43, Chowkey junction of 120' Eastern Avenue & Clare Road... ..	75

2. The portable engine was purchased in 1921 for Rs. 9,100. The tipping wagons and the frames were purchased in 1921 for Rs. 300 each. The storage tank was purchased for Rs. 200.

3. The offer for the engine is subject to the final approval of the customer after the boiler certificate is renewed. The renewal fee will be paid by the purchaser.

4. The storage tank is an old tank and the party wishes that the Trust should provide a cover and a stop tap for draining the tank.

5. A commission of 5% will be paid to Messrs. Savale & Co. on completion of the sale transaction and payment of the sale proceeds in the office of the Chief Accountant.

6. The offer is reasonable and recommended for acceptance."

Proposed by the Chairman, seconded by Mr. Hunt—

No. 427. "That the offer be accepted."

Amendment—Proposed by Mr. Nariman, seconded by Dr. Viegas—

"That the matter be referred to the Works Sub-Committee who should be requested to draw up a scheme for the disposal of surplus stores and to report when and for what purpose these stores were purchased."

The *Amendment* on being put to the vote was *lost*, there being 3 votes *for* it and 6 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

7. Re: Sale of Petty Stores.

Considered Chief Officer's note, dated 11th September 1928 :—

"Tender circular was sent to 86 persons, out of whom only 7 persons have quoted, as shown below :—

1. G. I. Pipes 3" measured with flanges 3817 Rft.—

	Rate per Rft.		
	Rs.	a.	p.
(a) Mr. Adamally Mahomedally Nalwalla ...	0	5	3
(b) Messrs. A. R. Khairaz & Co. ...	0	4	0
(c) Mr. M. Tyabally ...	0	4	0
(d) Messrs. Salebhai Hassanally & Co. ...	0	4	0
(e) Mr. Karimbhoy Abdhusein ...	0	3	6
(f) Messrs. Maneckchand Jivraj & Co. ...	Quoted on weight.		
	75.4	... per ton.	

2. G. I. Pipes 4" measured with flanges 2853 Rft.—

		Rate per Rft.	
		Rs. a. p.	
(a)	Mr. Adamally Mahomedally Nalwalla ...	0 7 3	1292 12 0
(b)	" M. Tyabally ...	0 5 3	
(c)	Messrs. Salebhai Hasanally & Co. ...	0 4 6	
(d)	Mr. Karimbhoy Abdulfusein ...	0 4 6	
(e)	Messrs. A. R. Khairaz & Co. . .	0 3 6	
(f)	" Maneckchand Jivraj & Co. ...	Quoted on weight.	
		81.4	... per ton.

3. G. I. Pipe Bends 1" to 2" ... 17 Nos.
 " " 1 1/2" to 2" ... 14 "
 " " 2 1/2" ... 60 "
 " " 1 1/2" to 2" . . 28 "
 " " 1" to 1 1/2" ... 5 "

		Rate for the lot.	
		Rs. a. p.	
(a)	Mr. Adamally Mahomedally Nalwalla ...	25 4 0	25 4 0
(b)	Messrs. Salebhai Hasanally & Co. ...	20 0 0	
(c)	Mr. M. Tyabally ...	17 0 0	
(d)	Messrs. Maneckchand Jivraj & Co. ...	15 0 0	
(e)	Mr. Karimbhoy Abdulfusein . .	13 11 0	has quoted separately for each item of the lot.

4. Flanges 2 1/4" ... 117 Nos.
 " 2" ... 90 "
 " 1 1/2" ... 2 "
 " 4" ... 5 "
 " 3" ... 9 "
 " 1 1/2" to 2" 28 "
 " 6" 4 "

		Rate for the lot.	
		Rs. a. p.	
(a)	Mr. Adamally Mahomedally Nalwalla ...	31 4 0	31 4 0
(b)	" Karimbhoy Abdulfusein ...	25 8 0	has quoted for each item separately from the lot.
(c)	" M. Tyabally ...	15 0 0	
(d)	Messrs. Maneckchand Jivraj & Co. ...	14 4 0	
(e)	" Salebhai Hasanally & Co. ...	5 0 0	

5. Old G. I. Pipe Scrap weight 3 Tons—

		Rate per cwt.	
		Rs. a. p.	
(a)	Messrs. Salebhai Hasanally & Co. ...	1 8 0	90 0 0
(b)	Mr. M. Tyabally ...	1 2 0	
(c)	Messrs. Maneckchand Jivraj & Co. ...	1 1 0	
(d)	Mr. Adamally Mahomedally Nalwalla ...	0 12 0	Rate quoted is Rs. 15 per ton.
(e)	" Karimbhoy Abdulfusein... ..	0 8 0	Rate quoted is Rs. 10 per ton.

6. Old G. I. Pipe Bent, in long lengths 6' to 18' x $\frac{1}{2}$ " to 2" - weight 1 Ton 14 Cwts.—					
(a) Mr. Adamally Mahomedally Nalwalla	...	3	8	9.6	120 11 0
					Rate quoted is Rs. 71 per ton.
(b) ,, M. Tyabally	...	2	8	0	
(c) Messrs. Maneckchand Jivraj & Co.	...	2	0	0	
(d) ,, Salebbhai Hasanally & Co.	...	1	12	0	
(e) Mr. Karimbhoy Abdulhusein	...	1	0	0	Rate quoted is Rs. 20 per ton.
7. Anvils, about 4: cwts. each ... 4 Nos.					
" " 3 " "	...	1	"	"	
" " 2 to 2½ cwts. each	...	5	"	"	
" " 1½ " "	...	2	"	"	
" weight 1 ton 14 cwts. 2 qrs. 14 lbs.					
					Rate per cwt. Rs. a. p.
(a) Mr. Adamally Mahomedally Nalwalla	...	8	2	0	281 5 0
(b) Messrs. A. R. Khairaz & Co.	...	8	0	0	
(c) ,, Maneckchand Jivraj & Co.	...	7	8	0	Rate quoted is Rs. 150 per ton.
(d) Mr. Karimbhoy Abdulhusein	...	5	0	0	Rate quoted is Rs. 100 per ton.
(e) ,, M. Tyabally	...	4	0	0	
(f) Messrs. Salebbhai Hasanally & Co.	...	2	0	0	
8. Bellows 24" ... 2 Nos.					
" 30" ... 1 "					
" 21" to 30" ... 13 "					
(f) Mr. Adamally Mahomedally Nalwalla	...	0	8	2.4	Rate quoted is Rs. 10/4 per ton.
(g) Messrs. A. D. Mistry & Sons	...	0	8	0	
					Rate for the lot. Rs. a. p.
(a) Mr. Karimbhoy Abdulhusein	...	20	0	0	20 0 0
(b) ,, Adamally Mahomedally Nalwalla	...	10	0	0	
(c) Messrs. Salebbhai Hasanally & Co.	...	10	0	0	
(d) ,, Maneckchand Jivraj & Co.	...	5	0	0	
9. Sanshee Tongs (small) ... 80 Nos.					
" " (large) ... 9 "					
Snaps with rods	...	35	"	"	
" without rods	...	150	"	"	
" large	...	6	"	"	
Rod Chisels	...	16	"	"	
Punches with rods	...	5	"	"	
" without rods	...	62	"	"	
Chisels	...	30	"	"	
(a) Mr. Karimbhoy Abdulhusein	...	65	0	0	50+15
(b) ,, Adamally Mahomedally Nalwalla	...	25	0	0	
(c) Messrs. Salebbhai Hasanally & Co.	...	20	0	0	
(d) ,, Maneckchand Jivraj & Co.	...	5	0	0	

10. Hollow Steel Drills 7/8" shank 2" below 2' - 0"				Rate per cwt.	
(useful for Ingersoll-Rand-Jack-Hammers).				Rs. a. p.	
1825 Nos.—weight 2 tons, 10 cwts. 3 qrs.					
21 lbs.					
(a)	Messrs. Maneckchand Jivraj & Co. ...	2	1	0	105 1 0
(b)	Mr. Adamally Mahomedally Nalwalla ...	1	8	9.6	Rate quoted is Rs. 31 per ton.
(c)	„ Karimbhoy Abdulhusein ...	1	4	0	Rate quoted is Rs. 25 per ton.
(d)	Messrs. Salebhai Hasanally & Co. ..	1	0	0	
11. Hand Drills, (Gootas) below 3' of 1 1/2" steel.				Weight per cwt.	
1193 Nos. weight 3 tons.					
(a)	Messrs. Salebhai Hasanally & Co. ...	3	8	0	210 0 0
(b)	„ Maneckchand Jivraj & Co. ...	3	1	0	
(c)	„ A. R. Khairaz & Co. ...	3	0	0	
(d)	Mr. Adamally Mahomedally Nalwalla ...	2	8	9.6	Rate quoted is Rs. 51 per ton.
(e)	„ M. Tyabally	3	0	0	
(f)	„ Karimbhoy Abdulhusein ...	0	12	0	Rate quoted is Rs. 15 per ton.
12. Bolts and Nuts Scrap. Weight 1 ton 6 cwts.					
(a)	Mr. Karimbhoy Abdulhusein ...	1	11	2.4	44 3 0
				Rate quoted is Rs. 34 per ton.	
(b)	Messrs. Salebhai Hasanally & Co. ...	1	4	0	
(c)	Mr. Adamally Mahomedally Nalwalla ...	0	12	2.4	Rate quoted is Rs. 15/4 per ton
(d)	Messrs. Maneckchand Jivraj & Co. ...	0	12	0	
(e)	Mr. M. Tyabally	0	12	0	
(f)	Messrs. A. D. Mistry & Sons ...	0	8	0	
13. Ghamelas about 9 cwt. Miscellaneous Iron scrap about 2 1/2 tons. Angle Iron scrap about 8 cwt. Tram continuous joints about 1 ton—weight 4 1/2 tons.					
(a)	Messrs. Salebhai Hasanally & Co. ...	1	4	0	112 8 0
(b)	Mr. M. Tyabally	1	0	0	
(c)	Messrs. Maneckchand Jivraj & Co. ...	0	13	0	
(d)	„ A. R. Khairaz & Co. ...	0	12	0	
(e)	Mr. Karimbhoy Abdulhusein ...	0	12	0	Rate quoted is Rs. 15 per ton.
14. Jaw, Scrap. weight 3 tons 12 cwts. 3 qrs. 26 lbs.					
(a)	Messrs. Salebhai Hasanally & Co. ...	0	12	0	54 12 0
(b)	„ Maneckchand Jivraj & Co. ...	0	12	0	
(c)	Mr. Karimbhoy Abdulhusein ...	0	12	0	Rate quoted is Rs. 15 per ton.
15. Cast Iron Scrap. Weight 3 tons 13 cwt. 1 qr. 9 lbs.				Rate per cwt.	
				Rs. a. p.	
(a)	Mr. M. Tyabally	1	10	0	119 3 0
(b)	Messrs. Maneckchand Jivraj & Co. ...	1	0	9	

(c) Mr. Adamally Mahomedally Nalwalla	...	1 0 0	Rate quoted Ra. 20 per ton.
(d) Mr. Karimbhoy Abdulhusein	...	0 13 7.2	Rate quoted Ra. 17 per ton.
(e) Messrs. Salebhai Hasanally & Co.	...	0 12 0	
(f) Messrs. A. D. Mistry & Sons	...	0 8 0	
16. Phenyle Drums { 10 gall. Capacity } 20 Nos.			
" " { 5 " " } 14 "			
Mobil Oil Drums	2 "		
			Rate for the lot.
			Rs. s. p.
(a) Mr. M. Tyabally . .	...	15 0 0	15 0 0
(b) " Adamally Mahomedally Nalwalla	...	10 0 0	
(c) " Karimbhoy Abdulhusein ...	...	6 8 0	
(d) Messrs. Maneckchand Jivraj & Co.	...	5 0 0	
17. Brushes wire	...	11 Nos.	
Buckets Iron	...	8 "	
Lamps Dietz	...	29 "	
Spirit Levels	...	10 "	
Locks	...	22 "	
Foot Rules	...	2 "	
Rat Traps	...	13 "	
Brushes Sweeping	...	29 "	
Tapes	...	4 "	
Scales	...	2 "	
Angers	...	124 "	
Tents	...	3 "	
Umbrella	...	1 "	
Rain Coats	...	2 "	
Dust Bins	...	4 "	
Pick and Phawra Handles	...	182 "	
Chain Tongs	...	5 "	
Files Round	...	18 "	
" Square	...	24 "	
" Half Round	...	72 "	
" Flat	...	57 "	
Pearl Lights	...	3 "	
Milk Pan	...	1 "	
Brass Bowl	...	1 "	
Aluminum Bowls	...	6 "	
(a) Mr. Karimbhoy Abdulhusein	...	25 0 0	25 0 0
(b) Messrs. Salebhai Hasanally & Co.	...	20 0 0	
(c) " Maneckchand Jivraj & Co.	...	15 0 0	
(d) Mr. Adamally Mahomedally Nalwalla	...	15 0 0	
18. Crow Bars (length 3' to 5')			

Weight 1 Ton 4 cwts. 0·qt. 7 lbs. 202 Nos.		Rate per cwt.	
		Rs.	a. p.
(a) Messrs. Salebhai Hasanally & Co.	...	3 8 0	84 4 0
(b) „ Maneckchand Jivraj & Co.	...	3 1 0	
(c) Mr. M. Tyabally . . . . .	...	2 10 0	
(d) Mr. Adamally Mahomedally Nalwalla	...	2 8 96	Rate quoted Rs. 51 per ton.
(e) Mr. Karimbhoy Abdulhusein...	...	1 0 0	Rate quoted Rs. 20 per ton.
19. Sledge Hammers 8 lbs. weighed with or without handle Handles 246 Nos. about 1 ton.			
Sledge Hammers 8 lbs. weight with or without handles, 14 and 16 lbs.—39 Nos. about 5½ cwt.			
Ballast Hammers 119 Nos. about 1 cwt.			
Spiking Hammers 28 Nos. about 3½ cwt. Weight about 1½ ton.			
(a) Messrs. Maneckchand Jivraj & Co.	. . . . .	4 1 0	121 14 0
(b) Mr. M. Tyabally ...	...	1 8 0	
(c) Messrs. Salebhai Hasanally & Co.	...	1 4 0	
(d) Mr. Adamally Mahomedally Nalwalla	..	1 1 0	Rates quoted Rs. 21-4 per ton.
(e) Mr. Karimbhoy Abdulhusein ...	...	1 0 0	Rate quoted Rs. 20 per ton.
20. Tram Rails 40' each 46 Nos.			
		Rate for the lot.	
		Rs.	a. p.
(a) Mr. M. Tyabally ...	...	451 0 0	451 0 0
(b) Messrs. Maneckchand Jivraj & Co.	...	371 0 0	
(c) „ Salebhai Hasanally & Co.	...	161 0 0	
(d) Mr. Adamally Mahomedally Nalwalla	...	30 0 0	
(e) „ Karimbhoy Abdulhusein ...	...	20 0 0	
21. Copper Wire ½" dia : weight 5 cwts. 1 qr.			
		Rate per lb.	
(a) Mr. Adamally Mahomedally Nalwalla	...	0 6 2	227 1 0 Rate quoted Rs. 43-4 per cwt.
(b) Mr. M. Tyabally . . . . .	...	0 6 0	
(c) Messrs. Maneckchand Jivraj & Co.	...	0 5 6	
(d) Mr. A. D. Mistry & Sons ...	...	0 5 3	
(e) „ Karimbhoy Abdulhusein...	..	0 4 10	Rate quoted Rs. 34 per cwt.
(f) Messrs. A. R. Khairaz & Co.	...	0 3 0	

The highest offer in each of the above cases is recommended for acceptance.

Offers have also been received for the articles shown below but as they are too low are not recommended for acceptance :—

Description of Materials	Approx. Quantity
1. G. I. Pipe Bends 3" ...	44 Nos.
„ „ 4" ...	22 „
2. Couplings 6" ...	5 „

Description of Materials				Approx. Quantity.
Couplings	4"	...	...	2 Nos.
"	1" to 2"	...	...	16 "
"	3"	...	...	4 "
"	2½"	...	...	6 "
Socket Reducing	1½" × 3"	...	...	18 "
"	3½" × 1½"	...	...	5 "
"	2" × 1"	...	...	6 "
"	3" × 1½"	...	...	2 "
"	1½" × 3½"	...	...	5 "
"	3" × 1½"	...	...	3 "
"	2" × 2½"	...	...	7 "
"	3" × 2"	...	...	2 "
"	4" × 1½"	...	...	1 "
"	4" × 2"	...	...	1 "
"	1" × 2½"	...	...	1 "
Elbows	2½"	...	...	9 "
"	2"	...	...	14 "
Nipples	3"	...	...	98 "
"	2"	...	...	59 "
3. Foot Valves	2" to 4"	...	...	6 "
4. Pipe Tees	1"	...	...	14 "
"	1½"	...	...	18 "
"	3" × 2"	...	...	5 "
"	2½" × 2"	...	...	20 "
"	4" × 4"	...	...	3 "
"	3" × 2"	...	...	120 "
"	3" × 3"	...	...	1 "
"	3" × 1½"	...	...	75 "
"	2" to 1½"	...	...	9 "
"	3"	...	...	31 "
"	2" × 1"	...	...	10 "
"	4"	...	...	11 "
5. Valves with Plug	2½"	...	...	22 "
"	without plugs 2½"	...	...	8 "
"	with plug 4"	...	...	3 "
"	without plug 4"	...	...	3 "
"	with plug 3"	...	...	6 "
"	without plug 3"	...	...	5 "
"	with plug 2"	...	...	8 "
"	without plug 2"	...	...	7 "
"	with plug 1½"	...	...	21 "
"	without plug 1½"	...	...	10 "
6. Spanners of Sizes	1" to 1½"	...	...	33 "
"	" 3/9" to 7/8"	...	...	22 "
"	" (Three way)	...	...	11 "

Description of Materials	Approx. Quantity
7. Shovels, serviceable with or without handles ...	437 Nos
8. Rail Beaters 115 Nos. about 6½ cwt. Sutkies 26 Nos. about 4½ cwt. Phawras 546 Nos. about 7½ cwt. Pick Axes 971 Nos. about 2 tons. Rammers Iron 6 Nos. about 1 cwt.	} about 3 tons.
9. M. S. Bars. 1½"—3 tons & 5 cwts.	
10. M. S. Shafting 2¼" × 17' about 2½ cwt. " 4" × 108' about 2 tons. " 5" × 32' about 1 ton. " 5½" × 6½' about 4 cwt. " 5½" × 8' about 6 cwt.	} about 3½ tons.

No. 428. *Resolved.*—"That the highest offer in each case be accepted."

8. Re: Scheme 47, Parel Road Northern—Case No. 93.—Sale of materials.

Considered Chief Officer's note, dated 11th September 1928 :—

"The building in the above case was sold to Mr. Ismail Haji Gani, for demolition and removal of materials thereof with a condition that the debris were to be removed by him upto-ground level, but as he failed to remove the debris to the required level in spite of several reminders, the Trust had to carry out the work of excavating and removing debris to the required level, at a cost of Rs. 74-10-4. A bill for this amount was preferred against Mr. Ismail Haji Gani and sent to him, but as he, notwithstanding repeated requests, failed to pay the amount, a suit was filed against him for the recovery of the amount. The Court, however, passed a decree for Rs. 60 only against the claim of the Trust for Rs. 74-10-4.

The sanction of the Committee is requested to the balance of Rs. 14-10-4 being written off."

RESOLUTION No. 429.—SANCTIONED.

9. Re: Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit.

"I have the honour to invite the attention of the Improvements Committee to the letters noted in the margin, and to request that the matters dealt with therein may kindly be disposed of at an early date."

(1) No. O. A. 10-9, dated 7-4-1927.	
(2) " " 10-431, " 2-11-1927.	
(3) " " 10-541, " 9-1-1928	
(4) " " 10-369, " 12-10-1926	}
(5) " " 10-337, " 12-9-1927.	
(6) " " 10-168, " 18-6-1928.	
(7) " " 10-531, " 23-12-1927	
(8) " " 10-659, " 30-3-1928.	

Proposed by the Chairman, seconded by Mr. Tairsee—

" That the Finance and Establishment Sub-Committees and the Chief Officer be requested to expedite their reports on these references.

2. That the Examiner, Outside Audit, be informed that his letters are receiving attention."

Amendment—Proposed by Mr. Horniman, seconded by Mr. Borade—

" That the matter be referred to the Finance Sub-Committee for investigation and report at the earliest possible date."

The *Amendment* on being put to the vote was *lost*, there being 4 votes for it and 5 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

10. Re : Marubai and Keradeo Shrines standing on land acquired by the Trust at Sion, near Maruti's Temple.

Considered :—

(a) Letter, dated 11th August 1928, from Messrs. D. M. Keny and others :—

"We, the undersigned, residents of Sion, beg most respectfully to lay before you the following few lines with the sanguine hope, that the same will meet with your kind consideration.

It has been represented to us by one of the Officers of the Trust that the Trust were going to demolish the abovementioned temples at Sion with a view to levelling the ground thereabout, and we should, therefore, arrange for the shifting of the said Temples to some other convenient place.

The temples have been standing in their positions, from time immemorial, as *public temples of the village of Sion*, and as such they do not belong to any particular individual or caste, nor there are any funds in existence for their maintenance and upkeep, the ordinary expenses being often met with by some charitably disposed individual.

You may, therefore, realize from the above that, monetarily considered, we are quite helpless to arrange for the shifting of the said temples, to some other site. We should also, like to point out, at the same time, very respectfully, that the Trust would be quite ill-advised if they proceeded to demolish the said temples as threatened, in this, that they would be seriously wounding the religious feelings of the numerous votaries of the abovesaid deities, Marubai and Keradeo, nay, practically of all the residents of Sion.

We beg to appeal to you, therefore, to kindly arrange for the shifting and rebuilding of the said temples, on some other convenient site thereabout, at the *Trust cost*, in the same way, as you have generously done, in many cases, wherever temples have come in the way of your various schemes and thus lay us all under your immense obligations.

For which act of graciousness, we shall remain always grateful."

(b) Chief Officer's note, dated 29th August 1928 :—

"This relates to two small idols which stand on the land included in case No. 569, at Sion. The property notified for acquisition admeasured 3684 sq. yards and belonged to the Trustees of the adjoining temple. By an agreement come to with the Trustees and sanctioned by the High Court, an area of 25 feet in width on three sides of the temple was excluded from the acquisition.

2. The two shrines stand on the land acquired and, when possession was taken last year, they consisted of two small stones smeared with red paint and more or less buried in the earth. Some few weeks ago when inspecting the locality, I noticed that some one had started to erect walls round them and, as I saw the pujari of the temple attending to them, I gave instructions that he was to be asked to remove them to the temple itself or to the land which had been excluded from acquisition. The pujari refused to do so on the ground that they belonged to the villagers. The patel of the village was, therefore asked, to remove them and the result is the present application.

3. The villagers in their application request the Trust to remove the idols and to erect temples to house them. I do not see any reason why the Trust should erect any buildings and consider that the Trustees of the temple should permit them to be placed on their land."

Proposed by Mr. Tairsee, seconded by Mr. Subedar—

"That the applicants be informed that their requests cannot be complied with."

No. 431.

Amendment—Proposed by Dr. Viegas, seconded by Mr. Borade—

“That the matter be referred to the Land Sub-Committee for consideration and report.”

The *Amendment* on being put the vote, there were 5 votes *for* it, and 5 votes *against* it. The Chairman gave his casting vote against the *Amendment*, and declared it *lost*.

The *Original Proposition* was then put to the vote and was *carried*.

11. Re: Scheme 31, Suparibaug Estate—Complaint by Mr. A. J. Louzado re: Cutchra Depot near Plot 103.

(File No. Mis. 349/28.)

Considered :—

(a) Letter, dated 21st August 1928, from Mr. A. J. Louzado :—

“I have to invite your attention to the correspondence ending with my letter of the 8th June on the above subject and regret to say that no steps have yet been taken by you to mitigate the evil complained of by me.

2. For a few days after my complaint, cutchra used to be removed from the depot regularly but I now find that there has been a relapse. Cutchra remains heaped up for the last two days giving out most offensive smell. Two receptacles are placed there but they are hardly adequate for the purpose and kutchra is generally found lying about the depot. My request to shift it further away 50 feet towards the east from its present location remains unheeded as by doing so the Municipal Authorities fear of undermining their prestige and the right of doing anything at their sweet will.

3. The bigaries' tin sheds close by are a further source of nuisance and annoyance. Their inmates foul the vacant ground close by in various ways, such as throwing cutchra, answering calls of nature, etc. and disturb the peace of the locality by revelling in devilish music by night and quarrelling among themselves at the top of their voice by day. The warning stated to have been administered to them by the Secretary, Improvement Trust Committee in his letter No. Mis. 349/28, dated 4th August 1928, is without any effect. In the interest of public sanitation and peace, it is incumbent that these tin sheds are removed at the earliest opportunity as their existence is against the avowed policy of the Improvement Trust which was primarily intended to do away with slums like these and not to create more as they have done in this case.

4. The people urinate along the compound wall of the above building and the nauseating smell emanating thereof is intolerable in the extreme. To remedy this, it is necessary to erect a public urinal in the locality and, till this is done, the place should be treated with phenol and disinfected daily. Some time back, the Nuisance Jamadar was watching the place but, no sooner his back is turned, the nuisance has increased with double vigour.

5. Will you give this matter your immediate attention and favour me with an early reply.”

(b) Chief Officer's note, dated 29th August 1928 :—

“The complainant resides in the building erected on plot No. 71, Suparibaug Estate.

2. The Kutchra depot is a small one and is located on a site over 100 feet away from the house in which Mr. Louzado lives. The exact position was selected by the Municipality and appears to be the most suitable for the purpose. The Estate Agent has inspected it twice and the undersigned once, and on neither occasion was any nuisance noticeable.

3. The sheds referred to were erected by the Trust some years ago to accommodate displaced tenants. This is the only complaint made by any of the residents of the locality and as the sheds are some 200 feet away from the house in which the complainant lives and face away from it, it is unlikely that any real nuisance is felt. The man in charge of the sheds has been instructed to see that no fouling takes place and, when the undersigned inspected the place on the morning of the 29th instant, the place was found clean and in a sanitary condition."

Resolved.—"That Mr. Louzado be informed in terms of the Chief
No. 432. Officer's note."

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Re : Scheme No. 56—Dharavi Street Scheme.

Considered Chief Officer's note, dated 6th September 1928 :—

"With reference to the Committee's Resolution No. 603, dated the 18th October last, asking me to report whether any portion of the land included in this scheme was filled in at the request of Government and, if so, on what terms and conditions, I beg to report as follows.

2. When Government were preparing their scheme for the erection of 50,000 one-room tenements, the Trust Officials were asked unofficially to suggest suitable sites. It was pointed out to Government that suitable land for about 35,000 tenements could be found on the Trust Estates and certain sites were earmarked for that purpose. Subsequently, the Board handed over to Government two large areas, *i.e.* one at Worli and the other, at Naigaum, it being agreed that the price should be settled after the cost of acquisition and of works was known. For these two areas, Government paid the Trust Rs. 39,60,140.

3. In April 1922, Government informed the then Acting Chairman that of the areas which they desired to take up for their Industrial Housing Scheme, one or other of the Dharavi or Sewri areas was likely to be required on April 1st 1924, and the other on 1st April 1925. It was eventually decided that the Dharavi area could be made available first and, in July, the Trustees were informed that it was proposed to start work on that area directly after the rains and to advise the Development Department that it would be ready by 1st April 1924. It was also observed that the price to be charged for the land and the conditions to be attached to the sale would be settled at a later date. The proposals were approved by the Trustees under their Resolution 390, dated the 25th July 1922, and were communicated to Government.

4. On 1st April 1924, the Development Department informed the Trust that Government had decided that, without their orders, no new industrial housing schemes should be undertaken until the chawls then under construction were completed and that the land in the Trust's Dharavi Scheme would not be required for the present. As a matter of fact, the land was not ready and could not have been made ready for some months to come.

5. The matter was reported to the Board who after due consideration decided to record the papers. For the information of the Committee, copies of the Board's proceedings of the 27th May and the 15th July are appended hereto.

6. It should be mentioned that the land in Dharavi formed only a portion of the Trust's scheme and that, in anticipation of the sale to Government, work was concentrated on the area to be sold to them. A portion of this land now forms part of that proposed to be disposed of as sites for buffalo stables. It may also be mentioned that, during the discussion, it was pointed out that, in anticipation of the removal of the tanneries to Trombay, Government had expended a large sum of money on preparing sites and that this would remain unremunerative if, as then seemed likely, the tanneries were not removed."

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 27th May 1924.

"3. Re: Scheme 56—Dharavi Street Scheme—Lands for Industrial Housing Scheme.

(File No. Mis. 262/22. Ref: T. R. 225/24.)

Considered Chairman's minute, dated 21st May 1924.—

'On the 15th April last, I placed before the Trustees the following letter, dated 1st idem, from the Deputy Director of Development:—

With reference to Government letter No. S. A. 1854, dated the 5th October 1922, and the subsequent correspondence ending with the Trust Chief Engineer's letter No. 2112, dated the 12th February 1924, on the subject noted above, I beg to inform you that Government have now decided that, without their orders, no new Industrial Housing Schemes should be undertaken by the Directorate until the chawls at present under construction are completed. In these circumstances, I regret to inform you that the land in the Trust's Dharavi Scheme, which it was intended to take up for the construction of chawls, will not be required for the present.

2. Consideration was postponed in order that the precis of the previous correspondence might be put up.

3. When the formation of the Development Department was under consideration, we supplied Mr. Monie with a plan* of the Island shewing various sites which could in all probability be made available for the erection of chawls. One of these sites was situated in this scheme.

4. On the 18th April 1922, the Development Department informed the Chairman that of the areas which Government desired to take up for their Industrial Housing Scheme, one or the other of the Dharavi or Sewri-Wadala areas was likely to be required on the 1st April 1924, and the other on or about the 1st April 1925. A Conference of Heads of Departments was then held and in July, the Trustees were informed that it was proposed to start work on the Dharavi area directly after the rains and to advise the Development Department that it would be ready by the 1st April 1924. It was also observed that the price to be charged for the land and the conditions to be attached to the sale would be settled at a later date. These proposals were approved by the Trustees by their Resolution 391, dated the 25th July 1922, and were communicated to Government.

5. Between July 1922 and April 1924, no further correspondence regarding the sale of the land took place.

6. A sum of Rs. 4'38 lakhs has been spent on acquiring the land and about Rs. 3 lakhs on filling.'

Mr. Vasant Rao Anandrao Dabholkar observed that the Trust Solicitors might be consulted in this matter as to whether Government could be held liable for the amount spent by the Trust on the preparation of the land.

RESOLUTION 296.—Further consideration should be postponed."

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on 15th July 1924.

"3. Re: Scheme 56, Dharavi Street Scheme—land for Industrial Housing Schemes.

(File No. Mis. 262/22.)

With reference to Trustees' Resolution 296 of 27th May 1924, consideration was resumed and the following minute by the Chairman, dated 11th July 1924, was also considered.—

'When this matter was last before the Board, some of the Trustees were of opinion that the Board's Solicitors should be asked to advise whether Government could be

*Not printed.

held liable for damages in respect of their decision not to purchase this land. Attached hereto are two letters, dated the 11th June, and the 22nd July, respectively, from the Solicitors in which they give their opinion that there never was any binding agreement for Government to take up this particular area in Dharavi.'

Letter No. T/2058, dated 11th June 1924, from Messrs. Crawford Bayley & Co., Solicitors, Bombay:—

'We have the honour to acknowledge the receipt of your letter No. E. A. 4413, dated the 4th instant, with its accompaniments.

The question for consideration is whether there is a concluded and binding agreement between the Improvement Trust and the Government for the Trust to sell and the Government to buy a large area in the above scheme for industrial housing purposes.

The material correspondence appears to commence with the letter from the Development Department, dated 18th April 1922, to the Chairman of the Trust wherein the Development Department, stated the date when the area was likely to be required. This letter appears to have been written upon the footing that there was a pre-existing agreement. All subsequent letters from both sides appear to have been written on the same footing until the Government's letter of 1st April 1924, wherein the Government stated the land in the Dharavi Scheme would not be required for the present.

It is clear that the correspondence above referred to cannot be relied upon as *embodying* any agreement. It does not purport to do so. But it is difficult to see how or why such correspondence should have passed, unless there was a pre-existing agreement.

Do the Trust set up any agreement, written or verbal? If so, when was that agreement made and how and what are its precise terms? If the Trust set up a definite agreement of this kind, then it seems to us that Government's action in allowing the work upon the Scheme to go on for two years may operate as an estoppel against Government preventing them from denying the existence of an agreement.

You will observe from what we have written above that we require further information from you, before being able to express a definite opinion. We shall be obliged if you will let us know the full history of the negotiations which resulted in the arrangement with Government for their taking up this area. It is obvious that Government's letter, of the 18th April 1922, was not the first step in the negotiations and that something, either written or verbal, must have passed before that.

In view of the importance of the issue and the difficult legal questions involved, we propose, after receiving the further information asked for and subject to the Chairman's approval, to put a case before Counsel for opinion.'

Messrs. Crawford Bayley & Co.'s letter No. T/3948, dated 2nd July 1924, referred to above:—

'Adverting to our letter No. T/2058, dated the 11th ultimo, and to the interview which we had with the Chairman on the 23rd ultimo, we have the honour to state that it appears, from the information given to us by the Chairman, that there were from time to time unofficial and informal conversations in 1919 and 1920 between the Estate Agent and the Deputy Director of Development. At these conversations, no definite agreement was ever entered into and the purport of the conversations was that, if Government required land for industrial housing purposes, the Trust would co-operate with them in providing the land required or part of it.

We understand from the Chairman (who was the Estate Agent at the material times) that he himself never considered that there was any agreement entered into during these conversations. This view is borne out by the demi-official correspondence in March

1922, when Mr. Monie in his letter of 10th March 1922 to Mr. Delves wrote 'You will remember that it was *proposed* we should have areas for housing in Sion-Matunga 2000 tenements.' On the 20th March 1922, Mr. Delves wrote in reply 'the *original intention* was to provide sites for about 2000 tenements etc.'

It seems clear that up to this point there was no contract verbal or otherwise. Mr. Monie speaks of a proposal and Mr. Delves speaks of original intention.

On the 22nd March 1922, Mr. Delves had an interview with Mr. Monie. From Mr. Delves' note of such interview, it is clear that no agreement was come to at the interview which was apparently only a discussion of the requirements of Government.

Thereafter followed the official correspondence which, as we have previously advised, does not in itself, in our opinion, constitute a binding contract.

We were inclined to think, at the time of our interview with the Chairman, that Government might be estopped from denying the existence of any contract, if the Trust were to set up a previous verbal contract. The Trust cannot apparently set up such a contract, but, even if they could, we are of opinion on fuller consideration that Government would not be estopped from setting up the defence of no contract by reason of their conduct in allowing the work to continue over a period of two years. If Government have made any representation by conduct, it amounts merely to a representation that they require land for their housing scheme and that they require a certain area of land by April 1924. We do not consider that Government's conduct can be regarded as a representation of a pre-existing contract.

We are, therefore, of opinion that there is not and never was any binding agreement between Government and the Trust for the Government to take up this particular area of land at Dharavi. In this view, Government are of course under no legal obligation to pay to the Board the amount spent by them on filling in the land.

We return the files which were handed to us at the time of our interview with the Chairman.'

Mr. J. P. Brander stated that from the Chairman's minute embodied in Trustees' Resolution 390, dated 25th July 1922, it seemed clear that the site was prepared for the Development Directorate and that though there was no legal claim against the Development Department as no formal agreement was entered into, he thought that there was a moral claim. He, therefore, moved the following resolution which was seconded by Dr. Batiwala :—

'With reference to Bombay Improvement Trust Agenda of 15th July 1924, Item 1, the Board resolve that the loss to the Board from the Development Department not taking over land in 1924 at Dharavi, after having caused the Board to prepare it for that purpose be calculated, shewing details, and this sum, after its amount is approved by the Board, be claimed from the Development Department. The Board consider that there was an agreement or understanding by the Development Department, to take over the land at a price, and on conditions which were to be settled after the work was put in hand, and that the Board carried out the work and incurred the expenditure on the faith of the Development Department so taking the land over and paying the costs incurred.'

Mr. Mirza Ali Mohammed Khan moved an amendment that the question be referred to a special committee consisting of the Chairman, Mr. J. P. Brander, Dr. S. S. Batiwala, Dr. K. E. Dadachanji, Mr. Vasant Rao Anandrao Dabholkar and Mr. Mirza Ali Mohammed Khan, but as he did not press the amendment, it was not put to the vote, but Mr. Brander's resolution being put to the vote was declared *lost*.

RESOLUTION 403.—Recorded."

RESOLUTION No. 433.—Referred to the Special Sub-Committee appointed under Committee's Resolution No. 105, dated 20th July 1926.

13.

Re: Sewri-Wadala Estate—Quarry No. 1.

Considered Chief Officer's note, dated 5th September 1928 :—

"By a license, dated 3rd February 1925, the Board granted Messrs. McKenzies, Ltd., leave to excavate and remove the stone contained in this quarry within a period of five years from 1st October 1924.

2. By a supplemental agreement, dated 18th January 1927, the period was extended by one year.

3. The original quantity of stone contained in the quarry was estimated at 36,000-brass solid. Quarrying commenced on October 1st 1924 and up to 1st June last the amount taken out was 20,600 brass leaving 15,400 brass to be quarried and cleared and the ground filled in before 1st October 1930.

4. The amount agreed to be paid to the Trust for the stone is Rs. 6 per brass or Rs. 2,16,000 in all. Under the original license, this was to be paid in 45 monthly instalments of Rs. 4,800. This arrangement continued until the end of July 1926 when the period was extended and the number of instalments increased to 56. The amount payable on and after 1st August 1926 was fixed at Rs. 3,247 for 33 instalments and Rs. 3,249 for one. The whole of the Rs. 2,16,000 should be paid by May 1st 1929 and of this amount Rs. 1,90,022 has been received. The balance yet to come is, therefore, Rs. 25,978.

5. Messrs. McKenzies for the reasons given in their letter, dated 30th August, a copy of which is attached hereto, request that the period may be extended by one year, *i.e.* to 1st October 1931. Having regard to prevailing conditions, the request is reasonable. Up to the beginning of June last, they had quarried at the rate of 468 brass per month and, if they continue at this rate, it will take them 33 months to complete the work and say another six to clear their stock and fill in the land. This would take them to September 1st 1931 which is within one month of the period asked for. The number of instalments would be increased by nine and the monthly payment after the end of this month would be reduced from Rs. 3,247 to 1,528 for 16 months and Rs. 1,530 for one.

6. In this connection, it will be remembered that, in the case of the adjoining quarry, the licensee fell into arrears with his payments and had to be ejected through the High Court.

7. Should the request be granted it will be necessary for Messrs. McKenzies to agree to pay the costs of and incidental to the preparation, registration and stamping of the new agreement in duplicate."

Letter No. Q/G, dated 30th August 1928, from Messrs. McKenzies Ltd., referred to in Chief Officer's note :—

"We have the honour to request that we be granted a further extension of time of, at least, one year in connection with our quarrying lease thus making the total period available 7 years from 1st October 1924.

When we originally undertook this quarry work, building and road construction were both to be had in large quantities, but owing to the trade depression that has existed for some time past, the demand for quarry product has fallen far below our expectations.

The royalty of Rs. 6 per brass which we pay to you on all stone quarried makes the sale of building rubble, at a profit, impossible at the current market rate. We have, therefore, to prevent working at a loss, to crush as much stone as we can into sizes suitable for road metal and reinforced concrete work. All this takes considerable more time, as you will readily understand, than if only building rubble was in demand at a higher price.

It is for these reasons that we are reluctantly compelled to ask for this extension of time and we hope that with an improvement in the trade of this City which may occur at any moment, we shall not have to take advantage of this extension, for, we shall make every effort to remove all the remaining rock as rapidly as possible should a demand arise.

We have always tried to carry out punctually and faithfully all the terms of our quarry lease, often under great hardship to ourselves, and it is for this reason too we trust you will give this matter your favourable consideration."

Proposed by the Chairman, seconded by Mr. Sharpe—

“ That the licensees be granted an extension of 12 months.

2. That the number of instalments payable by them be increased by 9.

3. That the monthly payments be reduced to Rs. 1,528 for 16 months after 30th September 1928 and Rs. 1,530 for one month.

4. That the concessions referred to above be embodied in a supplemental agreement, the cost of preparing, registering and stamping which should be paid by the licensees.”

Amendment—Proposed by Mr. Mirza, seconded by Mr. Tairsee—

“ That the licensees be granted an extension of 12 months.

No. 434.

2. That the number of instalments payable by them be increased by 9.

3. That the monthly payments be reduced to Rs. 1,528 for 16 months after 30th September 1928 and Rs. 1,530 for one month.

4. That interest be charged to the licensees in respect of the period of extension.

5. That the concessions referred to above be embodied in a supplemental agreement, the cost of preparing, registering and stamping which should be paid by the licensees.”

The *Amendment* on being put to the vote was *carried*, there being 5 votes *for* it and 3 votes *against* it.

It was also *carried* as a substantive proposition.

14. Re: Dadar-Matunga Estate—request that the Committee should erect a chawl to accommodate malis and domestic servants.

(File No. Mis. 248/28.)

Considered :—

(a) Letter, dated 30th March 1928, from Mr. Ghellabhai Hansraj and 14 others :—

“ We, the undersigned house-owners on the several plots on the Dadar-Matunga Estate of the Improvement Trust beg to bring to your notice that many of us had built in their respective compounds temporary sheds for our malies to dwell but the Trust Architect has compelled us to remove these sheds. As you are well aware, there are no Trust Chawls for this class of poor people who are engaged as malies or as domestic servants and whose monthly wages are not more than Rs. 15 to Rs. 20, and out of this income they have to maintain their family.

By the compulsory removal of these mali sheds, these people have been rendered homeless, and, under the circumstances, the only way out of the difficulty is for the Improvement Trust to provide cheap dwellings for them, *i.e.* to build a chawl where they can get a room at four rupees a month.

We, therefore, request the Improvement Trust Committee to build a chawl as early as possible. If this is not possible, to allow us to erect a kachcha or pacca shed for mali.

We hope, the Committee will come to a suitable decision in this matter as early as possible and solve this problem to the satisfaction of the lessees of the Trust plots.”

(b) Chief Officer's note, dated 6th September 1928 :—

"The applicants are all lessees on the Dadar-Matunga Estate residing in the neighbourhood of Matunga station. They complain that, when they erect temporary sheds for housing their maies and other servants, the Trust Architect requires them to remove the sheds. This is correct. Such sheds are erected on the reserved open spaces and, as this is a breach of covenant, action is taken.

2. In three of the cases, the applicants have built pucca outhouses within the building area and, as the plans were sanctioned in the ordinary way, no objection has been taken.

3. Generally speaking, lessees on this part of the estate do not consider it necessary to provide accommodation for their tenants' servants and when their attention has been called to the desirability of doing so, they reply that the class of tenants for whom they build do not require servants. In the majority of cases, this appears to be correct.

4. It is no part of the duty of a ground landlord or of a Public Body to provide accommodation for domestic servants and it is recommended that the applicants be informed accordingly. When discussing the question with one of them some time ago, I informed him that a site could be made available for anybody who desired to provide such accommodation but I pointed out that, at the rents (Rs. 4 per month) quoted by the applicants, it would not be a business proposition."

Resolved.—"That the applicants be informed to the effect of the
No. 435. Chief Officer's note."

15. *Re : Three-room tenements at Matunga—provision of electric lights.*

Considered Chief Officer's note, dated 11th September 1928 :—

"With reference to the Committee's Resolution No. 451, dated 2nd August 1927, I beg to report that the Electric Light Company have now arranged to extend their cable to the site of these buildings.

2. The initial cost of wiring and providing the necessary lamps on the staircases and in the passages is estimated by the Engineer at Rs. 1,155—say Rs. 1,200.

3. Maintenance charges including interest, sinking fund and cost of energy, are estimated at Rs. 122 per month.

4. The initial cost of wiring and providing the necessary lamps on the staircases, in the passages and in the rooms is estimated at Rs. 6,479—say Rs. 6,500.

5. The extra rent which the tenants would have to pay to cover interest, sinking fund charges of wiring the rooms works out to Rs. 1-8-0 per room. The Estate Agent reports that, from enquiries made by him, it may be assumed that 34 out of 36 tenants will be willing to pay this.

6. As the tenants are willing to pay the extra rent of Rs. 1-8-0 per month it is proposed to carry out the whole of the wiring at the estimated cost of Rs. 6,500. No provision has been made for this in the budget and it is, therefore, proposed to transfer the amount from Scheme 5, Sewage disposal works at Matunga.

The charges for upkeep during the current financial year will amount to about Rs. 450 and, if the Committee approve of the scheme, a supplementary grant will be necessary."

Resolved.—"That the estimate amounting to Rs. 6,500 on account of
No. 436. providing electric lights on the stair-cases, in the passages and rooms be sanctioned, subject to the sanction of the Board to the budget grants of Rs. 6,500 and Rs. 450 for maintenance charges being made from the savings under the provision of Rs. 45,000 made in the current year's budget for Scheme 5, Extension of sewage disposal works at Matunga.

2. That the extra rent of Rs. 1-8 per month per room be charged to cover interest and sinking fund charges of wiring the rooms.

3. That the cost of energy consumed in lighting the rooms be borne by the tenants."

16. Re: Establishment—Engineer's Department—Mr. V. A. Dighe, L.C.E., Junior Assistant Engineer—privilege leave to.

Considered Chief Officer's note, dated 5th September 1928 :—

"Mr. V. A. Dighe, L.C.E., a Junior Assistant Engineer (on Rs. 600 in 450-50-600) requires 2 months' privilege leave on medical grounds.

The leave, which is recommended by the Engineer-in-charge, Northern Division, from 12th September 1928, is admissible and requires the sanction of the Committee."

RESOLUTION No. 437.—SANCTIONED.

17. Re: Scheme 37, Sydenham Road Estate—Case 90.

Considered :—

(a) Complaints from tenants :—

Letter No. 292, dated 2nd July 1928, from Messrs. Shah & Chinubhai, on behalf of Mr. Mangaldas Keshavji, tenant :—

"Under instructions from our client Mr. Mangaldas Keshavji, we beg to address you as under :—

That our client is a tenant of two rooms (one on the first floor and the other on the 3rd floor) each bearing No. 9 in the above premises belonging to the City Improvement Trust. The rent farming contract of the said premises has been given to one Mr. Amratlal Nagardas.

That about two months ago, our client as well as other tenants of the said building wrote to the Municipality about the unfit condition of the latrines of the said building and the said latrines were thereupon repaired and rebuilt by the Trust. As the said contractor had not made proper arrangements for cleaning the said latrines for the last 8 months, the Municipal Officer who had come to the premises to see the condition of the said latrines, gave him a warning and strongly reprimanded him.

That, under the circumstances aforesaid, the said contractor bears grudge towards our client and, with a view to harass him, he has not been receiving any rent from him for the last three months. We are instructed to state that our client repeatedly offered the rent to the said contractor but he has refused to accept the same. Our client apprehends that the said contractor may take steps against our client alleging that our client has made default in payment of rents with a view to harass him. The said contractor is in the habit of receiving premium for letting out rooms which fall vacant from time to time. He is, therefore, not receiving the rent from our client with the ulterior motive of ejecting our client and with the view that he may thereby be able to realise a premium from a new tenant for the said rooms occupied by our client.

Under the circumstances, we have to request you to make inquiries in the matter and to arrange that the rent due by our client may be received regularly from him. We trust that the matter will receive your urgent attention.

As the said contractor has wrongfully refused to accept rent from our client, we are now sending the rent for the last three months by a cheque."

Letter, dated 10th July 1928, from Mr. Natwarlal Gulabchand, tenant :—

"I, the undersigned Natwarlal Gulabchand most humbly and respectfully beg to bring to your kind notice the following few facts which, I fervently hope, will meet with your best and immediate consideration.

I required a shop No. 10 on the ground floor of the abovesaid chawl for my brother for the purpose of selling milk. The rent farmer of the said chawl is one Mr. Amratlal Nagardas. A month ago, I therefore requested him to let out the said shop to me. The said contractor demanded Rs. 100 as illegal consideration and refused to let out the said shop unless the said sum was paid. He has been receiving pagn (illegal consideration) for the rooms and shops which fall vacant from time to time. He has still kept the shop vacant simply with a view to receive pagdi.

I, therefore, beg to bring the above facts to your kind notice with the request that you will be good enough to stop the illegal practices of receiving pagdi of the said contractor. The said shop still remains vacant and I am prepared to hire the same. I, therefore, beg to request you to arrange that the said shop may be let out to me.

I, further, beg to state that the said contractor has let out a portion of the said building near the latrines on the ground floor to a person who is carrying on sawing operations. The said portion is not meant for letting purposes and the contractor is receiving rents from the tenant without giving him any rent bill for the same simply with a view to evade the matter. The said tenant also stores timbers on the said portion and great inconvenience is caused hereby to the other tenants. The contractor has been acting dishonestly simply with a view for his benefit.

I have, therefore, to request you to make prompt inquiries in the matter and to do the needful."

Letter, dated 21st July 1928, from Mr. A. Dias.—

"I, the undersigned, beg to address as under. I am under the beath of a shop which is vacant since a month or so. I saw the rent contractor Mr. Umartulla Nagardas of the same malla. He requires Rs. 81 from me as a pargarrey, which I refused to pay. He said to me that former occupant of the shop is in arrears of 3 months' rents. The contractor wants me to pay the runaway party's debts before engaging the room for shop.

Sir, I am a tailor, and I require the shop for tailoring; beg to say that I am a poor family man, sorry that I cannot pay the contractor the amount which he demands, as a pargarrey. I therefore beg to your kind sense of mercy and request me the shop which I asked the contractor. I am quite willing to pay, as to law of Bombay Improvement Trust, Rs. 27 per month.

Sir, moreover, I beg to bring to your kind notice the fact, the portion near the latrine on the ground floor are let out to one Mobamaden who is making sawing operation and also the stores of wood in that place. The said portion are not meant for letting by the Trust. The Trust came to know of this. Then the bill collector of the rent contractor asked whether it is a fact the bill contractor admitted the above fact. The other day all instruments for sawing operation be most of the wood's were removed as to instructions of the bill Collector.

I hope you will kindly order prompt and minute inquires to be made as regards the matter, so that the contractor cannot evade the fact."

Letter, dated 9th August 1928, from Mr. Mangaldas Keshavys, tenant.—

"I, the undersigned Mangaldas Keshavji beg to address you as under :—

That, on the 2nd July 1928, I addressed you a letter complaining against the contractor of this building Mr. Amratlal Nagardas. As a result of this letter your Deputy Estate Agent carried on certain inquiries in the matter and was satisfied about the truth contained therein.

That, on the 3rd July 1928, one Natwarlal Gulabchand also addressed a letter to you making complaint against the said contractor Amratlal Nagardas. I came to know about this letter and its contents because the said letter was read and referred to at the aforesaid inquiry.

I have now come to know that the said Amratlal Nagardas approached the said Natwarlal Gulabchand subsequent to the said inquiry and in order to prevent the investigation of the allegation contained in his letter induced him to write to your Deputy Estate Agent that the said letter of the 3rd July was so written at my instigation and that the allegations therein are not true. I say that I have never instigated the said Natwarlal to write to you the said letter. On the contrary, the allegations, in the said letter are true to my own knowledge and I

am told that your Deputy Estate Agent has himself found the allegations to be true on his making inquiries. I think a proper enquiry should be held as to the way in which the said Amratlal is conducting himself and I shall myself be able to produce sufficient proofs to show that he is in habit of taking premium for the premises.

Hoping that proper inquiries will be held in the matter."

Letter, dated 25th August 1928, from Mr. Kantilal S. Thanawalla, Solicitor, on behalf of Mr. Mohanlal Bholabhai, tenant:—

"Under instructions from my client Mohanlal Bholabhai, I beg to put the following facts for your consideration and necessary action.

My client is a tenant in your abovementioned premises and one Amratlal Nagardas is a contractor for collecting rent of the said premises.

That the said contractor is for reasons best known to himself harassing my client ever since he took the contract. The method adopted by him is that he neither calls for the rent of the premises in my client's occupation nor accepts the same when offered to him on the said premises and then he threatens to eject my client on the ground of arrears of rent.

My client, therefore, in order not to give the contractor any cause for complaint sends him his cheques for the rent regularly every month by registered letter. My client is in this way put to unnecessary extra costs every month. The said contractor has also intimated to my client from time to time asking him not to send his cheques and whenever he receives the cheques he deliberately delays for a long period before he credits the same in his account. The obvious reason for this attitude is to make out a case that my client is always in arrears of rent and, therefore, he should be made to vacate. The said contractor also neglects to send my client his bills for the rent thus paid to him which causes great anxiety to my client. After much persuasion and a notice served by my client, the said contractor sent nine months' bills from June 1927 to February 1928 at the same time on the 7th May 1928 through his pleader, although during all this time he used to receive my clients' cheques every month regularly. The said contractor has again failed to send any bill from March 1928 onwards.

My client, therefore, requests you to investigate the conduct of your said contractor and to see that he calls or sends his man regularly to my client to receive the rent and hands over to my client the properly signed rent bills for the same.

Expecting you to do the needful in the matter as soon as possible."

(b) Chief Officer's note, dated 12th September 1928 :—

"All these complaints are against Mr. Amratlal, the present rent-farming contractor of the building in Case 90, Scheme 37, situated at the corner of Parel Road (Bhendi Bazar) and Chunam Kild Street.

2. Ever since the building was acquired in 1913, its rents have been recovered by contract.

3. At first, the contract was given to Messrs. Mohanlal & Amratlal in partnership. They worked together under the said contract for some time until they quarrelled, when Mr. Mohanlal alone carried on the contract. He did so for a fairly long time, but afterwards he ran into arrears and relinquished the contract. The Committee eventually ordered, by their Resolution No. 669 of 6th December 1927, the filing of a suit against Mr. Mohanlal for the recovery of the arrears.

4. Mr. Amratlal thereupon applied for the rent contract, which was given to him from 1st June 1927 in pursuance of the Committee's Resolution No. 344 of 31st May 1927.

5. The first letter of complaint received is from the solicitors of one Mr. Mangaldas Keshavji who is a tenant of this building, residing in the room next to that of Mr. Mohanlal (former contractor). It is alleged in this complaint, that though he tendered his rents for the months of April, May & June 1928, Mr. Amratlal did not accept them, having an ulterior object of evicting him from the premises, through a court of law on a plea of non-payment of rent. He attributes this conduct on the part of Mr. Amratlal to a grudge which, he believes, Amratlal bears against him on account of his having once made a complaint about the insanitary condition of the latrines to the Municipality.

6. When the above complaint was received, Mr. Amratlal had gone to his native place. On his return to Bombay, he gave a different version. He stated that the complainant Mr. Mangaldas evaded payment of his rents for the three months mentioned above, in spite of repeated demands for the same, and that it was only after the receipt of a notice of demand from his pleader that Mr. Mangaldas tendered the rents, during Mr. Amratlal's absence from Bombay in June 1928, to his agent who did not, however, accept them as the rent bills of the room occupied by Mr. Mangaldas were not then with him. It may here be observed that all the rents due to Mr. Amratlal have been recovered by him from Mr. Mangaldas since the former's return to Bombay.

7. From enquiries made, it appears that the allegation made by Mr. Mangaldas that Mr. Amratlal is in the habit of receiving "Pugrees" (premiums) is one that has not been sustained, and when challenged, Mr. Mangaldas could not prove it, by citing any instance in which Mr. Amratlal had received any "Pugree" during the period of his present contract. On the contrary, Mr. Amratlal pointed out that, since he took up the contract last year, not a single tenement except a shop on the ground floor, which is still unoccupied, had fallen vacant. This shows that Mr. Amratlal could not be said to be in the habit of receiving premiums as is alleged.

8. The second complaint, dated the 10th July last, emanates from one Mr. Natvarlal Shah residing in Mody Street in Fort. His grievance is that Amratlal refused to give him a vacant shop on the ground floor without the payment of a premium—an allegation which is denied *in toto* by Mr. Amratlal. Mr. Shah does not rest content with this allegation only but also finds fault with him in that Amratlal had let the passage on the ground floor, near the latrines, to a Mahomedan for sawing timber, to the great annoyance of the ground floor tenants. It seems ridiculous for a man residing in the Fort to make a grievance of this kind in respect of a building at Bhandy Bazar. The absurdity seems to have struck Mr. Shah later on, as within a fortnight of his penning his first letter, he hastens to recant his allegations by a second letter, dated 20th July 1928 (copy appended), in which he withdraws his original letter which, he confesses, was written at the instance of, and under pressure from, his uncle Mr. Mohanlal (the former contractor) and his relative Mr. Mangaldas Kesheoji, the first complainant.

9. This shows how complaints are, oftener than not, made to this office, to the grievous waste of public time. It is interesting to note that what seemed a nuisance and a source of annoyance to Mr. Natvarlal Shah, a denizen of the Fort, is regarded by the ground floor tenants of this building as an advantage, in so far as the Mahomedan who occupies the passage, prevents the use and fouling of the privies by outsiders, which was the case before his advent. A copy of their letter of 23rd July 1928 addressed to this office by those tenants, regarding the above, is herewith forwarded.

10. The third letter of complaint is from a Goanese tailor Mr. Dias. Here again, the allegation that he was not allowed to rent a shop which is vacant, because of his refusal to pay "Pugree" is renewed; and so also is the complaint regarding the occupation of the passage by the Mahomedan, which Mr. Dias opines, the contractor had no right to let. On investigation, Mr. Amratlal affirmed that he had never seen or met Mr. Dias and that he had never demanded "Pugree" from anybody. It is not understood how the user of the passage could have caused nuisance and inconvenience to Mr. Dias who is not an inmate of the building.

11. The fourth letter is also from the first complainant Mr. Mangaldas, which he writes to say that the recantation made by Mr. Natvarlal Shah in his letter of 20th July 1928 was false, and that he repudiates the allegation made by Mr. Shah that he was instigated by him to make complaints.

12. The 5th complaint, dated 25th August 1928, is from Mr. Mohanlal Bhulabhy (the former contractor). The nature of the complaint is more or less similar to that made by Mr. Mangaldas Keshavji referred to in para 5 above.

13. On an impartial investigation made and from the nature of the grievances and the manner in which complaints have been made and repeated by the complainants, it becomes abundantly clear that they are inspired, in all probability, by Mr. Mohanlal, as an inspersistently alleged by Mr. Amratlal. It seems there is no finality and there will be none in these disputes

and bickerings, which are more or less the result of personal animosity and grudge and in which the Trust cannot interfere. It will suffice to point out that there is no truth in the allegations made and repeated in all the letters of complaint under reference.

14. In conclusion, it need hardly be pointed out that the contractor has the right to let out the rooms and shops to any tenant he desires or to evict any tenant whom he considers troublesome and undesirable. So long as the contractor pays his rent regularly to the Trust and abides by all the conditions of the contract, which he has been doing until now, the Trust would not be justified in interfering in these private squabbles and quarrels."

Rough Translation of letter, in Gujarati, dated 20th July 1928, from Mr. Natwarlal Gulabchand Shah, referred to in para 8 of Chief Officer's note :-

"I beg to inform you that a few days ago I had made a complaint against Amratlal Nagardas. That complaint was false and was made by me under the pressure of my uncle named Mohanlal Bholabhoj and Mangaldas Keshevji who are my relatives.

I have not even seen Amratlal Nagardas since a month and I hereby withdraw my former application and apologise for the mistake."

Letter, dated 23rd July 1928, from Messrs. Ezeziel & others, referred to in para 9 of Chief Officer's note :-

"We, the undersigned tenants of the ground floor of the above case, beg to state as follows :-

We are given to understand by the rent-farmer Mr. Amritlal Nagardas Shah that some mischief-monger has lodged a complaint with you against one Mr. Suleman, who is occupying a small otila near the water-closets on the ground floor. In this connection, we beg to state that the presence of the said Mr. Suleman on the said otila is not only no inconvenience to us, but it is a great advantage to us. The said Kantari Suleman has been occupying the said otila since the last 6-9 years, and we have had no occasion at any time to complain against him. His presence there prevents the general public from using the water-closets which would be so used if there is nobody to prevent the public from so doing. We may further state that we are fully satisfied with the present rent-farmer Mr. Amritlal Nagardas. We may state that the tenants of the other floors have nothing to do with the water-closets on the ground floor."

RESOLUTION No. 438.—Referred to the Land Sub-Committee for consideration and report.

18. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

Statement A

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.
(Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A.:—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
296, dated 7th Dec. 1926.	<p>Gratuity to staff—to furnish concrete cases comparing the benefits which would accrue to the staff under Trust rules and the Municipal rules respectively.</p>
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
451, dated 2nd August 1927.	<p>Three-room tenements—Scheme 5—application from tenants for provision of lights in staircases, passages and rooms.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>

Committee's Resolution No. and date.	Subject.
603, dated 18th Oct. 1927.	Notice of motion by Dr. Accacio 'G. Viegas, L. M. & S., re : Scheme 56, Dharavi—whether any portion of the land was filled in at the request of Government and, if so, on what terms and conditions.
653, dated 22nd Nov. 1927.	Complaint regarding water supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.
341, dated 3rd July 1928.	Notice of motion by Mr. L. R. Tairsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
86, dated 8th Feb. 1927.	Regarding payment of salary to the clerical and inferior staff according to the scale in vogue in the Municipal Corporation.
216, dated 12th April 1927.	Cost of Management and Establishment—Note by the Examiner, Outside Audit.
259, dated 4th May 1927.	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahimtoola, B.A., regarding the rate at which Provident Fund moneys should be remitted to England.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
379, dated 21st June 1927.	Notice of motion, dated 14th June 1927, by Mr. L. R. Tairsee that the present "War Allowances"—a term now a misnomer—paid to Trust staff be merged in the salaries.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas L.M. & S., <i>re</i> : filling up of the post of Deputy Estate Agent.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> : Temporary Establishment.
658, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager.
659, dated 22nd Nov. 1927.	Transfer of the posts of Chageman and Head Fitter on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : Salary of the Trust Architect, Mr. M. Framji.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.
247, dated 24th April 1928.	Board's Resolution 29, dated 13th April 1928, <i>re</i> : the policy laid down by the Board in regard to the appointment of an outsider.
248, dated 24th April 1928.	Filling up of the post of Dy. Estate Agent.
Finance Sub-Committee.	
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by Examiner, Outside Audit.

Committee's Resolution No. and date.	Subject.
Finance Sub-Committee.—(contd.)	
571, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, <i>re</i> . return showing demand, recovery and arrears of rents of acquired properties and Chawls for the half-year ending 31st March 1927.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
391, dated 5th July 1927.	Love Lane Chawls—the question of lighting passages and other places in.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others, <i>re</i> : temple of 'Maruti' at Worli.
575, dated 4th Oct. 1927.	Suparibaug Chawls—complaint by Mr. A. G. Louzado, <i>re</i> : defective drainage and application for provision of electric lights—further report from Land Sub-Committee to be awaited.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.
377, dated 31st July 1928.	Board's Resolution No. 47, dated 13th July 1928, <i>re</i> : rents of Pre-war Chawls.
400, dated 28th August 1928.	Request for reduction of rent of case No. 50,—Scheme 59,—rooms 2 to 6.

Committee's Resolution No. and date.	Subject.
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	Special Sub-Committee. (C. R. 105/26.) } Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kohis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.
342, dated 3rd July 1928.	Special Sub-Committee. (C. R. 342/28.) To consider the question of ways and means to push the sale of plots.
358, dated 17th July 1928.	Special Sub-Committee. (C. R. 358/28.) To consider and report re: Establishment—Estate Agent's Department.

RESOLUTION No. 439.—RECORDED.

19. Re *Amalgamation of the Trust with the Corporation*

Considered Report of the Finance Sub-Committee No. 11, dated 28th August 1928 :—

"The Board by their Resolution 18, dated 14th July 1926, asked the Chief Officer to report as to the earliest date at which the working of the Trust could be transferred to the Corporation as provided in Section 83 of the Transfer Act. The Chief Officer reported on 14th October 1926 that he did not consider that a complete amalgamation would be possible within the next 10 or 15 years. The Chief Officer's report was placed before the Board who referred it to the Committee with the request that a concrete scheme should be prepared whereby the Trust could be gradually amalgamated with the Corporation. Trustees' Resolution No. 45, dated 28th October 1926. The Committee referred the subject matter of the Board's Resolution to the Finance Sub-Committee for consideration and report, appointing Mr. Nariman as an additional Member of the Sub-Committee.

The Sub-Committee have considered the matter and come to the conclusion that in view of the fact that the Corporation has already made a representation to the Government for the dissolution of the Board under Section 83 of the Transfer Act, and that the Municipal Corporation has by its Resolution No. 3756, dated 26th July 1928, requested the Commissioner to prepare a scheme by which the three departments of the Trust can be worked by cognate departments of the Municipality when the dissolution of the Trust takes place no further action on the part of the Committee seems necessary. The Chief Officer has been requested to give all possible assistance to the Municipal Commissioner in preparing the scheme referred to above. The Sub-Committee beg to recommend, therefore, that the Board be informed accordingly."

HOUSENALLY M RAHIMTOOLA.

Chairman.

Proposed by the Chairman, seconded by Dr. Viegas—

“That the Report of the Finance Sub-Committee be approved and No. 440. adopted and a copy thereof together with a copy of this resolution be forwarded to the Board for information.”

20. In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Committee is of opinion that with a view to facilitate the dissolution of the Trust, at a very early date, notices for the termination of the service of the officers of the Trust who are entitled to six months' notice should be served on them.”

The motion was seconded by Mr. Silam and on being put to the vote was *lost*, there being 3 votes *for* it and 5 *against* it.

21. The following documents were executed :—

(1) *Debentures—*

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
The Central Bank of India Limited	1903	2,000	2	2
Mr. G. S. Rao	1908	1,500	1	3
Mr. L. C. Pera & others	1912	2,000	1	2
Total ...	Rs.	5,500	4	7

(2) *Lease and Counterpart to—*

(i) Albertina Pais (widow of Blasio John Pais) *re*: Plot No. 753, Dadar-Matunga Estate.

(ii) Mr. Nanabhoy Hormusji Moos *re*: Plot No. 17, East Agrpada (South) Estate.

(3) *Agreement in duplicate with* Mr. Shankerrao Shambhaji Gangala for working Quarry in Case No. 187, Scheme No. 57.

(4) *Mortgage Bond by* Mr. Merwanji Framji, Trust Architect, for repayment of money advanced to him for purchase of a motor car.

(5) *Acceptance of application by* Mr. Gunaji Babaji Nilwara for building lease of plots Nos. 75 & 75A, East Agrpada (South) Estate.

22.

The following papers were laid on the table :—

1. Purchase orders sanctioned by Chief Officer under Section 22(1) of the Act.
 2. Work orders do. do. do.
 3. Sale of materials do. do. do.
 4. Estate Agent's No. 15458 B, dated 28th August 1928, informing that, with reference to plots 82, 83, 86, 87, 92—98, and 101, and 107, Dadar-Matunga Estate, action was taken in pursuance of Committee Resolution No. 141, dated 28th February 1928, and re-entry effected on the plots on 28th August 1928.
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Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 3rd October 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 2 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*,
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. W. DILLON, I.C.S.
 4. MR. GANPAT KRISHNAJI BORADE.
 5. MR. B. G. HORNIMAN.
 6. MR. N. G. HUNT.
 7. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
 8. MR. L. R. TAIRSEE.
 9. THE HON'BLE SIR PHIROZE C. SETHNA, Kt., C.B.E.
 10. MR. W. R. S. SHARPE.
 11. DR. ACCACIO G. VIEGAS, L.M. & S.
 12. MR. Y. G. PANDIT.
- MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 19th September 1928 were signed.

1. Re: Suparibaug Estate—Plot 210—application for lease.
(File No. Mis. 648/28.)

Considered Chief Officer's note, dated 29th September 1928 :—

"Mr. Janmamad Haji Esmail Patel applies for a '999-years' building lease of the above plot on payment of (a) a premium of Rs. 35 per sq. yd. within one month from the date of the acceptance of the application and (b) a nominal rent of Re. 1 per annum. This is equivalent to a ground rent calculated at 5% on about Rs. 37 per sq. yd.

The applicant wishes to erect a building for use as shops, offices, godowns and residential purposes.

The area of the plot being about 527 sq. yds., the premium will amount to about Rs. 18,445.

The conditions on which the application is based are normal and its acceptance is recommended."

No. 441. Resolved.—"That the application be accepted."

2. Re: West Chowpatty Estate—Plot 34—applications for lease.
(File No. Mis. 653/28.)

Considered Chief Officer's note, dated 1st October 1928 :—

"Two applications have been received, one signed by Mr. B. D. Mulla and the other by Mr. S. V. Apte, for a 99 years' buildings lease of each of the two plots into which the above plot No. 34 is mutually agreed by them to be sub-divided, as shown on the plans* attached to the said applications.

2. It will be seen from the plans that it is proposed to sub-divide the original plot No. 34 into two plots, one in front facing the 30' road and the other in its rear. The former which is to be known as plot No. 34A, has an area of 487 sq. yds. and is proposed to be taken up by Mr. B. D. Mulla at an annual rental of Rs. 984, calculated at 6% on Rs. 33'67 per sq. yd. The rear plot which is to be known as plot No. 34B, has an area of 446 sq. yds. and is to be taken up by Mr. S. V. Apte, at an annual rental of Rs. 696, calculated at 6% on Rs. 26 per sq. yd. The total ground rent for both the plots will, therefore, amount to Rs. 1,680 per annum, which will give to the whole of the land comprised in plot No. 34, an average rate of Rs. 30 per sq. yd. on 6% basis.

3. The former Trustees by their Resolution No. 277, dated the 14th July 1925, accepted an application of plot No. 34 by the late Mr. Sorabji Hormusji Contractor at a rent calculated at 6% on Rs. 35 per sq. yd., but owing to the death of the building tenant and at the request of his widow, the plot was allowed to be surrendered to the Board—*vide* Committee's Resolution No. 273, dated 23rd November 1926.

4. From the proposed layout, it will be seen that the rear plot No. 34B will not abut on or be accessible from any road. The tenant of the front plot has, therefore, agreed to give foot access to the rear plot from over the 10' strip of open space on the south of his plot, as shown in brown colour on the plans. There is no objection to this proposal.

5. The building tenant of plot No. 34A also desires to erect a motor garage in the open space on the north of his plot, in accordance with the Trust's usual rules for which he is willing to pay a lump sum by way of premium, to which there is no objection.

6. Having regard to the present depressed condition of the market, the average rate of Rs. 30 per sq. yd. which the Trust will realise for the whole of plot No. 34, as against Rs. 35 per sq. yd. at which it was originally leased, as stated in para 3, is fair. The terms on which the two applications are based are otherwise normal and acceptance of the offers is, therefore, recommended."

Resolved.—"That the division of the plot into two plots be sanctioned.
No. 442.

2. That the applications for the two plots be accepted.
3. That sanction be granted to the construction of a motor garage on plot No. 34A, subject to the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918 and No. 255, dated 22nd June 1920."

3. Re: First Nagpada Estate—Plots 36 & 37—two separate leases for.
(File No. Mis. 654/28.)

Considered Chief Officer's note, dated 28th September 1928 :—

"The above two plots are held under one lease and the present lessees Messrs. Nensi Bhojraj and Devji Dharsi have now applied for two separate leases for the plots.

The area and the ground rent have been apportioned as below to which the lessees have agreed :—

Plot No. 36	Area 548'68 sq. yds.—	Rent Rs. 324.
" No. 37 "	568'53 " — " "	336.

* Not printed.

The lessees desire that the lease of plot No. 36 should be granted in favour of Mr. Nensi Bhojraj and that of plot No. 37 in favour of Mr. Devji Dharsi.

The lessees have agreed to pay the costs of the surrender of the existing lease and those of the new leases and to the suggestion of the Trust Architect for the insertion of a clause in both the leases that the communicating gate on the ground floor and the door on the second floor between the two buildings shall be blocked up whenever called upon to do so.

There is no objection to the proposal and the sanction of Committee is requested."

Resolved.—"That the division of the plot into two plots be sanctioned
No. 443. subject to the conditions mentioned in para 4 of the Chief Officer's note."

4.

Re: Sydenham Road Estate—Plot No. 59.

(File No. Mis. 649/28.)

Considered Chief Officer's note, dated 28th September 1928 :—

"The Committee by their Resolution No. 89, dated the 31st January 1928, accepted an application for the above plot at an annual rent of about Rs. 9,356 with permission to reduce the rent payable on the value of the plot, which is about Rs. 1,55,956 by bringing it down to about a lakh of rupees by paying in instalments, sums amounting to about Rs. 55,956, the ground rent being accordingly reduced from time to time by 6% per annum on instalments so paid.

2. The agreement, embodying the above conditions, was accordingly prepared and sent to the building tenant's architects for their client's signature. They have now returned the same unsigned stating that their client desires to pay the whole sum of Rs. 1,55,956 or thereabouts, instead of Rs. 55,956 within 5 years from the date of the lease subject to all other terms and conditions and the payment of a nominal rent of Re. 1 per annum.

3. There is no objection to granting the building tenant's request and the Committee's sanction is requested thereto."

RESOLUTION No. 444.—SANCTIONED.

5. Re: Dadar-Matunga Estate—Plot 615—Fixing of maximum rent for the building on.

(File No. Mis. 618/28.)

Considered Chief Officer's note, dated 15th September 1928 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

2. The building on the plot is completed and a completion certificate granted.

3. The abovenamed Society proposes to fix a maximum rent of Rs. 512 per month for the whole building as follows :—

			Rs.	
Ground floor ...	...	...	146	per month.
First floor ...	...	...	158	"
Second floor ...	...	...	168	"
2 Motor garages	...	...	40	"
			<hr/>	
Total Rs.	...	...	512	per month.

4. As required under the terms of the Zoroastrian Building Society's agreement, the said rent of Rs. 512 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 56,386 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 445.—SANCTIONED.

6. Re : Provision of receptacles for postal letters in houses and offices.

(File No. Mis. 456/28.)

Considered :—

(a) Government Resolution, General Department, No. 7167, dated 14th June 1928 :—

"Letter from the Government of India, Department of Education, Health and Lands, No. 38-L.S.G., dated the 12th April 1928 :—

"The Director-General of Posts and Telegraphs has represented that very few houses or offices in India are equipped with receptacles for letters, as is the almost universal vogue in the United Kingdom, and in many other countries. In consequence, a postman who has to deliver letters at a house is compelled to waste much time in looking either for the owner of the house or for some one who is prepared to take delivery on his behalf, and is late in distributing letters in the subsequent stages of his round. It has been suggested that these facts might be brought to the notice of municipal committees with a recommendation that plans relating to bungalows, flats, shops and offices should not in future be approved unless provision has been made for a receptacle for letters either in the door of the house or in the gate post, and I am to commend this suggestion for consideration. The Government of India are not of opinion that municipal committees need be asked to prescribe any particular design for letter boxes; this must depend on circumstances. But where the device of an opening with a flap is employed it would be an advantage to have a flap which is capable of being secured from the inside. The closing of the flap would prevent letters being delayed in the case of a building left uninhabited for a considerable period, and would also indicate to the postman that he should obtain further instructions from his office, should instructions have been left there."

RESOLUTION.—Copies of the letter from the Government of India should be forwarded to the Municipal Commissioner for the City of Bombay, the Collector of Bombay and other Collectors of the Districts with the request that the suggestion made by the Government of India may be commended to all the Municipalities in the Districts for consideration."

(b) Chief Officer's note, dated 17th September 1928 :—

"It is proposed to forward a copy of the Government Resolution to all architects responsible for the erection of buildings on Trust plots and to ask them to see that suitable provision is made."

Resolved.—"That the proposal made by the Chief Officer No. 446. be approved."

7. Re : Scheme 5, Dadar-Matunga—Plots 756 and 763—Motor garages on.

(File No. Mis. 616/28.)

Considered Chief Officer's note, dated 19th September 1928 :—

"The building tenant of these plots proposes to erect a motor garage on each of them.

There is no objection to granting sanction on the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and on the conditions that an extra premium be paid calculated at Rs. 250 for every 100 sq. feet of land covered by the garages and that detailed plans and calculations for the reinforced concrete work should be submitted for approval before starting the work."

RESOLUTION No. 447.—SANCTIONED.

8. Re : Scheme 5, Dadar-Matunga—Plot 760—Motor garage on.

(File No. Mis. 617/28.)

Considered Chief Officer's note, dated 19th September 1928 :—

"The building tenant of the above plot proposes to erect a motor garage on the side open space as shown on the plan.*

There is no objection to granting sanction on the usual normal conditions contained in Trustees' Resolution No. 296 of 27th September 1918, and on conditions that extra premium be paid at Rs. 250 for every 100 sq. feet of land covered by the garage and that detailed plans and calculations of the reinforced concrete work should be submitted for approval before starting the work."

RESOLUTION No. 448.—SANCTIONED.

9. Re Dadar-Matunga Estate—Plot 746—Motor garage on.

(File No. Mis. 651/28.)

Considered Chief Officer's note, dated 1st October 1928 :—

"The building tenant of the above plot proposes to erect a motor garage and a washing-place on the open space as shown on the plan.*

There is no objection to the erection of the garage being sanctioned subject to the Board's usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and subject to the further condition that the building tenant agrees to pay a premium at the rate of Rs. 250 per 100 sq. feet of land occupied by the garage.

The proposed washing-place may be allowed subject to a space of 5 feet all round being paved with Shahabad or tandoor laddies on 4" lime concrete bed."

RESOLUTION No. 449.—SANCTIONED.

10. Re : Dadar-Matunga Estate—Plot 617—Motor garages on.

(File No. Mis. 634/28.)

Considered Chief Officer's note, dated 27th September 1928 :—

"The building tenant of the above plot proposes to erect 2 motor garages and a washing-place on the open space as shown on the plan.*

There is no objection to permission being granted for the erection of the proposed garages subject to the Board's usual normal conditions contained in Trustees' Resolution No. 296 of 27th September 1918 and to the further condition that there shall be no other openings besides the entrance doors, and the building tenant agrees to pay extra rent at the rate of Rs. 25 for every 100 sq. feet of land occupied by the first garage and at Rs. 50 per annum for the second garage.

The proposed washing-place may also be allowed, subject to a space of 5 feet all round it being paved with Shahabad or tandoor laddies on 4" lime concrete bed."

RESOLUTION No. 450.—SANCTIONED.

*Not printed.

11. Re: Gamdevi Estate—Plot 121—Proposed extension to the motor garage on.

(File No. Mis. 650/28.)

Considered Chief Officer's note, dated 28th September 1928 :—

"The lessee of this plot proposes to extend the present garage as shown on the plan.*

As the proposal is an encroachment upon the compulsory open space between the main building and the outhouse, it is recommended that sanction be accorded subject to the payment by the lessee of a premium at the rate of Rs. 750 per 100 sq. feet of land covered by the extension."

RESOLUTION No. 451.—SANCTIONED.

12. Re: Tenders for the supply of 2½" to 3" Shahabad stone slabs from 1st October 1928 to 31st March 1929.

Considered Chief Officer's note, dated 27th September 1928 :—

"Tenders for the above were called by advertisement in the leading local newspapers and out of the six contractors to whom the tender forms were sold, only four have responded as under :—

Name of Tenderer.	North Section comprising of schemes North of Arthur Road upto Mahum Loop Railway.			South Section comprising of schemes South of Arthur Road.			Grand total for both the sections.
	Approximate quantity sft.	Rate per 100 sft.	Amount.	Approximate quantity sft.	Rate per 100 sft.	Amount.	
			Rs. a. p.			Rs. a. p.	Rs. a. p.
1. The Hindustan Construction Co., Ltd.	24500	27/9	6,752 13 0	17500	27/11	4,845 5 0	11,598-2-0
2. Messrs. Nadirshaw R. Patel & Co.	"	32	7,840 0 0	"	32	5,600 0 0	13,440-0-0
3. Mr. K. Mohamed Moosa Saheb.	"	32/8	7,962 8 0	"	32/8	5,687 8 0	13,650-0-0
4. The Stone Supplying Co., Ltd.	"	35	8,575 0 0	"	35	6,125 0 0	14,700-0-0

The quotations of Messrs. The Hindustan Construction Co., Ltd., are the lowest and are recommended for the sanction of the Committee."

Resolved.—"That the offer by Messrs. The Hindustan Construction Co., Ltd., be accepted."

13. Re: Sale of portable steam engine, 7 N. H. P. Boiler Registry No. 4600, at Scheme 52, Worli.

(File No. Mis. 623/28.)

Considered Chief Officer's note, dated 24th September 1928 :—

"An offer has been received for the sale of a portable steam engine of 7 N. H. P. for Rs. 2,200 nett from Mr. J. X. De Rusario. The sale of a similar type of engine was sanctioned by the Committee at their last meeting for Rs. 2,300 less 5% commission. This

* Not printed.

engine was purchased in 1921 for Rs. 9,100 and its present book value is Rs. 4,900. It is stipulated with the purchaser that in case he requires the boiler certificate, he will have to pay the inspection fees.

The offer is fair and recommended for acceptance."

No. 453. *Resolved.*—"That the offer be accepted."

14. Re : Scheme 29—Maintenance of streets.

(File No. Mis. 652/28.)

Considered Chief Officer's note, dated 26th September 1928 :—

"As it was expected that the northern recreation ground in this scheme would be handed over to the Municipality before the current year, no provision was made for its maintenance during the current year. The Municipality, however, postponed taking it over to 1st April 1929, owing to want of funds in their budget. The Trust has, therefore, to maintain the ground this year and the cost of maintenance is estimated at Rs. 1,000. It is accordingly proposed to transfer a sum of Rs. 1,000 from the provision of Rs. 24,300 made in the current year's budget for remodelling one block of the Chandanwadi chawls to Scheme 29, 'Maintenance of Streets'."

RESOLUTION No. 454.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 1,000 being made from the savings under the provision of Rs. 24,300 for remodelling one block of Chandanwadi Chawls to meet the expenditure referred to.

15. Re : Mr. J. F. Watson—Late Chief Engineer—grant of gratuity to—application for.

Considered Chief Officer's note, dated 27th September 1928 :—

"Mr. Watson retired finally from the Board's service on 29th July 1928, and he applies for the gratuity admissible under the Gratuity Rules.

He joined service on 4th September 1903 and when he proceeded on leave for 28 months from 29th March 1926 preparatory to retirement, the following Resolution was passed by the Board in appreciation of his services :—

Resolution 135.—"The Trustees desire to place on record their high appreciation of the work done by Mr. J. F. Watson, M. Inst C.E., during his 22 years' service with the Board. Mr. Watson's high engineering qualifications, organising capacity and intimate knowledge of the city have been of the greatest use to the Board in formulating and carrying out their extensive schemes."

The gratuity admissible to Mr. Watson amounts to Rs. 16,875, and I recommend that it be granted."

Resolved.—"That the Board be recommended to sanction the grant to

No. 455. Mr. Watson of a gratuity of Rs. 16,875."

16. Re : Board's Resolution No. 59, dated 25th September 1928, re eligibility of the Chief Officer for Provident Fund, etc.

(File No. E. 139/26.)

Considered excerpt from the proceedings of the Board meeting held on 25th September 1928 :—

"The debate on the following proposition which was proposed by the Chairman of the Committee and seconded by Mr. Mirza Ali Mohammed Khan and the amendment moved, at the meeting held on the 11th September 1928 was resumed :—

Proposition. 'That the Government letter', General Department, No. 512-6555-A, No. 59, dated 11th July 1928, be referred to the Committee for consideration and report.'

Amendment.—Proposed by Dr. Viegas, seconded by Mr. Pupala—

'That the Improvements Committee be requested to take joint opinion of Counsel as to whether under the law as it stands the Chief Officer can contribute to the Provident Fund and draw conveyance allowance.'

After the debate had proceeded for some time, the Chairman of the Committee explained that his idea in referring the matter to the Committee for consideration and report was that the Committee would take further opinion of Counsel. Dr. Viegas thereupon asked for and obtained the permission of the House to withdraw the *Amendment*.

The proposition was then put to the vote and *carried*."

**Government letter, General Department No. 512-6555-A, dated 11th July 1928, addressed to the President, re: Eligibility of the Chief Officer to contribute to the Provident Fund, etc.*

"With reference to your letter No. E-139-26, dated the 12th May 1928, requesting Government to amend the City of Bombay Improvement Trust Transfer Act, 1925, with a view to entitle the Chief Officer, Bombay Improvement Trust, to contribute to the Provident Fund established by the Trust, I am directed to forward, for the information of the Trust, a copy of the Remembrancer of Legal Affairs' opinion No. A Improvement 1, dated the 19th June 1928, and accompaniment, and to say that Government concur in the opinion expressed by that Officer."

Copy of the Remembrancer of Legal Affairs' opinion, No. A Improvement 1, dated the 19th June 1928, and accompaniment :—

"This question has already been considered by the Remembrancer of Legal Affairs on a reference from the Examiner, Outside Audit, 1926. I append a copy of the opinion No. 2704, dated the 17th November 1926, then given.

2. After consideration of all the papers, I think that that opinion is correct. Mr. Desai's reasoning is correct so far as Section 109 is concerned. But the Remembrancer of Legal Affairs has already pointed out that the Chief Officer being imposed on the Committee by the Act, cannot be included in the Schedule. But Mr. Desai does not seem to have noticed the difference in the language of Sections 109 and 110. The Chief Officer is beyond question an Officer appointed under the Act. The meaning of the words is so clear, and the intention of the Legislature so plain, that in my opinion no reference to other sections of the Act which are not literally inconsistent, is either necessary or permissible. Mr. Desai may have been influenced by the incorrect assumption (founded perhaps on the misleading marginal note) that the word 'salary' in Section 27 is equivalent to total remuneration. The Act itself (cf. Section 94) contemplates allowances, other than salary, to the Chief Officer.

I think, then, that no amendment of the Act is necessary."

Copy of the Remembrancer of Legal Affairs' opinion to the Accountant General, Bombay, No. 2704, dated the 17th November 1926 :—

"The words 'Officer' and 'Servant' are not defined in the City of Bombay Improvement Trust Transfer Act, 1925 (Bombay XVI of 1925) and they are, therefore, to be taken in their ordinary sense. Section 109 says that 'Officers and servants' whom the Committee shall deem to be 'necessary and proper to maintain' shall be brought on the Schedule. Other "Officers and servants", e. g. those imposed upon the Committee by the Act, do not come on the Schedule. But Section 110 applies to *all* officers and servants, whether on the Schedule or not. Hence the Committee can, under clause (1) of that Section, grant a car allowance to the Chief Officer in addition to the salary mentioned in Section 27 and can permit him to contribute to the Provident Fund under clause (3)."

Proposed by the Chairman—

Seconded by Sir Phiroze C. Sethna—

“That the joint opinion of the Advocate General (or of Mr. D. F. No. 456. Mulla, if the Advocate General be not willing to give his opinion) and Sir Chimanlal Setalvad be obtained.”

Amendment.—Proposed by Dr. Viegas—

“That the joint opinion of Sir Chimanlal Setalvad and Mr. B. J. Desai be obtained.”

The *Amendment* dropped for want of a seconder.

The *Original Proposition* on being put to the vote was *carried*, Dr. Viegas alone dissenting.

17. Re: *Board's Resolution No. 60, dated 25th September 1928, re: re-appointment of Mr. Gorwalla as Chief Accountant.*

Considered excerpt from the proceedings of the Board meeting, held on the 25th September 1928:—

“Considered the Committee's Resolution No. 421, dated 28th August 1928, re: re-appointment of Mr. C. P. Gorwalla.

Proposed by the Chairman of the Committee, seconded by Mr. Baman Behram—

“That as recommended by the Committee, Mr. Gorwalla be appointed Chief Accountant on Rs. 1,250 per month.

2. That the sanction of the Auditor General be obtained to extend the period of the loan of Mr. Gorwalla's services on the present conditions as regards salary and pension and leave contribution until 12th November 1930 or until the Trust is amalgamated with the Municipality, should that event happen before that date.

3. That approval be given to the proposals made by the Sub-Committee and approved by the Committee for the disposal of the Secretarial duties.’

Mr. R. K. Vaidya rising to a point of order drew attention to Procedure Rule No. 34 and enquired why, if the proposal was to re-appoint Mr. Gorwalla, the appointment should not be made by ballot, as in the Corporation. The President ruled that the appointment could not be made by ballot as the Board had not adopted the rules of the Corporation regarding the appointment of Officers. While the Chairman of the Committee was addressing the House, the President stated he had decided to divide the proposition into two parts and ruled that while the portion relating to the appointment of the Chief Accountant was in order, that relating to the disposal of the Secretarial duties was not, as, under the Act, the Board had no power to appoint a Secretary.

First Amendment.—Proposed by Mr. Tairsee, seconded by Mr. S. Chapsy—

No. 60. ‘That the Report be recorded and the services of Mr. Gorwalla be returned to Government.’

In the course of his speech, Mr. Tairsee mentioned that the pay proposed to be given to the Chief Accountant was high.

Mr. Hirjibehdin rose to a point of order whether Mr. Tairsee was in order in making a reference to the pay proposed to be given to the Chief Accountant, as, under Section 111(1) of the Trust Transfer Act, the Board was concerned with the appointment of the Chief Accountant and not with his pay. The President ruled that Mr. Tairsee was in order.

Second Amendment.—Proposed by Mr. R. K. Vaidya, seconded by Mr. Mantri—

‘That the matter be referred back to the Improvements Committee who should be requested to submit proposals for the appointment of a Chief Accountant.’

After the debate had proceeded for some time, Mr. Sahasrabudhs moved —
 'That the question be now put.'

The motion was seconded by Dr. Vora and *carried*.

After the Chairman of the Committee had replied to the debate, the *Second Amendment* was put to the vote and declared *lost* by a large majority.

The *First Amendment* was then put to the vote and declared *carried* by 25 votes to 24.

A poll was demanded by Sir Vasantao, Mr. Hoosenally, Mr. Hirjibehedin and Mr. Baman-Behram, whereupon the following Tellers were appointed by the President:—

Mr. Pupala and Dr. Mistry for the Ayes.

Mr. Hirjibehedin and Mr. Pandit for the Noes.

The result of the counting was as follows:—

<i>For.</i>	<i>Against.</i>
1. Mrs. Avantikabai Gokhalay.	1. Mr. A. R. Duntimkar.
2. Miss Bachubai R. Lotewala.	2. Mr. C. W. E. Arbuthnot.
3. Mr. B. G. Parsikar.	3. Mr. E. R. Hirjibehedin.
4. Capt. Joseph Alban DeSouza.	4. Mr. G. D. Billimoria.
5. Mr. Gangadas Motilal.	5. Mr. Haji Esa Haji Osman Poonawalla.
6. Mr. Dostmahomed G. Khairaz.	6. Dr. A. F. Henriques.
7. Mr. D. G. Dalvi.	7. Mr. H. M. Rahimtoola.
8. Mr. G. K. Borade.	8. Mr. H. M. Chowna.
9. Mr. G. B. Nare.	9. Dr. J. N. Choksy.
10. Dr. J. V. Vora.	10. Mr. J. B. Baman-Behram.
11. Mr. Kanji K. Master.	11. Khan Saheb Karmali Ebrahim.
12. Mr. Kisondas M. Ramji.	12. Dr. K. E. Dadachanji.
13. Mr. L. R. Tarsee.	13. Dr. Khurshed J. J. Cursetji.
14. Dr. M. C. Javle.	14. Mr. M. A. Dabholkar.
15. Mr. Nanabhai Luxumon.	15. Dr. M. F. Bisni.
16. Mr. P. G. Sahasrabudhe.	16. Mr. Mirza Ali Mohammed Khan.
17. Mr. R. K. Vaidya.	17. Mr. Rahimtoola M. Chinoy.
18. Mr. R. M. Bhat.	18. Dr. R. M. Mistry.
19. Mr. S. L. Silam.	19. Mr. R. S. Nekaljay.
20. Mr. S. A. Mantri.	20. Mr. W. R. S. Sharpe.
21. Mr. S. K. Pupala.	21. Dr. S. S. Batliwala.
22. Mr. Shivdas C. Thakkar.	22. Dr. S. P. Mehta.
23. Dr. A. G. Viegas.	23. Sir Vasantao A. Dabholkar.
24. Mr. Virchand P. Shah.	24. Mr. V. N. Chandavackar.
25. Mr. Vithaldas D. Govindji.	25. Mr. D. J. C. Wallace.
26. Mr. Y. G. Pandit.	

In accordance with the Tellers' Report, the President declared that the *Amendment* was *carried*.

It was also *carried* as a substantive proposition."

RESOLUTION No. 457.—Referred to the Establishment Sub-Committee for consideration and report.

18. Re : Establishment—Secretary and Chief Accountant's Department—Mr. A. H. Chaubal, Clerk—advance from Provident Fund to.

Considered Chief Officer's note, dated 22nd September 1928 :—

"Mr. A. H. Chaubal, a clerk in the Secretary and Chief Accountant's Department requires an advance of Rs. 300 from his Provident Fund subscriptions to meet the expenses incurred in connection with the illness in his family.

Mr. Chaubal joined the Trust service on 1st December 1920 and his present pay is Rs. 110 per month.

He has had the following advances .

First advance of Rs. 150 paid in November 1925 and repaid in February 1927.

Second advance of Rs. 200 paid in February 1927, out of which there is a balance of Rs. 10, which will be paid on the first proximo. The present advance of Rs. 300 is admissible and requires the sanction of the Committee subject to the approval of the Board as the last advance is not entirely paid off.

If the advance is sanctioned the recovery will be effected in 20 equal monthly instalments."

RESOLUTION No. 458.—Sanctioned subject to the approval of the Board.

19. Re : Establishment—Secretary and Chief Accountant's Department—Shaikh Razak Shaikh Imam, Jamadar—advance from Provident Fund to.

Considered Chief Officer's note, dated 28th September 1928 :—

"Shaikh Razak Shaikh Imam, a Jamadar in the Secretary and the Chief Accountant's Department, applies for an advance of Rs. 60 from his Provident Fund Subscriptions to meet the expenses in connection with his son's marriage.

Shaikh Razak joined the Trust service on the 8th June 1903 and his present pay is Rs. 26 plus Rs. 9 allowances.

He was granted an advance of Rs. 40 in September 1927 out of which a sum of Rs. 16 is still outstanding.

An advance of Rs. 52 is admissible and requires the sanction of the Committee subject to the approval of the Board as the last advance has not been cleared off.

If the advance is sanctioned the balance of the last advance will be deducted and only Rs. 36 paid to him, and the recovery will be fixed at 20 monthly instalments."

RESOLUTION No. 459.—Sanctioned subject to the approval of the Board.

20. Re : General Retainer for all High Court Work to Mr. M. A. Jinnah—renewal of.

(File No. Mis. 610/28.)

Considered Chief Officer's note, dated 22nd September 1928 :—

"The General Retainer held by Mr. Jinnah for all High Court work without limitation will expire on the 10th October 1928 and the Solicitors ask for instructions as to its renewal.

2. It is proposed to renew the retainer for one year."

No. 460. Resolved.—"That the retainer be renewed as proposed."

21.

Re : Report of Financial Transactions in August 1928.

Considered Chief Officer's note, dated 20th September 1928 :—

"Fixed deposit :—Sums aggregating Rs. 7½ lakhs (i.e. Rs. 6 lakhs which fell due on 1st August 1928 and Rs. 1½ lakhs from surplus cash balances) were placed in fixed deposits as under (vide Finance Sub-Committee's Resolutions Nos. 63 and 66, dated 14th August 1928, and Circular No. 123, dated 25th August 1928).

	Amount Rs.
Central Bank	... 1 lakh at 3½% due 29th December 1928.
Do.	... 5 lakhs 3% " at call, 7th August 1928.
Do.	{... 1 lakh .4% " 2nd January 1929.
Do.	... ½ " 4% " Do.
Total Rs.	... <u>7½ lakhs</u>

Purchase of Securities :—4½% Government Bonds of the nominal value of Rs. 6,25,000 repayable in 1934 were purchased at the issue price of 97½% (cash Rs. 6,09,375), (vide Finance Sub-Committee's Resolution No. 66, dated 14th August 1928.)"

RESOLUTION No. 461.—RECORDED.

22. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

Statement A

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.
(Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A. :—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
296, dated 7th Dec. 1926.	<p>Gratuity to staff—to furnish concrete cases comparing the benefits which would accrue to the staff under Trust rules and the Municipal rules respectively.</p>
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>

Committee's Resolution No. and date.	Subject.
553, dated 22nd Nov. 1927.	Complaint regarding water supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.
341, dated 3rd July 1928.	Notice of motion by Mr. L. R. Tairsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the matter regarding the balance sheets referred to in his No. O. A. 10-689 dated 30th March 1928 may be disposed of at an early date.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
86, dated 8th Feb. 1927.	Regarding payment of salary to the clerical and inferior staff according to the scale in vogue in the Municipal Corporation.
216, dated 12th April 1927.	Cost of Management and Establishment—Note by the Examiner, Outside Audit.
259, dated 4th May 1927.	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahimtoola, B.A., regarding the rate at which Provident Fund moneys should be remitted to England.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
379, dated 21st June 1927.	Notice of motion, dated 14th June 1927, by Mr. L. R. Tarsee that the present "War Allowances"—a term now a misnomer—paid to Trust staff be merged in the salaries.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas, L.M. & S., <i>re</i> : filling up of the post of Deputy Estate Agent.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> : Temporary Establishment.
658, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha; Land Manager, and Mr. H. P. Matbar; Assistant Land Manager.
659, dated 22nd Nov. 1927.	Transfer of the posts of Chargeman and Head Fitter on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : Salary of the Trust Architect, Mr. M. Framji.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.
247, dated 24th April 1928.	Board's Resolution 29, dated 13th April 1928, <i>re</i> : the policy laid down by the Board in regard to the appointment of an outsider.
248, dated 24th April 1928.	Filling up of the post of Dy. Estate Agent.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the cost of Management and Establishment referred to in his No. O. A. 10-9, dated 7th April 1927, be disposed of at an early date.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of employment of temporary establishment referred to in his No. O. A. 10-431, dated 2nd November 1927, be disposed of at an early date.

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.—(concl'd.)	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager, referred to in his No. O. A. 10-531, dated 23rd December 1927, be disposed of at an early date.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.
Finance Sub-Committee.	
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by the Examiner, Outside Audit.
517, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, re: write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, re: return showing demand, recovery and arrears of rents of acquired properties and Chawls for the half-year ending 31st March 1927.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Stores in Stock Account referred to in his No. O. A. 10-168, dated, 18th June 1928, be disposed of at an early date.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the write off of irrecoverable rents referred to in his Nos. O. A. 10-369, dated 12th October 1926 and O. A. 10-337, dated 12th September 1927, be disposed of at an early date.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Work-Koliwada Scheme.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.

Committee's Resolution No. and date.	Subject.
Land Sub-Committee.—(concl'd.)	
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
391, dated 5th July 1927.	Love Lane Chawls—the question of lighting passages and other places in.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> ; notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.
575, dated 4th Oct. 1927.	Suparibaug Chawls—complaint by Mr. A. G. Louzado, <i>re</i> : defective drainage and application for provision of electric lights—further report from Land Sub-Committee to be awaited.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.
377, dated 31st July 1928.	Board's Resolution No. 47, dated 13th July 1928, <i>re</i> : rents of Pre-war Chawls.
400, dated 28th August 1928.	Request for reduction of rent of Case No. 50,—Scheme 59—rooms 2 to 6.
438, dated 19th Sept. 1928.	Scheme 37, Case 90—Complaint against the rent farming contract given to Mr. Amratlal Nagardas.
Special Sub-Committee. (C. R. 105/26.)	
105, dated 20th July 1926.	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.
155, dated 19th Aug. 1926.	
158, dated " " "	
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kols' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.
433, dated 19th Sept. 1928.	Dharavi Street Scheme—Chief Officer's note on the notice of motion by Dr. A. G. Viegas asking for a report whether any portion of the land included in the Scheme was filed at the request of Government, and if so, on what terms and conditions.
Special Sub-Committee. (C. R. 342/28.)	
342, dated 3rd July 1928.	To consider the question of ways and means to push the sale of plots.
Special Sub-Committee. (C. R. 358/28.)	
358, dated 17th July 1928.	To consider and report <i>re</i> : Establishment—Estates and Valuation Department.

Resolved.—"That the statement be recorded and the Chief Officer be No. 462. requested to expedite the submission of his reports on the various items."

23. The following documents were executed :—

(1) *Debentures*—

- (i) Two debentures in favour of The Mercantile Bank of India, Limited, of the loan of 1902 for Rs. 2,000 in lieu of two cancelled.
- (ii) One debenture (transferable by endorsement) in favour of Mr. Manilal Nathalal Dalal of the loan of 1899 for Rs. 500 in lieu of Bearer one reported to have been lost.

(2) *Lease and Counterpart to*—

- (i) Messrs. Hajee Abdul Rehman Hajee Mahomed Kadwani and others *vs* : Case No. 4, Scheme 43.
- (ii) The Khatau Makanji Spinning and Weaving Company, Limited, *vs* : Plots Nos. A, B, E, F, G, H, I, K, L East Agripada South Estate.
- (iii) Mr. Rustomji Pestonji Mehta and another *vs* : Plot No. 791, Dadar-Matunga Estate.
- (iv) Mr. Nanabhoy Hormasji Moos *vs* : Plot No. 21, Nowroji Hill Estate.
- (v) Mr. Devidas Rupji *vs* : Plot No. 4C Chaupati East Estate.
- (vi) The Century Spinning and Manufacturing Company, Limited, *vs* : land and dwellings at Worli Scheme 51, Poorer Classes Accommodation Scheme.

(3) *Two Licenses and duplicate to the Bombay Cycle and Motor Agency, Limited, for erection of two motor garages on plots Nos. 10, 11 and 21 Mathew Road Estate.*

(4) *Acceptance of application by*—

- (i) Mr. Janmahomed Haji Esmail Patel for building lease of plot No. 210, Suparibaug Estate.
- (ii) Mr. Bhicaji Dadabhoy Mulla for building lease of plot No. 34A, Chaupati West Estate.
- (iii) Mr. Shanker Vithal Apte for building lease of plot No. 34B, Chaupati West Estate.

24. The following papers were laid on the table :—

- | | | | |
|--|-----|-----|-----|
| 1. Purchase orders sanctioned by Chief Officer under Section 22(1) of the Act. | | | |
| 2. Work orders | do. | do. | do. |
| 3. Sale of materials | do. | do. | do. |

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 16th October 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
2. MR. R. D. BELL, C.I.E., I.C.S.
3. MR. GANPAT KRISHNAJI BORADE.
4. MR. B. G. HORNIMAN.
5. MR. N. G. HUNT.
6. MR. L. R. TAIRSEE.
7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
8. MR. S. L. SILAM, B.A., LL.B.
9. MR. W. R. S. SHARPE.
10. MR. S. D. SAKLATVALA.
11. SIR VASANTRAO ANANDRAO DABHOLKAR, K.T., C.B.E., M.L.C.
12. DR. ACCACIO G. VIEGAS, L.M. & S.
13. MR. Y. G. PANDIT.
MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 3rd October 1928 were signed.

1. The following was considered with permission as an urgent business:—
Chief Officer's note, dated 16th October 1928, re: the sale to the Municipality of Asphalt and flux oil:—
"The Committee is aware that we have closed down our Asphalt plant as from the 31st March last.
2. We have in stock about 350 tons of Asphalt and about 110 tons of flux oil. The cost to us of the asphalt was Rs. 118-8-0 per ton and that of the flux oil Rs. 147-10-0.
3. The Municipality desire to purchase the above at the prices mentioned and the transaction has been sanctioned by the Standing Committee. The sanction of the Committee is requested."

RESOLUTION No. 463.—SANCTIONED.

2. Re : Dadar-Matunga Estate—plot 173—application for lease.

(File No. Mis. 670/28.)

Considered Chief Officer's note, dated 11th October 1928 :—

"Dr. Rajaram Jagannath Khot applies for a 999 years' building lease of the above plot on payment of a premium of Rs. 10 per sq. yard together with a nominal rent of Re. 1 per annum.

The applicant desires to pay Rs. 4,000 in cash within three months from the date of the acceptance of the offer and the balance within two years thereafter. The area of the plot being 1,167 sq. yards, the premium will amount to Rs. 11,670.

Had the plot been let on the usual conditions we should not have obtained any rent or the first year ; thereafter, we should have obtained Rs. 700 a year had we been able to obtain the rate of Rs. 10 per sq. yd.

The plot is situated in a sparsely inhabited area and the rate offered is probably Re. 1 to Rs. 1-8 higher than we should have obtained under ordinary conditions.

The applicant wishes to erect a building on the plot for residential purposes only.

The conditions on which the application is based are otherwise normal and acceptance is recommended."

RESOLUTION No. 464.—ACCEPTED.

3. Re : The Cooperage—football match on 20th October 1928—permission for use of.

(File No. Mis. 697/28.)

Considered Chief Officer's note, dated 12th October 1928 :—

"The Ex-Services Association have arranged for a football match between the Royal Warwickshire Regiment and the Royal Ulster Rifles to be played on this ground on Saturday, the 20th instant. The proceeds will be devoted to the Ex-Services Association and the Earl Haig Memorial Fund and the Association asks that they may be permitted to enclose the whole ground on that occasion as was done when the All-India Hockey Team were in Bombay.

2. Provided the encing is removed directly after the game is over, there is no great objection to granting permission."

RESOLUTION No. 465.—SANCTIONED.

4. Re : Dadar-Matunga Estate—plot 790—fixing of maximum rent for the building on.

(File No. Mis. 675/28.)

Considered Chief Officer's note, dated 11th October 1928 :—

"The above plot is one of those plots allotted by the Board to the Zoroastrian Building Society, Ltd.

2. The building on the above plot is completed and a completion certificate granted.

3. The abovenamed Society proposes to fix a maximum rent of Rs. 598 per month for the whole building as follows :—

	Rs.			Rs.	
Ground Floor—each flat	95	...	...	190	per month
First Floor — do.	100	...	...	200	"
Second Floor— do	104	...	...	208	"
			Total	598	"

4. As required under the terms of the Society's agreement, the said rent of Rs. 598 is on the basis of a net annual return of 6% on the total actual outlay on the building amounting to Rs. 71,000, and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 466.—SANCTIONED.

5. Re: Dadar-Matunga Estate—plot 663—fixing of maximum rent for the building on.

(File No. Mis. 674/28.)

Considered Chief Officer's note, dated 11th October 1928 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

2. The building on the plot is completed and a completion certificate granted.

3. The abovenamed Society proposes to fix a maximum rent of Rs. 300 per month for the whole building as follows :—

	Rs				Rs.
Ground Floor—each flat at	45	...	...	...	90 per month.
First Floor — do.	50	...	...	...	100 "
Second Floor— do.	55	...	...	...	110 "
				Total	...
					<u>300</u> "

4. As required under the terms of the Society's agreement, the said rent of Rs. 300 is on the basis of a net annual return of 6 per cent on the total actual outlay on the building amounting to Rs. 36,000 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 467.—SANCTIONED.

6. Re: Amendment of Section 21 (4) of the Act re Quorum.

Considered Chief Officer's note, dated 5th October 1928 :—

"In accordance with Board's Resolution No. 2, dated 7th February 1928, Government were requested to amend Section 21 (4) of the Act so far as it related to quorum. The necessary amendment has been made and the Sub-section now stands as under :—

'21 (4). Questions at any meeting of a Sub-Committee shall be decided by a majority of votes of the members present, and in case of an equal division of votes, the Chairman of the meeting shall have a second or casting vote; but no business relating to the exercise of powers or the performance of duties delegated under clause (b) of sub-section (1) shall be transacted at any such meeting unless at least two-thirds, and no other business shall be transacted unless at least one-half, of the members of the Sub-Committee are present from the beginning to the end of the transaction of such business.'

The assent of the Governor General to the amending Act was published in the Bombay Government Gazette on 29th September 1928."

Resolved.—"That the Chief Officer's note be recorded and a copy No. 468. thereof be forwarded to the Board for information."

tion Act which is made applicable in the case of acquisition of land under the Improvement Trust Transfer Act, but the conduct of the case *i. e.*, the Reference in Court must necessarily remain with the Solicitor to Government and the Advocate General and the Trust cannot appeal, whereas Government have a right to appeal.

3. Solicitors are concerned only with the presentation of the necessary evidence. There is nothing peculiar in the valuation of land which is taken up for the Board by the Improvements Committee compared with that of land taken up for Government purposes or for other local authorities or companies. The Surveyors of the Trust can as well inform the Solicitor to Government as they can inform the Board's Solicitors what special evidence they desire to be submitted to the Court. No inconvenience has been felt by the Municipal Surveyors in conferring with the Solicitor to Government in the municipal References and, therefore, Government see no reason for any difference in the References of the Improvement Trust.

4. As regards the point of economy, the Trust, as observed above, are not bound to appear on the Reference nor is it necessary that they should do so, but they are entitled to instruct their own Solicitors to appear on their behalf and assist the Law Officers of Government who would welcome any assistance and co-operation from the Trust.' "

Resolved.—"That the Hon'ble the Minister for Local Self-Government be requested to receive a deputation consisting of (1) the Chairman, (2) Sir Vasantrao and (3) Mr. Mirza to discuss the matter further.

8. *Re : First Nagpada Estate—plot 39—motor garage on.*
(File No. Mis. 695/28.)

Considered Chief Officer's note, dated 11th October 1928 :—

"The leasehold interest in this plot and the building standing thereon has recently been purchased by Mr. Haji Ebrahim Essac.

2. On the south of the building but within the plot area are two reserved open spaces separated from each other by the sanitary block. After purchasing the property, Mr. Essac roofed over one of the open spaces while on the other, he erected a motor garage. He did this without applying for sanction and without submitting plans to the Trust or to the Municipality. He was called upon by us to remove the structures and prosecuted by the Municipality for erecting an unauthorized building for which offence he was convicted and fined.

3. The roof erected over one of the open spaces has been removed and Mr. Essac has now submitted plans* of the garage shewing how he proposes to make it fire-proof by encasing the timber posts in concrete and covering the underside of the roof with asbestos sheets. The open space between the garage and the road will be 23 feet or 2 feet less than is normally required, while the maximum height will be 11 feet instead of 9. These departures from the rules may, it is suggested, be waived as they will do no practical harm.

4. No rate of premium for motor garages has been fixed for this particular Estate but under Trustees' Resolution No. 391, dated 8th July 1924, the old Board demanded a premium of Rs. 1,375 per 100 sq. feet for a garage which the lessee of plot 38 then proposed to erect. The matter was not proceeded with as the lessee considered the premium too high. The rate of Rs. 1,375 is that charged for Scheme 43 whereas on the Agridada Estate the rate is Rs. 875. I consider that the charge should be somewhere between the two and that Rs. 750 per 100 sq. feet would be fair."

RESOLUTION No. 470.—Sanctioned subject to the lessee agreeing to pay a premium calculated at Rs. 750 per 100 sq. ft. of the land covered by the garage and to the usual normal conditions in Trustees' Resolution No. 269, dated 27th September 1918, except (b) (iii) and (vi).

*Not printed.

9. Re: Scheme 37 (Sydenham Road Estate)—Chawls—provision of lights in the passages between chawls.

Considered Chief Officer's note, dated 10th October 1928 :—

"The above is an application from the tenants of the two-room tenements for putting up lights in the compound. Lights are not usually provided in the compounds of Trust chawls. Having regard, however, to the facts that these chawls are situated in an inlying area and with a view to popularize them, it is proposed to provide four 2-lit gas lamps in the positions shown on the plan.* The work is estimated to cost about Rs. 556. The maintenance charges for these lamps will be Rs. 20 per month.

As no provision has been made for the work in the current year's budget, it is proposed to transfer a sum of Rs. 556 from the provision of Rs. 24,300 for remodelling one block of the Chandanwadi Chawls to meet the expenditure."

RESOLUTION No. 471.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 556 being made from the savings under the provision of Rs. 24,300 made in the current year's budget for remodelling one block of the Chandanwadi Chawls to meet the expenditure.

10. Re: Scheme 60, Naigaum—Plot No. A—Naigaum North Sub-Station—request by the B. E. S. & T. Co., Ltd., for extension of the building period.

(File No. Mis. 668/28.)

Considered Chief Officer's note, dated 11th October 1928 :—

"The Committee by their Resolution No. 228 of 19th April 1927, accepted an application for the above plot from the B. E. S. & Tramways Co., Ltd., for their Naigaum North Sub-Station, at a ground rent calculated at 6% on Rs. 25 per sq. yd. Possession of the plot was given to the Company on 27th June 1927 and the rent commenced to accrue to the Board on 28th June 1928 after the expiration of 12 months' free period.

2. The Company now state that in view of the area intended to be served by this sub-station not having been built on and the consequent absence of demand for power they cannot now build the above sub-station. They, therefore, request that an extension of the building period for at least 5 years may be granted to them.

3. There is no objection to granting the Company an extension of the building period and I recommend that it be extended for 12 months, in the first instance, with liberty to apply again."

RESOLUTION No. 472.—SANCTIONED.

11. Re: Scheme 6, Sion-Matunga—plot No. B—Sion South Sub-Station—request by the B. E. S. & T. Co., Ltd., for extension of the building period.

(File No. Mis. 669/28.)

Considered Chief Officer's note, dated 11th October 1928 :—

"The above plot has been agreed to be leased to the B. E. S. & Tramways Co., Ltd., for their Sion South Sub-Station, at a rent calculated at 6% on Rs. 12 per sq. yd., under the Committee's Resolution No. 297, dated the 24th May 1927.

* Not printed.

2. Possession of the plot was given to the Company on 29th July 1927 and rent commences to accrue to the Board on 29th July 1934 after the expiration of 7 years' free period.

3. The Company intimate that there being no houses at present in the vicinity of the above plot, a sub-station there is not yet necessary and they, therefore, request that the building period of one year which expired on 28th July 1928 may be extended by 5 years.

4. There is no objection to granting the Company an extension of the building period and I recommend that it be extended for 12 months in the first instance with liberty to apply again."

RESOLUTION No. 473.—SANCTIONED.

12 Re : Kerosene oil—Tenders for the supply of—from 1st October 1928 to 31st March 1929.

Considered Chief Officer's note, dated 11th October 1928 :—

"Tenders for the supply of kerosene oil during the current year were invited in February last, but none were received, probably because the condition of the market at that time was unsettled due to the competition going on between the various oil companies. Now that the condition has become normal, quotations were invited by the Engineer for the supply of the oil from 1st October 1928 to 31st March 1929. The rates quoted by Messrs. Burmah Shell Oil Storage and Distributing Co. of India, Ltd., viz. Rs. 4-15-0 per unit of 8 Imperial Gallons for 125^g Medium Grade Oil and Rs. 4-7-0 per unit of 8 Imperial Gallons for 125^g Low Grade Oil are the lowest and are recommended for sanction."

RESOLUTION No. 474.—ACCEPTED.

13. Re : Portable Steam Engines—offers for.

Considered Chief Officer's note, dated 11th October 1928 :—

"Offers for the purchase of four engines have been received through Mr. Ranthoddass Dharsi, as shown below :—

No.	Description of Engine.	Amount offered.
		Rs.
1.	Richard Garrett—9 N. H. P. Boiler Registry No. 4700 ...	2,300
2.	Do. —9 N. H. P. Boiler Registry No. 4699 ...	2,300
3.	Do. —8.25 N. H. P. Boiler Registry No. 4475 ...	2,300
4.	Ruston Hornsby—10 N. H. P. Boiler Registry No. 4576 ...	2,500

2. Nos. 1 and 2 were purchased in September 1921 for Rs. 8,818 each and their present book value is Rs. 5,342 each.

3. No. 3 was purchased in October 1920 for Rs. 7,855 and its present book value is Rs. 3,785.

4. No. 4 was purchased in June 1922 for Rs. 7,000 (second-hand) and its present book value is Rs. 4,804.

The offers are subject to the final approval of the engines by the customers after the boiler certificates are renewed.

The party will pay fees for renewing the boiler certificates

A commission of 5% will be paid to Mr. R. Dharsi on completion of the sale transaction and payment of the sale proceeds into the office of the Chief Accountant.

The offers are reasonable and recommended for acceptance."

RESOLUTION No. 475.—ACCEPTED.

14.

Re : *Surplus plant—Locomotives—sale of.*

Considered Chief Officer's note, dated 16th October 1928 :—

"On the 15th May last, the Committee approved of a suggestion that Mr. Kynnersley should be requested to see whether he could find a market in Europe for the twenty-five locomotives we have for sale.

2. Mr. Kynnersley wrote to me on the 5th September that he had advertised the engines and had seen several firms who might be interested. He had also interviewed Messrs. Rendel, Palmer and Tritton (formerly Consulting Engineers to the Trust) and the makers of the engines Messrs. Hawthorn Leslie and the Avonside Engine Coy., with a view to ascertaining the probable price at which we might expect to dispose of them. From enquiries made by him it appeared that we might reasonably expect to obtain in England between £500 and £600 for each of the Avonsides and between £600 and £700 for the Hawthorns.

3. Mr. Kynnersley reported that one firm, Messrs. Thomas W. Ward Ltd. of Sheffield, were definitely interested and had asked for the latest boiler certificates which were sent to him. He also obtained and supplied them with copies of the drawings of the engines. He also informed me that so far as he could ascertain freight, insurance and packing would amount to about £200 per engine which we should have to pay.

4. I, therefore, cabled Mr. Kynnersley asking him to obtain and cable the best offers and the name of the port at which delivery should be made.

5. Of the 25 locos, eight were manufactured by the Avonside Engine Co. and eight by Messrs. Hawthorn Leslie—the others were secondhand when we obtained them.

6. On the 5th instant, the following cable was received from Mr. Kynnersley :—

"Best offer received from Ward for all 16 locos £8600 c. i. f. London against letter of credit, subject satisfactory examination. Wards claim this to be 40% new competitive prices. Proposition seems reasonably near. Cable direct."

7. The price offered averages £537-10-0. I have been in communication with the various shipping companies with a view to obtaining quotations for freight etc. It has not yet been possible to obtain this information as the Companies who consider this class of business have had to cable to England for certain information. It appears, however, that one of the few steamers built specially to carry locomotives will be arriving in a few days and then going on to Madras. It might be possible to arrange for her to call here on her way back and enquiries are being made as to this. The matter, however, is urgent and I suggest that the Works Sub-Committee be empowered to arrange for freight etc. and to accept the offer by Messrs. Thos. W. Ward or any other that may be submitted.

8. The Bombay Development Department have a number of engines of a similar gauge (4 - 8½) for sale and Messrs. Wm. Laws & Coy. have been endeavouring to sell them and ours. They have sent me copies of correspondence they have had with the Department and also with the Railway Board. It appears that they have offered the engines to the Chinese, Australian, South African & Egyptian Railways without success. They advise that if we break them up and sell them we may obtain from Rs. 1000 to Rs. 2000 each.

9. I attach a statement giving the necessary information as to purchase price and depreciated value."

Boiler Registry No.	Year of purchase.	Purchase price.		Depreciated value as on 31st March 1928.
		Avonsides.	Rs.		Rs.
4655	1921		46,775	36,250
4656	1921		46,797	36,268
4629	1921		46,489	35,884
4623	1921		46,795	36,266
4628	1921		45,982	35,489
4627	1921		45,982	35,489
4597	1921		46,811	35,498
4596	1921		46,811	35,498
		Hawthorns.		
4688	1921		56,949	44,610
4687	1921		56,960	44,619
4686	1921		56,946	44,608
4547	1920		35,431	27,312
4548	1920		35,431	27,312
4549	1920		35,431	27,312
4500	1920	}	66,629	50,527
4499	1920			

Resolved.—"That the suggestion made by the Chief Officer in para 7 No. 476. of his note be approved."

15. Re: *Establishment—Secretary & Chief Accountant's Department—Mr. H. R. Turner, Clerk—advance from Provident Fund Subscriptions to.*

Considered Chief Officer's note, dated 10th October 1928 :—

"Mr. H. R. Turner, a clerk in the Secretary & Chief Accountant's Department, applies for an advance of Rs. 200 from his own Provident Fund moneys, to pay the expenses incurred in connection with his father's illness.

Mr. Turner is in Trust service from 17th March 1921 and his present pay is Rs. 95 per month.

He has so far had advances as follows :—

1st advance of Rs. 150 paid in June 1926 and repaid in March 1927.

and advance of Rs. 175, paid in March 1927, out of which a sum of Rs. 8-12-0 is still outstanding.

His present request is admissible and requires the sanction of the Committee, subject to the Board's approval, as the last advance has not been entirely paid off.

If the advance is sanctioned, the recovery will be effected in 20 equal monthly instalments, and the balance of the last loan will be recovered and only Rs. 191-4 paid to him."

RESOLUTION No. 477.—Sanctioned subject to the approval of the Board.

16. Re *Establishment—Estates & Valuation Department—Defalcation in.*

Considered Chief Officer's note, dated 11th October 1928:—

"One of the Rent Collectors, N. S. Patil, responsible for the Collection of rents of acquired properties in Schemes 3 (part), 29 (part) and 41 was called upon to resign at the end of last month as his work was found to be unsatisfactory in as much as he was allowing tenants to run into arrears. On the usual examination of his books being made, it was ascertained that certain bills had been removed from their counterfoils (indicating payment of rent) and the counterfoils of six pasted to the backs of others. Four other counterfoils had not been stamped as received. On comparing these ten counterfoils with the remittance reports it was found that the rents had not been accounted for. The Junior Assistant Estate Agent was, therefore, instructed to interview the six tenants whose bills were missing. He was able to see five of them and found they had in their possession eight of the bills duly receipted in token of the money having been paid by them. The bills had not been receipted by the Rent Collector but by Abdul Kader, a clerk in the Estate Agent's Department.

2. I have held an enquiry into the matter and have had all Patil's books, 49 in number, examined and find that the amount not accounted for was Rs. 337-3-0. Of this, a sum of Rs. 64-11-0 paid to Patil by Abdul Kader has since been paid in. Patil explains that he was unable to do so before as Abdul Kader had not given him the names and addresses of the tenants from whom he recovered the amount. The nett amount now remaining unaccounted for is Rs. 272-8-0.

3. Patil joined the service some 18 months ago. He states that being a Hindoo he was nervous of the tenants in Scheme 41 who are Mohamadans and found some difficulty in recovering their rents. The late Mr. Narasingham, Deputy Estate Agent in charge of revenue collection, therefore, instructed Mr. Pavri, a Senior Assistant, to ask Abdul Kader, who resides in Doctor Street and who knows the tenants of Scheme 41, to accompany Patil and assist him by pointing out the tenants to him. Both Abdul Kader and Patil state that the former was told not to collect but merely to give assistance.

4. Abdul Kader has been in the employment of the Trust for 12 years. He was formerly a rent registering clerk but as his work was found to be unsatisfactory, he was transferred in March last and has lately been copying statements. He states he has been collecting rents in Scheme 41 for about six months and that he did so because Patil failed to. He gave receipts which he extracted from Patil's books sometimes with and sometimes without the latter's knowledge. He states, he paid the money over to Patil and sometimes obtained receipts from him; Patil then paid the money into the office. Patil says he always gave receipts.

5. From a detailed examination of the books and from enquiry of the tenants and inspection of the bills in their possession, it appears that the defalcations commenced in July last and continued up to the end of September. In August, one of the tenants informed Mr. Dadachanji that Abdul Kader was collecting rents and he was immediately instructed not to do so. In the same month, when I interviewed him on another matter, I told him that the matter had been reported to me and that he was on no account to collect any rents. He admits having received these instructions and to having disobeyed them.

6. Patil appears to have been remiss in allowing Abdul Kader access to his books. He states he paid in all the money he received from Abdul Kader and the latter states he paid Patil all he received. Abdul Kader states that when he handed Patil money he also gave him a slip of paper on which was entered a list of the amounts collected but no information as to names of tenants or numbers of houses. Patil states that Abdul Kader

folded over the counterfoils of bills collected by him and he was thus made aware of what had been collected. Both of them deny all knowledge of the counterfoils which were pasted together. As already stated there were six of these, two in each of three books.

7. The present system which has been in force for over 20 years is as follows:— Rent bill books are prepared in office and handed over to the Collectors. When an amount is recovered they detach the bill, sign it in token of receipt and hand it to the tenant; they also enter the date of receipt in the counterfoil. They enter the amounts received on a remittance statement which together with the bill books is handed over to the stamping clerk whose duty it is to check the entries on the statement with those on the counterfoils and to stamp the latter with a rubber stamp bearing the name and date of the month and the word "Received." There are in all about 800 bill books in force and every working day four from each of the 15 Rent Collectors and seven Chawl Superintendents are selected by one of the Senior Assistant Estate Agents and sent to a "checker" whose duty it is to see that all the counterfoils from which bills have been removed are stamped as having been recovered. In this case, the checker failed to notice that some of the counterfoils had been pasted together and that others had not been stamped as recovered. It may be noted that he has to examine some 15,000 to 20,000 bills every day and it is perhaps not very extraordinary that he did not discover the six counterfoils pasted to the backs of others. There is no excuse for omitting to notice the four which had not been stamped.

8. In January last, the Examiner of Outside Audit called my attention to, the system and suggested certain additions; he also asked that part of the checking should be carried out by a responsible officer. The Estate Agent's Accountant had in the previous month suggested certain alterations with a view to tightening up the check but, on receipt of the Examiner's letter, those proposals were dropped and a new system gradually worked out. Orders had been issued to bring the new system into force on October 1st but the Rent Collectors requested the Estate Agent to defer putting it in force until certain information regarding unrecovered bills remaining in the old books had been prepared. This work is now in hand and the new system together with a new form of bill book will be brought into use in about a month's time.

9. Abdul Kader has been suspended as from Saturday last and I recommend that he be dismissed. Patil's resignation had already been accepted before the defalcation had been discovered; the amount of Rs. 272-8-0 will have to be made good by him out of the security lodged with the Trust, although I do not for one moment think he received the whole of it from Abdul Kader. The clerk whose duty it was to see that the counterfoils had been stamped will have his increment (now due) stopped for a period of twelve months."

Proposed by the Chairman, seconded by Sir Vasantrao—

"That the recommendations made by the Chief Officer in para 9 of No. 478. his note be approved."

Amendment—Proposed by Dr. Viegas—

"That the matter be referred to the Establishment Sub-Committee for enquiry and report in all its bearings."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* on being put to the vote was *carried* with two dissentients.

17. Re: Resolution passed at a public meeting of the residents of the Improvement Trust Chawls at Chorgully and Chamarbagh, Parel, on 30th September 1928, under the Presidentship of Mr. B. G. Parelkar to protest against the location of a Tree foot booth for sale of toddy on Trust land.

Considered letter, dated 6th October 1928, from Mr. S. P. Dudwadl forwarding a copy of the abovementioned resolution :—

"I have to enclose herewith a copy of the Resolution passed at the Public Meeting of the residents of all the C. I. Trust Chawls at Chorgully and Chamarbag, Parel, numbering about 150 men to protest against the opening of a Treefoot booth in their midst with a request not to grant permission to open such a shop in the locality where it is not wanted.

The meeting was held under the presidency of Mr. B. G. Parelkar, Municipal Corporator."

Copy of resolution referred to above :—

"The Residents of Chamarbagh and Chorgully have learnt with deep concern the news that attempts are being made to locate a new Treefoot booth for the sale of toddy on the Improvement Trust plot just in the midst of the Improvement Trust Chawls and on the main road to and within the distance of 100 yds. from the King Edward Memorial Hospital; and the residents of all communities assembled in a public meeting held on Sunday, the 30th of this month, in the same locality offer their strong protest against the attempts of locating the shop, especially in the midst of the very poor and backward classes of workmen and earnestly pray to the authorities concerned that the necessary permission for opening such a shop should not be granted in view of the strong feeling of the residents of the locality."

RESOLUTION No. 479.—Forwarded to the Chief Officer for favour of a report.

18. Re: Mandvi-Kohwada Chawls—request for permission to use open space between the blocks of godowns Nos. 3 & 4 for purposes of a gymnasium.

Considered Chief Officer's note, dated 5th October 1928 :—

"The Committee by their Resolution No. 22, dated the 10th January 1928, granted permission to the residents of the above chawls and of private properties in the locality, to occupy on the terrace of these chawls, a space measuring 50' x 50' to be used as a gymnasium, at a nominal rent of Re. 1 per month. The Secretary, Shri Shiva Chhatrapati Vyayam Mandal, now states that the space on the terrace of the chawls would be very inconvenient for a gymnasium, and requests that the open space between the two blocks of godowns Nos. 3 & 4 shown bounded and hatched red on the accompanying plan* may be placed at their disposal for use as a gymnasium.

There is no objection to the permission applied for being granted on payment by the Secretary of a nominal rent of Re. 1 per month and subject to the condition that any structure to be put up on the land shall be approved by the Trust Engineer and on the further condition that such permission is liable to be withdrawn at any time at a month's notice."

RESOLUTION No. 480.—Sanctioned subject to the conditions mentioned in para 2 of the Chief Officer's note.

19. Re: Scheme 37, Sydenham Road—Case No. 114—request for reduction of rent.

(File No. Ms. 431/28.)

Considered :—

(a) Letter, dated 10th June 1928, from Mr. Aboobaker Ebrahim :—

"We beg to draw your attention that we have taken the above plot on lease for a period of three years, which is now over, at the monthly rent of Rs. 121. On this plot, we

* Not printed.

have erected a building and immediately the building was erected, the Municipality began excavation work just in front of the plot, which resulted in heavy losses to us by way of losing tenants etc. For nearly a year and half, we could not get tenants and were unable to make anything out of the plot. As stated above, the period of three years is now over and by this time, not only have we not been able to realise Rs. 5000 that we have paid in erection for this plot but on the contrary, we have lost Rs. 2000 over this plot. In the first place, we cannot get tenants in these hard times and what we get are of low castes from whom it is difficult to realise rent. We would state here that just in front of our plot, there is another plot of better situation, which is given by the Trust to one Mr. Dayabhoj Vassanji at the monthly rent of Rs. 80. In comparison to this, the rent of our plot should be Rs. 60. We wrote several letters to the Trust requesting for a reduction in rent for the above things but to no purpose. They have turned a deaf ear to all complaints. We do not wish to go into the details of this here and, therefore, we enclose copies* of the letters we wrote to the Trust. We are now being put to heavy losses, because we shall have to pull down the structure erected on the plot so that our money (Rs. 5000) spent on the erection work will be lost for nothing, not to speak of other losses. We, therefore, request you to be good enough to go into this matter and redress our just complaint made to the Trust for reduction in rent of the plot."

(b) Chief Officer's note, dated 11th October 1928 :—

"This is an application for reduction of rent by the owner of a shed erected on the land in Case 114, Scheme 37, and situated at the junction of Chunam Kila Street and Sydenham Road.

2. The land measures 224 sq. yards and was let to the tenant at a rent of Rs. 121 per month for a period of 3 years commencing from the 13th of June 1925. The tenant now remains on as a monthly tenant.

3. I have inspected the property and am of opinion that the rent Rs. 121 is too high, especially when compared with the land in case 52A on the opposite side of the road which was let on a basis of Rs. 100 per sq. yard.

4. I, therefore, recommend that the rate on which the rent should be calculated as from the 13th of June last should be Rs. 76 which would result in the monthly rent being reduced to Rs. 85. The area of plot 52A is 173 sq. yards and the rent Rs. 87 per month. The reduction should, I suggest, be granted on condition that the tenant pays up all arrears of rent."

Resolved.—"That the rent be reduced to Rs. 85 per month from 13th

No. 481. June 1928, subject to the condition mentioned in para 4 of the Chief Officer's note."

20. *Re: Scheme 37, Sydenham Road Estate—Case No. 90—Report No. 8 of the Land Sub Committee, dated 9th October 1928.*

"The Land Sub-Committee beg to submit the following report with reference to Committee's Resolution No. 438, dated 19th September 1928, asking them to consider and report upon the complaints made by (1) Messrs. Shah and Chinubhai, on behalf of Mr. Mangaldas Keshavji, tenant, (2) Mr. Natwarlal Gulabchand, tenant, (3) Mr. A. Dias, (4) Mr. Mangaldas Keshavji, tenant, and (5) Mr. Kantilal S. Thanawalla, Solicitor, on behalf of Mr. Mohanlal Bholabhai, tenant, against Mr. Amratlal Nagardas, the present rent-farming contractor.

The Sub-Committee after having carefully considered the complaints and the Chief Officer's note, dealing with them beg to recommend that the applicants be informed that the Committee see no reason to interfere in the matter.

It is further recommended that the rent-farming contract with Mr. Amratlal Nagardas be terminated from the 31st March 1929, as the Sub-Committee are generally opposed to the idea of farming rent collections."

HOUSENALLY M. RAHIMTOOLA,
Chairman.

RESOLUTION No. 482.—Approved and adopted.

21. Re : Chowpaty West Estate—plot No. 34A—permission for encroachment of bay window in front of the building on—Report No. 6 of the Works Sub-Committee, dated 10th October 1928.

"The Sub-Committee have considered the plans of the building proposed to be erected on this plot. The building tenant asks for permission to erect a bay window on a portion of the front open space. It is recommended that the proposed encroachment be allowed on payment of additional ground rent of Rs. 32 per annum which is in proportion to the area covered by the encroachment."

HOUSENALLY M. RAHIMTOOLA,
Chairman.

RESOLUTION No. 483.—Approved and adopted.

22. Re : Scheme 43, Parel Road Central—transfer of grant—sanction for.

"Considered Chief Officer's note, dated 2nd October 1928 :—

"When the concrete foundations of this road were laid, the portion falling under the tram tracks at the junction of Babula Tank Road and the Eastern avenue were omitted as it was known that the tracks would be relaid when the first named road came to be remade. The work has been done during the current year and has cost a sum of Rs. 350. As no provision has been made for this work in the current year's budget it is proposed to transfer a sum of Rs. 350 from the provision of Rs. 11,000 made for footpaths pavement under the same scheme."

RESOLUTION No. 484.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 350 being made from the savings under the provision of Rs. 11,000 made in the current year's budget for pavement of footpaths in Scheme 43.

23. The following documents were executed :—

(1) Debentures—

Two debentures in favour of Mr. Anthony Paul Dias of the Loan of 1912 for Rs. 1,500 in lieu of three cancelled.

(2) Lease and Counterpart to—

(i) Mr. Dinshah Navroji Bamji re : plot No. 644, Dadar-Matunga Estate.

(ii) Mr. Kharsedji Bomanji Engineer and another re : plot No. 666, Dadar-Matunga Estate.

(3) License and Duplicate to—

(i) Mr. Jagjivan Ujamshi Muly for erection of a motor garage on plot No. 86, Gamdevi Estate,

(ii) Bai Banoo Bai Jehangir Ghandhi for the erection of a motor garage on plot No. 23E, Chaupati West Estate.

(4) *Agreement with—*(i) Mr. Ganpat Passoo *vs* : temporary occupancy of plots Nos. 123, 124 & 126, Scheme 29.(ii) Mr. Gangaram B. Bhonsley *vs* : temporary occupancy of Case No. 58, Scheme 57.(5) *Acceptance of application* by Dr. Rajaram Jagannath Khot for building lease of plot No. 173, Dadar-Matunga Estate.

24. The following papers were laid on the Table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (r) of the Act.
2. Work orders do do
3. Sale of materials do do
4. Tenancy agreements entered into by do
5. Estate Agent's No. 16324, dated 21st September 1928, intimating that in pursuance of Committee Resolution No. 408, dated 28th August 1928, action was taken and re-entry effected on plot 151, Kolbhatwadi Estate.
6. Statement for the quarter ending 30th September 1928 of plots on the Boards' Estates handed over to the charge of tenants.

Estate.	Plot No.	Date.	REMARKS.
Sydenham Road	55 B	16-8-28	
Do.	59	6-8-28	

Bombay Improvement Trust.

ESPLANADE ROAD.

Bombay, 24th October 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 2-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSEENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. GANPAT KRISHNAJI BORADE.
 4. MR. L. R. TAIRSEE.
 5. MR. S. L. SILAM, B.A., LL.B.
 6. MR. G. A. THOMAS, C.B.E., I.C.S.
 7. DR. ACCACIO G. VIEGAS, L.M. & S.
 8. MR. F. G. PANDEF.
- MR. R. H. A. DEEVES, F.S.M., *CHIEF OFFICER.*
THE SECRETARY.

The minutes of the meeting held on the 16th October 1928 were signed.

1. Re: Loan of 1928-29.

Considered Report No. 12, dated 22nd October 1928, of the Finance Sub-Committee:—

"The Finance Sub-Committee beg to report that Government have sanctioned the raising of a loan of Rs. 20 lakhs for the current year—Government Resolution, Finance Department, No. 2804, dated 17th October 1928. The Board have authorized the Committee to fix the actual date of issue, to accept offers and to fix the minimum rate at which offers should be accepted and to invite tenders.

The Sub-Committee have obtained a report in this connection from the Chief Officer, a copy of which is attached herewith and recommend that Government Resolution, Finance Department, No. 2804, dated 17th October 1928, be recorded and that the suggestions made by the Chief Officer in para 3 (a) to (f) of his note be approved. In regard to the invitation of tenders, the Sub-Committee beg to recommend that tenders be invited only from bankers and brokers in consideration of the smallness of the amount of the loan and saving on the cost of advertising."

HOSEENALLY M. RAHIMTOOLA,
Chairman.

Chief Officer's note, dated 20th October 1928 :—

" Government have now sanctioned the raising of the loan of Rs. 20 lakhs bearing interest at 4½% and repayable in 10 years.

2. The Board have authorized the Committee to fix the actual date of issue, to accept offers, to fix the minimum rate at which offers should be accepted and to invite tenders.

3. It is now necessary to settle the following details :—

- (a) The date on which offers should be received. It is proposed to fix 1st November 1928 as the date of issue.
- (b) It is suggested that 5% of the amount tendered for should be deposited on application, the balance being paid on or before the 31st December 1928.
- (c) It is proposed to pay 4½% interest from the date of payment in full to 31st December 1928 at the time of issue of Debentures.
- (d) Interest will be payable in Bombay or in Calcutta, on the 1st day of July and the 1st day of January.
- (e) It is suggested that the Finance Sub-Committee should meet on 1st November 1928 to consider offers and report thereon to the Committee at a meeting to be held that day.
- (f) It is suggested that brokerage should be paid at 1/8th per cent to recognized bankers and brokers on allotments made in respect of applications bearing their stamp.
- (g) It is suggested that the attached* Loan Notification should be published in the newspapers noted below on three occasions :—
 1. The Times of India,
 2. The Bombay Chronicle,
 3. The Indian National Herald,
 4. The Indian Daily Mail,
 5. The Bombay Samachar,
 6. The Jambhvi,
 7. The Sanj Vartman,
 8. The Khilafat,
 and one of the following :—
 9. The Dnyan Prakash,
 10. The Nava Kal."

RESOLUTION No. 485.—Approved and adopted.

2.

Re : Liquid Chlorine—supply of.

Considered Chief Officer's note, dated 19th October 1928 :—

"By their Resolution No. 387, dated 14th August 1928, the Committee accepted the tender of Messrs. The Union Chemical Agency for the supply of 46,000 lbs. of liquid chlorine. One of the conditions of the contract is that the contractors should supply the chlorine in cylinders of 50 to 60 lbs. size. This size was prescribed for the following reasons :—

- (1) The present cylinders used in connection with the chlorine apparatus are of 50 to 60 lbs. capacity.
- (2) The Municipality use the same size and in time of emergency the cylinders can be exchanged.

* Not printed.

(3) The smaller size cylinders are easy to handle.

The contractors now inform us that the first consignment of 100 cylinders arriving here on the 15th October will be of a larger size than that stipulated under the contract, viz. 75 to 77 lbs. instead of 50 to 60 lbs. They state that their shippers have not got the cylinders of the required size ready in stock and that it would take some time to manufacture them.

The acceptance of these large size cylinders is recommended under the circumstances, subject to the following conditions which have been accepted by the contractors.—

- (1) that they will bear the charges for removing and refixing the present subsidiary piping and specially substituting new piping to suit the height of the cylinders and the proper working of the chloronome.
- (2) that the future supplies will not be accepted if the size of the cylinders is not the same as required under the contract."

RESOLUTION No. 486.—APPROVED.

Re: Resolutions passed at the public meeting of the residents of the Foras Road Chawls, on 6th October 1928, under the presidentship of Dr. A. G. Viegas, L. M. & S.

Considered Letter, dated 16th October 1928, from Dr. A. G. Viegas, enclosing copies of the Resolutions referred to above:—

"Pray enter the enclosed Resolutions of a meeting of Foras Road Chawls tenants, held on the 6th instant, over which I had the honour to preside and I was authorised to send these Resolutions to the Chairman and members of the Improvements Committee.

Resolution I.—This meeting of all the tenants of the Bombay Improvement Trust Chawls, Foras Road, respectfully brings to the notice of the Improvement Committee the great trouble they have to experience for want of lights near the latrines and the staircases at night and requests to arrange for two lights on each floor at places abovementioned and one at the iron railing newly erected on the Lamington Road entrance.

Resolution II.—Block Nos. 7, 17 and 18 have to suffer greatly from the cotton dust that floats through the air from the Madhavji Dharamsi Mills when they are working and is considerably responsible for spoiling their health. This meeting requests the Improvement Committee to stop the nuisance.

Resolution III.—This meeting requests the Improvement Committee to make a free award of one of the hundreds of vacant rooms in the Foras Road Chawls, for the use of the free dispensary conducted by the Mutual Helping Society as it greatly helps the poor tenants.

All the above resolutions were passed unanimously.' "

RESOLUTION No. 487.—Forwarded to the Chief Officer for favour of submitting a report at an early date through the Land Sub-Committee.

4. *Re: Letter, dated 17th October 1928, from Dr. M. B. Udgaonkar, President of a public meeting of the residents of Chorgully & Chamarbag, Parel, held on 13th October 1928, forwarding copy of a resolution passed protesting against the location of a Treefoot Booth in the locality.*

"I have the honour to convey the following resolution passed at a public meeting of the residents of Chorgully and Chamarbag, Parel, held under my presidentship on the 13th instant. I may be permitted to state that the residents of these localities had protested against the Treefoot Booth before it was opened in the locality.

The resolution runs as under:—

'This public meeting of the residents of Chorgully and Chamarbag, Parel, emphatically protest against the issue of license for a Treefoot Booth in the locality against the declared wishes of the residents in their meeting of the 13th of October 1928 and requests the Government to cancel the license forthwith.'

RESOLUTION No. 488.—Forwarded to the Chief Officer for favour of report.

5. The following documents were executed:—

- (1) *Lease & Counterpart to Mr. Rustomji Jamasji Mistri re: plot No. 762, Dadar-Matunga Estate.*
- (2) *License & Duplicate to Mr. Cassumally Jairabhoy & others for erection of underground Petrol Tank on plot No. 15, Warehouse Road Estate.*
- (3) *Agreement by Sadoo Rama for faithful performance of his duties as flowerman.*

6. The following papers were laid on the Table:—

1. Purchase orders sanctioned by the Chief Officer under section 22 (1) of the Act.
2. Work Orders. do. do.
3. Sale of Materials do. do.
4. Tenancy agreements entered into by do. do.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 1st November 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 2-15 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. GANPAT KRISHNAJI BORADE.
 3. MR. B. G. HORNIMAN.
 4. MR. N. G. HUNT.
 5. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
 6. MR. S. L. SILAM, S.A., LL.B.
 7. MR. W. R. S. SHARPE.
 8. DR. ACCACIO G. VIEGAS, L.M. & S.
 9. MR. Y. G. PANDIT.
- MR. H. B. CLAYTON, C.I.E., L.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 24th October 1928 were signed.

1. Re: Dharavi South Estate—plots 3, 4 & 5 (sites for milch cattle stables)—
applications for.

(File No. Ms. 713/28.)

Considered Chief Officer's note, dated 29th October 1928 :—

"Herewith I have the honour to submit applications* for the above three plots by Mr. Pestonji Dadabhai Padsha. The rent offered in each case is seven annas per sq. yard per annum which capitalized at six per cent. is equal to Rs. 7'29 per square yard.

2. The approximate areas and rentals of the plots are as follows :—

Plot No.	Area in sq. yards.	Rent per annum.
		Rs.
3	5,462	2,338
4	5,792	2,535
5	5,798	2,596
	17,052	7,470

3. As on each of the plots it will be possible to house 300 animals, the annual rent per buffalo will work out to an average of Rs. 8'3. This compares with a rent of Ra. 10 obtained at East Agripada some years ago. Bearing in mind the difference in situation and the stringent conditions imposed by the Municipality the rent offered is reasonable.

4. The applicant stipulates that the lease shall be for 99 years. It was the intention of the Committee to lease for 30 years only but in view of the difficulty experienced in obtaining tenants for these plots I recommend that the period be enlarged to 99 years. This does not affect in any way the conditions laid down by the Municipality and the applicant is fully aware of this.

5. The applicant also stipulates that he shall be permitted to construct one or more shops on the spaces set aside for gowli's quarters should he desire to do so. As there are no shops in the locality the request is reasonable.

6. The applicant further points out that it will not be possible for him to erect and complete the buildings on all the plots within the free period of six months and he asks that an additional period of six months may be granted in respect of one of them. This might be agreed to and the free period of plot 5 (which is at a greater distance from the main road than the others) extended to 12 months.

7. Mr. Padsha has erected stables on other plots belonging to the Trust and has been a good tenant.

8. I recommend that the applications be accepted."

RESOLUTION No. 489.—Accepted on the conditions set out in the applications and in paras 5 and 6 of the Chief Officer's note.

2. Re: Scheme 29, Recreation ground—water connection—sanction for.

(File No. Ms. 652/28.)

Considered Chief Officer's note, dated 24th October 1928 :—

"By their Resolution No. 454, dated 3rd October 1928, the Committee sanctioned the maintenance of this ground at an estimated cost of Rs. 1,000 before it is handed over to the Municipality. It was then expected that no independent water connection would be necessary for this recreation ground, since there are Municipal stand post hydrants on footpaths of both the roads Nos. 4 and 5. The Municipal Hydraulic Engineer, however, does not allow the use of these hydrants for watering the ground. It is, therefore, proposed to provide an independent water connection at a cost of Rs. 200 to be met out of the savings in the provision of Rs. 9,610 made in the current year's budget under Roads in Scheme 29."

RESOLUTION No. 490.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 200 being made from the savings under the provision of Rs. 9,610 made in the current year's budget under Roads in Scheme 29.

3. Re: Gamdevi Estate—plot 52—extension to the motor garage on.

(File No. Ms. 711/28.)

Considered Chief Officer's note, dated 29th October 1928 :—

"The lessee of this plot proposes to use the kitchen located on the ground floor of the outhouse area as a motor garage and to extend the same over the open spaces between the main building and the outhouse area.

As the proposal amounts to an encroachment upon the compulsory open space, it is recommended that sanction be accorded subject to the payment by the lessee of a premium at the rate of Rs. 750 per 100 sq. ft. of land covered by the extension.

The lessee also proposes to convert the living rooms on the ground floor of the out-house area into kitchens and to construct a nabani in a bed room on each of the floors of the main building. These deviations are minor and recommended for sanction."

RESOLUTION No. 491.—SANCTIONED.

4. Re. Dadar-Matunga Estate—plots Nos. 668 & 738—complaint regarding discontinuance of the Municipal Halalkhore service.

Considered copy of letter, dated 23rd October 1928, from Mr. M. R. Desai, Dadar Parsee Colony, addressed to the Municipal Commissioner :—

"I am in receipt of your Conservancy Branch Head Supervisor's letter No. HS. 442C, dated the 19th instant, informing me that the Municipal Halalkhore Service, heretofore rendered to the ragboxes, in respect of Mr. R. R. Desai's Trust properties situated on Plots Nos. 668 & 738, Parsee Colony, Dadar-Matunga Estate, will be discontinued from and after the 1st November 1928.

I do not understand under which section of the Municipal Act, the notice in question is issued.

I may be allowed to mention here for your information that the rubbish cloth etc. intended for the ragboxes attached to the houses occupied by the Parsee tenants are removed by the Municipal Halalkhores since the existence of the Municipality in the City.

Further, all the buildings in this locality are from the very outset provided with water-closets connected by drains with a Municipal sewer and the building plans with such water-closets and rag pipes are passed by the Municipality and the City Improvement Trust. No change in the local conditions has happened to justify the discontinuance of the service.

The idea of discontinuing the service appears to be ill-conceived particularly as the result will be the choking up of the water closets, the Municipal drain or the septic tanks. The Municipal authorities are on one hand spending large sums to abate the nuisance caused by the septic tanks and on the other hand doing things which would aggravate the nuisance. The sewage outfall scheme for the north of the Island is under consideration for years. The septic tanks at Dadar are so much overcharged that except for certain limited portion of the area at Dadar, connections leading to the septic tanks are not permitted.

To discontinue the rag service at the places where water closets are connected with the septic tank means adopting means to clog up water closets, make Municipal drains storage house for rags and leading in course of time to septic tanks inefficient and one of the nearest suburbs of Bombay epidemic-death-trap.

I trust the matter will be seriously considered by you and the service ordered to be continued as heretofore."

RESOLUTION No. 492.—Forwarded to the Chief Officer for favour of report.

5. Re : Chief Officer—Mr. R. H. A. Delves, F.S.I.—leave to—~~from~~ 27th February 1929.

Considered Chief Officer's application, dated 27th October 1928 :—

"As the term for which I was appointed Chief Officer will expire on May 5th next and, as all leave earned but not taken before that date will automatically lapse, I have the honour to inform the Committee that I am requesting the Board to grant me leave from February 27th."

RESOLUTION No. 493.—RECORDED.

6. *Re: Establishment—Engineer's Department—Mr. G. G. Marathe, Sub-Engineer—privilege leave to.*

(File No. E. L. 203/28.)

Considered Chief Officer's note, dated 19th October 1928 :—

"Mr. G. G. Marathe, L. C. E., a Sub-Engineer (on Rs. 400 in 250-25-400), requires privilege leave for 1 month and 17 days from 6th November 1928, with permission to affix the ensuing Christmas holidays.

The leave which is recommended by the Engineer in charge, Northern Division, is admissible and requires the sanction of the Committee. There is no objection to the Christmas holidays being affixed to the leave."

RESOLUTION No. 494.—SANCTIONED.

7. *Re: Establishment—Estates & Valuation Department.*

Considered Report No. 1, dated 22nd October 1928, of the Special Sub-Committee, appointed under Committee's Resolution No. 358, dated 17th July 1928 :—

"The Special Sub-Committee, appointed under Committee's Resolution No. 358, dated 17th July 1928, to consider the Chief Officer's note, dated the 27th June 1928, regarding the desirability of filling the posts of Deputy Estate Agent and Junior Assistant Estate Agent, beg to report that they have carefully considered the question in consultation with the Chief Officer and come to the conclusion that in the interest of work it is necessary to fill these posts. The Sub-Committee accordingly recommend that both these posts be filled as early as possible and that their term be for 3 years for the present."

PHIROZE C. SETHNA,
Chairman.

RESOLUTION No. 495.—Consideration postponed.

8. *Re: Appointment of Chief Accountant.*

Considered Report No. 10 of the Establishment Sub-Committee, dated 24th October 1928 :—

"With reference to Committee's Resolution No. 457, dated 3rd October 1928, the Sub-Committee beg to report that they have obtained a report from the Chief Officer in the matter of filling the post of Chief Accountant consequent on the expiration of Mr. Gorwalla's term of office on 18th November 1928 and to make the following recommendations :—

- (1) That the post of Secretary and Chief Accountant on Rs. 1,000—50—1,250 be abolished.
- (2) That a post of Chief Accountant be created carrying a pay of Rs. 800—50—1,000.
- (3) That the Board be recommended to appoint Mr. N. T. Chawathey, the present Deputy Secretary and Accountant, as Chief Accountant.
- (4) That Mr. N. T. Chawathey be given the maximum salary of Rs. 1,000 of the grade as his present salary is Rs. 950, and
- (5) That the post of Deputy Secretary and Accountant on Rs. 800—50—1,000 be abolished.

2. Proposals for the disposal of the Secretarial duties will be submitted later."

HOUSENALLY M. RAHIMTOOLA,
Chairman.

Resolved.—“That the Report of the Establishment Sub-Committee be No. 496. approved and adopted.

2. That the Board be recommended to appoint Mr. N. T. Chawathe, the present Deputy Secretary and Accountant, as Chief Accountant.”

9. *Re: Sewri Kolwada—Case No. 50—reduction of rent—request for.*

Considered :—

(a) Report No. 4, dated 24th October 1928, of the Land Sub-Committee :—

“With reference to Committee's Resolution No. 400, dated 28th August 1928, the Land Sub-Committee beg to report that they have considered the Chief Officer's note underlying the resolution mentioned above and visited the property and interviewed the applicant. The Sub-Committee are of opinion that no case has been made out for the reduction of rent and beg, therefore, to recommend that the applicant be informed accordingly.”

HOUSENALLY M. RAHIMTOOLA,

Chairman.

(b) Letter, dated 24th October 1928, from Mr. Shriram Balkrishna Deorukhkar :—

“In continuation of my previous petition, dated the 17th May 1928, I lay before you the following allegations for your favourable consideration.

1. If the building in question is purchased on the rent basis of 1919, the rent of my place must be according to that.

2. If the same is purchased on higher basis than that of 1919, what made the Trust to do so.

3. If the Trust is compelled to pay more value than necessary owing to valid and unavoidable reasons, even then the rent of my place ought to have been much more less than the present one for the following facts :—

I. The Municipal School in the said building occupies 1671-43/72 sq. ft. space while my place occupies 389-2/3 sq. ft. *i. e.* school area is 4-8131/28056 times more than that of mine.

II. The Municipal School has occupied upper floor and a part of ground floor of the said building. The upper floor is properly paved and has fine ceiling and the ground floor is made pakka, while my living place is on ground floor and the floor is made of kachcha earth.

III. As both the places compared in the above two facts are parts of the same building any frank hearted body would have made my rent so as to meet the proper proportion and have taken into consideration the area fineness of the place. I may daresay that my rent would have come to 1/4th part of that school place.

4. If there be such allegation on the part of the Trust as the Municipal School rent does not keep the proper proportion with that of living place. Then I am sorry to say that this way of achieving the motive of charity (for the sake of slightest benefit of the public to harass a poor innocent family) is quite a strange one.

5. If there be such allegation on the part of the C. I. T. as I had been paying the same rent a year or two before, there was no cause left for me to complain against the present rent. Upon this, I may humbly ask the Trust that how it came to know that the other tenants of Case No. 46 and 48 paying high rent before the acquisition are unable to pay

the rent what they were paying before a year or two. Besides, it is not worthy for the guidance of the Members that the Chawls bearing Case No. 45 and 48 are new ones and being on the public road they are business places and also the floor of the same chawls are properly paved.

6. Hence I fail to understand that why the Trust Officers are so harsh upon me in respect of my rent.

7. However, I have an ardent hope that some of the Committee Members who have lately visited this locality and seen almost all the places compared with my living place would not go against their eye witnesses.

For all the abovementioned facts, I am sure that the Trust Committee will have keen consideration and I shall have justice in bringing down my rent to the level of the rent of year 1919.

Thanking you all in anticipation."

Resolved.—"That the report of the Land Sub-Committee be approved and adopted.

2. That the letter, dated 24th October 1928, from Mr. Shriram Balkrishna Deorukhkar be recorded."

10. *Re: Report of Financial Transactions in September 1928.*

Considered Chief Officer's note, dated 19th October 1928:—

Fixed deposit:—Rupees one lakh, from surplus cash balances, was placed on fixed deposit with the Central Bank of India, Limited, Bombay, at 4 per cent. due 1st working day in 1929. (*Vide Finance Sub-Committee Cir. No. 131, dated 24th September 1928.*)

Investment of Sinking Fund money:—Bombay Improvement Trust debentures of the nominal value of Rs. 79,000 of the 5 per cent. Loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account."

RESOLUTION No. 498.—RECORDED.

11. *Re: Sale of Tipping Wagons.*
(File No. Mis. 712/28.)

Considered Chief Officer's note, dated 29th October 1928:—

"An offer has been received from Messrs. R. P. Umrigar & Co. for the purchase of 15 tipping wagons (60 c. ft. double side steel) for 2' 6" gauge light railway at Rs. 80 per wagon.

These wagons were purchased in 1911 at Rs. 300 each and their present book value is nil.

The offer is fair and recommended for acceptance."

RESOLUTION No. 499.—ACCEPTED.

12. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

Statement A

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A.:—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
296, dated 7th Dec. 1926.	<p>Gratuity to staff—to furnish concrete cases comparing the benefits which would accrue to the staff under Trust rules and the Municipal rules respectively.</p>
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i>: action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>

Committee's Resolution No. and date.	Subject.
653, dated 22nd Nov. 1927.	Complaint regarding water supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.
341, dated 3rd July 1928.	Notice of motion by Mr. L. R. Tairsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the matter regarding the balance sheets referred to in his No. O. A. 10-689 dated 30th March 1928 may be disposed of at an early date.
479, dated 16th Oct. 1928.	Resolutions passed at a public meeting of the residents of Improvement Trust Chawls at Chorgully and Chamarbaug, Parel, on 30th September 1928, under the presidentship of Mr. B. G. Parekar to protest against the location of a Treefoot booth for sale of toddy on Trust land.
488, dated 24th Oct. 1928.	Letter, dated 17th October 1928, from Dr. M. B. Udgaonkar, president of a public meeting of the residents of Chorgully and Chamarbaug, Parel, held on 13th October 1928, forwarding copy of a resolution passed protesting against the location of a Treefoot booth in the locality.
487, dated 24th Oct. 1928.	Resolutions passed at a public meeting of the residents of the Foras Road Chawls on 6th October 1928 under the presidentship of Dr. A. G. Viegas, L.M.&S. The Report to be submitted the Land Sub-Committee.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
86, dated 8th Feb. 1927.	Regarding payment of salary to the clerical and inferior staff according to the scale in vogue in the Municipal Corporation.
216, dated 12th April 1927.	Cost of Management and Establishment—Note by the Examiner, Outside Audit.
259, dated 4th May 1927.	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahimtoola, B.A., regarding the rate at which Provident Fund moneys should be remitted to England.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas L.M. & s., <i>re</i> : filling up of the post of Deputy Estate Agent.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> : Temporary Establishment.
658, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager.
659, dated 22nd Nov. 1927.	Transfer of the posts of Chageman and Head Fitter on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : Salary of the Trust Architect, Mr. M. Framji.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & s., <i>re</i> : cost of Management and Establishment.
247, dated 24th April 1928.	Board's Resolution 29, dated 13th April 1928, <i>re</i> : the policy laid down by the Board in regard to the appointment of an outsider.
248, dated 24th April 1928.	Filling up of the post of Dy. Estate Agent.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the cost of Management and Establishment referred to in his No. O. A. 10-9, dated 7th April 1927, be disposed of at an early date.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of employment of temporary establishment referred to in his No. O. A. 10-431, dated 2nd November 1927, be disposed of at an early date.

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.—(concl'd.)	
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Matbar, Assistant Land Manager, referred to in his No. O. A. 10-531, dated 23rd December 1927, be disposed of at an early date.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.
Finance Sub-Committee.	
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by the Examiner, Outside Audit.
517, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, re : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, re : return showing demand, recovery and arrears of rents of acquired properties and Chawls for the half-year ending 31st March 1927.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Stores in Stock Account referred to in his No. O. A. 10-168, dated, 18th June 1928, be disposed of at an early date.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the write off of irrecoverable rents referred to in his Nos. O. A. 10-369, dated 12th October 1926 and O. A. 10-337, dated 12th September 1927, be disposed of at an early date.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatapura District.

Committee's Resolution No. and date.	Subject.
Land Sub-Committee.—(concl'd.)	
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
391, dated 5th July 1927.	Love Lane Chawls—the question of lighting passages and other places in.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others, <i>re</i> : temple of 'Mari Ar' at Worli.
575, dated 4th Oct. 1927.	Suparibaug Chawls—complaint by Mr. A. G. Louzado, <i>re</i> : defective drainage and application for provision of electric lights—further report from Land Sub-Committee to be awaited.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.
377, dated 31st July 1928.	Board's Resolution No. 47, dated 13th July 1928, <i>re</i> : rents of Pre-war Chawls.
Special Sub-Committee. (C. R. 105/26.)	
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kols' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.
433, dated 19th Sept. 1928.	Dharavi Street Scheme—Chief Officer's note on the notice of motion by Dr. A. G. Viegas asking for a report whether any portion of the land included in the Scheme was filled at the request of Government, and if so, on what terms and conditions.
Special Sub-Committee. (C. R. 342/28.)	
342, dated 3rd July 1928.	To consider the question of ways and means to push the sale of plots.

Resolved.—“That the statements be recorded and the Chief Officer No. 500. and the respective Sub-Committees be requested to expedite the submission of their reports.”

13.

Re : Loan of 1928-29.

Considered Report No. 13, dated 1st November 1928, of the Finance Sub-Committee :—

"With reference to Committee's Resolution No. 485, dated 24th October 1928, the Finance Sub-Committee beg to report that the tenders for the loan received by the Chief Accountant up to 12 o'clock noon (Bombay Times) to-day, were opened by the Chief Officer in the Sub-Committee's presence.

In all, 19 tenders were received aggregating Rs. 20,50,000 as shown in the attached statement. The highest rate offered is Rs. 92-3 per cent. for Rs. 50,000.

The Sub-Committee consider that the rates offered are not favourable and, therefore, recommend that none of the tenders be accepted and that they be authorized to negotiate with a view to obtaining a higher rate."

HOOSENALLY M. RAHIMTOOLA,

Chairman.

Statement of offers received.

Tender No.	Name of Tenderer.	Amount tendered.	Rate.	Cost price.	5% deposit.
			Rs. a. p.	Rs. a. p.	Rs.
1	Messrs. Munraj & Co. ...	1,00,000	90 14 0	90,875 0 0	5,000
2	Do. ...	1,00,000	90 12 0	90,750 0 0	5,000
3	Do. ...	1,00,000	90 10 0	90,625 0 0	5,000
4	Do. ...	1,00,000	90 8 0	90,500 0 0	5,000
5	Do. ...	1,00,000	90 6 0	90,375 0 0	5,000
6	Do. ...	1,00,000	90 4 0	90,250 0 0	5,000
7	Do. ...	50,000	91 0 0	45,500 0 0	2,500
8	P. & O. Banking Corporation	2,00,000	91 6 0	1,82,750 0 0	1,000
9	Do. ...	2,00,000	91 9 0	1,83,125 0 0	1,000
10	Do. ...	50,000	91 3 0	45,593 12 0	2,500
11	Do. ...	2,00,000	91 2 0	1,82,250 0 0	1,000
12	Vijbhukasandas & Co. ...	1,00,000	90 0 0	90,000 0 0	5,000
13	Sakharam Mancharam ...	1,00,000	91 4 0	91,250 0 0	5,000
14	Do. ...	1,00,000	91 5 0	91,312 8 0	5,000
15	Do. ...	1,00,000	91 7 0	91,437 8 0	5,000
16	Do. ...	1,00,000	91 8 0	91,500 0 0	5,000
17	Do. ...	1,00,000	92 1 0	92,062 8 0	5,000
18	Do. ...	1,00,000	92 2 0	92,125 0 0	5,000
19	Do. ...	50,000	92 3 0	46,093 12 0	2,500
		20,50,000	.....	18,68,375 0 0	1,02,500
	<i>Average 91'14.</i>				

Proposed by the Chairman, seconded by Mr. Hunt—

“That the report of the Finance Sub-Committee be approved and adopted.”

Amendment.—Proposed by Mr. Horniman, seconded by Mr. Nariman—

“That the matter be referred back to the Finance Sub-Committee

No. 501. with the request that public tenders should be called for by advertisement in newspapers.”

The *Amendment* on being put to the vote was *carried*, there being 5 votes *for* it and 2 votes *against* it. It was also *carried* as a substantive proposition.

14. The following documents were executed:—

(1) *Debentures*—

Name of holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
The Imperial Bank of India	1902	1,000	1	1
	1905	2,000	2	2
Mr. Narayanlal Bansilal	1904	22,500	1	5
		25,500	4	8

(2) *Lease & Counterpart to*—

(i) Mr. Sorabjee Ookerjee Oomrigar *re*: Plot No. 125, Princess Street Estate.

(ii) Mr. Rustomji Framji Keravala & another *re*: Plot No. 623, Dadar-Matunga Estate.

(3) *Agreement in duplicate with Bai Aishabai, widow of Haji Ahmed Hassan, and another re*: Case No. 54, in Scheme 60.

(4) *Acceptance of 3 applications by Mr. Pestonji Dadabhoj Padsha re*: Plots Nos. 3, 4, & 5 Dharavi (South) Estate. (Sites for Milch Cattle Stables.)

15. The following papers were laid on the Table:—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders Do Do
3. Sale of Materials Do Do

Bombay Improvement Trust.

ESPLANADE ROAD.

Bombay, 6th November 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. R. D. BELL, C.L.E., I.C.S.
 3. MR. GANPAT KRISHNAJI BORADE.
 4. MR. N. G. HUNT.
 5. MR. L. R. TAIRSEE.
 6. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 7. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
 8. MR. S. L. SILAM, B.A., LL.B.
 9. MR. W. R. S. SHARPE.
 10. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 11. DR. ACCACIO G. VIEGAS, L.M. & S.
 12. MR. Y. G. PANDIT.
- MR. H. B. CLAYTON, C.L.R., L.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 1st November 1928 were signed.

1. Re : Loan of 1928-29.

Considered Report No. 14, dated 5th November 1928, of the Finance Sub-Committee :—

"In their Report No. 13, dated 1st November 1928, the Finance Sub-Committee recommended that none of the tenders received be accepted as the rates offered were not favourable and that they be authorized to negotiate with a view to obtaining a higher rate. The Committee referred the matter back to the Sub-Committee with the request that public tenders should be called for by advertisement in newspapers—Committee's Resolution No. 501, dated 1st November 1928.

The Sub-Committee reconsidered the matter carefully and interviewed the representatives of three firms of brokers, all of whom are of opinion that advertisement of the loan in newspapers will not only not give better results but will spoil the prospects of getting a better rate. The Sub-Committee entirely agree with this opinion and recommend the Committee to reconsider their decision."

HOOSENALLY M. RAHIMTOOLA,
Chairman.

Proposed by Mr. Tairsee, seconded by Mr. Sharpe—

"That the Report of the Finance Sub-Committee be approved and adopted.

2. That on reconsideration, the Committee are of opinion that it is No. 502. not advisable to advertise the loan.

3. That the Committee do proceed to consider the offers received."

Amendment—Proposed by Dr. Viegas—

"That the Committee are at a loss to understand how the matter was reconsidered by the Finance Sub-Committee, when the resolution passed by the Committee was that public tenders should be invited.

2. That consideration be postponed and the proposer and the seconder of Committee's Resolution No. 501, dated 1st November 1928, be consulted as to what they proposed and seconded."

The *Amendment* dropped for want of a seconder.

Amendment—Proposed by Mr. Silam—

"That the loan be advertised in newspapers."

The Chairman ruled the *Amendment* out of order, as it was a direct negative of the *Original Proposition*.

The proposition was then put to the vote and was *carried*, there being 6 votes *for* it and 3 votes *against* it.

A poll was demanded by Dr. Viegas.

The following members voted *for* and *against* the proposition :—

<i>For.</i>	<i>Against.</i>
Sir Vasantao.	Dr. Viegas.
„ Phiroze C. Sethna.	Mr. Silam.
Mr. Hunt.	Mr. Pandit.
Mr. Bell.	
Mr. Tairsee.	
Mr. Sharpe.	

Mr. Mirza did not vote.

The Chairman thereupon declared the proposition *carried*.

The Chairman mentioned that two offers had been received, one from Messrs. Merwanjee & Sons and the other from Messrs. Mulraj & Co. and that the rate quoted by Messrs. Merwanjee & Sons was Rs. 92-7-0 per cent., delivery on or before the 30th March 1929, and the rate quoted by Messrs. Mulraj & Co. was Rs. 92-5-0 per cent., delivery on or before the 31st March 1929, and proposed—

"That the offer made by Messrs. Merwanjee & Sons be accepted.

No. 503.

2. That the Board be informed accordingly."

The proposition on being put to the vote was *carried*, there being 6 votes *for* it and 2 votes *against* it.

2. Re : Sewri Quarry No. 2—Mr. D. M. Bilimoria—request to forego interest.

Considered the following :—

(a) Letter, No. 2667/28, dated 27th September 1928, from Messrs. Gilbert Lodge & Co. :—

"We have to appeal to you earnestly that the item of interest may be waived on the account of Mr. D. M. Bilimoria. Our client has lost everything he put in here including his deposit with you which was in the shape of negotiable securities which realised Rs. 8,739-3-4. Mr. Bilimoria has since paid all and every due in the way of capital sums with the sole exception of interest, and we ask you to forego this sum as an act of grace to a man who has suffered heavily and who is in every way honest in his dealings."

(b) Chief Officer's note, dated 19th October 1928 :—

"The facts about this matter have been fully set out in the preamble to Committee's Resolution No. 119, dated the 15th February 1928.

2. The Improvements Committee under the above Resolution decided to permit Mr. Bilimoria, as a matter of grace, to pay on the basis of the stone actually quarried by him and to set off the value of the bonds deposited with the Board, against the amount due by him, which was as follows :—

	Rs. s. p.
Amount to be recovered on the basis of stone actually quarried.	1,091 4 0
Interest up to end of January 1928	3,411 4 6
Municipal taxes	11,775 9 0
Solicitors' costs in respect of the suit & the supplemental agreement.	1,436 1 0
	17,714 2 6
<i>Deduct—</i>	
Amount realised by the sale of securities	8,739 3 4
	8,974 15 2

3. Mr. Bilimoria has since paid on different occasions the sum of Rs. 5,500 and the amount yet to be recovered from him is Rs. 3,474-15-2 which includes interest amounting to Rs. 3411-4-6.

4. Mr. Bilimoria's request that the Trust may forego the interest due to them cannot be recommended in view of the fact that the amount to be recovered from him including the interest was sanctioned by the Improvements Committee, after careful consideration."

Resolved.—"That Messrs. Gilbert Lodge & Co. be informed that
No. 504 their request to forego the interest cannot be complied with."

3. Re : Sandhurst Road East Estate—plot 26—arrears of ground rent.

(File No. Mis. 701/28.)

Considered Chief Officer's note, dated 26th October 1928 :—

"The lessee of the above plot is one Mr. Nazaralli Khanbhai Nulwalja. When he was in arrears of rent for one quarter only, repeated attempts were made by this office to induce him to pay up the same but without avail. Two more instalments fall due and the matter was, therefore, placed in the hands of the Trust Solicitors who wrote to the lessee,

threatening him with legal proceedings, in the event of his failing to pay up the arrears within a fortnight. Ultimately, the lessee referred the Trust Solicitors to the mortgagee Bai Ramabai R. Bhat for payment of arrears. The Trust Solicitors accordingly addressed a letter to the mortgagee to discharge the arrears. In reply, the mortgagee intimated through her solicitors Messrs. Payne & Co. that the lessee had been recently adjudged insolvent and that the Official Assignee who was in possession of the property and collecting rents from the tenants might be referred to for payment of the arrears of rent. On the Trust Solicitors writing to the Official Assignee for payment, he informed them that he had written to Messrs. Payne & Co. to pay up the arrears and tack the amount on to their client's mortgage claim. By his letter, dated 23rd April 1928, the Official Assignee again wrote to the Trust Solicitors that he had discontinued collecting rents from 20th April 1928, and that he had asked Messrs. Payne & Co. to enter into possession of the property on behalf of their client, the mortgagee, and collect rents thereof. Thereupon the Trust Solicitors wrote to Messrs. Payne & Co., requesting them to ask their client to arrange for payment of the arrears due to the Trust at an early date. In reply Messrs. Payne & Co. by their letter, dated 18th May 1928, informed the Trust Solicitors that the Official Assignee had given over charge of the property to their client, the mortgagee, who would collect rents and pay the same to the Trust.

2. Along with their letter of 18th May 1928, aforesaid, Messrs. Payne & Co. sent a cheque for Rs. 850 towards part payment of the arrears of rent and informed the Trust Solicitors that their client had entered into possession of the property and would go on paying every month to the Trust on account of the arrears, the rent which their client would recover until all the arrears were paid off. The Trust Solicitors under instructions from this office informed Messrs. Payne & Co. that the proposal made on behalf of their client could not be accepted in view of the heavy arrears of rent then amounting to Rs. 7774 and that the facility asked for could only be recommended to the Committee for their sanction on their client agreeing to the following terms, *viz.*

- (a) that the mortgagee pays Rs. 1300 every month regularly until all the arrears are paid off,
- (b) in the event of any instalment remaining unpaid, the whole of the amount then remaining due to become payable immediately, and
- (c) that the mortgagee to pay the accruing rent punctually on due date as and when it falls due.

3. Messrs. Payne & Co. in reply to the proposal made by the Trust and referred to in the preceding para, stated in their letter of 8th August 1928 that their client was anxious to pay off the arrears but that she was not able to pay more than Rs. 1,000 per month, as the rent realised from the premises was very low and that their client might be allowed to clear off the arrears by a monthly instalment of Rs. 1,000. To this, the Trust Solicitors were instructed to reply that a monthly instalment of Rs. 1,000 would be accepted on condition that their client paid the accruing rent punctually on due date and that in the event of any instalment remaining unpaid, the whole amount (of the arrears as also of the accrued rent) then remaining due became immediately payable and that if these terms were agreed to by their client, the Committee's sanction thereto would be obtained.

4. Messrs. Payne & Co. have now submitted a fresh proposal for sanction on the condition that their client will pay Rs. 1,200 every month, Rs. 700 for the ground rent and Rs. 500 towards payment of the arrears.

- 5. In the above circumstances, the mortgagee's proposal may be accepted.
- 6. The balance of arrears yet to be recovered amounts to Rs. 7,886."

Resolved.—"That the recommendation made by the Chief Officer in No. 505 para 5 of his note be approved."

4. Re : Accident to a cooly, Daya Shiba, at Chandanwadi Chawls on 7th August 1928.

Considered Chief Officer's note, dated 29th October 1928 :—

"On the 7th August 1928, a cooly named Daya Shiba employed on works connected with the construction of weather shades at Chandanwadi Chawls, fell from the scaffolding erected for the purpose. The fall caused a dislocation of the right arm below the elbow. He was immediately sent to the J. J. Hospital. The man was discharged from the Hospital on 15th September 1928 and was able to resume work on 24th idem.

His case falls under the Workmen's Compensation Act and compensation payable under the Act is Rs. 12-14-0. It is, however, proposed to pay him full wages for the period of his absence, amounting to Rs. 20-9-0. Committee's sanction is requested to the payment."

RESOLUTION No. 506.—SANCTIONED.

5. Re : Dadar-Matunga Estate, Plot No. 4 (South)—user of the building on.

Considered Chief Officer's note, dated 29th October 1928. :—

"The Improvements Committee, by their Resolution No. 324, dated the 12th June 1928, sanctioned the lessees' proposal to be allowed to commute the ground rent and to be granted a fresh lease in favour of

- (1) Mr. Samaldas P. Kothari,
- (2) Mr. Lakhmidas Nemidas,
- (3) Mr. Jivandas Pitambar, and
- (4) Mr. Tulsidas Narandas,

as Trustees of the Parbhudas Jeevandas Kothari and Moolchand Vasani Modh Vanik Boarding School.

2. The lessees have duly paid the commutation amount and their solicitors now write to say that one of the Trustees Mr. Lakhmidas Nemidas is dead and that two other Trustees Messrs. Keshavdas Pranjivandas and Karsondas Bhugwandas have been appointed in place of the deceased Trustees.

3. It may here be pointed out that the user of the building according to the old lease is restricted to residential purposes only, whereas the building is being used as a Boarding Hostel and residence since its completion. It is, therefore, necessary to make alterations in the user clause so as to suit the present user of the premises, to which there is no objection.

4. I have, therefore, to request the Committee's sanction to allow the building to be used as residential quarters and as a Boarding Hostel and to the appointment of the aforesaid Trustees in place of Mr. Lakhmidas Nemidas deceased."

Resolved.—"That the sanction asked for in para 4 of the Chief No. 507. Officer's note be granted."

6. Re : Scheme 5, Dadar-Matunga—three room tenements—provision of electric lights—tenders for.

Considered Chief Officer's note, dated 29th October 1928 :—

"By their Resolution No. 436, dated 19th September 1928, the Committee sanctioned an estimate amounting to Rs. 6,500 on account of providing electric lights on the staircases, in the passages and rooms.

In response to an advertisement published in the newspapers for quotations for the work, eight tenders have been received. The quotation of Messrs. John Fleming & Co., amounting to Rs. 3,105 is the lowest and recommended for acceptance.

2. The tenders are as follows :—

		Rs.	a.	p.
(1)	Messrs. John Fleming & Co. ...	3,105	0	0
(2)	„ Turner Hoare & Co. ...	4,898	8	0
(3)	„ Kanji Raghoba & Co. ...	4,981	8	0
(4)	„ Eastern Trading and Electric Coy. ...	5,040	0	0
(5)	The General Engineering Corporation, Ltd. ...	5,049	0	0
(6)	Messrs. P. Patel & Co. ...	5,412	0	0
(7)	The Sterling Electric Coy. ...	5,412	0	0
(8)	Messrs. P. B. Billimoria & Co. ...	5,535	0	0

3. The above are exclusive of the Bombay Electric Supply and Tramway Company's charges for extending their service up to each building, putting up the meters and giving the necessary connections. These will be paid direct to the Company.

4. The total cost of the whole work will be within the estimate of Rs. 6,500."

Resolved.—"That the quotations of Messrs. John Fleming & Co. be No. 508. accepted."

7. Re: Scheme 57—Case No. 408—Naigaum Road Chawls—increase in rent.

(File No. Mis. 705/28.)

Considered application, dated 30th October 1928, from Mr. Narayan Ramji & others :—

"We the tenants in the above chawl beg most humbly to bring to your notice the following few lines for your kind and favourable consideration.

We have been living in the above chawl in the rear compound situated at Naigaum Road since nearly last ten years and have been paying our rents regularly to the landlord.

As now you have taken possession of the chawls in the above Scheme, we have been served with notices intimating us of the increase of the rent of our rooms and on perusal we found that this increased rent is nearly 50% more than we have been paying at present. We are mill-hands and are poorly paid and that we were without job since last six months and are unable to pay this enhanced rent.

We further beg to state that the tenants in the chawl on the road in the said compound have also been served with similar notices but we are surprised to see that the rent to be charged to them now by you is lower than the rent they have been paying *i. e.* you have charged them Rs. 12 instead of Rs. 14 that they are paying at present.

We have the pleasure in enclosing our last bills* of rent for your perusal, and were you to kindly make inquiries into the matter you will ascertain the above fact.

We, therefore, humbly request you to kindly consider the matter and allow to occupy our rooms on the same rent we have been paying for the last so many years.

Trusting to be favoured with our request and thanking you in anticipation."

RESOLUTION No. 509.—Forwarded to the Chief Officer for favour of submitting a report through the Land Sub-Committee.

* Not printed.

8. Re : Scheme 66, Mahalaxmi Street Scheme—Semi-permanent sheds.

Considered Chief Officer's note, dated 29th October 1928 :—

"A provision of Rs. 1,000 has been made in the current year's budget for the maintenance of these sheds. This provision did not include special repairs which have since been found necessary. These special repairs are—

- (1) renewal of 136 corrugated iron sheets, and
- (2) removal of rotten posts and plates.

In addition to the above, the last year's bill for monsoon repairs was paid this year.

For the reasons stated above, the provision is expected to be exceeded by Rs. 700 and it is proposed to meet this additional expenditure by transferring a like sum from the provision of Rs. 24,300 made in the current year's budget for remodelling a block of the Chandanwadi chawls."

Proposed by the Chairman—

"That the work be sanctioned subject to the sanction of the Board No. 510. to a budget grant of Rs. 700 being made from the savings under the provision of Rs. 24,300 made in the current year's budget for remodelling one block of the Chandanwadi Chawls."

Dr. Viegas rising to a point of order enquired whether re-appropriations from the provision of Rs. 24,300 could be made, as the balance of the grant not required for work should lapse.

The Chairman ruled that the proposition was in order.

The proposition on being put to the vote was *carried*.

—

Re : Scheme 37, Sydenham Road Estate—Case No. 90—building at the junction of Parel Road and Chunam Kilm Street—request to forego balance of rent due to the Trust.

(File No. Mis. 167/27. C. R. 96/28.)

Considered :—

(a) Letter, dated 25th October 1928, from Mr. Mohanlal Bholabhai :—

"I the undersigned Mohanlal Bholabhai, respectfully beg to bring to your notice the following facts for your consideration.

From 1913 to 1927, I had a running contract for the collection of the rent from the above premises from the Trust, but subsequently owing to increased rent, I had to give up the contract.

After the contract came to an end, you were pleased to file a suit in the Bombay Court of Small Causes for Rs. 2,000 being the arrears of rents.

That in the said suit was decree on the 23rd April 1928 and made payable by Rs. 250 a month. In consequence, I have already paid Rs. 1,750 and now there is a balance of Rs. 435-6-0.

I submit that it was with great difficulty that I have paid above instalment of Rs. 1,750 although I have not been able to recover the rent. I am in very poor circumstances at present.

You gentlemen know how difficult it is to recover the rents from the tenants in these hard days. Several of the tenants have run away without paying and there is no trace of them. Against others, I filed suits in court and incurred expenses, but to little purpose.

I cite a few instances wherein although the Courts have passed decrees, the defendants have become insolvents and there has been a dead loss to me.

Suits.	Names.	Amount.
		Rs. a. p.
19737	Goolmahomed Noormahomed	219 12 0
7994	Mahomed Ebrahim	58 11 0
29196	Goolmahomed Noormahomed	47 11 0
7995	Hira Ganu	64 0 0

Besides these which are proved by records of the court, there are many others against whom I cannot file suits, because I would not be able to recover the amount of the costs that I might spend for the same.

Under the circumstances, my humble submission to you is to give me remission of Rs. 435-4-0 in your above decree and be satisfied with Rs. 1,750 already paid by me, and I further pray that you will order that no execution be issued against me pending the disposal by you of the petition.

I need hardly add that during the 15 years I have been your rent farming contractor, I have regularly paid over Rs. 75,000 as rent without causing a loss of a single pie to the Trust so that if my humble request is granted it would hardly be half per cent. on the rent realized and paid by me to the Trust and for this act of kindness, I will ever remain grateful to you."

(b) Chief Officers' note, dated 29th October 1928 :—

"The amount owing by Mr. Mohanlal Bholabhai was Rs. 2,788 ; from this amount was deducted his deposit amounting to Rs. 710-7-10, and Rs. 77-8-2 was written off as a bad debt. For the balance of Rs. 2,000 a suit was filed in the Small Causes Court and a decree obtained for the amount together with costs amounting to Rs. 185-6.

2. The amount paid up to date is Rs. 1,750 and the balance owing is Rs. 435-6. Mr. Mohanlal asks that this latter amount should be foregone. I can see no reason why the request should be granted as Mr. Mohanlal did well out of the rent contract."

Resolved—"That the applicant be informed that his request cannot No. 511. be granted."

10. Re : Establishment—Estates and Valuation Department—Mr. K. P. Mehta—
clerk—gratuity to.

Considered Chief Officer's note, dated 26th October 1928 :—

"By their Resolution No. 280, dated 15th May 1928, the Committee sanctioned the payment of a gratuity of Rs. 840 to Mr. K. P. Mehta who retired from the Board's service on 27th August 1927. Before the payment could be made, the Examiner, Outside Audit, addressed the attached letter to the Chairman of the Committee in which he states that he has been informed that Mr. Mehta's duties for the greater part consisted in the maintenance of rent registers regarding the unsatisfactory state of which a report has been made to the Committee and suggests that the gratuity should not be paid to Mr. Mehta unless the Committee is satisfied that he was not to blame for the unsatisfactory state of the rent registers.

In this connection I have obtained a report from the Estate Agent (which is attached herewith). It will be seen from the report that the Examiner's information is wrong as Mr. Mehta was never concerned with the maintenance of demand registers. It is therefore recommended that the gratuity already sanctioned be ordered to be paid to Mr. Mehta, subject to the Board's approval."

Letter from the Examiner, Outside Audit, No. O. A. 212, dated 5th July 1928, referred to in para 1 of Chief Officer's note, dated 26th October 1928—

"I have the honour to invite a reference to the Committee's Resolution No. 280, dated 15th May 1928, sanctioning a gratuity of Rs. 840 to Mr. K. P. Mehta and to state that it has been brought to my notice that Mr. Mehta's duties, for the greater part, consisted in the maintenance of rent registers regarding the unsatisfactory state of which a report has been made to the Committee in the correspondence ending with this Department letter No. O. A. 10-337, dated 12th September 1927. I would, therefore, suggest that with reference to rule 1 of the Gratuity Rules, Mr. Mehta's case may be dealt with on the lines of the orders passed in the Committee's Resolution No. 564, dated 27th September 1927, unless it has already been established to the satisfaction of the Committee that Mr. Mehta was not to blame for the unsatisfactory state of the rent registers."

Estate Agent's Report, No. 18197, dated 22nd October 1928 .—

* * * * *

2. Mr. Keshavlal P. Mehta was appointed in this Department on 12th February 1903, as a mehta for inspecting native books of accounts and rent bill books of the claimants of properties under acquisition and giving evidence in courts, whenever required, in respect thereof. He worked in that capacity all along, till his retirement on 27th August 1927, save for a period of about 5 years (16th November 1914 to 1st September 1919) during which he worked as an audit clerk in the accounts branch of this office.

3. In the early part of 1926 when acquisition was mainly confined to vacant lands in the outlying parts of the City and not to rent earning properties, there was not enough work left of scrutinizing rent accounts and bill books of the claimants in acquisition cases then proceeding, to keep Mr. Keshavlal busy for the whole day, and so he was given, over and above his duties of inspecting houseowners' accounts, some additional sundry works in the accounts branch, by the then Chief Clerk and Accountant Mr. Wadia.

4. It will thus be seen that by far the largest portion of the time Mr. Keshavlal served in the Trust, was devoted to account matters relating to acquisition cases only.

5. It may further be noted that in the performance of his duties Mr. Keshavlal was, at no time, concerned with the work of maintaining the Demand Registers, as is believed by the Examiner, Outside Audit."

Proposed by the Chairman, seconded by the Hon'ble Sir Phiroze C. Sethna—

"That in the circumstances stated by the Chief Officer the Board be recommended to sanction the grant of the gratuity to Mr. K. P. Mehta."

Amendment—Proposed by Dr. Viegas—

"That the Chief Officer be requested to report why the letter of the Examiner, Outside Audit, No. O. A. 212, dated 5th July 1928, is placed before the Committee now.

2. The facts brought out in the Chief Officer's note, dated 26th October 1928, be brought to the notice of the Examiner for his remarks."

The *Amendment* dropped for want of a seconder.

Amendment—Proposed by Mr. Pandit, seconded by Mr. Tairsee—

"That the matter be referred to the Establishment Sub-Committee No. 512. for consideration and report."

The *Amendment* on being put to the vote was *carried*. It was also carried as a substantive proposition.

11. At this stage, the Chairman mentioned that this was the last meeting which Mr. Sharpe would attend and proposed—

“That the Committee desire to place on record their appreciation of No. 513. the valuable services rendered by Mr. Sharpe as a member of the Committee for the last about 8 months.”

The proposition was seconded by Dr. Viegas and *carried* unanimously.

12. The following documents were executed :—

(1) *One debenture in favour of Messrs. Mulraj & Co., of the loan 1907 for Rs. 500 in lieu of one cancelled.*

(2) *Agreement in duplicate with Messrs. National Iron Mart re: Work Order No. 30, Book No. 88.*

13. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under section 22(1) of the Act.

2. Tenancy agreements entered into by the Chief Officer Do.

3. Messrs. Crawford Bayley & Co.'s No. T./595, dated 29th October 1928, informing that Mr. Jinnah has accepted renewal of general retainer for all High Court Business on behalf of the Board. (Ref. Committee Resolution No. 460, dated 3rd October 1928.)

Bombay Improvement Trust.

ESPLANADE ROAD.

Bombay, 20th November 1928.

At an ordinary meeting of the improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*.
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. GANPAT KRISHNAJI BORADE.
 4. MR. N. G. HUNT.
 5. MR. W. H. NEILSON, C.B.E.
 6. MR. L. R. TAIRSEE.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. MR. S. L. SILAM, B.A., LL.B.
 9. MR. G. A. THOMAS, C.I.E., I.C.S.
 10. SIR VASANTRAO ANANDRAO DABHOLEKAR, KT., C.B.E., M.L.C.
 11. DR. ACCACIO G. VIEGAS, L.M. & S.
 12. MR. Y. G. PANDIT.
- MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE CHIEF ACCOUNTANT.

The minutes of the meeting held on the 6th November 1928 were signed.

Before commencing the proceedings, the Chairman welcomed Mr. W. H. Neilson, O.B.E., on his return from leave.

1. Re: Dharavi South Estate—Milch Cattle Stable—Plot No. 1, lease of—
application for.

Considered Chief Officer's note, dated 19th November 1928 :—

"Herewith I submit an application by Mr. Vora Valibhai Hyderbhai Dudhwalla for a 99 years' lease of the above plot.

2. The rent offered is seven annas per sq. yard per annum and will amount to about Rs. 2,592 per annum.

3. The rate offered is the same as that recently accepted for plots 3, 4 & 5.

4. Acceptance is recommended."

RESOLUTION No. 514.—ACCEPTED.

2. Re : Scheme 21, Wodehouse Road Estate—request for permission by the Bombay Electric Supply and Tramways Company, Limited, to lay their cables in the private passage behind plots 1 to 4—sanction for.

(File No. Mis. 730/28.)

Considered Chief Officer's note, dated 14th November 1928 :—

"The Bombay Electric Supply and Tramways Co., Ltd., have requested permission to lay their cables in the above passage as shown on the plan.*

2. There is no objection to granting a revocable license on the following conditions :—

- (1) The work is carried out and maintained to the satisfaction of the Government Electric Inspector.
- (2) The ground is restored and maintained to the satisfaction of the Trust Engineer when laying, repairing or removing the cables.
- (3) No sewers or drains are interfered with.
- (4) Any damage that may be caused to the Trust property or to that of their lessees by the operations of the Company shall be made good at the cost of the Company.
- (5) A nominal rent of Re. 1 per annum be paid in advance to the Board.
- (6) The cables are to be removed at any time on three months' notice from the Board.
- (7) The cost of the necessary deed of license is to be paid by the Company."

Resolved.—"That a revocable license be granted to the Bombay No. 515. Electric Supply and Tramways Co., Ltd., on the conditions mentioned in para 2 of the Chief Officer's note."

3. Re : Hughes Road Garden—provision of steps leading to, from Hughes Road.

Considered Chief Officer's note, dated 14th November 1928 :—

"From time to time, it has been suggested that a flight of steps should be provided from Hughes Road to the garden and a path from the top of the steps to Gibbs Road. This means cutting through the retaining wall built when the slip took place some twenty years ago, but the Engineer informs that this can be done if proper precautions are taken. He has prepared a plan* showing how he proposes to do it and states that the cost can be met from the provision of Rs. 3,000 made in this year's budget for the work.

2. As the provision of the steps and the path would be of great convenience to the general public, sanction is requested to the proposal."

RESOLUTION No. 516.—SANCTIONED.

4. Re : Scheme 37, Sydenham Road Estate—Case No. 114—request for reduction of rent.

(File No. Mis. 431/28. C. R. 481/28.)

Considered :—

(a) Letter, dated 18th October 1928, from Messrs. Aboobaker Ebrahim & Co. :—

"We wrote you last on the 9th instant, and reminded you of our long standing request to reduce the rent of the above plot. We write this to remind you once more and to request you to be good enough to accede to our request which is very reasonable and just.

*Not printed.

Further, we understand from your manager that even if you reduce the rent, the reduced rent will be applicable only for the future and that the arrears will have to be paid on the old basis. We would, therefore, like to make it clear to you that it is quite impossible for us to pay anything like the old basis. We have more than once laid before you the facts, from which you could see that we have already suffered heavy losses on this plot. We are still prepared to prove our contentions by showing you all our bill-books, and our account books.

The fact that ours is a respectable firm, paying from Rs. 500 to Rs. 1,000 as income-tax, every year, and that we are established here and have good connections in business circles, should impress upon your mind that the complaint is a solid one and is not made by an ordinary man, who cannot be relied upon. We do not wish to indulge in self-praise but we make a mention of these things, only to show you that had there been any one else in our place, he would not have stood as we did.

We wish, therefore, to state clearly that if the rent is not reduced to Rs. 60 per month and if this reduced rent be not made applicable for arrears also, we regret, we shall not be able to pay the arrears and will have no other alternative but to get the structure pulled down and have done with it once for all.

We hope, you will not prolong this matter any further and arrive at a decision as early as possible, so that no difficulties arise between us and the Trust."

(b) Letter, dated 29th October 1928, from Messrs. Aboobaker Ebrahim & Co. :—

"With reference to the above matter we have written many letters before and last, on the 18th inst., but regret we did not get any reply from you.

We have written much before, regarding this matter, and have brought our troubles and inconveniences to your notice particularly, and is not necessary to write here again.

Further, we have to state that the matter is pending since a long time and we request you to end the matter soon. In spite of this, if unnecessary time is wasted, please note that we stick to our demand and if the matter is ended in our favour it is all right, but if it is ended against us, we would pay the arrears at Rs. 60 and will pull down the structure and will have to suffer losses amounting to thousands of rupees for the injustice by the hand of the Trust, and will remember for ever that whenever we want to purchase land it would be better to purchase a but on freehold plot than on Improvement Trust's even by mistake.

Please, therefore, consider this matter once more and please let us know further at your earliest convenience so that we may come to conclusion."

(c) Letter, dated 5th November 1928, from Mr. Aboobaker Ebrahim :—

"I am in receipt of your letter No. Misc. 431/28, dated the 29th ultimo, advising me that the Committee have reduced the rent to Rs. 85 per month from the 13th June 1928, on condition that I pay up all arrears of rent immediately. I regret, however, that I cannot accept the reduction, which falls far short of my request, which, you are aware, is for reduction to Rs. 60 per month and for which I have been writing to the Trust from the month of April last.

I wish to say, once again, that my request is very reasonable and I solicit the favour of the Committee to reconsider their decision.

I, here, beg to bring to the notice of your Committee that there is a plot just opposite the one rented by me; it is, as you are aware, rented by Mr. Dahyabhai Vasanji, who is paying about Rs. 80 per month. Now this plot is more valuable than the one rented by me and, moreover, it has a more favourable situation, in as much as it has the advantage of getting the two front sides, while my plot has only one front side. Not only this, but there is gutter

between my plot and the house next to it and as the privies in that house are of country type and this being the case, very bad smell emanates from there, I have never been able to get good tenants. All the tenants that I have got, are of low caste and half of the place is lying vacant, you can see for yourselves and get convinced of what I have stated here. I do not ask you to believe all that I write here but I also request you to see things actually.

I further wish to bring to your kind notice once again that I have already suffered heavily on this plot. As soon as I took up the plot, the Municipality had begun excavation work and I have written at some length, how I was put to heavy losses by the Municipality, as long as the work lasted. I need not repeat all that here but I enclose herewith a copy of my letter, dated 25th December 1925, addressed by me to the Land Manager, Improvement Trust, from which you will see, what hardships I had to pass through for this plot. I wish to say that my complaint is worth consideration, and I have suffered more than what I have actually represented to you, in my so many applications. By writing this, I do not wish to press you in this matter and I request you not to take away wrong notion that as you have reduced the rent to certain extent, I am pressing for further reduction. Far from it, I wish to appeal to your good judgment and reasonableness that my original request for reducing the rent to Rs. 60 per month to take effect for the arrears also, be granted.

I wish to state again that I have been addressing the Trust from the month of April last in this connection and I fervently hope that my request will be granted. If called upon, I am prepared to show all my bill books as also account books connecting this plot to prove that my complaint is not in any way exaggerated.

I await your favourable reply."

Letter, dated 25th December 1925, addressed to the Land Manager, referred to in para 4 above:—

"With reference to the above plot taken on lease by me, I beg to draw your attention that the gutter work, in progress, just in front of the said plot is still in full force. The heap of dust and stones dug out from the ground is nearly 6 ft. in height. Besides, this heap is so made that it entirely blocks up the way to the roof, built on this plot and the roof is completely covered and out of the sight. The most troublesome and a very risky and dangerous thing, however, is that every afternoon stones of big sizes are hurled up on account of the explosion in the gutter and fall directly on the roof. On the 20th instant, one big stone fell on the roof, breaking the tiles to pieces and came into the room, where the tenants were sheltering themselves from the explosion and they very nearly escaped an accident, which might have cost the very life of one of them.

The tenants are, on account of the above difficulties and hardships, vacating the place. I, therefore, very respectfully request you to consider the matter and forego the rent of the plot, till the gutter work is not completed.

I may suggest that to convince yourself of the above fact, you can send your representative to the place who will be shown the broken tiles that are still kept in the same condition and I have no doubt that once you or your representative sees the place actually, you will admit that the place is not worth anything just at present, on account of the gutter work and to occupy same is to run the risk of one's life.

Will you, therefore, please file my application and make a note that no rent is recoverable from the plot tenanted by me, till the gutter work is over.

Thanking you for the trouble."

(d) Chief Officer's note, dated 10th November 1928:—

"This matter was reported on by me on the 11th October last and the Committee decided that the rent should be reduced from Rs. 121 to Rs. 85 per month as from June 13th last on condition that all arrears of rent were paid up.

2. The plot has an area of 224 sq. yards and the rent is calculated on Rs. 76 per sq. yard capital value.

3. The other plot referred to has an area of 173 sq. yards; the rent is calculated on Rs. 100 per sq. yard and amounts to Rs. 87 per month.

4. As regards the inconvenience caused to the tenant by the construction of the ovoid sewer, the Committee settled the matter by remitting rent amounting to Rs. 1,089.

5. In my opinion, the decision come to by the Committee was fair and reasonable."

Resolved.—"That Mr. Aboobaker Ebrahim be informed that his No. 517. request cannot be complied with."

5. Re : Letter No. O. A. 10-468, dated 9th November 1928, from the Examiner, Outside Audit.

"I have the honour to invite a reference to the Committee's Resolution No. 454, dated 3rd October 1928, on the subject of a budget grant of Rs. 1,000 for meeting the cost of maintenance of the recreation ground in Scheme 29 and to point out that under the provisions of Section 61(4) of the Trust Transfer Act such open spaces should be transferred *on completion* to the Commissioner for maintenance; the postponement of the transfer of the recreation ground till 1st April 1929 on account of the want of funds in the Municipal budget does not, therefore, appear to be regular."

RESOLUTION No. 518.—Forwarded to the Chief Officer for favour of submitting a report within a month.

6. Re : Letter No. O. A. 10-455, dated 7th November 1928, from the Examiner, Outside Audit, re : payment of gratuity to Mr. J. F. Watson, late Chief Engineer.

"I have the honour to invite a reference to the Committee's Resolution No. 455, dated 3rd October 1928, recommending a gratuity of Rs. 16,875 to Mr. Watson, lately Chief Engineer of the Improvement Trust, and to request that the matter be withheld until the final disposal of Mr. Bird's report of the 30th August 1927."

Proposed by the Chairman, seconded by Sir Vasant Rao Anandrao Dabholkar—

"That the letter be referred to the Finance Sub-Committee for No. 519. consideration and report."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Silam—

"That the matter be referred to the Establishment Sub-Committee for consideration and report."

After some discussion, and on hearing the explanation offered by the Chief Officer as to why the letter was proposed to be referred to the Finance Sub-Committee, the *Amendment* was put to the vote and was *lost*, there being 2 votes for it and 5 votes *against* it.

A poll was demanded by Dr. Viegas.

The following members voted *for* and *against* the *Amendment*.

<i>For.</i>	<i>Against.</i>
1. Mr. S. L. Silam.	1. Mr. R. D. Bell.
2. Dr. A. G. Viegas.	2. " N. G. Hunt.
3. Mr. Y. G. Pandit.	3. " L. R. Tairsee.
	4. " Mirza Ali Mahomed Khan.
	5. " W. H. Neilson.

Mr. Borade, Mr. Thomas and Sir Vasantao did not vote.

The Chairman thereupon declared the *Amendment lost*.

The *Original Proposition* was then put to the vote and was declared *carried*.

7.

Re : *Dadar-Matunga Estate—Case No. 245.*

Considered Chief Officer's note, dated 7th November 1928 :—

"This property originally consisted of a very irregularly shaped block of land on which stood two buildings both of which were erected after the date of notification and for which the owner could not be paid. The Board, therefore, entered into an agreement by which the former owner became their tenant at a rent of Rs. 280-8-0 per annum. Under the agreement, the tenant was to be offered a lease for 999 years of a new plot with the buildings, provided he put them into a proper state of repair and paid an increased ground rent; the lease was to commence when the Board had filled in the adjoining land and had completed the road in front of the property.

2. Before the Board was in a position to grant the new lease, the tenant died and, in 1925, his widow applied for and was granted a lease for three years at a rent of Rs. 50 per mensem on condition that she executed certain repairs, undertook to pay all Municipal rates and taxes and paid the costs etc., of the lease. She was also to be permitted to remove the structures within three months of the termination of the lease if she so desired.

3. The lease expired on September 30th last and the widow, Bai Aishabai, has now requested that an extension may be granted. I recommend that an extension of two years be granted at the same rent and on the same general conditions including the right to remove the buildings at the end of the tenancy."

Resolved.—"That an extension of the lease for two years be granted
No. 520. at the same rate and on the same general conditions."

8. Re : *Sandhurst Road East Estate—Plots Nos. 75 and 76—two separate leases for*

(File No. Mis. 728/28.)

Considered Chief Officer's note, dated 10th November 1928 :—

"By an agreement, dated the 14th April 1916, the above plots were agreed to be leased to Mr. Goolamhusein Bundalli Somji who now requests that two separate leases for the plots may be prepared in the name of the following three persons as joint tenants :—

- (1) Goolamhusein Bundalli Somji.
- (2) Rehematbai, wife of Goolamhusein Bundalli Somjee, and
- (3) Jenabai, widow of Bundallibhai Somjee.

2. As the completion certificate for the buildings on the plots has been granted and as the buildings are separated by a party wall, there is no objection to granting the request on condition that there are no means of through communication between the buildings.

3. The apportioned areas and yearly ground rents agreed to by the lessee will be as follows :—

Plot No.	Area sq. yds.	Yearly rent.
75	458	Rs. 1340.
76	459	" 1344.

4. There is no objection to the proposal and the sanction of the Committee is requested."

RESOLUTION No. 521.—SANCTIONED.

9. Re : Dadar-Matunga Estate—plot 721—fixing of maximum rent for the building on.

(File No. Ms. 731/28.)

Considered Chief Officer's note, dated 14th November 1928 :—

"The above plot is one of those allotted by the Board to the Parsi Central Association Co-operative Housing Society, Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 330 per month for the whole building as follows :—

<i>Ground floor—</i>					Rs.
Two flats at Rs. 50 each ...	...	...	...	100	per mensem.
<i>First floor—</i>					
Two flats at Rs. 55 ,, ...	..	...	...	110	do.
<i>Second floor—</i>					
Two flats at Rs. 60 ,, ...	...	...	...	120	do.
			Total ...	330	do.

4. As required under the terms of the Parsi Central Association Co-operative Housing Society's agreement, the said rent of Rs. 330 is on the basis of a net annual return of 6 per cent. on the actual outlay on the building amounting to Rs. 38,000 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 522.—SANCTIONED.

10. Re : Scheme 5, Dadar-Matunga Estate—Tennis Club at Vincent Square—rules of—approval to.

RESOLUTION No. 523.—APPROVED.

11. Re : Suparibaug Estate—Treefoot booth on plot 150.

Considered Chief Officer's note, dated 10th November 1928 :—

"With reference to the Committee's Resolutions Nos. 479 and 488, dated the 16th and 24th October respectively, forwarding to me for report certain resolutions passed at a meeting of the residents of Chorgully and Chamarbag, protesting against the location of a treefoot booth on Plot 150, I beg to observe as follows :—

2. The right of tapping twelve brab trees standing on Plots 143 and 146 on this Estate for the year 1st August 1928 to 31st July 1929 was let at Rs. 10 per tree to Mr. E. S. Fanibanda.

3. Subsequently, Mr. Fanibanda obtained from the Excise Authorities a license to open a booth and he was permitted to erect a shed on a site for which he pays a rent of Rs. 10 per month plus Municipal taxes. The tenancy is a monthly one but the right of tapping lasts until July 31st, 1929.

4. I have inspected the site of the booth and consider it is rather nearer the chawls than it should have been and I recommend that the tenant be served with a month's notice to quit. This will entail a refund of the fees paid for tapping."

The Chairman stated that two representations had been received, one addressed to the Chairman by Messrs. K. B. Chavan and others against the location of a treefoot booth, and the other addressed to the Chief Officer by Mr. E. S. Fanibanda requesting permission to keep the booth until the expiry of the license *i.e.* up to end of July next. The representations were read.

The Chairman, then, proposed and Mr. Mirza Ali Mahomed Khan seconded—

“That the Chief Officer’s proposal contained in para 4 of his note be approved.”

Mr. Pandit moved and Mr. Tairsee seconded the following *Amendment*—

Amendment—“That the matter be referred to the Land Sub-Committee No. 524. for consideration and report.”

The *Amendment* on being put to the vote was *carried*, there being 8 votes *for* it and 2 *against* it.

It was also *carried* as a substantive proposition.

12. Re: Report of Financial Transactions in October 1928.

Considered Chief Officer’s note, dated 8th November 1928:—

“*Investment of Sinking Fund Money*:—Bombay Improvement Trust debentures of the nominal value of Rs. 10,000 of the 5% Loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.”

RESOLUTION No. 525.—RECORDED.

13. Re: Agripada Workshop—Profit & Loss Account for 1926-27.

Considered Chief Officer’s note, dated 9th November 1928:—

“The Profit and Loss Account shows a loss of Rs. 10,925 as under:—

Opening balance as on 1st April 1926:—		Rs.	Rs.
Value of stores in hand	...	25,058	
Depreciated value of the machinery	...	1,00,209	
Depreciated value of the building	...	33,183	
			1,58,450
Expenditure	...		45,720
Municipal Taxes	...		510
Ground Rent	...		224
Depreciation on plant and machinery not belonging to Agripada Workshop	...		4,206
Cost of machinery transferred from Schemes	...		3,294
Carried out	...		2,12,404

		Rs.	Rs.
Brought forward	...	...	2,12,404
Receipts	...	53,183	
‡ cost of depreciation to be recovered by debit to Tools and Plant stored at the Agrpada Workshop	...	1,037	
Sale proceeds of Trolley lines 2' gauge complete with fitting 2,000' sold	...	235	
		Rs.	
Value of stores in hand on 31st March 1927	...	17,941	
Depreciated value of the machinery	...	97,975	
Depreciated value of the building	31,108	1,47,024	2,01,479
Loss	...	...	10,925

The loss is due to the fall in the demand for steam rollers.

The loss of Rs. 10,925 will be distributed over the various Schemes."

RESOLUTION No. 526.—RECORDED.

14. Re : Letter of thanks, dated 14th November 1928, from Mr. W. R. S. Sharpe, for Committee's Resolution No. 513, dated 6th November 1928, in appreciation of his services as a member of the Committee.

"I beg to acknowledge receipt of your letter No. Mis. 727/28, dated 10th instant, forwarding copy of the Committee's Resolution No. 513 of 6th November 1928 and to express my thanks for the action of the Committee in recording their appreciation of my services."

RESOLUTION No. 527.—RECORDED.

15. Re : Member of Committee—Mr. Naoroji M. Dumasia—resignation of Membership.

Letter, dated 31st October 1928, from Mr. Naoroji M. Dumasia :—

"I beg to resign my seat on the Improvement Trust Committee, as I do not find it possible to return to India immediately to resume my duties on the Committee.

I shall thank you to place my resignation before the Committee."

No. 528. Resolved—"That Mr. Dumasia's letter be recorded.

2. That the Committee place on record their appreciation of the work done by Mr. Dumasia as a Trustee on the old Board and as a member of the Committee after the transfer.

3. That the Board be requested to elect a Member in place of Mr. Dumasia under Section 14 of the Act."

16. Re : Establishment—Estates and Valuation Department.

(Ref. C. R. 495, dated 1st November 1928.)

Resumed consideration of Report No. 1, dated 22nd October 1928, of the Special Sub-Committee appointed under Committee Resolution No. 358, dated 17th July 1928, together with the Board's Resolution No. 64, dated 2nd November 1928.

Excerpt from the proceedings of the Board meeting held on 2nd November 1928, containing their Resolution No. 54 of that date :—

“Proposed by Dr. Viegas—

“That the Board have learnt with surprise that, in spite of their Resolution” No. 48 of 13th July 1928, the Chief Officer and the Improvements Committee are making arrangements to incur extra expenditure by proposing to fill up the posts of Deputy Estate Agent and of the Junior Assistant Estate Agent, which have remained vacant, the latter since its creation and the former for about a year and a half.

2. That looking to the present financial condition of the Trust and, in the interest of economy, the Board are strongly of opinion that the posts of the Deputy Estate Agent and the Junior Assistant Estate Agent should not be filled up and that the present arrangement for the conduct of the duties of these posts should continue as heretofore pending the amalgamation of the Trust with the Municipality which is to be effected shortly.

3. That should the Chief Officer and the Committee think that, if the appointments are not filled up, the interest of the Trust would suffer, the Board requests them to report fully in all their bearings how these interests will suffer, before the posts are filled up.’

Mr. Hirjbehedin, rising to a point of order, enquired whether the proposition was in order in view of the following facts :—

- (a) that the Committee have not considered this matter yet,
- (b) that the posts referred to are not mentioned in Section 111 (1) of the Transfer Act, and, therefore, the Board cannot pass any orders in regard to them, and
- (c) that Sir Chimanlal Setalvad and Mr. Bhulabhai J. Desai have expressed an opinion that the Board cannot interfere in matters which are within the competence of the Committee to decide.

After hearing several Trustees, the President observed that though the Board could not interfere with the powers conferred upon the Improvements Committee by Section 111 (2) of the Act, these powers were not affected by the proposition and accordingly ruled that the proposition was in order.

The proposition was then seconded by Dr. Choksy.

Amendment—Proposed by Mr. Baman-Behram, seconded by Mr. Dalvi—

‘That the Improvements Committee be requested to report whether, in the interest of No. 64. the Trust, it is necessary to fill the posts of the Deputy Estate Agent and Junior Assistant Estate Agent and, if so, how they propose to fill them, giving reasons.’

After the debate had proceeded for a considerable time, Mr. Parelkar moved—

‘That the question be now put.’

The motion was seconded by Dr. Mistry and *carried*.

After the mover had replied to the debate, the *Amendment* was put to the vote and declared *carried* by a large majority.

It was also *carried* as a substantive proposition.”

* This Resolution runs as follows :—

“That the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act, desire that, as the activities of the Trust have been greatly curtailed, every effort should be made by the Improvements Committee to reduce expenditure on Establishments, the more so, as the Corporation, being satisfied with one dissentient only that there is no longer any necessity for the continuance of the Board of Trustees, have under their Resolution No. 14226, dated the 23rd March 1928, made representation to Government in that behalf asking them to dissolve the Board at a very early date.”

Proposed by the Chairman and seconded by Mr. Mirza Ali Mahomed Khan—

“That the matter be referred to the Special Sub-Committee appointed under Committee Resolution No. 358, dated 17th July 1928, for consideration and report.”

Amendment—Proposed by Dr. Viegas and seconded by Mr. Silam—

“That the matter be referred to the Establishment Sub-Committee for further consideration and report.”

After some discussion, the *Amendment* was put to the vote and was lost, there being 2 votes for it and 6 votes against it.

Amendment—Proposed by Sir Vasant Rao and seconded by Mr. Borade—

No. 529. “That further consideration be postponed.”

The *Amendment* on being put to the vote was carried, there being 6 votes for it and 4 votes against it.

17. Re: Establishment—Secretary and Chief Accountant's Department—Mr. V. G. Kulkarni, clerk—advance from Provident Fund Subscriptions to.

Considered Chief Officer's note, dated 16th November 1928 :—

“Mr. V. G. Kulkarni, a clerk in the Secretary and Chief Accountant's Department, applies for an advance of Rs. 375 from his own Provident Fund Subscriptions in connection with the thread ceremony of his son.

Mr. Kulkarni has been in Trust service from 18th February 1916 and his present pay is Rs. 100 per month.”

He has so far had advances as under :—

First advance of Rs. 200 paid in October 1921 and repaid in May 1924.

Second advance of Rs. 190 paid in September 1924 and repaid in November 1925.

Third advance of Rs. 240 paid in November 1925 and repaid in March 1927,
and

Fourth advance of Rs. 200 paid in March 1927 and repaid in November 1928.

His present request is admissible and requires the sanction of the Committee, subject to the Board's approval, as 12 calendar months have not elapsed since the complete repayment of the last advance.

“If the advance is sanctioned, the recovery will be effected in 20 equal monthly instalments.”

RESOLUTION No. 530.—Sanctioned subject to the approval of the Board.

18. Re: Gratuity to Staff—payment of, on the death of the employee while in service.

Considered Chief Officer's note, dated 30th October 1928 :—

“By their Resolution No. 15, dated 10th January 1924, the Board framed Rules for the grant of gratuity on retirement to those members of the permanent staff in superior service on 1st September 1919 who retire on or after 1st September 1923. Though the Board wished to frame Rules for the grant of gratuity on death of an employee, they could

No.	Name.	Designation.	Date of appointment in the Trust.	Service on 31st March 1928.	Pay.	Municipal basis.				Trust.			Remarks.
						Average pay on 3 years' basis.	Contribution to compassionate allowance.	Amount of compassionate allowance.	Net compassionate allowance.	Trustees' contribution.	Gratuity under T. R. 15/1924.	Total.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
					Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
11	Mr. M. A. Pathan ...	Chawl Superintendent.	1-4-1911	17	125	116	277	1,856	1,579	982	500	1,482	
12	„ E. B. Writer ...	Surveyor ...	20-12-1898	29	110	103	392	2,060	1,668	3,244	1,100	4,344	
13	„ F. G. Carvalho ...	Senior clerk...	1-11-1908	19	180	200	282	3,400	3,118	1,408	900	2,308	
14	„ B. B. Writer ...	„	9-1-1911	17	170	163	461	2,608	2,147	1,402	680	2,082	
15	„ M. S. Kotwal ...	Surveyor ...	15-2-1907	21	120	112	202	2,016	1,814	858	720	1,578	

RESOLUTION No 531.—Referred to the Establishment Sub-Committee for consideration and report.

19. Re : Chawls—cost of lighting staircases and washing places and open spaces where necessary.

Considered Report of the Land Sub-Committee No. 5, dated 6th November 1928 :—

"A tenant of the Suparibaug Chawls having applied for the provision of electric lights on staircases, gangways and open spaces in the chawls, the matter was referred to the Land Sub-Committee for consideration and report—Committee's Resolution No. 428, dated 20th July 1927. When the matter was considered by the Sub-Committee, a question was raised as to why electric lighting should not be provided in all the Trust chawls and the Chief Officer was accordingly requested to consider the possibility of lighting all the chawls with electricity and submit proposals for the same, reporting at the same time the estimated initial cost of putting up electric installation and the annual cost of maintenance and also whether the tenants of pre-war chawls would be willing to pay extra rent in respect of electric lighting. In their report No. 4, dated 27th September 1927, the Land Sub-Committee stated that a further report would be submitted later. The Sub-Committee also stated in their Report, dated May 9th last, that they would report at a later stage on an application by the tenants of the Mahar chawls for the provision of electric lights on the staircases etc.

The Sub-Committee have now obtained a report on the subject from the Chief Officer, a copy of which is attached herewith for the information of the Committee. The Sub-Committee have carefully considered this matter and beg to report as follows :—

Prewar Chawls.

The Chief Officer informs that while 417 out of 480 tenants of the Suparibaug chawls are willing to pay an extra rent of 7 annas per month per room, only 3 out of 672 tenants of the Chandanwadi chawls are willing to pay the extra rent.

In the course of discussion, it was suggested that all these chawls should be provided with electric lights and an extra rent should be charged to the tenants and if any tenant is unwilling to pay it, he should be served with notice to vacate the room. In this connection, the Chief Officer stated that the tenants of some of the chawls have run into arrears with their rents owing to the mill strike and it would not, therefore, be advisable to eject the tenants. The Sub-Committee agree with the Chief Officer's view and recommend that—

- (a) the estimated capital outlay and maintenance charges referred to in para 2 of the Chief Officer's note be sanctioned.
- (b) the Chief Officer be authorized to make the necessary provision for lighting these chawls in the budget for 1929-30 ;
- (c) the Chief Officer be requested to put up the lights in one set of chawls at a time and to submit a report on the working of it, and
- (d) an extra rent of 7 annas (on an average) per month per room be charged to cover the cost.

Post War Chawls—including Mahar Chawls.

The Sub-Committee recommend to defer consideration of this matter till February 1929, when it will be possible to know if the arrears of rent are being paid up and, in the meantime, the Chief Officer be authorized to make the necessary provision for lighting these chawls in the budget for 1929-30."

HOOSENALLY M. RAHIMTOOLA,
Chairman.

Chief Officer's report, dated 26th October 1928, referred to in para 2 of Land Sub-Committee's Report No. 5 dated 6-11-1928:—

"The Land Sub-Committee in their report No. 4, dated 27th September 1927, observed that a question had been raised as to why electric lighting should not be provided in all the Board's chawls and stated they had requested me to consider the possibility of lighting them and to submit proposals for the same. They also desired to know whether the tenants of the pre-war chawls would be willing to pay extra rent for the same.

2. The statements given below shew the estimated capital outlay and maintenance charges for each set of chawls:—

Pre-war Chawls.

Name of Chawl.	Capital outlay.	Maintenance charges.	Cost of maintenance per room per month.
	Rs.	Rs.	Annas.
Agripada A)	4,100	7,000	7
" B)			
" C)			
Nagpada	1,000	1,550	8
Chandanwadi	1,800	3,000	7
Imamwada	2,000	3,400	
Princess Street	400	500	10
Mandwi-Koliwada	1,000	1,600	10
Chinch Bandar	1,300	2,000	8
Suparibang	1,500	2,500	8
Total Rs.	13,100	21,550	

Note.—In calculating the cost per room, an allowance of approximately 10% has been made for vacancies and bad debts.

Post-war Chawls.

Name of Chawl.	Capital outlay.	Maintenance charges.	Cost of maintenance per month per room.
	Rs.	Rs.	Annas.
Mahar	750	1,200	6
Peons	800	1,250	16
Kalapani (old)	900	1,300	9
Foras Road	3,700	6,000	7
Mazagaon	3,500	6,000	7
Kalapani (new)	800	1,300	9
Sydenham Road	900	1,500	9
Love Lane	3,400	6,000	11
Total Rs.	14,750	24,550	

Note.—In calculating the cost per room, an allowance of approximately 15% has been made for vacancies and bad debts.

3. In order to cover the cost, the rents of the pre-war rooms would have to be raised by an average of seven annas per month. Some of the tenants would probably be willing to pay this but it is doubtful whether all would. Owing to the prolonged mill strike, it did not appear to me that any useful purpose would be served by making enquiries of the tenants but instructions have now been given to make enquiries at Suparibang and Chandanwadi and the result will be reported in due course.

4. In the case of the post war chawls, the cost would amount to nearly Rs. 25,000 per annum. The staircases and washing places at the Love Lane Chawls have already been lit and no extra rent has been charged. I consider that in the case of the Mahar, Kalapani (old and new) and Mazagaon Chawls, the rents of which are comparatively low, an additional rent of four annas per month should be levied. If this were done, the cost would be reduced to approximately Rs. 19,200 per annum."

RESOLUTION No. 532.—Approved and adopted.

20.

Re : *Revision of grades of pay.*

Report No. 11 of the Establishment Sub-Committee, dated 24th October 1928 :—

"By their Resolutions No. 89 dated 13th July 1926, No. 86, dated 8th February 1927, and No. 379, dated 21st June 1927, the Committee referred the subject matter of the notices of motion by Dr. Viegas and Mr. Tairsee re : the merging of war allowance in the salaries, the adoption of the Municipal Rules and Regulations as regards pay, leave, gratuity and Provident Fund and the introduction in the Trust of the Municipal scales of salaries of clerical and inferior staff, to the Establishment Sub-Committee for consideration and report.

2. In their Report No. 6, dated 31st July 1928, the Sub-Committee recommended the merging of war allowance in the salaries and the revision of the pay and commission of the Rent Collectors and stated that a further report regarding the revision of pay of the other staff would be submitted later.

3. The Sub-Committee have considered the question very carefully in consultation with the Chief Officer and beg to make the following recommendations :—

- (a) *Scales of pay*—A statement is attached showing the existing posts in the Trust, the corresponding posts in the Municipality and the grades proposed by the Sub-Committee and shown in column 11. It is recommended that the introduction of the grades shown in column 11 be sanctioned.
- (b) It will be seen from the statement that in the case of (1) Senior Clerks and Auditors, (2) Draftsmen and (3) Naiks and Chainmen, the maximum pay of grades proposed by the Sub-Committee is lower than the maximum pay of their existing grades. Some of these men are now actually drawing the maximum pay of the existing grades and in order that they may not be put to a loss by reason of the revision of grades, it is recommended that such of the present incumbents of these grades who may now be drawing the maximum pay of their existing grades be allowed to draw the same pay, the difference between it and the maximum pay of the proposed grades being treated as a personal allowance.
- (c) It is recommended that an extra increment of Rs. 5 be granted to all those who are affected by the amalgamation of the war allowance with pay in addition to the usual normal increment due to them.
- (d) The Senior Clerks and Auditors made a petition that they be granted a personal allowance of Rs. 5 when they reach the maximum (*viz.* Rs. 190) of the proposed grade. In this connection, the Sub-Committee recommend that personal allowances be granted on the following principle :—

Those who are drawing more than the new maxima of the revised grades and those who on account of the extra increment of Rs. 5 (referred to in (c) above) go above the new maxima should be allowed to draw the same pay, the difference between the maxima pay of the grade and the actual pay being treated as a personal allowance.

- (e) It is recommended that the personal allowance of Rs. 20 each granted to Messrs. Iya and Nabar by Committee's Resolution No. 386, dated 28th June 1927, as a temporary measure pending the revision of the grades, be continued.
- (f) It is recommended that graduate clerks be started on an initial pay of Rs. 75 per month instead of Rs. 60 per month.
- (g) It is recommended that the employees be started in the revised grades on a stage which is equivalent to their present pay plus war allowance and be allowed to draw the next increment after they have completed one year's service on the present pay plus war allowance.
- (h) It is recommended that a personal allowance of Rs. 2 be granted to each member of the Inferior Staff, in order to compensate them for the loss in their net emoluments owing to the recovery of Provident Fund on the Temporary and Provisional allowances merged in the salary.
- (i) At present concessional rents are charged to the members of the staff who occupy quarters in—
- (a) Ground floor cottages at Matunga.
 - (b) Two room tenements „
 - (c) Three room tenements „ and
 - (d) Acquired buildings.

The rents are based on pay plus war allowance. As the war allowance has been merged in the salaries, it is necessary to revise the rents. It is, therefore, recommended that concessional rents be charged to the members of the staff who occupy quarters as follows :—

(a) *Ground floor Cottages at Matunga.*

(1) *Old Cottages :—*

Rs. 16 for those whose salary does not exceed Rs. 150 per mensem and
Rs. 20 for those drawing over Rs. 150 and not exceeding Rs. 200.

(2) *New Cottages :—*

Rs. 20 for those whose salary does not exceed Rs. 150 and Rs. 25 for those drawing over Rs. 150 but not exceeding Rs. 200.

(b) *Two and three-room tenements at Matunga.*

At the rate of 10% of salary plus Rs. 8 subject to the minima as shown below :—

(1) *Two room tenements—*

<i>Floor.</i>	<i>Middle flats.</i>	<i>End flats.</i>
	<i>Rs.</i>	<i>Rs.</i>
Ground ...	... 20	22
First ...	... 22	24
Second ...	... 22	24

(2) *Three-room tenements—*

<i>Floor.</i>	<i>Middle flats.</i>
	<i>Rs.</i>
Ground ...	... 30
First ...	... 33
Second ...	... 37

(c) *Acquired properties.*

10% of salary.

(j) It is recommended that the grant of gratuity to certain officers under the Rules sanctioned in Trustees' Resolution No. 15, dated 10th January 1924, be continued.

4. Proposals in regard to—

(1) the payment of an allowance for qualifying oneself in accountancy as in the Municipality, and

(2) the revision of rules and regulations as regards Leave, Provident Fund and conveyance allowances will be submitted later.

5. The extra cost involved in the proposals made by the Sub-Committee comes to Rs. 36,360 per annum as shown in the attached statement. In this connection, the Sub-

Committee beg to invite a reference to the orders of the Board contained in their Resolution No. 48, dated 13th July 1928, (reproduced in the margin), and leave to the Committee to decide whether these orders apply to these proposals."

HOOSENALLY M RAHIMTOOLA,

Chairman.

Minute of dissent, dated 29th October 1928, by Mr. R. D. Bell, C.J.E., I.C.S.—

"I dissent from the main proposals in this report, viz. the revision of the scales of pay of the clerical and accounts establishment, the grant of an extra increment of Rs. 5 to those affected by the amalgamation of the war allowance with pay, and the grant of a personal allowance of Rs. 2 to each member of the inferior staff.

2. There is no justification for a general revision of salary scales at the present time. Since the last revision, the cost of living in Bombay has fallen and the existing scales compare favourably with those paid by private firms and by Government. The revision now proposed on the basis of the scales paid by the Municipality has been framed without a sufficient comparison of the conditions of service in the Improvement Trust and the Municipality, respectively, for example, the opportunities and rates of promotion in each body.

3. There is no need at the present time of any general increase in the scale of salaries and nothing in the financial position of the Improvement Trust to justify an addition of Rs. 36,000 annually to its recurring expenditure."

Minute of dissent, dated 29th October 1928, by Mr. W. R. S. Sharpe :—

"In returning herewith the draft proceedings of the Establishment Sub-Committee forwarded with your memo. of the 27th instant, I have to request that you will record thereon my minute of protest as follows :—

I agree that this report correctly sets out the recommendations of the majority of the Sub-Committee but I desire to put on record the protest which I made at the time against the proposed increases in pay and increments, particularly in the case of the clerical staff, for the following reasons :—

(1) Having regard to the present financial position of the Trust and the principle laid down by the Board in their Resolution No. 48 of the 13th July 1928, I do not consider that it is possible to justify the proposed addition of Rs. 36,360 per annum to the establishment charges ;

(2) The cost of living in Bombay has recently fallen appreciably and most public bodies are endeavouring to retrench their expenditure ;

(3) No attempt has been made to compare the duties of the clerical staff with those of the Municipal clerks or other public services or to consider the effect on other services of this improvement in the scale of pay ;

(4) In any event, seeing that the absorption of the Improvement Trust by the Corporation is likely to take place within the next two years, it is, in my opinion, premature and wrong in principle to commit the Corporation at this stage to a permanent increase in expenditure.

I consider that the Board should be asked whether they concur in the proposals or desire to postpone further consideration until the details of the amalgamation and future staff arrangements come up for consideration."

Statement showing the existing posts (with pay) in the Trust and the corresponding posts (with pay) in the Municipality and the grades proposed to be introduced in the Trust.

I. Superior Staff.

No.	Improvement Trust.				Municipality.		Proposed by the Chief Officer.			Proposed by the Establishment Sub-Committee.			Remarks.
	Post.	Pay without war allowance.	Pay with war allowance.	Average cost after merging war allowance.	Post.	Pay.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 9.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 12.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Permanent Establishment—													
1	Legal Assistant...	350—30—500	...	463			350—30—500	463		350—30—500	463		
3	Superintendents	300—20—400	...	1,125	Superintendents	300—20—400	300—20—400	1,125		300—20—400	1,125		
1	Chief Clerk ...	250—20—350	...	325			250—20—350	325		250—20—350	325		
1	Accountant ...	250—20—350	...	325			250—20—350	325		250—20—350	325		
8	Head Clerks ...	200—10—250	220—10—250	1,952	Chief Clerks ...	200—10—270 } —5—275 }	200—10—270 } —5—275 }	2,020	68	200—10—270 } —5—275 }	2,020	68	
24	Senior Clerks and Auditors.	125—5—175	145—5—195	4,280	Head Clerks ...	150—5—190	150—5—190	4,272	—8	150—5—190	4,272	—8	
99	Junior Clerks and Auditors.	40-3-70 } E.B. -5-100 } -5-125 }	60-3-90 } E.B. 5-120 } -5-145 }	9,999	Clerks ...	60-5-80 } E.B. -5-110 } -5-150 }	60-5-80 } E.B. -5-110 } -5-150 }	10,692	693	60-5-80 } E.B. -5-110 } -5-150 }	10,692	693	
			Total (a) ...	18,469				19,222	753		19,222	753	

1. Superior Staff.—(contd.)

No.	Improvement Trust.				Municipality.		Proposed by the Chief Officer.			Proposed by the Establishment Sub-Committee.			Remarks.
	Post.	Pay without war allowance.	Pay with war allowance.	Average cost of post after merging war allowance.	Post.	Pay.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 9	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 12.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Permanent Establishment—(contd.)													
6	Sub-Engineers	250—25—400 + C.A.		2,090	Sub-Engineers	250—25—500 + C.A.	250—25—400 + C.A.	2,090		250—25—400 + C.A.	2,090		
1	Head Surveyor	250—25—400 + C.A.		348			250—25—400 + C.A.	348		250—25—400 + C.A.	348		
4	Estate Superintendents.	150—10—300 + C.A.	170—10—300 + C.A.	980			170—10—300 + C.A.	980		170—10—300 + C.A.	980		
3	Draftsmen ...	150—10—250	170—10—250	678	Head Draftsman	150—10—250	{ 150—10—250A B 60—5—100E.B. 5—150	{ 217 214 }	-247	{ 150—10—250A B 60—5—100E.B 5—150	{ 217 214 }	-247	A. 1 Head Draftsman. B. 2 Draftsmen.
12	Overseers ...	E.B. 100—10—150 10—200 + C.A.	E.B. 120—10—170 10—220 + C.A.	2,173	Overseers ...	150—10—250 + C.A.	150—10—250 + C.A.	2,413	240	120—10—170 -10—220 + C.A.	2,173		
4	Overseers ...	100—10—150 + C.A.	120—10—170 + C.A.	614			120—10—170 + C.A.	614		120—10—170 + C.A.	614		
1	Sanitary Inspector	100—5—150 + C.A.	120—5—170 + C.A.	150			120—5—170 + C.A.	150		120—5—170 + C.A.	150		
		Carried over ...		7,033				7,026	-7		6,786	-247	

1. Superior Staff—(contd.)

No.	Improvement Trust.				Municipality.		Proposed by the Chief Officer.			Proposed by the Establishment Sub-Committee.			Remarks.
	Post.	Pay without war allowance.	Pay with war allowance.	Average cost after merging war allowance.	Post.	Pay.	Scale.	Average cost	Monthly extra cost involved—difference of cols. 5 and 9.	Scale.	Average cost.	Monthly extra involved—difference of cols. 5 and 12.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Permanent Establishment—(contd.)												
			Brought forward	7,033				7,026	—7		6,786	—247	
1	Building Inspector	100—5—150 +C.A.	120—5—170 +C.A.	150	Sub-Overseer	60—5—100 E.B. 10—150 +C.A.	120—5—170 +C.A.	150		120—5—170 +C.A.	150		
7	Chawl Superintendents. ...	70—5—125	90—5—145	880			90—5—150	903	23	90—5—150	903	23	
7	Surveyors ...	60—5—125 +C.A.	80—5—145 +C.A.	819	Sub-Overseers	60—5—100 E.B. 10—150 +C.A.	60—5—100 E.B. 10—150 +C.A.	833	14	60—5—100 E.B. 10—150 +C.A.	833	14	
3	Draftsmen ...	40—3—70 } E.B. 5—100 } 5—125 }	60—3—90 } E.B. 5—120 } 5—145 }	303	Draftsmen ...	60—5—100 E.B. 10—150	60—5—100 E.B. 10—150	357	54	60—5—100 E.B. 10—150	357	54	
			Carried over	9,185				9,269	84		9,029	—156	

i. Superior Staff—(contd.)

No.	Improvement Trust.				Municipality.		Proposed by the Chief Officer.			Proposed by the Establishment Sub-Committee.			Remarks.
	Post.	Pay without war allowance.	Pay with war allowance.	Average cost after merging war allowance.	Post.	Pay.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 9.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 12.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Permanent Establishment—(contd.)													
		Brought forward		9185				9269	84		9029	-156	
Inspectors ...	40-3-70 } E.B. -5-100 } -5-125 } + C.A.	60-3-90 } E.B. -5-120 } -5-145 } + C.A.		505	Inspectors ...	60-5-80 } E.B. -5-110 } -5-150 } + C.A.	60-5-80 } E.B. -5-110 } -5-150 } + C.A.	535	30	60-5-80 } E.B. 5-100 } 5-150 } + C.A.	535	30	
Tracers ...	40-5-80	60-5-100		176	Tracers ...	60-5-100 E.B. 10-150	60-5-100	176		60-5-100	176		
	Total (b) ...			9866				9980	114		9740	-126	
Temporary Establishment.													
Clerks ...	40-3-70 } E.B. -5-100 } -5-125 }	60-3-90 } E.B. -5-120 } -5-145 }		1414	Clerks ...	60-5-80 } E.B. -5-110 } -5-150 }	60-3-90 } E.B. -5-120 } -5-145 }	1414		60-3-90 } E.B. -5-120 } -5-145 }	1414		
Clerks ...	40-3-70	60-3-90		2160			60-3-90	2160		60-5-100	2376	216	
	Total (a) ...			3574				3574			3790	216	

MEETING OF THE IMPROVEMENTS COMMITTEE OF 20TH NOVEMBER 1928. 484

I. Superior Staff—(contd.)

No.	Improvement Trust.				Municipality.		Proposed by the Chief Officer.			Proposed by the Establishment Sub-Committee.			Remarks.
	Post.	Pay without war allowance.	Pay with war allowance.	Average cost after merging war allowance.	Post.	Pay.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 9.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 12.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Temporary Establishment—(concl'd.) Overseer ...	100—10—150 E.B. 10—200 +C.A.	120—10—170 E.B. 10—220 +C.A.	181	Overseer ...	150—10—250 +C.A.	120—10—170E.B. 10—220 +C.A.	181		120—10—170E.B. 10—220 +C.A.	181		A-Sanctioned under C. R. No. 396 of 14th August 1928.
1	Sanitary Inspector	130	150	150	...	...	150	150		150	150	
3	Tracers ...	40—5—80	60—5—100	264	Tracers ...	60—5—100 E.B. 10—150	60—5—100	264		60—5—100	264		
15	Rent Collectors	40 + Commission.	60+ Commission.	900	Ward Clerks ...	60—5—150	60—5—120 + Commission	1,500	600	60—5—120 + Commission	1,500	600	
			Total (d) ...	1,495				2,095	600		2,095	600	

II. Inferior Staff.

No.	Improvement Trust.				Municipality.		Proposed by the Chief Officer.			Proposed by the Establishment Sub-Committee.			Remarks.
	Post.	Pay without Temporary and provisional allowance.	Pay with temporary and provisional allowance.	Average cost after merging the allowance.	Post.	Pay.	Scale.	Average cost.	Monthly extra cost involved — difference of cols. 5 and 9.	Scale.	Average cost.	Monthly extra cost involved — difference of cols. 5 and 12.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Jamadar ...	26	29	29	Jamadar ...	23-2-33 } 23-1-28 }	29	29		29	29		
3	Havildars ...	22-1/5-24	25-1/5-27	78	Havildars ...	26-1/5-28 } 24-1/5-26 }	24-1/5-28	78		24-1/5-28	78		
10	Naiks ...	19-1/5-21	22-1/5-24	230	Naiks ...	21-1/5-23	21-1/5-23	220	-10	21-1/5-23	220	-10	
20	Chainmen ...	19-1/5-21	22-1/5-24	460			21-1/5-23	440	-20	21-1/5-23	440	-20	
67	Peons	16-1/5-18	19-1/5-21	1,340	Peons	19-1/5-21	19-1/5-21	1,340		19-1/5-21	1,340		
2	Ramoshis			40	Ramoshis			40			40		40
48	Lascars			960	Lascars			960			960		960
3	Hamals			60	Hamals			60			60		60
			Carried over	3,197				3,167	-30		3,167	-30	

II. Inferior Staff—(contd).

No.	Improvement Trust.				Municipality.		Proposed by the Chief Officer.			Proposed by the Establishment Sub-Committee.			Remarks.
	Post.	Pay without Temporary and provisional allowance.	Pay with Temporary and provisional allowance.	Average cost after merging the allowance.	Post.	Pay.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 9.	Scale.	Average cost.	Monthly extra cost involved—difference of cols. 5 and 12.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			Brought forward	3197				3,167	-30		3,167	-30	
					Hamals ...	23—1/5—25 + free quarters.							
					Do. ...	18 + Ex. allowance of Rs. 5							
					Do. ...	21							
					Do. ...	18							
6	Boy peons ...	11 to 14 according to age and smartness.	14 to 17 according to age and smartness.	93	... ..	.....	14 to 17 according to age and smartness.	93		14 to 17 accord- ing to age and smartness.	93		
			Total (e) ...	3,290				3,260	-30		3,260	-30	
			Total (a) to (e)...	36,694				38,131	1,437		38,107	1413	

N. B.—All men, except the boy-peons, draw a house-rent allowance of Rs. 6 per month both in the Trust and Municipality.
 E. B.—Efficiency bar.
 C. A.—Conveyance allowance.

Statement of extra cost referred to in para 5 of the Establishment Sub-Committee's Report, No. 11, dated 24th October 1928 :—

	Rs.	Rs.
(i) On account of Revision of Grades i.e. Rs. 1,413 per mensem		16,956
(ii) Provident Fund due to merging		
(a) of War Allowance	3,330	
(b) for 10 posts of Rent Collectors transferred to Permanent Staff ...	1,000	
(c) Temporary and Provisional Allowance	246	
		4,576
(iii) Extra increment of Rs. 5 to those affected by merging of War Allowance—		
(a) to Permanent Staff $133 \times 5 = 665$ per month	7,980	
(b) to Temporary Staff $37 \times 5 = 185$ per month	1,220	
		10,200
(iv) Provident Fund on (iii)(a)		665
(v) Grant of personal allowance of Rs. 2 to the inferior staff—		
(a) to Permanent Staff $82 \times 2 = 164$ per month	1,968	
(b) to Temporary Staff $78 \times 2 = 156$ per month	1,872	
		3,840
(vi) Provident Fund on (v)(a)		123
		36,360

RESOLUTION No. 533.—Consideration postponed.

21. The Chairman stated that it would probably be the last meeting of the Committee which Mr. Clayton, the Municipal Commissioner, would attend and he, therefore, proposed—

"That the Committee desire to place on record their high appreciation of the services rendered by Mr. H. B. Clayton as an Ex-officio Trustee on the old Board for about 6 years and on the Committee since the transfer."

The proposition was *carried* unanimously and with acclamation.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 27th November 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 10-30 A.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
2. MR. R. D. BELL, C.L.E., I.C.S.
3. MR. GANPAT KRISHNAJI BORADE.
4. MR. B. G. HORNIMAN.
5. MR. N. G. HUNT.
6. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
7. MR. L. R. TAIRSEE.
8. MR. W. H. NEILSON, O.B.E.
9. MR. MIRZA ALI MOHAMMED KHAN, M.A. LL.B.
10. THE HON'BLE SIR PHIROZE C. SETHNA, K.T., O.B.E.
11. MR. S. L. SILAM, B.A., LL.B.
12. Mr. S. D. SAKLATVALA.
13. MR. G. A. THOMAS, C.L.E., I.C.S.
14. SIR VASANTRAO ANANDRAO DABHOLKAR, K.T., C.B.E., M.L.C.
15. DR. ACCACIO G. VIEGAS, L.M. & S.
16. MR. Y. G. PANDIT.
MR. H. B. CLAYTON, C.L.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE CHIEF ACCOUNTANT.

The minutes of the meeting held on the 20th November 1928 were signed.

1. Re: Agripada West Estate—Plot No. 149A—lease of—application for.

(File No. Ms. 767/28.)

Considered Chief Officer's note, dated 23rd November 1928:—

"An application has been received from Messrs. Isaac David Awaskar, Samson Daniel Mapgaokar and Judha Jacob Kharilkar, the Trustees appointed by the Congregation of the Magen Hassidim Prayer Hall for a building lease of the above plot at a rent calculated at 6% on Rs. 10 per sq. yard. The area of the plot being about 1,250 sq. yards, the ground rent will amount to about Rs. 752 per annum.

2. The applicants propose to erect buildings to be used as shops, dwelling offices, godown and as a synagogue.

3. The plot forms a portion of Plot No. 149 which was let to Mr. B. N. Javeri under Trustees' Resolution No. 271, dated 17th September 1918, for a term of 99 years at the rental of eight annas per sq. yard and was re-entered upon under Committee Resolution No. 427, dated the 20th July 1927, on account of Mr. Javeri's failure to pay the rent and to erect and complete a building within the stipulated time. The area of the whole plot is 3,365 sq. yards and the rent amounted to Rs. 1,684 per annum.

4. The application is subject to the following special conditions :—

- (1) The lease will be for 999 years in view of Section 79 (c) of the Trust Transfer Act, 1925.
- (2) A free period of two years will be allowed.
- (3) The synagogue building will be permitted to be built according to the texts of the Jewish Religion. If, however, sufficient funds for building pucca structures be not available at the date of giving possession of the plot, temporary structures to be used as a synagogue, shops and chawls will be permitted for a period of 10 years only from such date, it being understood that pucca structures shall be built within 24 months from the expiry of the said period of 10 years, provided always that the Board's Rules regarding light and ventilation known as 63rd rule and all other building rules and regulations are observed and carried out by the tenants in erecting the synagogue building and any other structure on the plot and provided all plans and specifications of the building and the structures to be so erected are previously submitted to and approved by the Board.
- (4) The tenants will be allowed to commute the ground rent within a period of 10 years instead of 5 from the date of the lease.

5. Looking to the present state of the market, the application in which is embodied the special conditions referred to in the preceding para is worthy of favourable consideration and acceptance is recommended."

Resolved.—"That the application be accepted subject to the conditions prescribed in para 4 of the Chief Officer's note."

2.

Re: Scheme 52, Worli Plant—12' lathe—sale of—offer for.

(File No. Mis. 766/28.)

Considered Chief Officer's note, dated 23rd November 1928 :—

"An offer has been received from Mr. G. D. Godambe for the purchase of 12' bed lathe at Worli for a sum of Rs. 1,800 nett, which is equal to Rs. 1,890 if a commission of 5% is allowed as in the case of other sales. This lathe was purchased in 1921 for Rs. 7,832-8 and its present book value is Rs. 4,700. The offer is subject to the final approval of the lathe by the customer.

The offer is reasonable and is recommended for acceptance."

RESOLUTION No. 536.—ACCEPTED.

3.

Re: Mahar Chawls, Scheme No. 32—applications for rooms, free of rent, for use as libraries.

Considered Chief Officer's note, dated 17th November 1928 :—

"In February 1926, the Board considered an application by the Bahishkrit Hitakarini Sabha for two rooms, free of rent, for the purpose of opening a library at these chawls. The Board decided that full rent should be charged.

2. In November 1927, the Committee considered a similar application by the Depressed India Association. The Committee refused the request.

3. The Sabha paid rent regularly until the end of May last ; since then, it has been paid by certain individual members who appear to be the Secretary and Treasurer.

4. The representatives of both the associations have now asked that the rooms may be granted free of rent and their applications* are attached hereto.

5. Reference is made in the Depressed India Association's application to the fact that the Children's Welfare Society have been granted the use of four rooms at a concession rent. This concession was granted by the Board in 1921. The Society uses one of the rooms as an office, a second by the nurse, while the other two which were converted into one are used as a consulting room and for the distribution of milk to mothers. These facts were placed before the Committee when the Depressed India Association made their former application and the Committee appear to have acted on the principle, that whereas it was justifiable to grant a concession in the case of rooms used for medical relief, it was not when they were used as libraries."

Resolved.—"That Mr. K. V. Davne and others, the representatives of the Bahishkrit Hitakarini Sabha and the Honorary Secretary, Depressed India No. 537. Association, be informed, it is regretted, that the request for exemption from payment of rent or for reduction of rent cannot be complied with."

4. *Re: Creation of the post of Secretary and appointment of Mr. C. P. Gorwalla.*

Considered Report of the Establishment Sub-Committee No. 12, dated 23rd November 1928 :—

"In their Report No. 10, dated 24th October 1928, the Sub-Committee made recommendations regarding the filling up of the post of Chief Accountant consequent on the expiration of Mr. Gorwalla's term of office and observed that they would submit proposals for the disposal of the secretarial duties at a later date.

The Sub-Committee have now given the matter their careful consideration in consultation with the Chief Officer and consider that in order to dispose of the secretarial work it is necessary to appoint a Secretary. There has been a considerable increase in the volume of work subsequent to the transfer and they are definitely of opinion that it would be impossible for the Chief Accountant and his assistant to do more than attend to the accounts and the audit. The Sub-Committee, therefore, are of opinion that it is necessary to create a post of Secretary at a very early date, and recommend accordingly.

The Sub-Committee consider that the pay of the appointment should be fixed at Rs. 750 per mensem.

The Sub-Committee are also of opinion that in view of the desirability of having in the service of the Trust an officer who is acquainted with the history of the schemes now in progress and in order to facilitate the disposal of work in connection with the pending amalgamation it would be highly desirable to appoint Mr. C. P. Gorwalla, B. A., to the post.

The Sub-Committee, therefore, recommend that the Improvements Committee do offer the post to Mr. Gorwalla on a salary of Rs. 750 per mensem, the appointment to continue until Mr. Gorwalla reaches the age limit or until the amalgamation takes place, whichever event should first happen."

HOUSENALLY M. RAHIMTOOLA,
Chairman.

Minute of dissent, dated 23rd November 1928, by Dr. A. G. Viegas, L.M. & S. :—

"I strongly dissent from the proposal made by the Establishment Sub-Committee for the following reasons :—

First, as to the heading of the Establishment Sub-Committee's Report :—

It is very irregular and subversive of the Board's orders to suggest Mr. Gorwalla's name. He is an outsider. If a separate Secretary is necessary, the post should be advertised, or a man from the Municipality requisitioned.

*Not printed.

Para 2. The Chief Officer has not yet placed before the Sub-Committee any data showing as to how the work pertaining to the Accounts side and to the Secretarial side is too much for one man and what is the work required to be done by the Chief Accountant and what is the work being done by the Assistant Accountant and all the Superintendents. The Audit and the Accounts work should not be more than in 1918-19 when the expenditure was more and revenue slightly lower than in 1928-29 and all the accounts and the secretarial work was managed by only one officer on a salary lower than that now paid to the Chief Accountant and which was Rs. 500-50-800.

Moreover, the intention of the Board in terminating Mr. Gorwalla's services was that they do not want to have three officers for a department which was up to 1918-19 controlled by one officer. Therefore, the Sub-Committee's proposal is against the very spirit of the Board's Resolution in the matter.

If the Chief Officer, however, wants a Secretary, he must first recommend the abolition of the post of the Assistant Accountant and then come to the Committee with a report showing the work done by the present Chief Accountant, one Assistant Accountant, 2 Superintendents, 5 Head Clerks, 9 Senior Clerks and 43 Junior Clerks.

The present proposal, if approved, would defeat the very object which led the Board to terminate the services of Mr. Gorwalla. No additional post should, therefore, be created at this stage until the amalgamation of the Trust, which must take place within a very short time, is effected.

Para 3. The proposed pay of the post is high. The Board's Resolution has ordered strict economy in the Trust Establishment. This Resolution was quoted by the Chief Officer and was given *in extenso* along with the proposal for the revision of the salaries of the menial and clerical staff and was made much of when Rs. 2 were proposed to be given as personal allowance to peons.

How has the Chief Officer forgotten to bear it in mind in proposing the creation of an additional post on Rs. 750? This would be a criminal waste of public money and its wanton diversion from the crying and urgent need of improvement of slums and the relief of overcrowding. I have frequently reiterated the insolvent condition of the Trust. There is no need of a Secretary at all. If a Sub-Committee were appointed by the Improvements Committee and the work done by the three officers for the last six months were examined, it would at once be apparent that one officer would do the work.

From about thirty officers in 1920-21 in the three departments of the Trust other than the Secretary and Chief Accountant's Department they have been reduced to about 11 officers whereas there was no reduction at all in the Secretary and Chief Accountant's Department. Now that the Board has succeeded in reducing the number of officers from 3 to 2 the Chief Officer and the Establishment Sub-Committee are not only flouting the Board's orders in the direction of retrenchment economy but are showing an absolute disregard to the interests of the City which is groaning under a heavy debt and the ratepayers and the citizens under heavy taxation.

Para 4. It is absurd to say that the Secretary should know the history of the Trust. The Secretary's work is merely to attend to correspondence and meetings. I cannot believe that Mr. Gorwalla knows more about the Trust and its history than Mr. Chawathey who is serving the Trust for the last 30 years. He is now the Chief Accountant and should be able to assist the Chief Officer in all matters relating to Schemes as he has always been in charge of the Trust Schemes Audit for several years and as such had to inspect every nook and corner of the Schemes. No better man could be found.

His knowledge of the history of the Trust is greater than that of any other man and his work as Acting Secretary and Chief Accountant for about six months has been splendid.

If at all some help is necessary for the disposal of the Secretarial work, the best course would be to borrow the services of the Municipal Assistant Secretary, Mr. Sabnis, for a period of three or five months so that the Secretarial work could be reorganised on the lines of the Municipal Secretary's Office which would really facilitate the work of the amalgamation of the Trust with the Municipality. We cannot find a better man than Mr. Sabnis who was

one of the three candidates selected by the Karachi Municipality for appointment as their Chief Officer. He was also selected by the Selection Committee for appointment as Deputy Municipal Commissioner of Bombay. He would make both an excellent Secretary and Amalgamation Officer.

We should not entertain at all the Chief Officer's proposal. It is absolutely necessary that we should not commit ourselves to further expenditure on establishment. The Government Audit Department has most pointedly drawn our attention to the very high cost we incur on our management and establishment, and which is altogether out of proportion to the work that the Trust is carrying out.

The total expenditure of the Trust on Capital Account in 1920-21 was Rs. 2,70,06,253, and the budgetted expenditure for 1928-29 is only Rs. 29,24,600.

In 1918-19, the total expenditure of the Trust was Rs. 34,09,188 when we had only one officer in the Secretary and Chief Accountant's Department."

Dr. Viegas handed to the Chairman a letter, dated 27th November 1928, signed by Mr. Slam, Mr. Borade and himself requesting that consideration of this item be postponed. He stated he had received the Committee's papers only at 4-6 P. M. on Sunday and produced an envelope bearing the post mark in support of his statement.

The Chief Officer stated that the Report of the Sub-Committee together with an intimation that the same would be taken up for discussion at to-day's meeting was sent to all Members on Friday, the 23rd instant, and produced the despatch book containing the entry and Dr. Viegas' initials in token of receipt.

The Chairman invited attention to rule 4 of the rules for the transaction of business and pointed out that under this rule the request made in the letter could not be complied with.

Proposed by the Chairman, seconded by Sir Vasantrao Anandrao Dabholkar, Kt.—

"That the Report of the Establishment Sub-Committee be approved
No. 538. and adopted.

2. That the Schedule of Establishment be amended in terms of Establishment Sub-Committee's report No. 12, dated 23rd November 1928, and Committee Resolution No. 496, dated 1st November 1928.

3. That in the event of Mr. Gorwalla accepting the offer, the Chief Officer should ask him to take charge of his duties as soon as possible."

Amendment—Proposed by Dr. Viegas—

"That consideration of the matter be postponed in consequence of a requisition* for a Special Board meeting duly signed by 31 members of the Board and addressed to the President."

The *Amendment* dropped for want of a seconder.

While discussing the matter, Mr. Nariman enquired the circumstances under which Mr. Gorwalla would be prepared to accept a salary of Rs. 750 when he might be drawing a higher salary in Government service.

The Chief Officer stated that Mr. Gorwalla was on leave preparatory to retirement from Government service and if the Committee were to appoint

* This requisition was handed to the Chief Accountant at the commencement of the proceedings.

him as their Secretary on a salary of Rs. 750 he would retire from the Government service on a pension of about Rs. 500 per mensem. The amount of his pension plus the salary now proposed would be equal to the salary he had last drawn and the cost to the Trust would be Rs. 750 only since no contribution for pension and leave would be required to be paid to Government on his account nor would he be eligible, under the rules, to join the Provident Fund.

After further discussion, the *Original Proposition* was put to the vote and was *carried*, there being 9 votes *for* it and 5 *against* it.

A poll was demanded by Dr. Viegas.

The following Members voted *for* and *against* the proposition :—

<i>For.</i>	<i>Against.</i>
1. Mr. R. D. Bell.	1. Mr. G. K. Borade.
2. Mr. B. G. Horniman.	2. Mr. L. R. Tairsee.
3. Mr. N. G. Hunt.	3. Mr. S. L. Silam.
4. Mr. Mirza Ali Mahomed Khan.	4. Dr. A. G. Viegas.
5. Mr. W. H. Neilson.	5. Mr. Y. G. Pandit.
6. Sir Phiroze C. Sethna, Kt.	
7. Mr. S. D. Saklatvala.	
8. Mr. G. A. Thomas.	
9. Sir Vasant Rao Anandrao Dabholkar, Kt.	

Mr. K. F. Nariman did not vote.

The Chairman thereupon declared the proposition *carried*.

5. Re : Board's Resolution No. 72, dated 16th November 1928 re : Mr. Wadke's petition, dated 6th November 1928.

Considered excerpt from the proceedings of the Board meeting held on 16th November 1928 :—

"Considered :—

(a) Board's Resolution No. 38, dated 7th May 1928.

"Considered the following representation, dated 31st March 1928, and letter, dated 10th April 1928, addressed to the Secretary, Bombay Improvement Trust, by Mr. B. P. Wadke, Sub-Engineer (retrenched) :—

" You are aware that the subject of my reinstatement has been long and sufficiently discussed so far by the Committee and the Board and yet I regret that no considerate and balancing opinion is yet arrived at.

" I learn that the Committee referred the question to the Advocate General for opinion and that the Advocate General has given his opinion that the Committee should decline to reinstate me.

" It is not for me to take any action one way or the other till I am officially informed but I think it advisable to request the Board to once more look into the matter. I submit that the question affects not only my position but it is equally serious with the Board also to safeguard their own prestige, as is well shown even by the long columns seen in leading newspapers.

As regards the merits of my case and the opinion of the Counsel thereon, I need not repeat my arguments once more but in my humble opinion there are so many points in the Counsel's opinion "as at present given" in which I believe that the Board will with great respect differ from the Advocate General's opinion.

I think it, therefore, most pressing and urgent, nay even my most lawful duty, to move the Board to see that the wrong done to me is once for all redressed and rightfully too.

The very fact that the powers of the Board are questioned and put into background by the powers of the Committee in a most naughty point, which the Board cannot leave unconsidered, coupled with the fact that a meeting is being called on the 2nd proximo for the appointment of a new man, lead me not to sit silent but to request the Board, once again to consider the question fully.

With due respect, therefore, for the Counsel's opinion and for such other circumstances, I cannot but suggest that it is now high time for the Board to take up the matter in hand, and it is apprehended that dilatoriness will be dangerous under the circumstances. I am fully confident that my words will not be misunderstood or misconstrued and hope that the needful will be done."

Letter, dated 10th April 1928 :—

"To

The Secretary,
Bombay Improvement Trust,
Bombay.

Sir,

I beg to acknowledge receipt of your letter No. E. 23/1928, dated 2nd instant, delivered to me on 3rd instant by post, and to request you to please place this letter before the next meeting of the Improvements Committee for their information.

At the outset, I beg to point out that I am fully aware of the circumstances under which the notice in question was served on me. It is not that I care only for a month's salary but, properly speaking, if I am to get all the leave salary even according to your calculation, I am entitled to payment for December 1927 as the notice, though served on me and accepted by me under protest on 13th April 1927, became operative on 1st May 1927.

My main grievance is my wrongful retrenchment and the redress I have been seeking is my reinstatement. In this connection, I have up to now submitted various representations and appeals to both Improvements Committee and the Board, respectively, and the matter is yet under the consideration of the Sovereign Body, *viz.*, the Board. Until, therefore, my several appeals to the Board are finally disposed of by them, I have no reason to consider your letter under reply as valid and binding on me and also as one in any way affecting my claim to all my dues from the Trust as well as my claim to continue in their service, which please note.

I beg to remain,
Sir,
Your most obedient servant,
(Sd.) B. P. Wadke.

Copy forwarded to the President and the Trustees of the Improvement Trust Board for the information, in continuation of my appeal dated 31st March 1928."

Proposed by the Chairman of the Improvements Committee, seconded by Sir Vasant Rao—

"That Mr. Wadke's letter be forwarded to the Improvements Committee for disposal."

Amendment—Proposed by Mr. Dalvi, seconded by Mr. M. A. Dabholkar—

"That consideration of the matter be postponed until the receipt of the joint opinion of No. 38. Sir Chimanlal Setalvad and Mr. B. J. Desai on the legal aspect of Section 17 of the Act."

It is noted that the Amendment on being put to the vote was declared carried. It was also carried as a substantive proposition.

(b) Mr. Wadke's petition, dated 6th November 1928 :—

'I have the honour to refer to my previous correspondence with you on the above subject and have been long impatiently waiting for a reply from the Board to various representations made by me, and, it is a real hardship upon me on account of the unreasonable delay in reinstating me on my post as per your order to the Improvements Committee as the office where I was working as a Head still exists; or, by reposting me to the post of Trust Architect. This would have made considerable saving as it was suggested in my previous appeals to you or even the Committee could have appointed me to the vacant post on the same footing as the one held by me in the Drawing Office in the Estates and Valuation Department. Instead of giving the latter post to me, a Junior Assistant Estate Agent was asked to take charge in addition to his own duties and proportionate remuneration was given to him. The said post is still kept vacant by the Chief Officer who is not sure how my question will eventually be dealt with. It was also contended that no provision for my appointment had been made in the budget estimate. Despite the said fact, a Senior Assistant Engineer who was junior in service was promoted to and kept in the Senior Assistant Engineer's post the following year. Thus it will be seen that whenever any favour is to be shown to some individual in face of the specific order for my reinstatement by the Board to the Improvements Committee, the same could easily be done with impunity. And that the sufferer like myself has to wait for a long time for a reply to my representation one way or the other.

I have during all this while heavily suffered pecuniarily as well as in reputation, health, etc. and have been driven to seriously think of legal proceedings with a view to establish my rights. To this end, I have obtained two well known Counsels' (Mr. Coltman and Mr. Baptista) opinion, a copy whereof I have enclosed herewith for your information. The same refers to the power of the Improvements Committee with regard to the retrenchment of my post in spite of the clear resolution of the Board to the contrary.

I trust, in the circumstances, you will be pleased to consider my case carefully and sympathetically and have me reinstated without further delay.'

JOINT OPINION OF COUNSEL.

Mr. Coltman and Mr. J. Baptista—

Answer.

(a) Section 17 enables the Board to control the Committee both before as well as after, it has exercised the powers conferred by the Act, or performed the duties imposed under the Act. The Board can control either by standing orders, or specific orders, but the Board cannot require the Committee to do an unlawful act, e. g. break a contract already entered into which is valid under the powers conferred on the Committee by the Act itself.

The powers conferred on the Committee under Section 111 Clause 3 are subject to the control of the Board in the same way as powers conferred by any other section of the Act.

Query.

(a) What is the correct interpretation to place upon Section 17 of the said Act?

(b) Are the powers given to the Improvements Committee under Section 111 particularly sub-clause 3 of the said section absolute and unqualified by the Board?

- (a) The respective position of the Board and Committee is governed by Section 17 of the Act.
- (c) What is the position of the Board and the Committee with regard to the resolutions of the Board of the 6th April 1927, 5th August 1927, 15th November and 15th November 1927?

Sd. F. J. COLTMAN.
Sd. JOSEPH BAPTISTA.

3-11-28.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwalla—

"That the representation of Mr. Wadke be forwarded to the Committee for disposal."

Amendment—Proposed by Mr. Parelkar—

"That the Board reaffirm their Resolution No. 71, dated 5th August 1927, and reinstate Mr. Wadka."

The Chief Officer rising to a point of order enquired whether the *Amendment* was in order in view of the joint opinion of Sir Chumanlal Setalvad and Mr. B. J. Desai.

The President ruled the *Amendment* out of order.

First Amendment—Proposed by Dr. Viegas, seconded by Dr. Choksy—

"That the Committee be requested to report on the representation of Mr. Wadka."

Further Amendment—Proposed by Dr. Javle—

"That the Improvements Committee's Resolution be recorded and the Board reaffirm their Resolution No. 71, dated 5th August 1927."

The *Amendment* dropped for want of a seconder.

Second Amendment—Proposed by Mr. Vaidya, seconded by Mr. G. M. Sethna—

No. 72. "That the papers be recorded."

At this stage, Dr. Balsara moved—

"That the question be now put."

The motion was seconded by Dr. Mehta and *carried*.

Mr. Vaidya's *Amendment* was then put to the vote and declared *carried*.

At this stage, Dr. Viegas asked for permission to withdraw his *Amendment*.

The permission was not granted.

Mr. Vaidya's *Amendment* was treated as a substantive proposition against which the *Amendment* of Dr. Viegas was put to the vote and was declared *lost*.

Mr. Vaidya's *Amendment* was then put to the vote as a substantive proposition and was declared *carried*."

RESOLUTION No. 539.—RECORDED.

6. Re : Board's Resolution No. 74, dated 16th November 1928, re : Expiry of the term of office of Mr. R. H. A. Delves, F.S.I., Chief Officer, on 5th May 1929.

Considered excerpt from proceedings of the Board meeting held on the 16th November 1928 :—

"Considered Chief Accountant's note, dated 1st October 1928, re : expiry of the term of office of Mr. R. H. A. Delves, F. S. I., Chief Officer, on 5th May 1929 :—

"In accordance with the standing orders contained in the Corporation Resolution No. 1796, dated 12th December 1887, I have the honour to state that the term of the office of Mr. R. H. A. Delves expires on the 5th May 1929."

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

No. 74. "That the Chief Accountant's note be recorded and the Committee be requested to submit proposals for filling the post."

Carried."

RESOLUTION No. 540.—Referred to the Establishment Sub-Committee for consideration and report.

7. Re : Scheme 5, Dadar-Matunga Estate—laying out two gardens between Roads 15A and 15B—sanction for.

Considered Chief Officer's note, dated 24th November 1928 :—

"The owners and tenants of buildings in the vicinity of these gardens have asked that they should now be laid out. The Engineer who was asked to submit his proposals for completing the gardens with pipe railings etc. has now submitted an estimate for Rs. 8,400 for the same. As no provision has been made for the work in the current year's budget, it is proposed to transfer a sum of Rs. 8,400 from the provision of Rs. 45,000 made for "Sewage Disposal Works in Scheme 5" to the construction of two gardens under reference.

The proposal is recommended for sanction as it is likely to result in the disposal of additional plots."

RESOLUTION No. 541.—Sanctioned subject to the sanction of the Board to the budget grant of Rs. 8400 being made from the savings under the provision of Rs. 45000 made in the current year's budget for Scheme No. 5, extension of Sewage disposal works at Matunga.

8. Re : Establishment—Estates and Valuation Department—Mr. J. Menashe—Surveyor, —advance from Provident Fund Subscriptions to.

Considered Chief Officer's note, dated 22nd November 1928 :—

"Mr. J. Menashe, a surveyor in the Estates and Valuation Department, applies for an advance of Rs. 400 from his own Provident Fund Subscriptions to pay off the debt incurred in connection with his own illness.

Mr. Menashe has been in the Trust service from 1st May 1905 and his present pay is Rs. 130 per month.

He has so far had advances as under :—

First advance of Rs. 300 paid in January 1919 and repaid in September 1920.

Second advance of Rs. 300 paid in August 1921 and repaid in April 1923, and

Third advance of Rs. 200 paid in May 1926 and repaid in January 1928.

His present request is admissible and requires the sanction of the Committee, subject to the Board's approval, as twelve calendar months have not elapsed since the complete repayment of the last advance.

If the advance is sanctioned, the recovery will be effected in 20 equal monthly instalments."

RESOLUTION No. 542.—Sanctioned subject to the approval of the Board.

9. Re: Establishment—Estates and Valuation Department.

With reference to Resolution No. 529, dated 20th November 1928, consideration was resumed.

RESOLUTION No. 543.—Referred to the Special Sub-Committee appointed under Committee's Resolution No. 358, dated 17th July 1928, for consideration and report.

10. Re: Revision of grades.

With reference to Resolution No. 533, dated 20th November 1928, consideration was resumed.

The Chairman referred to para 5 of report No. 11, of the Establishment Sub-Committee, dated 24th October 1928, and stated that the Sub-Committee had left the matter for the Committee to decide whether the orders of the Board contained in their Resolution No. 48, dated 13th July 1928, applied to these proposals. After some discussion, Mr. Horniman proposed and Mr. Nariman seconded the following proposition:—

No. 544. "That the report of the Sub-Committee be approved and adopted."

Amendment—Proposed by Mr. Neilson and seconded by Sir Phiroze C. Sethna—

"That the report of the Sub-Committee be recorded."

The *Amendment* on being put to the vote was *lost* there being 5 votes *for* it and 9 votes *against* it.

The *Original Proposition* was then put to the vote and was declared *carried* there being 10 votes *for* it and 4 *against* it.

11. The following documents were executed:—

(1) *Lease and Counterpart* to Bai Freni Pirojshaw Desai & another *re*: plot No. 171, Dadar-Matunga Estate.

(2) *Agreement with*—

(i) Mr. Palanji Sorabji Joshi for building lease of plot No. 56A, Sydenham Road Estate.

(ii) Mr. Ebrahim Pradhan for building lease of plot No. 59, Sydenham Road Estate.

(3) *Agreement with* the Burma Shell Oil Storage & Distributing Company of India, Limited, for the supply of Kerosine Oil during 1928-29.

(4) *Agreement with* the Daftur Ashkara Press *re*: contract for printing work of Estate Agent's Office for the year 1928-29.

(5) *Acceptance of application* by Messrs. Issac David Awaskar & others for building lease of plot No. 149A, Agrpada West Estate.

12. The following papers were laid on the table:—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
 2. Work orders do. do.
 3. Tenancy agreements entered into by the Chief Officer do.
 4. Charge receipts of roads, etc. handed over to the Municipality.
 5. Charge Report, dated 17th November 1928, *re*: Mr. C. P. Gorwalla, B.A., handing over and Mr. Narayan T. Chawathey receiving charge of the office of the Chief Accountant, respectively, on the afternoon of that day.
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Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 18th December 1928.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. GANPAT KRISHNAJI BORADE.
 3. MR. B. G. HORNIMAN.
 4. MR. N. G. HUNT.
 5. MR. G. A. THOMAS, C I E., I C S.
 6. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M L.C.
 7. DR. ACCACIO G. VIEGAS, L.M. & S.
 8. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, P.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 27th November 1928 were signed.

1. Re : Christmas Holidays—closing of works on the 25th and 26th December 1928 and payment of wages on the 25th only.

(File No. Mts. 819/28.)

The following note by the Chief Officer, dated 17th December 1928, was considered as an urgent business :—

"The Engineer proposes to close all works on the 25th and 26th December 1928, during the ensuing Christmas Holidays and to pay the labourers half wages for the 25th only.

It has been the custom to do this for some years past and the Committee's sanction is requested to the proposal."

Proposed by the Chairman, seconded by Sir Vasantryo—

"That the proposal made by the Chief Officer be sanctioned."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Horniman—

"That all works be closed on the 25th and 26th December 1928, No. 545, and that full wages be paid to the labourers for the 25th December 1928."

The *Amendment* on being put to the vote was *carried*, there being 4 votes *for* it and 2 votes *against* it.

It was also *carried* as a substantive proposition.

2. Re : Dadar-Matunga Estate—Plots 577 to 586—re-arrangement of.
(File No. Mis. 818/28.)

Considered Chief Officer's note, dated 13th December 1928:—

"Herewith I submit a revised layout of these plots for the sanction of the Committee.

2. The alterations are three in number and are as follows :—(a) the depth of Plots 577 to 582 has been increased by ten feet to approximately 120 feet as this depth is found more convenient, (b) the dimension of Plot 583 and of the garden on its south have been slightly altered so that the latter may balance with that on the other side of the road, and (c) Plots 584, 585 and 586 have been made into two so as to equal those on the opposite side of the 100 feet avenue. The plots as revised are shown on plan* E. A. 170, dated 24th November 1928.

3. The alterations involve no additional expenditure."

RESOLUTION No. 546.—SANCTIONED.

3. Re : Dadar-Matunga Estate—Plot No. 583—lease of—application for.
(File No. Mis. 799/28.)

Considered Chief Officer's note, dated 13th December 1928:—

"Herewith I submit an application by Mr. Dadiba Mancherji Bhabha for a 999 years' building lease of the above plot at a ground rent calculated at 6% on Rs. 11 per square yard.

2. The area of the plot is about 916 square yards and the ground rent will amount to Rs. 604, per annum.

3. The applicant undertakes to erect a building for his own residence and also to construct one or two garages for which he requests to be allowed to pay a premium at the usual rate as soon as the same have been completed, instead of ground rent. There seems to be no objection to this proposal.

4. The conditions on which the application is based are otherwise normal and acceptance is recommended."

Resolved.—"That the application be accepted and sanction be No. 547. accorded to the construction of garages subject to the usual normal conditions contained in Trustees' Resolution No. 296, dated 27th September 1918, and to the payment of a premium at the rate specified in Trustees' Resolution No. 255, dated 22nd June 1920."

4. Re : Dadar-Matunga Estate—Plot No. 759—lease of—application for.
(File No. Mis. 797/28.)

Considered Chief Officer's note, dated 13th December 1928:—

"Herewith I submit an application for a 999 years' building lease of the above plot by Mr. R. N. Kerrawalla who is the building tenant of Plots Nos. 749, 757 and 758 of this Estate, at a ground rent calculated at 6% on Rs. 9 per sq. yard.

2. The area of the Plot being about 1,085 sq. yards, the ground rent will amount to about Rs. 584, per annum.

3. The applicant wishes to erect a building for residential purposes.

4. The conditions on which the application is based are normal and acceptance is recommended."

RESOLUTION No. 548.—ACCEPTED.

5. Re: Dadar-Matunga Estate—Plot No. 761—lease of—application for.

(File No. Mis. 798/28.)

Considered Chief Officer's note, dated 13th December 1928:—

"Herewith is submitted an application for a 999 years' building lease of the above plot by Mr. R. N. Kerrawalla who is the building tenant of Plots Nos. 749, 757 and 758 of this Estate, at a ground rent calculated at 6% on Rs. 10 per square yard.

2. The area of the plot being about 1,111 sq. yards, the ground rent will amount to about Rs. 668 per annum.

3. The applicant wishes to erect a building for residential purposes.

4. The conditions on which the application is based are normal and acceptance is recommended."

RESOLUTION No. 549.—ACCEPTED

6. Re: Parel Road South Estate—Plots Nos. 2, 3 and 4—lease of—application for.

(File No. Mis. 806/28.)

Considered Chief Officer's note, dated 13th December 1928:—

"Herewith I submit an application by Mr. Badruddin Essofalli Bandoorkwalla for a 999 years' lease of these three plots at a rent calculated at 6% on Rs. 190 per sq. yard.

2. As the area of the plots is about 1,590 square yards, the annual ground rent will amount to about Rs. 18,128.

3. The applicant desires to erect one building on the three Plots and for that purpose to vary the building lines. There is no objection to this. The building will be used as shops, godowns, offices, garages, a maternity home for the Borah community and for residential purposes.

4. The conditions on which the offer is made are normal. Had the Plots been let separately, an average rate of about Rs. 200 might have been obtained but, in view of the fact that all are being taken together, I recommend acceptance of the offer."

Resolved.—"That permission be granted to vary the building lines and that the application be accepted."

No. 550.

7. Re: Dadar-Matunga Estate—Plot No. 271—lease of—application for.

(File No. Mis. 808/28.)

Considered Chief Officer's note, dated 14th December 1928:—

"Herewith I submit an application for a 999 years' building lease of the above plot by Mr. Amichand D. Shah, at a ground rent calculated at 6% on Rs. 9 per sq. yard, per annum.

2. The area of the plot being about 1,179 sq. yards, the ground rent will amount to about Rs. 636 per annum.

3. The applicant wishes to erect a building for residential purposes only.

4. The conditions on which the application is based are normal and acceptance is recommended."

RESOLUTION No. 551.—ACCEPTED.

8. Re : Kolhatwadi Estate—Plot 15—lease of—application for.

(File No. Mis. 807/28.)

Considered Chief Officer's note, dated 15th December 1928 :—

"Herewith I submit an application by Bai Parvatibai Mahadeo Dahanuker for a 999 years' building lease of the above plot at a rent calculated at 6% on Rs. 191 per sq. yard per annum. The area of the plot being about 468 sq. yards, the ground rent will amount to about Rs. 5,364 per annum.

2. The applicant desires to erect a building to be used for shops, offices, godowns and residential purposes only.

3. The plot was let to one Mr. Krishnaji Nondaji Thorat under Committee Resolution No. 128, dated the 19th August 1926, for a term of 999 years at a yearly rent calculated at 6% on Rs. 242 per sq. yard.

4. On account of Mr. Thorat's death and the failure on the part of his heirs to pay the rent and to erect and complete the building within the stipulated time, the plot was re-entered upon, the agreement in respect of the plot cancelled and the deposit appropriated towards satisfaction of the Board's claim against the building tenant—*vide* Committee Resolution No. 408, dated the 20th August 1928.

5. Looking to the present state of the market, the rate offered appears to be fair and acceptance thereof is, therefore, recommended."

RESOLUTION No. 552.—ACCEPTED.

9. Re : Scheme 47, Parel Road Northern—request for permission to allow 2 windows and openings in the building on the land to the east of Case No. 127 to open on Trust land (Case No. 127)—sanction for.

(File No. Mis. 813/28.)

Considered Chief Officer's note, dated 24th November 1928 :—

"Messrs. K. S. Dhondy and Co., the owners of the land to the East of the Trust property in Case No. 127, Scheme 47, have constructed a building, two windows of which and some other openings open on the Trust land above referred to.

They were asked to brick up the said two windows and the other openings but they request that they may be allowed to keep them open.

There appears to be no objection to grant their request subject to the undermentioned conditions to which they have agreed :—

1. That the said windows and the other openings over the Trust land shall be deemed to have been opened or kept open with the express license and consent of the Board and the enjoyment hereafter by them and their heirs, executors, administrators or assigns or any person or persons claiming under them or theirs, of the use of light or air to the premises shall be deemed to be with the express license and consent of the Board to the intent that they shall not acquire any easement or right in respect thereof.
2. That they shall pay to the Board, by way of acknowledgment for the license to keep open the said windows projecting over the Trust land, the yearly rent of Rs. 5.
3. That they shall not, without the previous consent in writing of the Board, enlarge the said windows or openings.
4. That the Board may determine the agreement at any time by giving them notice in writing in that behalf.
5. That upon the determination of the agreement they shall, to the satisfaction of the Board and at their expense, block up and keep blocked up in a permanent manner the windows and the openings overlooking the said land of the Board.

6. That all the costs and expenses of and incidental to the preparation, stamping, etc., of the agreement shall be borne by them."

RESOLUTION No. 553.—Sanctioned subject to the conditions mentioned in the last para of the Chief Officer's note.

10. Re: Dadar Matunga Estate—Plot No. 781—insertion in the draft lease of a covenant relieving from personal liability, trustees who cease to act as such.

(File No. Mis. 768/28.)

Considered Chief Officer's note, dated 1st December 1928 :—

"The above plot is one of the several plots agreed to be leased to the Zoroastrian Building Society, Ltd., who have sub-leased the same to the undermentioned persons who are the Trustees of the Parsi Panchayat Funds and Properties :—

- (1) Sir Jamsetji Jejeebhoy, Bart.,
- (2) Sir Cowasji Jehangir, Bart.,
- (3) Sir Dinshaw Manockji Petit,
- (4) Mr. Mancherjee Pestonjee Kharegat,
- (5) Mr. Jehangir Bomanjee Petit,
- (6) Mr. Kawasji Jalbhoy Sett, and
- (7) Mr. Framji Rustomji Wadia.

2. A completion certificate for the building has been granted by the Trust Architect, and the Trust Solicitors have now to be instructed to take in hand the preparation of the lease in the name of the aforesaid trustees, subject to the insertion in the draft lease of a covenant, relieving every one of them of personal liability, should he cease to act as a trustee, but not until a fresh lessee has been nominated and approved by the Board.

3. It may be pointed out that the insertion of a similar covenant in the lease of Plots Nos. 782 to 785, leased to the Parsi Panchayat has been sanctioned by the former Board under their Resolution No. 477, dated the 29th August 1924.

4. I, therefore, recommend the proposal for the Committee's sanction."

RESOLUTION No. 554.—SANCTIONED.

11. Re: Nowroji Hill Recreation Ground.
(File No. Mis. 652/28.)

Considered Chief Officer's note, dated 3rd December 1928 :—

"By their Resolution No. 518, dated November 20th last, the Committee forwarded to me for remarks the Examiner's letter, dated the 9th idem. In his letter, the Examiner refers to the Committee's Resolution No. 454 on the subject of a budget grant of Rs. 1,000 for meeting the cost of maintenance of this recreation ground during the current year and points out that under the provisions of Section 61 (4) of the Act such open spaces should be transferred to the Commissioner for maintenance. He observes further that the postponement of the transfer till April 1st 1929 on account of the want of funds in the Municipal budget does not appear to be regular."

2. A certain amount of latitude must be allowed in practice, where two public bodies have to work within budget allowances and, as it seemed to me that the Examiner was construing the section somewhat more strictly than circumstances required, I forwarded the papers to the Solicitors for advice.

3. The Solicitors advise that, in their opinion, this ground is not an open space reserved for ventilation within the meaning of Section 61(4).

4. It has always been assumed by the Municipality and the Trust that the Section covered such grounds and, during the past few months, we have supplied them with details of the cost of maintaining all grounds proposed to be handed over during the coming financial year. It is presumed, therefore, that no difficulty will arise in the future."

Proposed by the Chairman, seconded by Sir Vasant Rao—

"That the Examiner, Outside Audit, be informed in terms of No. 555. the Chief Officer's note."

Amendment—Proposed by Dr. Viegas—

"That the Examiner, Outside Audit, be requested to make any remarks that he may have to make on the subject."

The *Amendment* dropped for want of a seconder.

The proposition was then put to the vote and was *carried*.

12. Re : Scheme 5—Dadar-Matunga—Footpath pavements opposite completed buildings
in—transfer of grant—sanction for.

(File No. Mis. 812/28.)

Considered Chief Officer's note, dated 14th December 1928 :—

"The number of new buildings under construction in this scheme during this year is more than what was anticipated. After the footpath pavements are completed from this year's grant, there will be eight more buildings which are expected to be completed by the middle of February 1929 and the lessees will require to have the footpath pavements opposite the same completed. Also there will be ten plots where only the Shahabad pavement can be carried out from this year's grant but there will not be sufficient money to complete the tarred strip opposite the same.

Both these works will cost about Rs. 9,300 and the Committee's sanction is requested to carry out these works during this year and transfer an amount of Rs. 9,300 from the provision of Rs. 45,000 made in the current year's budget for the 'extension of sewage disposal works in Scheme 5' to 'Footpath Pavement in front of completed buildings in Scheme 5.' "

RESOLUTION No. 556.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 9,300 being made from the savings under the provision of Rs. 45,000 made in the current year's budget for "extension of sewage disposal works in Scheme 5."

13. Re : Scheme 31—Footpath pavements opposite plots in—transfer of
grant—sanction for.

(File No. Mis. 813/28.)

Considered Chief Officer's note, dated 14th December 1928 :—

"The work of mexpalting the central reservation of Suparibaug Road which has been provided for in the Budget for 1928-29, will not be carried out as the question of taking over this road by the Municipality has not been finally settled. It is, therefore, suggested that a portion of the grant provided for this work may be utilised for paving gaps in footpaths opposite the following plots :—

Plots Nos. 22, 23, Plot No. 42, Plot No. 1 part, School plot on Road No. 4 Suparibaug Estate and Plots Nos. 23 and 39 Lalbaug Estate.

The cost for this work will be about Rs. 1,750. The Committee's sanction is requested for carrying out this work and transferring an amount of Rs. 1,750 from the provision of Rs. 36,000, made in the current year's budget for 'Repairs to footpaths on both sides of Suparibang Road and mexpalting the central reservation prior to handing over to Municipality, Scheme 31' to 'Footpoth pavements opposite plots in Scheme 31.' "

RESOLUTION No. 557.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 1,750 being made from the savings under the provision of Rs. 36,000 made in the current year's budget for "repairs to footpaths on both sides of Suparibang Road and mexpalting the central reservation in Scheme 31."

14. Re : Dadar-Matunga Estate—Plot 665—fixing of maximum rent for the building on.

(File No. Mis. 778/28.)

Considered Chief Officer's note, dated 6th December 1928 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

2. The building is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 884 per month, for the whole building as follows :—

<i>Ground floor—</i>			
Four tenements at Rs. 70 each	...	...	Rs. 280 per month.
<i>First Floor—</i>			
Four tenements at Rs. 73 each	...	...	292 do.
<i>Second floor—</i>			
Four tenements at Rs. 78 each	...	...	312 do.
		Total	884 do.

4. As required under the terms of the Society's agreement, the said rent of Rs. 884 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 1,01,439 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 558.—SANCTIONED.

15. Re : Dadar-Matunga Estate—Plot No. 781—fixing of maximum rent for the building on.

(File No. Mis. 800/28.)

Considered Chief Officer's note, dated 13th December 1928 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Limited.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 393 per month for the whole building as follows :—

	Rs.
<i>Ground floor—</i>	
Three tenements at Rs. 41 each	123 per month.
<i>First floor—</i>	
Three tenements at Rs. 44 each	132 do.
<i>Second floor—</i>	
Three tenements at Rs. 46 each	138 do.
Total	393 do.

4. As required under the terms of the agreement, the said rent of Rs. 393 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 45,316 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 559.—SANCTIONED.

16. Re: Scheme 29, Dongri Quarry—Sale of metal Nos. 1, 2 and 3—offer for.

(File No. Mis. 817/28.)

Considered Chief Officer's note, dated 3rd December 1928 :—

"An offer from Mr. D. M. Bilimoria has been received for the purchase of metal Nos. 1, 2 and 3 from Dongri Quarry, Scheme No. 29, under certain conditions which are detailed as under :—

- (1) He agrees to buy 250 brass or more of No. 1 metal within 3 months from the date of starting delivery. Rate to be charged is Rs. 26 per brass and he will be allowed 6 % commission at the end of the period.
- (2) He agrees to draw No. 2 at Rs. 17 per brass in such a manner that he will not take more quantity of No. 2 than the quantity of No. 1 purchased by him as per Clause 1 above. He agrees to buy No. 3 metal at Rs. 12-8-0 per brass in so far as it is available. In case the joint purchase of No. 2 and No. 3 metal amounts to Rs. 3,000 in a month, he will be allowed a commission at 3 %. This commission will be increased by 1 % for increase in the purchase by every thousand rupees per month, but this commission will never exceed 5 %.

Mr. Bilimoria has deposited a sum of Rs. 500. All deliveries of materials will be made against advance payment and the deposit of Rs. 500 will be set apart as security for carrying out the terms of purchase.

The offer is fair and is recommended for acceptance."

RESOLUTION No. 560.—Accepted subject to the conditions specified.

17. Re: Sewri plant—Sale of one Marshall's Portable Steam Engine—offer for.

(File No. Mis. 814/28.)

Considered Chief Officer's note, dated 13th December 1928 :—

"An offer has been received from Mr. Ranchoddas Dharsi for the purchase of one Marshall's Portable Steam Engine, Boiler Registry No. 4096, lying at Sewri at a cost of Rs. 2,500 less 5% his commission. This engine was purchased in 1915 for Rs. 3,510 and its depreciated value as on 31st March 1927, is Rs. 1,524-9-11.

The offer is reasonable and is recommended for acceptance."

RESOLUTION No. 561.—ACCEPTED.

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18. Re : Agripada Workshop plant—second-hand Steam Road Roller—sale of—offer for.

(File No. Mis. 811/28.)

Considered Chief Officer's note, dated 12th December 1928 :—

"An offer has been received from the Deputy Secretary to Government of Bombay, Public Works Department, Roads and Buildings, for the purchase of the 10-ton 'Fowler' Steam Roller bearing Boiler Registry No. 4413, now lying at Agripada stores, for a sum of Rs. 6,300. This roller was purchased in 1920 for Rs. 9,983-7-8 and its depreciated value as on 31st March 1928, was 6,393-0-1.

The offer is reasonable and is recommended for acceptance."

RESOLUTION No. 562.—ACCEPTED.19. Re : Mahar Chawls at Clerk Road—Resolution passed at a public meeting of the Depressed Classes on 17th November 1928, under the auspices of the Mahar Samaj Sewa Sangh, Bombay, with Dr. P. G. Solanki, M.L.C., as President.

(File No. Mis. 100/28.)

Considered :—

(a) Letter, dated 26th November 1928, from Dr. P. G. Solanki, M.L.C., President of the above public meeting :—

"Resolution passed at a public meeting of the Depressed Classes held under the auspices of the Mahar Samaj Sewa Sangh, Bombay :—

"This public meeting of the Depressed Classes of Agripada Chawls, Bombay Improvement Trust, Madanpura, Bombay, assembled at the same place on 17th November 1928, request the Chairman and Members of the Board to keep electric lights on the staircase and privy as Trust have already supplied in other chawls and also entreat that some reduction should be done in rent."

(b) Chief Officer's note, dated 6th December 1928 :—

"As regards the question of lighting, the Committee in their Resolution No. 532, dated 20th November last, decided to defer consideration until February next but authorized the Chief Officer to make provision for the work in the budget of 1929-30.

2. A request for a reduction of rent was considered by the Land Sub-Committee in May last. They reported that the rent (Rs. 7-3-0) charged for rooms in these chawls is the lowest of the post war chawls and advised there was no justification for a reduction. The Committee concurred (*vide* Committee Resolution 288 of 15th May 1928)."

Resolved.—"That Dr. P. G. Solanki be informed to the effect of the No. 563. Chief Officer's note."

20. Re : Member of Committee—Mr. S. D. Saklatvala—resignation of membership
(File No. Mis. 564/28.)

Read letter, dated 6th December 1928, from Mr. S. D. Saklatvala :—

"As I find that I cannot attend regularly the meetings of the Improvements Committee owing to my other engagements, I beg to tender my resignation of membership of the Committee."

Resolved.—"That Mr. Saklatvala's letter be recorded.

2. That the Committee place on record their appreciation of No. 564. the work done by Mr. Saklatvala as a Trustee on the old Board and as a member of the Committee after the transfer.

Society, 3. That the Bombay Millowners' Association be requested to elect a 2. in place of Mr. Saklatvala under Section 14 of the Transfer Act."

3.

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21. Re: Eligibility of the Chief Officer to contribute to the Provident Fund, etc.—JointOpinion of Counsel.

(File No. E. 139/26.)

Considered joint opinion of counsel together with the statement of case by the Trust Solicitors :—

Ex parte :—THE BOMBAY IMPROVEMENT TRUST.

Case for the Joint Opinion of Counsel.

"Mr. R. H. A. Delves, who now holds the post of Chief Officer of the Bombay Improvement Trust under the City of Bombay Improvement Trust Transfer Act, 1925, originally joined the Improvement Trust as an officer more than 20 years ago. He eventually became Deputy Land Manager, later Estate Agent, and, in 1924, he was appointed Chairman of the Old Board constituted under the City of Bombay Improvement Act, 1898. His services were, for the purpose of appointing him as Chairman, placed at the disposal of the Bombay Government with effect from the 25th April 1924. As Chairman, he drew pay at Rs. 3,000 per month exclusive of a motor car allowance of Rs. 200 per month which was also paid to him.

During the years when Mr. Delves was an officer of the Trust under the old Act of 1898, he subscribed to the Provident Fund. But when he became Chairman, he was not allowed to continue subscribing to the Provident Fund as he was no longer an officer of the Board but a member of it.

By the Improvement Trust Transfer Act, 1925, which came into force on the 31st March 1926, the Board of Trustees became the Municipal Corporation and the post of Chairman of the Board ceased to exist. The Chief Executive Officer of the new Board of the Improvement Trust is styled Chief Officer. By virtue of Section 8 of the Improvement Trust Transfer Act, 1925, Mr. Delves officiated as Chief Officer from 31st March 1926 until 5th May 1926 on which date he was duly appointed as Chief Officer under Section 26 of the Improvement Trust Transfer Act.

Mr. Delves was appointed as Chief Officer on a salary of Rs. 3,000 per month but no mention was made of a conveyance allowance. Upon the question of Mr. Delves' conveyance allowance and Provident Fund subscriptions being brought before the Improvements Committee (the Committee constituted under Section 10 and following sections of the Improvement Trust Transfer Act), it was resolved to take the opinion of the Trust Solicitors whether the Chief Officer could be given a car allowance and could subscribe towards the Provident Fund. The Trust Solicitors gave their opinion on the 7th June 1926 as follows :—

'In our opinion Mr. Delves is an officer of the Board, as indeed his very designation implies. Under Section 26 of the Act, the Chief Officer is appointed by the Board subject to confirmation by Government for a period of 3 years and he can be removed by the Board for the reasons which are set out in Section 26 without the consent of Government. Section 27 provides that he shall receive a salary. We do not know the terms of the Resolution by which car allowances are granted but if they are granted to officers of the Board, the Chief Officer, not being specially excluded, he comes, in our opinion, within the terms of the Resolution.

As regards the Provident Fund, we are of opinion that the Chief Officer is entitled to subscribe to this along with other officers of the Board.'

In consequence of this opinion, it was resolved by the Committee that the post of Chief Officer should be brought on the schedule of establishments with effect from 5th May 1926.

The schedule of establishments is the schedule provided for by Section 109 of the Act. The intended purpose of bringing the post of Chief Officer on to the schedule of establishments was to enable the Chief Officer to draw a car allowance of Rs. 200 per mensem and to subscribe to the Provident Fund and also to entitle him to a gratuity on retirement.

The validity of the decision of the Improvements Committee was questioned by the Government Auditor. He contended that the Chief Officer could not be granted a car allowance as there was no provision for it in Section 27 of the Act and that he could not subscribe to the Provident Fund as he was not an officer of the Board in the sense in which that term is used in the Act. His arguments, will be seen from his letter of the 20th November 1926 printed in the annexed excerpt* from the proceedings of the meeting of the Committee held on 4th May 1927.

The question having thus come before the Improvements Committee again, consequent upon the audit objection, the Improvements Committee referred the matter to its Finance and Establishment Sub-Committee with authority to take Counsel's opinion, if necessary.

The Finance and Establishment Sub-Committee decided to take Counsel's opinion and the opinion of Mr. B. J. Desai was taken upon the question whether the Committee were in order in including the Chief Officer's name in the Schedule of Establishments. The opinion of Mr. Desai is printed in the proceedings of the Board of 7th May 1928, which is sent herewith.*

It will be seen that Mr. Desai in his opinion went even further than the Government Auditor. He considers that the provisions of Section 26 and the following Sections necessarily exclude the application of any part of Chapter VII to the Chief Officer. The result is, in Mr. Desai's opinion, that not only is the Chief Officer not entitled to contribute to the Provident Fund but the Act has the effect of confiscating the whole of his contributions to the Provident Fund made during the 20 years before he became the Chairman in 1924.

Upon receiving Mr. Desai's opinion, the Finance and Establishment Sub-Committee reported that they considered that the Board should be requested to move Government to undertake legislation for the amendment of the Act so as to enable the Chief Officer to become entitled to the benefits admissible to the other officers of the Board. It was also recommended that the amendment of the Act should have a retrospective effect from the 31st March 1926.

The Improvements Committee accordingly forwarded the report of its Finance and Establishment Sub-Committee to the Board with the recommendation and the Board, on the 7th May 1928, passed a Resolution that Government should be requested to undertake the necessary legislation for the proposed amendment of the Act.

Upon the request being made to Government to undertake legislation for the amendment of the Act, Government appear to have referred the matter to the Legal Remembrancer who gave an opinion, dated the 19th June 1928. A copy of the Legal Remembrancer's opinion is briefed herewith* together with a copy of Government's letter* to the Trust stating that they concur in the opinion expressed by the Legal Remembrancer.

It will be seen that the Legal Remembrancer, while concurring with Mr. Desai's opinion that the Chief Officer cannot be brought on the Schedule of Establishments under Section 109, yet considers that the Improvements Committee can with the approval of the Board make under Section 110, the regulations necessary to give the Chief Officer a car allowance and to enable him to subscribe to the Provident Fund.

Upon receipt of the abovementioned letter of Government, the matter was again placed before the Board, who referred it to the Improvements Committee for consideration and report whereupon the Committee passed the following resolution :—

'That the joint opinion of the Advocate General (or of Mr. D. F. Mulla, if the Advocate General be not willing to give his opinion,) and Sir Chimanlal Setalvad be obtained.'

The subjects involved are three, namely, (1) the Chief Officer's right to a car allowance, (2) his right to receive a gratuity on retirement under the same conditions as other officers are entitled to receive gratuities, and (3) his right to subscribe to the Provident Fund. The Improvements Committee desire to know the views of Counsel upon the difference in opinion between Mr. Desai and the Legal Remembrancer and to advise generally upon the legal position as it affects the three subjects abovementioned.

A conference is requested."

* Not printed.

The questions for our opinion are :—

1. Whether Mr. Delves is an officer of the Board ; and
2. If so, whether he is entitled to
 - (a) draw car allowance,
 - (b) contribute to the Provident Fund,
 - (c) receive a gratuity on retirement.

We have carefully considered the position of the Chief Officer under the Improvement Trust Transfer Act (Bombay Act XVI of 1925), and have perused the opinions of Mr. B. J. Desai and of the learned Remembrancer of Legal Affairs. The Chief Officer is, in our opinion, an officer of the Board, and Section 110 of the Act applies to him as well as to other officers of the Board.

We agree with the opinion of the learned Remembrancer of Legal Affairs. Under Section 110 (1), the Committee can grant the Chief Officer a car allowance and under clause (3) of the Section permit him to contribute to the Provident Fund. Under clause (2), the Chief Officer would also be entitled to receive a gratuity on retirement. We may add that Section 94 clearly contemplates the granting of an allowance over and above the salary to the Chief Officer."

Sd. J. B. KANGA,
Sd. C. H. SETALVAD.
26th November 1928.

Proposed by the Chairman, seconded by Sir Vasantao—

"That the joint opinion of the Advocate General and Sir Chimanlal No. 565. Setalvad be recorded and a copy thereof be forwarded for information to the Examiner, Outside Audit, and to the Board with reference to their Resolution No. 59, dated 25th September 1928.

2. That the Board be recommended to sanction the grant to Mr. R. H. A. Delves, Chief Officer, of a car allowance of Rs. 200 per month with effect from the 31st March 1926."

Amendment—Proposed by Dr. Viegas—

"That the Examiner be requested to make remarks that he may wish to offer.

2. That the Board be requested to follow the opinion of Mr. B. J. Desai that the car allowance should not be given to the Chief Officer."

The *Amendment* dropped for want of a seconder.

The proposition was then put to the vote and was *carried*, Dr. Viegas alone dissenting.

22. Re : Foras Road Chawls—request for provision of certain conveniences.

(File No. Mis. 679/28.)

Considered Report of the Land Sub-Committee No. 6, dated 27th November 1928 :—

"The Committee, by their Resolution No. 487, dated 29th October 1928, forwarded to the Chief Officer for favour of submitting a report through the Land Sub Committee, a letter, dated 16th October 1928, from Dr. A. G. Viegas, with copies of resolutions passed at a public meeting of the residents of the Foras Road Chawls held on 6th October 1928.

The Sub-Committee have considered the report (copy attached), dated 14th November 1928, submitted by the Chief Officer and recommend that—

- (i) a lamp post be erected in the passage leading from the chawls to Lamington Road, the cost and maintenance charges in respect thereof being met by the Trust.
- (ii) the President of the Public Meeting be informed with reference to resolution No. 2, that it is not possible for the Trust to reduce the nuisance but the agents of the mill have been asked to do what they can, and
- (iii) the Mutual Helping Society be allowed to use one room at a nominal rent of rupee one, per month."

HOUSENALLY M. RAHIMTOOLA,
Chairman.

Chief Officer's note, dated 14th November 1928, referred to in para 2 above:—

"With reference to the Committee's Resolution No. 487, dated the 24th October last, asking me to submit a report through the Land Sub-Committee on the three resolutions noted below, I have the honour to observe as follows:—

2. The resolutions were passed at a meeting of the tenants of the chawls and are as follows:—

Resolution No. I.—This meeting of all the tenants of the Bombay Improvement Trust Chawls, Foras Road, respectfully brings to the notice of the Improvements Committee the great trouble they have to experience for want of lights near the latrines and the staircases at night and requests to arrange for two lights on each floor at places abovementioned and one at the iron railing newly erected on the Lamington Road entrance.

Resolution No. II.—Blocks Nos. 7, 17 and 18 have to suffer greatly from the cotton dust that floats through the air from the Madhowji Dharamsi Mills when they are working and is considerably responsible for spoiling their health. This Meeting requests the Improvements Committee to stop the nuisance.

Resolution No. III.—This Meeting requests the Improvements Committee to make a free award of one of the hundreds of vacant rooms in the Foras Road Chawls, for the use of the free dispensary conducted by the Mutual Helping Society as it greatly helps the poor tenants.

3. The first resolution relates to the question of lighting the chawls and to the provision of a lamp in the passage leading from the chawls to Lamington Road. The question of lighting these and other chawls has already been reported on by me to the Land Sub-Committee and by them to the Committee. The capital cost of erecting a lamp post in the passage will amount to Rs. 160 and the maintenance charges to Rs. 84 per annum. I recommend that this lamp post be erected.

4. The second resolution requests the Committee to stop the nuisance caused to the residents of blocks 7, 17 and 18 by the fluff and dust from the Madhowji Dharamsi Mill. The scutch house and blow room of this mill are situated just outside the south-west corner of the chawl compound and in the near vicinity of the west end of block 17. When the wind is blowing from the west and south-west the dust and fluff cause a certain amount of nuisance to the tenants of the rooms at the west end of block 17, but it does not appear to be very serious judging by the fact that out of the nearest 24 rooms only 2 were vacant when I visited the place. It is not possible for the Trust to reduce the nuisance but the Agents of the Mill have been asked to do what they can. The tenants of blocks 7 and 17 are not affected by this nuisance.

5. The third resolution asks the Committee to permit the Mutual Helping Society to occupy one room free of rent. The Secretary of this Society, Mr. P. B. Dattar, took a room in his own name in June last and pays full rent for it. I have interviewed this gentleman and find that the Society has on its books about 200 subscribers who belong mostly to

the labouring class. It lends books free of charge to poor students and gives medical advice and medicine free of charge to the poor of all communities. Three qualified doctors give advice free of charge and the Secretary's service is honorary. I recommend that they be granted the use of the room at a rent of Re. 1 per month."

No. 566. *Resolved.*—"That the report be approved and adopted.

2. That Dr. Viegas, President of the meeting, be informed accordingly."

23. *Re: Establishment—Estates and Valuation Department—Mr. M. D. Sanjana, Legal Assistant—grant of privilege leave to, and acting arrangement.*

(File No. E.L. 238/28.)

Considered Chief Officer's note, dated 6th December 1928 :—

"Mr. M. D. Sanjana, Legal Assistant (on Rs. 500 in 350—30—500), in the Estates and Valuation Department, has applied for the grant of privilege leave for one month and 9 days from 14th November 1928, prefixed to the Christmas holidays. The Estate Agent recommends the leave and also the appointment of Mr. D. N. Bamji, Chief Clerk (on Rs. 310 in 250—20—350) as Acting Legal Assistant on the usual allowance.

The recommendations are in order and require the sanction of the Committee."

RESOLUTION No. 567.—SANCTIONED.

24. *Re: Establishment—Estates and Valuation Department—Mr. P. J. Botelho, late Rent Collector—refund of security to.*

(File No. E. 392/28.)

Considered Chief Officer's note, dated 14th December 1928 :—

"One Mr. P. J. Botelho was taken up as a Rent Collector from 9th October 1928. He tendered the usual security deposit in connection with his appointment. He resigned from 21st October 1928, *s.e.*, after working for 12 days only. He now requests that the security may be refunded to him.

Securities deposited by rent collectors are not refunded until the expiry of six months after they have left the Board's service.

In this case, the man worked only for a short period of 12 days. The Estate Agent reports that there are no outstandings against Mr. Botelho and that all his bill books have been thoroughly scrutinised and found to be in order. He, therefore, recommends the refund of security.

Under these circumstances, it is proposed to refund the security now."

Resolved.—"That, in the circumstances stated, the security be refunded to Mr. Botelho."
No. 568.

25. *Re: Report of Financial Transactions in November 1928.*

Considered Chief Officer's note, dated 13th December 1928 :—

"*Fixed deposit* :—Rupees 3 lakhs from Surplus Cash Balances were placed on fixed deposit with the Central Bank of India, Limited, Bombay, Rs. 1½ lakhs at 4% and Rs. 1½ lakhs at 4½% due 2nd January 1929. (*Vide Finance Sub-Committee Cir. Nos. 150, dated 8th November 1928, and 155, dated 17th November 1928.*)

Investment of Sinking Fund money :—Bombay Improvement Trust debentures of the nominal value of Rs. 1,33,000 of the 5% loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.

Investment of Provident Fund money :—5% Bombay Improvement Trust debentures 1919 of the nominal value of Rs. 92,000 were transferred at Rs. 99-5-0 from General Investment Account to the Provident Fund Investment Account in the accounts of March 1928.'

RESOLUTION No. 569.—RECORDED.

26. Re: Rent-free occupancies—Statement showing rooms in Trust chawls proposed to be occupied rent free by the Estates and Valuation Department during the half-year ending 31st March 1929.

Item.	Chawl.	Block.	Floor.	Room.	By whom occupied.	Purpose.	Actual rent remitted as sanctioned in Committee Resolution No. 359, dated 17th July 1928.	Rent to be remitted according to the proposal now submitted.	Remarks.
							Rs. a. p.	Rs. a. p.	
1.	Nagpada chawls ...	18	...	35	Sk. Isak Kassam, caretaker.	Living ...	4 0 0	4 0 0	Will be occupied by new caretaker when the room falls vacant in the chawl.
2.	Princess Street chawls ...	...	...	...	...	...	...	5 10 0	
3.	Mandvi-Koliwada chawls	1	2nd	86	Kashiram Yessoo, caretaker.	Living ...	5 10 0	5 10 0	
Total ...							9 10 0	15 4 0	

RESOLUTION No. 570.—SANCTIONED.

27. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

Statement A.

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.

(Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A.:—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, re: action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>
653, dated 22nd Nov. 1927	<p>Complaint regarding water supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.</p>

Committee's Resolution No. and date.	Subject.
341, dated 3rd July 1928.	Notice of motion by Mr. L. R. Tarsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the matter regarding the balance sheets referred to in his No. O. A. 10-689, dated 30th March 1928, may be disposed of at an early date.
492, dated 1st Nov. 1928.	Re: Dadar-Matunga Estate—Plots Nos. 668 and 738—complaint regarding discontinuance of Municipal halalkhore service.
509, dated 6th Nov. 1928.	Complaint by the tenants of Case No. 408, Scheme 57, regarding increase in rent. The Report to be submitted through the Land Sub-Committee.
518, dated 20th Nov. 1928.	Letter from the Examiner, Outside Audit, No. O. A. 10-468, dated 9th November 1928, re: Scheme 29, playground in—objecting to the expenditure of Rs. 1000 sanctioned in Committee Resolution 454, dated 3rd October 1928.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
216, dated 12th April 1927.	Cost of Management and Establishment—Note by the Examiner, Outside Audit, No. O. A. 10-9, dated 7th April 1927.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the cost of Management and Establishment referred to in his No. O. A. 10-9, dated 7th April 1927, be disposed of at an early date.
259, dated 4th May 1927	Provident Fund Rules—Notice of motion by Mr. Hoosenally M. Rahumtoola, B.A., regarding the rate at which Provident Fund moneys should be remitted to England.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
517, dated 6th Sept. 1927.	Notice of motion, dated 1st September 1927, by Dr. A. G. Viegas L.M. & S., <i>re</i> : filling up of the post of Deputy Estate Agent.
248, dated 24th April 1928.	Filling up of the post of Dy. Estate Agent.
628, dated 8th Nov. 1927.	Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> : Temporary Establishment.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of employment of temporary establishment referred to in his No. O. A. 10-431, dated 2nd November 1927, be disposed of at an early date.
658, dated 22nd Nov. 1927.	Payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Mathar, Assistant Land Manager.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of payment of Provident Fund to Mr. M. S. Bharucha, Land Manager, and Mr. H. P. Mathar, Assistant Land Manager, referred to in his No. O. A. 10-531, dated 23rd December 1927, be disposed of at an early date.
659, dated 22nd Nov. 1927.	Transfer of the posts of Chageman and Head Fitter on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : salary of the Trust Architect, Mr. M. Framji.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.—(concl'd.)	
247, dated 24th April 1928.	Board's Resolution 29, dated 13th April 1928, <i>re</i> : the policy laid down by the Board in regard to the appointment of an outsider.
512, dated 6th Nov. 1928.	Payment of gratuity to Mr. K. P. Mehta of the Estates and Valuation Department.
531, dated 27th Nov. 1928.	Gratuity to staff—proposed change of rule.
540, dated 27th Nov. 1928.	Proposals for filling the post of Chief Officer after the expiry of the term of office of Mr. R. H. A. Delves on 5th May 1929.
Finance Sub-Committee.	
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Stores in Stock Account referred to in his No. O. A. 10-168, dated 18th June 1928, be disposed of at an early date.
480, dated 23rd Aug. 1927.	Audit to be carried out by the Government Auditors—extent of.
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by the Examiner, Outside Audit.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the write-off of irrecoverable rents referred to in his Nos. O. A. 10-369, dated 12th October 1926, and O.A. 10-337, dated 12th September 1927, be disposed of at an early date.
517, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, <i>re</i> : return showing demand, recovery and arrears of rents of acquired properties and chawls for the half-year ending 31st March 1927.
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.
258, dated 4th May 1927.	Worli Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in. 1000

Committee's Resolution No. and date.	Subject.
Land Sub-Committee.—(concl'd.)	
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
115, dated 15th Feb. 1928.	
485, dated 23rd Aug. 1927.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.
113, dated 15th Feb. 1928.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.
170, dated 13th Mar. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
524, dated 20th Nov. 1928.	Representation for reduction of rents of Love Lane Chawls.
532, dated " " "	Treefoot booth on Plot 150, Suparibaug Estate.
532, dated " " "	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929.)
Special Sub-Committee.	
(C. R. 105/26.)	
105, dated 20th July 1926.	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.
155, dated 19th Aug. 1926.	
158, dated " " "	
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kolis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.
433, dated 19th Sept. 1928.	Dharavi Street Scheme—Chief Officer's note on the notice of motion by Dr. A. G. Viegas asking for a report whether any portion of the land included in the Scheme was filled at the request of Government, and if so, on what terms and conditions.
Special Sub-Committee.	
(C. R. 342/28.)	
342, dated 3rd July 1928.	To consider the question of ways and means to push the sale of plots.
Special Sub-Committee.	
(C. R. 358/28.)	
543, dated 27th Nov. 1928.	Estates & Valuation Department—Filling up of the posts of Deputy Estate Agent and Junior Assistant Estate Agent.

RESOLUTION No. 571.—RECORDED.

28. In accordance with notice of motion, it was—

Proposed by Dr. A. G. Viegas L.M. & S.—

"That the Chief Officer be requested to report within a month at the latest on the following questions:—

- (1) Are there any Government instructions as to the time within which Audit matters have to be disposed of? If so, within what period after their receipt have these to be carried out?
- No. 572. (2) Are the irregularities complained of by the Government Audit Department still being allowed to continue? If so, which are the irregularities still allowed to continue?
- (3) What action has been taken on the complaints regarding (a) excessive staff and (b) utter mismanagement in the Land Manager's Department?
- (4) How old are these complaints?
- (5) Has the payment of the late Land Manager Mr. M. S. Bharucha's gratuity not been withheld pending settlement of the complaint referred to in (b) of question (3) above? If so, how long will it take to dispose of this matter?
- (6) Up to what date have the half-yearly Balance Sheets not been submitted? and up to what date have they been certified by the Government Examiner?"

The motion was seconded by Mr. Borade and *carried*, there being 4 votes for it and 2 *against* it.

29. The following documents were executed:—

(1) *Debentures*:—

Name of holder.	Year of loan.	Amount.	New issued.	Old cancelled.
		Rs.		
The Central Bank of India, Limited	1901	3,000	3	4
	1902	5,500	2	6
	1904	500	1	1
	1905	25,000	1	25
	1912	2,000	2	2
	1913	1,05,000	2	5
	1927	1,00,000	4	4
Sir Jamsetjee Jejeebhoy, Bart, and others	1903	42,500	1	18
	1904	38,500	1	16
	1905	10,500	1	6
	1906	11,500	1	9
	1907	11,500	1	12
	1908	31,500	1	5
	1913	22,000	1	24
	1914	16,500	1	19
Mr. N. K. Desai and others	1903	500	1	1
asaheb Raisinghji	1913	500		1
		4,26,000	25	158

(2) *Lease and Counterpart to—*

- (i) Mr. Rustomji Ratonji Desai and others *re* : Plot No. 668, Dadar-Matunga Estate.
- (ii) Mr. Hormusji Bapuji Guzder and another *re* : Plot No. 18, Kolbhatwadi Estate.
- (iii) Mr. Hormusji Bapuji Guzder and another *re* : Plot No. 19, Kolbhatwadi Estate.
- (iv) Bai Godavribai, widow of Dossa Gopal, *re* : Plot No. 404, Dadar-Matunga Estate.
- (v) The Bombay Cloth Market Company Limited, *re* : Plots Nos. 111/113, Princess Street Estate (together with Deed of Covenant and Duplicate).
- (vi) Mr. Dhruv Sumanas *re* : Plot No. 135, Agripada West Estate.

(3) *License and Duplicate to—*

- (i) Dastoor Dinshawji Jivanji Gharda *re* . erection of motor garage on Plot No. 11, Gamdevi Estate.
- (ii) Mr. Narotam Vithaldas *re* : erection of motor garage on Plot No. 80, Gamdevi Estate.

(4) *Agreement with Mr. Cassum Yacoob* in respect of temporary occupancy of Case No. 31, in Scheme 41 (Undria Street Estate).

(5) *Power of attorney in favour of Mr. Cowasji Pestonji Gorwalla*, as Secretary of the Board.

(6) *Assignment of the benefit of the Agreement by Mr. Hormasji Rustomji Nariman and Ardeshir Rustomji Bhaka (Vendors) (with the consent of the Trustees for the Improvement of the City of Bombay) to Mr. Hormasji Rustomji Nariman and his wife Meherbai (Purchasers) re* : Case No. 52, Scheme 54.

(7) *Acceptance of applications for building lease by—*

- (i) Mr. Dadiba Muncherji Bhabha *re* : Plot No. 583, Dadar-Matunga Estate.
- (ii) Rustomji Nusserwanji Kerrawalla *re* : Plot No. 759, Dadar-Matunga Estate.
- (iii) Rustomji Nusserwanji Kerrawalla *re* : Plot No. 761, Dadar-Matunga Estate.
- (iv) Mr. Badruddin Essofalli Bandoorkwalla *re* : Plots Nos. 2, 3 and 4 Parel Road South Estate.
- (v) Mr. Amichand D. Shah *re* : Plot No. 271, Dadar-Matunga Estate.
- (vi) Bai Parvatibai Mahadeo Dahanuker *re* : Plot No. 15, Kolbhatwadi Estate.

The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer, under Section 22 (1) of the Act.
2. Work orders do do do do
3. Sale of materials do do do do
4. Charge receipts of roads, etc., handed over to the Municipality.
5. Mr. C. P. Gorwalla's acceptance, by letter dated 11th December 1928, of the post of Secretary offered to him as per Committee Resolution No. 538, dated 27th November 1928, and reporting himself for duty from the forenoon of 11th December 1928.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 8th January 1929.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*.
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. GANPAT KRISHNAJI BORADE.
 4. MR. B. G. HORNIMAN.
 5. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
 6. MR. L. R. TAIRSEE.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. MR. W. H. NELSON, O.B.E.
 9. MR. S. L. SILAM, B.A., LL.B.
 10. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 11. DR. ACCACIO G. VIEGAS, L.M. & S.
 12. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on the 18th December 1928 were signed.

1. Re : Nowroji Hill Estate—Plot No. 40—lease of—application for.
(File No. Mis. 823/28.)

Considered Chief Officer's note, dated 22nd December 1928 :—

" Herewith I submit an application by Mr. Habib Rowjee for a 999 years' building lease of the above plot at a yearly rent calculated at 6% on Rs. 75 per square yard.

The area of the plot is about 545 sq. yards and the annual rent will amount to about Rs. 2,452.

The applicant desires to erect a building to be used for shops, offices, godowns and residential purposes.

Looking to the present state of the market, the rate offered appears to be fair and acceptance thereof is, therefore, recommended."

RESOLUTION No. 573.—ACCEPTED.

2. Re : Nowroji Hill Estate—Plot No. 30—lease of—application for.

(File No. Mis. 822/28.)

Considered Chief Office's note, dated 22nd December 1928 :—

"Herewith I submit an application by Mr. Habib Rowjee for a 999 years' building lease of the above plot at a yearly rent calculated at 6% on Rs. 75 per sq. yard.

The area of the plot is about 545 sq. yards and the annual rent will amount to about Rs. 2,452.

The applicant desires to erect a building to be used for shops, offices, godowns and residential purposes.

Looking to the present state of the market, the rate offered appears to be fair and acceptance thereof is, therefore, recommended."

RESOLUTION No. 574.—ACCEPTED.

3. Re : Board's Resolution No. 79, dated 14th December 1928, re : complaint from Mr. Dudwadkar, forwarding copy of resolution passed at a Public Meeting of the residents of Trust chawls at Chorgully and Chamarbag, Parel, on 30th September 1928, under the Presidentship of Mr. B. G. Parelkar, protesting against the location of a tree-foot booth on Trust land.

Considered excerpt from the Proceedings of the Board Meeting held on 14th December 1928 :—

"Considered letter, dated 6th October 1928, from Mr. Dudwadkar, forwarding copy of the resolution passed at a public meeting of the residents of the Trust Chawls at Chorgully and Chamarbag, Parel, on 30th September 1928, under the Presidentship of Mr. B. G. Parelkar, protesting against the location of a treefoot booth on Trust land :—

'I have to enclose herewith a copy of the resolution passed at the public meeting of the residents of all the City Improvement Trust Chawls at Chorgully and Chamarbag, Parel, numbering about 150 men to protest against the opening of a treefoot booth in their midst with a request not to grant permission to open such a shop in the locality where it is not wanted.

P. S.—The meeting was held under the presidency of Mr. B. G. Parelkar, Municipal Corporator.'

Copy of the resolution referred to above :—

'The Residents of Chamarbag and Chorgully have learnt with deep concern the news that attempts are being made to locate a new treefoot booth for the sale of toddy, on the Improvement Trust plot just in the midst of the Improvement Trust Chawls and on the main road to and within the distance of 100 yds. from the King Edward Memorial Hospital; and the residents of all communities assembled in a public meeting held on Sunday, 30th of this month, in the same locality, offer their strong protest against the attempts of locating the shop, especially in the midst of very poor and backward classes of workmen and earnestly pray to the authorities concerned that the necessary permission for opening such a shop should not be granted in view of the strong feeling of the residents of the locality.'

Proposed by the Chairman of the Committee, seconded by Mr. Parelkar—

'That Mr. Dudwadkar's letter, dated the 6th October 1928, be forwarded to No. 79. the Committee for favour of report.'

Carried."

Proposed by the Chairman, seconded by Mr. Neilson—

"That the matter be referred to the Land Sub-Committee for consideration and report."

First Amendment—Proposed by Mr. Horniman, seconded by Mr. Borade—

“That the proposal made by the Chief Officer in para 4 of his note, No. 575, dated the 10th November 1928, underlying Committee Resolution No. 524, dated 20th November 1928, be approved and that he be requested to take action accordingly.

2. That the question as to who is responsible for the mistake of giving the permission to the tenant in spite of the Board's Resolution be referred to the Land Sub-Committee for enquiry and report.

3. That a copy of this Resolution be forwarded to the Board for information.”

The *Amendment* on being put to the vote was *carried*, there being 7 votes for it and 3 votes *against* it. It thus became the substantive proposition against which the following *Second Amendment* was—

Proposed by Mr. Tairsee, seconded by Mr. Bell—

“That consideration of the matter be postponed until the Land Sub-Committee's report is received.”

The *Amendment* on being put to the vote was *lost*, there being 3 votes for it and 7 votes *against* it.

The *First Amendment* was then put to the vote as a substantive proposition and was *carried*.

4. Re: Board's Resolution No. 83, dated 14th December 1928, re: notice of motion by Mr. B. G. Parekar, regarding acquisition of Sewri-Koliwada.

Considered excerpt from the Proceedings of the Board Meeting held on 14th December 1928:—

“In accordance with notice of motion, it was—

Proposed by Mr. Parekar—

“That on account of the acquisition of Sewri-Koliwada, the Board is of opinion that, in the interest of the displaced Kolis and their trade, it is desirable—

- (1) to earmark some plots near their acquired properties for leasing them at concessional rents;
- (2) to allow them to erect small and cheap structures on the plots thus leased, and
- (3) to reserve a portion of land for drying their nets on payment of very moderate fees.”

The motion was seconded by Mr. R. K. Vaidya—

Amendment—Proposed by the Chairman of the Committee, seconded by Dr. Mistry—

No. 83. “That the subject matter of the proposition noted in the margin be referred to

“That on account of the acquisition of Sewri-Koliwada, the Board is of opinion the Committee that in the interest of the displaced Kolis and their trade, it is desirable—

- (1) to earmark some plots near their acquired properties for leasing them at concessional rents; for favour-
 - (2) to allow them to erect small and cheap structures on the plots thus leased, able considera-
 - (3) to reserve a portion of land for drying their nets on payment of very tion and report.
- moderate fees.”

The *Amendment* on being put to the vote was *carried*. It was also *carried* as a substantive proposition."

RESOLUTION No. 576.—Referred to the Land Sub-Committee for consideration and report.

5. **Re: Scheme 32, East Agribada Estate—Peons' Chawls—lighting of staircases, latrines, etc.**

(File No. Mis. 785/28.)

Considered :—

(a) Petition from tenants, dated 24th November 1928 :—

"We the tenants undersigned and the occupants of the above chawl beg to bring these few following lines to your favourable consideration and trust that they will be favourably considered.

The other Improvement Trust chawl rooms whose rent is lower than the above chawl rooms have been fitted with electric lights on the staircase, floor before the building and just near the latrines; whereas our building, though the rent is higher, is not with the above conveniences. This case was brought to the notice of the Estate Agent in the month of February 1928, for which we have received a reply whose copy* is herewith enclosed for your perusal.

As regards the reason for fitting up with the electric lights you can refer the Estate Agent to whom we have furnished in detail. For your reference, we give below one or two reasons :—

1. In the dark period of the month, it is very difficult to enter the building as there are no lights outside the building nor on the staircase, which you can experience yourselves very well if you just take an opportunity to come in person just after 8 P. M. on one of the dark days.

2. This sort of pitch darkness in the building can very well give way for robbers and some other persons to escape from the sight of the tenants and thus weaken the safety of the tenants to a very great extent. Further, there are very many other minor reasons which have been already explained and we think to repeat them here and to lengthen the petition is unnecessary.

Further, we regret to note that the Committee has taken no quick steps to set right the grievances put before them by the Estate Manager till now though some 8 months have soundly passed.

In addition to this, we have to draw your attention to the following facts :—

That the Engineering department takes no care of this chawl which you can judge from the facts enumerated hereunder.

No periodical inspection of the sanitation of the building, such as making arrangements to remove the accumulated dirt round about the buildings and setting right the leakages of the water tanks of the latrines, pipes and the sullage water pipes. For everything, we must be requesting them to set right the particular grievance by petitions over petitions which is as you can see is quite impossible. Being a Government building, in our opinion, it is absolutely necessary for the paid Officers of the department to see that the periodical cleaning round about the building to maintain the sanitation for the sake of the public health and repairs and such other minor works are carried out without the request of the tenants.

Trusting that this will receive your earliest attention and expecting a favourable reply."

(b) Chief Officer's note, dated 19th December 1928 :—

"The question of lighting these and other chawls has been under consideration by the Committee who decided to make provision for meeting the cost in the budget of 1929-30 and

* Not printed.

to consider the matter again in February. (Committee Resolution, 532, dated 20th November 1928).

2. With regard to the complaint regarding leaky tanks, instructions have been issued to have any necessary repairs carried out.

3. The land in front of these chawls is not in a satisfactory condition. Part of it belongs to the Trust and part forms the site of a private passage. For the last two or three years, the Trust and the Municipality have been trying to come to an arrangement by which the passage would be converted into a 40 ft. road, the Trust having agreed to give land free of cost and to pay part of the cost of construction. Negotiations broke down as the Municipality were unable to arrange with the owners of the properties on the south of the passage to pay their share of the cost. Some weeks ago, we submitted fresh proposals to the Municipality and we have just heard that they have been agreed to. These proposals are being submitted to the Committee for sanction and it is hoped that the work will be completed during this financial year."

Resolved.—"That the tenants be informed in terms of the Chief No. 577. Officer's note."

6. Re : Limewashing work in acquired properties of the Trust during 1928-29.

Considered Chief Officer's note, dated 18th December 1928 :—

"In their Resolution No. 168 of 13th March 1928, the Committee accepted the tender by Abubaker Janmahomed for limewashing work for acquired properties of Paral, Fydhonie and Agripada Divisions and necessary work order for Rs. 8,500 was issued in his favour for completing the work on or before 20th June 1928.

Mr. Abubaker Janmahomed, having been involved in pecuniary difficulties, failed to complete the work within the contracted period.

Under the circumstances, Committee's sanction is requested to the extension of the period to 2nd November 1928 on which date the work was actually completed."

RESOLUTION No. 578.—SANCTIONED.

7. Re : Limewashing work at the Board's permanent chawls in Pydhonie and Agripada Divisions during 1928-29.

Considered Chief Officer's note, dated 18th December 1928 :—

"In their Resolution No. 168 of 13th March 1928, the Committee accepted the tenders by Mr. Chandisha Obhroy for limewashing work for Trust chawls in Pydhonie and Agripada Divisions and necessary work order for Rs. 14,000 was issued in his favour to complete the work on or before 20th June 1928.

Mr. Chandisha, however, could not complete the work within the stipulated time for the reason that some rooms in the chawls were not available for limewashing, as the tenants left Bombay owing to the mill strike.

Under the circumstances, Committee's sanction is requested to the extension of the period to 18th July 1928, on which date the work was actually completed."

RESOLUTION No. 579.—SANCTIONED.

8. Re : Scheme 31, Parel—request for reduction of rent.

(File No. Mis. 788/28.)

Considered :—

(a) Application from tenants of chawls adjoining the buildings and semi-permanent sheds in Chorgully and Chamarbaug :—

"We the undersigned tenants of chawls adjoining the buildings and semi-permanent sheds in Chorgully and Chamarbaug respectfully beg to submit the following representation for your favour and kind consideration.

Owing to the mill strike, our condition has been rendered quite helpless, and as the general condition of the mills is not yet satisfactory, it has become very trying for us to provide food and clothing to our women and children. Under the hard circumstances, we beg to make request that you would kindly grant us exemption from paying 4 months' rent."

(b) Chief Officer's note, dated 17th December 1928 :—

"The request is signed by 57 tenants occupying rooms in acquired buildings and semi-permanent camps near Windsor Road. There are in all 595 tenants in these buildings and camps. The total monthly rent is Rs. 2,825-3-0, the average being about Ra. 4-12-0 per tenement. Individual rents vary from Rs. 2-4-0 to Rs. 5-8-0.

2. The demand for November amounted to Rs. 2,825-3-0 and the recovery to Rs. 3,308-8-0, the arrears being reduced by Rs. 482-5-0. Fifty tenants living in one building (rent Rs. 296-12-0) paid nothing. The total arrears outstanding against 595 tenants at the end of November was Rs. 15,410.

3. The tenants like all others of their class have been badly hit by the mill strike but the vast majority of them appear to be willing and anxious to pay off their arrears and will no doubt do so by degrees.

4. It appears likely that the petition was organized by the tenants who paid no rent during the last month.

5. I recommend that the tenants be informed that they will be expected to pay off their arrears and that reasonable time will be given them to do so. The fifty who live in Case 28 will be watched and if they do not pay at least the current demand they will be dealt with."

Resolved.—"That the recommendation made by the Chief Officer be No. 580. approved."

9. Re : Love Lane Chawls—Water supply.

(File No. Mis. 846/28.)

Considered Chief Officer's note, dated 1st January 1929 :—

"In September 1927, the Engineer submitted proposals for constructing an underground tank and providing an electric pump to improve the water supply to these chawls at an estimated cost of Rs. 8,000. The matter was discussed at a meeting held on the 20th idem when consideration was postponed and I was asked to ascertain from the Municipal Commissioner the reasons for the deficiency of the water supply and to request him to improve it.

2. The Commissioner informed me that the short supply was due in part to a serious underground leak in the Love Lane main and partly to our pumps not being properly worked. He stated further that pumping would be necessary until the new Tansa main was taken into use and the water supply redistributed and that a further improvement would take place when a new 6-inch main had been laid in Love Lane.

3. After the new 6-inch main was laid, a considerable improvement in the supply was noticeable but, since the end of the rains, it has become unsatisfactory but not to the same extent. The new main, it is understood, is not yet connected with the main in Parel Road and is, therefore, only charged for a portion of its length. I am informed that it will be connected in May or June next.

4. The Engineer has kept a constant watch on the supply and now recommends that we lay a 3-inch main to supply the storage tanks and the top floors. He proposes to connect this main with the old 6-inch main for the present and to transfer it to the new main when it is fully charged. The estimated cost of this work is Rs. 2,800 and provision was made for it in the budget. After inspection and consultation with the Engineer, I recommend that sanction be accorded to the proposal."

RESOLUTION No. 581.—SANCTIONED.

10. Re. Dadar-Matunga Estate—connection of sewers under Laxmi Narayan and Vatsraj Lanes with sewers laid by the Trust.

(File No. Mis. 801/28.)

Considered Chief Officer's note, dated 31st December 1928 :—

"The two lanes above referred to are outside the limits of Scheme 5, but connect with one of the roads constructed by the Board. The Municipality having laid sewers under the lanes are anxious to connect them with our sewers and for us to treat the sewage at our outfall works.

2. The question has been discussed by the Engineer to the Board and the Drainage Engineer and subject to the sanction of the Committee and of the Standing Committee, it has been agreed as a special case to allow the Municipality to make the connection free of any charge as regards either capital or maintenance on condition that the Municipality forego the charges for water consumed at the sewage disposal works for working the engines and the chloronome.

3. The proposed terms are reasonable and the Commissioner informs me that, as soon as the Committee have sanctioned the arrangement, he will request the Standing Committee to do so."

RESOLUTION No. 582.—SANCTIONED.

11. Re : Scheme 32, East Agripada—DeLisle Road Cross Lane.

(File No. Mis. 826/28.)

Considered Chief Officer's note, dated 4th January 1929 :—

"This lane runs from DeLisle Road to Pais Street. It is bounded on the north by vacant land of the Board and on the south by a number of privately owned properties.

2. In 1922, the Municipal Commissioner complained of its bad condition and asked the Trust to put it in proper repair. In reply, he was informed that the lane did not belong to the Board but that the Trustees would be asked to give up sufficient land free of charge to make it 40 feet in width and to pay their share of making it up if he could arrange with the other owners to contribute their share.

3. In 1926, the Commissioner agreed to the above proposals and the then Board agreed to give the land (about 1685 sq. yards) free of cost and to pay their share of the cost of construction which share was estimated at Rs. 10,808-14-11.

4. In May last, the Executive Engineer, Municipality, informed me that negotiations with the owners on the south side of the lane had broken down and observed that it was not desirable to take action under Section 305 of the Municipal Act as the expense would be disproportionate to the improvement that would be effected. He, therefore, proposed that action should be kept in abeyance until favourable opportunities present themselves.

5. As action under Section 305 would not materially improve the condition of affairs and would result in a strip of land being left between our chawls and the lane, I instructed the Engineer to put up other proposals and to inquire whether the Commissioner would accept them. The proposals are that the Trust should construct at its own expense a 20 feet carriageway with a 10 feet footpath on its north. The carriageway and the footpath to be constructed on the Board's land on the north of the lane the site of which would eventually be converted into a footpath by the Municipality. The Commissioner has agreed

to this proposal and has agreed to take over the road and footpath and also the drainage and lighting arrangement when completed.

6. The Engineer has submitted an estimate amounting to Rs. 14,300. A sum of Rs. 11,000 was included in the current Budget as our share of the cost of the work and of this Rs. 10,000 will be required if the work is commenced this year.

7. If we do the work in the manner proposed, it will cost about Rs. 3,500 more than would be the case if the whole cost were shared between us and the owners on the south but, in view of the great sanitary improvement which will be effected, I am of opinion that the work should be carried out. I, therefore, apply for sanction."

RESOLUTION No. 583.—SANCTIONED.

12. Re : The National Baby Week (Bombay Branch).

(File No. Mis. 830/28.)

Considered letter, dated 29th December 1928, from the Chairman, National Baby and Health Week, Bombay :—

"It has been decided to hold the Baby and Health Week Exhibition during the early part of next year.

The movement is so well known to the public and specially to your Committee that I need not dilate upon its merits. Our sole object is an educational propaganda for the welfare of all citizens and specially of 'Mothers and Babies' in the City of Bombay.

You are probably aware of our activities in the past and you will be glad to note from our report of last year, copy* of which I have pleasure in enclosing, that all classes and especially the poorest visited our Exhibition by the thousands and showed a considerable amount of interest.

My Committee, therefore, feels that our efforts have not been in vain in educating the public by means of Baby and Health Week Exhibition and I have been desired by my Committee at their last meeting held on Friday the 21st instant to ask if you would be so kind as to serve on the Working Committee of the National Baby and Health Week Exhibition for the year 1929.

I am further desired to appeal to the Bombay Improvement Trust for a donation ; for we feel that your Board will not fail to realise the benefits and necessity of such a movement and we thank you for your assistance in the past and trust that you will continue your generous support."

Thanking you in anticipation."

Resolved.—"That sanction be accorded to the payment of Rs. 500 for

No. 584. hire of space for advertisement and to an expenditure of Rs. 250 for preparation of models."

13. Re : Establishment—Engineer's Department—Mr B. G. Joshi, late clerk—representations from.

(File No. Mis. 891/27.)

Considered :—

(a) Mr. Joshi's petitions, dated 2nd May 1928, 25th July 1928, 4th August 1928, 20th August 1928 and 6th January 1929 (addressed to the Committee) and dated 14th June 1928, 1st July 1928, 6th July 1928, 19th July 1928 and 25th August 1928, (addressed to the Board), requesting reappointment.

(b) Chief Officer's note, dated 3rd January 1929 :—

"Mr. B. G. Joshi was a temporary clerk on the Engineer's establishment. His case has been fully explained in my notes, dated 18th January 1928 and 16th April 1928, underlying

*Not printed

Committee Resolution 100, dated 31st January 1928, and Committee Resolution 250, dated 24th April 1928, respectively. Under the latter Resolution, the Committee recorded Mr. Joshi's letters, dated 11th, 12th and 14th April 1928, and the Committee's orders were duly communicated to him. In view of the Joint Opinion of Counsel on Section 17 of the Act, it is suggested that his applications under reference should be recorded."

Proposed by the Chairman, seconded by Sir Vasantao—

No. 585. "That the petitions be recorded."

Amendment.—Proposed by Mr. Horniman, seconded by Mr. Nariman—

"That the petitions be referred to the Establishment Sub-Committee for consideration and report."

The *Amendment* on being put to the vote, there were 5 votes *for* it and 5 votes *against* it. The Chairman gave his casting vote *against* the *Amendment* and declared it *lost*.

The proposition was then put to the vote and there were 5 votes *for* it and 5 votes *against* it. The Chairman gave his casting vote for the proposition and declared it *carried*.

14. Re: Establishment—Engineer's Department—Mr. T. A. Almeida, late clerk—representation from.
(File No. E. 318/28.)

Considered :—

(a) Mr. Almeida's petition, dated 15th August 1928, addressed to the President of the Board, requesting grant of gratuity or failing which re-employment on the temporary establishment.

(b) Chief Officer's note, dated 31st December 1928 :—

"In submitting the above application of Mr. Almeida, I beg to invite attention to Committee Resolution No. 656, dated 22nd November 1927, and to state that the case has been described fully in my note underlying the abovementioned Resolution and that I have nothing further to add.

The application has been addressed to the Board but should be disposed of by the Committee according to the Joint Opinion of Sir Chumanlal Setalvad and Mr. B. J. Desai on Section 17 of the Act.

It is suggested that the applicant be informed that the Committee regret their inability to comply with his requests."

Resolved.—"That the suggestion made by the Chief Officer be No. 586. approved."

15. Re: Establishment—Estates and Valuation Department—Mr. E. L. Narasimham, Overseer, retrenched—representation from—for grant of balance of leave and re-employment in future.
(File No. E. 411/28.)

Considered :—

(a) Mr. Narasimham's petition, dated 5th October 1928, for grant of balance of leave and for re-employment in future.

(b) Chief Officer's note, dated 31st December 1928 :—

"In submitting the above application, dated 5th October 1928 of Mr. E. L. Narasimham, a retrenched Overseer of the Land Manager's Department, I beg to invite attention to

Trustees' Resolution 43, dated 13th April 1927, under which the Board approved of the Committee's recommendation that Mr. Narasimham be informed that the matter had been fully considered and that nothing further could be done in the matter and also to Trustees' Resolution 36, dated 19th April 1928, under which the Board decided that he should be informed that the matter was within the jurisdiction of the Committee and that the Board cannot interfere in their discretion.

Mr. Narasimham now makes a further petition to the Board.

In view of the Joint Opinion of Counsel on Section 17 of the Act and in view of the Board's orders contained in Trustees' Resolution 36, dated 19th April 1928, it is suggested that the applicant be informed that the Committee regret their inability to comply with his request."

Resolved.—"That the suggestion made by the Chief Officer be
No. 587. approved."

16. Re: Report No. 13, dated 18th December 1928, of the Establishment Sub-Committee,
re. Establishment—Estates & Valuation Department—Mr. K. P. Mehta—
Gratuity to.

Considered Report No. 13, dated 18th December 1928, of the Establishment Sub-Committee:—

"By their Resolution No. 280, dated 15th May 1928, the Committee sanctioned the payment of a gratuity of Rs. 840 to Mr. K. P. Mehta, a clerk on the permanent staff of the Estates & Valuation Department. Before, however, the payment could be made, the Examiner, Outside Audit, addressed a letter to the Chairman of the Committee, in which he stated that he had been informed that Mr. Mehta's duties for the greater part consisted in the maintenance of rent registers, regarding the unsatisfactory state of which a report had been made to the Committee and suggested that the gratuity should not be paid to Mr. Mehta, unless the Committee was satisfied that he was not to blame for the unsatisfactory state of the registers. In this connection, the Chief Officer reported, on the 26th October 1928, that Mr. Mehta was not concerned with the maintenance of demand registers. A copy of his report* is attached herewith.

By their Resolution No. 512, dated 6th November 1928, the Committee referred the matter to the Establishment Sub-Committee for consideration and report.

The Sub-Committee went into the matter carefully and are satisfied that Mr. Mehta was not to blame for the unsatisfactory state of the rent registers. They accordingly recommend the Committee to sanction, subject to the approval of the Board, the payment of the gratuity to Mr. Mehta."

HOOSENALLY M. RAHIMTOOLA,

Chairman.

Resolved.—"That the Report of the Sub-Committee be approved and
No. 588. adopted and the Board be recommended to sanction
the gratuity."

17. Re: Report No. 14, of the Establishment Sub-Committee, dated 18th December 1928,
re: Gratuity to Staff—payment of, on the death of an employee while in service.

Considered Report No. 14, of the Establishment Sub-Committee,
dated 18th December 1928:—

"In order to bring the Trust staff in service on 1st September 1919 on an equal footing with the Municipal staff and thus to compensate them for the inadequate amounts in their Provident Fund as compared with the capitalised value of pensions admissible under the Municipal pension rules, the Board in 1924 sanctioned the rules for the grant of gratuity to those members of the permanent staff in superior service on 1st September 1919, who retire on or after 1st September 1923. In the Act of 1898, there was no provision for the grant of

* Printed in Committee Resolution No. 512, dated 6th November 1928.

gratuity on death of an employee. Under the Transfer Act, however, the Committee have the power to make rules, subject to the sanction of the Board, determining the conditions under which widows or other relations dependent on any officer of the Board shall after his death receive gratuity. The Chief Officer accordingly submitted a draft rule to that effect. He was, however, asked to furnish concrete cases, comparing the benefits accruing to the staff under the Trust rules and the Municipal rules—Committee Resolution No. 296, dated the 7th December 1926. The idea was that the total amount payable by way of Trustees' contribution to the Provident Fund plus gratuity on the death of a Trust employee should not exceed the benefit admissible in the shape of compassionate allowance in the case of death of a Municipal employee. The Chief Officer submitted the draft of a rule to be added to the rules for gratuity, *vide* his note, *dated the 30th October 1928, a copy of which is attached herewith.

By their Resolution No. 531, dated 20th November 1928, the Committee referred the matter to the Establishment Sub-Committee for consideration and report.

In a subsequent note, dated the 4th December 1928 (copy attached), the Chief Officer submitted the following revised draft rule :—

'In the event of an employee dying while in the service of the Board, any gratuity for which he would then have been eligible under the Rules sanctioned in Trustees' Resolution No. 15, dated the 10th January 1924, had he retired on account of ill-health, may be paid to his widow or children dependent on him or to his nominee to the Provident Fund, provided, however, that the total amount of such gratuity together with the Trustees' contribution to the Provident Fund shall not exceed the net compassionate allowance to which he would be entitled, if he were a Municipal employee.'

The Sub-Committee have considered the matter carefully in consultation with the Chief Officer and are of opinion that in order to place the Trust staff on the same footing as the Municipal staff, the introduction of the proposed rule is necessary. It is accordingly recommended that the Committee frame the proposed rule, subject to the approval of the Board, under Section 110(2) of the Transfer Act."

HOUSENALLY M. RAHIMTOOLA,
Chairman.

Chief Officer's note, dated 4th December 1928, referred to in para 3 above :—

"On re-reading the draft rule included in my note, dated 30th October last, I think the wording requires altering. I have, therefore, re-drafted it as below :—

'*Draft Rule.* In the event of an employee dying while in the service of the Board, any gratuity for which he would then have been eligible under the Rules sanctioned in Trustees' Resolution No. 15, dated 10th January 1924, had he retired on account of ill health, may be paid to his widow or children dependent on him or his nominee to the Provident Fund, provided, however, that the total amount of such gratuity together with the Trustees' contribution to the Provident Fund shall not exceed the net compassionate allowance to which he would be entitled if he were a Municipal employee.'

Resolved.—"That the Report of the Establishment Sub-Committee No. 589. be approved and adopted.

2. That the Committee hereby frame under Section 110 (2) of the Transfer Act, subject to the approval of the Board, the following rule for the payment of gratuity on the death of an employee while in service :—

'In the event of an employee dying while in the service of the Board, any gratuity for which he would then have been eligible under the Rules sanctioned in Trustees' Resolution No. 15, dated 10th January 1924, had he retired on account of ill health, may be paid to his

* Printed in Committee Resolution No. 531, dated 20th November 1928.

widow or children dependent on him or to his nominee to the Provident Fund, provided, however, that the total amount of such gratuity together with the Trustees' contribution to the Provident Fund shall not exceed the net compassionate allowance to which he would be entitled, if he were a Municipal employee.' "

18. Re : Report No. 15, of the Establishment Sub-Committee, dated 18th December 1928, re : Establishment—Estates and Valuation Department.

Considered Report No. 15, of the Establishment Sub-Committee, dated 18th December 1928 :—

" By their Resolution No. 517, dated 6th September 1927, the Committee referred the subject matter of the notice of motion by Dr. Viegas, reproduced in the margin, to the Establishment Sub-Committee for consideration and report. Subsequent to this, the Chief Officer made a report on the 16th March 1928 emphasizing the necessity of filling this post and proposed the appointment of Mr. Bird thereto. The proposal was considered by the Establishment Sub-Committee who recommended the Chief Officer's proposal for sanction—*Vide* their report No. 5, dated 22nd March 1928. By their Resolution No. 217, dated 3rd April 1928, the Committee approved the report of the Sub-Committee. Before, however, the matter could be brought before the Board for sanction to the borrowing of Mr. Bird's services a special meeting of the Board was requisitioned to consider a notice of motion by Dr. Viegas protesting against the post being offered to any one not in the Board's service. The notice of motion was carried by the Board by their Resolution No. 29, dated 13th April 1928. The subject matter of this Resolution was referred to the Establishment Sub-Committee for consideration and report on the policy laid down therein—Committee Resolution No. 247, dated 24th April 1928. The Committee also by their Resolution 248, dated 24th April 1928, requested the Sub-Committee to submit proposals for filling the post. The Sub-Committee have obtained a report (printed below) from the Chief Officer on the points referred to above. A copy of the report is attached herewith. They have considered the matter carefully in consultation with the Chief Officer. There are two posts of Deputy Estate Agents. One of them was vacant when the Committee passed their Resolution No. 517, dated the 6th September 1927. The other post fell vacant owing to the appointment of Mr. Dadachanji as acting Estate Agent.

It is recommended that the post rendered vacant by the death of Mr. Narasingham be not filled for the present.

This Sub-Committee do not consider it necessary to make any recommendation in regard to the question of filling the post rendered vacant by the appointment of Mr. Dadachanji as acting Estate Agent, as the question has been referred by the Committee to a Special Sub-Committee by their Resolution No. 358, dated the 17th July 1928.

As regards the question of the policy of bringing in outsiders, it is recommended that the following principle should be adopted :—

" If there is a fit and proper person in the service when a vacancy occurs, he should be given the appointment, and if there be no such person, the Committee should obtain one from outside." "

HOOSENALLY M. RAHIMTOOLA,
Chairman.

Chief Officer's note, dated 29th November 1928, referred to above :—

" By their Resolution No. 517, dated the 6th September 1927, the Committee referred to the Establishment Sub-Committee for consideration and report the subject matter of the following proposition :—

' That the post vacated by the late Mr. G. L. Narasingham should be abolished.'

2. Subsequent to the passing of the above Resolution and while the Committee had under consideration a recommendation of this Sub-Committee that the post should be

filled by the appointment of Mr. Bird thereto, the Board passed a Resolution protesting against the post being offered to any one not in the service of the Trust. This Resolution was referred to the Sub-Committee for consideration on the policy laid down therein—Committee Resolution No. 247, dated 24th April 1928. The Committee also by their Resolution No. 248 of the same date requested the Sub-Committee to submit proposals for filling the post.

3. There are two posts of Deputy Estate Agent. When the Committee passed Resolution No. 517, dated September 6th, one of them was vacant. Subsequently, the other fell vacant owing to the appointment of Mr. Dadachanji as Ag. Estate Agent.

4. The question of filling Mr. Narasingham's vacancy does not now arise but I have requested the Committee to fill that caused by Mr. Dadachanji's promotion and this request together with a Resolution of the Board thereon is now before the Special Sub-Committee constituted by Committee Resolution No. 358, dated 17th July 1928.

5. As regards the question of policy referred to in Committee Resolution No. 247, dated the 24th April last, my own opinion is that if there is a fit and proper person in the service when a vacancy occurs he should be given the appointment. If there is no such person, then it is the obvious duty of the Committee to seek for one outside the service and if I mistake not, this is the policy which has been followed by the Corporation.

6. The connected papers* are attached hereto.*

RESOLUTION No. 590.—Approved and adopted.

Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

Statement A.

Showing the Resolutions, passed by the Committee asking for reports from the Chief Officer.

(Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A.:—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i>: action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>
653, dated 22nd Nov. 1927.	<p>Complaint regarding water supply to 3rd floor of Block I, Scheme 62, Love Lane Chawls.</p>

Committee's Resolution No. and date.	Subject
341, dated 3rd July 1928.	Notice of motion by Mr. L. R. Tairsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the matter regarding the balance sheets referred to in his No. O. A. 10-689, dated 30th March 1928, may be disposed of at an early date.
492, dated 1st Nov. 1928.	Re. Dadar-Matunga Estate—Plots Nos. 668 and 738—complaint regarding discontinuance of Municipal halalkhore service.
509, dated 6th Nov. 1928.	Complaint by the tenants of Case No. 408, Scheme 57, regarding increase in rent. The Report to be submitted through the Land Sub-Committee.
572, dated 18th Dec. 1928.	<p>Notice of motion by Dr. Accacio G. Viegas asking the Chief Officer to report within a month at the latest on the following questions:—</p> <ol style="list-style-type: none"> (1) Are there any Government instructions as to the time within which Audit matters have to be disposed of? If so, within what period after their receipt have these to be carried out? (2) Are the irregularities complained of by the Government Audit Department still being allowed to continue? If so, which are the irregularities still allowed to continue? (3) What action has been taken on the complaints regarding (a) excessive staff and (b) utter mismanagement in the Land Manager's Department? (4) How old are these complaints? (5) Has the payment of the late Land Manager Mr. M. S. Bharucha's gratuity not been withheld pending settlement of the complaint referred to in (b) of question (3) above? If so, how long will it take to dispose of this matter? (6) Up to what date have the half-yearly Balance Sheets not been submitted? and up to what date have they been certified by the Government Examiner?

Statement B.

Showing outstanding references pending before Sub-Committees.
(Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
216, dated 12th April 1927.	} Cost of Management and Establishment—Note by the Examiner, Outside Audit, No. O. A. 10-9, dated 7th April 1927.
62, dated 17th Jan. 1928.	
430, dated 19th Sept. 1928.	} Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L.M. & S., <i>re</i> : cost of Management and Establishment.
295, dated 17th May 1927.	} Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the cost of Management and Establishment referred to in his No. O. A. 10-9, dated 7th April 1927, be disposed of at an early date.
628, dated 8th Nov. 1927.	} Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
430, dated 19th Sept. 1928.	} Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> : Temporary Establishment.
659, dated 22nd Nov. 1927.	} Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of employment of temporary establishment referred to in his No. O. A. 10-431, dated 2nd November 1927, be disposed of at an early date.
39, dated 17th Jan. 1928.	} Transfer of the posts of Chageman and Head Fitter on the Engineer's Establishment to the Schedule.
430, dated 19th Sept. 1928.	} Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : salary of the Trust Architect, Mr. M. Framji.
540, dated 27th Nov. 1928.	} Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.
Finance Sub-Committee.	
173, dated 29th Mar. 1927.	} Proposals for filling the post of Chief Officer after the expiry of the term of office of Mr. R. H. A. Delves on 5th May 1929.
430, dated 19th Sept. 1928.	} Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
480, dated 23rd Aug. 1927.	} Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Stores in Stock Account referred to in his No. O. A. 10-168, dated 18th June 1928, be disposed of at an early date.
} Audit to be carried out by the Government Auditors—extent of.	

Committee's Resolution No. and date.	Subject.
Finance Sub-Committee.—(concl'd.)	
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by the Examiner, Outside Audit.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the write-off of irrecoverable rents referred to in his Nos. O. A. 10-369, dated 12th October 1926, and O.A. 10-337, dated 12th September 1927, be disposed of at an early date.
517, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, <i>re</i> : return showing demand, recovery and arrears of rents of acquired properties and chawls for the half-year ending 31st March 1927.
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Kohwada Scheme.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pēdrō Pāvshāw Pātī and other Patils of Worli-Kohwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla. . .
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others, <i>re</i> : temple of 'Man Ai' at Worli.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.

Committee's Resolution No. and date.	Subject.
Land Sub-Committee.—(conold.)	
524, dated 20th Nov. 1928.	Treefoot booth on Plot 150, Suparibang Estate.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929.)
Special Sub-Committee.	
(C. R. 105/26.)	
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.
257, dated 4th May 1927.	
433, dated 19th Sept. 1928.	
Dharavi Scheme—Letter from the President of the Dharavi Kolis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.	Dharavi Street Scheme—Chief Officer's note on the notice of motion by Dr. A. G. Viegas asking for a report whether any portion of the land included in the Scheme was filled at the request of Government, and if so, on what terms and conditions.
Special Sub-Committee.	
(C. R. 342/28.)	
342, dated 3rd July 1928.	To consider the question of ways and means to push the sale of plots.
Special Sub-Committee.	
(C. R. 358/28.)	
543, dated 27th Nov. 1928.	Estates & Valuation Department—Filling up of the posts of Deputy Estate Agent and Junior Assistant Estate Agent.

RESOLUTION No. 591.—RECORDED.

20. The following documents were executed:—**(1) Debentures—**

- (i) One debenture of the loan of 1912 for Rs. 500 in favour of Jehangir Kharshedji Bharucha in lieu of one cancelled.
- (ii) One debenture of the loan of 1913 for Rs. 5,000 in favour of the Chartered Bank of India, Australia & China in lieu of five cancelled.

(2) Lease & Counterpart to—

- (i) Mr. Dhanjishaw Ratanji Karani & another re: Plot No. 650, Dadar-Matunga Estate.
- (ii) Sir Jamsetji Jeejeebhoy Bart & others re: Plot No. 679, Dadar-Matunga Estate.

(3) *Agreement by Bai Jerbai Dossabhoy Toddywalla re: temporary occupancy of Case No. 415, Scheme 57, (right of tapping trees together with temporary occupation).*

(4) *Agreement with Messrs. Branden & Company, Proprietors, the Soona Printing Press, re: Contract for 1928-29 for printing work to be done for the Secretary & Chief Accountant's and Engineer's Departments.*

(5) *Acceptances of applications for building lease by Mr. Habib Rowjee, (i) re: Plot No. 40, Nowroji Hill Estate, and (ii) re: Plot No. 30, Nowroji Hill Estate.*

The following papers were laid on the table:—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders do do
3. Sale of materials do do
4. Charge receipts of roads etc. handed over to the Municipality.
5. Statement for the quarter ending 31st December 1928 of plots on the Board's Estates handed over to the charge of tenants:

Estate.	Plot No.	Date.	Remarks.
Suparibaug 	210	22-10-28	
West Chaupati 	34A	10-10-28	
Do. 	34B	10-10-28	

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 16th January 1929.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day, at 2-21 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
2. MR. R. D. BELL, C.I.E., I.C.S.
3. MR. H. P. MODY, M.A., LL.B.
4. MR. B. G. HORNIMAN.
5. MR. N. G. HUNT.
6. MR. MANU SUBEDAR.
7. MR. W. H. NEILSON, O.B.E.
8. MR. G. A. THOMAS, C.I.E., I.C.S.
9. DR. ACCACIO G. VIEGAS, L.M. & S.
10. MR. Y. G. PANDIT.

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

THE SECRETARY.

The minutes of the meeting held on the 8th January 1929 were signed.

1. Re : Member of Committee—Appointment of Mr. H. P. Mody, M.A., LL.B., by the Bombay Millowners' Association in the vacancy caused by the resignation of Mr. S. D. Saklatvala.

Considered letter No. 95/21, dated 14th January 1929, from the Secretary, Millowners' Association, Bombay :—

"I am directed to inform you that Mr. Hormusji Peroshaw Mody has been returned unopposed as the Association's representative on the Improvements Committee *vice* Mr. S. D. Saklatvala resigned.

Mr. Mody's address is given below :—

H. P. Mody, Esq.,
Cumballa Hill,
Bombay."

Resolved.—"That the letter be recorded and Mr. H. P. Mody be No. 592. appointed a member of the Finance Sub-Committee."

2 Re : Scheme 47, Tulsirampada Estate—plots Nos. 1, 2, 3, 6 and 7—lease of—application for.

(File No. Ms. 864/28-29.)

Considered Chief Officer's note, dated 11th January 1929 :—

" Herewith I submit an application by Mr. Jehangir Khershedji Pearson and Mr. Nanabhai Edulji Bharucha for a 999 years' building lease of the above plots at an annual rent calculated at 6 % on Rs. 45 per sq. yard.

2. The total area of the plots being about 3540 sq. yards, the ground rent will amount to about Rs. 9,564 per annum.

3. All the plots are available for being handed over except plot No. 1 which has been let for temporary occupation for a period of 5 years which will expire in May 1929, and on which plot a shed containing several shops has been erected. The tenant of this plot, owing to financial difficulties and the heavy loss he is suffering on account of vacancies, is in arrears of rent amounting to Rs. 3,500. A suit will therefore have to be filed in the High Court against the tenant for recovery of arrears and ejection. It is intended to hand over possession of this plot to the applicants when the Trust obtain vacant possession of the same from the tenant, to which the applicants have no objection.

4. Plots 6 and 7 have also been let for temporary occupation for a period of 5 years commencing from 17th January 1928, but beyond erecting the plinth and some posts, the tenants have done nothing to complete the structure. For want of funds and in the absence of demand for shops and godowns in this neighbourhood, the structure is lying in an unfinished state. The tenants have also allowed several months' rent to run into arrears for which a suit has already been filed against them and which stands adjourned to 31st January 1929.

5. The offer is subject to the following further conditions :—

- (1) That the buildings to be erected on the plots will be used for shops, offices, godowns, residential purposes, cinemas and theatres, garages, hotels and restaurants.
- (2) That possession of all the plots excepting plot No. 1 should be given to the applicants, soon after the acceptance by the Improvements Committee of the offer herein.
- (3) That possession of plot No. 1 should be given as soon as the Trust get vacant possession thereof from the present tenant, it being understood that for the purposes of the agreement and the lease, the date of possession of plot No. 1 shall be the date on which the remaining plots Nos. 2, 3, 6 and 7 are handed over to the applicants.
- (4) That within a week from the date of intimation of the acceptance of the offer the applicants undertake to pay the Trust, all arrears of rent, in respect of the temporary occupation of plots Nos. 6 and 7, due and payable by the present tenants up to 15th October 1928, including all costs incurred up to date by the Trust in filing a suit against the said tenants for the recovery of the arrears, it being understood—(a) that on payment of all the arrears and costs aforesaid the Trust should forthwith withdraw the suit filed by them against the tenants and to return to the applicants, upon their producing in that behalf a valid authority from the tenants of plots 6 and 7, the security deposit paid by the said tenants before they entered into an agreement with the Trust, and (b) that the materials of the unfinished shed shall be the property of the applicants, who undertake to take possession of plots Nos. 6 and 7 with the said unfinished shed standing thereon, without calling upon the Trust to give them vacant possession of the same.

- (5) That the rent-free period for all the plots including plot No. 1 shall be 18 months from the date on which possession of the plots is given to the applicants.
- (6) That the security deposit to be paid shall be Rs. 12,000 instead of the usual two years' ground rent.
- (7) That in the event of the negotiations which the applicants are carrying on to purchase from the tenant of plot No. 1 all the structures erected by him and standing thereon, turning out to be successful hereafter, the applicants agree not to close the bargain with the said tenant without first obtaining the consent of the Trust in writing authorising them to buy the shops—it being understood that the Trust will, in that event, allow them to use all or some of the shops temporarily for a period not exceeding three years subject to such conditions as they may think fit to impose and that the Trust will be at full liberty to hand over to the applicants possession of plot No. 1 with all the structures standing thereon without their calling upon the Trust to give them vacant possession of the said plot.

6. The applicants stipulate that their offer is subject to their obtaining the necessary licenses from the Police and Municipal authorities for the cinemas and theatres intended to be erected on the plots to be leased.

7. The following table gives particulars of the plots as regards their areas, rates and their values. The rates for these plots, if sold individually, have been fixed, having regard to the present state of the market :—

Plot No.	Area in sq. yds.	Rate per sq. yd.	Value.
		Rs.	Rs.
1	1105	70	77,350
6 & 7	1207	60	72,420
2 & 3	1228	25	30,700
	3540		1,80,470

$$\text{All-over rate} = \frac{1,80,470}{3540} = \text{Rs. } 51.$$

8. It will be seen from the above table that the 5 plots in question having an aggregate area of 3540 sq. yds. are worth at their market rates Rs. 1,80,470 which gives to the land comprised in the said plots an all-over rate of Rs. 51 per sq. yd. The rate of Rs. 45 offered by the applicants is, therefore, less than the rate of Rs. 51 by about 10%.

9. In view of the fact that the demand for shops and godowns in this neighbourhood is at present considerably limited, and considering that a large area of 3540 sq. yds. comprised in the 5 plots will be disposed of, thus bringing a substantial income of Rs. 9564 per annum, the offer seems to be fair and worthy of favourable consideration.

10. The conditions subject to which the offer is made, are also reasonable and there is no objection to accept the same."

RESOLUTION No. 593—Accepted subject to the conditions mentioned in the Chief Officer's note and to the further condition that no intoxicating liquors or drugs should be sold on the premises.

3. Re: Scheme 32, East Agripada—plot in Case No. 118—temporary lease of—
application for.

(File No. Mis. 845/28-29.)

Considered Chief Officer's note, dated 10th January 1929 :—

"A piece of land in the above Case, shown by a red boundary line on the accompanying plan,* and admeasuring 113 sq. yards was let on a monthly tenancy at a rental of Rs. 33-15-0 per month to one Mr. Bhikaji Bhawoo who has erected a temporary shed on the land. The tenant pays at present 3 separate bills aggregating Rs. 33-15-0 for the 3 different portions of the land as shown on the plan.

2. The tenant has now applied for a lease of 5 years for the whole plot at the same rent which he is paying at present.

3. The total rent of Rs. 33-15-0 for an area of 113 sq. yards gives to the land a rate of Rs. 60 per sq. yard on 6% basis, which is fair, looking to the present condition of the market. The offer is reasonable and is, therefore, recommended.

4. The tenant has paid 6 months' rent as deposit and one month's rent in advance, and agrees to abide by all the usual conditions subject to which temporary leases are granted.

RESOLUTION No. 594.—ACCEPTED.

4. Re: Scheme 37, Sydenham Road—Case No. 311—variations in the terms of the
agreement on the demise of the building tenant.

(File No. Mis. 861/28-29.)

Considered Chief Officer's note, dated 10th January 1929 :—

"By Committee's Resolution No. 28 of 10th January 1928, I was authorised to file a friendly suit in the High Court, as advised by the Advocate General, for the specific performance of the agreement herein and for the determination as to who are beneficially entitled to the lease to be given by the Trust of their plot situated at the junction of Sydenham Road, Janjekar Street and Chukla Street and who should be parties to the lease.

2. The suit has accordingly been filed and is expected to come on for hearing shortly.

3. Meanwhile, Messrs. Abdulla Peermahomed & Co., architects on behalf of the claimants, the legal representatives of the late Mr. Ahmad Devji—have addressed a letter proposing a slight variation in Clause No. 9 (b) of the Draft Agreement herein, which requires *inter alia* that the building to be erected on the plot to be leased shall consist of a ground floor and 4 upper floors for a distance of 80 feet from Sydenham Road and that on the remainder of the plot, the building shall be a ground floor and as many upper floors as are permitted by the Municipal Act.

4. The architects observe that if their clients were asked to build an edifice of ground and 4 upper floors on the land to be demised to them, as per the said clause, it would cost over Rs. 2,00,000 for which their clients have no funds available. The claimants, therefore, propose that they may be allowed to erect a building of ground and four upper floors facing Sydenham Road to a depth of 40' from that road instead of 80 without infringing the 63½' rule, and to erect on the remaining area facing Janjekar Street, only a ground floor building. It is pointed out by the claimants that their existing building will have to be altered to some extent to join with the new building on the plot to be leased. As the cost of such a building, including the necessary alterations to the existing house, will probably exceed Rs. 1,00,000, the claimants are quite prepared to give an undertaking to spend at least Rs. 75,000 on the proposed new building instead of Rs. 50,000 as stipulated in the Draft Agreement.

5. The proposal now made appears to be unobjectionable and is recommended for the Committee's sanction as the proposal amounts to a slight variation in the terms already sanctioned by the Committee for the leasing of the Trust plot in question."

*Not printed.

RESOLUTION No. 595.—SANCTIONED.

5. Re : *Sandhurst Road East Estate—plot 77—reduction of rent.*

Considered :—

(a) Tenant's letter, dated 7th November 1928 .—

"I have to place the following for your favourable consideration :—

I had a temporary lease of the above plot with a ground rent of Rs. 218 per month which expired some time ago. I have put a temporary shed over this plot with shops in front and motor garages in the rear.

In 1925, an exorbitant increase was notified and I was informed that the ground rent will be Rs. 350 per month. I objected to this and put in an application that a reasonable rent may be fixed ; thereupon, the rent was reduced to Rs. 275 per month, which I am paying at present.

Even this rent is such that on account of the present depressed conditions, I am unable to make both ends meet, as about half the garages are vacant and I request you to bring the ground rent to its original figure of Rs. 218 per month.

Your acceptance of my proposal will give me confidence to carry on in spite of adverse conditions because I have put in several thousands of rupees in the structure and the Trust will be benefited to the extent of Rs. 2,500 a year.

Should you refuse to accept my proposal, I shall be compelled to vacate and pull down the structure. I am quite sure that when I do so, nobody is likely to offer you Rs. 200 a month and spend a good sum of money to put up a shed ; thus the Trust will be a loser to the extent of Rs. 2,500 a year.

I am writing this to you because I believe you are not aware of the stubbornness of the department dealing with this question and thus causing a considerable loss to the revenue derived from this source.

I have, therefore, to request you to favourably consider my proposal and, if found reasonable, to accept the same and bring the ground rent to its original figure of Rs. 218 from its present figure of Rs. 275."

(b) Chief Officer's note, dated 12th January 1929 :—

"This is an application from the tenant of the temporary shed on Plot No. 77 Sandhurst Road East, Scheme 3, for some reduction in its ground rent.

2. The Plot measures 773 sq. yards and was first let in July 1917 for a period of 5 years on a monthly rent of Rs. 218 which gave to the land a rate of Rs. 75 per sq. yard on 4½% basis which was the basis then adopted.

3. The rent was afterwards increased to Rs. 275 in February 1925 which on 6% basis corresponds to a rate of Rs. 71 per sq. yard. This is the rent which is being paid down to the present time.

4. The applicant states that on account of heavy vacancies and depression in trade he has been suffering a great loss and therefore requests that his rent may be reduced to the original amount of Rs. 218 per month. This rent of Rs. 218 per month on 6% basis represents a rate of only Rs. 56 per sq. yard which is rather low having regard to the locality in which the plot is situated.

5. The tenant has erected a corrugated iron shed on the land which contains 7 shops facing the road and 15 motor garages in the rear. From enquiries made on the spot, it is found that more than half the number of garages have remained vacant on and off during the last two years.

6. In the above circumstances and in view of the present slackness in trade, I am of opinion that this is a fit case in which some reduction in rent may well be allowed. It would not be unreasonable if it were reduced to Rs. 230 per month which means a reduction of nearly 16%. This rent of Rs. 230 per month on 6% basis brings out the value of land to very nearly Rs. 60 per sq. yard, which, having regard to the paucity of demand for godowns or garages in this neighbourhood, should be deemed fair."

Resolved.—"That the rent be reduced to Rs. 230 per month as proposed by the Chief Officer."

6. Re : Scheme 5, Dadar-Matunga—provision of water connections to gardens and recreation grounds in.

(File No. Mis. 862/28-29.)

Considered Chief Officer's note, dated 5th January 1929 :—

"The Municipality has made a requisition that prior to taking over gardens and recreation grounds in Scheme 5, we must provide at our cost water connections for the same.

The cost of providing water connections for the following 4 recreation grounds will be about Rs. 1,000 :—

- No. 1. Triangular playground in the Parsi Colony bounded by the Roads 35, 43 and 44 (opposite plots 640 to 646).
- No. 2. Triangular playground in the Parsi Colony bounded by Roads 36, 45 and 46 (opposite plots 670 to 675).
- No. 3. Playground behind Widows' Home, plot No. 394.
- No. 4. Triangular garden behind plots 357 to 360.

Committee's sanction is, therefore, requested to carry out these works during this year and to transfer an amount of Rs. 1,000 from the provision of Rs. 45,000 made in the current year's budget for the 'extension of Sewage Disposal Works in Scheme 5' to 'providing water connections to gardens and recreation grounds in Scheme 5'."

RESOLUTION No. 597.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 1,000 being made from the provision of Rs. 45,000 made in the current year's budget for the 'extension of Sewage Disposal Works in Scheme 5.'

7. Re : Scheme 31, Suparibaug Estate—provision of water connections to gardens and recreation grounds in.

(File No. Mis. 860/28-29.)

Considered Chief Officer's note, dated 5th January 1929 :—

"The Municipality has made a requisition that prior to taking over gardens and recreation grounds in Scheme 31, we must provide at our cost water connections for the same.

The cost of providing the water connections for the following two playgrounds in Scheme 31 will be about Rs. 700 :—

- No. 1. Triangular playground at Lalbag opposite plots 40 to 51, Lalbag Estate.
- No. 2. Triangular playground near King Edward Memorial Hospital opposite plots 15 to 21, Suparibaug Estate.

Committee's sanction is, therefore, requested to carry out these works during this year and to transfer an amount of Rs. 700 from the provision of Rs. 36,000 made in current

year's budget under Scheme No. 31 'for repairs to footpaths on both sides of Suparibaug Road and mexpalting the central reservation prior to handing over to Municipality' to 'providing water connections to gardens and recreation grounds in Scheme 31.'

RESOLUTION No. 598.—Sanctioned subject to the sanction of the Board to a budget grant of Rs. 700 being made from the provision of Rs. 36,000 made in the current year's budget for repairs to footpaths on both sides of Suparibaug road in Scheme 31.

8. Re: Scheme 6—2-room tenements at Matunga—request for provision of expanded metal doors to all windows on 1st and 2nd floors.

(File No. Mis. 833/29.)

Considered tenants' petition, dated 1st January 1929 :—

" We have to draw your attention to the thefts that took place during last month on one night in five of the blocks (all from 1st floor) and the losses some of us have sustained thereby.

We, therefore, beg to request that immediate arrangements should be made to provide all the windows of the first and second floors of the 2-room blocks with expanded metal doors protection so that we may not be liable to be robbed during the night times. It is needless to mention that immediate action is necessary and the protection should be given within these cold months because during the summer months no one can live in these 2-room blocks with windows closed, comfortably.

We, hereby, also beg to point out that if the authorities fail to provide with the necessary protection as requested above within these cold months, we shall make our own arrangements to provide same to the windows and deduct the cost thereof from the rent payable to the Improvement Trust during the succeeding month.

A reply to this may be addressed to :—

M. S. V. Swami, Esq., 32, Bombay Improvement Trust Building, 2-room tenements, G. I. P. Railway, Matunga.

N.B.—Copy of the above forwarded to the Improvements Committee, Bombay Improvement Trust, Bombay, for favour of perusal and necessary action."

RESOLUTION No. 599.—Forwarded to the Chief Officer for report.

9. Re: East Agripada South Estate—plots No. 75 & 75A—cancellation of offer and forfeiture of deposit.

(File No. Mis. 598/28.)

Considered Chief Officer's note, dated 10th January 1929 :—

" The Improvements Committee, by their Resolution No. 398, dated the 28th August 1928, accepted an offer from Mr. Gunaji Babaji Nilwara for a building lease of the above two plots at a rent calculated at Rs. 45 per sq. yd. for plot No. 75, and Rs. 35 per sq. yd. for plot No. 75A. The applicant also agreed to give Rs. 4000 for the partially constructed buildings on the plots, on the acceptance of his offer by the Improvements Committee.

2. The acceptance of the offer was only communicated to the building tenant's solicitors Messrs. Shankerseth & Vaidya, who were requested to arrange for the payment by their client of security deposit of the market value of Rs. 6100, and also of Rs. 4000, being the value of the partially constructed buildings on the plots. They applied, on the plea of their client's illness, for a fortnight's time for the payment of the said security deposit and the amount of Rs. 4000.

3. Their above request was acceded to, but they were informed that the extension of time was granted as a special case and that no further concession would be granted.

4. In spite of the above distinct understanding given to the building tenant's solicitors, they wrote again on the 25th October 1928, and requested that the period for payment may be further extended by two months more, on account of the illness of their client who was ailing from malaria and also because his monies were locked up.

5. In reply, they were informed that no further time could be granted and that it was incumbent on their client to lodge the security deposit and pay up Rs. 4000 within 15 days from the date of the Committee's acceptance of his offer.

6. Mr. Gunaji Babaji Nilwara wrote on 14th November 1928, that on account of sickness he could not attend to this work so long and requested that he may be granted further time upto the end of December 1928, for the payment of the security deposit and Rs. 4000 being the value of the partially constructed buildings.

7. Some time after, Mr. Gunaji, with his architect Mr. Dalal of Messrs. Dalal & Mehta, saw the Estate Agent on 3rd December 1928, when he promised that he would pay Rs. 4000 on 10th December 1928. So far the promise has not been carried out.

8. By their letter, dated 8th December 1928, the building tenant's solicitors now make a proposal that their client may be given permission to complete, for the present, only the ground floor of the partially constructed buildings, and to occupy or let the same and on such permission being granted, their client would at once arrange to pay up the deposit amount or that in the alternative their client may be given three months' time to pay the deposit amount.

9. Messrs. Shankereth & Vaidya were informed that their proposal could not be entertained; nevertheless, they insist that it should be placed before the Improvements Committee for their orders.

10. Ordinarily security deposit is payable within a fortnight from the date of intimation of the acceptance of an offer and, in this case, sufficient time has been given to the applicant for payment of the security deposit. It is to be noted that the amount of Rs. 4000 referred to above was also to be paid forthwith on the acceptance by the Committee of the application made.

11. The security deposit as also the purchase amount of Rs. 4000 ought to have been paid up by 28th September 1928. But the concession of a fortnight more, has encouraged the tenant to procrastinate, and by various pretexts to put off payment of his liabilities as long as possible. More than 3 months have already elapsed since the Committee accepted Mr. Gunaji's application but no payments either towards deposit or purchase amount have been forthcoming.

12. It is, therefore, suggested that the offer be cancelled and that the deposit of Rs. 500 paid by the applicant for legal costs herein be forfeited.

13. It may here be observed that there are several enquiries for these plots since the acceptance of Mr. Gunaji's offer and it appears that there is a probability of re-letting them within a short time."

Resolved.—"That the suggestion made by the Chief Officer, in para No. 600. 12 of his note, be approved."

10.

Re : Tenders for lime washing.

Considered Chief Officer's note, dated 10th January 1929 :—

"Tenders for lime washing Trust permanent chawls and acquired properties were invited from 24 contractors of whom only 6 have responded as per statement attached.

The rates quoted by Mr. Dewanchand Kahanchand for all the Board's chawls and those quoted by Mr. Dadabhoj J. Contractor for all the acquired properties being the lowest are recommended for Committee's sanction although the Engineer observes that in his opinion the rates are unduly low.

The total cost of the work will be approximately Rs. 21,825, the details of which are as under :—

				Rs.
Lime washing Chawls	...	...	...	14,325
Lime washing Acquired Properties	...	...	...	7,500
		Total	...	<u>21,825</u>

The entire work will be completed by 1st May 1929."

Comparative statement showing the rates quoted by the tenderers and also approved rates of last year for limewashing.

Rates per 100 Sft.

No.	Name of tenderer.	Pydhoni Division.		Agrpada Division.		Parel Division.		Lime washing externally.
		Acquired properties.	Board's Chawls.	Acquired properties.	Board's Chawls.	Acquired properties.	Board's Chawls.	
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
1.	Mr. Haji Dada Suleman	0 4 0	0 3 0	0 4 0	0 3 0	0 4 6	0 3 3	Not quoted.
2.	" Chandishah Obhroy	0 4 6	0 2 11	0 4 6	0 2 9	0 4 6	0 3 2	0 8 0
3.	" Daya Lakha	0 4 0	0 3 8	0 4 0	0 3 8	0 3 9	0 2 9	Not quoted.
4.	" Dewanchand Kahanchand	0 4 8	0 2 8	0 4 6	0 2 6	0 4 6	0 2 8	0 5 6
5.	Messrs. Shroff Mistry & Co.	0 10 0	0 10 0	0 10 0	0 10 0	0 10 0	0 10 0	0 14 0
6.	Mr. Dadabhoy J. Contractor	0 3 3	0 3 0	0 3 3	0 3 0	0 3 3	0 3 0	Not quoted.
	Last year's approved rates.	0 4 3	0 3 3	0 4 0	0 3 0	0 4 0	0 3 6	Done Departmentally.
		Mr. Abubakar Janmahomed.	Mr. Chandisha Obhroy.	Mr. Abubakar Janmahomed.	Mr. Chandisha Obhroy.	Mr. Abubakar Janmahomed.	Mr. Daya Lakha.	

Note:—The lowest rates are underlined.

In this connection, a letter, dated 14th January 1929, from Mr. Sulaman Waheb was read by the Secretary.

Resolved.—"That the consideration of the matter be postponed and **No. 601.** the Chief Officer be requested to make a report on the allegations contained in the letter."

11. Re : Scheme 47, Tulsirampada—plot No. 1—Sut in High Court to recover arrears of rent and for ejectment—Sanction for.

(File No. Ms. 859/28-29.)

Considered Chief Officer's note, dated 10th January 1929 :—

"The above plot was let to Mr. Hajibhai Cassum for a term of 3 years commencing from 9th April 1925 at a monthly rent of Rs. 1000 which was reduced to Rs. 750 per month on certain conditions under Trustees' Resolution No. 53 of 2nd February 1926.

2. The tenant made a further representation for the reduction of the said rent of Rs. 750 to Rs. 500 per month owing to depression in trade and the heavy loss he had been incurring on account of vacancies. The Improvements Committee by their Resolution No. 346 of 31st May 1927 acceded to his request and reduced the rent to Rs. 500 per month for the last 11 months of the original period of tenancy that is to say from 8th May 1927, and also extended the period of the tenancy by 13 months up to 9th May 1929, the tenant having undertaken to pay off all the arrears of rent, on or before 20th June 1927, and also to pay a fresh deposit equal to 3 months' rent viz. Rs. 1500.

3. The tenant, however, in spite of repeated demands from this office, has failed so far to pay up the arrears of rent as promised.

4. Owing to the mill strike his financial position has grown from bad to worse as most of his sub-tenants are not paying him their rents regularly. He was interviewed on several occasions both by the Estate Superintendent and the Senior Assistant Estate Agent, Mr. Mhatre, and pressed to clear up the arrears of rent but he expressed his total inability to do so. With the greatest difficulty, he managed to pay one month's rent on 23rd July 1928 since which date he has made two payments—one, after the lapse of about 4 months, i. e. on 1st December 1928 of Rs. 500 (one month's rent from 9th April 1928 to 8th May 1928), and 9 days thereafter another payment of Rs. 500 for one month more.

5. At present the arrears of rent amount to Rs. 3500 for 7 months from 9th June 1928 to 8th January 1929. Against this amount there is a sum of Rs. 1500 held as deposit from him.

It is considered inadvisable to let the tenant go on piling up his arrears indefinitely and the Committee's sanction is requested to the filing of a suit in the High Court for the recovery of the arrears of rent and for ejectment."

Resolved.—"That the Chief Officer be authorised to file a suit in the **No. 602.** High Court for the recovery of arrears of rent and for ejectment."

12.

Re : *Establishment—conveyance allowance to.*

Considered Chief Officer's note, dated 9th January 1929 :—

"In their Report No. 4, dated 29th May 1928, the Establishment Sub-Committee recommended for the Committee's sanction certain proposals made by me in connection with the reduction of conveyance allowances granted to the staff. By their Resolution No. 325, dated 12th June 1928, the Committee postponed consideration of the Sub-Committee's recommendation until the Corporation decided the question of revising the scale of conveyance allowances granted to its employees. A copy* of the Resolution is attached herewith for ready reference.

2. The Corporation has now revised the scale and it is proposed to revise the Trust scale of allowances as shown in the attached statement. I propose the grant of Rs. 165 and Rs. 44 for a four-seater motor car and a motor bicycle respectively instead of Rs. 160 and Rs. 40 in the Municipality. The reason is that while Municipal employees are exempt from vehicle tax, the Trust employees are not.

3. It is proposed to introduce the revised scale with effect from 1st ^{March} April 1929.

4. The proposals will result in a saving of about Rs. 5,500 per annum."

Statement of proposed conveyance allowances referred to in paragraph 2 of Chief Officer's note, dated 9th January 1929 :—

Designation.	Present Scale.	Proposed Scale.	Remarks.
Engineer's Department.			
	Rs.	Rs.	
Engineer	200	165	For a four-seater motor car; Rs. 80 only to be allowed if a two-seater is kept.
Senior Assistant Engineers ...	200	165	
Trust Architect	200	165	
Junior Assistant Engineers ...	50 to be increased to 65 if a motor cycle is maintained.	44	For a motor cycle; Rs. 30 otherwise.
Sub-Engineers	30 to be increased to 50 if a motor cycle is kept.	44	For a motor cycle; Rs. 30 otherwise.
Overseers	30	25	
Senior Clerk (Stores)	30	30	
Garden Supervisor ... ..	...	...	Free motor cycle.
Estates and Valuation Department.			
Estate Agent... ..	200	165	For a four-seater motor car; Rs. 80 for a two-seater, Rs. 50 otherwise.
Deputy Estate Agent	200	165	
Senior Assistant Estate Agents ...	200 or 50	155 & 50	
Junior Assistant Estate Agent ...	50 to be increased to 65 if a motor cycle is kept.	44	For a motor cycle; Rs. 30 otherwise.
Head Surveyor	30	30	
Estate Superintendents	30	30	
Overseers and Sanitary Inspectors ...	30	25	
Surveyors and Inspectors	15	15	
Two Clerks—each	10	10	
Secretary and Chief Accountant's Department.			
Two Head Clerks (Audit)—each ...	30	25	
Two Pay Clerks—each	30	30	
Outdoor Clerk	15	15	
Five Auditors—each	15	15	To be reduced to four men.
Two Peons (Pay Clerks)—each ...	5	5	

Note :—Messrs. Mhatre and Bhacka to continue to draw Rs. 165 and Rs. 40 respectively until (in Mr. Mhatre's case) a Deputy Estate Agent is appointed and (in Mr. Bhacka's case) a Head Surveyor is appointed.

Resolved.—"That the proposed revised scale be sanctioned and the No. 603. schedule of establishment be varied accordingly."

13. Re : Engineer's Department—Mr. T. R. S. Kynnersley, M. I. C. E.—resignation of
(File No. E. L. 12/29.)

Considered Chief Officer's note, dated 10th January 1929 :—

"Herewith I have the honour to forward a letter from Mr. Kynnersley in which he tenders his resignation as from the expiration of the leave due to him ; he proposes to go on leave as from the end of the present working season *i.e.*, as from May 31st.

2. It is only after mature consideration and discussion with me that Mr. Kynnersley takes this step as he has come to the conclusion that there is not sufficient justification for his remaining in charge of the Engineer's Department. He realizes to the full the necessity for economy and it is with great regret that he takes this step the more so, as, I understand, he has no other appointment in view.

3. Mr. Kynnersley took over charge of the Engineer's Department at very short notice and at a time when conditions were very difficult. The manner in which he has solved those difficulties and has carried out his duties has met with my entire approval and, I believe, with the approval of the Committee and the Board. I had hoped that when the amalgamation of the Trust and the Municipality takes place, an opportunity would have been found for making use of Mr. Kynnersley's abilities, but as the amalgamation is not likely to take place in the immediate future it appears inevitable that he should sever his connection with the City. I trust, however, that should an opportunity occur of making use of his services it will not be overlooked as I feel certain that his knowledge of local conditions and problems would be of great assistance to the Corporation or to any other Public Authority.

4. I recommend that the leave asked for be granted."

Mr. Kynnersley's letter of resignation, dated 10th January 1929 :—

"I have the honour to request permission to resign my office of Engineer to the Board as from May 31st of this year with the grant after that date of the leave which is due.

I take this step with great reluctance after serving the Trust for over 8 years being of the opinion that there is not sufficient justification for my remaining in charge of the Engineering Department owing to reduction in the expenditure allowable on Works.

I wish to take this opportunity of expressing my grateful thanks for the courtesy always extended to me during my years of service with the Trust."

Resolved.—"That sanction be accorded to the grant to Mr. No. 604. Kynnersley—

(a) of leave on full average pay for 6 months and 20 days and on half average pay for 8 days from 31st May 1929 ;

(b) of permission to take up work out of Bombay while on leave.

2. That his resignation be accepted with regret as from the date of the expiry of the leave.

3. That the Committee place on record their high appreciation of the work done by Mr. Kynnersley.

4. That a copy of this Resolution be sent to Mr. Kynnersley."

14. Re : Establishment—Engineer's Department—Mr. V. A. Dighe, L.C.E., Junior Assistant Engineer—grant of all leave preparatory to retirement with permission to take service elsewhere during the period of leave.

(File No. E. L. 4/29.)

Considered Chief Officer's note, dated 11th January 1929 :—

"Mr. V. A. Dighe, L.C.E., a Junior Assistant Engineer on the Engineer's permanent establishment (on Rs. 600 in 450—50—600), applies for the grant of all the leave due to him from 1st June 1929 prior to retirement from the Trust service and also for permission to take up employment elsewhere during the period of leave. The application has been recommended by the Engineer.

Leave due to him on 1st June 1929, is privilege leave for 2 months and 17 days and furlough for 17 months and 22 days. There is no objection to the grant of all this leave from 1st June 1929 to Mr. Dighe, prior to retirement, along with permission to take up employment elsewhere during the leave.

Sanction of the Committee is requested."

RESOLUTION No. 605.—SANCTIONED.

15. Re : Establishment—Chief Accountant's Department—Mr. A. R. Sadekar, clerk—advance from Provident Fund subscriptions to.

Considered Chief Officer's note, dated 10th January 1929 :—

"Mr. A. R. Sadekar, a clerk in the Chief Accountant's Department, applies for an advance of Rs. 250 from his own Provident Fund Subscriptions to meet the expenditure incurred in connection with the illness of his children.

Mr. Sadekar has been in the Trust service from 5th April 1921, and his present pay is Rs. 130 per month.

He has so far had advances as under :—

1st advance of Rs. 150 paid in March 1926 and repaid in May 1927.

2nd advance of Rs. 170 paid in May 1927 and repaid this month.

His present request is admissible and requires the sanction of the Committee, subject to the Board's approval, as twelve calendar months have not elapsed since the complete repayment of the last advance.

If the advance is sanctioned, the recovery will be effected in 20 equal monthly instalments."

RESOLUTION No. 606.—Sanctioned subject to the approval of the Board.

16. Re : Report No. 7 of the Works Sub-Committee, dated 10th January 1929, re: Princess Street Estate—plots 35 & 36—additions to the buildings on.

"The lessees of the building on these plots propose to do away with one of the existing chowks open to the sky from the first floor level and the baths on each floor towards the west facing Picket Cross Road and to construct on each of the upper floors a living room and a kitchen. The proposal will cause an increase in the sanctioned floor area.

The Sub-Committee have considered the plans and recommend that as the 63 $\frac{3}{4}$ rule is satisfied, the proposal be sanctioned subject to the payment by the lessees of a premium of Rs. 3,000 as by the addition of the proposed rooms, the lessees' net income will increase by about Rs. 200 per annum."

HOSENALLY M. RAHIMTOOLA,
Chairman.

RESOLUTION No. 607.—Approved and adopted.

17. The following documents were executed :—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
The Lloyd Bank, Limited	1903	500	1	1
Bachoobai Shapoorji	1903	2,000	1	4
Messrs. Grindlay & Co., Ltd.	1904	5,000	6	6
	1908	1,000	1	1
	1913	1,000	1	1
The Imperial Bank of India	1904	1,000	1	1
Mr. E. A. Shutte and others	1908	500	1	1
Mr. G. W. Eves and another	1913	5,000	6	6
Mr. Alexander Fletcher Fergusson	1913	12,000	12	12
Kasturbai Vitthal and others	1913	3,000	1	4
		31,500	31	37

(2) *Lease and counterpart to*—

- (i) Mr. Bomanshaw Cawasji Gorpona and another *re* : Plot No. 615, Dadar-Matunga Estate.
- (ii) Mr. Pirojshaw Rustomji Ghandhy and another *re* : Plot No. 639, Dadar-Matunga Estate.
- (iii) Mr. Ardeshir Nusserwanji Kharrwalla and another *re* : Plot No. 5, Parel Road South Estate.
- (3) *Agreement by* the Union Chemical Agency *re* : contract for the supply of Liquid Chlorine during the year 1928-1929.
- (4) *Acceptance of application by* Mr. Jehangir Khershedji Pearson and another for the building lease of plots Nos. 1, 2, 3, 6 and 7 Tulsirampada Estate, Scheme 47.

18. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer, under Section 22 (1) of the Act.
2. Work orders do do do do
3. Sale of materials do do do do
4. Charge receipts of roads, etc., handed over to the Municipality.

Bombay Improvement Trust.

ESPLANADE ROAD.

Bombay, 31st January 1929.

At an ordinary meeting of the Improvements Committee held in the offices of the Trust, this day, at 2-10 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*.
 2. MR. G. K. BORADE.
 3. MR. H. P. MODY, M.A., LL.B.
 4. MR. B. G. HORNIMAN.
 5. MR. L. R. TAIRSEE.
 6. MR. MANU SUBEDAR.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. MR. W. H. NEILSON, O.B.E.
 9. MR. G. A. THOMAS, C.I.E., I.C.S.
 10. DR. ACCACIO G. VIEGAS, L.M. & S.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
- THE SECRETARY.

The minutes of the meeting held on the 16th January 1929 were signed.

1. Re : Dadar-Matunga Estate—plot 275—application for, in lieu of plot 271.

(File No. Mis. 808/28.)

Considered Chief Officer's note, dated 25th January 1929 :—

"The Committee by their Resolution No. 551, dated the 18th December 1928, accepted an application by Mr. Amichand D. Shah for a building lease of Plot No. 271 at a ground rent calculated at 6% on Rs. 9 per sq. yard per annum.

2. The area of this plot being about 1,179 sq. yards, the ground rent amounted to Rs. 636 per annum.

3. The tenant now finds the plot is too big for his purposes and he desires to take Plot No. 275 which has a smaller area.

4. The area of plot No. 275 is about 881 sq. yards and the ground rent calculated at 6% on Rs. 9-8 per sq. yard will amount to about Rs. 504 per annum.

5. There is no objection to complying with Mr. Shah's request as he agrees to take up Plot No. 275 at the rate of Rs. 9-8 per sq. yard against that of Rs. 9 for Plot No. 271. An application form for Plot No. 275 is, therefore, submitted herewith for the Committee's acceptance. It will be necessary to cancel the Committee's Resolution referred to above accepting the offer for Plot No. 271."

Resolved.—“That Committee Resolution No. 551, dated 18th December 1928, be rescinded and the application for the lease of plot No. 275 be accepted.”

2. *Re: Scheme 37, Sydenham Road Estate—plot 1—temporary lease of—
application for.*

(File No. Mis. 885/28-29.)

Considered Chief Officer's note, dated 25th January 1929 :—

“ Mr. Vishram Narsi applies for the above plot on a lease of 8 years commencing from 1st March 1929, with a rent-free period of 3 months.

2. The area of the plot is 628 sq. yds. approximately excluding the area of the arcade and the rent offered is Rs. 750 per month, which gives to the land a rate of nearly Rs. 240 per sq. yd.

3. The tenant has paid a deposit of 6 months' rent.

4. The conditions on which the application is based are normal.

5. Looking to the present condition of the money market, the offer is fair and is, therefore, recommended for acceptance.”

RESOLUTION No. 609.—ACCEPTED.

3. *Re: Gamdevi Estate—plot 6—motor garage on.*

Considered Chief Officer's note, dated 19th January 1929 :—

“The lessee of this plot proposes to erect a motor garage in the open space as shown on the plan*.

There is no objection to granting sanction on the usual normal conditions contained in Trustees' Resolution No. 296 of 27th September 1918 and on further conditions that the lessee agrees to pay premium at the rate of Rs. 750 per 100 sq. ft. of the area covered by the garage and that no windows shall be provided in the garage.”

RESOLUTION No. 610.—SANCTIONED.

4. *Re: Old Kalapani Chawl—request for provision of 3 electric lights at suitable places and for remission of 6 months' rent which accrued due during the last mill strike.*

(File No. Mis. 852/28-29.)

Considered tenants' petition, dated 12th January 1929 :—

“ We the poor tenants most humbly and respectfully beg to request to kindly consider the following few grievances of ours and place this matter in your Committee for kind consideration :—

(1) We have heard with great joy that your Committee have sanctioned for the lighting arrangement at the staircases, washing places, and in the water-closets of these chawls, but one point which has been lost sight of, is that, the compound, which remains very dark and is without any lighting arrangement, should be provided with at least 3 electric lights at suitable places, as without any lighting arrangement in this compound, which is more than 200 feet in area, would be regarded as most inconvenient specially for our small children and delicate women at night times.

(2) Secondly, the rent of 6 months during the strike period which has been lying in arrears, should be remitted to all of us, as the Development Department has done in their chawls. You will do a great favour and mercy if your Committee passes a

resolution to this effect, remitting the 6 months' rent of the strike period of poor tenants, because we are sure it would be very hard for us to be relieved of this burden.

Hoping that favourable consideration would be given to our humble requests and would favour us with your reply and please issue necessary orders to our Chawl Superintendent not to take drastic action or harass for the arrears of the rent."

RESOLUTION No. 611.—Forwarded to the Chief Officer for favour of report.

5.

Re: References to High Court.

Considered Chief Officer's Note, dated 19th January 1929 :—

"In accordance with Committee Resolution No. 469, dated 16th October 1928, a deputation consisting of the Chairman, Sir Vasant Rao and Mr. Mirza with the Secretary and myself waited on the Hon'ble The Minister for Local Self-Government on the 12th December 1928. Mr. Turner, Secretary, General Department, and Mr. Kirk Smith, Solicitor to Government, were also present.

The deputation laid particular stress on the question of cost and protection of the Trust's interests. It was explained that in 1903 Government issued orders for the transmission of References by the Special Collectors to the Tribunal direct and not through the Solicitor to Government and that the position was not affected by the abolition of the Tribunal.

It was further explained that cases would arise in which Government interests might conflict with those of the Trust such as 'Toka' cases.

The attention of the Hon'ble The Minister was also drawn to the fact that if the References were attended to by the Solicitor to Government, the Trust would have to pay in addition to their own Solicitors' costs, the cost of the Solicitor to Government and that if the Trust did not employ their own Solicitors, the Trust would have to give instructions to the Solicitor to Government from the beginning.

The Hon'ble The Minister appreciated the above points.

We have now received the following letter from Government stating that they are unable to modify the orders already issued."

Government letter, General Department, No. 512-A, dated 16th January 1929 :—

"In continuation of my letter No. 512/A, dated the 8th November 1928, on the question of the right of the Solicitor to Government to appear in the High Court in support of awards of the Land Acquisition Officer in compensation cases connected with the Improvement Trust, I am directed by the Government of Bombay (Transferred Departments) to say that after careful consideration of the grounds urged by the deputation of representatives of the Trust who waited on the Honourable Minister in charge of the Local Self-Government portfolio on the 12th December 1928, they regret that they are unable to modify the orders already issued."

RESOLUTION No. 612.—RECORDED.

6.

Re: Scheme 57, Sewri Quarry—sale of rubble.

Considered Chief Officer's note, dated 19th January 1929 :—

"The Committee by their Resolution No. 322 of 12th June 1928, accepted an offer by Mr. Nenshi Monji to purchase 1340 brass of rubble at the concessional rate of Rs. 6 per brass for 640 brass from Case No. 187 and of Rs. 7-8-0 per brass for 700 brass from Sewri Quarry. The purchaser was required to pay an initial deposit of Rs. 1,000 to be forfeited if the amount for the whole quantity was not paid by 13th December 1928, and if the whole quantity was not removed by the 13th January 1929.

2. Mr. Nenshi has up to date removed only 246.61 brass of rubble from the quarry and 577 brass from Case No. 187 leaving a balance of 453.39 and 634.83 brass, respectively, for which he has not paid the required amount.

3. Mr. Nenshi has expressed to the Engineer his inability to fulfil the conditions of the contract and the deposit of Rs. 1,000 is, therefore, forfeited.

4. An offer has now been received from Mr. S. D. Prabhawalkar for the purchase of the 634.83 brass of rubble in Case No. 187 on the same terms as settled with Mr. Nenshi

(1) That Mr. Prabhawalkar pays an initial deposit of Rs. 1,000.

(2) That payment is made in advance for the rubble required to be removed.

(3) That he takes the whole quantity viz. 634.83 brass at Rs. 6 a brass on condition that payment for the whole quantity is made within 3 months and the material is removed within 4 months from the date of acceptance of his offer.

(4) That the deposit of Rs. 1,000 will be forfeited in case either of the conditions in (3) above is not complied with.

5. As Mr. Prabhawalkar is in urgent need of the rubble and, as the price offered is the same as that previously accepted by the Committee, I have accepted the offer in anticipation of the Committee's sanction and now ask them to confirm my action."

Resolved.—"That the offer of Mr. S. D. Prabhawalkar be accepted."
No. 613. ed."

7. *Re : Sale of one 3-ton Lorry, either No. 473 or 497.*

Considered Chief Officer's note, dated 27th January 1929 :—

"An offer has been received from Mr. N. D. Guzder for the purchase of one of the abovementioned two lorries at Rs. 1,300.

The lorries were purchased for Rs. 17,597 and Rs. 17,470 in December 1920 and were revalued on 1st April 1927 at Rs. 1,700 and Rs. 1,800 respectively.

Taking into consideration the difficulties of disposing of these lorries and the unavoidable deterioration and depreciation which is going on, it is recommended that the offer of Rs. 1,300 for any one of these lorries be accepted."

RESOLUTION No. 614.—ACCEPTED.

8. *Re . Agripada Workshop plant—second-hand steam road rollers—sale of—offers for.*

Considered Chief Officer's note, dated 21st January 1929 :—

"Offers have been received from the Sanitary Engineer to Government of Bombay for the purchase of two 10-Ton 'Fowler' Steam Road Rollers bearing Boiler registry Nos. 4531 and 4786 at Agripada Stores for a sum of Rs. 6,100 and Rs. 6250 respectively. The details of these rollers are as under :—

1. *10-ton Roller Registry No. 4531 by Messrs. John Fowler & Company :—*

This roller was purchased in January 1921 for Rs. 16,238-4-9 and it is standing on the list of machinery under Capital Account, Tools & Plant, General. It was revalued on 1st April 1927, at Rs. 6,777-4-4 and its present depreciated value, i. e. on 15th January 1929, was Rs. 6,371-12-0. This Roller was fitted with hind rims in April 1928.

2. *10-ton Roller Registry No. 4786 by Messrs. John Fowler & Company :—*

This was purchased as second-hand on 13th May 1924 for Rs. 8,520 from the Bombay Development Department. It was revalued on 1st April 1927, at Rs. 7,584-2-6 and its present

depreciated value on 15th January 1929 is Rs. 7000-2-6. This roller is standing on the list of machinery under "Miscellaneous Account Agripada Workshop". This roller was fitted with hind rims in June 1927.

The Committee have accepted an offer of Rs. 6,300 for a similar roller (*vide* their Resolution No. 562, dated 18th December 1928).

The offers are reasonable and are recommended for acceptance."

RESOLUTION No. 615.—ACCEPTED.

9. Re : Hornby Road Estate—Sitaram Buildings—installation of a cold storage.

Considered Chief Officer's note, dated 26th January 1929 :—

"The constituted attorney of the lessee applies for the grant of a license for working the machinery and plant in connection with the cold store rooms and the engine room provided by Mr. B. K. Irani, a tenant of one of the shops in these buildings. There is no objection to the grant of a license revocable at the will of the Committee subject to the condition that the cost of and incidental to the preparation, etc., of the necessary license in duplicate should be borne by the lessee."

Resolved.—"That a license revocable at the will of the Committee be
No. 616. granted to the lessee permitting the installation of the cold storage and the engine room subject to the condition mentioned in the Chief Officer's note."

10. Re : Gratuity Rules—revision of.

Considered Chief Officer's note, dated 14th January 1929 :—

"It will be remembered that counsel has recently expressed an opinion that as the Gratuity Rules stand at present, all applications for gratuities should be sanctioned by the Board. Every application for gratuity will, therefore, have to be submitted to the Board for sanction, unless the existing rules are revised giving the Committee the authority to sanction applications for gratuities. To save delay in the payment of gratuities, it is proposed to revise the rules, authorizing the Committee to sanction gratuities of all employees, except the officers referred to in Section 111(1) of the Transfer Act.

Rule 3 of the Gratuity Rules is proposed to be revised so as to include the Chief Officer who is entitled to receive a gratuity on retirement in accordance with the opinion of the Remembrancer of Legal Affairs and the joint opinion of the Advocate General and Sir Chimanlal Setalvad obtained in pursuance of the Board's Resolution No. 59, dated 25th September 1928 and Committee Resolution No. 456, dated 3rd October 1928.

For the reasons stated above, it is proposed to amend Rules 1, 3, 4(*is*) and 5(*iv*) as shewn below :—

Present.

Rule 1. Gratuity (in addition to the benefit of the Provident Fund) shall be granted at the discretion of the Board only for good, efficient and faithful service.

Rule 3. Gratuity shall be allowed only to members of the permanent scheduled staff in superior service, on 1st September 1919, and who retire on or after 1st September 1923.

Proposed.

Rule 1. Gratuity (in addition to the benefit of the Provident Fund) shall be granted for good, efficient and faithful service at the discretion of the Board in the case of the Chief Officer and the Officers referred to in Section 111 (1) of the Act and of the Committee in all other cases.

Rule 3. Gratuity shall be allowed only to the Chief Officer and members of the permanent scheduled staff in superior service on 1st September 1919 and who retire on or after 1st September 1923.

Present.

Rule 4(ii). After completion of 30 years' service, but this may be reduced to 15 years' service with special permission of the Board if the retirement is in Trust's interest.

Rule 5 (iv). The amount of gratuity admissible as above may be reduced at the discretion of the Board in any case in which the service rendered by the employee has not been wholly satisfactory.

Proposed.

Rule 4(ii). After completion of 30 years' service, but this may be reduced to 15 years' service with special permission of the Board or of the Committee as the case may be, if the retirement is in Trust's interest.

Rule 5 (iv). The amount of gratuity admissible as above may be reduced at the discretion of the Board or of the Committee as the case may be, in any case in which the service rendered by the employee has not been wholly satisfactory."

RESOLUTION No. 617.—Referred to the Establishment Sub-Committee for consideration and report.

11. Re : Establishment—Mr. A. K. Dadachanji, Estate Agent—privilege leave to.

Considered Chief Officer's note, dated 28th January 1929 :—

" Mr. A. K. Dadachanji, Estate Agent, applies for 15 days' privilege leave from 29th January 1929, as he is not well. The leave is due and recommended for the sanction of the Committee."

RESOLUTION No. 618.—SANCTIONED.

12. Re : Report of Financial Transactions in December 1928.

Considered Chief Officer's note, dated 25th January 1929 :—

Investment of Sinking Fund money—Bombay Improvement Trust debentures of the nominal value of Rs. 5,500 of the 5% loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.

Foreign Remittance—

£16196-4-5 at 1s. 6 1/32d. = (Rs. 215575-5-6) were remitted to London on the 29th December 1928, for payment of interest on sterling loans due 1st January 1929."

RESOLUTION No. 619.—RECORDED.

13. Re : Report No. 17 of the Establishment Sub-Committee, dated 25th January 1929,
re : Revision of Provident Fund Rules.

Considered Report No. 17, dated 25th January 1929, of the Establishment Sub-Committee :—

" In para 4 of their Report No 11, dated 24th October 1928, (approved and adopted in Committee Resolution No. 544, dated 27th November 1928), re : revision of grades of pay, the Establishment Sub-Committee stated that proposals in regard to the revision of the Provident Fund Rules would be submitted later.

The Sub-Committee have obtained a draft of the revised Rules from the Chief Officer and considered each Rule carefully. These Rules have practically been brought in line with the Provident Fund Rules of the Municipality. Under the existing Rules of the Trust, the temporary scheduled staff and the establishment charged to works are not eligible to subscribe to the Provident Fund. It is now proposed to extend the benefits of the Provident Fund to the temporary scheduled staff from 1st April 1928, if they so desire. The Sub-Committee do not consider it desirable to extend these benefits to the establishment charged to works, as this class of people does not generally prefer to take advantage of the Fund. The revised Rules also provide for a subscriber's subscriptions being applied to payment of premia on a policy of insurance.

The revised Rules are attached herewith and are recommended for approval, subject to the approval of the Board under Section 110 (3) of the Transfer Act.

With reference to the Board's Resolution No. 49, dated 13th April 1927, re: the amendment of the Rule in connection with the remittance of the amount due to a subscriber out of India, referred by the Committee to this Sub-Committee for consideration and report by their Resolution No. 259, dated 4th May 1927, the Sub-Committee beg to state that under the existing rules the amount due to a subscriber is paid to him in India, provided that, if, at the date of his retirement, a subscriber whose domicile is not in India is residing out of India, the amount is remitted to him at the rate of exchange annually fixed for the adjustment of transactions between the British and Indian Governments subject to the minimum rate of 1s. 6d. per rupee. While the Sub-Committee are agreed upon the question that the amount due to a subscriber residing out of India should be remitted at the current rate of exchange, they consider that the existing rule regarding the conversion of the amount into sterling at the minimum rate of 1s. 6d. per rupee should continue to apply in the case of those officers (two in number) who joined the Trust before 31st March 1926, as it was a condition of their service when they joined the Trust. The rule in this connection has, therefore, been revised accordingly, *vide* Rule 16 (a) and (b) of the revised Rules.

The Sub-Committee beg to state in connection with the proposed Note under Rule 2 that this Note has been proposed to meet a technical objection raised by the Examiner, Outside Audit, to the payment of a part of the Trustees' contribution to Mr. M. S. Bharucha, late Land Manager, which was referred to the Sub-Committee by the Committee by their Resolution No. 658, dated 22nd November 1927.

The Examiner objected to the payment of Rs. 3,483 and Rs. 968 respectively to Mr. M. S. Bharucha, late Land Manager, and Mr. H. P. Matbar, late Deputy Land Manager, on the ground that the contributions for the periods prior to the terms of their five-year agreements were recovered wrongly. The Examiner has since withdrawn his objection so far as it relates to Mr. Matbar.

The Sub-Committee have considered this matter carefully in consultation with the Chief Officer and the Examiner and beg to report as follows:—

Mr. Bharucha was serving in the Municipality before he joined the Trust on 1st August 1901. He was granted leave without pay in the Municipality for 1 year 8 months and 23 days from 1st August 1901 to enable him to retain a lien on his Municipal post and was allowed a gratuity of Rs. 6,000/- admissible under the Pension Rules in the Municipality excluding the period of the leave without pay referred to above. He was first taken on probation for six months on the permanent establishment as Land Manager on a salary of Rs. 750/- per month and was extended from time to time till 7th April 1903 when an agreement of 5 years was entered into with him.

The Provident Fund Rules were introduced from April 1903, but the employees including Mr. Bharucha were allowed by the Board to subscribe to the Fund from the respective dates of their appointment. Thus Mr. Bharucha subscribed to the Fund with effect from 1st August 1901.

The Examiner's contention is that the contribution from 1st August 1901 to 6th April 1903 was not correctly recovered, because Mr. Bharucha had a lien on a permanent post in the Municipality and he could not, therefore, be treated as permanent in the post of Land Manager, though the latter post was borne on the permanent scheduled establishment for whose benefit only the Trust Provident Fund was intended.

The Sub-Committee agree with the Examiner's objection which is technical. They are, however, of opinion that in fairness to Mr. Bharucha and on equitable grounds the Provident Fund for the period in question should be paid to him and, for that purpose, the Note to Rule 2 has been proposed for introduction."

HOOSENALLY M. RAHIMTOOLA,
Chairman.

Revised Provident Fund Rules referred to above:—

These Rules are subject to repeal, modification or alteration by any future Rules which may hereafter be duly made and approved under Section 110 (3) of the City of Bombay Improvement Trust Transfer Act, 1925, or any other law which may hereafter be in force in that behalf.

2. All officers and servants of the Board holding posts substantively on the Permanent Establishment in the Schedule sanctioned under section 109 of the said Transfer Act, 1925, and the Chief Officer shall subscribe to the Provident Fund under these Rules with effect from the date of their appointment.

All officers and servants of the Board borne on the Temporary Scheduled Establishment shall be deemed to be eligible to subscribe to the Provident Fund under these Rules with effect from 1st April 1928.

No officer or servant on the Temporary Scheduled Establishment who joined the service before these Rules receive the approval of the Board and who does not elect to subscribe for the period commencing from 1st April 1928 or from date of appointment whichever is later within a period of 3 months from the date on which these Rules receive the approval of the Board shall be entitled to subscribe in respect of any period prior to the month in which he actually elects to subscribe. Similarly, no officer or servant on the Temporary Scheduled Establishment who joins the Trust service after the date on which these Rules receive the approval of the Board and does not elect to subscribe within 3 months of the date of his appointment shall be entitled to subscribe in respect of any period prior to the month in which he elects to subscribe.

NOTE.—An officer having a lien on a permanent post in another office will, for the purpose of this Rule, be considered to be holding a 'substantive office in a permanent post' during the period of his probation in a permanent post in the Trust on which no other officer has a lien, provided such period has not been counted for any retiring benefits in the latter office and is followed without a break by confirmation.

This note has retrospective effect from 1st August 1901.

Exceptions.—Government officers and servants in Trust employ and the Trust employees who are contributing to or otherwise qualifying or qualified for the benefit of Pension rights or Provident Fund benefits under rules of any public body other than the Trust.

3. Every officer and servant who may be eligible under these Rules to subscribe and qualify for Provident Fund benefits shall be entitled to subscribe under these Rules on signing and lodging with the Chief Accountant a declaration according to the form given in the Appendix B.

4. Subscriptions or deposits of subscribers shall be, in the case of servants graded as 'inferior' under the Trust Rules, at the rate of 1 anna in each rupee and of the others at the rate of 1 anna and 4 pies in each rupee, of their monthly salary which in the case of the subscribers borne on the Permanent Establishment shall include (1) acting allowance, (2) Duty or charge allowance, and (3) Personal pay, and current subscriptions or deposits shall be deducted month by month from the pay sheets. In the event of an officer being on leave, the subscription or deposit shall be calculated on the amount actually drawn.

In the case of an officer or servant holding or having a lien on no permanent office or appointment, the monthly salary shall mean the pay of the temporary appointment.

5. The Trustees' contribution shall be at the rate of 100% on the subscriber's subscription or deposit and shall be made yearly on 31st March, except in the case of death or retirement of the subscriber when the Trustees' contribution (if any) shall be made on that of the subscriber up to the time of death or retirement.

Provided that after 1st April 1929 in the case of a ministerial servant (the word "ministerial" to be taken in the same sense as in the Municipality) the Trustees' contribution shall cease on the date of his attaining the age of 55 years.

6. Interest shall be credited yearly on the 31st March on the amount standing to the credit of each subscriber's account at that date. Such interest shall be credited at the rate of 5% per annum or at such other rate, not being less than 4%, as shall be fixed with the approval of the Committee from time to time, on grant of 6 months' notice to the subscribers—provided that for the purpose of calculating such interest on any sum, pies, if any, shall be ignored.

Provided further that all expenses of managing this Fund shall be borne by the Board and shall not be charged against the interest earned on the investments of the Fund.

7. Separate accounts shall be kept for each subscriber showing in the first place the amount of his own personal subscriptions with the interest thereon as it accrues and in the next his share of the yearly Trust contribution with interest thereon.

For the purpose of calculation of interest under this rule, all advances made before the 16th day of any month shall be deemed to have been made on the first day of that month and all advances made on or after the 16th of each month shall be deemed to have been made on the 1st day of the next ensuing month.

8. On the death, retirement, resignation or discharge of any subscriber, the amount standing to his credit in respect of his own subscriptions or deposits shall be paid to him or to his nominee and, subject as hereinafter provided, the Trustees' contribution with interest thereon shall be payable to the said subscriber or to his nominee, if he shall die while in Board's service or if he shall have completed 5 years' service or if he shall have attained the age of 55 years or if he shall have been duly certified by the Trust Medical Officer as incapacitated for further service or if his services shall have been dispensed with for no fault of his own but for such reasons as reduction or re-organisation of establishment.

Any sums standing to the credit of a subscriber on his retirement and withheld under this rule, shall become the property of the Trust.

An Officer or servant who holds only a temporary scheduled appointment and does not succeed to or obtain a lien on a substantive or permanent appointment shall not be entitled to receive the Trustees' contribution and the interest thereon standing to the credit of his account, unless he has completed a period of 5 years' continuous service.

In calculating the period of service for the purposes of these Rules, of an officer or servant borne on the Temporary Scheduled Establishment, service rendered by him on the temporary establishment prior to 1st April 1928 shall count as service, provided that such service is continuous.

9. Anything in these Rules notwithstanding, dismissal for misconduct, insubordination or participation in any strike while in the Board's employ shall involve the forfeiture of all claim to the Trustees' contribution but shall not involve the forfeiture of the subscriber's own subscriptions or deposits and the interest accrued thereon provided the Committee may, if circumstances, in their opinion, render it just and proper so to do, treat any particular case as a special case and by special Resolution allow any subscriber, not otherwise entitled under these Rules or even precluded from so doing under Rule 8 to receive such share of the Trustees' contribution as they may think proper.

10. (1) Service in order to count for the benefits under these Rules must be continuous, provided (i) that periods (if any) of leave which under Rule 10 (2) would not count as service shall not be deemed to constitute breaks of service so as to prejudice the continuity of the service preceding and subsequent to such leave and (ii) that should an officer or servant whose services have been dispensed with or who has resigned, be re-employed it should be in the discretion of the Improvements Committee to condone the breaks in his service and to allow his former service to count provided that he has not received any benefit under these Rules or that if he has received any such benefit the same shall be refunded. In the event of such condonation, the amount of the Trustees' contributions standing to credit of his account at the time of the break in his service shall be credited again to his account.

(2) In calculating the period of service of an officer or servant for the purposes of these Rules, all leave with allowances shall count as service.

(3) In the event of a subscriber being deputed on special duty or transferred to the Temporary Establishment, the period of service on that duty shall count for the benefit under the Fund, provided that the amount of his contributions shall be calculated on the monthly salary which he was drawing immediately before his deputation or transfer or which he would have drawn from time to time if he had not been so deputed or transferred and not upon the salary drawn while so deputed or transferred.

11. (1) Every subscriber shall nominate a person or persons to whom the amount standing at his credit shall be payable in the event of his death while in the service of the Trust, or before his claim on the Fund shall have been discharged and shall keep up the nomination. If the nominee is a minor, the subscriber must, at the time of nomination, also appoint a person or persons of full age to whom the amount standing at the subscriber's credit is to be paid on behalf of the minor nominee, in the event of the subscriber dying before the minor nominee attains his majority. If any person so appointed pre-deceases the subscriber before the minor nominee has attained his majority, the subscriber must forthwith make a fresh nomination and keep up such nomination in this way as long as the circumstances require it.

(2) All such nominations and appointments as aforesaid must be in the prescribed form and in writing, signed by the subscriber and attested by two witnesses, and must be sent to and registered in the office of the Chief Accountant to the Board where they will be retained for record.

(3) The nomination or appointment made under the foregoing Rule may at any time be revoked by a notice in writing addressed to the Chief Accountant to the Board and signed by the subscriber and attested by two witnesses and shall be revoked by any subsequent nomination or appointment duly made as aforesaid.

(4) Notwithstanding any subsequent nomination or appointment of a fresh nominee, payment duly made to a former nominee registered as aforesaid, if the subsequent nomination and appointment has not been received by and placed before the Chief Accountant for registration, shall be a complete discharge and shall exonerate the Trust from all claims.

12. On the death of a subscriber, the full amount standing to his credit or deemed to be standing to his credit shall be dealt with in accordance with the provisions, in that behalf, of the Provident Funds Act, 1925 :—

(1) If there is a nominee and such nominee is a dependant as defined in Section 2(c) or the Provident Funds Act, 1925, the sum payable, irrespective of

amount, will be paid to the nominee or such person as is entitled to receive payment on his behalf without further formality.

- (ii) If there is a nominee but he is not a dependant provided the amount payable does not exceed five thousand rupees, it will be paid to such nominee or person entitled to receive it on his behalf without further formality.
- (iii) If there is a nominee who is not a dependant and the amount payable exceeds five thousand rupees, it will be paid to such nominee only on production by him of Probate, Letters of Administration or Succession Certificate.
- (iv) If there is no nominee but the amount payable does not exceed five thousand rupees, it will be paid to any person appearing to be entitled to receive it although not necessarily in possession of Probate, Letters of Administration or Succession Certificate.
- (v) If there is no nominee and the amount payable exceeds five thousand rupees, it will be paid only to a person producing Probate, Letters of Administration or Succession Certificate.

13. In case of leave granted preparatory to retirement, a subscriber may be permitted, at the discretion of the Improvements Committee, to withdraw up to 90% of the amount standing to his credit in the Fund; such permission being subject to the condition that if in any exceptional case the subscriber does not eventually retire, the full amount must be refunded as a condition of continued employment. A payment made under this Rule will not affect the Rules in regard to subscription during such leave or the right of the subscriber to the Trustees' contribution and to interest on the balance.

14. Advances may be granted to subscribers out of the Fund towards any of the following purposes :—

- (a) to pay for the cost of the journey of himself when proceeding on leave and the members of his family and also for the cost of return journey; or to pay for the cost of the journey of any member or members of his family when travelling unaccompanied by the subscriber;
- (b) to pay the expenses incurred in connection with the duly certified illness of a subscriber, or any member of his family who is dependant on him;
- (c) to meet the expenditure on account of such religious and social functions as thread ceremony, marriage, etc., of any member of a subscriber's family or the posthumous rites of any deceased member of his family;
- (d) to meet any liability which, in the opinion of the sanctioning authority, is extraordinary and quite beyond the ordinary means of the subscriber;
- (e) to purchase or build a suitable house in Bombay or in Salsette for the personal residence of a subscriber. This advance may be made in instalments, if considered desirable.

Note.—An advance under this sub-clause may be made to enable a subscriber to take shares in a co-operative house-building society with a view to securing a residence for himself in Bombay or in Salsette.

- (f) To the nominee of a deceased subscriber, pending the settlement of his claims under these Rules.

The maximum limit of an advance shall be in case (e) the full amount of the subscriber's subscription or deposit including accrued interest and in other cases half this amount.

Such advances may be sanctioned by the Chief Officer.

When an advance has already been granted to a subscriber under this Rule, no subsequent advance shall be granted to him, except with the special sanction of the Improvements Committee, until at least six calendar months have elapsed since the complete repayment of last advance taken.

The amount of any advance to a subscriber under this Rule shall be debited to the separate account of such subscriber as against his own subscription or deposit to the Fund and will operate to reduce *pro tanto* the amount standing to his credit in the Fund, from time to time, until the advance shall be recovered, the recoveries being credited to the said account as and when made. No interest will be credited to the account of any subscriber to whom an advance has been made on any amount for the time being debited to his account as representing an outstanding advance.

It shall be an inherent condition of every advance that it shall be recoverable by the Board by deduction from the salary of the subscriber to whom it is made, by monthly instalments of such number, *not* being more than twenty, as shall be fixed by the authority sanctioning the advance in each case, such recoveries to commence from the first month in respect of which the subscriber shall draw full pay after the advance has been made. Advances granted under sub-clause (e) of Rule 14 shall, however, be recovered in monthly instalments of not less than 10 per cent. of the salary of the subscriber and recovery shall commence only from the date of the completion of the building, subject to the condition that the outstanding balance of the advance is to be refunded in full before the premises or shares are mortgaged or sold. No instalment will be recovered from the salary of any subscriber who is on leave unless such leave shall be on full pay or on leave preparatory to retirement.

15. A subscriber's subscriptions to and deposits in the Fund may be applied either wholly or partially to payment of premia on a Policy of Insurance either whole life or endowment, on the subscriber's own life in an approved Insurance Company, subject to the following conditions:—

- (1) Any Insurance policy under this scheme shall be of such a nature that it can be assigned to the Chief Officer and it shall be so assigned and handed over to the Chief Accountant, before the policy is recognised for the purposes of these rules.
- (2) (a) Subscribers who desire to take advantage of this scheme and who have already taken out a policy of insurance must apply by letter to the Chief Accountant substantially in the form set out hereafter.
- (b) Subscribers who desire to take advantage of this scheme and who have not yet taken out a policy of insurance must apply by letter to the Chief Accountant giving full particulars of the policy it is their intention to take out. The Chief Accountant will issue the necessary instructions to subscribers in these cases after the proposed policy has been approved by him.
- (3) The prescribed payments shall be made on the subscriber's behalf by the Chief Accountant to the Insurance Company concerned. These payments will be debited to the subscriber's Provident Fund account and interest will not be credited to the subscriber under Rule 6 in respect of the amounts so debited.
- (4) If during subscriber's leave the amount of his subscriptions to the Provident Fund is less than the premia payable to the Insurance Company, the difference shall be deducted from his leave salary.
- (5) In the event of the subscriber taking leave without pay and the Chief Officer having to advance the whole or any portion of the premia due, the subscriber shall refund the advance *plus* interest at the rate provided for under Rule 6 on his return from leave by deduction from his pay in instalments to be fixed by the Chief Officer.
- (6) Subscribers may repay at any time, either in full or in part, the amount deducted from their Provident Fund for payment of premia and such repayments will then rank for interest under these Rules.
- (7) In the event of the death of subscriber who has assigned his Life Policy to the Chief Officer under this scheme, the Policy money will be collected.

from the Insurance Company and when collected will be treated as if it had been part of the subscriber's own subscriptions or deposits credited to him at his death and shall be paid to the person entitled thereto under these Rules accordingly.

- (8) In the case of the retirement or dismissal of a subscriber who has assigned his Life Policy to the Chief Officer under this scheme, the Policy shall be re-assigned and returned to him.
- (9) In the event of an endowment policy maturing while the subscriber is still in the service of the Board, the proceeds thereof shall be paid to the subscriber after deduction of the premia paid under this scheme and the interest, if any, accrued thereon.
- (10) A letter of application to the Chief Accountant under Clause 2(a) of this Rule should be in the following form :—

To

THE CHIEF ACCOUNTANT,
BOMBAY IMPROVEMENT TRUST.

DEAR SIR,

I beg to request that the enclosed insurance policy on my life No..... in the Company may be accepted for assignment to the Chief Officer of the Board under and for the purposes of Rule 15 and other appropriate Rules of the Provident Fund Rules of the Bombay Improvement Trust to which I am a subscriber. I am familiar with and agree to the terms of Rules in this behalf.

16. (a) When in consequence of retirement, a subscriber becomes entitled to receive any sum out of the Fund, payment shall, if the service terminates while he is in India, be made to him in India.

(b) If, at the date of his retirement, a subscriber whose domicile is not in India, is residing in any country other than India in which gold is the standard of currency, payment of the amount due on such retirement shall be made in sterling at the current rate of exchange, subject to the condition that in the case of the officers who joined the Trust before the date on which these Rules are revised, the rate of 1s. 6d. for the rupee is fixed as the minimum rate at which the conversion into sterling shall be effected.

17. Payments shall be made within three months from the date of retirement or death of the subscriber, and shall include interest up to the date on which payment is made; and if payment is not claimed before the expiration of the three months no interest shall accrue beyond that date.

Provided that on the death of a subscriber the payment of any money due under any policy of insurance held by the Chief Officer, under these Rules, shall be made only when such money is received by the Chief Officer and no interest shall be payable on such policy money.

18. When a subscriber's share becomes payable, the Chief Officer may deduct therefrom any money claims the Trustees may have against the subscriber, under these Rules or otherwise, not exceeding the amount of the Trustees' contribution and interest accrued thereon.

19. All disputes and doubts arising on the construction or otherwise in connection with these Rules shall be referred to the Improvements Committee whose decision thereon shall be final.

20. As soon as possible after the close of each official year, each subscriber will receive a statement of his account showing the opening balance, the deposits and withdrawals during the year and the closing balance after the interest allowed under Rule 6. Subscribers are required to satisfy themselves as to the correctness of these statements and unless errors in them are brought to the notice of the officer rendering the account within one month from the date of their receipt, the Trust will not be responsible for any sums not included in the account.

Subscribers are advised to make themselves familiar with these Rules.

APPENDIX A.

[Form of nomination referred to in Rule No. 11 (2) of Provident Fund Rules.]

I hereby declare that, in the event of my death, the amount at my credit in the Trust Provident Fund shall be distributed among the persons mentioned below in the manner shown against their names.

The amount due to nominees who is a minor at the time of my death should be paid to the person whose name appears in Column 5 :-

Name and address of the nominee or nominees.	Relationship of each, if the nominee is a dependant.	Whether minor or major; if minor, state age.	Amount or Share of Accumulation.	Name and address of the person to whom payment is to be made on behalf of the minor.	Remarks.
1	2	3	4	5	6

Two Witnesses :

- (1)
- (2)

.....
Signature of Subscriber.

Station.....

Date.....

APPENDIX B.

DECLARATION FORM.

[Provident Fund of the Bombay Improvement Trust.]

I hereby declare that I have read the Rules of the Provident Fund of the Bombay Improvement Trust and that I agree to be bound by them and by any subsequent additions to, modifications of and alterations in the same as may from time to time hereafter be made in pursuance of Rule 1 of the said Rules. I also agree to the deductions on account of monthly subscriptions together with arrears, if any, being made by the Chief Accountant from my pay as they become due.

Dated the.....day of.....19 .

Name in full.....

Date of Birth.....

Nature of appointment.....

Date of joining service.....

Salary Rs.....

Signature.....

Witness.....

Proposed by the Chairman, seconded by Mr. Horniman—

“That the report of the Establishment Sub-Committee be approved
No. 620. and adopted.

2. That the Committee hereby frame under Section 110(3) of the Transfer Act, subject to the approval of the Board, the Provident Fund Rules as revised and appended to the Sub-Committee's report.

3. That the Board be recommended to move Government to apply the provisions of the Provident Funds Act, 1925, to these Rules.”

First Amendment.—Proposed by Dr. Viegas—

“That the provision in regard to the Chief Officer contained in Rule 2, para 1 be deleted.”

The *Amendment* dropped for want of a seconder.

Second Amendment —Proposed by Dr. Viegas—

“That the Note under Rule 2 be deleted.”

The *Amendment* dropped for want of a seconder.

The *Original Proposition* on being put to the vote was *carried*, Dr. Viegas alone dissenting.

14. The following documents were executed:—

(1) *Debentures*—

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Bai Yamunabai Kelkar and another ...	1901	1,000	1	1
The Oriental Government Security Life Assurance Company Ltd.	1901	4,000	4	4
	1902	3,000	3	3
	1903	1,000	1	1
	1905	5,000	1	5
	1907	1,000	1	1
	1913	50,000	2	2
Mr. Jansetjee Jejeebhoy and others	1901	1,000	1	1
	1903	7,000	1	8
	1905	500	1	1
Sir Dinshaw Manockjee Petit, Bt. and others	1901	39,000	9	9
Mr. C. C. Sequeira and another	1901	1,000	1	1
The Empire of India Life Assurance Company, Limited.	1902	10,000	1	1
	1913	1,02,000	1	1
Mr. Pitamberdas Haridas	1902	1,000	1	2
	1906	1,000	1	1
Carried over ...	...	2,27,500	30	42

Name of Holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Bought over		2,27,500	30	42
Mr. Jivanchand Dharamchand and others ...	{ 1902 1904	1,000 1,000	2 1	2 1
Mr. F. R. Surveyor and others	1903	500	1	1
Bai Khursedbai Houshangasba Nanavutty and another.	1904	5,000	1	1
Mr. M. R. F. Lobo and another	{ 1904 1913	3,500 1,500	1 1	7 3
The Imperial Bank of India	{ 1904 1913	1,500 10,000	3 1	3 19
Bai Mithibai Jamsety Dorabji Paruck and others.	{ 1904 1905	500 1,000	1 1	1 1
Mrs. Hamabai J. K. Mehta and another ...	1904	500	1	1
Mr. G. R. Bhadbhade	1904	1,000	1	1
Bai Bachoobai Shapoorji and others ...	1904	1,000	1	1
Mr. J. F. Sales deSouza	1904	1,000	1	1
Sir Dinshaw Manockjee Pettit, Bart. and others.	{ 1904 1908	20,500 35,000	1 1	1 1
Shams-ul-Ulma Dr. Jivanji Jamshejji Mody and others.	{ 1905 1906 1912	1,000 500 1,000	1 1 2	1 1 2
The Industrial and Prudential Assurance Company, Limited.	{ 1905 1913	5,000 32,000	1 1	5 4
Sir Dinshaw Manockjee Pettit, Bart. and two others.	1907	3,000	3	3
Sir Dinshaw Manockjee Pettit, Bart. and three others	1908	500	1	1
Mr. J. U. D'Souza and others	1912	1,000	2	2
Mr. H. D. Taraporewala and another ...	1912	500	1	1
Mr. Adarjee Mancherjee Dalal and others ...	1912	1,000	1	1
Mr. M. B. Maneckshaw and another ...	1912	1,000	1	1
The National Bank of India Ltd.	1913	3,000	3	3
Sir Jamssetjee Jeejeebhoy, Bart. and others ...	1913	5,000	1	7
Dr. A. G. Viegas	1913	5,000	1	1
The Trustees for the Improvement of the City of Bombay.	1913	1,000	1	1
Bai Ratanbai Ratanji Daruvala	1913	1,000	1	1
The Bombay Presidency Nursing Association.	1913	10,000	1	10
Total ... ..	...	3,83,500	72	321

(2) *Lease and Counterpart to—*

- (i) Mr. Sayed Gulam Mahomed Bin Sayed Imaduddin Rafai *re* : Case No. 3, Scheme 43, Parel Road Central.
- (ii) Bai Pootla Dadabhoy J. Contractor *re* : plot No. 788, Dadar-Matunga Estate.
- (3) *Agreement* by Messrs. The Hindustan Construction Company, Limited *re* : Supply of Shahbad Stone slabs for the period from 1st October 1928 to 31st March 1929.
- (4) *License and Duplicate* to Mr. Dadabhoy Fakirji Dhalla and another *re* : erection of motor garage on plot No. 39, Gamdevi Estate.
- (5) Acceptance of application for building lease by Mr. Amichand D. Shah *re* : plot 275, Dadar-Matunga Estate.

15. The following papers were laid on the table :—

- 1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
- 2. Work orders do do
- 3. Sale of materials do do
- 4. Tenancy agreements entered into by the Chief Officer under Section 22 (1) of the Act.
- 5. Foras Road chawls—notice *re* : closing of passage leading from Lamington Road, thereto from 6 a.m. on 1st January 1929 to 6 a.m. on 2nd January 1929.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 31st January 1929.

At a Special meeting of the Improvements Committee held in the offices of the Trust, this day, at 2-30 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. G. K. BORADE.
 3. MR. H. P. MODY, M.A., LL.B.
 4. MR. B. G. HORNIMAN.
 5. MR. L. R. TAIRSEE.
 6. MR. MANU SUBEDAR.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. MR. W. H. NEILSON, O.B.E.
 9. MR. C. A. THOMAS, C.I.E., I.C.S.
 10. DR. ACCACIO G. VIEGAS, L.M. & S.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.
-

In presenting the Budget Estimates, the Chairman made a few observations and explained briefly the provision made for the various items of the Revised Estimates for 1928-29 and the Budget Estimates for 1929-30. The Committee then adjourned.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 5th February 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3 P.M. (B.T.), there were—

PRESENT :

1. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman.*)
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. K. G. BORADE.
 4. MR. H. P. MODY, M.A., LL.B.
 5. MR. B. G. HORNIMAN.
 6. MR. N. G. HUNT.
 7. MR. L. R. TAIRSEE.
 8. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 9. MR. W. H. NEILSON, O.B.E.
 10. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
 11. MR. S. L. SILAM, B.A., LL.B.
 12. MR. G. A. THOMAS, C.I.E., I.C.S.
 13. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 14. DR. ACCACIO G. VIEGAS, L.M.&S.
 15. MR. Y. G. PANDIT.
- MR. A. R. DALAL, I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meetings, held on 31st January 1929, were signed.

1. Re : Dadar-Matunga Estate—plot 809—lease of, for three years, to Government for purposes of a Court House at Dadar.

(Ref. C. R. 425, dated 19-9-1928.)

Considered Government Letter, Home Department, No. 1462/IV-B, dated 24th January 1929 :—

"With reference to the correspondence ending with your letter No. Misc. 146/28, dated the 25th September 1928, on the subject of the lease of a site for the Court House at Dadar, I am directed to state that Government have decided to lease for three years from 1st February 1929, Plot No. 809 measuring 5265 square yards at a ground rent calculated at 6 per cent per annum on Rs. 14 per square yard, the monthly rent of which works out to Rs. 368 (Rupees three hundred and sixty eight). I am, therefore, to request that you will be so good as to forward the necessary draft lease for the approval of Government."

Resolved.—“ That the offer of Government to lease for 3 years from No. 621. 1st February 1929, plot No. 809 on the Dadar-Matunga Estate, at a ground rent calculated at 6% per annum on Rs. 14 a square yard be accepted.

2. Re: Scheme 53, Foras Road Scheme—request for rights of air and light over Trust land by Mr. P. D. Khare for a building proposed to be constructed in the rear portion of his plot in.

(File No. Mis. 889/28.)

Considered Chief Officer's note, dated 31st January 1929:—

“The adjoining owner of the property at the north-west corner of this Scheme is a Mr. P. D. Khare. His property has a frontage to Bellasis Road and a considerable depth ; on the front portion stands a bungalow while the rear is vacant. Mr. Khare desires to erect a building on the rear portion and, for that purpose, desires to obtain rights of light and air over a strip of land belonging to the Board and measuring 15 feet in width.

2. The land in question forms of a portion of the compound of the Board's chawls but is not required for that purpose. It has no frontage and is difficult to keep clean.

3. Subject to the sanction of the Committee, it is proposed to grant Mr. Khare a lease of the land (100 sq. yards) for 999 years on the following conditions—

- (a) Premium calculated at Rs. 15 per sq. yard and an annual rent of Re. 1,
- (b) the land to be kept open and unbuilt on, and
- (c) compound walls to be erected by the lessee along and within the eastern and southern and western boundaries and maintained in a proper state of repair.

4. In addition to the above, the proposed lessee undertakes to leave a strip of land 5 feet in width open and unbuilt upon between the points A and B on the Estate Agent's plan* No. 138, dated 27th August 1928.

5. The proposed lessee will pay the costs of, and incidental to, the preparation etc., of the necessary documents in duplicate.

RESOLUTION No. 622.—Sanctioned subject to the conditions specified in the Chief Officer's note.

3. Re: Sewri-Wadala Estate—Road from Gowari Station to Matunga Road.

(File No. Mis. 802/28-29.)

—Considered the following:—

(a) Letter No. 279, dated 12th December 1928, from the Joint Hony. Secretary, the Matunga Residents' Association:—

“I am instructed by the committee of this Association to address you with regard to the newly laid-out road from the Gowari Station (Harbour Branch Railway) to connect the Matunga Road and to request that the work may be expedited and the road opened for traffic as soon as possible. At present, for want of a short-cut to the Station, the residents of the Dadar-Matunga Estate have to traverse through a much longer route by the Leper Asylum Road, and it would shorten the distance by at least 8 minutes' walk, if the newly laid road is completed. My committee, therefore, earnestly trust that you will be pleased to arrange for the expeditious completion of the said road.

Thanking you in anticipation.”

* Not printed.

(b) Chief Officer's note, dated 24th January 1929 :—

"The delay in the construction of this road is due to the negotiations for the acquisition of the bungalow occupied by the Salt Department. The Estate Agent informs me that negotiations are nearing completion and instructions have been given to expedite them. It is proposed to inform the Honorary Secretary of the Matunga Residents Association accordingly."

Resolved.—"That the proposal made by the Chief Officer be No. 623. approved."

4. Re : Dadar-Matunga North Estate—plot No. 12—fixing of maximum rent for the building on.

(File No. Mis. 868/28.)

Considered Chief Officer's note, dated 19th January 1929 :—

"The above plot is one of those allotted by the Board to the Dakshini Brahmin Co-operative Housing Society Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 259 per month for the whole building as follows :—

	Rs.	
Ground floor—West wing	80	per month
Ground floor—East wing	80	"
First floor whole	99	"
Total	259	"

4. As required under the terms of the Society's agreement, the said rent of Rs. 259 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 32,000 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 624.—SANCTIONED.

5. Re : Dadar-Matunga North Estate—plot 10—fixing of maximum rent for the building on.

(File No. Mis. 870/28.)

Considered Chief Officer's note, dated 19th January 1929 :—

"The above plot is one of those allotted by the Board to the Dakshini Brahmin Co-operative Housing Society, Ltd.

2. The building on the plot is completed and a completion certificate granted.

3. The Society proposes to fix a maximum rent of Rs. 263 per month for the whole building as follows :—

	Rs.	
Ground floor—2 Blocks	126	per month
First floor—2 Blocks	137	"
Total	263	"

4. As required under the terms of the Society's agreement, the said rent of Rs. 263 is on the basis of a net annual return of 6 per cent. on the total actual outlay on the building amounting to Rs. 32,770 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 625.—SANCTIONED.

6. Re: Dadar-Matunga Estate—plot 787—fixing of maximum rent for the building on.

(File No. Mis. 893/28-29.)

Chief Officer's note, dated 1st February 1929 :—

"The above plot is one of those allotted by the Board to the Zoroastrian Building Society, Ltd.

2. The building on the plot is completed and a completion certificate granted.
3. The Society proposes to fix a maximum rent of Rs. 842 per month for the whole building as follows :—

	Rs.
<i>Ground floor—</i>	
Two flats at Rs. 125 each	250 per month.
<i>First Floor—</i>	
Two flats at Rs. 130 each	260 "
<i>Second Floor—</i>	
Two flats at Rs. 145 each	290 "
Two motor garages at Rs. 21 each	42 "
Total	842 "

4. As required under the terms of the Society's agreement, the said rent of Rs. 842 is on the basis of a net annual return of 6 per cent on the total actual outlay on the building amounting to Rs. 1,00,000 and the same is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 626.—SANCTIONED.

7. Re: Government Resolution, General Department, No. 6073, dated 17th December 1928, re: report on the anti-malarial measures in the City of Bombay.

"Letter from Major Covell, I.M.S., Officer in Charge, Bombay Malaria Enquiry, No. 128, dated the 21st September 1928 :—

1. I have the honour to forward herewith my Report on Malaria in Bombay. The inquiry was completed on September 21st, 1928.
2. In accordance with the orders contained in Government of Bombay, General Department, Resolution No. 6073, dated April 12th, 1928, copies of the Report have been forwarded to the President, Municipal Corporation, Bombay, and to the President, Malaria Advisory Committee.
3. As has been emphasised in the Report, the successful control of malaria in Bombay depends very largely on the active co-operation of the officers controlling the various public and private bodies in the City, and on the effective execution of the necessary measures of prevention on the part of the executive engineers concerned. It is advisable also that the facts regarding the prevalence of malaria in Bombay and the measures necessary for its prevention should be as widely known as possible. I, therefore, recommend that copies of the Report be supplied to the following :—
 - (i) The Chief Officers of the Municipality, City Improvement Trust, Development Directorate, Port Trust and B. B. & C. I. and G. I. P. Railways.
 - (ii) The executive engineers in charge of cisterns, tanks, etc., under the control of the abovementioned authorities.

(iii) The General Officer Commanding-in-Chief and Assistant Director of Medical Services, Bombay Brigade.

(iv) All owners of mills in Bombay.

(v) The Chief Engineer of every mill in Bombay.

(vi) The Members of the Municipal Corporation.

(vii) The Members of the Chamber of Commerce.

(viii) The Members of the Railway Board, Simla.

I regard it as of particular importance that copies of the Report shall be in the possession of every Engineer actually responsible for the execution of work in connection with cisterns, tanks and water works of every description in Bombay.'

Memorandum from the Surgeon General with the Government of Bombay, No. 103 (13), dated the 3rd October 1928.—

2. The Surgeon General concurs generally in the remarks made by the Officer in Charge, Bombay Malaria Inquiry, in paragraph 3 of his letter and requests that Government may be pleased to arrange for the distribution of copies of the Report, as suggested by Major Covell, I.M.S.'

Letter from the Municipal Commissioner for the City of Bombay No. M. 12-A, dated the 1st October, 1928, requesting to be supplied with 250 copies of Major Covell's report.

Letter to the Municipal Commissioner for the City of Bombay, No. 6073/D, dated the 13th October 1928.

Letter from the Municipal Commissioner for the City of Bombay, No. Hm. 12-A, dated the 30th October 1928, requesting to be supplied with 250 additional copies of the Report.

Memorandum to the Manager, Government Central Press, No. 5073, dated the 1st November 1928, advising the despatch of 250 additional copies of the Report to the Municipal Commissioner.

RESOLUTION.—The enquiry into malarial conditions in Bombay City which was entrusted to Major G. Covell, M.D., I.M.S., in consultation with the Advisory Committee appointed by Government to devise and co-ordinate anti-malarial measures in the City of Bombay lasted for a little over six months from March 20th to 21st September 1928.

2. The report submitted by Major Covell presents a vivid account of the conditions that govern the prevalence of malaria in the City of Bombay and contains clear recommendations regarding the measures that are necessary for the eradication of endemic malaria from Bombay. In the opinion of Major Covell, its eradication is practicable as there is only one type of malaria-carrying mosquito known in Bombay. All its permanent breeding places are artificial and capable of being either completely abolished or rendered innocuous. There is no natural malaria in Bombay, the chief reason being the absence of natural streams in the City.

3. In 1910-11, when Dr. Bently investigated the malarial conditions in Bombay City, the intensity of malaria was located in the vicinity of the Alexandra Dock which was then under construction and the main distribution of the disease was practically limited to A, B, and C Wards of the City of Bombay and malaria was almost non-existent in the northern half of the island, *i.e.*, in Mahim, Sion, Worli, Parel and Sewri sections. The present investigation has shown that the disease has now become very widely diffused. It is reported to be still present in certain quarters of the southern portion of the City but it exists in an intense form at present in the vicinity of the mills, more especially in Worli and Parel sections. The zone of the highest intensity is reported to lie south-west of Byculla Station.

4. From the records of cases of malaria, it appears that the seasonal incidence of the disease is very regular. The least malarious month in the year is usually March. The "malaria season" starts in the latter half of July and, from then, the incidence steadily rises to its highest point which is usually reached in the month of October. From November onwards, the number of cases declines until the minimum of incidence is reached in March.

5. Government concur in the remarks made by Major Covell that all anti-malarial operations in the Island of Bombay should be carried out under the direct supervision and control of the Special Malaria Officer of the Bombay Municipality which maintains a special Malaria Department. The responsibility for carrying into operation the measures recommended by Major Covell in his report practically devolves on the Municipal Corporation and Government trust that that body will now take steps to give effect to the valuable recommendations made by him.

6. The essential requirements for a successful anti-malarial scheme in Bombay, as suggested by Major Covell, are :—

- (i) The effective organisation of the Anti-Malaria Staff.
- (ii) Unity of control of anti-malarial measures over the whole Island of Bombay.
- (iii) The adoption of a systematic campaign with the object of abolishing all permanent breeding places of the malaria-carrying mosquito of Bombay.
- (iv) Preventive measures to be of a permanent nature wherever possible.
- (v) The provision of effective legislation to enforce the necessary measures.
- (vi) This legislation to apply to the Railways, all Government Departments, and in fact to all public and private bodies in the Island of Bombay.
- (vii) Active co-operation in the carrying out of preventive measures on the part of the officers controlling the Railways, Government Departments and other public bodies and on the part of the Municipality itself.

7. The President of the Corporation should be requested to give his careful consideration to the essential requirements mentioned above. He should be informed that Government will give their support to whatever endeavours the Corporation may make for the eradication of malaria from the City. Malaria is not only a constant menace to the health of the population but it is also a drain on its resources and any money which may be spent by the Corporation to root out the disease should, in the opinion of Government, be looked upon as a very profitable investment apart from the humanitarian point of view. What cost malaria involves every year to the City is shown by facts and figures quoted by Major Covell in Chapter IX of his report. It is true that the mortality directly due to malaria is, comparatively speaking, small but the amount of ill-health caused by this disease is so enormous that it gravely affects the economic efficiency of all the residents of the City. The estimated average annual cost due to malaria in Bombay is reported to be not less than 50 lakhs of rupees. In the opinion of Government, if all the measures suggested by Major Covell in his report are adopted, it would be possible to eradicate malaria from the City at a comparatively small expenditure and thus safeguard the City against the great economic loss that it involves.

8. As emphasised by Major Covell in his report, the successful control of malaria in Bombay depends very largely on the active co-operation of the various public and private bodies in the City. The Government of Bombay, therefore, hope that the Municipality, the Chief Officers of all Government Departments in the City and other public bodies, the Agents of the B. B. and C. I. and the G. I. P. Railways and the Millowners will give instructions to their Executive Officers and Engineers which will ensure—

- (1) that the recommendations laid down in chapter VI of the report are carried out with the least possible delay ;
- (2) that in future all requisitions from the Special Malaria Officer of the Municipality are treated as matters of the most vital importance ; and
- (3) that the execution of such requisitions are in no case delayed without immediate reference to the Chief Officer of the Department or Body concerned.

9. Government desire to place on record their satisfaction at the good service so far done by the Malaria Advisory Committee which was brought into existence with the object of securing co-operation in the control of malaria within the City limits. Government concur in the opinion expressed by Major Covell that the constitution of the Committee

is defective in two respects, namely, (i) it is too large and, therefore, unwieldy and (ii) in certain respects it is not strong enough, for it includes no representatives from either of the Railways who have control over expenditure. Government are, therefore, pleased to direct that the Committee should be reconstituted and it should consist of the following members;—

- The President of the Corporation.
- The Municipal Commissioner.
- The Executive Health Officer.
- The Chairman of the Port Trust.
- The Chief Officer of the City Improvement Trust.
- The Chairman of the Development Directorate.
- A Representative of the Millowners' Association.
- The Assistant Director of Medical Services, Bombay Brigade.
- The Agent of the B. B. and C. I. Railway.
- The Agent of the G. I. P. Railway.

10. Government are also pleased to direct that in the event of any of the above officers being unable to attend a meeting of the Committee, a responsible officer should be deputed to attend in his place. All anti-malarial operations in the Island of Bombay should be carried out, as urged by Major Covell, under the direct supervision and control of the Special Malaria Officer of the Municipality who should meet the Advisory Committee from time to time and should lay before it all matters of urgency connected with the control of the disease. Government trust that with the help of the Advisory Committee and the Special Malaria Officer all the measures recommended by Major Covell will be adopted, a result which can only be attained by the active and loyal co-operation of all the authorities concerned. They are convinced that if this is done the eradication of the disease from the City should be attained in the near future.

11. In conclusion, Government are pleased to record their appreciation of the report with its practical recommendations furnished by Major Covell and to convey their thanks to the Chairman and the members of the Advisory Committee and other gentlemen who helped Major Covell in his investigation.

12. Out of the 1,000 copies of the report, 500 copies have already been despatched to the Municipality. The remaining copies should be distributed as widely as possible, as recommended by Major Covell."

RESOLUT ON No. 627.—RECORDED.

8. Re: Scheme 37, Sydenham Road Estate—plot 59—proposed awning for the building on.

Considered Chief Officer's note, dated 1st February 1929 :—

• "The lessee of this plot proposes to erect an awning on the footpath at the corner of Sydenham Road and Masjid Bunder Road for the building on the above plot.

There is no objection to the proposal being sanctioned on the following terms :—

- (a) Plans to be approved by the Works Sub-Committee.
- (b) That the awning shall be kept clean and in good order and that no projection shall be made from the same without the previous sanction of the Trust.
- (c) That troughs and pipes shall be provided for the discharge of rain water to the satisfaction of the Trust.
- (d) That annual rent be paid at the rate of annas four per sq. yard for the ground covered.

- (e) That the license may be withdrawn on a month's notice by the Trust, and
(f) That the licensee pays the costs of and incidental to the preparation etc. of the license in duplicate."

RESOLUTION No. 628.—Sanctioned subject to the conditions mentioned in Chief officer's note.

9. Re : Scheme 37, Sydenham Road—Case 50—representation from some tenants that they have no cause for complaint against rent contractor Mr. Amritlal Nagardas.
(Ref. C. R. 482/16-10-28).

Considered Letter from tenants, dated 21st January 1929 :—

"We, the undersigned tenants of the above premises belonging to the Improvement Trust, beg to lay the following for your favourable consideration.

It has come to our knowledge that owing to the personal jealousies against the present contractor Mr. Amritlal Nagardas, some enemies of his have applied to you for removing him, and taking away the contract from him. In this connection, we have to put on record that we all are very much satisfied with his ways and work and we have absolutely nothing to complain against his method and work. One or two personal enemies of his are always on the look-out of injuring his interests, but they are indirectly robbing us of a perfect well-behaved gentleman. We have, therefore, to place on record by this application that we are fully satisfied with his work and we have no complaint whatsoever against him. We shall feel much obliged if you will kindly take note of the above."

RESOLUTION No. 629.—RECORDED.

10. Re : Scheme 6, Dadar-Matunga North—two-room tenements—provision of expanded metal doors to windows on 1st and 2nd floors.

Considered Chief Officer's report, dated 31st January 1929 :—

"With reference to Committee Resolution No. 599, dated 16th January 1929, asking me to submit a report on the petition of the tenants of two-room tenements at Matunga for the provision of expanded metal doors to the windows as a protection against thieves, I beg to state that I have issued instructions to put barbed wire round all vertical pipes. This should be sufficient to prevent men getting into the rooms and it would not be necessary to provide expanded metal to the windows. The Police have also been informed about the thefts occurring in these blocks."

Resolved.—"That the applicants be informed to the effect of the No. 630. Chief Officer's note."

11. Re : Mumbai Sand contract.

Considered Chief Officer's note, dated 2nd February 1929.

"As reported by me from time to time the Contractors Messrs. N. Purshotam & Co., are not carrying out the terms of their contract in as much as they are not (a) paying the royalty (b) supplying sand in sufficient quantity and (c) painting the dredger.

2. The contractors have had a great deal of trouble with their labour and had to take legal action to obtain possession of the plant but after due enquiry at Mumbai I am satisfied that it was due, in the main, to non-payment of wages.

3. These contractors also hold a contract from the Municipality for the supply of sand and my information is that they have failed to carry it out.

4. The amount due from the contractors for the hire of the plant and other matters is Rs. 7,413-1-2 and against this we have in hand a sum of Rs. 4,681-3-10, being Rs. 3,000 initial deposit and Rs. 1,681-3-10, value of sand supplied. The balance due from the Contractors is therefore Rs. 2,731-13-4.

5. I recommend that the contract be cancelled forthwith, the deposit forfeited and that fresh tenders be invited for a period of three years."

Resolved.—"That the recommendation made by the Chief Officer in No. 631. para 5 of his note be approved and action should be taken to recover the amount due to the Trust."

(At this stage, the Chief Officer left the meeting, with the Chairman's permission.)

12. *Re : Report No. 18 of the Establishment Sub-Committee, dated 30th January 1929, re : re-appointment of Mr. R. H. A. Delves, F.S.I., as Chief Officer.*

Considered Report No. 18, dated 30th January 1929 of the Establishment Sub-Committee :—

"By their Resolution No. 74, dated 16th November 1928, the Board requested the Committee to submit proposals for filling the post of Chief Officer after the expiry of the term of the office of Mr. R. H. A. Delves on the 5th May 1929. The Committee referred the matter to the Establishment Sub-Committee for consideration and report *vide* Committee-Resolution No. 540, dated 27th November 1928.

The Sub-Committee beg to report that they have carefully considered the matter, and, in view of Mr. Delves long service, wide experience and intimate knowledge of the working of the Trust, which will be of great use to the Board at the time of the amalgamation of the Trust with the Municipality, recommend that the Board be recommended to re-appoint him under Section 26 of the Transfer Act, for a further period of three years on the present salary."

HOSENALLY M. RAHIMTOOLA,

Chairman.

Minute of dissent on the above, dated 2nd February 1929, by Dr. Accacio G. Viegas, L.M. & S. :—

"I strongly dissent from the recommendation made in the draft Report No. 18, dated 30th January 1929, regarding the re-appointment of Mr. Delves as Chief Officer. I am strongly of opinion that applications should be invited."

Proposed by the Chairman, seconded by Sir Vasant Rao—

"That the report of the Establishment Sub-Committee be approved and adopted.

2. That the Board be recommended to re-appoint—

Mr. R. H. A. Delves as Chief Officer under Section 26 of the Transfer Act, subject to confirmation of Government for a further period of 3 years on the present salary and a motor car allowance of Rs. 165 per month.

3. That the Board be informed that though Mr. Delves has already attained the age of 55 years, the Committee consider that he is quite fit to discharge his duties."

First Amendment.—Proposed by Mr. Tairsee—

"That the Board be recommended to re-appoint Mr. Delves as Chief Officer, subject to confirmation of Government under Section 26 of the Transfer Act, for a further period of 3 years on the present salary and a motor

Proposed by the Chairman, seconded by Sir Vasantao—

"That the Board be recommended to extend the services of Mr. A. K. Dadachanji, until the amalgamation of the Trust with the Municipality and then to grant him all the leave earned by him by his service under the Trust."

First Amendment—Proposed by Dr. Viegas—

"That the Board be recommended to extend the services of Mr. A. K. Dadachanji, for one year and that he should be given six months' notice within the year."

The *Amendment* dropped for want of a seconder.

Second Amendment—Proposed by Mr. Thomas, seconded by Mr. Tairsee—

"That the matter be referred to the Establishment Sub-Committee for No. 634. consideration and report."

The *Amendment* on being put to the vote was *carried*, there being 9 votes *for* it and 2 votes *against* it.

It was also *carried* as a substantive proposition.

15. Statement of applications for advances from Provident Fund requiring the Committee's sanction subject to the Board's approval.

No.	Name.	Department.	Amount.		Reasons for the advance.
			Rs.	a. p.	
1.	Mr. A. R. Kazi, clerk	Secretary and Chief Accountant.	200	0 0	To meet the expenses in connection with certain religious ceremony of his child.
2.	Shivram Sakham, peon	Engineer	35	0 0	To meet the expenses in connection with the marriage of his dependant niece.
3.	Rama Sakham, Naik	Do.	40	0 0	To meet the expenses in connection with his daughter's marriage.
4.	Mr. S. V. Deodhar, Clerk	Do.	130	0 0	To meet the expenses in connection with the thread ceremony of his dependant brother.
5.	Mr. D. R. Pradhan, Clerk	Secretary and Chief Accountant.	400	0 0	To pay off a debt incurred in connection with the certified illness of his wife.
6.	Mr. G. Subrahmanyam, Clerk	Do.	500	0 0	To meet the expenses in connection with the certified illness of his mother.

RESOLUTION No. 635.—Sanctioned subject to the approval of the Board.

16. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

Statement A.

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.

(Vide Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A.:—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, re: action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>
341, dated 3rd July 1928.	<p>Notice of motion by Mr. L. R. Tairsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.</p>

Committee's Resolution No. and date.	Subject.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the matter regarding the balance sheets referred to in his No. O. A. 10-689, dated 30th March 1928, may be disposed of at an early date.
492, dated 1st Nov. 1928.	Re: Dadar-Matunga Estate—Plots Nos. 668 and 738—complaint regarding discontinuance of Municipal halalkhore service.
509, dated 6th Nov. 1928.	Complaint by the tenants of Case No. 408, Scheme 57, regarding increase in rent. The Report to be submitted through the Land Sub-Committee.
572, dated 18th Dec. 1928.	<p>Notice of motion by Dr. Accacio G. Viegas asking the Chief Officer to report within a month at the latest on the following questions:—</p> <ol style="list-style-type: none"> (1) Are there any Government instructions as to the time within which Audit matters have to be disposed of? If so, within what period after their receipt have these to be carried out? (2) Are the irregularities complained of by the Government Audit Department still being allowed to continue? If so, which are the irregularities still allowed to continue? (3) What action has been taken on the complaints regarding (a) excessive staff and (b) utter mismanagement in the Land Manager's Department? (4) How old are these complaints? (5) Has the payment of the late Land Manager Mr. M. S. Bharucha's gratuity not been withheld pending settlement of the complaint referred to in (b) of question (3) above? If so, how long will it take to dispose of this matter? (6) Up to what date have the half-yearly Balance Sheets not been submitted? and up to what date have they been certified by the Government Examiner?
599, dated 16th Jan. 1929.	Scheme 6—two room tenements at Matunga, Chief Officer requested to report on the tenants' request to provide expanded metal doors for all windows on 1st and 2nd floors.
601, dated 16th Jan. 1929.	Chief Officer requested to report on the allegation contained in Mr. Suleman Waheb's letter dated 14th January 1929, re: tenders for linewashing.
611, dated 31st Jan. 1929.	To report on the request of the tenants of the Old Kalapani Chawl for provision of 3 Electric lights at suitable places and for remission of 6 months' rent which fell due during the last strike.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
216, dated 12th April 1927.	} Cost of Management and Establishment—Note by the Examiner, Outside Audit, No. O. A. 10-9, dated 7th April 1927.
62, dated 17th Jan. 1928.	
430, dated 19th Sept. 1928.	} Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the cost of Management and Establishment referred to in his No. O. A. 10-9, dated 7th April 1927, be disposed of at an early date.
295, dated 17th May 1927.	
628, dated 8th Nov. 1927.	} Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, <i>re</i> : Temporary Establishment.
430, dated 19th Sept. 1928.	
659, dated 22nd Nov. 1927.	Transfer of the posts of Charginan and Head Fitter on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	} Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, <i>re</i> : salary of the Trust Architect, Mr. M. Framp.
430, dated 19th Sept. 1928.	
617, dated 31st Jan. 1929.	Gratuity Rules—revision of.
Finance Sub-Committee.	
173, dated 29th Mar. 1927.	Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
430, dated 19th Sept. 1928.	} Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Stores in Stock Account referred to in his No. O. A. 10-168, dated 18th June 1928, be disposed of at an early date.
480, dated 23rd Aug. 1927.	

Committee's Resolution No. and date.	Subject.
Finance Sub-Committee.—(concl'd.)	
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by the Examiner, Outside Audit.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the write-off of irrecoverable rents referred to in his Nos. O. A. 10-369, dated 12th October 1926, and O.A. 10-337, dated 12th September 1927, be disposed of at an early date.
517, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928,	Chief Officer's note, dated 21st May 1928, <i>re</i> : return showing demand, recovery and arrears of rents of acquired properties and chawls for the half-year ending 31st March 1927.
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe & 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawla.

Committee's Resolution No. and date.	Subject.	
Land Sub-Committee.—(concl'd.)		
575, dated 8th Jan. 1929.	Treefoot booth on Plot 150, Suparibaug Road—To report as to who is responsible for the mistake of giving the permission to the tenant in spite of the Board's Resolution in the matter.	
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929.)	
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sewri Koliwada.	
Special Sub-Committee. (C. R. 105/26.)		
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.	
257, dated 4th May 1927.		Dharavi Scheme—Letter from the President of the Dharavi Kulis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.
433, dated 19th Sept. 1928.		Dharavi Street Scheme—Chief Officer's note on the notice of motion by Dr. A. G. Viegas asking for a report whether any portion of the land included in the Scheme was filed at the request of Government, and if so, on what terms and conditions.
Special Sub-Committee. (C. R. 342/28.)		
342, dated 3rd July 1928.	To consider the question of ways and means to push the sale of plots.	
Special Sub-Committee. (C. R. 358/28.)		
543, dated 27th Nov. 1928.	Estates & Valuation Department—Filling up of the posts of Deputy Estate Agent and Junior Assistant Estate Agent.	

RESOLUTION No. 636.—RECORDED.

17. The Following documents were executed :—

(1) *Debentures* :—

	Year of Loan.	Amount.	New Issued.	Old cancelled.
		Rs.		
Mr. V. N. Sathey and others ...	1903	500	1	1
	1913	1,000	2	2
Bai Bachoobai Shapurji and others ...	1903	6,000	6	6
Sir Dinshaw Manockjee Bt. and two others.	1903	1,000	1	1
Mr. G. R. Bhadbhade , ...	1903	1,000	1	1
Sir Dinshaw Manockjee Pettit, Bart, and five others.	1903	53,500	3	3
	1913	500	1	1
Shums-Ul-Ulma Dr. Jivanji Jamsheedji Mody and others.	1903	500	1	1
Sir Dinshaw Manockjee Pettit Bar. and three others.	1903	7,000	7	7
Mr. Merwanji Muncherji Cama and others	1903	7,500	1	1
The Imperial Bank of India ...	1913	1,000	1	1
Bai Projbai Darashaw Dalal and others ...	1913	6,000	6	6
Rev. D. G. D. Almeida ...	1913	500	1	1
Mr. Olive Pinto ...	1913	500	1	1
The Victoria Jubilee Technical Institute ...	1913	9,000	9	9
Mr. Samaldas Purbhudas and others ...	1913	500	1	1
Mr. J. H. Collaco and another ...	1913	1,000	1	1
Mr. Parashuram Gopal Masurekar and another.	1913	1,000	1	1
Mr. Jehangir Dossabhoy Framjee and others	1913	2,000	2	2
The Empire of India Life Assurance Company, Limited.	1913	30,500	4	4
The Parbhani Ginning and pressing Company Limited.	1913	5,000	5	5
Mr. D. B. Shukla ...	1913	25,000	1	17
Total Rs. ...		1,60,500	57	73

(2) *Lease and Counterpart* to The Hon. Justice Mr. Sitaram Sunderrao Patkar re : Plot No. 89, Gamdevi Estate.

18. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders do do
3. Tenancy agreements entered into by do do

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 5th February 1929.

At an adjourned Special meeting of the Improvements Committee held in the offices of the Trust, Esplanade Road, this day, at 4 P.M. (B.T.), to consider the Revised Estimates for 1928-29 and the Budget Estimates for 1929-30, there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*.
 2. MR. G. K. BORADE.
 3. MR. H. P. MODY, M.A., LL.B.
 4. MR. B. G. HORNIMAN.
 5. MR. N. G. HUNT.
 6. MR. L. R. TAIRSEE.
 7. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 8. MR. W. H. NEILSON, O.B.E.
 9. MR. S. L. SILAM, B.A., LL.B.
 10. MR. G. A. THOMAS, C.I.E., I.C.S.
 11. DR. ACCACIO G. VIEGAS, L.M. & S.
 12. MR. Y. G. PANDIT.
- MR. A. R. DALAL, I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.
THE SECRETARY.

Report No. 15 of the Finance Sub-Committee, dated 14th January 1929, together with Reports No. 16 of the Establishment Sub-Committee, dated 12th January 1929, and No. 8 of the Works Sub-Committee, dated 14th January 1929 :—

Revised Estimates for 1928-29 and Budget Estimates for 1929-30.

Report No. 15, dated 14th January 1929, of the Finance Sub-Committee :—

" The Finance Sub-Committee beg to report that they have considered the Revised Estimates for 1928-29 and the Budget Estimates for 1929-30 submitted by the Chief Officer very carefully in consultation with him.

2. The estimates for establishment and capital account works have been examined by the Establishment and Works Sub-Committees respectively and copies of their reports are attached hereto.

3. The provision under each of the other items has been examined by this Sub-Committee and it is recommended that the estimates submitted by the Chief Officer be recommended to the Board for sanction.

4. The Sub-Committee have accepted the provision of Rs. 30,00,000 made by the Chief Officer on account of the loan for 1929-30, but the Sub-Committee are of opinion that the question of the exact amount to be raised and the method of raising it should be reconsidered at a later date and before the sanction of Government is applied for.

5. If the proposals made by the Establishment and Works Sub-Committees be adopted, the Revised Estimates for 1928-29 and the Budget Estimates for 1929-30 will stand as under and it is recommended that they be approved :—

Heading.	Revised Estimate for 1928-29.	Budget Estimate for 1929-30.
General Account—		
Receipts	76,62,000	76,17,000
Expenditure	1,05,05,672	1,02,69,297
Deficit	28,43,672	26,52,297
Capital Account—		
Receipts		
Opening Balance	67,04,273	40,97,911
Sale Proceeds	4,84,138	2,65,097
Loan Proceeds... ..	18,48,750	30,00,000
Total	90,37,161	73,63,008
Expenditure—		
Management and Establishment ...	6,60,575	6,31,200
Acquisition	8,63,870	6,67,500
Works	5,71,133	6,45,780
Deficit from General Account ..	28,43,672	26,52,297
Total	49,39,250	45,96,777
Balance	40,97,911	27,66,231
Total	90,37,161	73,63,008

HOSENALLY M. RAHIMTOOLA,
Chairman.

Report No. 16, dated 12th January 1929, of the Establishment Sub-Committee, re: Establishment Budget for 1929-30, referred to in paragraph 2 of the above report;—

"The Establishment Sub-Committee beg to state that they considered the Establishment budget for the next financial year in consultation with the Chief Officer and to submit the following report through the Finance Sub-Committee.

2. The Chief Officer's proposals are as under :—

(a) Secretary & Chief Accountant's Department.

(1) To abolish the grant of the local allowance of Rs. 20 per month each to the two pay clerks.

(b) *Engineer's Department.*

- (2) To grant to Mr. Kynnersley, Engineer, leave allowances from 31st May 1929 and then to abolish the post from the expiry of the leave.
- (3) To grant a duty allowance of Rs. 200 each to the two Senior Assistant Engineers from 31st May 1929 to carry out the Engineer's work in addition to their own.
- (4) To abolish the posts of 2 Junior Assistant Engineers from 31st May 1929.
- (5) To abolish one post of overseer which is vacant and another post from 31st May 1929.

Temporary Establishment.

- (6) To abolish one post of overseer from 31st May 1929.
- (7) To abolish one post of clerk from 31st May 1929 and another post which is vacant.
- (8) To abolish two posts of lascars.

3. The Sub-Committee have considered very carefully the retention or otherwise of the various posts and recommend that the proposals made by the Chief Officer be sanctioned. It is considered that the staff proposed to be retained and budgetted for the next year is necessary. For the information of the Committee a statement is attached herewith, showing the present sanctioned strength of the various Departments and the strength proposed to be retained for the next year."

HOSENALLY M. RAHIMTOOLA,
Chairman.

Statement referred to in the last para of the report of the Establishment Sub-Committee :—

Designation.	Sanctioned Strength for 1928-29.	Staff proposed to be retained in 1929-30.	Remarks.
Secretary and Chief Accountant's Department.			
Secretary	1	1	} The combined post of Secretary and Chief Accountant was split up into Secretary and Chief Accountant separately and the post of Deputy Secretary and Accountant abolished from 18th November 1928.
Chief Accountant ...	1	1	
Assistant Accountant ...	1	1	
Superintendents ...	2	2	
Head Clerks ...	5	5	
Senior Clerks ...	11	11	
Junior Clerks ...	43	43	
Jamadar	1	1	
Havildar	1	1	
Naiks	4	4	
Peons	17	17	
Hamal	1	1	
Boy Peons	3	3	
Engineer's Department.			
<i>Permanent Establishment.</i>			
Engineer	1	...	Proposed to abolish this post.
Architect	1	1	
Senior Assistant Engineers	2	2	
Junior " "	2	...	Proposed to abolish these 2 posts.
Sub-Engineer ...	6	6	
Overseers	10	8	Proposed to abolish 2 posts.
Garden Supervisor ...	1	1	
Head Fitter...	1	1	
Head Draftsman ...	1	1	
Draftsmen	2	2	
Superintendent ...	1	1	

Designation.	Sanctioned Strength for 1928-29.	Staff proposed to be retained in 1929-30.	Remarks.
Engineer's Department.			
<i>Permanent Establishment—concl'd.</i>			
Senior Clerks ...	4	4	
Junior Clerks ...	21	21	
Havildar ...	1	1	
Naiks ...	3	3	} 1 peon entertained against a post of Naik (vacant).
Peons ...	15	15	
Hamals ...	2	2	
Ramoshis ...	2	2	
Boy Peons ...	3	3	
<i>Temporary Establishment.</i>			
Overseer ...	1	...	Proposed to be abolished.
Sanitary Inspector ...	1	1	
Clerks ...	14	12	Proposed to abolish 2 posts.
Tracers ...	3	3	
Lascars ...	4	2	Proposed to abolish 2 posts.
Estates and Valuation Department.			
<i>Permanent Establishment.</i>			
Estate Agent ...	1	1	..
Deputy Estate Agents ...	2	2	Proposed to keep one vacant.
Senior Assistant Estate Agents...	2	2	
Junior do.	2	2	
Head Surveyor ...	1	1	
Estate Superintendents ...	4	4	
Overseers ...	4	4	
Sanitary Inspector ...	1	1	
Building Inspector ...	1	1	
Inspectors ...	5	5	
Surveyors ...	7	7	
Chawl Superintendents ...	7	7	

Designation.	Sanctioned Strength for 1928-29.	Staff proposed to be retained in 1929-30.	Remarks.	
Estates and Valuation Department				
<i>Permanent Establishment—concl'd.</i>				
Rent Collectors ...	10	10	Transferred from Temporary Staff (C. R. 296/28).	
Legal Assistant ...	1	1		
Chief Clerk ...	1	1		
Accountant ...	1	1		
Head Clerks ...	3	3		
Senior Clerks ...	9	9		
Junior Clerks ...	35	35		
Draftsmen ...	3	3		
Tracers ...	2	2		
Havildar ...	1	1		
Naiks ...	3	3		
Peons ...	25	25		
<i>Temporary Establishment.</i>				
Rent Collectors ...	5	5		
Clerks ...	27	27		
Naiks (Chainmen) ...	20	20		
Peons ...	10	10		
Lascars ...	44	44		

Report No. 8, dated 14th January 1929, of the Works Sub-Committee, re: Budget Estimates for 1929-30 of Capital Account Works, referred to in para 2 of the report of the Finance Sub-Committee :—

" The Works Sub-Committee beg to state that they have considered the Budget Estimates for 1929-30 of Capital Account Works in consultation with the Chief Officer and to submit the following report through the Finance Sub-Committee.

2. The Sub-Committee approve of the expenditure proposed by the Chief Officer except in the following cases :—

(a) *Improvement and Street Schemes—*

- (1) *Scheme 5—Surface treatment of roads &c.,* Rs. 69,000. It is recommended that this provision be omitted. The Chief Officer has been requested to discuss with the Municipal Commissioner whether such a high standard of road surfacing as demanded by the Municipality is necessary.

- (2) *Scheme 5—Foot-path pavements—Rs. 23,700.* It is recommended that this provision be omitted.
- (3) *Scheme 29—Construction of Road No. 21, with drains Rs. 5,400.*
- (4) *Scheme 29—Road No. 7, with drains—Rs. 28,000.* It is not considered necessary to carry out these works during the year 1929-30 and it is therefore recommended to omit these amounts.
- (5) *Scheme 52—Housing Koliies—Rs. 55,000.* The Sub-Committee consider that the full amount will not be required and therefore recommend that the amount be reduced to Rs. 30,000.
- (6) *Scheme 52—Footpath pavement—Rs. 2,000.* The omission of this provision is recommended.

3. It is recommended that a sum of Rs. 3,000 be provided for playgrounds in Scheme 37.

4. The budget estimates for Capital Account Works for 1929-30 will stand as under:—

				Rs.
<i>Chawls and S. P. Sheds under Schemes—</i>				
No. 1, First Nagpada	...	...	...	4,050
" 2, Princess Street	...	...	...	2,100
" 3, Sandhurst Road	...	...	...	3,050
" 8, Mandvi-Koliwada	...	...	...	1,000
" 29, Nowroji Hill	...	...	...	1,300
" 31, Parel	...	...	...	1,500
" 32, East Agripada	...	...	...	3,200
" 37, Sydenham Road	...	...	...	900
" 50, Mazagaon Road	...	...	...	3,400
" 53, Foras Road	...	...	...	3,600
" 62, Love Lane...	...	...	...	1,600
				25,700
<i>Improvement and Street Schemes—</i>				
No. 2, Princess Street	...	...	...	1,500
" 3, Sandhurst Road	...	...	...	8,000
" 4, Gamdevi	...	...	...	200
" 5, Dadar-Matunga	...	...	...	57,380
" 6, Sion-Matunga	...	...	...	25,500
" 8, Mandvi-Koliwada	...	...	...	100
" 11, West Agripada	...	...	...	3,600
" 27, Mathew Road	...	...	...	1,100
" 29, Nowroji Hill	...	...	...	37,600
" 31, Parel Road	...	...	...	95,100
Carried over				2,30,080

				Brought over Rs. 2,30,080
No. 32, East Agripada	...	...	...	12,000
" 37, Sydenham Road	...	...	...	91,000
" 43, Parel Road Central	...	...	...	25,200
" 47, " " Northern	...	...	...	75,300
" 50, Mazagaon	...	...	...	200
" 52, Worli	...	...	...	43,000
" 53, Foras Road	...	...	...	8,300
" 54, Kolbhatwadi	...	...	...	1,400
" 56, Dharavi	...	...	...	54,680
" 57, Sewri-Wadala	...	...	...	35,400
" 58, Worli Extension	...	...	...	500
" 60, Naigaum	...	...	...	21,020
" 61, Fergusson Road	...	...	...	1,000
" 66, Mahalaxmi...	...	...	...	1,000
" 69, Widening of Byculla Bridge	...	...	...	5,000
" 71, Chaupati West	...	...	...	3,200
				<u>6,08,280</u>
<i>Miscellaneous—</i>				
Tools and Plant (maintenance)	...	...	...	5,000
Stores in stock (suspense account) (maintenance)	...	...	...	5,000
Engineer's Office at Matunga	...	...	...	3,300
			Total	<u>13,300</u>
			Total	... 6,47,280
<i>Lump provision for unforeseen works</i>	...	...	...	<u>25,000</u>
				6,72,280
<i>Less—Provision included for Engineer's temporary establishment</i>	...	...	...	... —25,500
			Total expenditure on works	<u>6,45,780</u>

HOSENALLY M. RAHIMTOOLA,
Chairman.

In continuation of the Proceedings, dated 31st January 1929, consideration was resumed.

The Chairman invited the members to discuss the Estimates generally.

After the general discussion was over, the Chairman moved the propositions for the adoption of the estimates under the various heads.

General Account.

Revised Estimates for 1928-29.

Resolved.—"That the provision of Rs. 49,13,461 on account of
No. 637. Land Revenue be approved."

Resolved.—"That the provision of Rs. 23,02,180 on account of
No. 638. Municipal contribution be approved."

Resolved.—"That the provision of Rs. 4,46,359 on account of Mis-
No. 639. cellaneous Receipts be approved."

Resolved.—(Dr. Viegas alone dissenting.) "That the provision of
No. 640. Rs. 14,19,200 on account of expenditure on Estates be
approved."

Resolved.—(Dr. Viegas alone dissenting.) "That the provision of
No. 641. Rs. 90,86,472 on account of Interest and Sinking Fund
charges be approved."

Resolved.—"That the provision of Rs. 28,43,672 on account of
No. 642. deficit be approved."

Budget Estimates for 1929-30.

Resolved.—"That the provision of Rs. 50,42,351 on account of Land
No. 643. Revenue be approved."

Resolved.—"That the provision of Rs. 23,74,500 on account of Muni-
No. 644. cipal contribution be approved."

Resolved.—"That the provision of Rs. 2,00,149 on account of Mis-
No. 645. cellaneous Receipts be approved."

Resolved.—(Dr. Viegas alone dissenting.) "That the provision of
No. 646. Rs. 13,98,687 on account of Expenditure on Estates, as
shown below be approved:—

Rs. 13,98,387' recommended by the Finance Sub-Committee.
" 300 proposed by the Chief Officer for maintenance
of play-grounds in Scheme 37.

Rs. 13,98,687.

Resolved.—(Dr. Viégas alone dissenting.) “That the provision of **No. 647.** Rs. 88,70,910 on account of Interest and Sinking Fund charges be approved.”

Resolved.—“That the provision of Rs. 26,52,597 on account of deficit, **No. 648.** as shown below be approved:—

Rs. 26,52,297 recommended by the Finance Sub-Committee.
 ” 300 proposed by the Chief Officer for maintenance of play-grounds in Scheme 37.

Rs. 26,52,597.

Capital Account.

Revised Estimates for 1928-29.

Resolved.—“That the provision of Rs. 67,04,273, on account of **No. 649.** Opening Balance be approved.”

Resolved.—(Dr. Viegas alone dissenting)—“That the provision of **No. 650.** Rs. 6,66,638 on account of sale proceeds, as shown below be approved:—

Rs. 4,84,138 recommended by the Finance Sub-Committee,
 ” 1,82,500 proposed by the Chief Officer on account of depreciation of tools and plant.

Rs. 6,66,638.

Resolved.—(Dr. Viegas along dissenting)—“That the provision of **No. 651.** Rs. 18,48,750 on account of Loan proceeds be approved.”

Cost of Management and Establishment.

Proposed by the Chairman, seconded by Mr. Tairsee—

“That the provision of Rs. 6,60,575 on account of cost of management and establishment be approved.” **No. 652.**

Amendment.—Proposed by Dr. Viegas—

“That the Chief Officer be requested to give allocation of this sum between Capital and General Account.”

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried*.
 Dr. Viegas alone dissenting.

Resolved.—“That the provision of Rs. 8,63,870 on account of **No. 653.** acquisition be approved.”

Resolved.—“ That the provision of Rs. 7,53,633 on account of works
No. 654. as shown below, be approved :—

Rs. 5,71,133 recommended by the Finance Sub-Committee.

„ 1,82,500 proposed by the Chief Officer on account of depreciation of tools and plant.”

Rs. 7,53,633

Resolved.—“ That the provision of Rs. 40,97,911, on account of
No. 655. closing Balance be approved.”

Budget Estimates for 1929-30.

Resolved.—“ That the provision of Rs. 40,97,911, on account of
No. 656. Opening Balance be approved.

Resolved.—“ That the Provision of Rs. 4,24,597 on account of sale
No. 657. proceeds, as shown below, be approved :—

Rs. 2,65,097 recommended by the Finance Sub-Committee.

„ 1,59,500 proposed by the Chief Officer on account of depreciation of tools and plant.”

Rs. 4,24,597

Resolved.—“ That the provision of Rs. 30,00,000, on account of Loan
No. 658. proceeds, be approved, subject to the exact amount to be raised and the method of raising it being considered before the sanction of Government is applied for.”

Resolved.—“ That the provision of Rs. 6,31,200, on account of costs
No. 659. of management and establishment be approved.”

Resolved.—“ That the provision of Rs. 6,67,500 on account of acquisition be approved.”

Works.

Proposed by the Chairman, seconded by Mr. Tairsee—

“ That the provision of Rs. 8,26,695, on account of works as shown
No. 661. below be approved :—

Rs. 6,45,780 recommended by the Finance Sub-Committee.

„ 1,59,500 proposed by the Chief Officer for depreciation of tools and plants.

„ 20,815 proposed by the Chief Officer for pavement of foot-paths in Scheme 5.

„ 600 proposed by the Chief Officer for filling in wells in Scheme 6.

Rs. 8,26,695.

Amendment.—Proposed by Dr. Viegas—

“ That the question *re* : the provision of Rs. 20,815, on account of pavement of footpaths in Scheme 5 be referred back to the Works Sub-Committee.

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried*. Dr. Viegas dissenting from the provision of Rs. 600 for filling in wells in Scheme 6.

Resolved.—“ That the provision of Rs. 27,44,516, on account of No. 662. closing Balance, as shown below, be approved.

Rs. 27,66,231 recommended by the Finance Sub-Committee.

- „ 20,815 proposed by the Chief Officer for pavement of footpaths in Scheme 5.
- „ 600 proposed by the Chief Officer for filling in wells in Scheme 6.
- „ 300 proposed by the Chief Officer for maintenance of playgrounds in Scheme 37.

Rs. 27,44,516.

Proposed by the Chairman, seconded by Mr. Mirza—

“ That the Revised Estimates for 1928-29 and the Budget Estimates No. 663. for 1929-30 be approved and submitted to the Board as required by Section 100 of the Transfer Act.”

Amendment.—Proposed by Dr. Viegas—

- I. “ That the Chief Officer be requested to submit a list of the names of the staff provided for in the ensuing year’s Budget as promised at the Establishment Sub-Committee meeting when the question of Establishment was considered.
- II. That the Chief Officer’s salary be entered at the minimum provided by statute.
- III. That the Secretary and Chief Accountant’s Department should have only one officer as in 1918.
- IV. That so long as Secretary and Chief Accountant are Heads of separate departments, provision for their respective departments should be shown separately.
- V. That the pay of the Architect be provided at the rate of Rs. 650, that being the amount which according to the Government Audit Department is admissible under the rules to the present incumbent.
- VI. That the duty allowance at the rate of Rs. 200 proposed to be given to the two Senior Assistant Engineers from 1st June 1929 be deleted.

- VII. That as there is no sufficient work for the Engineering Department provision be made for half the present staff.
- VIII. That any provision made for increase in the actual present staff in the Estates & Valuation Department be deleted and that a statement showing the work done by each of the present incumbents drawing Rs. 250 and above be submitted without delay.
- IX. That the lump figures given in the first four columns on pages 54 to 58 be, for the purposes of comparison, distributed as far as possible under the various detailed heads as has been done in column 6."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried*.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 13th February 1929.

At an ordinary Meeting of the Improvements Committee, called for this day, at 2-21 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. R. D. BELL, C.I.E., I C.S.
 3. MR H. P. MODY, M.A., LL.B
 4. MR. MANU SUBEDAR.
 5. MR. MIRZA ALI MOHAMMED KHAN, M A., LL.B.
 6. THE HON'BLE SIR PHIROZE C. SETHNA, ET., O B.E.
 7. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F S.I., CHIEF OFFICER.
THE SECRETARY.

The meeting adjourned for want of a quorum.

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 20th February 1929.

At an ordinary Meeting of the Improvements Committee, called for this day, at 2-21 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman*
2. MR. R. D. BELL, C.I.E., I.C.S.
3. MR. B. G. PARELKAR.
4. MR. H. P. MODY, M.A., LL.B.
5. MR. B. G. HORNIMAN.
6. MR. N. G. HUNT.
7. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
8. MR. L. R. TAIRSEE.
9. MR. MANU SUBEDAR.
10. MR. W. H. NEILSON, O B E.
11. MR. S. L. SILAM, B.A., LL.B.
12. MR. G. A. THOMAS, C.I.E., I.C.S.
13. SIR VASANTRAO ANANDRAO DABHOLKAR, ET., C S.E., M.L.C.
14. DR. ACCACIO G. VIEGAS, L.M. & S.
15. MR. Y. G. PANDIT.

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

THE SECRETARY.

The minutes of the meetings held on the 5th February 1929 and the proceedings of the meeting called for the 13th February 1929 were signed.

1. Re: Dadar-Matunga Estate—plot No. 743—lease of—application for.

Considered Chief Officer's note, dated 11th February 1929 :—

" Mr. S. G. Keni applies for a 999 years' lease of the above plot at a ground rent calculated at 6% on Rs. 9 per sq. yard.

2. The area of the above plot being about 499 sq. yards, the ground rent calculated at 6% on Rs. 9 per sq. yard will amount to about Rs. 268 per annum.

3. Mr. Keni who is also the lessee of the adjoining plot No. 750 undertakes to erect a building for residential purposes.

4. The conditions on which the offer is based are normal and acceptance is recommended."

RESOLUTION No. 664.—ACCEPTED.

2. Re: Dadar-Matunga Estate—plot No. 744—lease of—application for.

Considered Chief Officer's note, dated 11th February 1929 :—

" Mr. V. K. Pansare applies for a 999 years' lease of the above plot at a ground rent calculated at 6% on Rs. 8 per sq. yard per annum.

2. The area of the plot being about 506 sq. yards, the ground rent will amount to about Rs. 240 per annum.

3. Mr. Pansare undertakes to erect a building for his own residence.

4. The conditions on which the offer is based are normal and acceptance is recommended."

RESOLUTION No. 665.—ACCEPTED.

3. Re: Scheme No. 62—Love Lane Chawls—lease of strip of Trust land between the Jain Temple property and the new regular line of road.

Considered Chief Officer's note, dated 9th February 1929 :—

" By their Resolution No. 721, dated the 30th October 1923, the Trustees agreed to lease to the trustees of the adjoining temple an area of about 5,000 square yards at a nominal rent of Re. 1 per annum plus a premium calculated at Rs. 23'46 per sq. yard.

2. Subsequent to the lease being granted, the Municipality altered their set back line along Love Lane with the result that a very narrow strip of land is left between the land already leased and the new regular line. The temple trustees are now desirous of leasing this area (89 sq. yds.) and are willing to pay the same rate of premium as they did for the main land.

3. It is proposed to grant a lease of this strip on the same general terms and conditions as the main area.

4. Owing to the disposal of this land, we shall have to divert a small length of sewer connecting the drainage of our chawls with the Municipal sewer under Love Lane. This is estimated to cost Rs. 450 and will have to be paid by the Trust."

Resolved.—"That the proposal made by the Chief Officer to grant to No. 666. the Temple authorities a lease of the strip of land referred to be sanctioned.

2. That the estimate amounting to Rs. 450 on account of diverting the sewer be approved."

4. Re: Scheme 5, Dadar-Matunga Estate—recreation ground in Vincent Square—preparation of lease of.

Considered Chief Officer's note, dated 8th February 1929 :—

" The Improvements Committee by their Resolution No. 355, dated 10th July 1928, accorded their sanction, permitting Mr. Tambe to form a club of the residents of this part of the Dadar-Matunga Estate, and to use the above recreation ground for Badminton, Tennis, etc.

Mr. Tambe has duly formed a club, the rules of which have been approved by the Committee under their Resolution No. 523, dated 20th November 1928. In pursuance to rule No. 33, the club has nominated Mr. M. R. Tambe and Dr. Jivraj N. Mehta as the trustees of the club, and I have to request the Committee's sanction to having the lease prepared in their favour."

RESOLUTION No. 667.—SANCTIONED.

5. Re : Scheme 6—Improvement Trust (old & new) colleges at Maranga—lighting arrangements for.

Considered tenants' petition, dated 3rd February 1929 :—

"We, the undersigned tenants of your buildings known as the Bombay Improvement Trust Old & New Colleges, Maranga, beg to lay the following facts for your kind and favourable consideration.

As you are aware, there is a common block of latrines for each of the above-mentioned two groups of buildings. As there is no lighting arrangement provided for in the passages leading from our cottages to the above-mentioned latrines and in the latrines as well, we, especially our females and children, find it very difficult to pass through the passages during night time.

We have, therefore, to request you please arrange to provide, at your cost, necessary lighting arrangements to the passages in question and to the latrines as well.

"Thanking you in advance."

RESOLUTION No. 668.—Forwarded to the Chief Officer for favour of report.

6. Re : Scheme 5, Dadar-Maranga Estate—Case No. 505—change of new—sanction for.

Considered Chief Officer's note, dated 6th February 1929 :—

"The property in the above case which is a temple property, situate on Maranga Road, has been acquired by an amicable settlement on certain terms and conditions sanctioned by the Committee in their Resolution No. 99 of 22nd February 1927. One of the conditions is that user of the buildings to be erected on the plot to be leased to the temple authorities is to be restricted to temple buildings and residential purposes only except along the frontage of the Old Maranga Road where shops may be constructed.

The draft agreement was prepared by the Trust Solicitors embodying the above conditions and sent to the claimant for approval. The claimant's solicitors now request that the draft may be so amended as to permit their client to retain the shed measuring about 40' x 20' which now stands on the land in the rear of the temple for accommodating cows which, the claimant alleges, are required for religious purposes.

A similar request for the accommodation of 10 cows was sanctioned by the Committee under their Resolution No. 270 of 16th May 1927 in the case of plot No. 404 of this Estate which is also a temple case.

Having regard to the religious nature and user of the property, the claimant's request is recommended for the Committee's sanction."

RESOLUTION No. 669.—SANCTIONED.

7. Re : Scheme 5, Dadar-Maranga Estate—plots Nos. 608 and 133—complaint regarding discontinuance of the Municipal Milksheds service.

Considered Chief Officer's note, dated 2nd February 1929 :—

"In October last a complaint was made by Mr. M. R. Desai, that the Municipal Milksheds service hitherto rendered to the residents at the Dadar Parsi Colony was proposed to be discontinued. The Committee forwarded the complaint to me for report.—Committee Resolution No. 492, dated 1st November 1928.

I understand that it is not the intention of the Municipality to discontinue the Milksheds service referred to. It is suggested that Mr. Desai should be informed accordingly."

Resolved.—"That the suggestion made by the Chief Officer, in para 2 No. 670. of his note, be approved."

8. *Re : Scheme 62—Love Lane Chawls—proposed arrangement to lessen the number of vacancies in.*

Considered Chief Officer's note, dated 6th February 1929 :—

"In these chawls, a considerable number of rooms was set aside for occupation by Christians. It appears that the number is excessive as, in one block out of 46 rooms on the ground floor, only 15 are occupied while on the floor above there are several vacancies.

2. I, therefore, propose to remove the 15 tenants from the ground floor to the first. Some of them being displaced tenants are sitting at concession rents and, it is proposed, subject to the sanction of the Committee to allow them to occupy the new rooms at the same rent as they now pay although the concession on the ground floor is greater by one rupee per month than on the first floor. The total number of displaced tenants to be moved is only seven.

3. If the above arrangement be carried out, it will be possible to offer the 46 rooms on the ground floor to other people."

Resolved.—"That the arrangement proposed by the Chief Officer be No. 671. sanctioned."

9. *Re : Old Kalapani chawls—request for remission of six months' rent and for provision of electric lights in the compound.*

(Ref. C. R. 611/29.)

Considered Chief Officer's note, dated 6th February 1929 :—

"By their Resolution No. 611, dated the 31st ultimo, the Committee asked me to report on a request by the tenants that (a) electric lights should be provided in the compound and (b) six months' rent should be remitted as has been done by the Development Department in the case of their chawls.

2. As regards the first point, the Committee asked me some time ago to make provision in the Budget for lighting all chawls. This has been done and provision has been made for putting up a high power lamp in the compound. The Committee have not yet decided to instal the lights and the matter is to be discussed later on.

3. As regards the second point, the Development Department have not remitted rents on account of the strike. The increase in arrears due from the tenants of the Kalapani chawls between the beginning of March and the end of September last was Rs. 5,851 or rather under three months' demand. Since the end of September and up to the end of January, the recovery has been 104 per cent. of the demand and the outstanding arrears have been reduced by Rs. 333. These are the lowest rented post war chawls belonging to the Board and although it will take a long time to recover the arrears, and some will probably have to be written off in the end, I can see no reason why a general remission should be made."

Resolved.—"That the tenants be informed that the question of providing electric lights in the compound is receiving attention and that the Committee regret their inability to comply with their request regarding remission of rents."

10. *Re : Demolition of buildings during the working period of 1928-29.*

Considered Chief Officer's note, dated 8th February 1929 :—

"Sanction of the Committee is requested to demolish the following buildings for the execution of Board's schemes during 1928-29 :—

- Northern Division.
 Scheme 5. Cases 504 & 540.
 Southern Division.
 Scheme 43. Portion of Case 40.
 „ 37. Case 269 (One shop only)."

RESOLUTION No. 673.—SANCTIONED.

11. *Re : First Nagpada Estate—plots 36 and 37—inclusion in the leases for, of half of each of the two sites left for kutchra carts adjacent to the two plots.*

Considered Chief Officer's note, dated 14th February 1929 :—

"When this estate was laid out spaces were left for the accommodation of kutchra carts but their use as such was abandoned years ago as the Municipality found them inconvenient. The spaces were cut out of the corners of plots and are difficult to keep clean.

2. By their Resolution No. 443, dated October 3rd last, the Committee agreed to accept a surrender of the lease of plots 36 and 37 and to grant fresh ones to Mr. Nensi Bhojraj and Mr. Devji Dharsi. These two gentlemen have now agreed to include in their leases half of each of the two sites left for kutchra carts adjacent to their plots, to demolish their compound walls and to construct new ones so as to prevent any nuisance being committed. The area of each of the portions so to be included is 5 sq. yards and the lessees agree to pay an increased rental of Rs. 4 each.

3. The proposal is recommended for sanction."

RESOLUTION No. 674.—SANCTIONED.

12. *Re : Nowroji Hill Estate—approach to Sandhurst Road Station—license for user by G. I. P. Railway Company of certain portion of Trust land.*

Considered Chief Officer's note, dated 14th February 1929 :—

"The Improvements Committee, by their Resolution No. 184, dated the 20th March 1928, agreed to convey to the 'G. I. P. Railway Company, a piece of land at Chinchbunder Road for the construction of a ramp giving access to their Sandhurst Road Station on certain terms and conditions one of which was that the Railway Company should obtain a license for the user of the middle portion of land between the portions marked "A" and "B" as shown on the plan" No. 144 of the 9th July 1925 over which the ramp passed. The Railway Company were written to regarding the necessity of obtaining the license, but they intimated that no such license was required in this respect since under Section 7 of the Railway Act they have full power to construct a bridge passing over the land in question. The matter was thereupon referred to the Trust Solicitors who also advise that the Trust cannot insist upon the Railway Company obtaining a license for the user of the middle portion excluded from acquisition.

2. Under the circumstances, it is suggested that the license may not be insisted upon and Committee's sanction is requested for the same."

RESOLUTION No. 675.—SANCTIONED.

13. Re : Scheme 56, Dharavi—claim for damages due to depreciation in value of land by the claimants in the withdrawal cases of tanneries at Dharavi.

Considered Chief Officer's note, dated 12th February 1929 :—

"In some of the withdrawal cases of Tanneries in Scheme 56, the claimants have put forward a claim for damages arising from depreciation in value of land outside Bombay. They say that they purchased this land in anticipation of the tanneries being notified for acquisition and that they are, therefore, entitled to be paid the difference between the price at which they purchased this land and its present value.

2. In the course of the enquiries, the Land Acquisition Officer informed the parties that he had been advised by the Advocate General through the Government Solicitor that this was an allowable damage. The Trust Solicitors felt some difficulty in agreeing with the Advocate General's opinion, and therefore, expressed a wish to take the opinion of another Counsel.

3. As the enquiries are proceeding before the Land Acquisition Officer, I have instructed the Solicitors to obtain another opinion without delay, and report the matter for the information of the Committee."

Resolved.—"That the action taken by the Chief Officer be confirmed."
No. 676. ed."

14. Re : Scheme 37, Sydenham Road—Cases Nos. 116-117—request for reduction of rent by the owner of a shed at the junction of Paidhom Road & Sydenham Road.

Considered—

(a) Tenant's letter, dated 4th February 1929 :—

"1. A piece of land admeasuring 193 sq. yds. was rented by me under an agreement, dated the 25th January 1927, at a monthly rent of Rs. 240 besides the Municipal taxes amounting to about Rs. 50 per month. I have also 3 months' rent in deposit in the Trust office.

2. I constructed a structure over the land at a cost of Rs. 5000 which consists of 6 shops which I have sublet to several sub-tenants. The total rent I realise from them amounts to Rs. 250. I have shown below the account showing a loss of about Rs. 110 every month.

	Rs.
B. I. Trust Rent	240
Municipal Taxes	50
Sundry Expenses	10
Watchman's wages	10
Interest on Rs. 5000 at 12% per annum	50
	360
Deduct amount realized as rent from sub-tenants	250
	110

3. I have paid to the Trust my rent regularly when I was recovering something like Rs. 370 every month from my sub-tenants. My troubles began from the time the Bombay Municipality began the construction of the drain in front of my structure. My neighbour Mr. Abbubaker Ibrahim was sued for by the Trust but the Trust, on the contrary, had to pay him damages to the extent of Rs. 1000. I never claimed any damages and quietly suffered the loss. On account of the above, mill strike and depression of the trade, several of my sub-tenants vacated the premises and my shops were lying vacant for months together and had, therefore, to reduce my rent to Rs. 250 a month.

4. One of my sub-tenants paying Rs. 125 per month, a hotel keeper fell into arrears of rent and in spite of all legal steps, I lost about Rs. 1,200 as he subsequently took benefit of Insolvency Act. All this had an effect on me and, consequently, I also ran into arrears of rent.

5. Trust, therefore, filed a suit against me for arrears of rent for eight months amounting to Rs. 1,920 and a decree passed against me at a monthly instalment of Rs. 175. I paid all instalments due. I also paid rent subsequently to the passing of the decree up to end of October 1928. Three months' rents has now fallen due and I am threatened with ejection from the premises.

6. From the facts stated above, it will be seen that I have fallen into arrears of rent without any fault of mine as I am suffering a loss on account of general depression of trade. I have invested in this structure about Rs. 5000 with a hope of deriving income from the same but instead of that I am suffering loss and if the Trust ejects me from the premises my whole investment will go in vain and I shall be a ruined man.

7. I have ascertained that the Trust have generously helped several tenants in my position by reduction of rent. I crave that same privilege from you gentlemen. I understand that rent of one Mr. Abubakar Ibrahim, my neighbour, was reduced by about 50%. I, therefore, request you to be kind enough to reduce my rent to Rs. 112/8 per month as detailed below. This would cover up all my losses and I would be in a position to pay all rents regularly.

			Rs.
Loss as per details above.	...	...	110
Less deduction on account of vacancies at 10%.	...	...	27/8
			137/8

Rs. 250 the total rent less Rs. 137/8 = Rs. 112/8

8. By helping me out of this difficulty, the Trust would help themselves as they would at least secure their rent of Rs. 112/8 per month without any hitch. But if, on the contrary, they ejected me from the premises, they would not only ruin me but they would lose their permanent revenue. Besides, the Trust will also lose their reputation by taking such drastic measures against their tenants and it will be difficult for the Trust to find lessees to rent their plots.

9. In conclusion, gentlemen, I have to request you to consider my humble petition for reduction of rent with kind and sympathetic consideration for which act of kindness I shall always remain grateful."

(b) Chief Officer's note, dated 16th February 1929 :—

" This is an application for a reduction of rent by the owner of a shed erected on a piece of land at the junction of Paudhoni Road and Sydenham Road.

2. The land admeasures 193 square yards and was let by auction in April 1925, for a period of thirteen months.

3. The highest bidder was Mr. Haji M. Y. Abedin and the rent obtained was Rs. 240 per month. The tenant erected a shed on the land and remained in occupation until September 1926 when he sold his shed to the present tenant for Rs. 1500.

4. The tenant now in occupation has always been irregular in paying his rent and on two occasions suits have been filed against him to recover arrears. He now owes Rs. 1395, the balance of the last decree and also rent from November making a total of Rs. 2355.

He now applies for a reduction of rent from Rs. 240 per month to Rs. 112-8-0 and quotes in support of his application the reduction made by the Committee in Case 114.

5. The rent now payable by the tenant when capitalised on the 6% basis is equal to Rs. 249 per sq. yard as against Rs. 75 in Case 114, but the site is more favourably situated inasmuch as Paudhoni Road is more important than Chunam Kiln Street.

6. From enquiries made on the site, it has been ascertained that the rent paid by the sub-tenants amounts to Rs. 331 per month and not to Rs. 250 as stated by the applicant.

7. The rent paid in 1925 appears to be too high and I, therefore, recommend that it be reduced to Rs. 150 per month from 1st March 1929 on condition that the tenant agrees to pay up all arrears."

RESOLUTION No. 677.—"Referred to the Land Sub-Committee for consideration and report."

15. Re : Establishment—Estates and Valuation Department—Mr. A. K. Dadachanji, Estate Agent—application for extension of leave.

Considered Chief Officer's note, dated 15th February 1929 :—

"By their Resolution No. 618, dated 31st January 1929, the Committee granted Mr. Dadachanji 15 days' privilege leave from the 29th January 1929. Mr. Dadachanji now informs me that acting on his doctor's advice he is anxious to obtain 14 days' extension of the leave already granted. The request is recommended for sanction."

The Chairman stated that Mr. Dadachanji had since asked for a further extension of leave up to the 11th March 1929.

Resolved.—"That sanction be accorded to the grant to Mr. Dadachanji of an extension of leave up to the 11th March 1929."

16. Re : Establishment—Estates & Valuation Department—Estate Agent—Mr. A. K. Dadachanji—extension of the services of.

Considered Report No. 20, dated 11th February 1929, of the Establishment Sub-Committee :—

"In his note, dated the 1st February 1929, the Chief Officer proposed to extend the services of Mr. Dadachanji until the amalgamation of the Municipality and the Trust was effected and then to grant him such leave as he might have earned by his service under the Trust. By their Resolution No. 634, dated 5th February 1929, the Committee referred the matter to the Establishment Sub-Committee for consideration and report.

The Sub-Committee have considered the matter carefully in consultation with the Chief Officer and are of opinion that, following the Municipal practice, Mr. Dadachanji should be granted an extension for one year only and that his case should be considered again in September 1929. It is accordingly recommended that the Board be recommended to extend the services of Mr. Dadachanji for one year from 22nd April 1929."

HOOSENALLY M. RAHIMTOOLA,
Chairman.

Proposed by the Chairman, seconded by Sir Vasant Rao—

"That the Report of the Establishment Sub-Committee be approved and adopted.

2. That a copy of the Sub-Committee's Report together with a copy **No. 679.** of para 1 of this Resolution be forwarded to the Board with the recommendation that sanction be accorded to the extension of the services of Mr. A. K. Dadachanji by one year."

Amendment—Proposed by Dr. Viegas—

“That the Board be recommended to grant Mr. Dadachanji an extension of one year and that the 6 months’ notice due to him under the agreement be included in this extension.”

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried*, Dr. Viegas alone dissenting.

17. Re : Report No. 21, dated 11th February 1929, of the Establishment Sub-Committee, re cost of management and establishment.

Considered Report No. 21, dated 11th February 1929, of the Establishment Sub-Committee :—

“In his letter No. O.A. 10-9, dated 7th April 1927, the Examiner, Outside Audit, observed that during the three years ending 1926-27 there had been a marked increase in the percentage of cost of management and establishment and suggested that in the case of the Estate Agent’s Department it was a matter for consideration whether the time had not come to revert to the establishment which during the years 1916-17 and 1917-18 seems to have turned out more work than had been budgetted for in respect of the year 1927-28. He also suggested that the Committee should examine the question of the strength of the Engineer’s Department and see whether further retrenchment was not possible.

By their Resolution No. 216, dated 12th April 1927, the Committee referred the letter to the Finance and Establishment Sub-Committee for consideration and report.

The Sub-Committee have obtained a note from the Chief Officer, a copy of which is attached herewith.

The Sub-Committee have considered the matter carefully in consultation with the Chief Officer and beg to recommend that the Chief Officer’s note be recorded and a copy thereof be forwarded to the Examiner, Outside Audit, for information.”

HOOSENALLY M. RAHIMTOOLA,
Chairman.

Chief Officer’s note, dated 2nd January 1929, referred to above :—

“The Examiner, Outside Audit, in his letter No. O.A. 10-9, dated April 7th, 1927, deals with the question of the cost of management and establishment and particularly with that of the Estates and Valuation (formerly the Land Manager’s and Estate Agent’s) and the Engineer’s Departments.

2. In para 2 of his letter, the Examiner states that during the first 15 years of the activities of the Trust the cost of management and establishment was charged wholly to Capital under Section 75 (1) of the bld Act. This is not so as under Section 77 a portion was charged to the General Account.

Estates & Valuation Department.

3. This Department was formed on April 1st 1927 and took over the work formerly done by the Land Manager and the Estate Agent. The Examiner observes (para 5 of his letter) that it is a point for investigation whether the establishment should not be reduced to that which existed in 1916-17 and 1917-18. Before coming to this conclusion, he discusses many points of detail but this is his main one and I will, therefore, deal with it first.

4. It is evident from his note that the Examiner is not familiar with the work done by the Department and I do not for one moment suppose he would claim to possess any experience of the management of a large estate such as that possessed by the Trust. He has of necessity been obliged to approach the matter from a statistical point of view but has

omitted to take into consideration a number of very important facts and also the very different circumstances prevailing during the periods 1916-18 and 1923-1927. The former as every one knows was one of great prosperity whereas the latter was one of great difficulty.

5. In statement No. 2 attached to his letter, the Examiner gives the numbers of officers and servants employed in the Land Manager's and Estate Agent's Departments from 1914-15 up to 1927-28. It should be noted, however, that the numbers are those sanctioned and not those actually working and that he has omitted to take into account the inferior staff (peons, lascars etc.). Below is given a statement shewing (a) the numbers given by the Examiner and (b) the numbers actually engaged both superior and inferior.

Year.	Examiner.	Actual.		
		Superior.	Inferior.	Total.
1915-16	102	102	94	196
1916-17	98	95	94	189
1917-18	103	103	95	198
1918-19	124	103	95	198
1919-20	108	108	95	203
1920-21	134	127	132	259
1921-22	148	148	132	280
1922-23	185	159	167	326
1923-24	196	179	172	351
1924-25	196	175	172	347
1925-26	162	162	137	299
1926-27	140	140	135	277
1927-28	139	139	105	244

6. It will be noticed that in 1917-18 (one of the two years the Examiner takes as the standard) the superior staff numbered 103. It was in 1927-28 when all were working 139. The increase was 36 which is equal to 35%. Bearing in mind the facts given below, I do not consider this excessive:—

	1917-18	1927-28.
Area of Estates in Lakhs of square yards	76'61	140
Number of Rooms in Chawls and camps	5,878	10,837
Rent bills issued	179,700	226,514 (1926-27)
Revenue—Acquired properties, chawls and camps	16'92 lakhs.	21'43 lakhs.
Permanent ground rents	12'79 "	28'47 "
Number of Suits filed in Small Causes Court	261	2141 (1926-27)

7. The vast increase in the number of suits filed in the Small Causes Court is some indication of the change which took place between 1917-18 and 1926-27.

8. It is true that we were not acquiring as much land in 1927-28 as we were a few years before, but the work of general management had increased with the growth of the Estates which included Worli, Naigaum, Dharavi and Sewri-Wadala all of which had come into the Board's possession since 1917-18. I could elaborate this point but the Committee know full well the amount of work which comes before them and which cannot be described as revenue producing. There is in addition a large increase of work in connection with the registration of assignments and mortgages etc., and the amount of inspection which has to be done has grown in proportion to the growth of the estates.

9. I now come to the question of the cost of this establishment. The Examiner appears to consider it excessive although he does not say so in so many words. It is a fact that it is impossible to obtain officers, clerks and members of the inferior staff at the same rate of wages as was paid in 1917-18. In that year, the Board realizing the hardship their clerks were undergoing gave them an allowance of Rs. 5 per month. Later on, this allowance was increased to Rs. 20 and in September 1919 the grades were revised. In 1917-18, clerks entered the service on Rs. 30 plus Rs. 6 whereas since September 1919 they have entered on Rs. 40 plus Rs. 20. The increase is equal to 66.66 per cent. I give below a statement shewing the mean salaries of the various grades as they stood in 1917-18 and in 1927-28 :—

Head.	1917-18	1927-28	Remarks.
Land Manager	1417	2187	
Dy. Land Manager	933	1425	
Asst. do.	690	937	
Head Surveyor	183	362	
Estate Superintendent	183	262	
Overseers	123	137	
Surveyors	63	93	Plus Rs. 20 up to and including Rs. 200 per month.
Inspectors	47	77	
Sanitary Inspector	70	125	
Chawls Superintendent	60	97	
Head Clerk	188	237	
Senior Clerks	119	150	
Junior Clerks	41	77	

10. The salaries given above were in no case higher and in some cases were lower than those paid by other Public Bodies in Bombay. The Committee have recently raised the pay of many of their clerks in order to bring them up to the rates paid by the Corporation.

11. I could not in any circumstances agree that even if we were able to manage with the same number as in 1917-18 we should pay them the same rate of wages as they then received.

12. Incidental expenses have increased but not unduly and we have extended the benefits of the Provident Fund to the Inferior Staff since September 1920.

13. I now come to the more general question which is dealt with in para 4 of the Examiner's note. In that para, it is stated that in 1923-24 the establishment showed an increase of Rs. 51,000 in cost and 48 in strength (of the superior staff) over 1921-22. Dealing

first with the question of strength, the *actual* increase was 31 and not 48 as stated. This increase was due mainly to the enlarged area of the estates and to larger number of chawls. Actually the number of officers was reduced by one but the subordinate staff was increased by 32. Conditions in 1923-24, were much more difficult than in 1921-22 as the slump had set in and the collection of rent was more troublesome necessitating the employment of a larger staff.

14. It is true that in 1923-24 the amount spent on acquisition of land was much less than in 1921-22 but, unfortunately for the Trust, work in connection with acquisition does not always cease when the Land Acquisition Officer has made his award. This is well instanced by the fact that, whereas in 1921-22 only six cases were disposed of by the Tribunal of Appeal in 1923-24, the number rose to 104. The claims which we had to contest in 1921-22 amounted to Rs. 11'97 lakhs whereas in 1923-24 they amounted to Rs. 35'44 lakhs. The increase allowed in 1921-22 was Rs. 1,40,648 and in 1923-24 to Rs. 1,16,154. It would have been quite easy to dismiss the staff who knew all about the properties in reference; had we done so the excess awards would have been increased by an unknown amount and the cost of establishment would have been reduced. As this would have resulted in an increase in the cost of acquisition the percentage of cost of establishment would have dropped and would have looked well on paper but would, in fact, have been most unsatisfactory.

15. The Examiner also bases his argument on the fact that in 1923-24 the capital value of the land leased was only 86% of that in 1921-22. He takes no account of other duties in connection with this branch of the work and has presumably overlooked the fact that whereas in 1921-22 no plots were resumed by the Board, in 1923-24 no less than 98 were. From my personal experience, I can vouch for the fact that usually there is more work involved in resuming a plot than in letting it.

16. The increase in the cost of establishment in 1923-24 over 1921-22 was due in part to the larger staff but mainly to ordinary increments.

17. The Examiner's remarks with regard to 1925-26 are very similar to those dealt with above. He does not, however, draw attention to the fact that there was a decrease of 13 in number and of Rs. 27,000 in cost between 1925-26 and 1924-25. Neither does he refer to the fact that no less than 184 plots had to be resumed in that year and that the Tribunal dealt with 42 References in which the claims against the Trust amounted to over Rs. 108 lakhs.

18. I do not consider it possible to reduce the number of officers etc. in this Department and the Committee after mature consideration have recently come to the conclusion that a large number of the men were underpaid when compared with the Municipal Staff and have raised their salaries accordingly.

The Engineer's Department.

19. This Department is engaged on three classes of work (a) New Works, (b) Maintenance of roads, gardens etc., and (c) maintenance of buildings which number about 1,150, many of them being very old. In addition, the Department has to supervise the erection of lessees' buildings and to inspect all buildings standing on the Trust's estates and belonging to lessees to see that the covenants are properly performed. The cost of a considerable portion of this establishment is and should be charged against revenue in the accounts. It is, therefore, incorrect to charge the whole against expenditure on Capital plus upkeep of roads plus half cost of upkeep of buildings as has been done by the Examiner who has also included in his percentages the establishment engaged on the supervision and maintenance of surplus plant and on the quarnes, no credit having been given to the Department for the value of the stone etc. turned out. Neither has any credit been given for the sale proceeds of plant etc.

20. The Examiner appears to be of opinion that with the curtailment of works a sufficient reduction has not been made in the staff and he bases his argument on the fact that establishment charges bear a higher percentage to outlay on works than they did before the programme was altered.

21. When I became Chairman of the old Board in January 1924, the budget for 1924-25 had been prepared. Work was still being pushed on with as it was not anticipated that the depression would continue for any length of time. The Establishment budgetted for amounted to Rs. 6,96,600. Action was taken in October of that year to cut down the work and the staff was also reduced with the result that the actual cost of establishment in that year amounted to Rs. 5,94,405. I give below a statement showing concisely what has been done since. The cost includes all leave allowances including those granted to members of the staff who were retrenched or who resigned in the ordinary course :—

Total cost of all branches of the Engineer's Department.

1924-25.	1925-26.	1926-27.	1927-28.	1928-29.
Rs. 5,94,405.	Rs. 5,27,879.	Rs. 4,24,827.	Rs. 3,55,030.	Rs. 2,71,000.

It will be noticed that the cost of the staff has been reduced since 1924-25 by 54·15 per cent. Had the work come to an end gradually, it would probably have been possible to do with a smaller staff but when, as was the case with us, work is reduced very rapidly and also the staff, a certain amount of confusion is caused and a considerable amount of surplus plant is left on one's hands. The remaining staff has to deal with work hitherto dealt with by others and, in addition, it has to work after and maintain until it can be disposed of, the surplus plant which in the case of the Trust has been extensive.

22. During the years when most money was being spent, the work being done consisted largely of cutting and filling and of other work which did not need a great deal of detailed supervision. Of late years, we have been doing a finer class of work all of which requires a large amount of supervision and this, in part, accounts for the increased cost of establishment when reckoned in percentages.

23. I cannot speak too highly of the efforts made by the Engineer's staff as a whole during the last few years to cut down expenditure on staff and on works and at the same time to cope with work which they had to take over at very short notice from members who were retrenched or resigned.

24. The staff has not been overpaid; in fact, even after the increases recently made by the Committee some of the members having technical qualifications are paid less than officers holding equivalent positions on the Municipal Staff.

General.

25. The percentages fixed in 1914 are too low to meet prevailing conditions. When they were fixed, the cost of the Engineer's temporary establishment was debited direct to the work on which it was employed whereas it is now charged to cost of management and establishment. It is well known that charges made by professional men have been increased since the war to cover increased costs. I have carefully considered the question of recommending an increase in ours but have come to the conclusion that, in view of the unsettled conditions now prevailing, it would be better to let them stand and to adjust them from year to year as necessity demands.

26. In conclusion, I would point out that many of the points raised by the Examiner relate to the period before the Committee came into being and also before I became Chairman of the old Board. The Board were and the Committee are fully alive to the position and great economies have been effected. Bearing in mind the very difficult period through which we have been passing during the last few years, I am certain that everything that could be done with safety has been done."

RESOLUTION No. 680.—Approved and adopted.

18. Re: Report No. 19, dated 6th February 1929, of the Establishment Sub-Committee—re: revision of Gratuity rules.

Considered Report No. 19, dated 6th February 1929, of the Establishment Sub-Committee:—

"According to the opinion expressed by Mr. B. J. Desai all applications for gratuity must be sanctioned by the Board unless the rules are revised giving the Committee authority to sanction them. To avoid delay in payment and to enable the Chief Officer to receive a gratuity to which he is entitled under the same conditions as are applicable to other officers, the Chief Officer submitted proposals to revise certain rules.

2. By their Resolution No. 617, dated 31st January 1929, the Committee referred the matter to the Establishment Sub-Committee for consideration and report.

3. The Sub-Committee have considered the matter carefully in consultation with the Chief Officer and beg to report as follows:—

4. The Sub-Committee are of opinion that while it should not be necessary to submit all applications to the Board for sanction, it should be necessary in the case of those officers who are referred to in Section 111 (1) of the Act, as also in the case of the Chief Officer, Rules (1), 4 (ii) and 5 (iv) of the Gratuity Rules are now proposed to be revised so as to give the necessary authority to the Committee.

5. As regards the inclusion of the Chief Officer in these Rules, it will be remembered that on an objection by the Examiner, Outside Audit, against the inclusion of the Chief Officer's post in the Schedule of Establishment, the opinion of Mr. B. J. Desai was taken. Mr. Desai stated that the Chief Officer's post could not be brought on to the Schedule and that the Chief Officer was not entitled to the benefits of Provident Fund &c. to which other officers are entitled. Government were, therefore, requested to undertake legislation for the amendment of the Act, so as to enable the Chief Officer to become entitled to all the benefits admissible to the other officers. Government replied that it was not necessary to amend the Act, as the Committee can under Section 110 of the Act, make regulations necessary to enable the Chief Officer to become entitled to the benefits of the Provident Fund, gratuity &c. The Board, therefore, obtained the opinion of the Advocate General and Sir Chhmanlal Setalvad who were of the same opinion as Government. Rule (3) is now proposed to be revised so as to give effect to the above.

In the circumstances stated above, the Sub-Committee recommend that the Committee frame the revised Rules appended to this report, subject to the approval of the Board under Section 110 (2) of the Transfer Act."

HOOSENALLY M. RAHIMTOOLA,
Chairman.

Revised draft Rules referred to in the last para of the above Report:—

Present.

Rule 1. Gratuity (in addition to the benefit of the Provident Fund) shall be granted at the discretion of the Board only for good, efficient and faithful service.

Rule 3. Gratuity shall be allowed only to members of the permanent scheduled staff in superior service, on 1st September 1919, and who retire on or after 1st September 1923.

Rule 4(ii). After completion of 30 years' service, but this may be reduced to 15 years' service with special permission of the Board if the retirement is in Trust's interest.

Proposed.

Rule 1. Gratuity (in addition to the benefit of the Provident Fund) shall be granted for good, efficient and faithful service at the discretion of the Board in the case of the Chief Officer and the Officers referred to in Section 111 (1) of the Act and of the Committee in all other cases.

Rule 3. Gratuity shall be allowed only to the Chief Officer and members of the permanent scheduled staff in superior service on 1st September 1919 and who retire on or after 1st September 1923.

Rule 4(is). After completion of 30 years' service, but this may be reduced to 15 years' service with special permission of the Board or of the Committee as the case may be, if the retirement is in Trust's interest.

Rule 5 (iv). The amount of gratuity admissible as above may be reduced at the discretion of the Board in any case in which the service rendered by the employee has not been wholly satisfactory.

Rule 5 (iv). The amount of gratuity admissible as above may be reduced at the discretion of the Board or of the Committee as the case may be, in any case in which the service rendered by the employee has not been wholly satisfactory."

Resolved.—"That the Report of the Establishment Sub-Committee be **No. 681.** approved and adopted.

2. That the Committee hereby frame under Section 110 (2) of the Transfer Act, subject to the approval of the Board, the Gratuity Rules as revised and appended to the Sub-Committee's Report.

19. *Re : Establishment—Estates & Valuation Department.*

Considered Report No. 2, dated 13th February 1929, of the Special Sub-Committee appointed under Committee Resolution No. 358, dated 17th July 1928 :—

"By their Resolution No. 358, dated 17th July 1928, the Committee referred to a Special Sub-Committee, the proposals made by the Chief Officer in his note, dated 27th June 1928, regarding the filling of the post of Dy. Estate Agent rendered vacant by the appointment of Mr. Dadachanji as Acting Estate Agent and that of Junior Assistant Estate Agent. The Sub-Committee after carefully considering the matter came to the conclusion that in the interest of work it was necessary to fill both these posts and recommended the Committee accordingly. Before, however, their report could be considered by the Committee, a Special meeting of the Board was requisitioned and the Committee were requested to report whether it was necessary to fill these posts and if so, how they proposed to fill them—Board's Resolution No. 64, dated 2nd November 1928. By their Resolution No. 543, dated 27th November 1928, the Committee referred the Board's Resolution to the Sub-Committee for consideration and report.

The Sub-Committee have again considered the matter in consultation with the Chief Officer and they adhere to the view held by them on the previous occasion *vis.* that for the reasons stated by the Chief Officer in his note, dated the 27th June 1928, (printed below) it is necessary to fill these posts. The Sub-Committee, however, consider that the appointment to these posts should be for 3 years provided that should the Trust be amalgamated with the Municipality before the expiry of the period of 3 years, the employment should be liable to be determined by giving 6 months' notice to the employees.

As regards the question as to how these posts should be filled, the Sub-Committee beg to recommend that, if there are any suitable officers now in the employment of the Trust or the Municipality, they should be appointed. Failing this, applications should be invited by advertisement."

PHIROZE C. SETHNA,

Chairman.

Chief Officer's note, dated 27th June 1928, referred to above :—

"In a note, dated 12th January 1927, I proposed that the Land Manager's and Estate Agent's Departments should be amalgamated with effect from 1st April 1927 and observed that, if the proposal was approved, the new Department would be responsible for (a) acquisition, (b) development and disposal, and (c) collection of rent and management of acquired properties and chawls.

2. The proposals made provision for an Estate Agent assisted by two Deputies, two Senior and two Junior Assistants. The Estate Agent was to be in direct charge of development and disposal, and one of the Deputies, assisted by a Senior Assistant, was to be in charge of acquisition. In order to strengthen the revenue section, I proposed to place a Deputy in immediate charge and to divide the duties of the Chief Clerk and Accountant, having the Chief

Clerk to look after clerical and record work and to appoint an Accountant to supervise the rent registers and accounts.

3. Attached to my note was a proposition statement showing the establishment sanctioned for the two Departments and that proposed for the new one. This statement shewed, *inter alia*, that the number of officers was to be reduced as follows :—

<i>Prior to amalgamation.</i>	<i>After amalgamation.</i>
1 Land Manager.	1 Estate Agent.
1 Estate Agent.	2 Deputies.
3 Deputy Land Managers.	2 Senior Assistants.
3 Assistant Land Managers.	2 Junior Assistants.
3 Junior Assistant Land Managers.	—
11	7

4. The proposals were approved and were brought into force on April 1st, 1927. The number of Officers actually working on that date was six, *vis.* Messrs. Burge, Estate Agent, Dadachanji and Narasingham, Deputies, Pavri and Mhatre, Senior Assistants, and Bhackha, Junior Assistant.

5. On my departure on five months' leave from June 4th, Mr. Burge was appointed to act as Chief Officer and Mr. Dadachanji as Estate Agent. On June 28th 1927, Mr. Narasingham, who was in charge of the revenue section, died after a short illness. Mr. Burge reverted at the end of October, and at the beginning of January, Mr. Dadachanji went on two and a half months' leave. On May 5th, Mr. Burge left. Practically, therefore, the Department has been without a Deputy for the last year and the total number of officers is now reduced to four, *vis.* the Estate Agent, two Senior Assistants and one Junior.

6. Shortly after my return from leave, Mr. Burge informed me that largely owing to the loss of Mr. Narasingham, the revenue section was in an unsatisfactory condition and it was necessary to strengthen it by the appointment of a Deputy and a Junior Assistant.

7. On December 16th, I submitted proposals for filling the post of Junior Assistant; these were referred to the Finance and Establishment Sub-Committee for consideration and that Committee referred them to four members who eventually reported, by a narrow majority, that it was not necessary to fill the post. The Sub-Committee came to the same conclusion, also by a narrow majority, and eventually, on the 20th March, the Committee, by the casting vote of the Chairman, adopted their report.

8. On the 16th March, I asked the Committee to appoint Mr. Bird as Deputy Estate Agent in the place of the late Mr. Narasingham. This request was referred to the Finance and Establishment Sub-Committee, who on the 22nd idem reported they considered it necessary to fill the vacancy and recommended the Committee to obtain the loan of Mr. Bird's services from the Corporation. Before this report could be laid before the Committee, Dr. Viegas and various other Trustees requested the President to call a special meeting of the Board to consider the following notice of motion :—

'That the Improvements Committee be informed that in the exercise of the powers of general control vested in them under section 17 of the Bombay Improvement Trust Transfer Act, the Board strongly disapprove of bringing in of outsiders over the heads of the officers already in the service of the Trust.

2. That the Improvements Committee be further informed that, under the said powers of general control, the Board strongly disapprove of the supersession by outsiders in general in the Trust service as it creates dissatisfaction, discontent and consequent demoralization in the service.

3. That the Board have heard with surprise and astonishment of the proposal made by the Chief Officer for the filling in of the post of Deputy Estate Agent (vacant for nine months or thereabout) by bringing in an outsider on a salary of Rs. 1200-1500 *plus* conveyance allowance *plus* contribution to the Provident Fund over the heads of some of the officers of the Trust and thus increasing the liabilities of the Trust.'

The Sub-Committee's report was adopted by the Committee on April 3rd and the matter was entered on the agenda for the ordinary meeting of the Board called for the 19th idem. As, however, the motion above referred to had been carried at the special meeting held on the 13th, the President ruled the proposition out of order under Rule 13.

9. I desire once again to draw attention to the necessity for filling the two vacant posts. The present position is this—Mr. Dadachanji instead of being able to devote the major portion of his time to the all important work of disposal of lands has to spend most of it looking into revenue matters. Having been in personal charge of disposal for over ten years prior to 1924, I am in a position to affirm that this state of affairs must result in delay in disposing of plots and, therefore, in loss to the Trust. The Estate Agent should be able to see all possible lessees, to discuss and ascertain their requirements, to give them advice and assistance and generally to think out ways and means of placing our wares before them in the most attractive form. He cannot find time to do this unless he be given a Deputy to relieve him of revenue work. The Committee having already decided that it is necessary to fill the vacancy, I need not enlarge further on this point.

10. I will now turn to the post of Junior Assistant. In addition to permanent lessees we have about 20,000 tenants occupying chawls, acquired buildings and lands. These tenants pay between them nearly Rs. 20 lakhs a year or an average of about Rs. 8 per month each. The occupancies lie between Sion on the north and Colaba on the south and between Worli on the west and Sewri-Koliwada on the east. The distances to be covered are great and it is essential that the staff engaged on collection, inspection and sanitation should be properly supervised. The outdoor staff exclusive of labourers numbers fifty, while there are about 45 men engaged on registering etc. in the office. During the year ending the 31st March last, no less than 2032 suits were filed for the recovery of rents in the Small Causes Court. Given proper supervision of the out-door staff, it should be possible to reduce the number of suits.

11. To assist in controlling the staff and to carry out the necessary inspections, I ask the Committee to sanction the appointment of a Junior Assistant. During the past year, Mr. Burge was able to depute an officer for a short period only to examine one section. The result was that 143 unauthorized occupations were discovered and the rental of these occupations only was nearly Rs. 10,000 a year. It is essential that systematic examinations of all sections should be undertaken at frequent intervals but, with the present staff, it is quite impossible. It is equally impossible to see that decrees are enforced and to cope adequately with the mass of office work.

12. I attach hereto a note by the Estate Agent."

Estate Agent's No. 11142, dated 26th June 1928, referred to in the last para of Chief Officer's note and addressed to the Chief Officer :—

"I have the honour to observe that when I returned from leave in march last, I found that you had placed two definite proposals for the efficient working of the Revenue Section. One was to fill up the vacant post of Junior Assistant Estate Agent and the other concerned the appointment of Deputy Estate Agent in the place of the late Mr. Narasingham.

2. As regards the filling up of the post of Junior Assistant Estate Agent, the Improvements Committee, by their Resolution No. 194 of 20th March 1928, decided that it was not necessary to fill it up. With regard to the filling up of the post of Deputy Estate Agent, the matter is before the Establishment Sub-Committee and I understand it will take some time before the Improvements Committee come to a decision one way or the other.

3. Meanwhile, I respectfully beg to submit that it would be to the interest of the Trust to take early steps to put the Revenue Section on a more efficient and satisfactory basis by strengthening the existing staff and making such changes as you may deem absolutely necessary.

4. The Revenue work may be divided into the following 3 Sections :—

(a) (1) The work done by the outdoor staff in collecting rent including service of notices and summonses, execution of decrees and distress warrants, attending courts and doing all clerical work incidental to their duties, and

- (2) attending to the sanitation of the Board's acquired buildings and permanent chawls and S. P. Sheds.
- (b) The work done by the indoor staff in maintaining Demand Registers, Arrear Registers, Bill Books, Cash Books, and in dealing with a large amount of detail connected with this work.
- (c) The legal work done by the Court Clerk in filing suits in the Small Causes Court for the recovery of the Trust dues and ejection.

5. As regards the rent-collection work referred to in (a) of the foregoing para, it may be observed at the outset that it is not up to the mark. A certain amount of laxity is noticed in filing suits for claims and ejections. It is also found that the work of collecting arrears of rent and of tracing the absconders is not being carried out with that vigour and promptitude which the exigencies of each case demand and further that sharp and timely action is not being taken against the tenants who run into several months' arrears of rent. All this laxity, in my opinion, is due entirely to the absence of proper supervision and to want of efficient check over the rent-collecting staff, by a responsible officer of a superior grade.

6. In the Schemes situated in the out-lying districts, such as Dharavi, Sewri, Sion, Naigaum and Worli, where large areas of lands belonging to the Trust are lying vacant, several instances of encroachments and unauthorised occupations have of late been discovered. Last year, a special officer was deputed to find out, in addition to his own duties, such encroachments and unauthorised occupations. His vigilant enquiries and personal inspection disclosed as many as 143 instances of such encroachments and unauthorised occupations in the district comprised in Schemes 56, 31, 60, and 57 (part). Each case was properly surveyed and investigated with the result that the monthly revenue derived from these 143 cases was increased by about Rs. 800 per month or nearly Rs. 10,000 per annum, which, in these days of financial stress, cannot be deemed a small one.

7. It is high time that the Board's temporary revenue which amounts on an average to nearly 20 lakhs of Rupees per annum and which is obtained from nearly 20,000 tenants, should not be allowed to be left at the mercy of the subordinate staff. It is necessary to have an officer of superior grade in sole charge of the Revenue Section who would keep himself in close touch with the work of the Rent Collectors who would exercise direct control over them, guide them and take proper measures to safeguard the interests of the Trust and see that the Board's revenue does not in any way suffer.

8. I may here observe that when the two Departments of the Land Manager and the Estate Agent were amalgamated, and put under the control of the Estate Agent, he had two Deputies to assist him, myself and the late Mr. Narasingham. When the latter died last year, a major portion of his work devolved on me in addition to my own duties and I alone was left to render the Estate Agent all the required help in his work. On my being appointed as Estate Agent, the post of the Dy. Estate Agent which I held, has not been filled up, so that I am without any Deputy. I may here be permitted to add that the whole work done by Messrs. Burge, Bharucha, Smith, Narasingham and Vakde just before the two Departments of the Estate Agent and the Land Manager were amalgamated, has now fallen mostly on my shoulders and I have to do it all single-handedly, with the valuable help and willing co-operation of my assistants.

9. At present, besides attending to the routine work, I have to go through, all the details of the Revenue Section dealing with nearly 20,000 bills issued every month. I am obliged to investigate a multiplicity of complaints received from numerous tenants about one thing or another, complaints about rents, sanitation and repairs, besides quarrels amongst themselves. I find it necessary to go through each and every suit proposal before passing final orders. I have personally to look into various account books and registers, cash books relating to the temporary revenue, as also various periodical statements, before they are sent out from office. I am obliged to give up a good deal of my time in holding interviews with the tenants and other visitors in connection with the sundry enquiries they make and the information they require. Besides all these, I have to dispose of a mass of correspondence of varied nature as is evident from the fact that on an average about 70 letters are received daily in this office and about the same number are disposed of and despatched every day.

10. It will thus be seen that the revenue work alone absorbs a good deal of my time which, I think I could, in the interests of the Trust, more profitably devote to the disposal of plots and general management of the Board's Estates, if I could be relieved of some part of the revenue work.

11. For reasons mentioned above, I have to request the favour of your kindly giving this matter your early attention and passing such orders as you may deem necessary for putting the revenue section on an efficient and sound footing."

Proposed by the Chairman, seconded by Mr. Neilson—

"That the Report of the Special Sub-Committee be approved and No. 682. adopted.

2. That a copy of the Sub-Committee's Report together with a copy of para 1 of this Resolution be forwarded to the Board with the request that the recommendations made by the Sub-Committee be approved."

First Amendment—Proposed by Dr. Viegas—

"That the Chief Officer be requested to report—

- (1) What are the duties to be assigned to the proposed post of Dy. Estate Agent.
- (2) What are the qualifications which, in the opinion of the Chief Officer, are necessary for the post.
- (3) What are the duties at present assigned to and performed by the two Senior Assistant Estate Agents.
- (4) Whether there are no men fit in the Department in the opinion of the Chief Officer to perform the duties of Dy. Estate Agent."

The *Amendment* dropped for want of a seconder.

Second Amendment.—Proposed by Sir Vasant Rao, seconded by Mr. Silam—

"That the Board be recommended that the post of Dy. Estate Agent only be filled and the Chief Officer be requested to report whether the Department has suffered by reason of the post of Junior Assistant Estate Agent not having been filled."

The *Amendment* was then put to the vote and was *lost*, there being 6 votes *for* it and 8 votes *against* it.

A poll was demanded by Dr. Viegas.

The following members voted *for* and *against* the *Amendment*.

<i>For.</i>	<i>Against.</i>
1. Sir Vasant Rao	1. Mr. Neilson.
2. Dr. Viegas	2. „ Thomas.
3. Mr. Silam	3. „ Subedar.
4. Mr. Nariman	4. „ Mody.

<i>For.</i>	<i>Against.</i>
5. Mr. Pandit	5. Mr. Horniman.
6. „ Parelkar	6. „ Tairsee.
	7. „ Hunt.
	8. „ Bell.

The Chairman thereupon declared the *Amendment lost*.

The *Original Proposition* was then put to the vote and was *carried*.

20. Re: *Member of Committee—Mr. N. G. Hunt—resignation of membership.*

Read Mr. N. G. Hunt's letter No. H/H., dated 5th February 1929 :—

“As I am sailing for England on the 16th March, I beg to request that you will ask the Bombay Chamber of Commerce to select a representative to take my place.”

Resolved.—“That the resignation be recorded.

2. That the Committee place on record their appreciation of the No. 683. services rendered by Mr. Hunt.

3. That the Bombay Chamber of Commerce be requested to elect a member in place of Mr. Hunt under Section 14 of the Transfer Act.”

21. Re: *Establishment—Engineer's Department—Mr. K. V. Chitre, Clerk—advance from Provident Fund subscriptions to.*

Considered Chief Officer's note, dated 2nd February 1929 :—

“Mr. K. V. Chitre, a clerk in the Engineer's Department, applies for the grant of an advance of Rs. 400 out of his own Provident Fund subscriptions to meet the expenses incurred in connection with illness in his family and has produced a medical certificate.

Mr. Chitre, joined the Trust service on 6th May 1921 and his present pay is Rs. 140 per month.

He has had an advance of Rs. 300 paid in December 1927, out of which a sum of Rs. 90 still outstanding.

His present request is admissible and requires the sanction of the Committee subject to the Board's approval as the last advance has not been fully paid up.

If the advance is sanctioned, the balance of the last advance will be deducted and only Rs. 310 paid to him. The recovery will be effected in twenty equal monthly instalments as usual.”

RESOLUTION No. 684.—SANCTIONED.

22. Re : Tenders for Limewashing chawls and acquired buildings.

Considered Chief Officer's note, dated 9th February 1929 :—

"On the 16th ultimo, the Committee had before them certain tenders for limewashing the chawls and acquired buildings. Consideration was postponed in order that I might enquire of the Development Department as to the cost of limewashing their chawls and also enquire into certain allegations contained in a letter purported to be signed by one Suleman Waheb contractor.

2. On receipt of the letter, I deputed an officer to ascertain whether there was such a person as Suleman Waheb residing at the address given and gave instructions that if he was found he was to be requested to see me. On enquiry, no such person could be found and it was also ascertained on enquiry of the local Postmaster that no such house as "Rashid House" appeared on their records. A registered letter was also sent to address given; this letter has been returned by the Postal Authorities as the addressee is not known. The letter, therefore, appears to be pseudonymous.

3. The specification stipulates that two coats of lime-wash are to be applied. The lowest tenders per 100 square feet are as follows :—

		<i>For Chawls.</i>		
(1) Internal.				Rs. a. p.
	Pydhoni and Parel Divisions	...	...	0 2 8
	Agripada Division	...	...	0 2 6
(2) External.				0 5 6
(Note.—Last year's rates—Internal.)				
	Pydhoni	...	...	0 3 3
	Agripada	...	...	0 3 0
	Parel	...	...	0 3 6

(The external work was done departmentally).

		<i>For Acquired Buildings.</i>		
	All divisions	...	...	0 3 3

(Last year's rates Re. 0-4-3 for one division and „ 0-4-0 for two).

On enquiry of the Development Department, it is ascertained that last year's rates were Rs. 0-3-6 for two coats and Re. 0-2-7 for one and that this year's rates are Re. 0-2-4 and Re. 0-1-1, respectively.

4. The lowest tenderer for chawls is Mr. Dewanchand Kahanchand and for acquired buildings Mr. Dadabhoy J. Contractor. Both these contractors have done similar work for the Development Department and as their work is said to be satisfactory, I recommend that their tenders be accepted."

Proposed by the Chairman, seconded by Sir Vasant Rao—

"That the Chief Officer's note be recorded and the letter purported No. 685. to be signed by one Mr. Suleman Waheb be destroyed.

2. That the tenders of Messrs. Dewanchand Kahanchand and Dadabhoy J. Contractor be accepted."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Silam—

"That the matter be referred to the Works Sub-Committee for consideration and report."

The *Amendment* on being put to the vote was *lost*, there being 3 votes for it and 6 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*.

23.

Re : Tenders for the sale of petty stores at Agripada Stores.

Considered Chief Officer's note, dated 9th February 1929 :—

"Offers were invited for the purchase of surplus petty stores at Agripada Stores from ninety persons known to be dealing in such material and seven have sent in offers. The highest quotations received from them are as under :—

Item No.	Particulars of the Lot.	Approximate Quantity.	Names of Persons whose quotations are highest.	Rate per Cwt.	Total amount of the lot.
		T. C. Q. lb.			
1.	Angle Iron of sizes 3½" x 3½" (½" to ¾") 14' to 35' ...	8 0 6	Mr. Ahmed S. Moloobhoy ...	3 1 3	502 10 9
2.	Do. 4' to 10' ...	1 12 2 7	M/s. Maneckchand Jivraj & Co. ...	2 1 3	67 9 6
3.	Do. 3" x 3" (½" to ¾") 24' to 33' ...	1 6 0 4	Mr. Ahmed S. Moloobhoy ...	3 1 3	80 2 3
4.	Do. 3" x 3" x ¼" 4' to 9'	0 5 3 21	M/s. Maneckchand Jivraj & Co. ...	2 1 2	12 4 9
5.	Do. 2½" x 2½" x (¾" to 1")- 1½' to 7½'	5 2 0 20	Mr. Ahmed S. Moloobhoy ...	3 1 3	314 8 3
	Do. 2" x 2" x ¼" to ½"- 5' to 12'				
	Do. 1½" x 1½" x ¼"- 6' to 12'				
6.	Frames of Angle Iron (3½" x 3½" x ½") and Channel Iron (3" x 1½" x 1½" to ¾") Framed with angle iron and flat Brass (2½" x 2½")	1 18 3 6	M/s. Maneckchand Jivraj & Co. ...	2 1 1	80 3 0
7.	Frames of angle iron and channel iron with pulleys and chains ...	1 5 2 2	Do.	2 0 4	51 10 0
9.	Channel iron 2" x 4" x 2"- 14' to 16' ...	3 1 1 25	Mr. Ahmed S. Moloobhoy ...	3 9 5	220 9 6
10.	Scrap containing bolts, plates, angles, boiler tubes, etc. ...	5 0 1 1	M/s. A. R. Khairaz & Co. ...	1 5 0	131 9 6
11.	Wire rope ½" x ½" dia...	1 7 2 8	Mr. Ahmed S. Moloobhoy ...	4 14 5	135 2 0
			Carried forward...	...	1,596 5 6

Continued from last page.

Item No.	Particulars of the Lot.	Approximate Quantity.	Names of Persons whose quotations are highest.	Rate per Cwt.	Total amount of the lot.
		T. C. Q. lb.			
12.	Skips with or without frames, hoppers, troughs, chutes of different sizes of M. S. Plate ...	7 13 0 18	Brought over ... Mr. Ahmed S. Moloobhoy ...	... 2 9 5	1,596 5 6 396 7 6
15.	Scrap Castings such as old rims (six) of the steam Road rollers, etc. ...	4 0 0 0	Mr. Akberali Dossaji ...	1 14 3	151 4 0
16.	Unused rods M. S. $\frac{7}{8}$ " of standard lengths ...	8 6 3 19	M/s. V. Motiram & Co. ...	5 6 2	860 11 0
17.	Unused rods M. S. $\frac{3}{4}$ " ...	7 11 2 22	Do. ...	5 2 6	782 3 0
18.	Do. $\frac{1}{2}$ " ...	83 11 2 0	M/s. T. F. Haidery & Co. ...	5 1 0	8,461 15 6
19.	Unused flat Bars $1\frac{1}{4}$ " x $\frac{1}{4}$ " of standard lengths ...	1 3 2 2 $\frac{1}{2}$	M/s. V. Motiram & Co. ...	3 4 0	76 7 3
				Total ...	12,325 5 9

These offers are considered reasonable and are, therefore, recommended for acceptance.

In the case of item 18, Messrs. V. Motiram & Co. had quoted the highest rate *viz.*, Rs. 5-2-6 per cwt. for selected M. S. rods $\frac{5}{8}$ " but this quotation though the highest was not in conformity with our conditions and is not, therefore, recommended for acceptance. Messrs. V. Motiram & Co. have now sent in a letter that they quoted through some misunderstanding and that they are now prepared to offer Rs. 5-2-6 per cwt. for the average quality which was a condition of the tender. The conditions of the tender were quite clear and the letter having been received after the tenders were opened cannot be considered."

RESOLUTION No. 686.—ACCEPTED.

24.

Re: Scheme 29, Nowroji Hill Quarry—tenders for.

Considered Chief Officer's note, dated 16th February 1929:—

"By their Resolution No. 186, dated 20th March last, the Committee approved of my proposal to suspend quarrying operation from July 1st in order that the stocks in hand might be reduced. The following statement shows that between 1st April 1928 and 1st February 1929, there had been a reduction of about 46%. The reduction would have been greater had we not removed to this quarry 664 brass obtained from the trench sunk for the ovoid sewer in Scheme 37.

	Stock as on 1st April 1928.		Stock as on 1st February 1929.	
	Quantity : Book-value.		Quantity : Book-value.	
	C. ft.	Rs.	C. ft.	Rs.
Rubble Stones.	72,575	5,625	17,246	1,337
Metal No. 1.	1,19,722	25,591	77,415	16,551
Metal No. 2.	223	31	3,356	463
Metal No. 3.	6,225	735	7,390	873
	Nos.			
Set Stones.	19,921	2,391	Nil	Nil
Other Materials.	...	1,450		217
Total amount		35,823		19,441

The present stock of rubble stones held by us is just sufficient for meeting the Municipal demand for rubble stones. By Committee Resolution No. 146 of 28th February 1928, the Trust has agreed to sell to the Municipality 1500 brass of Rubble Stones during the current year and the quantity remaining to be supplied is 540 brass ; but it is ascertained from the Municipal staff that about 150 brass of rubble stones will be drawn by them up to 31st March 1929.

Moreover, by Committee Resolution No. 560, of the 18th December 1928, this department has agreed to supply to Mr. D. M. Billimoria up to 21st March 1928, 250 brass of No. 2 Metal against which he has bought only 75 brass and we have yet to supply 175 brass. From the above comparative statement, it will be seen that this department holds a stock of only 34 brass of No. 2 Metal and it will be necessary to have rubble stones in stock to turn out No. 2 metal for supply to Mr. D. M. Billimoria.

We have a standing demand for 1500 brass of rubble stones from the Bombay Municipality every year and it is essential that the quarrying work should be started during the current month to meet the demand of our own works, the Municipal works and contracted sales.

2. As the stocks of rubble metal No. 2, are not sufficient to meet the present demand, tenders have been invited and the following six have been obtained :—

	Rs.	a.	p.
(a) Mr. Mahadev Bhao Shinde	26,880	4	2
(b) Messrs Bhelal Patel & Co.	28,541	6	4
(c) Mr. Laxman Mahadeo	32,598	5	4
(d) Messrs. Dahanukar & Sons	35,008	13	4
(e) Messrs. Teju Kaya & Co.	45,619	9	4
(f) Mr. Balkrishna Panduji Banker	59,690	0	0

The tenders are made up of a large number of items but that by Mr. Mahadeo Bhao Shinde is the lowest and it is proposed to accept it.

3. The blasting is proposed to be done departmentally as hitherto. The area is a populated one and these operations require to be carried out with due regard to the safety of life and property."

Resolved.—"That the tender by Mr. Mahadeo Bhao Shinde be No. 687. accepted.

2. That the proposal made by the Chief Officer in para 3 of his note *re*: the blasting operations being carried out departmentally be approved."

25. *Re . Report of financial transactions in January 1929.*

Considered Chief Officer's note, dated 7th February 1929 :—

Fixed deposits :—Rupees 4.25 lakhs out of the surplus cash balances were placed in fixed deposits with the Central Bank of India, Rs. 2.25 lakhs at 6½%, and Rs. 2 lakhs at 6¼% due 28th March 1929 (*vide* Finance Sub-Committee Circ. Nos. 167 dated 10th January 1929, 172 dated 18th January 1929, 174 dated 24th January 1929 and 175 dated 26th January 1929.)

Investment of Sinking Fund Money :—Bombay Improvement Trust Debentures of the nominal value of Rs. 3,50,000 of the 5% loan of 1919 were transferred (at par) from the General Investment Account to the Sinking Fund Investment Account.

Foreign Remittance :—£1,000 (at 1s. 6½d. = Rs. 13,310-3-7) were remitted to London on 26th January 1929 for being credited to Board's current account with the Chartered Bank there."

RESOLUTION No. 688.—RECORDED.

26. In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

"That a holiday on full pay be given to the temporary menial staff of the Trust* on the King's Birthday."

The motion was seconded by Mr. Neilson.

Amendment.—Proposed by Sir Vasant Rao, seconded by Mr. Nariman—

"That the subject matter of the marginally noted proposition be referred to the Establishment Sub-Committee for con-

* That a holiday on full pay be given to the temporary menial staff of the Trust on the King's Birthday." sideration

and report."

The *Amendment* on being put to the vote was *carried*.

It was also *carried* as a substantive proposition.

(*Notes* :—The words "on the King's Birthday" did not appear in the notice of motion originally given and were added with permission.)

27. The following documents were executed :—

(1) *Debentures* :—

Name of Holder.	Year of Loan.	Amount.	New Issued.	Old Cancelled
		Rs.		
Mr. S. Torcatto & Cristina Vas ...	1901	1,000	1	1
Mr. Valjee Ibjee & another ...	1901	1,000	2	2
Mr. Hari Pandurang Deshmukh & another..	1901	4,000	1	3
	1903	3,500	1	5
Mr. Maneckji Dhunjabhoy Petit ...	1903	1,000	1	1
Mr. Phirozsha Rustomji Wadia & another	1912	1,000	1	1
Mr. Rustomji Fakirji and another ...	1913	2,000	1	4
Bai Cooverbai Manekji Mogrela & another	1913	2,500	3	3
Bai Cooverbai M. Mogrela & two others ...	1913	1,000	1	1
Mr. Dhunjabhoy B. Petit ...	1913	2,000	1	2
The Imperial Bank of India ...	1913	11,000	12	12
Mr. Jamnadas Narandas & another ...	1913	3,000	4	6
Total Rs....		23,000	29	41

(2) *Lease and Counterpart to*—(i) Mr. Jaya Raj *re*: Plot No. 209, Suparibaug Estate.(ii) Mr. Jeewandas Morarji *re*: Plot No. 22, Dadar-Matunga Estate.(iii) Mr. Rustomji Ratanji Desai and others *re*: Plot No. 665, Dadar Matunga Estate.(3) Agreement by Mr. Haji Tar Mahomed Sherif *re*: Temporary lease of portion of Cases Nos. 233 & 234, Sydenham Road Estate, Scheme 37.

(4) Acceptance of application for building lease by—

(i) Mr. S. G. Kem *re*: Plot No. 743, Dadar-Matunga Estate.(ii) Mr. V. K. Pansare *re*: Plot No. 744, Dadar-Matunga Estate.

28. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer, under Sec. 22 (r) of the Act.
2. Work orders do do
3. Sale of materials do do

Bombay Improvement Trust.

ESPLANADE ROAD.

Bombay, 5th March 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, this day, at 3 P.M. (B.T.), there were—

PRESENT :

1. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman.*
 2. MR. R. D. BELL, C.I.E., I.C.S.
 3. MR. B. G. PARELKAR.
 4. MR. G. K. BORADE.
 5. MR. H. P. MODY, M.A., LL.B.
 6. MR. B. G. HORNIMAN.
 7. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 8. DR. ACCACIO G. VIEGAS, L.M. & S.
 9. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.
THE SECRETARY.

The minutes of the meeting held on 20th February 1929 were signed.

Before the commencement of the business the Chairman on behalf of the Committee heartily congratulated Mr. R. H. A. Delves, Chief Officer, on the honour of C. I. E. conferred on him by His Majesty, the King-Emperor.

Re : Scheme 5, Dadar-Matunga Estate—Plot 764—lease of—applications for.

Considered Chief Officer's note, dated 1st March 1929 :—

"This plot admeasures about 4260 sq. yards and was reserved as a site for a cinema but there appears to be no demand for it as such. Enquiries having been made as to whether the land could be divided into smaller plots, a plan was prepared shewing how it could be done and applications have now been received for the six plots as shown on the plan.* The particulars of the applications are given below :—

Plot No.	Area in square yards.	Rate per sq. yard.	Annual Rent.	Name of the applicant.
764-A	622	Rs. as. 9 8	Rs. 356	Mr. Manekshaw Sorabji Jalnawalla.
764-B	622	9 8	356	Mrs. Manjeh Jal Daruwalla.
764-C	} 1594	10 8	1,004	(1) Mr. Jehangir Ardeshir Cama and Mr. Jamshed P. Cama, Trustees of the Estate of the late Mr. D. A. Wadia. (2) Mr. Nasserwan H. Poonagar.
764-D				
764-E	} 1422	10 0	852	(1) Mr. Sorabji Ookerji Oomrigar and Mr. Jamshed Sorabji Oomrigar. (2) Mr. Framji Rustomji Homavazir.
764-F				

* Not printed.

2. A pair of semi-detached buildings will be erected on plots 764C and 764D with the front elevation of one composition only by two different parties, who request that two separate leases should be granted to them when the building is completed.

Although there is a combined application for plots 764E and 764F, two separate leases are requested.

The average rate works out a little over Rs. 10 a sq. yard.

The applicants wish to erect buildings for residential purposes only and the conditions on which the applications are based are normal.

The proposed revised lay-out of the plot and the applications for leases, are recommended for sanction."

Proposed by the Chairman, seconded by Sir Vasant Rao—

"That the revised lay-out be sanctioned and the applications for No. 690. leases be accepted."

Amendment—Proposed by Dr. Viegas—

"That the Chief Officer be requested to report whether the price covers the expenditure incurred on these plots."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was carried with one dissentient only.

2. Re : Scheme 53, Foras Road Scheme—site for Byculla Post Office.

Considered Chief Officer's note, dated 28th February 1929 :—

"By their Resolution No. 566, dated 31st October 1922, the Board agreed to sell to the Postmaster General an area of 821 sq. yds. at a rate of Rs. 60 for the erection of a Post Office and Sub-Postmaster's quarters.

2. The sale was subject to various conditions and Government are bound—

(a) not to erect any buildings except such as are in accordance with plans, elevations etc., previously approved by the Trust and in accordance with the 63rd rule ; and

(b) to leave open spaces each 15 ft. in width along the eastern and southern boundaries.

3. The Postmaster General now states that the building area is not large enough for his purpose and he, therefore, asks for permission to build over 5 feet of the open space on the east, thus reducing its width to 10 feet. There is no objection to this, provided the portion of the building to be erected on the extra land does not exceed 20 feet in height and provided further that Government agree to pay a premium amounting to Rs. 1850 and the costs of and incidental to the preparation, registration, stamping etc., the necessary license in duplicate.

4. The Postmaster General also asked for permission to erect a block of latrines on the open space on the south but as this would damage the adjoining land he has already been informed that it cannot be permitted."

Resolved.—"That sanction be accorded to the proposal to build over 5 No. 691. feet of the open space on the east subject to the conditions mentioned in para 3 of the Chief Officer's note.

2. That the action taken by the Chief Officer in regard to latrines on the open space on the south be confirmed."

3. Re Scheme 47, Parel Road Northern—Case No. 87—appropriation of deposit towards payment of arrears of rent and write off of balance of rent due.

Considered Chief Officer's note, dated 28th February 1929 :—

"The building in this case was acquired in August 1918 and was then let on contract to the former owner. The rent is Rs. 161-9-0 a month and has been paid up to the end of October last. The amount due to the end of January is Rs. 484-11-0 and against this we hold a deposit of Rs. 300-0-0.

2. When the building was inspected last month, it was found to be in an unsafe condition and the sub-tenants were, therefore, warned to vacate which some of them did. The contractor requested us to take possession on February 1st and this was done.

3. The occupants of the building were mainly mill hands and the contractor states they had fallen into arrears with their rent. This is probably correct. He asks that the arrears of rent may be remitted and it appears to me to be a case in which some concession should be granted. I, therefore, suggest that the deposit should be appropriated towards the arrears and that the balance of Rs. 184-11-0 should be foregone and written off.

4. Instructions have been given to sell the building for demolition."

Proposed by the Chairman, seconded by Sir Vasantao—

"That the suggestion made by the Chief Officer in para 3 of his note No. 692. be approved."

Amendment.—Proposed by Dr. Viegas—

"That the Chief Officer be requested to report as to whether the Trust Architect failed to inspect the building."

The *Amendment* dropped for want of a seconder.

The *Original Proposition* was then put to the vote and was *carried* with one dissentient only.

4. Re Lalbag Estate—Plots 27 and 28—re-arrangement of building area—sanction for.

Considered Chief Officer's note, dated 28th February 1929 :—

"These two plots were originally leased to the Postmaster General for the erection of a Post Office. Subsequently, and with the consent of the Committee, it was arranged that the Postmaster General should surrender the plots (he having secured another site) and that they should be let at the same rent to Mr. Ravji Sojpal and certain other gentlemen who are the trustees of the temple erected on plot 26.

2. It was the intention of the new lessees to leave an open space between the building to be erected on this land and the temple and their architects have now forwarded for approval a plan^a shewing a re-arrangement of the building area. They propose to leave an open space, nearly 60 ft. in width, between the temple and the new building and there is no objection to granting sanction to the arrangement."

Resolved.—"That the proposed re-arrangement of the building area No. 693. be sanctioned."

5.

Re: Mumbra Sand Contract.

Considered :—

(a) Letter, dated 20th February 1929, from Mr. M. N. Talpade, Vakil, on behalf of Messrs. N. Purshotam and Co. :—

"Under instructions from my clients Messrs. N. Purshottam & Co., I have to address you as follows :—

That on the 18th of October 1927 you were pleased to accept my clients' tender for the supply of 'Dredged Sand' from Mumbra and an agreement to that effect was signed between my clients and your Chief Officer, Mr. J. T. Burge.

That as per the said agreement, my clients have deposited with you a sum of Rs. 3,000 and further they have also supplied you with a certain quantity of sand the value of which is roughly estimated at Rs. 1,800 to 1900. You have thus a security of about Rs. 4,900 from my clients as against the contract.

That *inter alia*, the said agreement provides for a royalty of Rs. 400 per mensem for using the dredger and plot etc. My clients have since the commencement of the agreement paid you regularly this sum up to January 1928, and that since then they have been forced to run into arrears owing to various causes. One of these which worked very adversely to the interest of my clients was that at Mumbra there was a former contractor of the Bombay Improvement Trust, who felt annoyed at this contract being given to my clients, and who commenced intermeddling with the progress of my clients' work in the direction of the fulfilment of the contract, from the very beginning. It is not necessary herein to give the details of the said interference which was sufficiently brought to the notice of your then Chief Officer Mr. Delves, on the 28th of May 1928 and on subsequent dates. Your Mr. Delves is fully aware also of the various attempts made by the said disgruntled contractor to ruin my clients by spreading false rumours with regard to their financial status which was then and is even now satisfactory. Mr. Delves also knows about the strike, or illegal combination which my clients' men working at Mumbra were coerced into and which together with the above causes made it impossible for my clients to pay up your said royalty of Rs. 400 per month till now. Your Mr. Delves is fully aware how my clients' servants—the Pathans—took forcible possession of the dredger and one barge in their strike days and how they made it impossible for my clients to work the dredger in pursuance to the agreement. Mr. Delves knows that my clients got possession of the dredger from the 1st Class Sub-Judge's Court at Thana only in the last week of December and that too, after satisfying some of their illegal demands. My clients do not, as they cannot, make this as any ground for escaping their liability to pay the said amount of royalty for full one year of inactivity owing to the abovementioned various reasons beyond the control of my clients.

It will thus be appreciated by your goodselves as to why my clients were unable to meet some of your indents during the last 2 or 3 months in the year 1928.

That since obtaining possession from the Pathans my clients have been able to take out 150 brass of sand since the 6th of February to date. My clients have already addressed a letter to your Chief Engineer with regard to this and they hope that the Chief Engineer will feel satisfied at the explanation given to you regarding the working of the contract during the last year. They also wish to bring to your notice that they will soon start the painting of the dredger which was delayed so far owing to wrongful possession of same by the Pathans.

My clients beg to bring to your notice one fact in regard to the iron barges mentioned in the schedule attached to my client's tender in respect of the contract in the said agreement. My clients expected, as they quoted for, 3 iron barges to be given to them for use. The barges that you have placed at the disposal of my clients for use are hopelessly useless for the work as there are a number of holes sprung in their sides which make it impossible for them float even. My clients are bringing this fact to your notice with a view to enable you to appreciate their difficulties in carrying out the contract to your entire satisfaction against these and other abovementioned odds.

My clients also wish me to bring to your serious notice the fact that the said contractor who failed to secure this contract from you holds a complete file of the correspondence between your office and my clients with regard to this contract and they feel greatly concerned at the rumour that is spread at Mumbra and elsewhere that you are contemplating cancelling your said contract with my clients. My clients hope that the rumour is baseless. But that if it were true they will request you, if not pray to you, to consider the abovementioned difficulties which they had to face from the very start of the contract and hope that you would forbear taking any such action as is rumoured and would take into consideration one great fact that my clients have been satisfactorily fulfilling all their various contracts with the Municipality of Bombay since the year 1921.

If any interview in connection with this contract is deemed necessary, my clients will be prepared to wait on you at any time you may be pleased to fix for the purpose.

(b) Chief Officer's note, dated 28th February 1929:—

"The Committee have already decided to terminate the contract and the required notice has been given to the contractors.

2. The statement that the contractors' workmen refused to work and took possession of the plant is correct, but they did this because they were not paid their wages.

3. The major portion of the contractors' difficulties appears to be due to the fact that they were not possessed of sufficient capital to finance the work. The remainder is due to the fact that they had had no previous experience of this class of work."

Resolved.—"That Mr. Talpade be informed that the Committee regret No. 694. their inability to comply with the request made by his clients.

2. That the Chief Officer be requested to report through the Works Sub-Committee, on the allegation regarding the complete file of correspondence, contained in the last but one para. of Mr. Talpade's letter, dated 20th February 1929."

6. Re : Scheme 6—Siorn-Hatunga—Labour Camp—unrecovered rent—write off of.

Considered Chief Officer's note, dated 20th February 1929:—

"The tenants of rooms Nos. 509, 43, 457, 82 in 'C' Ward and No. 158 in 'A' Ward of the Labour Camp in Scheme 6, absconded after locking their rooms and without paying the rents due by them. The rooms were broken open in the presence of a punch and the articles found inside were afterwards auctioned. The proceeds realized were Rs. 3-15-0 against the total rent of Rs. 10 due. The sanction of the Committee is required for the balance of Rs. 6-1-0 being written off."

RESOLUTION No. 695.—SANCTIONED.

7. Re : Scheme 47—Gusri Bazar market—Case No. 63—*auction sale of right of collecting rents from 1st April 1929.*

Considered Chief Officer's note, dated 21st February 1929:—

"The right of collecting rents for one year commencing from 1st April 1929 from the above market, was auctioned on the 14th instant.

2. There were nine bidders present.

3. The highest bid of Rs. 610 as rent per month was offered by one Mr. Ahmedbhoj Lalbhoj, as against Rs. 755 for the last year ending 31st March 1929.

4. The offer seems to be reasonable when compared with the last five years' highest offers as shown below :—

Period.	Highest offers in Rupees	Highest bidder's name.
1924-1925.	375	Mr. Karimbhoy Lalbhoy.
1925-1926.	280	Do. do.
1926-1927.	345	Mr. Syed Mukarram Peerzada.
1927-1928.	467	Do. do.
1928-1929.	755	Mr. Ahmedbhoy Lalbhoy.

5. The above offer of Rs. 610 is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 696.—ACCEPTED.

8. Re : Dadar-Matunga Estate—Luxmi Narayan Lane—strip of Trust land measuring about 133 sq yards to be handed over free of cost for the construction of a lane connecting with 40' Trust Road on the South.

Considered Chief Officer's note, dated 22nd February 1929 :—

"The above lane runs almost due north and south through a collection of bungalows situate to the east of the site of the old Matunga Station on the G. I. P. Railway. The bungalows do not belong to the Trust.

2. At its south end, the lane connects with a 40 ft. road constructed by the Trust. The north end is 'blind' being separated from another road built by the Trust partly by land of the Board and partly by property which is privately owned.

3. The Municipal Commissioner is anxious to open out the lane at its north end and has arranged for the privately owned land to be given for this purpose. There remains a strip 80 ft. in length and 15 ft. in width to be acquired for this purpose and as this land belongs to the Trust, the Commissioner asks the Trust to give it free of cost. The area of this strip is about 133 sq. yds. and its value may be put at about Rs. 1,064.

4. The opening of the lane will improve the access to the station from our land and I, therefore, suggest that the land be handed over free of cost on condition that the Trust is not called upon to pay any portion of the cost of construction of the lane. The Commissioner is willing to agree to this condition."

Resolved.—"That the suggestion made by the Chief Officer in para 4 No. 697. of his note be approved."

9. Re : Dadar-Matunga Estate—Plot 616—commutation of ground rent.

Considered Chief Officer's note, dated 26th February 1929 :—

"The above plot is included in the group agreed to be leased to the Zoroastrian Building Society Ltd., who have sub-leased the same to Messrs. Jamsetji Ardeseer Wadia, Bomanji Jamsetji Wadia and Ardeseer Jamsetji Wadia.

2. The completion certificate having been granted the engrossments of the lease and counterpart duly executed by the Society and the leases were ready for being sealed by the Board ; but Messrs. Wadia Ghandy & Co., on behalf of the lessees, now state that their clients wish to commute the ground rent. The rent being Rs. 488 per annum, the commutation amount payable will, therefore, amount to 10,858.

3. There is no objection to the lessees' proposal provided they pay all the Board's costs of and incidental to the preparation of the present engrossments as also of the fresh documents. The lessees have accepted this and the proposal is, therefore, recommended for the Committee's sanction."

RESOLUTION No. 698.—Sanctioned subject to the condition mentioned in para 3 of the Chief Officers's note.

10. Re: Scheme 5, Dadar-Matunga Estate—plot No 358—user of the building on as a dispensary.

The item dropped, as it was not ready.

11. Re: Member of Committee—Mr. R. H. Parker—elected by the Bombay Chamber of Commerce vice Mr. N. G. Hunt, resigned.

Read letter No. 497/76, dated 23rd February 1929, from the Secretary, the Chamber of Commerce, Bombay :—

"With reference to your letter No. MIs. 904/28 of the 8th February 1929, I have the honour to inform you that Mr. R. H. Parker of the Bombay Telephone Company, Limited, has been elected to represent the Chamber on the Bombay Improvements Committee in place of Mr. N. G. Hunt, resigned."

Resolved.—"That the letter be recorded.

2. Mr. Parker be appointed a member of the Finance Sub-Committee." No. 699.

12. Re: Statement of applications for advances from Provident Fund requiring the Committee's sanction.

No.	Name.	Department.	Amount.	Reasons for the advance.
			Rs. a. p.	
1	Mr. J. B. Wadekar, clerk	Estates & Valuation.	* 800 0 0	To meet the expenses in connection with certified operation for appendicitis.
2	Mr. M. K. Rannadhan, clerk.	" "	* 150 0 0	To meet the expenses in connection with sending his family home.

* Balance of the last advances will be recovered before these advances are paid.

RESOLUTION No. 700.—SANCTIONED.

13. Re: Statement showing outstanding reports from the Chief Officer called for by the Improvements Committee and references pending before Sub-Committees.

Statement A.

Showing the Resolutions passed by the Committee asking for reports from the Chief Officer.

(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
217, dated 28th Sept. 1926.	<p>Notice of motion, by Mr. Hoosenally M. Rahimtoola, B.A.:—</p> <p>That the attention of the Chief Officer be invited to the advertisement, dated the 10th September 1926, appearing in the local newspapers inviting applications for the post of the Trust Engineer and he be requested to report at an early date:—</p> <ol style="list-style-type: none"> (1) What are the reasons for the delay of 4 months in issuing the advertisement when the Board's Resolution on the subject was passed on the 17th May 1926. (2) Why the terms have not been placed before the Committee for their approval. (3) Whether he and the Municipal Commissioner have come to any arrangement for the re-organization of the Municipal and Trust Engineering Departments as required by Corporation Resolution No. 1813, dated 12th May 1926. (4) Whether in view of the curtailment of the activities of the Trust such a highly salaried post is necessary, especially as the post of the Municipal Executive Engineer carries a salary of Rs. 1,200—2,000 only, and (5) Whether it would not be advisable to abolish the post or to reduce the salary thereof.
415, dated 13th July 1927.	<p>Establishment—Notice of motion by Mr. Hoosenally M. Rahimtoola—</p> <p>That the Chief Officer be requested to prepare a list showing the names of officers and servants of the Trust on the lines of the Bombay Municipal list.</p>
564, dated 27th Sept. 1927.	<p>Notice of motion by Mr. L. R. Tairsee asking for report, <i>re</i> : action to be taken with regard to write-off of irrecoverable arrears of revenue and pending disposal of this question, the grant of gratuity to the Land Manager be postponed.</p>
341, dated 3rd July 1928.	<p>Notice of motion by Mr. L. R. Tairsee asking Chief Officer to report as to the reason for the delay in the submission of the Administration report for 1926-27.</p>

Committee's Resolution No. and date.	Subject.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the matter regarding the balance sheets referred to in his No. O. A. 10-689, dated 30th March 1928, may be disposed of at an early date.
509, dated 6th Nov. 1928.	Complaint by the tenants of Case No. 408, Scheme 57, regarding increase in rent. The Report to be submitted through the Land Sub-Committee.
572, dated 18th Dec. 1928.	<p>Notice of motion by Dr. Accacio G. Viegas asking the Chief Officer to report within a month at the latest on the following questions:—</p> <ol style="list-style-type: none"> (1) Are there any Government instructions as to the time within which Audit matters have to be disposed of? If so, within what period after their receipt have these to be carried out? (2) Are the irregularities complained of by the Government Audit Department still being allowed to continue? If so, which are the irregularities still allowed to continue? (3) What action has been taken on the complaints regarding (a) excessive staff and (b) utter mismanagement in the Land Manager's Department? (4) How old are these complaints? (5) Has the payment of the late Land Manager Mr. M. S. Bharucha's gratuity not been withheld pending settlement of the complaint referred to in (b) of question (3) above? If so, how long will it take to dispose of this matter? (6) Up to what date have the half-yearly Balance Sheets not been submitted? and up to what date have they been certified by the Government Examiner?
668, dated 20th Feb. 1929.	To report <i>re</i> : lighting arrangements for the old and new Trust Cottages at Matunga.

Statement B.

Showing outstanding references pending before Sub-Committees.
(*Vide* Committee's Resolution No. 197, dated 5th April 1927.)

Committee's Resolution No. and date.	Subject.
Establishment Sub-Committee.	
89, dated 13th July 1926.	Adoption of the Municipal rules and regulations as regards pay, leave, gratuity and provident fund to the Improvement Trust staff.
62, dated 17th Jan. 1928.	Chief Officer's Report, dated 13th January 1928, on the notice of motion by Dr. A. G. Viegas, L. M. & S., re: cost of Management and Establishment.
295, dated 17th May 1927.	Establishment—Engineer's Department—Proposal for reducing the staff due to curtailment of Trust programme of works.
628, dated 8th Nov. 1927.	} Letter No. O. A. 10-431, dated 2nd November 1927, from the Examiner, Outside Audit, re: Temporary Establishment.
430, dated 19th Sept. 1928.	
659, dated 22nd Nov. 1927.	Transfer of the posts of Chageman and Head Fitter on the Engineer's Establishment to the Schedule.
59, dated 17th Jan. 1928.	} Letter No. O. A. 10-541, dated 9th January 1928, from the Accountant General, re: salary of the Trust Architect, Mr. M. Framji.
430, dated 19th Sept. 1928.	} Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Trust Architect's salary referred to in his No. O. A. 10-541, dated 9th January 1928, be disposed of at an early date.
689 dated 20th Feb. 1929.	
	Notice of motion by Dr. A. G. Viegas re: grant of a holiday on full pay to the temporary menial staff on King's Birthday.
Finance Sub-Committee.	
173, dated 29th Mar. 1927.	} Stores in Stock Account—Regularising of short postings made by the Engineering staff on the works.
430, dated 19th Sept. 1928.	} LetterNo. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the Stores in Stock Account referred to in his No. O. A. 10-168, dated 18th June 1928, be disposed of at an early date.
480, dated 23rd Aug. 1927.	
	Audit to be carried out by the Government Auditors—extent of.

Committee's Resolution No. and date.	Subject.
Finance Sub-Committee.—(concl'd.)	
402, dated 7th July 1927.	Write off of irrecoverable rents—Audit objection by the Examiner, Outside Audit.
430, dated 19th Sept. 1928.	Letter No. O. A. 350, dated 5th September 1928, from the Examiner, Outside Audit, requesting that the question of the write-off of irrecoverable rents referred to in his Nos. O. A. 10-369, dated 12th October 1926, and O.A. 10-337, dated 12th September 1927, be disposed of at an early date.
517, dated 4th Oct. 1927.	Letter No. O. A. 10-337, dated 12th September 1927, from the Accountant General, Bombay, <i>re</i> : write-off of rents and Chief Officer's report thereon, dated 28th September 1927.
297, dated 29th May 1928.	Chief Officer's note, dated 21st May 1928, <i>re</i> : return showing demand, recovery and arrears of rents of acquired properties and chawls for the half-year ending 31st March 1927.
519, dated 20th Nov. 1928.	Gratuity to Mr. J. F. Watson—late Trust Engineer—Examiner Outside Audit's letter No. O. A. 10-455, dated 7th November 1928, requesting to withhold the matter until the disposal of Mr. Bird's report.
Works Sub-Committee.	
153, dated 19th Aug. 1926.	Notice of motion by Mr. B. B. Palwanker regarding the construction of two or three room tenements or cottage system blocks for the use of lower-middle classes.
326, dated 31st May 1927.	Sewri Quarry—Profit and Loss account on the working of the quarry for the year 1925-26.
399, dated 7th July 1927.	Septic tanks and filter beds at Dadar-Matunga—further report.
Land Sub-Committee.	
151, dated 19th Aug. 1926.	Notice of motion by Mr. Rajaram K. Vaidya regarding the abandonment of the Worli-Koliwada Scheme.
258, dated 4th May 1927.	Worli-Koliwada Scheme—Letter from Pedro Pawshaw Patil and other Patils of Worli-Koliwada complaining against the provision made in the Trust budget estimate for 1927-28 for the acquisition of properties in.
156, dated 19th August 1926.	Notice of motion by Dr. E. Moses, M.D., regarding improvement of Kamatipura District.
484, dated 23rd Aug. 1927.	Board's Resolution No. 75, dated 12th August 1927, <i>re</i> : notice of motion, dated 12th May 1927, by Messrs. P. G. Sahasrabudhe and 5 others, <i>re</i> : Hindu Maruti temple at Byculla.
115, dated 15th Feb. 1928.	Notice of motion by Mr. P. G. Sahasrabudhe approved under Board's Resolution No. 14, dated 7th February 1928, <i>re</i> : retention of Maruti Temple—Land Sub-Committee to expedite report called for under Committee's Resolution 484, dated 23rd August 1927.
485, dated 23rd Aug. 1927.	Board's Resolution No. 76, dated 12th August 1927, by Mr. P. G. Sahasrabudhe and 5 others, <i>re</i> : temple of 'Mari Ai' at Worli.
113, dated 15th Feb. 1928.	Sewri-Wadala—Case No. 45—retention of liquor shop.
170, dated 13th Mar. 1928.	Representation for reduction of rents of Love Lane Chawls.

Committee's Resolution No. and date.	Subject.
Land Sub-Committee.—(consolid.)	
575, dated 8th Jan. 1929.	Treefoot booth on Plot 150, Suparibaug Road—to report as to who is responsible for the mistake of giving the permission to the tenant in spite of the Board's Resolution in the matter.
532, dated 20th Nov. 1928.	Postwar Chawls—lighting of Staircases etc. (consideration deferred till February 1929).
576, dated 8th Jan. 1929.	Board's Resolution No. 83, dated 14th December 1928, approving notice of motion by Mr. B. G. Parelkar, <i>re</i> : acquisition of Sawri Koliwada.
677, dated 20th Feb. 1929.	Request for reduction of rent by owner of shed at the junction of Paidhoni Road and Sydenham Road.
Special Sub-Committee. (C. R. 105/26.)	
105, dated 20th July 1926. 155, dated 19th Aug. 1926. 158, dated " " "	} Notices of motion by Messrs. Dumasia, Meyer Nissim and Hoosenally M. Rahimtoola, regarding Dharavi Scheme.
257, dated 4th May 1927.	Dharavi Scheme—Letter from the President of the Dharavi Kolis' meeting complaining against the budget provision in 1927-28 for the acquisition of properties in.
433, dated 19th Sept. 1928.	Dharavi Street Scheme—Chief Officer's note on the notice of motion by Dr. A. G. Viegas asking for a report whether any portion of the land included in the Scheme was filled at the request of Government, and if so, on what terms and conditions.
Special Sub-Committee. (C. R. 342/28.)	
342, dated 3rd July 1928.	To consider the question of ways and means to push the sale of plots.

No. 701. Resolved.—" That the statements be recorded.

2. That the Chief Officer be requested to expedite the reports on the various matters.

3. That the first item in Statement A *re*: applications for the post of Trust Engineer, be deleted in future."

14. The following Documents were executed :—

(1) *Debentures*—

Name of holder.	Year of Loan.	Amount.	New issued.	Old cancelled.
		Rs.		
Mr. C. I. X. Fernandes and another ...	1903	500	1	1
Bai Humabai D. Petit and another ...	1906	500	1	1
Mr. M. N. Kuka and another ...	1927	2,000	2	4
Total ...		3,000	4	6

(2) *Acceptance of application for plot No. 764, Dadar-Matunga, by—*

- (i) Mr. Manekshaw Sorabji Jalnawalla *re*: Plot No. 764A, Dadar-Matunga Estate.
- (ii) Mrs. Manijeh Jal Daruwalla *re*: Plot No. 764B, Dadar-Matunga Estate.
- (iii) (1) Mr. Jehangir Ardeshir Cama and Mr. Jamshed P. Cama, Trustees of the Estate of the late Mr. D. A. Wadia, and
- (2) Mr. Nusserwan H. Poonagar, *re*: plot No. 764C and 764D, Dadar-Matunga Estate.
- (iv) (1) Mr. Sorabji Ookerji Oomrigar and Mr. Jamshed Sorabji Oomrigar, and
- (2) Mr. Framji Rustomji Homavazir *re*: Plot No. 764E and 764F, Dadar-Matunga Estate.

15. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22 (1) of the Act.
2. Work orders do do
3. Sale of materials do do
4. Tenancy agreements entered into by the Chief Officer under Section 22 (1) of the Act.
5. Charge receipts of roads etc., handed over to the Municipality

Bombay Improvement Trust.

ESPLANADE ROAD,

Bombay, 19th March 1929.

At an ordinary Meeting of the Improvements Committee, held in the offices of the Trust, Esplanade Road, this day, at 3-30 P.M. (B.T.), there were—

PRESENT :

1. MR. R. D. BELL, C.I.E., I.C.S.
2. MR. B. G. PARELKAR.
3. MR. G. K. BORADE.
4. MR. H. P. MODY, M.A., LL.B.
5. MR. B. G. HORNIMAN.
6. MR. L. R. TAIRSEE
7. MR. MANU SUBEDAR.
8. MR. R. H. PARKER.
9. MR. S. L. SILAM, B.A., LL.B.
10. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
11. DR. ACCACIO G. VIEGAS, L.M. & S.
12. MR. Y. G. PANDIT.

MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

THE SECRETARY.

In the absence of the Chairman, it was—

Proposed by Mr. Tairsee, seconded by Mr. Borade—

“ That Sir Vasant Rao Anand Rao Dabholkar do take the Chair. ”

Carried.

Sir Vasant Rao having assumed the chair, the minutes of the meeting held on the 5th March 1929 were signed.

1. Re: Scheme 47—Case 93—application for lease.

Considered Chief Officer's note, dated 15th March 1929 :—

“ This property is situate close to Byculla station and on the west side of the road. The area is 275 sq. yds. but the shape of the plot is awkward, the depth being only 22' 9" at one end and 40' 4" at the other.

2. The land was let for five years from July 1926 to Mr. Ratansey Bhagwan for the erection of temporary shops. The rent payable was calculated at 6% on Rs. 150 per sq. yd., but the tenant fell into arrears and a suit had to be filed against him for the recovery thereof. Eventually, he sold his interest in the tenancy, including the shed, to Dr. M. F. Bism who some years before had a dispensary in the building which then stood on the land and which was demolished for road widening. The lease will expire in July 1931.

3. Dr. Bism is now desirous of taking a lease for 999 years and if his offer is accepted he will erect on the site a building to be used as a dispensary, shops, a school or hospital and for residential purposes with accommodation for one car.

4. The rent offered by Dr. Bism is calculated at 6% on Rs. 120 per sq. yd. ; he will surrender the remainder of his present lease and pay the new rent as from 6 months after the present building is cleared.

5. I consider that the rent now offered is reasonable and recommend that Dr. Bism's offer be accepted."

RESOLUTION No. 702.—ACCEPTED.

2. Re : Dadar-Matunga Estate—Plot 271—application for lease of, in lieu of Plot 275.

Considered Chief Officer's note, dated 7th March 1929 :—

" By their Resolution No. 551, dated 18th of December last, the Committee accepted an application by Mr. Amichand D. Shah for a 999 years' lease of the above plot at a ground rent calculated at 6% on Rs. 9 per sq. yd.

2. Subsequently, Mr. Shah found the plot too big for his requirements. He, therefore, asked the Committee to allow him to take up Plot No. 275 in its place. This was agreed to by Resolution No. 608, dated the 31st of January 1929,

3. The deposit having been paid, possession was given to Mr. Shah on the 8th of February 1929.

4. It has now been discovered that there is an old well on Plot No. 275, and Mr. Shah, therefore, asks that he may be allowed to take a lease of 271 and to give up 275. There is no objection to this as he has agreed to pay the same rent as is referred to in Resolution No. 551 of 18th of December 1928."

Resolved.—" That Committee Resolution No. 608, dated 31st No. 703. January 1929, be rescinded and the application for the lease of Plot No. 271 be accepted."

3. Re : Lalbaug Estate—Plots 27 and 28—commutation of rent.

Considered Chief Officer's note, dated 7th March 1929 :—

"The building tenants of these plots, Messrs. Ravji Sojpal & others, propose to commute the ground rent.

The annual rent is Rs. 1,532 and the commutation amount is Rs. 34,087 at 22½ years' purchase.

There is no objection to the rent being commuted and, in anticipation of the Committee's sanction, I accepted the cheque for Rs. 34,087 sent by the tenants on the 5th instant and have called upon them to pay the ground rent to the date of commutation."

RESOLUTION No. 704.—SANCTIONED.

4. Re. Mandor-Kolwada Chawls—rents of.

Considered :—

(a) Resolutions passed at a meeting of the tenants of the Chawls on 24th February 1929 :—

"This meeting regrets to note that, though the Improvement Trust Board passed a Resolution that rents should not be increased, the Improvement Trust Committee persists in demanding increased rents which the tenants cannot pay.

2. This meeting is pained to note that though fourteen months have elapsed since the protest of the above tenants, no definite measure has still been arrived at and the tenants have been put to great inconvenience."

(b) Chief Officer's note, dated 6th March 1929 :—

"The Committee's report on this matter will come before the Board at their March meeting."

Resolved.—"That the tenants of the chawls be informed that the No. 705. matter is receiving attention."

5. Re. East Agripada Estate—Peons' Chawls—request for provision of certain conveniences.

Considered :—

(a) Joint petition by tenants, dated 25th February 1929 :—

"We, the undersigned, the tenants of the Bombay Improvement Trust Peon Chawl, Byculla, beg to inform you that number of petitions were presented to your honour to set right the following grievances but to our great surprise it is found that no attention is paid to the above; as the grievances were not set right we had to suffer much during the recent riots, the result of which you can estimate by looking at the cold sight presented on account of the occupants having vacated their lodgings in fear of being molested by the mightier. So, now at least, we trust that your goodselves will be pleased to look into the grievances detailed below and set them right to avoid a heavy loss to the B.I.T. in the form of losing rent if they are vacated.

During the recent riots, we were held up in our houses as stones were being thrown. Further, the adjoining of the building have made it a point to always use the latrines, water pipes and make use of the compound of the chawl as a public thoroughfare, even in the dead of nights. In addition to this, we experience daily so many other minor difficulties which cannot be enumerated herein as they are not worth while.

So, under the circumstances, we request you that necessary steps may be taken such as erecting a compound wall of sufficient height with doorways which can be closed and prevent such people's entrance during odd hours or at least to keep the premises of the building closed."

(b) Chief Officer's note, dated 6th March 1929 :—

"All previous complaints have been attended to.

2. Disturbances took place in the vicinity of these chawls during the recent riots and we had to stop work on the road in front for a few days. The men and women soon returned to work and conditions have been normal for some time."

RESOLUTION No. 706.—RECORDED.

6. Re : Foras Road chawls—request for provision for certain conveniences.

Considered :—

(a) Copy of Resolutions passed at a meeting of the tenants of the chawls held on 9th March 1929, under the Presidentship of Dr. G. Y. Chitnis, Ph.D. :—

"This meeting of the tenants of the Foras Road Improvement Chawls held on Saturday, the 9th instant, in the compound of the said chawls resolves that—

(a) The name of the Foras Road Improvement Chawls be changed to Bellasis Road Improvement Chawls.

(b) The Improvement Trust Committee be requested to supply an adequate number of lights, both in the chawls and in the compound and remove the trouble arising out of the vicinity of the cotton mills.

(c) That the Committee should be requested to evolve measures for providing facilities to children for physical exercise. In the opinion of the meeting, it is absolutely necessary that gymnasium should be immediately started for the purpose.

(d) That the Chawls should be adequately guarded from any possibility of theft occurring in them by putting doors at all the open gates. The Bombay Improvement Committee should be requested to take immediate steps in this direction."

(b) Chief Officer's note, dated 14th March 1929 :—

"Change of name : I see no objection to complying with this request.

2. Provision of lights in compound and buildings : a sufficient number of lamps have been provided in the compound. The question of providing lights in the chawls will come up for consideration shortly.

3. Nuisance from cotton mill : this only affects a few rooms in one of the chawls, and the Agents of the Mill have been asked to do what they can to mitigate it.

4. Physical exercise for children : Swings etc. have already been provided.

5. Possibility of theft : Unless the tenants leave the doors of their rooms open, I do not consider there is any likelihood of thefts being committed."

Resolved.—"That the proposed change of the name of the chawls No. 707. be approved.

2. That as regards the other complaints, Dr. G. Y. Chitnis be informed in terms of the Chief Officer's note."

7. Re : Scheme 37, Sydenham Road Estate—Case 90—representation from Rent Contractor Mr. Shah Amritlal Nagardas

Considered letter, dated 23rd February 1929, from Mr. Shah Amritlal Nagardas, Rent Contractor :—

"I, the undersigned Shah Amritlal Nagardas, a rent farming contractor of your above buildings, most humbly beg to lay the following for your very kind and equitable consideration.

That since about the June of 1927, I am your rent farming contractor and as such, I have all along paid the dues promptly and regularly and would have done so but for the following unfortunate circumstances.

You are, I think, well aware that the whole building was occupied till recently by the mild poor class of the Hindus of the upper class as residential quarters. The said locality of the above premises is full of mawalies and riff-raff of the lowest order. During the mawalies Ra., which prevailed for some time in Bombay, since the 6th instant, the mawalies and the riff-raff committed such indescribable atrocities and cold-blooded murders that the above referred to Hindus could not even stand the sight thereof. The ruffians even went to the length of

threatening them with assault and murder if they raised any alarm. The poor Hindus had to witness the most ghastly sight of murderous assaults and cold-blooded murders without even raising a finger. The tenants had to pass the days and nights under the constant fear of being murdered till rescued by some philanthropic gentlemen. After these tenants had left for the security of their lives, leaving their property to the mercy of the said ruffians, the mawalies grasped the opportunity and broke open some rooms and rifled away good many valuable things from the rooms. Owing to the terror rightly caused to these tenants and being always under the Damocles sword of riff-raff murdering them, almost all the Hindu tenants have left and vacated the premises, even without informing me, much less I should think of a month's notice.

Almost all the tenants who have vacated as above are not likely to be traced and most of them would refuse to pay the rents for the months of Maha and Fagan. Over and above that, some of the tenants were also in arrears of some months' rents and it will be very difficult to realise the rents from them. Under such circumstances, I will suffer heavily from the default of Hindu tenants.

So far as the Mahomedan shop-tenants are concerned, some of them are very hard nuts to crack and being already in arrears, they will, as I apprehend, now not care to pay to a mild Hindu the said arrears, much less the rents that are to accrue hereafter.

The contract has run only for a period of about one year and a half and I have to pay Rs. 150-0-0 as stamp for the agreement.

Under the above circumstances, I have to appeal to you most fervently to consider my case justly and equitably and to compensate me in the way that may seem best to your good self, for which just and kind act, I will ever remain."

RESOLUTION No. 708.—Forwarded to the Chief Officer for favour of report.

8. Re. Dadar-Matunga Estate—Plot 511—surrender.

Considered Chief Officer's note, dated 6th March 1929 :—

"This plot was agreed to be leased to Mr. Nusserwanji J. Boga at a ground rent of Rs. 1,200 per annum. Rent accrued on June 1st 1922.

2. Mr. Boga resides in the Punjab and has been advised by his doctor not to live in Bombay as he had hoped to do when he retired from business. He is now 62 years of age. In these circumstances, Mr. Boga asks to be relieved of his liability to build on the plot. If the Committee will agree to this, he is willing to pay rent up to the date of surrender, to forfeit the whole of the deposit (Rs. 3,000 in 4% loan 1960-70) and the interest accrued thereon and to pay the costs of and incidental to the surrender.

3. This is one of a group of fourteen plots taken up by various Parsis, of whom four have already surrendered. The tenant of Plot No. 520 has also submitted a similar application.

4. In the circumstances, the request is recommended for sanction."

Resolved.—"That the consideration of the matter be postponed for **No. 709.** 3 months and, in the meantime, the Chief Officer should ask the building tenant to find a substitute."

9. Re : Dadar-Matunga Estate—Plot 520—surrender.

Considered Chief Officer's note, dated 6th March 1929 :—

"This plot was agreed to be leased to Mr. M. N. Gobhai at a yearly ground rent of Rs. 1,208.

2. Mr. Gobhai died in July last and his widow requests that she may be relieved of her liability to build.

3. The deposit amounts to Rs. 2,400, four per cent. loan 1934-37, together with interest accrued thereon.

4. I recommend that Mrs. Gobhai be permitted to surrender on condition that she agrees—

- (a) to pay rent up to the date of surrender,
- (b) to forfeit the deposit including accrued interest, and
- (c) pays all costs of and incidental to the preparation etc. of the surrender."

Proposed by the Chairman, seconded by Mr. Tairsee—

"That the recommendation made by the Chief Officer be approved
No. 710. subject to the conditions specified in para 4 of his note."

Amendment.—Proposed by Mr. Subedar, seconded by Dr. Viegas—

"That consideration of the matter be postponed for 3 months and in the meantime, the Chief Officer should enquire regarding the financial position of the party."

The *Amendment* on being put to the vote was *lost*, there being 3 votes *for* it and 6 votes *against* it.

The *Original Proposition* was then put to the vote and was *carried*, there being 9 votes *for* it and 2 votes *against* it.

10. *Re: Report of Financial Transactions in February 1929.*

Considered Chief Officer's note, dated 12th March 1929:—

"Fixed deposit.—Rs. 75,000 were placed in the Fixed Deposit with the Central Bank of India, Ltd., at 6½% due 28th March 1929 from surplus cash balances (*vide* Finance Sub-Committee Resolution No. 111, dated 25th February 1929)."

RESOLUTION No. 711.—RECORDED.

11. *Re Dadar-Matunga Estate—Plot 622—motor garages on.*

Considered Chief Officer's note, dated 14th March 1929:—

"The lessee of the above plot proposes to erect four motor garages and two washing places as shown on the plan*.

There is no objection to permission being granted, as a special case, to the erection of four garages on the usual normal conditions contained in Trustees' Resolution No. 296 of 27th September 1918, and on further condition that the lessee agrees to pay additional ground rent at Rs. 25 per annum for every 100 sq. feet covered by the first garage and at Rs. 50 per annum for every 100 sq. feet of land covered by the other three garages.

There is also no objection to the construction of two washing places subject to there being only a small bund wall in front and a strip 5 feet in width being paved on the sides."

RESOLUTION No. 712.—SANCTIONED.

12

Re : Sale of Metal No. 1 and 2 from Sewri Quarry.

Considered Chief Officer's note, dated 15th March 1929 :—

"An offer has been received from Mr. Nenshi Monji for the purchase of 500 brass of Metal No. 1 and 100 brass of Metal No. 2 subject to the following conditions :—

- (1) That Mr. Nenshi pays for the whole quantity of 500 brass or more of Metal No. 1 and removes the same within four months ending 19th July 1929.
- (2) Metal No. 1 will be delivered on payment in advance at the sanctioned rate to the public, namely, Rs. 26 per brass and if Mr. Nenshi pays for and removes the whole quantity of 500 brass or more within the period of four months mentioned above, the Trust will give a rebate of Rs. 3 per brass for the actual quantity removed by him.
- (3) That the Trust will also sell to Mr. Nenshi about 100 brass of Metal No. 2 at Rs. 17 per brass provided, however, the delivery of Metal No. 2 will be given after he has removed at least 100 brass of Metal No. 1 in the first instance and the whole quantity of 100 brass of Metal No. 2 must be removed within the period of four months above mentioned.

No rebate whatsoever will be given for Metal No. 2.

- (4) Mr. Nenshi will pay an initial deposit of Rs. 500 which will be forfeited if the whole quantity of 500 brass of Metal No. 1 is not paid for and removed within the prescribed time.

The offer is fair and is recommended for acceptance."

RESOLUTION No. 713.—ACCEPTED.

13.

Re : Sale of lorries.

Considered Chief Officer's note, dated 15th March 1929 :—

"Mr. Nandlal Ramdas, contractor and supplier, has submitted an offer for the purchase of five 5-Ton Berliet lorries. The particulars of the lorries and the price offered are given below :—

Lorry No.	Date of purchase.	Purchase price.	Price fixed on re-valuation on 31-3-1929.	Price offered.
		Rs.	Rs.	Rs.
535	April 1921	13,684	3,000	1,900
537	Do.	13,684	3,000	1,900
542	Do. ...	13,684	3,000	1,900
544	Do.	13,684	3,000	1,900
541	Do. ...	13,684	2,500	1,600

2. The offers for the first four lorries are fair and are recommended for acceptance. The offer of Rs. 1,600 for lorry No. 541 is too low and is not, therefore, recommended."

Resolved.—" That the recommendation made by the Chief Officer No. 714. be approved."

14. Re : Scheme 4, Gamdevi Estate—Case 7—laying of water-pipe under the passage in.

(File No. Mis. 995/28-29.)

Considered Chief Officer's note, dated the 14th March 1929 :—

"Messrs. Daruwalla Bros. have requested permission to lay a water-pipe in the passage under the above Case as shown on the plan.*

2. There is no objection to granting a revocable license on the following conditions :—

1. The work is carried out and maintained to the satisfaction of the Trust Engineer.
2. The ground is restored and maintained to the satisfaction of the Trust Engineer when laying, repairing or removing the service pipe.
3. No sewers and drains are interfered with.
4. Any damage that may be caused to the Trust property or to that of their lessees by their operations shall be made good at their cost.
5. A nominal rent of Re. 1 per annum is paid in advance to the Board.
6. The said service pipe is removed at any time on three months' notice from the Board.
7. The cost of the preparation of the necessary deed of license and duplicate is borne by them."

Resolved.—That a license revocable at the will of the Committee be **No. 715.** granted permitting the laying of the water pipe on the conditions mentioned in para 2 of the Chief Officer's note."

15. Re : Statement of applications for advances from Provident Fund requiring the Committee's sanction.

No.	Name.	Department.	Amount.	No. of instalments for recovery.	Reasons.
1.	Mr. N. K. Mayekar, Clerk.	Secretary and Chief Accountant.	185 0 0†	20	To meet the railway expenses for sending his wife home.
2.	Mr. C. K. Sundram, Clerk.	Engineer.	250 0 0†	20	To meet the expenses in connection with the certified illness of his dependent mother.
3.	Mr. P. R. Sobrinho, Senior Clerk.	Secretary and Chief Accountant.	1,000 0 0	Subject to Rule 14 of the Provident Fund Rules.	To make arrangements for putting up a cottage, etc., on his plot at Sahar, Salsette.

† The balances of the previous advances will be deducted, when the present advances are paid.

RESOLUTION No. 716.—SANCTIONED.

* Not printed

16. Re : Establishment—Estate Agent—Mr. A. K. Dadachanji—extension of leave.

Considered Chief Officer's note, dated 14th March 1929 :—

"The leave granted to Mr. A. K. Dadachanji, under Committee Resolution No. 678, dated 20th February 1929, expired on the 12th instant. He saw me this morning and applies for the grant of an extension of leave up to 25th May 1929, as he intends going out of Bombay shortly. The extension of the leave asked for is recommended."

RESOLUTION No. 717.—SANCTIONED.

17. Re : Board's Resolution No. 111, dated 12th March 1929, re : Estates and Valuation Department—Deputy Estate Agent and Junior Assistant Estate Agent—filling the posts of.

Considered excerpt from Board's proceedings, dated 12th March 1929, containing their Resolution No. 111 of that date :—

"Considered Committee Resolution No. 682, dated 20th February 1929, re . Estates and Valuation Department—filling of the posts of Deputy Estate Agent and Junior Assistant Estate Agent.

Proposed by the Chairman of the Committee, seconded by Dr. Mistry—

'That the recommendations made by the Special Sub-Committee be approved.'
No. 111.

Carried by a large majority."

RESOLUTION No. 718.—Referred to the Establishment Sub-Committee for submitting proposals for appointment to these posts.

Department.	Head of Account.	Revised Estimate.	Amount to be spent during the year.	Excess.	Head from which transferred.	Reasons for Excess Expenditure.
		Rs.	Rs.	Rs.		
Engineer ...	General Account Expenditure. Parel Estate Schedule 'C' Land ...	150	155	5	Surplus Cash Balance.	Adjustment for work done by Workshop for repairing a storage tank.
Engineer and Valuation.	Chawls—Permanent— Scheme 6, Staff Quarters 2-Room tenements and new cottages } ...	1,250	1,339	89	"	Adjustment on account of rent free occupations.
, ...	S. P. Sheds— Scheme 3, Mabalaxmi and Chaupati ...	1,800	1,866	66	"	Do. do.
Engineer ...	Administrative Offices ...	12,517	13,217	700	"	Provision of expanded metal windows and lights in the Land Acquisition Office and payments of Insurance charges.

Continued from last page.

Department.	Head of Account.	Revised Estimate.	Amount to be spent during the year.	Excess.	Head from which transferred.	Reasons for Excess Expenditure.
		Rs.	Rs.	Rs.		
	Municipal Rates and Taxes.					
	Other Lands and Buildings—					
	Scheme 3, Sandburst Road and 2-Room tenement	9,100	10,050	950	Surplus Cash Balance	Payment of Municipal Taxes.
	Chawls—Permanent—					
	Scheme 1, Agripada, 4 Blocks ...	2,700	3,736	1,036	"	
	" 6, Staff Quarters, 2-Room tenements	4,700	4,828	128	"	
	S. P. Sheds—					
	Scheme 32, East Agripada ...	3,500	3,539	39	"	
	Schedule 'C' Lands Flats ...	758	1,721	963	"	
	" Willingdon Lines and Garden ...	Nil	8	8	"	

RESOLUTION No. 719.—Sanctioned subject to the sanction of the Board to the grants referred to being made by transfer from Surplus Cash Balance.

19. The following documents were executed :—

(1) *Debentures*—

- (i) Two debentures in favour of Mr. Samaldas Purbhudas and others of the loan of 1904 for Rs. 1,000 in lieu of two cancelled,
- (ii) One debenture in favour of Mr. Krishnaprasad C. Desai of the loan of 1913 for Rs. 1,000 in lieu of two cancelled,

(2) *Lease and Counterpart to*—

- (i) Mr. Framji Edulji Cooper, *re* : Plot No. 8A, Kolbhatwadi Estate,
- (ii) Mr. Ardeshir Edulji Cooper, *re* : Plot No. 8B, do.
- (iii) Bai Bachubai Pestonji Tadiwala and others, *re* : Plot No. 747, Dadar-Matunga Estate,
- (iv) Mr. Veerji Peraj and others, *re* : Case No. 110, Scheme 47, Parel Road North Estate.
- (3) *Agreement by* Bai Aishabai Haji Ahmed, *re* : Case No. 245, in Scheme 5, Dadar-Matunga Estate.

20. The following papers were laid on the table :—

1. Purchase orders sanctioned by the Chief Officer under Section 22(1) of the Act.
2. Work orders do do do do.
3. Sale of Materials do do do do.
4. Charge receipt of roads, etc., handed over to the Municipality.
5. Government Resolution, Revenue Department, No. 8878, dated the 22nd February 1929, *re* : increased scale of pay to Garden Supervisor, Mr. M. V. Keikar, from 1st March 1928.

Bombay Improvement Trust

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5	Dadar-Matunga.
6	Sion-Matunga (also Dadar-Matunga North).
7	Colaba Reclamation.
8	Mandvi-Koliwada.
9	Sankh Street.
10	Plot South of Crawford Market.
11	Agripada (West).
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14	Nagpada Police Accommodation.
16	Wodehouse Road Police Accommodation.
17	Duncan Road " "
18	Shepherd Road " "
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20	Wellington Lines.
21	Wodehouse Road.
22	Hornby Road.
23	Connaught Road Police Accommodation.
24	Princess Street " "
25	Gamdevi " "
27	Mathew Road.
29	Nowroy Hill.
30	Souter Street extension westwards.
31	Parel (Lalbaug and Suparibaug).
32	Agripada, East.
33	Bhatwadi.
34	Lamington Road Police Accommodation.
35	Sandhurst Road West Police Accommodation.
36	Lamington Road.
37	Sydenham Road.
39	Sandhurst Road East Police Accommodation.
40	Byculla Police Accommodation.
41	Undria Street.
42	Spring Mills Poorer Classes Accommodation.
43	Parel Road (Central).
44	Maharbaudi Police Accommodation.
45	Palton Road " "
46	Naigaum " "
47	Parel Road (Northern).
48	Mahim Police Accommodation.
49	Nepean Sea Road Reclamation.
50	Mazagon Road.
51	Century Mills Poorer Classes Accommodation.
52	Worli.
53	Foras Road.
54	Kolbhatwadi.
55	Churchbunder Road Police Accommodation.
55A	Mazagon Police Accommodation.
56	Dharavi.
57	Sewri-Wadala.
58	Worli Extension.
59	Sewri-Koliwada.
60	Naigaum.
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BOMBAY IMPROVEMENT TRUST

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" "	Held on 10-7-28— ...Dr. S S Bathwalla asked to preside in the absence of the President	108
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Board's orders	Information from subordinate officers of various Trust departments	...	82	175
" "	Outsiders, employment of—	...	29	61
" "	Rules framed by Corporation for appointment of officers	...	84	176
C				
Chawls (prewar)	Rents of— ...Report No. 3 of the Land Sub-Committee dated 9-5-28 approved under C. R. 287/28-Board decide not to increase rents and to rescind C. R. 672/27 so far as it relates to increase of rents, etc	...	47	112
Counsel's opinion	Section 17 of the Act— .. Legal aspect of—	...	37	88
" "	" " (C. R. 403/28)	...	71	156
" "	Contributions to Provident Fund, etc—	...	89	191
D				
Dadar-Matunga Estate (Scheme 5)	Letter dated 6-6-28 from the President of a public meeting of the residents of Dadar-Matunga and Dadar Parsi Colony for redress of certain grievances, etc.—	...	50	123
" "	Paving of a portion of footpath bordering on the north and west of the site leased to Government for Preventive Officers' quarters (C. R. 401/28)—	...	66	155
" "	Provision of two gardens in (C. R. 541/28)—	...	91	194
" "	Provision for paving footpaths in front of completed buildings (C. R. 556/28)—	...	91	194
" "	Provision of water connections to the recreation grounds in (C. R. 597/29)—	...	91	194

Heading.	Subject of Resolution.	T. R.	Page.	Comple- tion No.	
D					
Dadar Matunga Estate (Scheme 8)	Provision of electric lights... in passages, staircases, etc. in the 3 room tenements (staff quarters) at Matunga (C. R. 436/28)—	Transfer of amount set apart for extension of sewage disposal works at Matunga sanctioned to meet cost	66	155	48/2
" "	Urinal, coffee-shop, etc. near plot 807, proposed location of—	C R 418/28 on Report No 2 of the Special Sub-Committee (C R 265/26) dated 14th August 1928 recorded and Mr. Gustad Khodadad Kuchabogi be informed accordingly	57	131	39/2
E					
Establishment	Chief Officer—	...Counsel's opinion re eligibility for Provident Fund, etc.—Government to be requested to amend the Act	40	96	H. F.
"	"	... G L G. D. No. 512/6555A dated 11th July 1928, consideration postponed ... ..	...	137	"
"	"	... referred to Improvements Com- mittee for report	59	139	"
"	"	... Joint opinion of Counsel (C R. 565/28)	89	191	"
"	"	... Appointment of (C R. 632/29)—Board to select candidate as per rules adopted under T R 84/28	88	190	"
"	Delves, Mr. R. H. A.—	...Appointed additional member on the Back Bay Layout Committee—G R D D. No S B 362 dated 21st February 1928—recorded	35	76	49/3
"	"	... Joint opinion of Advocate General and Sur Chhmanlal Setalvad recorded and sanction to grant of motor car allowance... ..	89	191	1
"	"	... Expiry of the term of office on 5th May 1929—Committee to put up proposals for filling the post	74	158	H. F.
"	"	... Grant of leave on full average salary from 27th February 1929	75	159	"
"	"	... Reappointment for a further period of 3 years, etc ... ..	...	200	"
"	"	... Congratulated on being awarded a C I E. in the New Year's honours list ... ..	...	205	"
"	Rules framed by the Corporation for the appointment of officers to be adopted by the Trust mutatis mutandis—	...Notice of motion by Mr. R. K. Vaidya	84	176	161
Engineer's Department.	Particulars of work done and proposed to be done by certain officers of the Engineering Department and expenses incurred and to be incurred therein during the 1st and 2nd six months of the year—	... " Dr. A G Viegas (T. R. 110/27)—Chief Officer's report dated 25th June 1928—recorded	49	121	"
Estates and Valuation Department.	Estate Agent—Dadachanji, Mr. A. K.—	...Extension of service for 1 year (C R. 679/28-29)—sanctioned	110	213	H. F.
"	Dy. Estate Agent—	...Dr. Viegas' notice of motion on Chief Officer's proposal to fill up the post of— Board strongly disapproves the bringing of outsiders over the heads of officers already in service	29	61	161
"	"	...Dadachanji, ..To act as Estate Agent during the absence of Mr. J T Burge	34	73	H. F.
"	"	...Appointment of Mr T H Bird as (C R. 217/28)—ruled out of order under Rule 13 of the Procedure Rules ... ..	...	75	H. F.
"	" and Junior... Assistant Estate Agent, filling up posts of—	...Notice of motion by Dr A. G Viegas	64	147	161
"	"	...Recommendations made by the Special Sub-Committee (C R. 682/28-29)—approved	111	213	Pending
Secretary and Chief Accountant's Departments	Secretary and Chief Accountant—Gorwalla, Mr C. P.—	...Services to be extended till 12th November 1930 or if earlier till date of amalgamation of the Trust with the Municipality (C R 344/28)—ruled out of order ... ..	...	119	"
"	Chief Accountant—	...Reappointment as (C R 421/28)—recorded and Mr. Gorwalla's services to be returned to Government	60	140	"
"	"	...C. R. 490/28 recommending the appointment of Mr. N. T Chawathey, Dy. Sec. and Acctt. as—approved	65	150	"

Note.—H. F.—Hand File.

Heading.	Subject of Resolution.	T. R.	Page.	Complia- tion No.
Q				
Government Resolu- tion.	Development Department, ...Rs : Appointment of the Chief Officer as an No. S B 362 dated 21st additional member on the Back Bay February 1928— Layout Committee ...	35	76	47/2
Gratuity	... Revision of rules in respect ...Proposed amendment of Rule 5 (1)sanction- of permanent and tempo- ed rary service—	39	94	86
"	... Applications for payment of...C R 419/28 recorded and payments made —to be submitted to the by the Committee confirmed ... Board—	69	153	161
H				
Hindu Temples	... Statement of—demolished...Recorded in Trust Schemes (T. R. 77/27)—	41	98	"
I				
Improvements Com- mittee.	Election of 6 Trustees under...Appointment of Polling Officer and Scruti- Section 13 in place of those neers retiring under Section 12 (2) of the Act—	30	66	157
"	" " ...Result of election announced by the Presi- dent	"	67	"
"	... Election of member under ...Appointment of Polling Officer and scruti- Section 14 vice Mr. N. M. neers Dumasia resigned—	87	189	"
"	" " .Election of Mr. B G Parelkar announced by the President	"	190	"
K				
Kolbhatwadi Estate (Scheme 54).	Paving of footpath in front...Transfer of money from amount set apart of plot 13 (C. R. 366/28)— for Scheme 43, Parel Road Central, pavement of footpaths—sanctioned ...	66	155	48/2
L				
Loan	... Rs 20 lakhs of 1928-29— ...Raising of loan (C. R. 416/28)—considera- tion postponed	"	132	H. F.
"	" " ...Recommendations sanctioned. ...	58	135	"
"	" " ...C. R. 503/28—recorded ...	73	158	"
Love Lane (Scheme 62).	Chawls, lighting of (C. R. ...Transfer of money from amount set apart 362/28)— for Chandanwadi chawls in Scheme 2—sanctioned.	66	155	48/
M				
Mabaluxmi (Scheme 66).	Maintenance of S P sheds... " " " " at (C. R. 510/28)—	66	155	"
N				
Narasimham, Mr. E. L.	Overseer (retrenched)— ... Application for reinstatement and grant of full leave, etc.—Committee competent to deal with the matter	36	75	H. F.
Notice of motion by Trustee.	Batlwala, Dr S.S.— ... Re Inconvenience caused to the residents of Doming Lane at Sion by dim lighting with kerosine oil lamps, etc.—carried ...	53	127	16
"	" " ... Re Uneven and imperfect levelling of Dom- ing Lane, etc.	54	127	"
"	" " ... Chief Officer's note dated 6th August 1928—recorded... ..	77	171	"
"	" " ... That the Chief Officer be requested to report as to whether the public water tap in Doming Lane belongs to the Trust, etc.	55	128	"
"	" " ... Chief Officer's note dated 6th August 1928—recorded	78	172	"
"	" " ... Re Insufficient number of public latrines at Bhandarwada, Sewri, etc.—carried ...	56	128	"
"	" " Hirjibehedin, Mr. E. R.— ... That the Board are of opinion that it is not desirable that Trustees* should go to subordinate officers of various Trust Departments for obtaining any informa- tion, etc., carried... ..	82	175	"
"	" " ... Counsel's opinion to be taken as to the correctness of President's ruling on Dr. Viegas' notice of motion moved at the Board meeting on 2nd November 1928 —lost	"	178	"

Note :—H. F. =Hand File.

Heading.	Subject of Resolution	T. R.	Page.	Complation No.
N				
Notice of motion by ... Parelkar, Mr. B. G.— Trustees.	... Re. Provision of proper amenities on municipal lines in the recreation grounds on the Suparbang Estate opposite King Edward Memorial Hospital—carried ...	62	142	161
" " " "	... Re Keeping the tram track between Dadar and Lalbaug clear of weeds etc.—carried..	63	143	"
" " " "	... Re Grant of certain concessions to the Kolis displaced by the acquisition of Sewri Koliwada—carried ...	83	175	"
" " " "	... Re Substitution of old kerosene oil lamps on roads by gas or electricity wherever facilities for same exist—carried ...	85	176	"
" " " ... Sahasrabudhe, Mr. P. G.—	... Re Work Koliwada—dropped for want of a seconder ...	...	106	"
" " " ... Valdiya, Mr. R. K.—	... Re: Adoption by the Trust mutatis mutandis of the Rules framed by the Corporation for appointing officers—amendment of Mr Chandavarkar carried ...	84	176	"
" " " ... Viegas, Dr. A. G.—	... Re Filling up of post of Dy Estate Agent on Rs. 1,200—1500 plus conveyance, allowance, etc—carried ...	29	61	"
" " " " "	... Re Rate of rent per 100 sq ft charged to Government for Land Acquisition Office—lost ...	...	106	"
" " " " "	... Re Efforts to be made to reduce expenditure on establishment etc—carried ...	48	115	"
" " " " "	... That funds should not be diverted in maintaining the Trust as a separate body etc—withdrawn ...	...	116	"
" " " " "	... Re Creation of new post and filling up of vacant posts, etc., pending the taking over by the Corporation of the Trust Administration—ruled out of order ...	...	116	"
" " " " "	... Re Necessity of filling up posts of Deputy Estate Agent and Junior Assistant Estate Agent—amendment of Mr. Baman Behram carried ...	64	147	"
" " " " "	... Re: Work to be done by the proposed Secretary and done by the Chief Accountant and the other staff etc., for the last 6 months—ruled out of order... ..	...	163	"
" " " " "	... Re Reduction in the number of officers in the Secretary and Chief Accountant's Department—lost ...	...	164	"
" " " " "	... Re Giving of 6 months' notice to terminate services of such officers as are on agreement with a view to effect economy, etc.,—lost ...	...	165	"
" " " " "	... Re Disposal of audit objections—amendment of Mr. Chandavarkar carried ...	86	177	"
" " " " "	... Re. Asking the Chief Officer to report why applications received for post of Engineer had not been submitted to the Board for final orders—lost ...	...	177	"
" " " " "	... Asking for report on the complaint made by the Government Audit Department why the standards fixed for Cost of Management and Establishment had lately been exceeded, etc—lost ...	...	181	"
" " " " "	... That the Chief Officer and the Improvements Committee be requested to report within a month as to why audit objection in respect of collection work in the Estates and Valuation Department, had not been disposed off, etc—lost ...	...	181	"
" " " " "	... That the Chief Officer and the Improvements Committee be requested to report within a month at the latest the reasons for the rise of percentage of total amount written off to the total amount of temporary revenue recoverable, etc—lost ...	...	181	"
" " " " "	... Re Work done by the superior staff of the Engineer's Department during the past 6 months and likely to be done in the next 6 months—lost ...	...	182	"
" " " " "	... Re Filling up post of Secretary, etc—lost ...	...	185	"
Nowroji Hill Estate ... (Scheme 29).	... Cost of independent water-connection to the playground in (C. R. 490/28)—	66	155	48/2
" " " "	... Maintenance of the northern recreation ground (C. R. 454/28)—	66	155	"

Heading.	Subject of Resolution.	T. R.	Page.	Complian- tion No.	
S					
Suparibang Estate (Scheme 31).	Recreation ground on the ... Suparibang Estate oppo- site King Edward VII Me- morial Hospital, provision of amenities for—	Notice of motion by Mr. B. G. Parekar ...	62	142	161
"	Tram track between ... Lalbang and Dadar to be kept clear of weeds—	" " " " " " ...	63	143	"
"	Treefoot booth on Trust ... land in plot 150	Protest against location by the residents of Trust chawls at Chorgully and Chamber- bagh—referred to Committee for report ...	79	172	
"	Playgrounds, provision of ... water connections for (C. R. 398/29)—	Transfer of amount set apart for repairs to footpaths on both sides of Suparibang, etc., to meet cost ...	91	194	103/2
Sydenham Road Estate (Scheme 37).	Road included between ... Sandhurst Road and Mas- jid Bander Road, lighting of a portion of (C. R. 351/28)	Transfer of money from the amount set apart for road works in Scheme 37 to meet cost ...	66	155	48/2
"	Chawls, provision of ... lights in the compound of (C. R. 471/28)—	Transfer of money from the amount set apart for Chandanwadi chawls, in Scheme 2 to meet cost ...	66	155	"
"	Carriage ways, maintenance... of (C. R. 426/28)—	Transfer of money from the amount set apart for extension of sewage disposal works at Matunga, in Scheme 5 to meet cost ...	66	155	"
"	Case 235, repairs to build- ing in (C. R. 404/28)—	Transfer of amount set apart for Chandan- wadi chawls in Scheme 2 ...	...	152	"
T					
Transfer Act (Trust) 1925.	Section 17—	Joint opinion of Sir Chimanlal Setalvad and Mr. B. J. Desai to be obtained on the legal aspect of—	37	88	70/1
"	"	Joint opinion (C. R. 403/28)—recorded ...	71	156	"
"	"	21 (4) re : quorum at Sub- Committee meetings, amendment of—	70	156	Pending
Trustees	Bolo, Rao Bahadur S. K.—	Congratulated on being created a Rao Baha- dur ...	...	205	157
"	Sir Carrimbhoy Ebrahim, ... Bart,	Passing of condolence resolution on the death of—and adjournment of meeting ...	28	59	"
"	Master, Dr. Dinsha B. P. ...	Priority given to Dr. Viegas' condolence resolution on the death of—and passed ...	45	108	"
"	"	Letter of thanks from Mrs. Dinsha Master for the condolence resolution—recorded ...	61	142	"
"	No information to be obtain- ed by—from subordinate officers of various Trust departments	Notice of motion by Mr. E. R. Hirjibehdn... ...	82	175	161
W					
Wadke, Mr. B. P.—	Late Sub-Engineer (retrea- ched)	Representation dated 31st March 1928 and letter dated 10th February 1928—considera- tion postponed till receipt of joint opinion on the legal aspect of Section 17 of the Act... ...	38	93	H. F.
"	"	Papers recorded ...	72	158	"

Notes.—H. F.—Hand File.

Bombay Improvement Trust.

Bombay, Monday, 2nd April 1928.

At a Special meeting of the Board called in pursuance of a requisition received under Sec. 9 (2) (b) of the Act, to consider the notice of motion by Dr. Viegas, held this day, at 4 P. M. (B. T.), in the Corporation Hall, there were—

PRESENT :

1. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.,—*President.*
2. MR. ABDULLA T. JANAI, B.A., LL.B.
3. MR. A. R. DIMITMKAR.
4. RAO RAHADUR A. K. PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.L.)
6. DR. A. G. MERCHANT, L.M. & S.
7. MRS. AVANTIKABAI GOKHALAY.
8. MR. B. S. N. COOPER.
9. MR. B. N. GAMUDIA, B.A.
10. MR. BHAGWANTRAO GANGADHAR PARELKAR.
11. SIR BYRAMJEE JEEJEEBHOY, KT.
12. DR. DINSHA BAMANJEE PESTANJEE MASTER, L.M. & S.
13. MR. D. G. DALVI, M.A., LL.B.
14. MR. E. R. HIRJIBEHEDIN.
15. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A.
16. MR. G. K. BORADE.
17. MR. G. B. NARE, B.A.
18. MR. G. D. BILIMORIA.
19. DR. G. V. DESHMUKH, M.D. (LONDON), F.R.C.S., (ENGLAND).
20. MR. HAJI ESA HAJI OOSMAN POONAWALA.
21. MR. HOSEINBHOY A. LALLJEE.
22. MR. HOSEENALLY M. RAHIMTOOLA, B.A.
23. MR. B. G. HORNIMAN.
24. MR. H. P. MODY, M.A., LL.B.
25. MR. JAGJIVAN UJJAMSHI.
26. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW.
27. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
28. MR. JEHANGIR BOMANJEE PETIT.
29. DR. J. V. VORA, L.M. & S.
30. MR. KANJI DWARKADAS, M.A.

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 34. MR. L. R. TAIRSEE.
 35. DR. MANEKSHA NAVROJI BALSARA, L.M. & S., D.P.H. (CANTAB.)
 36. DR. M. F. BISNI, M.B.S.
 37. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 38. KHAN BAHADUR MOHAMED I. CURTAY.
 39. MR. MOHAMEDALLY ALLABUX.
 40. MR. M. M. DESAI, B.A., LL.B.
 41. DR. M. C. JAVLE.
 42. DR. M. B. VELKAR, L.M. & S.
 43. MR. NANABHAI LUXUMON.
 44. DR. N. D. SAVARKAR, L.C.P.S. (CAL.), L.M. & S. (Homeo.)
 45. MR. MEYER NISSIM, M.A.
 46. MR. P. G. SAHASRABUDHE.
 47. MR. P. J. MARZBAN, M.A.
 48. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 49. MR. R. K. VAIDYA, B.A.
 50. MR. R. A. GOLE.
 51. MR. R. M. BHAT.
 52. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 53. MR. R. K. PIRBEHAI, B.A., LL.B. (Cantab.), BAR-AT-LAW.
 54. MR. S. K. BARODAWALLA.
 55. MR. S. L. SILAM, B.A., LL.B.
 56. MR. S. A. MANTRI.
 57. MR. S. K. PUPALA.
 58. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 59. MR. S. K. BOLE.
 60. DR. ACCACIO G. VIEGAS, L.M. & S.
 61. MR. VAZIRALLI BANDEALLI.
 62. MR. VITHAL NARAYAN CHANDAVAREKAR, B.A. (CANTAB.), BAR-AT-LAW.
 63. MR. VITHALDAS D. GOWINDJI.
 64. MR. Y. G. PANDIT.
- AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

After signing the minutes of the meeting held on the 22nd February 1928, the President referred to the sad, sudden and untimely death of Sir Currimbhoy Ebrahim Bart, one of the colleagues on the Board, and stated that it was with great regret they had heard of his death. He had been a Trustee on the Board from 18th February 1919 to 31st March 1921 and again since the 31st March 1926 and had taken an active interest in the affairs of the City.

Proposed by Mr. Mirza Ali, seconded by Dr. Mehta—

“That the Board desire to place on record the deep regret with which they have learnt of the sad and sudden death on the 31st March 1928 of Sir **No. 28.** Currimbhoy Ebrahim, Bart, who as a Trustee on the Board from 18th February 1919 to 31st March 1921 and again from 31st March 1926 had taken active interest in the administration of the Trust and rendered valuable services to the City.

2. That a copy of this Resolution be forwarded to the Family of the deceased with an expression of the Board's sympathy in their sad bereavement.

3. That as a mark of respect to the memory of the deceased the meeting do now adjourn without proceeding with the transaction of the business.”

Carried unanimously, the Trustees rising in their seats.

In accordance with this Resolution the meeting adjourned and the President with the consent of the Trustees fixed Friday, the 13th April 1928, 4. P. M. (Bombay Time), for holding the adjourned meeting.

Bombay Improvement Trust.

Bombay, Friday, 13th April 1928.

At an adjourned Special meeting of the Board called in pursuance of a requisition received under Sec. 9 (2) (b) of the Act, to consider the notice of motion by Dr. A. G. Viegas, L.M. & S., (originally called for Monday the 2nd April 1928) held this day, at 4 P. M. (B. T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (London), F.R.C.S. (England).—*President.*
2. MR. A. R. DIMITIMKAR.
3. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.)
4. DR. A. G. MERCHANT, L.M. & S.
5. MRS. AVANTIKABAI GOKHALAY.
6. MISS BACHUBAI R. LOTEVALA.
7. MR. B. T. DESAI, B.A., LL.B.
8. MR. B. N. GAMUDIA, B.A.
9. MR. BHAGWANTRAO GANGADHAR PARELKAR.
10. DR. DINSHA BAMANJEE PESTANJEE MASTER, L. M. & S.
11. MR. DOSTMAHOMED G. KHAIRAZ.
12. MR. D. G. DALVI, M A., LL.B.
13. MR. E. R. HIRJIBEHEDIN.
14. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A.
15. MR. G. K. BORADE.
16. MR. G. B. NARE, B.A.
17. MR. HAJI ESA HAJI OOSMAN POONAWALA.
18. DR. A. F. HENRIQUES, L.C.R..P. & S. (Edin.), I.F.P.S. (Glas.)
19. MR. HOUSENBHOY A. LALLJEE.
20. MR. HOUSENALLY M. RAHIMTOOLA, B.A.
21. MR. B. G. HORNIMAN.
22. MR. H. P. MODY, M.A., LL.B.
23. MR. ISHWARDAS LUKHMIDAS.
24. MR. JAMNADAS M. MEHTA, M A., LL.B., BAR-AT-LAW.
25. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
26. DR. J. V. VORA, L.M. & S.
27. MR. KANJI DWARKADAS, M.A.
28. MR. KANJI K. MASTER.
29. KHAN SAHEB KARMALI EBRAHIM.

30. MR. P. A. KELLY, C.I.E.
 31. DR. KHURSHED J. J. CURSETJI, B.A., B.HY., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
 32. MR. L. R. TAIRSEE.
 33. DR. MANEKSHA NAVROJI BALSARA, L.M. & S., D.P.H. (CANTAB.)
 34. MR. M. A. DABHOLKAR.
 35. MR. MYRZA ALI MOHAMMED KHAN, M.A., LL.B.
 36. MR. M. M. DESAI, B.A., LL.B.
 37. MR. NANABHAI LUKUMON.
 38. MR. MEYER NISSIM, M.A.
 39. MR. P. G. SAHASRABUDHE.
 40. MR. P. J. MARZBAN, M.A.
 41. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 42. MR. RAHIMTOOLA M. CHINYOY.
 43. MR. R. K. VAIDYA, B.A.
 44. MR. R. M. BHAT.
 45. MR. R. A. GOLE.
 46. MR. S. K. BARODAWALLA.
 47. MR. S. L. SILAM, B.A., LL.B.
 48. MR. S. A. MANTRI.
 49. MR. S. K. PUPALA.
 50. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 51. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 52. MR. S. K. BOLE.
 53. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E.
 54. MR. VAZIRALLI BANDEALLI.
 55. DR. ACCACIO G. VIEGAS, L.M. & S.
 56. MR. VITHAL NARAYAN CHANDAVARKAR, B.A. (CANTAB.), BAR-AT-LAW.
 57. MR. D. J. C. WALLACE.
 58. MR. VITHALDAS D. GOVINDJI.
 59. MR. Y. G. PANDIT.
- AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

The minutes of the meeting held on the 2nd April 1928 were signed.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Improvements Committee be informed that in the exercise No. 29. of the powers of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act, the Board strongly disapprove of bringing in of outsiders over the heads of the officers already in the service of the Trust.

2. That the Improvements Committee be further informed that, under the said powers of general control, the Board strongly disapprove of the supersession by outsiders in general in the Trust service as it creates dissatisfaction, discontent and consequent demoralization in the service.

3. That the Board have heard with surprise and astonishment of the proposal made by the Chief Officer for the filling in of the post of Deputy Estate Agent (vacant for nine months or thereabout) by bringing in an outsider on a salary of Rs. 1200-1500 *plus* conveyance allowance *plus* contribution to the Provident Fund over the heads of some of the officers of the Trust and thus increasing the liabilities of the Trust."

The motion was seconded by Mr. Pupala.

After the debate had proceeded for a considerable time, Mr. Rajaram K. Vaidya moved—

"That the question be now put."

The motion was seconded by Mr. Mantri and *carried*.

The mover of the proposition did not reply to the debate.

The proposition was then put to the vote and declared *carried* by a large majority.

This finished the business before the House.

Bombay Improvement Trust.

Bombay, Thursday, 19th April 1928.

At an ordinary meeting of the Board held this day, at 4 P. M. (B. T.),
in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M D. (London), F.R.C.S. (England).—*President.*
- 2 MR ABDULLA T. JANAI, B A , LL B.
3. MR. A R. DIMITIMKAR
4. MR. ABUBAKAR A. R. BEGMAHAMED.
5. MR. C. W. E. ARBUTHNOT, B E , B A., (R.U.I.)
- 6 DR A. G. MERCHANT, L M & S
7. MRS AVANTIKABAI GOKHALAY
8. MISS BACHUBAI R. LOTEVALA.
- 9 MR B B. PALWANKER.
- 10 MR. B. T. DESAI, B A , LL B
11. MR. B. S. N. COOPER
12. MR. B. N. GAMUDIA, B A.
13. MR BHAGWANTRAO GANGADHAR PARELKAR.
14. SIR BYRAMJEE JEEJEEBHOY, Kt.
15. SIR CURRIMBHOY EBRAHIM, BART.
16. MR. D. J. C. WALLACE.
17. DR. DINSHA BAMANJEE PESTANJEE MASTER, L, M, & S.
18. SIR DINSHAW PETIT, BART.
19. MR. DOSTMAHOMED G. KHAIRAZ.
20. MR D. G. DALVI, M A , LL B
21. MR. E. R. HIRJIBEHEDIN.
22. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A.
23. DR. E COSMAS FERNANDEZ, M.D.
24. MR. G. K. BORADE.
25. MR. G. B. NARE, B.A.
26. MR. G. D. BILIMORIA.
27. MR. HAJI ESA HAJI OOSMAN POONAWALA
- 28 MR. HAJI FATEH MAHOMED H. M. MANIAR.
29. MR. P. A. KELLY.
30. DR. A. F. HENRIQUES, L.R.C.F. & S. (Edin.), L.F.F.S. (Glas.)
- 31 MR. HOOSEINBHOY A. LALLJEE.
32. MR. HOUSENALLY M. RAHIMTOOLA, B.A.
33. MR. H. M. CHOWNA.
34. MR. B. G. HORNIMAN.

-
35. MR. H. P. MODY, M.A., LL.B.
 36. MR. ISHWARDAS LUKHMIDAS.
 37. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW.
 38. DR. J. N. CHOKSY, M.B.B.S.
 39. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
 40. MR. JEHANGIR BOMANJEE PETIT.
 41. DR. J. V. VORA, L.M. & S.
 42. MR. POTHAN JOSEPH, B.A., LL.B.
 43. MR. KANJI K. MASTER.
 44. KHAN SAHEB KARMALI EBRAHIM.
 45. DR. K. E. DADACHANJI, L.M. & S.
 46. MR. K. F. NARIMAN, B.A., LL.B.
 47. DR. KHURSHED J. J. CURSETJI, B.A., B.H.V., M.B.B.S., M.R.C.S. (Eng), L.R.C.P. (Lond.)
 48. MR. K. K. PAREKH, B.A., LL.B.
 49. MR. L. R. TAIRSEE.
 50. DR. MANEKSHA NAVROJI BALSARA, L.M. & S., D.P.H. (CANTAB.)
 51. MR. M. A. DABHOLKAR
 52. DR. M. F. BISNI, M.B.B.S.
 53. MR. MIA M. H. J. M. CHCTANI
 54. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 55. MR. MOHAMEDALLY ALLABUX.
 56. MR. M. M. DESAI, B.A., LL.B.
 57. DR. M. C. JAVLE.
 58. DR. E. MOSES, M.D.
 59. DR. M. B. VELKAR, L.M. & S.
 60. MR. NANABHAI LUXUMON.
 61. MR. N. M. DUMASIA.
 62. MR. MEYER NISSIM, M.A.
 63. MR. N. M. CHINOY
 64. MR. P. G. SAHASRABUDHE.
 65. MR. F. W. PETCH.
 66. MR. P. J. MARZBAN, M.A.
 67. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
 68. DR. POONSEY H. MEISHERI, F.C.F.S., L.M. & S.
 69. MR. RAHIMTOOLA M. CHINOY.
 70. MR. R. K. VAIDYA, B.A.
 71. MR. R. A. GOLE.
 72. MR. R. M. BHAT.
 73. MR. R. K. PIRBHAI, B.A., LL.B. (Cantab.), BAR-AT-LAW.
 74. MR. S. K. BARODAWALLA.
 75. MR. S. L. SILAM, B.A., LL.B.
 76. MR. S. A. MANTRI.
 77. MR. S. K. PUPALA.
 78. MR. W. R. S. SHARPE.
 79. MR. SHIVDAS C. THAKKAR.

80. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 81. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 82. MR. S. K. BOLE.
 83. SIR VASANTRAO ANANDRAO DABHOLEKAR, ET., C.B.E. *Chairman, Improvements Committee.*
 84. DR. ACCACIO G. VIEGAS, L.M. & S.
 85. MR. VITHAL NARAYAN CHANDAVARKAR, B.A. (CANTAB.), BAR-AT-LAW.
 86. MR. VAZIRALLI BANDEALLI.
 87. MR. VITHALDAS D. GOVINDJI.
 88. MR. Y. G. PANDIT.
 AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
 MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

The minutes of the meeting held on the 13th April 1928 were signed.

Considered the following excerpt from the Proceedings of the Meeting of the Improvements Committee, held on the 13th March 1928 :—

"Considered Chief Officer's note, dated 7th March 1928 :—

'I beg to report that the marginally noted six members of the Improvements Committee appointed by the Board will under Section 12(2) of the City of Bombay Improvement Trust Transfer Act, retire from office at noon on the twentieth day of April next.'

RESOLUTION 161.—The Chief Officer's note should be recorded.

2. The Board should be requested to elect fresh Members of the Committee under Section 13 of the Act."

In connection with this business, a list of nominations received for the election of the following Trustees had been circulated.

1. Rao Bahadur A. K. Pai.
2. Mr. Hoosenally M. Rahimtoola.
3. Mr. B. G. Horniman.
4. K. F. Nariman.
5. Mr. Mirza Ali Mohammed Khan.
6. Mr. Rajaram K. Vaidya.
7. Mr. S. K. Bole.
8. Dr. A. G. Viegas.
9. Mr. Y. G. Pandit.

Proposed by Sir Vasantao, Chairman of the Improvements Committee, seconded by Dr. Batliwala:—

“That under Rule 34 (b) of the Bombay Improvements Trust Procedure Rules, Mr. S. A. Shete be appointed Polling Officer and Khan Sahab H. S. Katrak, Mr. T. M. Bhukhanwalla and Mr. T. H. Bird as Scrutineers to examine the Ballot papers to be received this day for the election of six members of the Improvements Committee.”

Carried.

The election was then proceeded with. Ballot papers were distributed to the Trustees and the Bailot Box was closed at 5-7 P. M. (B. T.).

After scrutiny of the Ballot papers, the following report* was presented by the Scrutineers:—

“Bombay, 19th April 1928.

To

The President,

Board of Trustees for the Improvements of the City of Bombay.

Sir,

We have the honour to report that we have made a scrutiny of the ballot papers presented for the election of six members of the Improvements Committee and that valid votes recorded in the papers are as follows:—

1. Mr. K. F. Nariman	...	....	....	68
2. „ Hoosenally M. Rahimtoola	....	....	....	67
3. Dr. A. G. Viegas	....	....	....	59
4. Mr. Mirza Ali Mohammed Khan	....	....	....	54
5. „ Y. G. Pandit	....	....	....	44
6. „ B. G. Horniman	....	....	....	43
7. Rao Bahadur A. K. Pai	....	....	....	40
8. Mr. Rajaram K. Vaidya	....	....	....	37
9. „ S. K. Bole	....	....	....	36

We have the honour to be,

Sir,

Your most obedient servants,

H. S. Katrak.

T. M. Bhukhanwalla.

T. H. Bird.

*This report was endorsed by the President as follows:—

“This is the result of the voting.”

The President accordingly declared the following Trustees to be duly elected members of the Improvements Committee :—

1. Mr. K. F. Nariman.
2. „ Hoosenally M. Rahimtoola.
3. Dr. A. G. Viegas.
4. Mr. Mirza Ali Mohammed Khan.
5. „ Y. G. Pandit.
6. „ B. G. Horniman.

Considered the following Improvements Committee's Resolution No. 200, dated 20th March 1928, re : statement showing supplementary grants for the year 1927-28 :—

Supplementary grants for the year 1927-28						
Department.	Head of Account.	Revised estimate.	Amount to be spent during the year.	Excess.	Head from which transferred.	Reasons for Excess Expenditure.
1	2	3	4	5	6	7
General Account Expenditure.						
<i>Other Lands & Buildings.</i>						
E. & V. ...	Scheme, No. 3	12414	17800	5386	Surplus Cash Balance.	Rs. 3,890 on account of Municipal taxes.
" ...	" 6	8550	17470	8920	"	Rs. 1,496 Solicitors' costs.
" ...	" 6	8550	17470	8920	"	Rs. 8,820 for payment of Municipal taxes.
Engineer ...	" 6	2500	3200	700	"	Rs. 100 for court costs.
E. & V. ..	" 27	30	55	25	"	Repairs to acquired buildings.
" ...	" 32	17000	20710	3710	"	Solicitors' costs.
Engineer...	" 37	15126	16000	874	"	Payment of Municipal taxes.
" ...	" 47	4000	4200	200	"	Monsoon repairs.
E. & V. ...	" 50	250	1700	1450	"	Adjustment of past accounts referred to in Mr. Bird's report.
" ...	" 52	10500	13150	2650	"	For payment of Solicitors' Bill.
Engineer ..	" 52	3000	3225	225	"	payment of Municipal taxes.
E. & V. . .	" 53	235	425	190	"	Municipal requisition for renewing and repairing storage tank in Case No. 6.
" ...	" 56	15500	19310	3810	"	Payment of Municipal taxes.
" ...	" 57	54200	62250	8050	"	Rs. 3,310 for payment of Municipal taxes.
" ...	" 57	54200	62250	8050	"	Rs. 500 to meet court costs.
Engineer ...	" 57	15000	15200	200	"	Rs. 7,970 on account of Municipal taxes.
" ...	" 57	15000	15200	200	"	Rs. 80 payment on account of Sanitary Supplies.
Engineer ...	" 57	15000	15200	200	"	Adjustment of past accounts referred to in Mr. Bird's report.

Department.	Head of Account.	Revised estimate.	Amount to be spent during the year.	Excess.	Head from which transferred.	Reasons for Excess Expenditure.
1	2	3	4	5	6	7
General Account Expenditure						
<i>Other Lands & Buildings</i>						
E. & V. ...	Scheme, No. 59 ...	1400	2280	880	Surplus Cash Balance.	On account of Municipal Taxes.
" ...	" 60 ...	20300	28300	8000	"	"
" ...	" 61 ...	...	70	70	"	"
<i>Chawls—Permanent.</i>						
E. & V. ...	Scheme—No. 1— Nagpada 2 Blocks	2184	2200	16	"	"
" ...	No. 2 Chandanwadi ...	11223	11450	227	"	"
" ...	" 8 Mandvi Koliwada	10321	10450	129	"	"
" ...	" 32, Chawls on Plot No. 72	7001	8661	1660	"	Rs. 1,310 " " 350 court costs.
" ...	" 62, Love Lane	24157	27157	3000	"	Court cost in respect of suits to be filed.
<i>Semi-Permanent Sheds.</i>						
E. & V. ...	Scheme No — 3 Chaupati & } 3 Mahalaxmi }	3690	3971	281	"	On account of Court costs.
" ...	6-Sion-Matunga	655	760	105	"	Payment of Municipal taxes.
" ...	32-East Agripada	8065	8565	500	"	Court Costs for Suits to be filed.
Engineer...	" "	2200	2300	100	"	Maintenance of additional shed taken over from the Construction Branch.
" ...	37-Sydenham Road ...	25	40	15	"	On account of adjustment in respect of past accounts.
E. & V. ...	37 "	144	200	56	"	Municipal Taxes.
" ...	50-Mazagaon...	...	125	125	"	"
" ...	57 - Sewri Wadala ...	822	1222	400	"	"

Department.	Head of Account.	Revised estimate.	Amount to be spent during the year.	Excess.	Head from which transferred.	Reasons for Excess Expenditure.
1	2	3	4	5	6	7
	Capital Account Works.					
	<i>Chawls under Schemes.</i>					
	Scheme No.				Surplus Cash. Balance.	
	1—1st Nagpada	...	160	160	"	
	2—Princess St.	...	120	120	"	
	3—Sandhurst Rd.	...	230	230	"	
	6—Sion-Matunga	...	125	125	"	
	8—Mandvi-Koliwada.	...	60	60	"	
	29—Nowroji Hill	...	100	100	"	
	31—Parel Hill...	...	85	85	"	
	32—East Agripada.	82	2202	2120	"	
	50—Mazagaon...	...	6000	6000	"	
	53—Foras Road	954	†15100	14146	"	
Engineer...	57—Sewri-Wadala.	...	35	35	"	
	<i>Improvement and Street Schemes.</i>					
	1—1st Nagpada	...	16	16	"	
	2—Princess St.	..	40	40	"	
	7—Colaba Reclamation.	...	90	90	"	
	8—Mandvi-Koliwada.	...	15	15	"	
	27—Mathew Rd.	...	16	16	"	
	30—Souter St. extension Westward.	...	7	7	"	
	33—Bhatwadi ...	...	560	560	"	
	36—Lamington Road.	...	9	9	"	
	41—Undria St.	...	10	10	"	
						Adjustment in respect of past accounts referred to in Mr. Bird's report.
						†This includes Rs. 1146 payable to the Ry. Co. on account of depreciated cost of expanded metal screens in blocks Nos. 2 & 4 of the Chawls.

Department.	Head of Account.	Revised Estimate	Amount to be spent during the year.	Excess.	Head from which transferred.	Reasons for Excess Expenditure.
1	2	3	4	5	6	7
Engineer...	53—Foras Road.	...	30	30	Surplus Cash Balance.	Adjustment in respect of past accounts referred to in Mr. Bird's report.
	58—Worli Extension.	Cr. 12	100	112	"	
	61—Fergusson Rd.	...	200	200	"	
	66—Mahalaxmi	Cr. 902	Cr. 832	70	"	
	Miscellaneous.	...				
	Stores in Stock Suspende.	...	15500	15500	"	
Chief Accountant.	Tools & Plant (Maintenance.)	...	1100	1100	"	Maintenance of Machinery.
	<i>Cost of Management—Incidental Expenses.</i>					
	Law expenses, general,	2620	2920	300	"	Solicitors' bill of costs.

RESOLUTION 200.—The Board should be recommended to sanction the proposed supplementary grants."

Proposed by Sir Vasantrao, Chairman of the Improvements Committee, seconded by Dr. Balsara—

No. 31. "That the proposed supplementary grants be sanctioned."

Carried.

Considered the following Improvements Committee's Resolution No. 99, dated 31st January 1928, re. supplementary grants:—

"Considered Engineer's No. 610, dated 18th January 1928:—

'With reference to your letter No. W. A. 2132 of 13th December 1927 in connection with the above, I have the honour to inform you that since the roads and footpaths in Schemes 37, 43 and 47 and the playground in Scheme 29 could not be handed over to the Municipality within a short period as anticipated when the original budget estimates for 1927-28 were submitted, the expenditure will exceed the original budget grant for the year to the extent shown below and provision has been made accordingly in the revised budget to cover this expenditure.

Scheme No.	Original Budget for 1927-28	Revised Budget for 1927-28	Excess.
29	500	1,400	900
37	1,000	1,530	530
43	1,000	1,650	650
47	1,650	2,350	700

2. The excess will be met from the surplus cash balance.'

RESOLUTION 99.—The Board should be recommended to sanction the transfer of the proposed supplementary grants."

Proposed by Sir Vasantao, Chairman of the Improvements Committee, seconded by Mr. Rajaram K. Vaidya—

No. 32. "That the proposed supplementary grants be sanctioned."

Carried.

Considered the following Improvements Committee's Resolution No. 211 dated 3rd April 1928, *re*: supplementary grant of Rs. 3000 for 1928-29 in respect of Trust Motor Lorry Garage :—

"Considered Chief Officer's note, dated 27th March 1928 :—

It will be remembered that in their Resolution No. 51, dated 17th January 1928, the Committee sanctioned an expenditure of Rs. 15,000 for roofing over the large central open space of the garage. The Engineer reports that the whole of this amount is not likely to be spent before the end of the current official year, as the work was started late in February 1928. The Engineer expects that Rs. 12,000 will be spent this year and Rs. 3,000 next year. As this work has not been provided for in the next year's budget, the sanction of the Committee is required for the expenditure of Rs. 3,000 during the year 1928-1929. The extra expenditure is proposed to be met from Surplus Cash Balance.'

RESOLUTION 211.—In the circumstances stated, the Board should be recommended to sanction the supplementary grant of Rs. 3,000."

Proposed by Sir Vasantao, Chairman of the Improvements Committee, seconded by Dr. Mehta—

No. 33. "That the proposed supplementary grant be sanctioned."

Carried.

Considered the following Improvements Committee's Resolution No. 192, dated 20th March 1928, *re*: appointment of Mr. A. K. Dadachanji to act as Estate Agent, during the absence on leave of Mr. J. T. Burge, F. S. I. :—

"Considered Chief Officer's note, dated 15th March 1928 :—

"By their Resolution No. 149, dated 23rd February 1928, the Committee granted Mr. Burge leave prior to his retirement from the Trust. It will now be necessary for them to make a recommendation to the Board as to who is to fill the vacancy. I suggest that they should recommend Mr. A. K. Dadachanji, Deputy Estate Agent, who acted for Mr. Burge while I was on leave last year and whose work was found to be entirely satisfactory.

2. I am submitting separate recommendations for filling the post of Dy. Estate Agent rendered vacant by the death of Mr. Narasingham."

RESOLUTION 192.—The Board should be recommended to appoint Mr. A. K. Dadachanji to act as Estate Agent under Section 111 of the Act."

Proposed by Sir Vasantao, Chairman of the Improvements Committee, seconded by Mr. Murzban—

"That Mr. A. K. Dadachanji be appointed to act as Estate Agent
No. 34 during the absence on leave of Mr. J. T. Burge."

Carried.

Considered the following Improvements Committee's Resolution No. 217, dated 3rd April 1928, *re*: appointment of Mr. T. H. Bird as Dy. Estate Agent—

"Considered Report of the Finance and Establishment Sub-Committee No. 5, dated 22nd March 1928 :—

"In his note, dated 16th March 1928, the Chief Officer made certain proposals for filling the post of Dy. Estate Agent, rendered vacant by the death of Mr. Narasingham. By their Resolution No. 193, dated 20th March 1928, the Improvements Committee asked us to consider and report on the proposals.

We have gone into the matter very carefully and consider that it is necessary to fill the post. We are also of the opinion that it would be very desirable in the interest of work that Mr. Bird should be appointed to the post. In view, however, of the proposal to amalgamate the Trust with the Municipality, we do not consider that it would be advisable to appoint Mr. Bird on a 5-year agreement, as proposed by the Chief Officer. We are of opinion that the Corporation should be requested to loan the services of Mr. Bird to the Board.

It is accordingly recommended that Mr. Bird be appointed as Dy. Estate Agent on a salary of Rs. 1200 per month in the grade of Rs. 1200—50—1500 plus the conveyance allowance admissible under the Trust rules and that the Municipal Commissioner be requested to arrange for his relief from the Corporation, so that he may join here on the 1st May 1928.

We also recommend that the following terms should be offered, subject to the sanction of the Board :—

- (a) Mr. Bird will be subject to the Corporation Rules *re*: Provident Fund, Leave, Pay and allowances other than conveyance allowance.

- (b) Mr. Bird's own subscription to the Provident Fund will be recovered from his salary and remitted by the Board to the Corporation monthly for being credited to his Provident Fund Account.
- (c) The Corporation's share of contribution to the Provident Fund will be paid on the 31st March each year to the Corporation for being similarly credited to Mr. Bird's Provident Fund Account.
- (d) The leave salary will be paid by the Board and the Corporation in proportion to the leave earned by Mr. Bird by his service rendered under the respective bodies.

Proposed by the Chairman—

'That the report of the Finance and Establishment Sub-Committee be approved and a copy thereof be forwarded to the Board with the recommendation that the terms referred to be sanctioned.'

Amendment—Proposed by Dr. Viegas, seconded by Mr. Silam—

'That the report of the Finance and Establishment Sub-Committee be reported.

2. That the consideration of the question be deferred pending the decision of the Board as a Special Requisition Meeting has been called on this subject.

3. That, in the meantime, the Chief Officer be requested to report (1) Why an outsider should be appointed as Deputy Estate Agent; (2) Why the duties enumerated in para 5 of his note of 16th March 1928 cannot be carried out by any one already in the service of the Trust; (3) What is wrong with the present work system and the man doing this work; (4) Who is carrying out these duties at present; (5) Has he been found incompetent and, if so, in what respect; (6) How was this work carried on since Mr. Narasingham's death for the last 8 or 9 months; (7) Handicapped as the department was by the death of Mr. Narasingham, how was this work carried on during the absence of Mr. Burge, the Estate Agent, who acted for the Chief Officer for about 5 or 6 months; (8) Did the work suffer during the period for about 9 months and 5 months, respectively, and if so, in what respect; (9) Have the supervision and control of the collection of revenue been worse off during these 9 months than the period which evoked scathing strictures from the Examiner, Outside Audit, and the Accountant General; (10) If a Deputy Estate Agent is really wanted, why should not Mr. Pavri and Mr. Mahatre who are Senior Assistant Estate Agents in the grade of Rs. 1000, be contemplated in this respect; (11) Are they not doing revenue work as a part of their duties; (12) Why supersede them by an outsider who has no experience of the kind they have; (13) Besides their experience of revenue work have they not Engineer's and Valuer's qualifications and do not their duties as Senior Assistant Estate Agents include the duties of supervising and controlling revenue; (14) If they are considered unfit, the Chief Officer be requested to give specific reasons and also anything that there may be on record against them; (15) If they are fit, why perpetrate this an injustice and create discontent, not only in the Estate Agent's Department but in the whole of the Trust service, as repercussion should be felt in it; (16) If Mr. Pavri and Mr. Mahatre are incompetent, and an accountant is really needed, and the present men doing this work have failed in doing their duties, why not appoint Mr. Chawathey who acted as the Chief Accountant and Secretary for about five months and did his work very splendidly; (17) Are not the Chief Accountant's and the Estate Agent's Departments in touch with each other and in a way intimately connected; (18) Is not Mr. Chawathey perfectly conversant with all the details of revenue work including the keeping of Registers etc., etc.; (19) Is not Mr. Chawathey the proper head of the Accounts Branch; (20) Is not Mr. Chawathey perfectly conversant with all items relating to revenue work; (21) Will he not be able to attend to the collection and supervision of about 20 lakhs a year revenue from out of collectable revenue of about Rs. 50 lakhs apart from Municipal and other contributions; (22) Then why not appoint him; (23) Has he not about 25 years' service in the Trust and an intimate knowledge and experience of all the accounts of all the Trust Departments; (24) Then why not appoint Mr. E. B. Bharucha in Mr. Chawathey's place if a Deputy Secretary and Chief Accountant is really necessary; (25) Is he not a very smart Accountant and will he not be able to do the work both of Mr. Chawathey and his own; (26) If three men are really required in Chief Account-

ant and Secretary's Department (which is most questionable) why not appoint Mr. Bird in Mr. Bharucha's place if there be no one in the Trust service fit for the place, on Mr. Bharucha's salary, after Mr. Bharucha has been appointed to Mr. Chawathey's place; (27) But why should three men be required in Secretary and Chief Accountant's Department when two of them were appointed when the activities of the Trust were very greatly expanded; (28) Can Mr. Bird claim the administrative experience which Mr. Chawathey has, not only as Acting Chief Accountant & Secretary for about 5 months but as the proper head of the Accounts branch of the Trust; (29) What is the administrative experience of Mr. Bird as compared with that of Mr. Chawathey; (30) Does not Mr. Bird lack this experience; (31) Is not Test Audit only a branch of Accountancy, and is he not only a Test Auditor; (32) Is not Mr. Bird as a Test Auditor subordinate to at least in a way to Mr. Tambe, the Municipal Chief Accountant; (33) Why not adopt the same policy as has been adopted in the case of the Senior Assistant Engineers during the absence of the Trust Engineer and give an allowance to Mr. Chawathey and (if he be not able to cope with the work) to Mr. Bharucha and effect a considerable saving; (34) and if an Accountant is not necessary why not contemplate in the same way the Senior Assistant Estate Agents as has been done during the absence on leave of Trust Engineer; (35) As Mr. Bird is not an Engineer or a Valuer and understands nothing about land values, surveying or plans, would not the latter alternative commend itself to the Chief Officer and to the Finance Committee; (36) If only an accountant is required, then is not Mr. Chawathey more competent by far than Mr. Bird; (37) Why then bring an outsider over the head of Mr. Chawathey who has put in 25 years' faithful and loyal service; (38) And on a salary of Rs. 1200-1500 and on the top of it an agreement for 5 years after six months' probationary period and thus almost on the eve of amalgamation of the Trust with Municipal Corporation; (39) Should any of the suggestions and alternatives abovementioned not appeal to the Chief Officer and the Improvements Committee, why not appoint Mr. Gorwalla, the Trust Chief Accountant, who is in the grade of Rs. 1000-1250 as Deputy Estate Agent, if really one is required on the same grade instead of appointing an outsider on Rs. 1200-1500 plus conveyance allowance etc.'

The *amendment* on being put to the vote was *lost*.

The *original proposition* was then put to the vote and declared *carried*.

RESOLUTION 217.—The report of the Finance and Establishment Sub-Committee is approved and a copy thereof should be forwarded to the Board with the recommendation that the terms referred to be sanctioned."

Proposed by Sir Vasantrao, Chairman of the Improvements Committee, seconded by Mr. Tairsee—

"That sanction be accorded to the loaning of the services of Mr. T. H. Bird on the terms proposed."

Mr. Nariman rising to a point of order, stated that the Resolution was practically and substantially the same as that which had been disposed of by the Board at their special meeting on the 13th April 1928 and could not therefore be considered within a period of 3 months as per rule 13 of the Procedure Rules.

After several Trustees had spoken on the point of order, the President upholding it, ruled the proposition out of order.

Considered the following Government Resolution, Development Department, No. S. B. 362 dated 21st February 1928, re: appointment of Mr. R. H. A. Delves, F.S.L., Chief Officer, on the Back Bay Layout Committee:—

"I am directed to state that Government propose to appoint Mr. R. H. A. Delves, F.S.L., Chief Officer, Improvements Committee of the Board of Trustees for the Improvement of the City of Bombay, as an additional member on the Back Bay Layout Committee. I am, therefore, to request that you will be so good as to inform Government, at a very early date, whether the Board of Trustees have any objection to Mr. Delves being appointed on the Committee.

Letter from the Secretary, Bombay Improvement Trust, No. Misc. 944/27, dated the 6th December 1927.

Letter from the Secretary, Bombay Improvement Trust, No. Misc. 944/27, dated the 11th February 1928:—

'In continuation of this office No. Misc. 944/27, dated the 6th December 1927, I am directed to inform you that your letter No. S. B.—2169, of the 2nd idem was considered at the meeting of the Board held on 7th instant and they have permitted Mr. R. H. A. Delves, Chief Officer, to serve on the Back Bay Layout Committee.'

RESOLUTION.—The Governor in Council is pleased to appoint Mr. R. H. A. Delves, F.S.L., Chief Officer, Improvements Committee of the Board of Trustees for the Improvement of the City of Bombay, as an additional Member on the Back Bay Layout Committee.

By order of the Governor in Council."

Proposed by Sir Vasant Rao, Chairman of the Improvements Committee, seconded by Dr. Mehta—

"That the Government Resolution, Development Department, No. No. 35. S. B. 362 dated 21st February 1928, be recorded."

Carried.

Considered the following note, dated 2nd April 1928, by the Chief Officer on the petition, dated 30th January 1928, of Mr. E. L. Narsimham, overseer (retrenched) on the Land Manager's Permanent Establishment, for reinstatement and grant of full leave as per Trust Service Rules:—

(a) Mr. Narasimham's petition, dated 30th January 1928:—

"Humble petition respectfully sheweth.

1. That the undersigned was employed as an Overseer on the permanent establishment of the Land Manager's Department, having been appointed to that post on 7th July 1922 but was retrenched in 1925.

2. That having been very hard hit by the retrenchment he was compelled by force of circumstances and by sheer necessity to bring to their kind notice through petition dated 3rd March 1927, (copy attached), the circumstances attending his appointment, how he actually gave up his job carrying a higher salary to accept his job in the Trust, the efficiency of his work as evidenced by the double advance increment sanctioned to him on confirmation after the period of probation for six months, and later how he was retrenched.

3. That it is respectfully submitted that 3 Members on the Improvements Committee took real interest in his case; the first Member was Mr. K. F. Nariman seeing the justice of his case cannot help asking the Chief Officer to report how other cases would be

affected if justice was done to this petitioner; the second member was Mr. B. G. Horniman who fearing that there would be an adverse decision had, because he could not be present during one of the meetings when this case of the undersigned was being considered, made a special request that this should be considered at a meeting when he would be present; the 3rd Member was Dr. A. G. Viegas stating that the undersigned should be asked by the Committee to attend during a committee meeting when this subject was to be discussed.

4. That it is submitted that neither has anything been done in pursuance of Mr. Nariman's observations nor had the undersigned been called, to place his case before a meeting when his case was taken up for consideration. That it is respectfully submitted that without the undersigned being actually called in at any stage of the case to explain his case in person the case cannot be said to have been considered as it was merely an *ex parte* decision as there was ever present the possibility of the applicant being present if only called in to be present.

5. That the undersigned was up till lately under the impression that the matter was considered at a *Meeting where Mr. Horniman was present* as he (Mr. Horniman) had already requested that the matter should come up for consideration when he could be present and which request had been granted. But to his utter dismay, the undersigned has learnt that Mr. Horniman was not present when his case was considered.

6. That consequently neither of the three considerations abovementioned having been acted upon, that it is most respectfully and humbly submitted that the case of the undersigned cannot be deemed to have been considered as it should have been and that he has to venture with this petition much against his desire to disturb the Board.

7. That the undersigned received a bare reply that nothing further could be done in the matter without specific findings upon points specially raised in his petition, dated 3rd March 1927, regarding (a) seniority (b) efficiency and (c) leave etc., due to him.

8. That but for the unhappy impression upon the mind of the applicant that in spite of the best efforts of some members on his behalf he had failed to bring to the knowledge of the Trustees the injustice unconsciously done to him, he would have come with this petition earlier for getting justice done to him and shown how his case had not been considered with the usual kindness which the Board shows in the case of the subordinate employees who had dedicated themselves in the prime of their life entirely to the service of the Board and as it were mortgaged their future to the Trust.

9. That besides this post, there were other suitable posts at that time into which the undersigned might have been drafted.

10. That the main points on which specific decision in the case of the undersigned was requested were regarding (a) seniority (b) efficiency of service and (c) leave etc., due to him which the undersigned herein also now brings once again before the attention of the Board.

11. That the undersigned understands that it is the Board that has got the exclusive jurisdiction to decide question of seniority, efficiency of service.

12. That to this effect the applicant understands there has been passed (only quite recently) a resolution of the Board towards the end of 1927.

13. That the actual effect of the resolution as passed now restricts the operation of T. R. 68 of 1925 and modifies the way in which retrenchment should take place under T. R. 68 of 1925.

14. That this modification seriously affects the case of the undersigned to his detriment as the final rule for retrenchment as at present passed in effect brings down the date of T. R. 68 of 1925 to the date when this last modification to that resolution was passed, *i.e.* 1927 and in effect the resolution for retrenchment should be deemed to have been passed in its final form only in 1927.

15. That it is hence submitted that the decision arrived according to T. R. 68 of 1925 becomes (as T. R. 68 itself emerges in its final form only in 1927 with the subsequent

amendments tacked on to it) reopened as the proper forum for the original consideration of the case of the undersigned, was the Board itself and not the Committee.

16. That the undersigned, submits that penmanship could not alone be safely relied upon to put forth the case fully and in all its bearings before the Judge and hence an actual examination of the party is deemed an absolute necessity to arrive at a proper appreciation of the case as is usually done in all judicial decisions where points have not been clearly thrashed out.

17. That the undersigned is ever ready to attend and clear up any matters wherein he is not clear in his written petition.

18. That if penmanship is to be the final method for pressing a claim in the form of request for want of a facile pen which can at the most be a poor apology for an oral statement of the case, the undersigned is afraid he has not been able to and could not impress upon your condescending attention the justice of his case as only ripe scholarship can and that a slight relaxation permitting an interview and oral explanation would not, it is submitted, go against the interests of justice, but would only be helping it most.

19. That therefore it is most respectfully prayed that the Honourable Board be pleased to go through the case of this poor helpless employee with the consideration that his situation deserves in view of the points he has raised above, call him for an examination of his claim and after hearing him to sympathize with him in his troubles, consequent on the retrenchment by seeing a little further behind the employee who is after all the man prop of the family and other members dependent upon him, as by the Trust's unconscious act, the Trust would not like to do harm to persons who have given them the least cause for it (for by retrenchment it is the family that is immediately punished not so much the man) and so far as the Trust Board, as every man is supposed to have intended the natural consequences of his acts and according to this act of the Trust (retrenchment) my family and dependents are seriously affected the Board are requested to see through everything and be pleased to render justice."

Copy of my application, dated 3rd March 1927 :—

"To,
The Board of Trustees for
the Improvement of the City of Bombay,
Humble petition respectfully sheweth,

That the undersigned was appointed as an Overseer on the permanent establishment on your Land Manager's Department on 7th July 1922 and because of efficiency of his work, was recommended for double advance increments at the time of confirmation.

Later in 1925, he was retrenched. He had made representation, dated 26th August 1926, raising amidst other points his main contention, that while some of his juniors were left untouched, despite his seniority, he was wrongly retrenched on the ground that he was junior and that further all leave due to him as per Trust service rules in force at the time of the said retrenchment was not given to him.

In short the points raised, the recommendations made therein and the decision arrived at by the Improvements Committee are as follows :—

Points raised.	Recommendations.	Decision.
(1) Seniority of undersigned. (2) Leave etc., due to him as per Trust's own rules.	Not at all touched. Merely passed over. As per Chief Officer's note of 18th September 1926, and C. S. R. quoted therein undersigned was entitled to (1) 3 months' notice (2) compensation at 1 month's leave for every complete year of service.	No reason to alter prior decision as per Committee's resolution No. 68 of 1925.

At the Improvements Committee meeting of 28th September 1926, seeing the justice of my case, Mr. Nariman raised a point whether if all leave due under Trust's service rules on the date of retrenchment were given to the undersigned how the general case would be affected. After prolonged delay the decision was reached simply not taking into account the undersigned's claims on the merits, without deciding the legality of my claim or otherwise, fearing perhaps that similar claims might come up, if my case was considered sympathetically.

The main question of seniority raised by undersigned was merely passed over and even the subsidiary point regarding leave and compensation due to the undersigned has been decided even against the Civil Service Regulations by setting off leave earned by him, against what accrues to him as per Civil Service Regulations quoted in Chief Officer's note dated 16th December 1926.

It may be permitted to submit that the leave due exclusively belongs to the undersigned without leaving any residual right behind to unsettle it, once it has been earned and credited to the account of the person who has earned it, as it is in the case of the undersigned.

Thus, even recommendations made by the Chief Officer and as per Civil Service Regulations have been nullified to the detriment of the undersigned.

Therefore, the undersigned prays that the main question of Seniority on which the retrenchment of the undersigned was based may please be gone through and also that the leave due to him as per service rules in force on the date of retrenchment and compensation, notice etc., in accordance with Civil Service Regulations may be sanctioned and justice rendered."

(b) Chief Officer's note, dated 2nd April 1928 :—

"The petitioner was an Overseer on the Land Manager's permanent Establishment in the grade of Rs. 100-10-150. He joined the Trust Service on 7th July 1922, and in the general scheme of retrenchment he was granted privilege leave for one month and 6 days combined with furlough for 25 days from 1st April 1925, and his post was abolished from 1st June 1925. His last pay was Rs. 140. The leave granted to him was in accordance with the orders passed by the Board in T. R. No. 68 dated 20th February 1925, regulating the grant of leave to retrenched men.

On 26th August 1926, (i.e., 14 months after his retrenchment) he made an application for reinstatement and grant of full leave under the Trust Service Rules. The application was considered by the Committee on 28th September 1926, and it was decided to inform Mr. Narasimham that the Committee saw no reason to comply with his requests (C. R. No. 26 dated 11th January 1927). At this Meeting Mr. Horniman was present and, therefore, the statement made in para 5 of the present petition that his case was considered in the absence of Mr. Horniman is incorrect.

Not being satisfied with the Committee's decision Mr. Narasimham made a petition to the Board on 3rd March 1927, which was placed before the Board who decided that nothing further could be done.

Mr. Narasimham now makes a further petition to the Board, in which no new matter has been introduced. The question has been considered very carefully by the Committee and the Board on previous occasions.

In the circumstances stated above and in view of the opinion expressed by the Advocate General, it is suggested that Mr. Narasimham should be informed that the matter is within the jurisdiction of the Committee and the Board cannot interfere in their discretion."

Proposed by Sir Vasanthrao, Chairman of the Improvements Committee, seconded by Dr. Balsara—

"That Mr. Narasimham be informed that the matter is within the jurisdiction of the Improvements Committee and that the Board cannot interfere in their discretion."

Amendment—Proposed by Mr. Rajaram K. Vaidya, seconded by Mr. Sahasrabudhe—

“That the petition be recorded.”

After the debate had proceeded for a considerable time, Dr. Vora moved—

“That the question be now put.”

The motion was seconded by Dr. Moses and *carried*.

After the mover of the proposition had replied to the debate, Mr. Vaidya's amendment was put to the vote and was declared *lost*.

The *original proposition* was then put to the vote and was declared *carried*.

A poll was demanded by Dr. Viegas, Mr. Sahasrabudhe, Mr. Pupala and Mr. Khairaz, whereupon the following Tellers were appointed by the President:—

Mr. R. K. Vaidya and Mr. Sahasrabudhe for the Ayes.

Sir Vasantrao and Mr. Hoosenally for the Noes.

The result of the counting was as follows:—

<i>For.</i>	<i>Against.</i>
1. Mr. A. R. Dintimkar.	1. Mr. B. T. Desai.
2. „ C. W. E. Arbuthnot.	2. „ B. G. Parelkar.
3. „ B. B. Palwanker.	3. „ Dostmahomed G. Khairaz.
4. „ B. N. Gamudia.	4. „ G. K. Borade.
5. Dr. Dinsha P. Master.	5. „ G. B. Nare.
6. Sir Dinshaw Petit, Bart.	6. „ Haji Esa Haji Oosman Poonawala.
7. Mr. D. G. Dalvi.	7. „ Haji Fateh Mahomed H.M. Maniar.
8. „ E. R. Hirjibehedin.	8. „ B. G. Horniman.
9. Dr. A. F. Henriques.	9. „ Jamnadas Mehta.
10. Mr. Hoosenally M. Rahimtoola.	10. Dr. J. N. Choksy.
11. „ H. M. Chowna.	11. Mr. K. K. Parekh.
12. „ H. P. Mody.	12. „ M. M. Desai.
13. „ J. B. Baman-Behram.	13. „ P. G. Sahasrabudhe.
14. Khan Saheb Karamah Ebrahim.	14. „ R. K. Vaidya.
15. Dr. K. E. Dadachanji.	15. „ R. A. Gole.
16. Mr. L. R. Taursee.	16. „ S. L. Silam.
17. „ M. A. Dabholkar.	17. „ S. A. Mantri.
18. „ Mirza A. M. Khan.	18. „ S. K. Pupala.
19. Dr. E. Moses.	19. „ Shivdas C. Thakkar.
20. Mr. Nanabhai Luxmon.	20. Dr. Accacio G. Viegas.
21. „ Meyer Nissim.	
22. „ P. J. Marzban.	
23. The Hon'ble Sir Phiroze C. Sethna.	
24. Mr. Rahimtoola M. Chinoy.	

For.

25. Mr. R. M. Bhat.
26. „ S. K. Barodawalla.
27. „ W. R. S. Sharpe.
28. Dr. S. S. Bathwala.
29. „ Sorabji P. Mehta.
30. Mr. S. K. Bole.
31. Sir Vasantao A. Dhabholkar, Kt.
32. Mr. V. N. Chandavarkar.
33. „ D. J. C. Wallace.

The following Trustees abstained from voting :—

- Dr. Balsara.
- Dr. Vora.
- Miss. Lotevala.
- Mr. Vithaldas Govindji.
- Mr. Nariman.
- Mr. Vazirally Bandedally.

In accordance with the Tellers' Report, the President declared that the proposition was *carried*.

The President thereafter with the consent of the Trustees adjourned the meeting and announced that the same will be held on Friday, the 27th April 1928 at 4 P. M. (B. T.)

Bombay Improvement Trust.

Bombay, Friday, 27th April 1928.

At an adjourned ordinary meeting of the Board originally called on the 19th April 1928, held this day, at 4 P. M. (B. T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (London), F.R.C.S. (England).—*President.*
2. MR. A. R. DINTIMKAR.
3. MR. C. W. E. ARBUTHNOT, B.S., B.A., (R.U.I.)
4. MRS. AVANTIKABAI GOKHALAY.
5. Miss BACHUBAI R. LOTEVALA.
6. MR. BHAGWANTRAO GANGADHAR PARELKAR.
7. SIR CURRIMBHOY EBRAHIM, BART.
8. DR. DINSHA BAMANJEE PESTANJEE MASTER, L. M. & S.
9. MR. D. G. DALVI, M.A., LL.B.
10. MR. G. B. NARE, B.A.
11. MR. HAJI FATEH MAHOMED H. M. MANIAR.
12. DR. A. F. HENRIQUES, L.R.C.P. & S. (Edin), L.F.P.S. (Glas.)
13. MR. HOQSENALLY M. RAHIMTOOLA, B.A. *Chairman, Improvements Committee.*
14. MR. H. P. MODY, M.A., LL.B.
15. MR. ISHWARDAS LUKHMIDAS.
16. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW.
17. DR. J. N. CHOKSY, M.B.B.S.
18. MR. J. E. BAMAN-BEHRAM, B.A., LL.B.
19. DR. J. V. VORA, L.M. & S.
20. MR. KANJI DWARKADAS, M.A.
21. MR. KANJI K. MASTER,
22. MR. K. F. NARIMAN, B.A., LL.B.
23. DR. MANEKSHA NAVROJI BALSARA, L.M. & S., D.P.H. (CANTAB.)
24. MR. M. A. DABHOLKAR.
25. DR. M. F. BISNI, M.B.B.S.
26. MR. M. M. DESAI, B.A., LL.B.
27. DR. E. MOSES, M.D.
28. MR. NANABHAI LUXUMON.
29. MR. MEYER NISSIM, M.A.
30. MR. P. G. SAHASRABUDHE.
31. THE HON'BLE SIR PHIROZE C. SETHNA, K.T., O.B.E.
32. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
33. MR. RAHIMTOOLA M. CHINYOY.
34. MR. R. K. VAIDYA, B.A.

35. MR. S. L. SILAM, B.A., LL.B.
36. MR. S. A. MANTRI.
37. MR. S. K. PUPALA.
38. MR. W. R. S. SHARPE.
39. MR. SHIVDAS C. THAKKAR.
40. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
41. DR. SORABJI P. MEHTA, B.A., L.M. & S.
42. MR. S. K. BOLE.
43. DR. ACCACIO G. VIEGAS, L.M. & S.
44. MR. VIRCHAND P. SHAH, B.A.
45. MR. VITHAL NARAYAN CHANDAVAREKAR, B.A. (CANTAB.), BAR-AT-LAW.
46. MR. VAZIRALLI BANDEALLI.
47. MR. VITHALDAS D. GOVINDJI.
48. MR. D J C. WALLACE.

AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

The minutes of the meeting held on the 19th April 1928 were signed.

Proposed by Mr. Dalvi, seconded by Mr. Chinoy—

“That items Nos. 9 and 10 on the Agenda paper be considered after the rest of the business is finished.”

The proposition on being put to the vote was declared *lost*.

Considered the following Improvements Committee's Resolution No. 163, dated 13th March 1928, and No. 189, dated 20th March 1928, regarding Counsel's opinion on the legal aspect of Section 17 of the Act :—

(a) Excerpt from the Proceedings of the meeting of the Improvements Committee held on the 13th March 1928 :—

“ Considered Counsel's opinion referred to above :—

Ex-Parte : The Improvement Trust.

Re : Control of the Improvements Committee by the Board.

Case for the Opinion of Counsel.

“The Bombay Improvement Trust was created by Bombay Act No. IV of 1898 for the objects mentioned in the preamble to the Act. This Act with its various subsequent amending Acts are hereafter referred to in this Case as “the Original Act”. Under Section 3, the duty of carrying out the provisions of the Act were vested in a Board, called “The Trustees for the Improvement of the City of Bombay.”

By Sections 4 to 9, it was provided that the Board should consist of 14 members made up as follows :—

- (a) Three Ex-officio Trustees
- (1) General Officer Commanding Bombay Brigade.
 - (2) The Collector of Bombay.
 - (3) The Municipal Commissioner.

By Section 21—The Committee may delegate any of their powers and duties to Sub-Committees of Members subject to any bye-laws made under Section 113(a).

By Section 26—The Board appoints the Chief Officer and has power on certain conditions to remove him from office.

Under Chapter III of the Act, the Committee is empowered to prepare Improvement Schemes, Poorer Class Accommodation Schemes and Police Accommodation Schemes subject however to the express approval of the Board under Sections 36, 37(2) (b) and (c), 40, 44, 50 and 53.

The powers of the Committee in this connection are specifically defined.

The Committee are also given well defined powers in connection with the Vesting of Street and may act *on behalf of the Board* in negotiating for acquisition of land.

Under Chapter IV, Borrowing Powers are vested in the Board.

Under Chapter V, the Committee is empowered, *on behalf of the Board* to manage the properties of the Board and to delegate power of management to the Chief Officer [Section 79(4) and (7) and Section 81(2)].

Under Chapter VI, the power of preparing the Annual Budget is vested in the Committee subject to the approval of Board under Sections 100 and 102.

In Chapter VII—

By Section 109, the Committee prepare a Schedule of the necessary staff of servants and sanction the salaries.

Section 111 provides :—

- (1) The Engineer, Estate Agent, Chief Accountant and Land Manager shall be appointed by the Board and shall be removable at any time from office for misconduct or for neglect of, or incapacity for the duties of the office on the votes of not less than two-thirds of the Trustees present at a Meeting of the Board and voting in favour of a proposition in this behalf.
- (2) Subject to the provisions of this section and of regulations and of the Schedule for the time being in force framed by the Committee under Section 109 the power of appointing, promoting, suspending, dismissing, fining, reducing, discharging, accepting the resignation of, or granting leave to officers and servants of the Board shall be exercised by the Chief Officer in the case of officers and servants whose monthly salary does not exceed three hundred rupees and *in every other case by the Committee.*
- (3) The power of dispensing with the services of any Officer or servant of the Board having a lien on a permanent post otherwise than by reason of such Officer's or servant's own misconduct, or of permitting any officer or any servant to retire on a pension, gratuity or a compassionate allowance, shall, subject to the aforesaid provisions, be exercised by the Committee *alone.*
- (4) In this section, the word "Engineer" means the engineer of the highest grade on the Board's ordinary staff."

Under Chapter VIII—The Committee have power to make Bye-laws subject to the approval of the Board and Government.

It will be seen that in spite of the preamble the actual administration of the Trust is for the most part vested in a body whose constitution differs materially from that of the Municipal Corporation who, in their capacity of Trustees, exercise a *general* control over the acts of the Committee under Section 17.

Cases have occurred in which the Board have purported to exercise their right of control in a manner which the Improvements Committee consider, an infringement of their rights under the Act and Counsel is now requested on behalf of the Committee to advise on,

the nature of the control intended to be exercised under Section 17 and, in particular, upon the following two cases :—

- (1) In pursuance of a scheme of retrenchment, on the recommendation of the Chief Officer and after very careful consideration of the case by a Sub-Committee resolved on the 29th March 1927 to dispense with the services of a Sub-Engineer engaged on Permanent Establishment at a salary of four hundred rupees a month. After repeated applications to the Committee who did not see their way to revise their decision the retrenched man applied to the Board who resolved on the 5th August that he should be reinstated. The Committee thereupon referred the matter back to the Sub-Committee who reconsidered the case and advised that the Board should be informed that it was regretted that the retrenched man could not be reinstated. The report of the Sub-Committee was adopted by the Committee and forwarded to the Board with a recommendation that the same be approved. On the 15th November, the Board resolved that the matter should be referred back to the Committee for reconsideration, with an expression of the opinion of the Board that the retrenched man should be employed in any other department where his ability and qualifications can be utilized. The Committee now await Counsel's opinion before taking any further action.

- (2) On the 6th April 1927, the Board passed the following resolution :—

"That the Board are of opinion that the following point should be borne in mind in effecting retrenchment :—That the juniors on the permanent staff should be asked to go first and then the seniors."

On the 27th September, the Committee considered the above resolution and passed a resolution to the effect that they were of opinion that it is not desirable to lay down a hard and fast rule regarding the retrenchment to be effected and accordingly recommended the Board to add the words "so far as efficiency permits" to their Resolution.

The Board refused to adopt the recommendation of the Committee but on the 15th November they passed the following resolution—

"That whenever the Improvements Committee find that efficiency would suffer in carrying out the Board's Resolution No. 37, dated 6th April 1927, they should refer the case to the Board for orders."

In this case also, the Committee await Counsel's opinion before taking any further action.

The Committee contend that both these matters fall within their jurisdiction under the wide power given to them by Section 111(3) of the Transfer Act and that the "General Control" vested in the Board under Section 17, does not entitle the Board to employ a detailed check over specific matters or to pass such a resolution as in 2 above which has the practical effect of abolishing the discretion vested in the Committee by Section 111(3). It is not, of course, denied that the Board have the right to lay down the general policy.

It is pointed out that in the case of other powers of the Committee, the extent of the control to be exercised by the Board and the manner in which it is to be exercised is clearly defined, whereas the Committee's powers under Section 111(3) are stated to be vested in the Committee *alone*.

Counsel is asked to advise—

- (1) What is the nature of the "General Control" intended to be vested in the Board under Section 17 of the Transfer Act?
- (2) Can the Board limit or interfere with the powers conferred upon the Improvements Committee by Section 111(2) and (3)?
- (3) Are the Committee bound to carry out the resolutions of the Board of the 5th August and 15th November and reinstate the retrenched man?

- (4) Are the Committee bound to carry out the resolutions of the Board of the 6th April and 15th November with reference to the manner in which retrenchment is to be effected and so in effect transfer their discretionary powers to the Board?
- (5) If the answers to the last two questions are in the negative, what steps should now be taken by the Committee in order to maintain their rights?

Ex-Parte : THE BOMBAY IMPROVEMENT TRUST

Opinion.

Re : Control of the Improvements Committee by the Board.

(1) The meaning of the term "General Control" in Section 17 is to be interpreted with reference to the other provisions of the Act.

In the first place, the Committee is created by the Act itself and not by the Board under any statutory powers conferred on them. In this respect, the Committee differs from the one appointed under Section 18(3) of the old Act or Section 21 of the present Act. There are, besides, members on the Committee who are not members of the Board (Section 10). And its members carry on or retire irrespective of their position on the Board (Sections 15 and 16). In its constitution and existence, therefore, the Committee is independent of the Board.

In the next place, the division of functions between the Committee and the Board in respect of the individual activities required or permitted under the Act, is well defined in each Chapter referring to a particular activity. Under Chapter III, Improvement schemes are to be drawn up by the Committee in detail and submitted to the Board for approval. On the approval of the scheme by the Board it is the Committee that is to apply to Government for sanction. On Government sanction being granted, the Committee proceeds to execute the scheme.

Under Chapter IV, general Borrowing Powers are conferred on the Board.

Under Chapter V, all properties vest in the Board but the Committee on behalf of the Board shall be responsible for the maintenance and management thereof (Section 79). The Board again have power to acquire and hold property but the Committee on behalf of the Board have power to maintain, repair, let on hire or lease, or sell or convey (Section 81).

Under Chapter VI, the Budget estimates are prepared by the Chief Officer and sanctioned by the Committee, but have to be finally adopted by the Board (Sections 98 and 103).

Under Chapter VII, the Committee prepare and sanction a schedule of staff. The Committee also prepare regulations for (a) leave (b) pensions, gratuities and compassionate allowances, (c) Provident Fund, (d) the guidance of persons employed under the Act.

Except in respect of certain appointments all appointments and dismissals are to be made by the Committee.

Under Chapter VIII, the Committee are empowered to make bye-laws, subject to approval by the Board and Government.

It appears from this that under the Act, the Board constitute the sanctioning and final authority but are not the executing authority, the executive power vesting in the Committee.

The general terms of section 17 must be interpreted in the light of the above remarks, and the 'general control' conferred on the Board by virtue of that section constitutes them a governing body who can lay down the general lines of policy and exercise a general supervising authority but who are not meant to interfere in details of executive action.

(2) No.

(3) No.

(4) Even the special powers conferred on the Committee under Section 111 would be subject to the general control of the Board. But while the Board can lay down the general lines of policy in regard to retrenchment, which the Committee would be bound to follow, the Board cannot compel the Committee to put individual cases up to them for consideration.

(5) The Committee should decline to reinstate the retrenched man, and should deal with all individual cases of retrenchment themselves."

RESOLUTION 163.—Consideration postponed."

(b) Excerpt from the proceedings of the Meeting of the Improvements Committee held on the 20th March 1928 :—

"In continuation of Resolution 163, dated 13th March 1928, consideration was resumed.

RESOLUTION 189.—The opinion of Counsel should be recorded and a copy thereof be forwarded to the Board for information."

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

"That the opinion of Counsel be recorded."

Amendment—Proposed by Dr. Viegas, seconded by Dr. Choksy—

"That the joint opinion of Sir Chimanlal Setalvad and Mr. B. J.

No. 37. Desai be obtained and that the speech of Mr. Baptista in the Legislative Council on Section 17 of the Act and the debate thereon be submitted to Counsel for the purpose so that not only the letter but the spirit as revealed by the speech and the debate may be considered by Counsel."

Amendment—Proposed by Mr. Nariman, seconded by Dr. Vora—

"That the Board retracts its opinion passed in its Resolution No. 89, dated 15th November 1927 and instructs its representative members on the Improvements Committee to give effect to the same."

The Chairman of the Improvements Committee rising to a point of order enquired whether Mr. Nariman's *amendment* was in order, as it did not relate to the business under consideration but to the next item on the agenda paper.

The President ruled Mr. Nariman's *amendment* out of order.

The President at this stage took the sense of the House as to the grouping of Items Nos. 9 and 10 on the agenda paper. The House was not in favour of grouping them.

Mr. Nariman wanted to move another amendment but the President declared that Mr. Nariman had forfeited his right of speech, as he had resumed his seat after moving the amendment and Dr. Vora had also seconded it.

Amendment—Proposed by Mr. Mohanlal Desai, seconded by Mr. Pupala—

"That the Board is of opinion that the power of appointment vests in it and instructs its representative members on the Improvements Committee to give effect to it."

Mr. Baman-Behram rising to a point of order, enquired whether Mr. Mohanlal Desai's *amendment* was in order, as it wanted the Board to do a thing which was illegal.

The President declared Mr. Mohanlal Desai's *amendment* in order.

After the debate had proceeded for a considerable time, Mrs. Gokhale moved—

"That the question be now put."

The motion was seconded by Miss Lotevala and *carried*.

After the Chairman of the Improvements Committee had replied to the debate, Mr. Mohanlal Desai's *amendment* was put to the vote and declared *lost*. Dr. Viegas' *amendment* was then put to the vote and declared *carried*. It was also *carried* as a *substantive proposition*.

At this stage, the President with the consent of the Trustees adjourned the meeting and announced that the same would be held on Monday, the 7th May 1928, at 4 P.M. (B.T.)

Bombay Improvement Trust.

Bombay, Monday, 7th May 1928.

At an adjourned ordinary meeting of the Board originally called for the 19th April 1928 and adjourned to 27th April 1928 and again adjourned, held this day, at 4 P. M. (B. T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M D. (London), F R.C.S. (England).—*President.*
2. MR. ABDULLA T. JANAI, B A , LL B
3. MR. A. R. DIMITIMKAR.
4. RAO BAHADUR A K. PAI, B A.
5. MR C. W. E. ARBUTHNOT, B.E., B.A., (R.U.L.)
6. MRS AVANTIKABAI GOKHALAY
7. MR B. N. GAMUDIA, B A.
8. MR. B G. PARELKAR.
9. SIR CURRIMBHOY EBRAHIM, BART.
10. MR. DOSTMAHOMED G KHAIRAZ.
11. MR. D. G. DALVI, M A., LL.B.
12. MR. E. R. HIRJIBEHEDIN.
13. MR. G. K. BORADE.
14. MR. G. B. NARE, B.A.
15. MR. HAJI ESA HAJI OOSMAN FOONAWALA.
16. MR. HAJI FATEH MAHOMED H. M. MANIAR.
17. MR. HOOSENALLY M. RAHIMTOOLA, B.A., *Chairman, Improvements Committee.*
18. MR. B. G. HORNIMAN.
19. MR. H. P. MODY, M.A., LL.B.
20. MR. ISHWARDAS LUKHMIDAS.
21. MR. JAGJIVAN UJAMSHI.
22. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW.
23. DR. J. N. CHOKSY, M B B.S.
24. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
25. DR. J. V. VORA, L.M. & S.
26. MR. KANJI DWARKADAS, M A
27. KHAN SAHEB KARMALI EBRAHIM.
28. DR. K. E. DADACHANJI, L.M. & S.
29. MR K. F. NARIMAN, B A., LL.B.
30. DR. KHURSHED J. J. CURSETJI, B.A., B.HY., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
31. MR. L. R. TAIRSEE.
32. MR. M. A. DABHOLKAR.
33. DR. M. F. BISNI, M.B.B.S.

34. KHAN BARADUR MOHAMED ISMAIL CURTAY.
 35. MR. MOHAMEDALLY ALLABUX.
 36. MR. M. M. DESAI, B.A., LL.B.
 37. DR. E. MOSES, M.D.
 38. MR. NANABHAI LUXUMON.
 39. MR. MEYER NISSIM, M.A.
 40. MR. N. M. CHINYOY.
 41. MR. P. G. SAHASRABUDHE.
 42. MR. F. W. PETCH.
 43. THE HON'BLE SIR PHIROZE C. SETHNA, KT., C.B.E.
 44. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 45. MR. RAHIMTOOLA M. CHINYOY.
 46. MR. R. K. VAIDYA, B.A.
 47. MR. R. S. NEKALJAY.
 48. MR. S. L. SILAM, B.A., LL.B.
 49. MR. S. K. PUPALA.
 50. MR. W. R. S. SHARPE.
 51. MR. SHIVDAS C. THAKKAR.
 52. DR. SORABJI P. MEHTA, B.A., L.M. & C.
 53. MR. S. K. BOLE.
 54. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E.
 55. MR. VAZIRALLI BANDEALLI.
 56. DR. ACCACIO G. VIEGAS, L.M. & S.
 57. MR. VIRCHAND P. SHAH, B.A.
 58. MR. VITHAL NARAYAN CHANDAVARKAR, B.A. (CANTAB.), BAR-AT-LAW.
 59. MR. D. J. C. WALLACE.
 60. MR. Y. G. PANDIT.
- AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

The minutes of the meeting held on the 27th April 1928 were signed.

Considered the following representation, dated 31st March 1928, and letter, dated 10th February 1928, addressed to the Secretary, Bombay Improvement Trust, by Mr. B. P. Wadke, Sub-Engineer (retrenched):—

"You are aware that the subject of my reinstatement has been long and sufficiently discussed so far by the Committee and the Board and yet I regret that no considerate and balancing opinion is yet arrived at.

I learn that the Committee referred the question to the Advocate General for opinion and that the Advocate General has given his opinion that the Committee should decline to reinstate me.

It is not for me to take any action one way or the other till I am officially informed, but I think it advisable to request the Board to once more look into the matter. I submit that the question affects not only my position but it is equally serious with the Board also to safeguard their own prestige, as is well shown even by the long columns seen in leading newspapers.

As regards the merits of my case and the opinion of the Counsel thereon, I need not repeat my arguments once more but in my humble opinion there are so many points in the Counsel's opinion "as at present given" in which I believe that the Board will with great respect differ from the Advocate General's opinion.

I think it, therefore, most pressinglly urgent, nay even my most lawful duty, to move the Board to see that the wrong done to me is once for all redressed and rightfully too.

The very fact that the powers of the Board are questioned and put into background by the powers of the Committee in a most naughty point, which the Board cannot leave unconsidered, coupled with the fact that a meeting is being called on the 2nd proximo for the appointment of a new man, lead me not to sit silent but to request the Board, once again to consider the question fully.

With due respect, therefore, for the Counsel's opinion and for such other circumstances, I cannot but suggest that it is now high time for the Board to take up the matter in hand, and it is apprehended that dilatoriness will be dangerous under the circumstances. I am fully confident that my words will not be misunderstood or misconstrued and hope that the needful will be done."

Letter, dated 10th April 1928 :—

To

The Secretary,
Bombay Improvement Trust,
Bombay.

Sir,

"I beg to acknowledge receipt of your letter No. E. 23/1928, dated 2nd instant, delivered to me on 3rd instant by post, and to request you to please place this letter before the next meeting of the Improvements Committee for their information.

At the outset, I beg to point out that I am fully aware of the circumstances under which the notice in question was served on me. It is not that I care only for a month's salary but properly speaking if I am to get all the leave salary even according to your calculation, I am entitled to payment for December 1927 as the notice, though served on me and accepted by me under protest on 13th April 1927, became operative on 1st May 1927.

My main grievance is my wrongful retrenchment and the redress I have been seeking is my reinstatement. In this connection, I have upto now submitted various representations and appeals to both the Improvements Committee and the Board respectively and the matter is yet under the consideration of the Sovereign Body *vis.*, the Board. Until therefore my several appeals to the Board are finally disposed of by them, I have no reason to consider your letter under reply as valid and binding on me and also as one in any way affecting my claim to all my dues from the Trust as well as my claim to continue in their service, which please note.

I beg to remain,

Sir,

Your most obedient servant,

Sd/—B. P. Wadke.

Copy forwarded to the President and the Trustees of the Improvement Trust Board for the information, in continuation of my appeal dated 31st March 1928."

Proposed by the Chairman of the Improvements Committee, seconded by Sir Vasantao—

"That Mr. Wadke's letter be forwarded to the Improvements Committee for disposal."

Amendment—Proposed by Mr. Dalvi, seconded by Mr. M. A. Dabholkar—

"That consideration of the matter be postponed until the receipt of
No. 38. the joint opinion of Sir Chimanlal Setalvad and Mr.
B. J. Desai on the legal aspect of Section 17 of the Act."

The *amendment* on being put to the vote was declared *carried*. It was also *carried* as a substantive proposition.

Considered the following Improvements Committee's Resolution No. 216, dated 3rd April 1928, re: revision of Gratuity Rules:—

"Considered Report No. 6 of the Finance and Establishment Sub-Committee, dated 30th March 1928:—

"The examiner, Outside Audit, objected to the payment of gratuity to certain employees on the ground that they had not rendered any service on the permanent establishment before 1st September 1919 and that under the rules gratuity should be calculated for every completed year of permanent service before 1st September 1919. The Acting Chief Officer explained the whole matter very fully in his note, dated 26th September 1927, and recommended the revision of rule 5 (i) of the Gratuity Rules by deleting the word "permanent" occurring in it. The Improvements Committee referred this matter to us for consideration and report in their Resolution No. 572, dated 4th October 1927. We have considered the matter and beg to report as follows:—

From the Acting Chief Officer's note, it is apparent that there is considerable room for doubt in the interpretation of the rules as we find that in paras 5 and 6 of the preamble to the Rules there is no reference to permanent service while in accordance with the rule 5 (i) the service must be on the permanent establishment only and again in rule 5 (ii) the word "permanent" does not occur.

We understand that if rule 5 (i) were revised as proposed by the Chief Officer, 60 employees would be benefited out of which number, 37 men would be benefited partially and the remaining 23 completely, as they had no service on the permanent establishment before 1st September 1919 and the cost involved in the proposed amendment would be about Rs. 23,000 out of which Rs. 10,800 would represent the complete benefit accruing to the 23 men mentioned above.

In view of the fact that the cost involved is not excessive and spread over a number of years and to remove any doubtful interpretation of the rule 5 (i) and without insisting on a strict interpretation of the word "permanent" used in Rule 5 (i) of the Gratuity Rules

1. Mr. V. H. Deodhar.	and putting a generous construction on the rules, we beg
2. " N. D. Vanka.	to recommend that the rule be amended by deleting the word
3. " Samuel Isaac.	"permanent" occurring therein and that the cases of the men
4. " J. Shalome.	(noted in the margin) who have already been paid the

gratuity be covered by the amended rule.'

Proposed by the Chairman—

'That the report of the Finance and Establishment Sub-Committee be approved and a copy thereof be forwarded to the Board with the recommendation that the same be approved and adopted.'

Amendment—Proposed by Dr. Viegas, seconded by Mr. Horniman—

'That the report of the Finance and Establishment Sub-Committee be forwarded to the Examiner, Outside Audit, for any remarks that he may have to make.'

The amendment on being put to the vote was lost by a large majority.

The original proposition was then put to the vote and declared carried, Dr. Viegas alone dissenting.

RESOLUTION 216.—The report of the Finance and Establishment Sub-Committee is approved and a copy thereof should be forwarded to the Board with the recommendation that the same be approved and adopted."

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Nekaljay—

No. 39. "That sanction be accorded to the proposed amendment of the rules."

Carried.

The next item on the agenda was regarding the revision of Gratuity Rules and it was passed over as it was not ready.

Considered the following Improvements Committee's Resolution re: Counsel's opinion on the question of eligibility of the Chief Officer for Provident Fund, etc. :—

" Considered Report No. 9 of the Finance and Establishment Sub-Committee, dated 12th April 1928 :—

' In their Resolution No. 4, dated 22nd April 1926, the Board sanctioned the appointment of Mr. Delves as Chief Officer on a salary of Rs. 3,000 per month subject to the confirmation of Government. The appointment was confirmed by Government, in Government Resolution, General Department, No. 512 dated 5th May 1926.

Under Section 27 of the Act, the salary paid to the Chief Officer must be within the limits named in that section. There is no provision in the Act under which it is definitely stated that the Chief Officer can subscribe to the Provident Fund and receive benefits similar to those enjoyed by other officers. The matter was, therefore, referred to the Trust Solicitors for their opinion. The Solicitors stated that the Chief Officer is an Officer of the Board and as such is entitled to all the benefits which are admissible to the Board's Officers. The Solicitors' opinion was placed before the Committee who agreed with it and brought the Chief Officer's post on to the Schedule of Establishment, so that the privileges admissible to the Board's staff might automatically be extended to him—Improvements Committee's Resolution No. 62, dated 29th June 1926.

The Examiner, Outside Audit, did not agree with the Committee's decision and the matter was again placed before the Committee, who referred it to us for consideration and report, after obtaining Counsel's opinion, if necessary—Improvements Committee's Resolution No. 252, dated 4th May 1927.

We have obtained the opinion of Counsel, which is attached herewith and which speaks for itself. The opinion creates a position which it is impossible to believe was contemplated or intended by the Legislature at the time of passing the Act. We, therefore, consider that this impossible position can only be set right by amending the Act. We accordingly recommend that the Board should be requested to move Government to undertake legislation for the amendment of the Act, so as to enable the Chief Officer to become entitled to the benefits admissible to the other Officers of the Board. It is also recommended that the amendment of the Act should have a retrospective effect *i.e.* from 31st March 1926.'

Counsel's opinion referred to in the last para of the above report, re: inclusion of the Chief Officer's post in the Schedule of Establishment.

Exparte: The Bombay Improvement Trust.

Opinion.

' In my opinion, the Committee would not be right in including the Chief Officer's name in the Schedule of the staff kept under Section 109 of Bombay Act XVI of 1925.'

The Scheme of the Act appears to me to distinguish the Chief Officer from "all officers and servants of the Board" as regards appointment, powers, remuneration, leave of absence and other matters. Thus in Chapter II, provision is made for the appointment of the Chief Officer, for his remuneration, his duties and matters relating to the leave of absence of the Chief Officer by Sections 26, 27, 28 and 29. Chapter VII commencing with Section 109 provides for the appointment, remuneration, leave of absence and other matters regarding officers and servants of the Board and, it appears to me, that the provisions of Section 26 and following must necessarily exclude the application of Sections 109, 110 and 111, in any event, to the Chief Officer. Section 28 (2) confers upon the Chief Officer the power and duty of exercising general supervision and control over the acts and proceedings of "all officers and servants of the Board" in matters of executive administration and makes him directly responsible to the Board and the Committee for the due performance thereof and confers upon him the power to dispose of all questions to the extent specified in Sub-Section (2) of Section 111 relating to the service of "the said officers and servants" and their pay, privileges and allowances; Section 81 confers upon the Chief Officer the power of delegating certain duties to "any officer of the Board"; Section 94 speaks of the salaries and allowances of the Chief Officer and the scheduled staff. These provisions appear to me to clearly exclude the application of the provisions of Sections 109, 110 and 111, to the Chief Officer.

The result appears to me to be that under the Act, as framed, the remuneration of the Chief Officer is regulated by the provisions of Section 27 and the maximum amount therein mentioned cannot be exceeded by any other form of allowance. Further, there is no provision by which the present incumbent can avail himself of the contributions already made by him to the Provident Fund and continuation of future contributions. In my opinion, the Act could not have been intended to deny the benefit of the provisions relating to the Provident Fund to a person who has been appointed to the office of the Chief Officer, still less to deprive an officer, who has been promoted to the office of the Chief Officer, of the contributions which he has made to the Provident Fund over a long period of years, before his promotion. The anomaly is that while he was one of the officers on the scheduled staff he was obliged to contribute to the Provident Fund only to be deprived of his contributions on becoming Chief Officer.

The matter appears to me to be one for setting matters right by an amendment of the Act.

Dated this 28th day of March 1928.

(Sd.) Bhalabhai J. Desai.

Proposed by the Chairman—

'That the Report of the Finance and Establishment Sub-Committee be approved and a copy thereof be forwarded to the Board with the recommendation that Government should be requested to undertake legislation for the amendment of the Act.'

Amendment—Proposed by Dr. Viegas—

'That counsel's opinion be recorded.'

The *amendment* on being put to the vote was declared *lost*.

The *original proposition* was then put to the vote and was declared *carried*.

RESOLUTION 239.—The Report of the Finance and Establishment Sub-Committee is approved and a copy thereof should be forwarded to the Board with the recommendation that Government should be requested to undertake legislation for the amendment of the Act."

Proposed by the Chairman, Improvements Committee, seconded by Rao Bahadur Pai—

"That Government should be requested to undertake the necessary
No. 40. legislation for the proposed amendment of the Act."

Carried.

The next item on the Agenda was the Improvements Committee's
Report on the notice of motion by Dr. Choksy, *re*: rents of pre-war chawls.

It was passed over, as it was not ready.

Considered the following statement furnished by the Chief Officer, *re*:
Hindu Temples, etc. :—

TEMPLES

Board's Resolution No. 77 of 12th August 1927.

Scheme No.	Total number of cases in each scheme where there are temples or shrines (some temples have no case Nos.)	Number affected.	Number demolished.	Number removed to other sites at Trust expense.	Number retained.	Number where cases still pending or Temples and idols still standing pending development.	Remarks.
1	1	1	Nil	Nil	1	Nil	
2	4	4	1	Nil	3	Nil	
3	8	8	2	2	4	Nil	
5	9	16	3	1	10	2	These are small shrines within the line of the Road. Two of these will be reinstated.
6	7	7	Nil	2	1	4	
8	3	3	1	Nil	2	Nil	
29	10	10	Nil	8	1	1	Now removed to another site temporarily. Final site is to be found.
31	4	4	Nil	2	2	Nil	
32	4	4	1	2	Nil	1	Will be removed to another site provided under T. R. No. 491 of 24-7-23.
37	2	2	2	Nil	Nil	Nil	
47	3	3	Nil	1	Nil	2	One may be retained, the other one is a small shrine.
52	11	11	Nil	Nil	1	10	Of these 7 are in Kolivada.
56	6	6	Nil	Nil	Nil	6	Two of these are small shrines.
57	8	8	1	Nil	Nil	7	Five of these will be retained.
58	3	3	Nil	Nil	Nil	3	One to be retained ; the question of the removal of the other has been referred to Land Sub-Committee.
59	2	2	Nil	Nil	Nil	2	
60	7	8	2	Nil	1	5	All may be retained.
	92	100	13	18	26	43	

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Choksy—

No. 41. "That the statement be recorded."

Carried.

Considered the following list (brought upto 31st December 1927) of Resolutions passed by the Board calling for reports from the Chief Officer which have not been received upto 31st March 1928 :—

Serial No.	Subject.	T. R. under which report is called for.	Remarks.
1	"That the Chief Officer be requested to report what progress has been made upto now in improving that part of the Parel Road between the Byculla Bridge and the Railway Station. When does he expect to actually begin the work? Whether he can take such measures as are necessary to keep this part of the Road in a better condition than what it is now."	51/13-4-27	Report and revised plan under preparation.
2	"That the Chief Officer be requested to report what work each of the following officers of the Engineering Department, viz :— (1) The Engineer, (2) the three Senior Assistant Engineers, (3) the Architect, (4) the four Junior Assistant Engineers, (5) the six Sub-Engineers, (6) the fourteen Overseers, (7) one Petty Sales and Stores Purchasing Officer, has done during the last six months from 1st April to 30th September 1927 and the work each of them is expected to do during the six months from 1st October 1927 to 31st March 1928, the amount of money spent during the first half of the current year and to be spent during the second half of the year on each item of work done and to be done by each of them; and whether any of them is doing any administrative work and if so, what administrative work."	110/25-11-27	

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Mehta—

No. 42. "That the list be recorded."

Carried.

Considered the following statement showing attendances of Trustees at Meetings of the Board, of the Improvements Committee and Sub-Committees and the changes that have taken place in the constitution of the Board and the Improvements Committee during the year ending 31st March 1928:—

	Meetings held.	Meetings convened but not held.
Board.		
<i>Meetings of the Board.</i>		
Ordinary Quarterly Meetings including Ad- journed Meetings	10	
Special Meetings and Special Requisition Meetings including Adjourned Meetings	12	
Total ...	22	
Improvements Committee.		
<i>Meetings of the Improvements Committee.</i>		
Ordinary Meetings	39	1
Special Meetings	2	
Total ...	41	1
<i>Meetings of the Sub-Committees of the Improvements Committee.</i>		
Works	17	7
Finance and Establishment	30	6
Land	8	6
Special Sub-Committee appointed under C. R. 105 of 1926	3	
Total ...	58	19
Grand Total ...	99	20

Return of Attendances of Trustees at Meetings of the Board between 1st April
1927 and 31st March 1928.

Names.	Attendances at Board Meetings.	Number of days of atten- dance, some Members having attended two or more Meetings on the same day.	Remarks.
Dr. Shrivux S. Bathwala, F.C.P.S., L.M. & S., <i>President</i>	22	18	
Mr. Abdulla T. Janai, B.A., LL.B. ...	5	5	
„ A. R. Dintimkar ...	22	18	
„ Abubakar A. R. Begmahamad ...	1	1	
Rao Bahadur A. K. Pai, B.A. ...	17	16	
Mr. C. W. E. Arbuthnot, B.E., B.A., (R.U.I.)	17	15	
Dr. A. G. Merchant, L.M. & S. ...	5	5	Was absent on leave from 14th April to 14th July 1927.
Mrs. Avantikabai Gokhalay ...	17	15	
Miss Bachubai R. Lotewala ..	4	4	Was absent on leave from 1st April to 4th August 1927
Mr. J. R. C. Badham ...	...	...	Was absent on leave from 1st April to 9th November 1927 and again was absent from 9th March 1928 upto the end of the year.
„ B. B. Palwankar ...	6	5	
„ Balubhai T. Desai, B.A., LL.B. ...	11	10	
„ Barjorji Sorabji N. Cooper ...	8	7	
„ Behramji Navrosji Gamudia, B.A. ...	14	12	
„ Bhagwantrao G. Parelkar ...	20	17	
„ B. N. Motivala, B.A., LL.B. ...	17	13	
Sir Byramjee Jeejeebhoy, Kt. ..	14	13	
„ Currimbhoy Ebrahim, Bart. ...	9	8	
Mr. H. J. Davis ...	14	12	Resigned from 24th March 1928.
Capt. Joseph A. DeSouza, B.A., L.M. & S., I.M.S.	4	4	
Dr. Dinsha B. P. Master, L.M. & S. ...	19	16	
Sir Dinshaw Petit, Bart. ...	1	1	Was absent on leave from 11th April to 20th October 1927
Mr. Dostmahomed G. Khairaz ...	15	14	
„ D. G. Dalvi, M.A., LL.B. ...	16	13	
„ E. R. Hirjibehedin ...	15	11	

(Continued from last page)

Names.	Attendances at Board Meetings.	Number of days of atten- dance, some Members having attended two or more Meetings on the same day.	Remarks.
Mr. Fazal Ebrahim Rahimtoola, B.A. ...	5	4	
Dr. Cosmas Fernandez, M.D. ...	...	...
Mr. Ganpat Krishnaji Borade ...	20	16	
„ Girdhar Bhiwaji Nare, B.A. ...	9	9	Was absent on leave from 13th June to 9th November 1927.
„ Gustadji D. Bilimoria ...	12	11	
Dr. G. V. Deshmukh, M.D., F.R.C.S. ...	12	10	
Mr. Haji Esa Haji Cosman Poonawalla ...	15	12	Was absent on leave from 3th September to 9th November 1927.
„ Haji Fateh Mahomed H. M. Maniar ...	14	12	
„ W. H. Hammond, M.A., F.R.G.C. ...	7	6	
„ D. Healy ...	8	7	Resigned from 23th November 1927
Dr. A. F. Henriques, L.R.C.P. & S. ...	12	11	
Mr. Hoosenbhoj A. Lalljee ...	5	5	
„ Hoosenally M. Rahimtoola, B.A. ...	16	15	
„ Hormusji Manekji Chowna.	12	10	
„ B. G. Horniman ...	14	12	
„ H. P. Mody, M.A., LL.B. ...	15	11	
„ Ishwardas Lukhmidas ...	15	13	
„ Jaferbhoy A. Lalljee ...	7	6	
„ Jagivan Ujjamshu ...	7	7	Elected on 7th May 1927 in place of Mr. Gulabchand. Dev- chand deceased.
„ Jannadas M. Mehta, M.A., LL.B., Bar-at-Law ...	9	8	
Dr. J. N. Choksy, M.B.B.S. ...	21	17	
Mr. J. B. Baman-Behram, B.A., LL.B. ...	21	17	
„ Jehangir B. Pettit ...	4	4	
Dr. Jethalal V. Vora, L.M. & S. ...	15	14	
Mr. Pothan Joseph, B.A., LL.B. ...	10	9	
„ Kanji Dwarkadas, M.A. ...	12	11	
„ Kanji Karamsi Master ...	15	13	
Khan Sahib Karmali Ebrahim ...	13	10	

(Continued from last page)

Names.	Attendances at Board Meetings.	Number of days of attendance, some Members having attended two or more Meetings on the same day.	Remarks.
Dr. K. E. Dadachanji, L.M. & S. ...	17	13	
Mr. P. A. Kelly, C.I.E. ...	...	...	Appointed by Government from 25th November 1927 in place of Mr D Healy resigned
„ K. F. Nariman, B.A., LL.B. ...	5	4	
Dr. Khurshed J. J. Cursetji, B.A., M.B.B.S.&c.	14	11	
Mr. K. K. Parekh, B.A., LL.B....	9	7	
„ Kisondas M. Ramji ...	10	9	
„ Lakhmidas Rowjee Tairsee...	17	14	
Rao Saheb Mahadeo D. Rane ...	4	4	
Rao Bahadur Manaji Rajooji Kalewar ...	11	10	
Dr. M. N. Balsara, L.M. & S., D.P.H. (Cantab)	21	17	
Mr. Mangeshrao A. Dabholkar ...	20	17	
Mrs. A. F. McKenzie, M.A. ...	7	6	Was absent on leave from 1st March 1928 upto the end of the year
Dr. Meherjibhai F. Bisni, M.B.B.S.	14	11	
Mr. Mia Mahamad Haji Jan Mahamad Chhotani	4	4	
„ Mirza A. M. Khan, M.A., LL.B. .	6	6	Was absent on leave from 13th June 1927 to 12th January 1928.
Khan Bahadur Mohamed I. Curtay ...	16	13	
Mr. Mohamedally Allabux ...	17	14	
„ Mohanlal M. Desai, B.A., LL.B. ...	18	15	
Dr. Moreshwar C. Javle ...	15	13	
„ Elijah Moses, M.D. ...	14	12	
„ Motiram B. Velkar, L.M. & S. ...	6	6	
Mr. Nanabhai Luxumon ...	17	13	
„ Naoroji M. Dumasia ...	12	9	
Dr. N. D. Savarkar, L.C.P.S. (Cal.) ...	3	3	
Mr. W. H. Neilson, O.B.E., M.I.C.E. ...	13	10	Resigned from 12th March 1928.
„ Meyer Nissim, M. A. ...	18	15	
„ Noor Mahamed Meherally Chinoy ...	10	9	
„ Pandurang G. Sahasrabudhe ...	16	13	

(Continued from last page)

Names.	Attendances at Board Meetings.	Number of days of atten- dance, some Members having attended two or more Meetings on the same day.	Remarks.
Mr. F. W. Petch	6	5	
„ P. J. Marzbau, M.A.	7	7	
The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.	9	8	
Dr. Poonsey Hirji Meisheri, F.C.P.S., L.M.&S.	16	14	
Mr. Rahimtoola M. Chinoy	11	8	Was absent on leave from 15th August to 8th December 1927.
„ Rajaram K. Vaidya, B.A.	18	16	
„ Ramchandra A. Gole	11	9	
„ Ramchandra M. Bhat	17	15	
Dr. R. M. Mistry, F.C.P.S., L.M.&S. ...	19	17	
Mr. R. K. Pirbhat, B.A., LL.B., Bar-at-Law	9	7	
„ R. S. Nekaljay	9	9	
Mr. S. K. Barodawalla	14	13	
Mrs. Sarojini Naidu	2	2	
Mr. Sayaji Lakshman Silam, B.A., LL.B. ...	18	15	
„ Shankarrao A. Mantri	20	17	
„ Shankar Krishnaji Pupala	16	13	
„ Shivdas Chapsy Thakkar	15	13	
Dr. Sorabji P. Mehta, B.A., L.M. & S. ...	21	17	
Mr. S. K. Bole	14	13	
Sir Vasantao Anandrao Dabholkar, Kt., C.B.E.	15	14	
Mr. Vaziralli Bandealli	2	2	Elected on 10th Octo- ber 1927 in place of the Hon'ble Mr. V. J. Patel resigned.
Dr. Accacio G. Viegas, L.M. & S. ...	21	18	
Mr. Virchand P. Shah, B.A.	6	6	
„ V. N. Chandavarkar, B.A., Bar-at-Law...	22	18	
The Hon'ble Mr. V. J. Patel, Bar-at-Law ...	...	...	Was absent on leave from 7th April to 5th September 1927 and resigned from 13th September 1927.
Mr. Vithaldas Damodar Govindji ...	17	13	
„ D. J. C. Wallace ... ..	...	...	Elected on the 24th March 1928 in place of Mr. H. J. Davis resigned
„ Y. G. Pandit	18	16	

Return of Attendances of Trustees and other members at Meetings of the Improvements Committee and its Sub-Committees between 1st April 1927 and 31st March 1928.

Names.	Attendances at the Committee Meetings	Attendances at Sub-Committee Meetings	Total	Total number of days of attendance some members having attended two or more Meetings on the same day	Remarks.
Sir Vasant Rao Anandrao Dabholkar, Kt., C.B.E., <i>Chairman</i> .	33	30	63	50	Chairman from 1-4-27 to 20-4-27 and again from 31-1-28.
Mr. R. D. Bell, C.I.E., I.C.S. ...	34	13	47	42	
„ G. K. Borade ...	39	24	63	58	
„ Hoosenally M. Rahimtoola, B.A.	39	34	73	59	
„ B. G. Horniman ...	24	6	30	30	
Dr. K. E. Dadachanj, L.M. & S. ...	30	38	68	55	Chairman from 21-4-27 to 15-1-28. Resigned membership from 16-1-28. Was absent on leave.
Mr. K. F. Nariman, B.A., LL.B. ...	11	3	14	14	
„ L. R. Tairsee ...	36	23	59	52	
„ Mirza A. M. Khan, M.A., LL.B.	12	6	18	16	Was absent on leave from 24-5-27 to 10-1-28.
„ Naoroji M. Dumasia ...	26	13	39	32	Was absent on leave for 3 months.
„ W. H. Neilson, O.B.E. ..	36	13	49	44	On leave from 12-3-28.
The Hon'ble Sir Phiroze C. Sethna, Kt., O.B.E.	24	14	38	32	
Mr. F. C. M. St. Paul ...	1	1	2	2	Elected vice Sir Reginald Spence, Kt., resigned.
„ S. L. Silam, B.A., LL.B. ...	39	15	54	50	
Sir Shaporji B Billimoria, Kt., M.B.E.	30	20	50	41	Absent on leave from 21-3-28.
Mr. S. D. Saklatvala ...	23	23	46	39	
Dr. S. S. Batliwala ...	3	3	6	6	Ceased to be a member from 21-4-27, on the formation of the new Committee.
Mr. S. K. Bole ...	3	4	7	7	Elected member on 7-2-28, vice Dr. K. E. Dadachanj resigned,
„ W. R. S. Sharpe ...	2	1	3	3	Ag. Chairman, B. P. T., vice Mr. Neilson on leave.
Sir Reginald Spence, Kt. ...	30	13	43	37	Resigned from 7-3-28.
Mr. G. A. Thomas, C.I.E., I.C.S. ..	31	9	40	38	
Dr. Accacio G. Viegas, L.M. & S. ...	38	30	68	57	

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Dalvi—

No. 43.

“That the statement be recorded.”

Carried.

Considered the following statement of References from the Board pending before the Improvements Committee for the quarter ending 31st March 1928:—

Serial No.	Subject matter of Reference.	Board's Resolution under which the reference was made.	Remarks.
1	Proposals for filling the post of the Engineer.	6/17th May 1926	... Referred to the Finance and Establishment Sub-Committee.
2	An Improvement Scheme for Kamatipura District.	16/14th July 1926	... Referred to the Land Sub-Committee.
3	The desirability of abandoning the Worli-Koliwada Scheme.	17/14th July 1926	... Do.
4	Feasibility of constructing residential quarters (two and three-room tenements or cottage system blocks), for the use of the lower middle classes.	21/14th July 1926	... Referred to the Works Sub-Committee.
5	Certain particulars, <i>re</i> : Scheme No. 56, Dharavi.	25/19th July 1926	... Referred to the Special Sub-Committee, appointed under C. R. 105/26.
6	Preparation of a concrete scheme whereby the Trust can be gradually amalgamated with the Corporation.	45/28th October 1926	... Referred to the Finance and Establishment Sub-Committee.
7	Letter, dated 8th March 1927, from the President, Dharavi Kolis' meeting, requesting to abandon the Scheme.	48/13th April 1927	... Referred to the Special Sub-Committee, appointed under C. R. 105/26.
8	Amendment to the Provident Fund Rules, <i>re</i> : payment of amount due on retirement to a subscriber in Indian Currency.	49/13th April 1927	... Referred to the Finance and Establishment Sub-Committee.
9	Letter, dated 21st March 1927, from Patils of Worli-Koliwada, <i>re</i> : acquisition of Worli-Koliwada.	50/13th April 1927	... Referred to the Land Sub-Committee.
10	The Committee requested to submit proposals regarding the reduction of Engineering Staff.	54/12th May 1927	... Referred to the Finance and Establishment Sub-Committee.
11	Retention of Maruti Temple, Shivalinga and the Moslem Mosque situated opposite to Gloria Church Byculla.	75/12th August 1927	... Referred to the Land Sub-Committee. T. R. 14, dated 7th February 1928, requesting that the report be expedited.
12	Retention of the Temple of "Mari A1" situated on a small hillock at Worli.	76/12th August 1927	... Do.
13	Amendment of rules for the payment of gratuities.	111/25th November 1927	Chief Officer requested to prepare a draft amendment of the rules.
14	Putting up of a urinal in close proximity to Plot 807, Dadar-Matunga Estate.	8/7th February 1928	... Referred to the Special Sub-Committee appointed under C. R. 265/26.
15	Retention of a liquor shop in scheme 57, Case 45.	9/7th February 1928	... Referred to the Land Sub-Committee.
16	Rents of Board's pre-war chawls.	12/7th February 1928	... Do.

Proposed by the Chairman of the Improvements Committee, seconded by Mr. Mohanlal Desai—

No. 44. "That the statement be recorded."

Carried.

In accordance with notice of motion, it was—

Proposed by Mr. Sahasrabudhe—

"That the Improvements Committee be requested to submit to the Board as early as possible, a scheme so to improve the Worli-Kolwada village as would give the necessary road access and other amenities in as small an expenditure and with dishousing as few residents as possible."

The motion dropped for want of a seconder.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

"That the Chief Officer be requested to report what is the rate of rent per 100 sq. ft. recovered from Government for the premises occupied by the Land Acquisition Officer and to enquire and report what rents are prevailing in the vicinity of the Improvement Trust building, *e. g.*, rents of the building occupied by the Accountant General's Office."

The motion was seconded by Mr. Pupala.

While Dr. Viegas was speaking on the motion, Mr. Tairsee enquired whether Dr. Viegas was in order in asking for the information from the Chief Officer when he was commenting on it.

The President ruled that Dr. Viegas was in order.

As Dr. Viegas was proceeding, Mr. Hoosenally rising to a point of order enquired whether Dr. Viegas was relevant in his arguments.

The President ruled that Dr. Viegas was in order.

The motion was put to the vote and declared *lost*.

This finished the business before the House.

Bombay Improvement Trust.

Bombay, Tuesday, 10th July 1928.

At an ordinary meeting of the Board held this day at 4-30 P. M. (B. T.) in the Corporation Hall, there were—

PRESENT :

1. MR. A. R. DIMITIMKAR.
2. DEWAN BAHADUR A. K. FAI, B.A.
3. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.)
4. MRS. AVANTIKABAI GOKHALAY.
5. MISS BACHUBAI R. LOTEVALA
6. MR. B. G. PARELKAR.
7. MR. D. G. DALVI, M.A., LL.B.
8. MR. E. R. HIRJIBEHEDIN.
9. MR. G. B. NARE, B.A.
10. MR. HAJI FATEH MAHOMED H. M. MANIAR.
11. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., *Chairman, Improvements Committee.*
12. MR. ISHWARDAS LUKHMIDAS.
13. MR. JAFERBHOY A. LALLJEE.
14. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
15. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
16. DR. K. E. DADACHANJI, L.M. & S.
17. DR. KHURSHED J. J. CURSETJI, B.A., B.HY., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
18. MR. L. R. TAIRSEE.
19. RAO BAHADUR MANAJI RAJOOJI KALEWAR
20. DR. M. N. BALSARA, L.M. & S., D.PH., (Cantab.)
21. DR. M. F. BISNI, M.B.B.S.
22. MR. M. M. DESAI, B.A., LL.B.
23. DR. M. C. JAVLE
24. DR. E. MOSES, M.D.
25. MR. MEYER NISSIM, M.A.
26. MR. P. G. SAHASRABUDHE.
27. MR. P. J. MARZBAN, M.A., M.L.C.
28. THE HON'BLE SIR PHIROZE C. SETHNA, K.T., O.B.E.
29. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
30. MR. R. K. VAIDYA, B.A.
31. MR. R. M. BHAT.
32. MR. S. K. BARODAWALLA.
33. DR. SHIAVUX S. BATLIWALA, F.C.P.S., L.M. & S.
34. DR. SORABJI P. MEHTA, B.A., L.M. & S.

35. MR. S. K. BOLE, M.L.C.
 36. DR. ACCACIO G. VIEGAS, L.M. & S.
 37. MR. VITHAL NARAYAN CHANDAVARKAR, B.A. (CANTAB.), BAR-AT-LAW.
 38. MR. VITHALDAS D. GOVINDJI.
 39. MR. Y. G. PANDIT.

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

~~The minutes of the meeting held on the 7th May 1928 were signed.~~

In the absence of the President, it was—

Proposed by Dr. Bulsara, seconded by Mr. R. K. Vaidya—

“That Dr. Batliwalla do take the chair.”

Carried.

Dr. Batliwalla having assumed the chair, the minutes of the meeting held on the 7th May 1928 were signed.

Dr. Viegas asked for and obtained priority for Item No. 12 on the agenda paper.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Board desire to place on record the deep regret with which they have learnt of the sad death on the 17th June 1928 of Dr. Dinsha Bamanji Pestonji Master, who as a Trustee on the Board from the 31st March 1926 took keen interest in all their activities and rendered valuable services to the City.

2. That a copy of the Resolution be forwarded to the family of the deceased with an expression of the Board's sympathy in their sad bereavement.

3. That as a mark of respect to the memory of the deceased the meeting do adjourn without proceeding with the transaction of the business”.

The motion was seconded by Diwan Bahadur Pai and was *carried* unanimously, the Trustees rising in their seats.

In accordance with this Resolution, the meeting adjourned and the Chairman with the consent of the Trustees fixed Friday, the 13th July 1928, 3-30 P. M. (B. T.) for holding the adjourned meeting.

Bombay Improvement Trust.

Bombay, Friday, 13th July 1928.

At an adjourned ordinary meeting of the Board, originally called for the 10th July 1928, held this day at 3-30 P. M. (B. T.) in the Corporation Hall, there were—

PRESENT :

1. DR G. V. DESHMUKH, M D, (LOND.), F.R.C.S., (ENG.) *President*
2. MR. ABDULLA T JANAI, B.A., LL.B.
3. MR. A. R. DIMITIMKAR.
4. DEWAN BAHADUR A K PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.)
6. MRS. AVANTIKABAI GOKHALAY.
7. MISS BACHUBAI R. LOTEVALA
8. MR. B. G. PARELKAR.
9. SIR CURRIMBHOY EBRAHIM, BART
10. MR. DOSTMAHOMED G. KHAIRAZ
11. MR. D. G. DALVI, M.A., LL.B.
12. MR. E. R. HIRJIBEHEDIN.
13. MR. G. K. BORADE.
14. MR. G. B. NARE, B.A.
15. MR. G. D. BILIMORIA.
16. MR. HAJI ESA HAJI OOSMAN POONAWALA.
17. MR. HAJI FATEH MAHOMED H. M. MANIAR.
18. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee.*)
19. MR. B. G. HORNIMAN.
20. MR. H. P. MODY, M.A., LL.B.
21. MR. ISHWARDAS LUKHMIDAS.
22. MR. JAGJIVAN UJAMSHI.
23. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
24. DR. J. N. CHOKSY, M.B.B.S.
25. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
26. DR. J. V. VORÁ, L.M. & S.
27. MR. POTHAN JOSEPH, B.A., LL.B.
28. MR. KANJI DWARKADAS, M.A.
29. DR. K. E. DADACHANJI, L.M. & S.
30. MR. P. A. KELLY, C.I.E.
31. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.

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32. DR. KHURSHED J. J. CURSETJI, B.A., B.SY., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
 33. MR. KISONDAS M. RAMJI.
 34. RAO BAHADUR MANAJI RAJOOJI KALEWAR.
 35. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
 36. MR. M. A. DABHOLKAR.
 37. DR. M. F. BISNI, M.B.B.S.
 38. MR. M. M. DESAI, B.A., LL.B.
 39. DR. M. C. JAVLE.
 40. DR. E. MOSES, M.D.
 41. DR. M. B. VELKAR, L.M. & S.
 42. MR. MEYER NISSIM, M.A.
 43. MR. P. J. MARZBAN, M.A., M.L.C.
 44. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 45. MR. R. K. VAIDYA, B.A.
 46. MR. R. A. GOLE
 47. MR. R. M. BHAT.
 48. MR. R. K. PIRBHAI, B.A., LL.B. (Cantab.), BAR-AT-LAW.
 49. MR. R. S. NEKALJAY.
 50. MR. S. A. MANTRI.
 51. MR. S. K. PUPALA.
 52. DR. SHIAVUX S. BATLIWALA, F.C.P.S., L.M. & S.
 53. MR. W. R. S. SHARPE.
 54. MR. SHIVDAS C. THAKKAR
 55. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 56. MR. S. K. BOLE, M.L.C.
 57. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 58. DR. ACCACIO G. VIEGAS, L.M. & S.
 59. MR. VIRCHAND P. SHAH, B.A.
 60. MR. VITHAL NARAYAN CHANDAVARKAR, B.A. (CANTAB.), BAR-AT-LAW.
 61. MR. VITHALDAS D. GOVINDJI.
 62. MR. D. J. C. WALLACE
 63. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

The minutes of the meeting held on the 10th July 1928 were signed.

Considered the following statement showing transfers of grants :—

Statement showing Budget transfers sanctioned by the Improvements Committee subject to Board's sanction.

Committee's Resolution, number and date.	Department.	Head of Account.	Budgeted amount.	Amount to be spent during the year.	Excess over budgetted amount.	Heads from which transferred.	Reasons for excess expenditure.
			Rs.	Rs.	Rs.		
231 of 17th April 1928 ...	Secretary ...	Capital Account, Police Accommodation Scheme No. 67	Nil.	7,000	7,000	Capital Account, provision of Rs. 25,000 for Unforeseen Works.	The amount is required for the construction of a garage for motor lorries, requisition for which was received from the Public Works Department after the budget was passed.
261 of 1st May 1928 ..	Engineer ...	General Account, Lands and buildings Scheme 59.	300	1,468	1,168	General Account Chawls, Scheme 50.	This is due to the paving of floors of the fish godowns in case No. 4.
273 of 15th May 1928 ...	Do. ...	General Account, Semi-permanent sheds-Scheme 32 at Haines Road.	Nil.	2,400	2,400	General Account Chawls, Scheme 2, Chandanwadi.	This is due to the provision of additional sanitary conveniences for which no provision was made in the Budget Estimates.
295 of 29th May 1928 ...	Do. ...	General Account, Semi-permanent sheds-Scheme 32 at Tank Pakhadi Road.	Nil.	400	400	Do. ...	Do. Do.

Proposed by the Chairman of the Improvements Committee, seconded by Dr. Batliwala—

No. 46. "That the proposed transfers of grants be sanctioned."

Carried.

Considered the Improvements Committee's Resolution No. 287, dated 15th May 1928, approving the Report No. 3 of the Land Sub-Committee, dated 9th May 1928, *re.* rents of pre-war Chawls, and forwarding the same to the Board with reference to Board's Resolution No. 12, dated 7th February 1928.

Proposed by the Chairman of the Improvements Committee, seconded by Dewan Bahadur Pai—

"That the Improvements Committee's Resolution No. 287, dated 15th May 1928, be recorded."

First Amendment—Proposed by Dr. Choksy, seconded by Mr. Nekaljay—

47 "That the Board is of opinion that the rents of the pre-war Chawls should not be increased and that the Improvements Committee's Resolution No. 672, dated the 6th December 1927, be rescinded so far as it relates to the increase of rents of those chawls and any excess rent collected shall be refunded."

Further Amendment—Proposed by Mr. Nariman, seconded by Mr. Bole—

"That the matter be referred to a Special Committee of this House consisting of the following members to consider the question and make a report to the Board :—

1. Mrs. Avantikabai Gokhalay.
2. Mr. Hoosenally M. Rahimtoola.
3. Mr. B. G. Horniman.
4. Mr. K. F. Nariman.
5. Mr. P. J. Murzban.
6. Mr. R. S. Nekaljay.
7. Mr. S. K. Bole.
8. Sir Vasant Rao Anandrao Dabholkar.

Mr. R. K. Vaidya rising to a point of order enquired whether the *Amendment* was in order as the Board had no authority to appoint a committee.

The President upholding the point of order ruled the *Amendment* out of order.

The Chairman of the Improvements Committee raised a point of order and enquired with reference to the latter portion of Dr. Choksy's amendment whether the Board could ask the Improvements Committee to cancel a Resolution passed by it.

The President in giving his ruling that Dr. Choksy's amendment was quite in order observed that the Chairman of the Improvements Committee was not justified in raising the point of order after the discussion had proceeded so far.

Second Amendment—Proposed by Mr. Baman-Behram, seconded by Dr. Vora—

“ That the matter be referred back to the Improvements Committee.”

After the Chairman of the Improvements Committee had replied to the debate, the *Second Amendment* was put to the vote and declared *lost* by a large majority.

The *First Amendment* was then put to the vote and declared *carried*, there being 24 votes *for* it and 16 *against* it. It was also *carried* as a substantive proposition.

At this stage, as it was 4-27 p.m. and there was a Special Meeting of the Board at 4-30 p.m., the President with the consent of the Trustees adjourned the meeting and fixed 3-30 p.m. (B. T.) on Friday, the 20th July 1928, for the holding of the adjourned meeting.

Bombay Improvement Trust.

Bombay, Friday, 13th July 1928.

At a Special Meeting of the Board called in pursuance of a requisition received under Section 9(2)(b) of the Act to consider the propositions in regard to (1) curtailment of expenditure on establishment, (2) amalgamation of the Trust with the Corporation, and (3) filling of vacant posts, held this day, at 4-30 P. M. (B.T.), in the Corporation Hall, there were—

PRESENT.

1. DR. G. V. DESHMUKH, M.D., (LOND.), F.R.C.S., (ENG.) *President.*
2. MR. ABDULLA T JANAI, B.A., LL.B.
3. MR. A. R. DIMITIMKAR
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.)
6. MRS. AVANTIKABAI GOKHALAY.
7. Miss BACHUBAI R. LOTEVALA
8. MR. B. G. PARELKAR.
9. SIR CURRIMBHOY EBRAHIM, BART.
10. MR. DOSTMAHOMED G. KHAIRAZ.
11. MR. D. G. DALVI, M.A., LL.B.
12. MR. E. R. HIRJIBEHEDIN
13. MR. G. K. BORADE
14. MR. G. B. NARE, B.A.
15. MR. HAJI FATEH MAHOMED H. M. MANIAR.
16. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee.*)
17. MR. H. M. CHOWNA.
18. MR. B. G. HORNIMAN.
19. MR. H. P. MODY, M.A., LL.B.
20. MR. JAGJIVAN UJAMSHI
21. MR. JAMNADAS M. MEHTA, M.A., LL.B., Bar-at-Law, M.L.A.
22. DR. J. N. CHOKSY, M.B.B.S.
23. DR. J. V. VORA, L.M. & S.
24. MR. KANJI DWARKADAS, M.A.
25. DR. K. E. DADACHANJI, L.M. & S.
26. DR. KHURSHED J. J. CURSETJI, B.A., B.H.Y., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
27. RAQ BAHADUR MANAJI RAJOOJI KALEWAR.
28. DR. M. N. BALSARA, L.M. & S., D.P.H., (Cantab.)
29. MR. M. A. DABHOLKAR
30. DR. M. F. BISNI, M.B.B.S.
31. MR. M. M. DESAI, B.A., LL.B.

32. DR. M. C. JAVLE.
33. DR. E. MOSES, M.D.
34. DR. M. B. VELKAR, L.M. & S.
35. MR. MEYER NISSIM, M.A.
36. MR. P. J. MARZBAN, M.A., M.L.C.
37. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
38. MR. R. K. VAIDYA, B.A.
39. MR. R. M. BHAT.
40. MR. R. S. NEKALJAY.
41. MR. S. A. MANTRI.
42. MR. S. K. PUPALA.
43. DR. SHIAVUX S. BATLIWALA, F.C.P.S., L.M. & S.
44. MR. W. R. S. SHARPE.
45. MR. SHIVDAS C. THAKKAR.
46. DR. SORABJI P. MEHTA, B.A., L.M. & S.
47. MR. S. K. BOLE, M.L.C.
48. SIR VASANTRAO ANANDRAO DABHOLKAR, Kt., C.B.E., M.L.C.
49. MR. VAZIRALLY BANDEALLY.
50. DR. ACCACIO G. VIEGAS, L.M. & S.
51. MR. VIRCHAND P. SHAH, B.A.
52. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
53. MR. VITHALDAS D. GOVINDJI.
54. MR. D. J. C. WALLACE.
55. MR. Y. G. PANDIT.

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT

Proposed by Dr. Viegas, seconded by Mr. Shah—

“That the Board, in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act, desire that as the activities of the Trust have been greatly curtailed, every No. 48 effort should be made by the Improvements Committee to reduce expenditure on establishment, the more so, as the Corporation being satisfied with one dissentient only that there is no longer any necessity for the continuance of the Board of Trustees, have under their Resolution No. 14226 of 23rd March 1928, made a representation to Government in that behalf asking them to dissolve the Board at a very early date.”

Carried.

Proposed by Dr. Viegas, seconded by Mr. Shah—

“That the Improvements Committee be further informed that the Board are of opinion that moneys that ought to be spent for sanitation, such as the Improvement of slums, should not be diverted in maintaining the Trust as a separate body and that in view of the dissolution of the Trust

which is to be effected shortly the Board request the Committee to take immediate steps which will facilitate such dissolution with the least possible delay."*

After some discussion, the proposition was with permission withdrawn.

Proposed by Dr. Viegas—

" That the Improvements Committee be further informed that in the interest of economy no new post in the superior grade should be created and no vacant post in this grade should be filled up pending the taking over by the Corporation of the Trust Administration but if in the opinion of the Committee it be necessary to provide for the carrying out of the duties attached to such vacant post those duties should be distributed amongst one or more members of the existing staff on the usual allowance."†

Dr. Mehta raised a point of order as to whether the Board could give a mandate to the Improvements Committee which has got certain powers of its own.

Thereupon Dr. Viegas asked for the permission of the House to add the words "the Board are of opinion that " after the first word *viz*, "That ".

Mr. R. K. Vaidya rising to a point of order enquired whether Dr. Viegas could be allowed to modify the motion after it had been moved and a point of order had been raised thereon.

The President ruled that Dr. Viegas was right in asking for permission to modify the proposition.

The permission to modify the proposition was not granted.

The President upheld the point of order raised by Dr. Mehta and ruled the proposition out of order.

This finished the business before the House.

*Note.—The words " and for that purpose to prepare and complete the whole scheme for the transfer of the Trust to the Corporation within six months, & c by the end of December 1928 and to submit the same to the Board " occurring at the end of the original proposition were deleted with permission.

†Note.—The original proposition stood as under but the same was modified as above with permission.—

" That the Improvements Committee be further informed that in the interest of economy no new post should be created and no vacant post should be filled up pending the taking over by the Corporation of the Trust administration "

Bombay Improvement Trust.

Bombay, Friday, 20th July 1928.

At an adjourned ordinary meeting of the Board (originally called for 10th July 1928, and adjourned to the 13th July 1928, and again adjourned) held this day at 3-30 P.M. (B.T.), in the Corporation Hall there were—

PRESENT :

1. DR. G. V. DESHMUKH, M. D. (LOND.), F.R.C.S (ENG), *President*
2. MR. A. R. DIMITIKAR.
3. DEWAN BAHADUR A. K. PAI, B.A.
4. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I)
5. MRS. AVANTIKABAI GOKHALAY.
6. MISS BACHUBAI R. LOTEVALA
7. MR. B. G. PARELKER.
8. SIR CURRIMBHOY EBRAHIM, BART.
9. MR. DOSTMAHOMED G. KHAIRAZ.
10. MR. E. R. HIRJIBEHEDIN
11. MR. G. K. BORADE.
12. MR. HOSEINBHOY A. LALLJEE, M.L.C.
13. MR. HOSEINALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee.*)
14. MR. H. M. CHOWNA.
15. MR. H. P. MODY, M.A., LL.B.
16. MR. JAGJIVAN UJJAMSHI.
17. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
18. MR. KANJI DWARKADAS, M.A.
19. DR. K. E. DADACHANJI, L.M. & S.
20. MR. P. A. KELLY, C.I.E.
21. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
22. DR. KHURSHED J. J. CURSETJI, B.A., B.H.V., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
23. RAO BAHADUR MANAJI RAJOOJI KALEWAR.
24. DR. M. N. BALSARA, L.M. & S., D.F.H., (Cantab)
25. MR. M. A. DABHOLKAR.
26. DR. M. F. BISNI, M.B.B.S.
27. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
28. KHAN BAHADUR MOHAMMED ISMAIL CURTAY.
29. MR. MOHAMEDALLY ALLABUX.
30. DR. M. C. JAVLE.
31. MR. NANABHAI LUXUMON.
32. MR. F. W. PETCH, M.L.C.

33. MR. P. J. MARZBAN, M.A., M.L.C.
34. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
35. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
36. MR. RAHIMTOOLA M. CHINYOY.
37. MR. R. K. VAIDYA, B.A.
38. MR. R. M. BHAT.
39. MR. S. K. BARODAWALLA.
40. MR. S. L. SILAM, B.A., LL.B.
41. MR. S. K. PUPALA.
42. DR. SHIVAJI S. BATLIWALA, F.C.P.S., L.M. & S.
43. MR. W. R. S. SHARPE.
44. MR. SHIVDAS C. THAKKAR.
45. DR. SORABJI P. MEHTA, B.A., L.M. & S.
46. DR. ACCACIO G. VIEGAS, L.M. & S.
47. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
48. MR. VITHALDAS D. GOVINDJI.
49. MR. Y. G. PANDIT.

AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.

MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

The minutes of the meeting held on the 13th July 1928, were signed.

Considered the Committee's Resolution No. 344, dated 10th July 1928, recommending the Board to extend the services of Mr. C. P. Gorwalla for a period which will expire on the 12th November 1930 (the date on which he will attain the age of 55) or on the day on which the Trust and the Municipality are amalgamated, should that event take place before the 12th November 1930.

Proposed by the Chairman of the Committee :—

“That the recommendation made by the Committee be approved and the sanction of the Auditor General be obtained.”

Dr. Viegas rising to a point of order observed that the proposition was *ultra vires*, as under Section 111 (1) of the Transfer Act, the Board could appoint the Chief Accountant and not the Secretary.

The President ruled the proposition out of order.

Thereupon, the Chairman of the Committee asked for permission to modify the proposition by confirming the extension of Mr. Gorwalla's services as Chief Accountant only. But he was not allowed to modify the proposition.

Thereupon, it was—

Proposed by Mr. Baman-Behram, seconded by Dr. Bisni—

“That sanction be accorded to the extension of the services of Mr. C. P. Gorwalla as Chief Accountant for a period which will expire on the 12th

November 1930 or on the day on which the Trust and the Municipality are amalgamated should that event take place before the 12th November 1930, and the sanction of the Auditor-General be obtained."

The President, however, ruled the proposition out of order.

Considered the following report, dated 25th June 1928, of the Chief Officer, on the work done by the officers in the Engineering Department, on the Notice of Motion, by Dr. A. G. Viegas, L.M. & S., approved under Resolution No. 110, dated 25th November 1927:—

"With reference to the Board's Resolution No. 110, dated 25th November 1927, adopting the notice of motion (reproduced in the margin), by Dr. Viegas, I beg to report as follows:—

"That the Chief Officer be requested to report what work each of the following officers of the Engineering Department viz. (1) The Engineer, (2) The three Senior Assistant Engineers, (3) The Architect, (4) The four Junior Assistant Engineers, (5) The six Sub-engineers, (6) The fourteen Overseers, (7) one Petty Sales and Stores Purchasing Officer, has done during the last 6 months from 1st April to 30th September 1927 and the work each of them is expected to do during the six months from 1st October 1927 to 31st March 1928, the amount of money spent during the first half of the current year and to be spent during the second half of the year on each item of work done and to be done by each of them and whether any of them is doing any administrative work and, if so, what administrative work."

The information required is very elaborate and difficult to obtain. I have, however, furnished the details as accurately as I possibly could with the help of the staff, depleted as it is.

The information so far as it relates to the expenditure has been based on the amounts provided in the Budget for 1927-28.

The information *re* : the work of each of the employees mentioned in the Resolution has been embodied in the statements which are laid on the table. These statements also contain the amounts spent and to be spent, but for ready reference, I have also shown all such amounts below.

2. *The Engineer.* The work done by the Engineer is not all represented by money spent. He has multifarious duties. He is responsible for the inspection and supervision of each work. He has to meet representatives of the various Public Utility Companies; all estimates and designs go through him. He has to visit the Head Office at least once a week for personal discussion with the Chief Officer and other officers. He has to make independent checks to see that the possibility of any fraudulent action is minimised to the greatest extent, to prepare the annual Budget and to attend to and investigate complaints.

3. The amount spent and to be spent by the Senior Assistant Engineers, the Junior Assistant Engineers, Sub-Engineers and the Overseers are shown below :—

Name of the Employees.	1st April to 30th September 1927.		1st October 1927 to 31st March 1928.	
	Expenditure.	Revenue.	Expenditure.	Revenue.
	Rs.	Rs.	Rs.	Rs.
1. <i>Senior Assistant Engineer</i> <i>Mr. Baria.</i>	3,00,670	37,400	3,99,150	26,900
(a) Mr. V. A. Dighe, Junior Assistant Engineer.	2,17,700	37,400	1,67,450	26,900
(1) Mr. Attavar, Sub-Engineer.	1,04,800	4,200	67,400	2,100
(2) Mr. Muzumdar, Overseer.				
(3) Mr. Kanga, Sub-Engineer.	84,500	...	70,450	+ asphalt-expenditure which is distributed over schemes.
(4) Mr. Iyengar, Overseer				
(b) Mr. G. G. Marathe, Jr. Assistant Engineer.	82,970	...	2,31,700	
(1) Mr. Dalaya, Overseer	47,470	...	1,55,070	
(2) Mr. Bhakta, Overseer	35,500	...	76,630	
(c) Mr. Murphy, Sub-Engineer	Asphalt Expenditure which is distributed over schemes.		On leave preparatory to retirement.	
2. <i>Senior Assistant Engineer</i> <i>Mr. Abhyankar.</i>	2,58,351	46,503	2,42,016	45,897
(a) Mr. Sant Ram, Junior Assistant Engineer.	1,50,667	...	1,38,671	
(i) Mr. Modak, Overseer.	1,50,667	...	1,38,671	
(b) Mr. Vakil, Junior Assistant Engineer.	1,07,684	46,503	1,03,345	45,897
(ii) Mr. Shah, Overseer	1,07,684	46,503	1,03,345	45,897
3. <i>Senior Assistant Engineer</i> <i>Mr. J. J. Engineer.</i>	1,14,098	88,670	1,34,311	23,780
(a) Mr. Masani, Overseer ...	22,165	3,179	36,516	3,780

(Continued from last page.)

Name of the Employees.	1st April to 30th September 1927.		1st October 1927 to 31st March 1928.	
	Expenditure.	Revenue.	Expenditure.	Revenue.
	Rs	Rs.	Rs.	Rs.
(b) Mr. Panwalkar, Overseer ...	} 54,628	54,326	64,795	
(c) Mr. Wadia, Overseer ...				
(d) Mr. Balliah ...	37,305	31,165	33,000	20,000
4. Trust Architect Mr. Framji	1,16,748	44,256	84,210	28,141
(a) Mr. Abdul Kadar, Sub-Engineer.	1,16,748	44,256	84,210	28,141
(1) Mr. Vidwans, Overseer	67,390	37,522	42,800	24,972
(2) Mr. Sujan Singh, Overseer.	49,358	6,634	41,410	3,169

4. Much of the work done by the Trust Architect and the work of the Petty Sales and Stores Purchasing Officer, Mr. Desai, Sub-Engineer, and his Overseer Mr. Solomon cannot be measured by monetary considerations for the reasons stated below.

5. The Trust Architect is responsible to the Engineer for the work of two important Sections *viz.*—(1) the Architectural Section and the Maintenance Section. The Architectural Section deals with buildings erected by the Board's lessees and the Maintenance Section deals with a large number of structures some of which are old. The details are given in the statements tabled.

6. The Petty Sales and Stores Purchasing Officer deals with scrutiny of stores etc. The details of his work are given in the statements laid on table.

7. Mr. S. M. Desai, a Sub-Engineer, with an Overseer, Mr. Solomon, is doing special work in the Engineer's Office, which is shown in the separate statement, laid on table.

8. Administrative work is performed by every officer down to the overseer, varying in importance according to their rank and position."

Proposed by the Chairman of the Committee, seconded by Mr. Murzban —

No. 49. "That the Chief Officer's report, dated 25th June 1928, be recorded."

Carried.

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Considered the letter, dated 6th June 1928, from the President of the public meeting, held on 27th May 1928, of the residents of Dadar-Matunga and of the Dadar Parsee Colony, forwarding copies of Resolutions 1, 2, 3 and 4 :—

“As authorised under the accompanying Resolution No. 4 of the Public Meeting of the residents of Dadar-Matunga and the Dadar Parsee Colony that was held at the Dadar Parsee Colony, Sorab Palankote Hall, on Sunday the 27th May, I beg to forward herewith for your information copies of the first three Resolutions that were passed at the said meeting and to request you to be good enough to place the same before the Board of the Improvement Trust for necessary action at its next meeting.”

RESOLUTION 1.—Proposed by Mr. M. E. Joshi, L.C.E., seconded by Mr. P. B. Khopkar, B. A., supported by Rai Sahib Jayalal—

(a) “This public meeting of the residents of the Dadar-Matunga and the Dadar Parsi Colony, notes with pleasure the steps that are recently being taken by the Bombay Improvement Trust towards the prevention of the foul smell emanating from the Septic Tank on the North of the G. I. P. Railway Dadar Station which was seriously affecting the health of the residents of all the surrounding area and hopes that the nuisance will be alleviated by such recent measures for which it conveys its best thanks to the authorities concerned.”

(b) “The meeting strongly protests against the most unusual and dangerous delay caused by the Bombay Municipal Corporation by not coming to a definite conclusion for the last several years in regard to the drainage of the North of the Island and urges upon the Corporation the immediate necessity of finally deciding this question and putting in hand immediately the drainage work of this area, with a view permanently to do away with the Septic Tanks as early as possible, and the drawbacks of a drainless area.”

(c) “Pending these permanent measures, the meeting urges the Board of the Improvement Trust to take all measures possible to effectually prevent the Septic Tanks being a source of disease and nuisance to the residents of the surrounding area.”

RESOLUTION 2.—Proposed by Mr. R. D. Ratnagar, seconded by Mr. Shivdutta—

“This meeting is of opinion that there is no necessity at all of providing a Urinal, Coffee Shop, etc., at the junction of the new Kingsway and Tilak Bridge Road for the convenience of the B. E. S. & T. Co.'s employees and if the Municipal Authorities think any such provision necessary for the public, the proper and more suitable site would be the one immediately on the South of the Dadar Police Court Building.

This meeting therefore most emphatically protests against the proposal of the Municipal Authorities to construct an urinal and a coffee shop etc. at the junction of the roads named above, which is too prominent for such structures and requests the Municipal Corporation not to sanction the proposal, or, in the alternative, to have an urinal erected at the place immediately on the South of the Dadar Police Court Building.

This meeting further exhorts the Representatives of F and G Wards in the Corporation to impress upon the other members of the Corporation the necessity of preserving the amenity of the district by not disfiguring one of the most important junctions of two main roads by Urinal, etc. and vote solidly against the proposal of the Municipal Commissioner.

The meeting further urges the Municipal Corporation to consider the desirability of laying out the Circle at the junction of Kingsway and Tilak Bridge Road into a lawn and garden for which it is most appropriate.”

RESOLUTION 3.—Proposed by Mr. A. J. Turner, B. Sc., F.I.C., J.P., seconded by Mr. M. K. Kamdin—

“This meeting strongly protests against the proposal of the Improvement Trust Committee to locate the Haji's Camp on the vacant land immediately on the East of Dadar Parsi Colony to which it would be a grave menace in point of health of the residents of the Colony and its surrounding area including an important Institution like the Victoria Jubilee Technical Institute.”

RESOLUTION 4.—Proposed by Mr. K. J. Tambe, seconded by Mr. E. A. Tarapore—

“This meeting authorises its President to forward to the President of the Bombay Municipal Corporation and the Chairman of the Board of the Improvement Trust all the three Resolutions passed at this meeting for their information with a request to place the same before the Corporation and the Board of the Improvement Trust for necessary action.”

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

No. 50. “That the letter be forwarded to the Committee for disposal.”

After the debate had proceeded for a considerable time, Mr. Arbuthnot moved—

“That the question be now put.”

The motion was seconded by Mr. Murzban and was *carried*.

After the Chairman of the Committee had replied to the debate, the proposition was put to the vote and *carried* by a large majority.

Considered the following List, brought up to 31st March 1928, of Resolutions passed by the Board calling for report from the Chief Officer and which have not been received up to 30th June 1928 :—

Serial No.	Subject.	T. R. under which report is called for.	Remarks.
1	“That the Chief Officer be requested to report what progress has been made up to now in improving that part of the Parel Road between the Byculla Bridge and the Railway Station. When does he expect to actually begin the work? Whether he can take such measures as are necessary to keep this part of the Road in a better condition than what it is now.”	51/13-4-27	Report and revised plan under consideration by Committee.

Proposed by the Chairman of the Committee, seconded by Dr. Cursetji—

No. 51. “That the list be recorded.”

Carried.

Considered the following Statement of references pending before the Committee for the quarter ending 30th June 1928:—

Serial No.	Subject matter of Reference.	Board's Resolution under which the reference was made.
Establishment Sub-Committee.		
1	Proposals for filling the post of the Engineer ...	6/17th May 1926.
2	Amendment to the Provident Fund Rules, <i>re</i> : payment of amount due on retirement to a subscriber in Indian currency.	49/13th April 1927.
3	The Committee requested to submit proposals regarding the reduction of Engineering staff.	54/12th May 1927.
4	Amendment of rules for the payment of gratuities ...	111/25th November 1927.
Finance Sub-Committee.		
5	Preparation of a concrete scheme whereby the Trust can be gradually amalgamated with the Corporation.	45/28th October 1926.
Works Sub-Committee.		
6	Feasibility of constructing residential quarters (two and three room tenements or cottage system blocks), for the use of the lower middle classes.	21/14th July 1926.
Land Sub-Committee.		
7	An Improvement Scheme for the Kamathipura District ...	16/14th July 1926.
8	The desirability of abandoning the Worli-Koliwada Scheme	17/14th July 1926.
9	Letter, dated 21st March 1927, from Patels of Worli-Koliwada <i>re</i> : acquisition of Worli-Koliwada.	50/13th April 1927.
10	Retention of Maruti Temple, Shivlinga and the Moslem Mosque situated opposite to Gloria Church, Byculla ...	75/12th August 1927.
11	Retention of the Temple of 'Mari Ai' situated on a small hillock at Worli.	76/12th August 1927.
12	Retention of a liquor shop in Scheme 57, case 45 ...	9/7th February 1928.
13	Retention of Maruti Temple—Committee requested to expedite their report.	14/7th February 1928.
Special Sub-Committee (C. R. 105 of 1926).		
14	Certain particulars <i>re</i> : scheme 56, Dharavi ...	25/19th July 1926.
15	Letter, dated 8th March 1927, from the President, Dharavi Kols' meeting, requesting to abandon the scheme.	48/13th April 1927.
Special Sub-Committee (C. R. 265/26).		
16	Putting up of a urinal in close proximity to plot 807, Dadar-Matunga.	8/7th February 1928.

Proposed by the Chairman of the Committee—

“That the Statement be recorded.”

At this stage, the President's attention was drawn to the fact that there was no quorum. The President therefore adjourned the meeting.

Bombay Improvement Trust.

Bombay, Friday, 27th July 1928.

At an adjourned ordinary meeting of the Board (originally called for Tuesday, the 10th July 1928, and adjourned from Friday, the 20th July 1928) held this day at 3-30 P.M. (B. T.) in the Corporation Hall, there were—

PRESENT :

1. DR G. V. DESHMUKH, M D, (LOND), F R.C.S., (ENG) *President.*
 2. MR. A. R. DIMITIMKAR.
 3. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.)
 4. MRS. AVANTIKABAI GOKHALAY.
 5. MISS BACHUBAI R. LOTEVALA
 6. MR. B. T. DESAI, B.A., LL.B., M.L.C.
 7. MR B. G. PARELKAR.
 8. SIR CURRIMBHOY EBRAHIM, BART
 9. MR. GANGADAS MOTILAL SETHNA.
 10. MR. G. K. BORADE
 11. MR. G. B. NARE, B.A.
 12. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee*)
 13. MR. B. G. HORNIMAN.
 14. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
 15. DR. J. N. CHOKSY, M.B.B.S.
 16. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
 17. MR. KISONDAS M. RAMJI.
 18. MR. L. R. TAIRSEE.
 19. DR. M. N. BALSARA, L.M. & S., D.F.H. (Cantab.)
 20. MR. M. M. DESAI, B.A., LL.B.
 21. DR. M. C. JAVLE.
 22. MR. NANABHAI LUXUMON.
 23. MR. MEYER NISSIM, M.A.
 24. MR. P. G. SAHASRABUDHE.
 25. MR. R. K. VAIDYA, B.A.
 26. MR. R. S. NEKALJAY.
 27. MR. S. K. PUPALA.
 28. DR. SHIAVUX S. BATLIWALA, F.C.P.S., L.M. & S.
 29. DR. ACCACIO G. VIEGAS, L.M. & S.
 30. MR. VIRCHAND P. SHAH, B.A.
 31. MR. VITHAL NARAYAN CHANDAVARKAR, B.A. (CANTAB.), BAR-AT-LAW,
 32. MR. VITHALDAS D. GOVINDJI.
- AND MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

The minutes of the meeting held on the 20th instant were signed.

Considered the Statement of References pending before the Committee for the quarter ending 30th June 1928.

The debate on the following Proposition, moved at the meeting held on the 20th July 1928 by the Chairman of the Improvements Committee, was resumed :—

No. 52. "That the statement be recorded."

The Proposition was seconded by Dr. Bulsara.

Amendment—Proposed by Dr. Viegas—

"That the statement be recorded and that the Improvements Committee and the Chief Officer be requested to report as to why the Board's orders contained in their Resolution No. 6, dated 17th May 1926, *re*: the filling of the post of the Engineer, have not been carried out or they have not reported that they think that it is not necessary to fill the post on the eve of the amalgamation and as the duties of the Engineer are most satisfactorily carried out by the two Senior Assistant Engineers who have been charged with them."

The Chairman of the Committee rising to a point of order enquired whether the *Amendment* which was of the nature of an alternative proposition was in order.

The President ruled the *Amendment* out of order.

The *Original Proposition* was then put to the vote and was declared *carried*, Dr. Viegas alone dissenting.

In accordance with notice of motion, it was—

Proposed by Dr. Batliwala—

"That the attention of the Chief Officer be drawn to the inconvenience caused to the residents of Doming Lane at Sion by dim lighting of the Lane

No 53. with Kerosene Oil Lamps and he be requested to substitute the Kerosene Oil Lamps,* by Incandescent, Gas* or Electric Lamps, reporting the action taken through the Improvements Committee to the Board as early as possible."

The motion was seconded by Mr. Parelkar and *carried*.

In accordance with notice of motion, it was—

Proposed by Dr. Batliwala—

"That the attention of the Chief Officer be drawn to uneven and imperfect levelling of the Doming Lane and he be requested to see that the passage is properly levelled, paved and cemented."

The motion was seconded by Mr. Parelkar and *carried*.

*The words "by" and "Gas" did not appear in the original notice of motion but the word "by" was substituted for the word "with" and the word "Gas" was added with permission.

In accordance with notice of motion, it was—

Proposed by Dr. Batliwala—

“That the Chief Officer be requested to report whether the Public Water tap in the Doming Lane belongs to the Trust and, if so, whether it is not

No. 55. desirable to have a pavement underneath the same and to have a pucca road-side drain on the South side of the Doming Lane with a view to prevent nuisance being caused by the accumulation of waste water on the road-side.”*

The motion was seconded by Mr. Parelkar and *carried*.

In accordance with notice of motion it was—

Proposed by Dr. Batliwala—

“That the attention of the Chief Officer be drawn to the insufficient

No. 56. number of public latrines in Bhandarwada, Sewri, and he be requested to report on the desirability of providing at least four more seats thereat.”

The motion was seconded by Mr. Parelkar and *carried*.

At this stage, Mr. Vaidya, rising to a point of order, enquired whether the Government letter, No.512-6555-A, dated 11th July 1928, General Department, regarding the eligibility of the Chief Officer for Provident Fund &c., which was circulated and for which urgency had to be asked could be dropped without obtaining the permission of the House to withdraw it.

The President ruled that urgency not having been asked for, the item was not before the House for consideration and, therefore, the question of asking for permission of the House to withdraw it did not arise.

This finished the business before the House.

* Note. The original motion was as follows, but was altered as above with permission :—

“The attention of the Chief Officer be drawn to want of a pavement underneath a public water tap in the Doming Lane and he be requested to see that waste water open drain is constructed on the South side of the Doming Lane with a view to prevent nuisance being caused by accumulation of water on the road side.”

Bombay Improvement Trust.

Bombay, Tuesday, 4th September 1928.

At a Special meeting of the Board held this day, at 4 P.M. (B. T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D., (LOND), F.R.C.S., (ENG.) *President.*
2. MR. A. R. DINTIMKAR.
3. DEWAN BAHADUR A. K. PAI, B.A.
4. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.)
5. DR. A. G. MERCHANT, L.M. & S.
6. MRS. AVANTIKABAI GOKHALAY.
7. MISS BACHUBAI R. LOTEVALA.
8. MR. B. T. DESAI, B.A., LL.B., M.L.C.
9. MR. B. N. GAMUDIA, B.A.
10. MR. B. G. PARELKAR.
11. CAPTAIN JOSEPH A. DESOUZA, B.A., L.M. & S., I.M.S.
12. MR. D. G. DALVI, M.A., LL.B.
13. MR. E. R. HIRJIBEHEDIN.
14. MR. G. K. BORADE.
15. MR. GANGADAS MOTILAL SETHNA.
16. MR. G. B. NARE, B.A.
17. MR. G. D. BILIMORIA.
18. MR. HAJI ESA HAJI OOSMAN POONAWALA.
19. DR. A. F. HENRIQUES, L.R.C.P. & S. (Edin), L.F.P.S. (Glas.)
20. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee*)
21. MR. H. M. CHOWNA.
22. MR. B. G. HORNIMAN.
23. MR. ISHWARDAS LUKHMIDAS.
24. DR. J. N. CHOKSY, M.B.B.S.
25. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
26. DR. J. V. VORA, L.M. & S.
27. MR. KANJI K. MASTER.
28. KHAN SAHEB KARMALI EBRAHIM.
29. DR. K. E. DADACHANJI, L.M. & S.
30. DR. KHURSHED J. J. CURSETJI, B.A., B.HY., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
31. MR. KISONDAS M. RAMJI.
32. MR. L. R. TAIRSEE.
33. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)

34. MR. M. A. DABHOLKAR.
 35. DR. M. F. BISNI, M.B.B.S.
 36. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 37. MR. MOHAMEDALLY ALLABUX.
 38. MR. M. M. DESAI, B.A., LL.B.
 39. DR. M. C. JAVLE.
 40. DR. E. MOSES, M.D.
 41. DR. M. B. VELKAR, L.M. & S.
 42. DR. N. D. SAVARKAR, L.C.F.S., (Cal.), L.M. & S. (Homeo.)
 43. MR. MEYER NISSIM, M.A.
 44. MR. F. W. PETCH, M.L.C.
 45. MR. P. J. MARZBAN, M.A., M.L.C.
 46. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
 47. DR. POONSEY H. MEISHERI, F.C.F.S., L.M. & S.
 48. MR. RAHIMTOOLA M. CHINOY.
 49. MR. R. K. VAIDYA, B.A.
 50. MR. R. A. GOLE.
 51. MR. R. M. BHAT.
 52. DR. R. M. MISTRY, F.C.F.S., L.M. & S.
 53. MR. R. S. NEKALJAY.
 54. MR. S. L. SILAM, B.A., LL.B.
 55. MR. S. A. MANTRI.
 56. MR. S. K. PUPALA.
 57. DR. SHIAVUX S. BATLIWALA, F.C.F.S., L.M. & S.
 58. MR. W. R. S. SHARPE.
 59. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 60. MR. S. K. BOLE, M.L.C.
 61. MR. VAZIRALLY BANDEALLY.
 62. DR. ACCACIO G. VIEGAS, L.M. & S.
 63. MR. VITHAL NARAYAN CHANDAVARKAR, B.A. (CANTAB.), BAR-AT-LAW
 64. MR. VITHALDAS D. GOVINDJI.
 65. MR. D. J. C. WALLACE.
 66. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER, WAS ALSO PRESENT.

The minutes of the meeting held on the 27th July 1928, were signed.

Considered Committee's Resolution No. 418, dated 28th August 1928, *re*: Report No. 2, dated 14th August 1928, of the Special Sub-Committee appointed under Committee Resolution 265/26, *re*: Dadar-Matunga Estate—Complaint by Mr. Gustad Khodadad Koochebiogi, regarding the proposed location of a urinal, coffee-shop etc., near his building at Dadar.

Proposed by the Chairman of the Committee, seconded by Mr. Rajaram K. Vaidya—

“That the Committee’s Resolution No. 418, dated 28th August 1928, No. 57. be recorded and Mr. Goostad Khodadad Koochebiogi be informed in terms thereof.”

Amendment.—Proposed by Dr. Batliwala, seconded by Mr. Murzban—

“That the report of the Sub-Committee, dated the 14th August 1928, regarding the complaint of Mr. Goostad Khodadad Koochebiogi about the proposed location of a urinal, coffee-shop, etc., near his building at Dadar, received with the Committee’s Resolution No. 418, dated the 28th August 1928, be recorded.

2. That the Board are of opinion that no urinal or coffee-shop etc. should be constructed in the circle as they would mar the amenities of the place and might adversely affect the values of the neighbouring plots but that the circle should be converted into a lawn with a few benches provided therein for the use of the public.

3. That in reply to his letter Mr. Koochebiogi be informed of the orders passed.”

After the debate had proceeded for some time, Mr. Parelkar moved—

“That the question be now put.”

The motion was seconded by Dr. Javle and *carried*.

After the Chairman of the Committee had replied to the debate, the *Amendment* was put to the vote and declared *lost*.

The original proposition was then put to the vote and was declared *carried*.

At this stage, the Chairman of the Committee asked for and obtained priority for item No. 3 (*re*: Loan of 1928-29) on the agenda paper.

Considered Committee’s Resolution No. 416, dated 28th August 1928, regarding the raising of a loan of Rs. 20 lakhs.

Proposed by the Chairman of the Committee, seconded by Dr. Javle—

“That the recommendations contained in Report No. 10, dated 23rd August 1928, of the Finance Sub-Committee regarding the terms on, the manner in and the time at which the loan should be raised and approved by the Committee in their Resolution No. 416, dated 28th August 1928, be sanctioned.

2. That the Committee be empowered to fix the actual date of issue, to accept offers and to fix the minimum rate at which the offers should be accepted.”

Amendment.—Proposed by Dr. Viegas, seconded by Mr. Mantri—

“That the Committee’s Resolution No. 416, dated 28th August 1928, be recorded.

2. The Committee be requested to report to the Board as to how they are going to spend the loan money."

Mr. Chandavarkar rising to a point of order enquired whether Dr. Viegas was in order in questioning the raising of the loan, as the amount of the loan had been provided in the budget estimates and sanctioned by the Board and the House had only to consider the details regarding the terms &c. on which the loan should be raised.

Before the President could give his ruling, his attention was drawn to the fact that there was no quorum. Thereupon the President with the consent of the House adjourned the meeting to Tuesday, the 11th September 1928, at 4 P. M. (B. T.).

Bombay Improvement Trust.

Bombay, Tuesday, 11th September 1928.

At an Adjourned Special meeting of the Board (originally called for the 4th September 1928, and adjourned from that day,) held this day, at 4 P.M. (B. T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D., (LOND.), F.R.C.S., (ENG.) *President.*
2. DEWAN BAHADUR A. K. PAI, B.A.
3. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.)
4. DR. A. G. MERCHANT, L.M. & S.
5. MRS. AVANTIKABAI GOKHALAY.
6. MISS BACHUBAI R. LOTEVALA.
7. MR. B. B. PALWANKER.
8. MR. B. T. DESAI, B.A., LL.B., M.L.C.
9. MR. B. S. N. COOPER.
10. MR. B. N. GAMUDIA, B.A.
11. MR. B. G. PARELKAR.
12. SIR CURRIMBHOY EBRAHIM, BART.
13. CAPT. JOSEPH A. DESOUZA, B.A., L.M. & S., I.M.S.
14. MR. DOSTMAHOMED G. KHAIRAZ.
15. MR. D. G. DALVI, M.A., LL.B.
16. MR. E. R. HIRJIBEHEDIN.
17. MR. G. K. BORADE.
18. MR. GANGADAS MOTILAL SETHNA.
19. MR. G. B. NARE, B.A.
20. MR. G. D. BILMORIA.
21. MR. HAJI ESA HAJI OOSMAN POONAWALA.
22. DR. A. F. HENRIQUES, L.R.C.P. & S. (Edin.), L.F.P.S. (Glas.)
23. MR. HOUSENBHOY A. LALLJEE, M.L.C.
24. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee*)
25. MR. H. M. CHOWNA.
26. MR. ISHWARDAS LUKHMIDAS.
27. MR. JAFERBHOY A. LALLJEE.
28. DR. J. N. CHOKSY, M.B.B.S.
29. MR. J. B. EAMAN-BEHKAM, B.A., LL.B.
30. DR. J. V. VORA, L.M. & S.
31. MR. POTHAN JOSEPH, B.A., LL.B.
32. KRAN SAHIB KARMALI EBRAHIM.
33. DR. K. E. DADACHANJI, L.M. & S.
34. DR. KHURSHED J. J. CURSETJI, B.A., B.S., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
35. MR. L. R. TAIRSRE.

36. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
 37. DR. M. F. BISNI, M.S.B.S.
 38. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 39. MR. M. M. DESAI, B.A., LL.B.
 40. DR. M. C. JAVLE.
 41. MR. NANABHAI LUXUMON.
 42. DR. N. D. SAVARKAR, L.C.P.S. (Cal), L.M. & S. (Homeo.)
 43. MR. MEYER NISSIM, M.A.
 44. MR. P. G. SAHASRABUDHE.
 45. MR. P. J. MARZBAN, M.A., M.L.C.
 46. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 47. MR. RAHIMTOOLA M. CHINYOY.
 48. MR. R. K. VAIDYA, B.A.
 49. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 50. MR. R. S. NEKALJAY.
 51. MR. S. L. SILAM, B.A., LL.B.
 52. MR. S. A. MANTRI.
 53. MR. S. K. PUPALA.
 54. DR. SHIAVUX S. BATLIWALA, F.C.P.S., L.M. & S.
 55. MR. W R. S. SHARPE.
 56. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 57. MR. S. K. BOLE, M.L.C.
 58. MR. VAZIRALLY BANDEALLY.
 59. DR. ACCACIO G. VIEGAS, L.M. & S.
 60. MR. VIRCHAND P. SHAH, B.A.
 61. MR. VITHAL NARAYAN CHANDAVARKAR, B.A. (CANTAB.), BAR-AT-LAW
 62. MR. VITHALDAS D. GOVINDJI.
 63. MR. D. J. C. WALLACE.
 64. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

Before the minutes of the meeting, held on the 4th September 1923, were signed, Mr. Chandavarkar observed that the point of order raised by him with reference to the amendment moved by Dr. Viegas had not been correctly recorded. He stated that the first part of the point of order was correct but that the latter part was not correct in as much as his statement to the effect that the amendment to record the Committee's resolution was out of order had not been recorded. Mr. Chandavarkar, however, stated that he would not press the point. The President ruled that the minutes were substantially correct and he signed them.

The debate on the following proposition which was proposed by the Chairman of the Committee and seconded by Dr. Javle and the amendment moved at the meeting held on the 4th September 1928 was resumed :—

“That the recommendations contained in Report No. 10, dated 23rd No. 58. August 1928, of the Finance Sub-Committee regarding the terms on, the manner in, and the time at which, the loan should be raised and approved by the Committee in their Resolution No. 416, dated 28th August 1928, be sanctioned.

2. That the Committee be empowered to fix the actual date of issue, to accept offers, and to fix the minimum rate at which the offers should be accepted.”

Amendment—Proposed by Dr. Viegas, seconded by Mr. Mantri—

“That the Committee's Resolution No. 416, dated 28th August 1928, be recorded.

2. The Committee be requested to report to the Board as to how they are going to spend the loan money.”

Mr. Chandavarkar had raised a point of order whether Dr. Viegas was in order in questioning the raising of the loan.

Before the President gave his ruling on the point of order, Dr. Viegas asked for permission to modify Para 1 of the *Amendment* as follows :—

“That consideration of the question be postponed.”

Permission to modify the *Amendment* was not granted.

The President ruled that the *Amendment* of Dr. Viegas was not in order, as the two paras were inconsistent.

Amendment—Proposed by Dr. Javle—

“That consideration of the question be postponed and the Committee be requested to report as to how they propose to spend the loan money.”

The Chairman of the Committee rising to a point of order enquired whether Dr. Javle could move an *Amendment* to postpone consideration when he had seconded the *Original Proposition*.

The President ruled the *Amendment* out of order.

Amendment—Proposed by Dr. Savarkar, seconded by Mr. Sahasrabudhe—

“That the Committee be requested to report as to how the loan money is proposed to be spent and, in the meantime, the consideration of the matter be postponed.”

After the debate had proceeded for some time, Mr. R. M. Chinoy moved—

“That the question be now put.”

The motion was seconded by Mr. Rajaram K. Vaidya and was *carried*.

After the Chairman had replied to the debate, Dr. Savarkar's *Amendment* was put to the vote and declared *lost*.

The *Original Proposition* was then put to the vote and declared carried.

At this stage, the Chairman of the Committee asked for and obtained priority for the following :—

Government letter, General Department No. 512-6555-A, dated 11th July 1928 addressed to the President, *re*: Eligibility of the Chief Officer to contribute to the Provident Fund, etc.

"With reference to your letter No. E-139-26, dated the 12th May 1928, requesting Government to amend the City of Bombay Improvement Trust Transfer Act, 1925, with a view to entitle the Chief Officer, Bombay Improvement Trust, to contribute to the Provident Fund established by the Trust, I am directed to forward, for the information of the Trust, a copy of the Remembrancer of Legal Affairs' opinion No. A Improvement 1, dated the 19th June 1928, and accompaniment, and to say that Government concur in the opinion expressed by that Officer."

Copy of the Remembrancer of Legal Affairs' opinion, No. A Improvement 1, dated the 19th June 1928, and accompaniment :—

"This question has already been considered by the Remembrancer of Legal Affairs on a reference from the Examiner, Outside Audit, 1926. I append a copy of the opinion No. 2704, dated the 17th November 1926, then given.

2. After consideration of all the papers, I think that that opinion is correct. Mr. Desai's reasoning is correct so far as Section 109 is concerned. But the Remembrancer of Legal Affairs has already pointed out that the Chief Officer being imposed on the Committee by the Act, cannot be included in the Schedule. But Mr. Desai does not seem to have noticed the difference in the language of Sections 109 and 110. The Chief Officer is beyond question an Officer appointed under the Act. The meaning of the words is so clear, and the intention of the Legislature so plain, that in my opinion no reference to other sections of the Act which are not literally inconsistent, is either necessary or permissible. Mr. Desai may have been influenced by the incorrect assumption (founded perhaps on the misleading marginal note) that the word 'salary' in Section 27 is equivalent to total remuneration. The Act itself (*cf.* Section 94) contemplates allowances, other than salary, to the Chief Officer.

I think, then, that no amendment of the Act is necessary."

Copy of the Remembrancer of Legal Affairs' opinion to the Accountant General, Bombay, No. 2704, dated the 17th November 1926 :—

"The words 'Officer' and 'Servant' are not defined in the City of Bombay Improvement Trust Transfer Act, 1925 (Bombay XVI of 1925) and they are, therefore, to be taken in their ordinary sense. Section 109 says that 'Officers and servants' whom the Committee shall deem to be 'necessary and proper to maintain' shall be brought on the Schedule. *Other* "Officers and servants", *e.g.* those imposed upon the Committee by the Act, do not come on the Schedule. But Section 110 applies to *all* officers and servants, whether on the Schedule or not. Hence the Committee can, under clause (1) of that Section, grant a car allowance to the Chief Officer in addition to the salary mentioned in Section 27 and can permit him to contribute to the Provident Fund under clause (3)."

Proposed by Chairman of the Committee, seconded by Mr. Mirza Ali Mohammed Khan—

"That the Government letter, General Department, No. 512-6555-A, dated 11th July 1928, be referred to the Committee for consideration and report."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Pupala—

“That the Improvements Committee be requested to take joint opinion of Counsel as to whether under the law as it stands the Chief Officer can contribute to the Provident Fund and draw conveyance allowance.”

At this stage, it was—

Proposed by Dr. Vora, seconded by Borade—

“That the meeting do now adjourn.”

Carried.

The meeting accordingly adjourned and the President fixed 4 P. M. (B. T.) on Tuesday, the 25th September 1928, for the holding of the adjourned meeting.

Bombay Improvement Trust.

Bombay, Tuesday, 25th September 1928.

At an Adjourned Special meeting of the Board (originally called for Tuesday, the 4th September 1928, and adjourned from Tuesday the 11th September) held this day at 4 P. M. (B. T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M D., (LOND.), F.R.C.S., (ENG) *President.*
2. MR. A. R. DIMITIMKAR.
3. DEWAN BAHADUR A. K. PAI, B.A.
4. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.)
5. DR. A. G. MERCHANT, L.M. & S.
6. MRS. AVANTIKABAI GOKHALAY.
7. MISS BACHUBAI R. LOTEVALA
8. MR. B. S. N. COOPER.
9. MR. B. G. PARELKAR
10. SIR CURRIMBHOY EBRAHIM, BART.
11. CAPT. JOSEPH A. DESOUZA, B.A., L.M. & S., I.M.S.
12. MR. DOSTMAHOMED G. KHAIRAZ
13. MR. D. G. DALVI, M.A., LL.B.
14. MR. E. R. HIRJIBEHEDIN.
15. MR. G. K. BORADE.
16. MR. GANGADAS MOTILAL SETHNA.
17. MR. G. B. NARE, B.A.
18. MR. G. D. BILIMORIA.
19. MR. HAJI ESA HAJI OOSMAN POONAWALA.
20. DR. A. F. HENRIQUES, L.R.C.P. & S. (Edn.), L.F.P.S. (Glas.)
21. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee*)
22. MR. H. M. CHOWNA.
23. MR. JAFERBHOY A. LALJEE.
24. DR. J. N. CHOKSY, M.B.B.S.
25. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
26. DR. J. V. VORA, L. M. & S.
27. MR. KANJI K. MASTER
28. KHAN SAHEB KARMALI EBRAHIM.
29. DR. K. E. DADACHANJI, L.M. & S.
30. DR. KHURSHED J. J. CURSETJI, B.A., B.HY., M.B.B.S., M.R.C.S. (Eng), L.R.C.P. (Lond.)
31. MR. K. K. PAREKH, B.A., LL.B.
32. MR. KISONDAS M. RAMJI.

33. MR. L. R. TAIRSER.
 34. MR. M. A. DABHOLKAR.
 35. DR. M. F. BISNI, M.S.B.S.
 36. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 37. MR. M. M. DESAI, B.A., LL.B.
 38. DR. M. C. JAVLE.
 39. DR. M. B. VELKAR, L.M. & S.
 40. MR. NANABHAI LUXUMON.
 41. DR. N. D. SAVARKAR, L.C.P.S. (Cal.), L.M. & S. (Homo.)
 42. MR. MEYER NISSIM, M.A.
 43. MR. P. G. SAHASRABUDHE.
 44. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 45. MR. RAHIMTOOLA M. CHINYOY.
 46. MR. R. K. VAIDYA, B.A.
 47. MR. R. M. BHAT.
 48. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 49. MR. R. S. NEKALJAY.
 50. MR. S. K. BARODAWALLA.
 51. MR. S. L. SILAM, B.A., LL.B.
 52. MR. S. A. MANTRI.
 53. MR. S. K. PUPALÁ.
 54. DR. SHIAVUX S. BATLIWALA, F.C.P.S., L.M. & S.
 55. MR. W. R. S. SHARPE.
 56. MR. SHIVDAS C. THAKKAR.
 57. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 58. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., G.B.S., M.L.C.
 59. MR. VAZIRALLY BANDEALLY.
 60. DR. ACCACIO G. VIEGAS, L.M. & S.
 61. MR. VIRCHAND P. SHAH, B.A.
 62. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 63. MR. VITHALDAS D. GOVINDJI.
 64. MR. D. J. C. WALLACE.
 65. MR. Y. G. PANDIT.
- MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

The minutes of the meeting held on the 11th September 1928 were signed.

The debate on the following proposition which was proposed by the Chairman of the Committee and seconded by Mr. Mirza and the amendment moved at the meeting held on the 11th September 1928, was resumed:—

Proposition—“That the Government letter, General Department, No. 59. No. 512-6555-A, dated 11th July 1928, be referred to the Committee for consideration and report.”

Amendment—Proposed by Dr. Viegas, seconded by Mr. Pupala—

“That the Improvements Committee be requested to take joint opinion of Counsel as to whether, under the law as it stands, the Chief Officer can contribute to the Provident Fund and draw conveyance allowance.”

After the debate had proceeded for some time, the Chairman of the Committee explained that his idea in referring the matter to the Committee for consideration and report was that the Committee would take further opinion of Counsel. Dr. Viegas, thereupon, asked for and obtained the permission of the House to withdraw the *Amendment*.

The proposition was then put to the vote and *carried*.

Considered the Committee's Resolution No. 421, dated 28th August 1928, *re*: re-appointment of Mr. C. P. Gorwalla—

Proposed by the Chairman of the Committee, seconded by Mr. Baman-Behram—

“That as recommended by the Committee, Mr. Gorwalla be appointed Chief Accountant on Rs. 1,250 per month.

2. That the sanction of the Auditor General be obtained to extend the period of the loan of Mr. Gorwalla's services on the present conditions as regards salary and pension and leave contribution until 12th November 1930 or until the Trust is amalgamated with the Municipality, should that event happen before that date.

3. That approval be given to the proposals made by the Sub-Committee and approved by the Committee for the disposal of the Secretarial duties.”

Mr. R. K. Vaidya, rising to a point of order, drew attention to Procedure Rule No. 34 and enquired why, if the proposal was to re-appoint Mr. Gorwalla, the appointment should not be made by ballot, as in the Corporation. The President ruled that the appointment could not be made by ballot as the Board had not adopted the rules of the Corporation regarding the appointment of Officers. While the Chairman of the Committee was addressing the House, the President stated he had decided to divide the proposition into two parts and ruled that while the portion relating to the appointment of the Chief Accountant was in order, that relating to the disposal of the Secretarial duties was not, as, under the Act, the Board had no power to appoint a Secretary.

First Amendment—Proposed by Mr. Tairsee, seconded by Mr. S. Chapsy—

No. 60. “That the Report be recorded and the services of Mr. Gorwalla be returned to Government.”

In the course of his speech, Mr. Tairsee mentioned that the pay proposed to be given to the Chief Accountant was high.

Mr. Hirjibehedin rose to a point of order whether Mr. Tairsee was in order in making a reference to the pay proposed to be given to the Chief

Accountant as under Section 111(1) of the Trust Transfer Act, the Board was concerned with the appointment of the Chief Accountant and not with his pay. The President ruled that Mr. Tairsee was in order.

Second Amendment—Proposed by Mr. R. K. Vaidya, seconded by Mr. Mantri—

“That the matter be referred back to the Improvements Committee who should be requested to submit proposals for the appointment of a Chief Accountant.”

After the debate had proceeded for some time, Mr. Sahasrabudhe moved—

“That the question be now put.”

The motion was seconded by Dr. Vora and *carried*.

After the Chairman of the Committee had replied to the debate, the *Second Amendment* was put to the vote and declared *lost* by a large majority.

The *First Amendment* was then put to the vote and declared *carried* by 25 votes to 24.

A poll was demanded by Sir Vasantao, Mr. Hoosenally, Mr. Hirjibehedin and Mr. Baman-Behram, whereupon the following Tellers were appointed by the President :—

Mr. Pupala and Dr. Mistry for the Ayes.

Mr. Hirjibehedin and Mr. Pandit for the Noes.

The result of the counting was as follows :—

<i>For.</i>	<i>Against.</i>
1. Mrs. Avantikabai Gokhalay.	1. Mr. A. R. Dimtimkar.
2. Miss Bachubai R. Lotewala.	2. Mr. C. W. E. Arbuthnot.
3. Mr. B. G. Parelkar.	3. Mr. E. R. Hirjibehedin.
4. Capt. Joseph Alban DeSouza.	4. Mr. G. D. Billimoria.
5. Mr. Gangadas Motilal.	5. Mr. Haji Esa Haji Oosman Poonawalla.
6. Mr. Dostmahomed G. Khairaz.	6. Dr. A. F. Henriques.
7. Mr. D. G. Dalvi.	7. Mr. H. M. Rahimtoola.
8. Mr. G. K. Borade.	8. Mr. H. M. Chowna.
9. Mr. G. B. Nare.	9. Dr. J. N. Choksy.
10. Dr. J. V. Vora.	10. Mr. J. B. Baman-Behram.
11. Mr. Kanji K. Master.	11. Mr. Khan Sahab Karmali Ebrahim.
12. Mr. Kisonadas M. Ramji.	12. Dr. K. E. Dadachanji.
13. Mr. L. R. Tairsee.	13. Dr. Khurshed J. J. Cursetji.
14. Dr. M. C. Javle.	14. Mr. M. A. Dabholkar.
15. Mr. Nanabhai Luxumon.	15. Dr. M. F. Bismi.
16. Mr. P. G. Sahasrabudhe.	16. Mr. Mirza Ali Mohammed Khan.
17. Mr. R. K. Vaidya.	17. Mr. Rahimtoola M. Chinoy.
18. Mr. R. M. Bhat.	18. Dr. R. M. Mistry.
19. Mr. L. Silam.	19. Mr. R. S. Nekaljay.

Committee &

<i>For.</i>	<i>Against.</i>
20. Mr. S. A. Mantri.	20. Mr. W. R. S. Sharpe.
21. Mr. S. K. Pupala.	21. Dr. S. S. Batliwala.
22. Mr. Shivdas C. Thakkar.	22. Dr. S. P. Mehta.
23. Dr. A. G. Viegas.	23. Sir Vasantao A. Dabholkar.
24. Mr. Virchand P. Shah.	24. Mr. V. N. Chandavarkar.
25. Mr. Vitaldas D. Govindji.	25. Mr. D. J. C. Wallace.
26. Mr. Y. G. Pandit.	

In accordance with the Tellers' Report the President declared that the *Amendment* was *carried*.

It was also *carried* as a substantive proposition.

Considered the following letter addressed to the Secretary, dated 25th July 1928, from Mrs. Dinsha Master :—

"Permit me to acknowledge receipt of your letter, enclosing the Resolution passed by the Bombay Improvement Trust at their meeting on the 10th instant, in appreciation of the services rendered by my late husband Dr. Dinsha Bamanji Master, during the time he was a member of that body.

Please convey my grateful thanks to the President and to the Trustees for their kindly tribute to their late colleague, and for the very sympathetic terms in which they have conveyed their condolences to me and my family in our said bereavement."

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

No. 61. "That the letter, dated 25th July 1928, from Mrs. D. B. P. Master be recorded."

Carried.

In accordance with notice of motion, it was—

Proposed by Mr. B. G. Parekar—

No. 62. "That the Chief Officer be informed that the Board is of opinion that in the recreation ground on the Suparibaung Road estate, opposite King Edward Memorial Hospital, more amenities for recreation such as have been provided by Municipality in their recreation grounds at Gilder Tank and other places, are necessary and he be requested to arrange for providing same."

The motion was seconded by Mr. R. K. Vaidya and *carried*.

In accordance with notice of motion, it was—

Proposed by Mr. B. G. Parekar—

No. 63. "That the Chief Officer be informed that the Board is of opinion that in the interest of sanitation, it is necessary to keep the reserved tram tracks between Dadar and Lalbaug, free from the growth of rank vegetation thereon and further to keep the same in a neat and tidy condition either by proper metalling or by paving it with Shahabadi stones so as to make it more convenient to the general public who use the same as a sort of promenade and to keep thereon at different places few benches at convenient places."

The motion was seconded by Mr. Sahasrabudhe and *carried*.

This finished the business before the House.

Bombay Improvement Trust.

Bombay, Thursday, 2nd November 1928.

At a Special meeting of the Board called in pursuance of a requisition received under Section 9 (2) (b) of the Act, to consider the proposition in regard to the filling of the posts of Dy. Estate Agent and Junior Assistant Estate Agent, held this day, at 4-30 P. M. (B. T.) in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D., (LOND.), F.R.C.S., (ENG.) *President.*
2. MR. ABDULLA T. JANAI, B.A., LL.B.
3. MR. A. R. DINTIMKAR.
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A. (R.U.I.)
6. MRS. AVANTIKABAI GOKHALAY.
7. MISS BACHUBAI R. LOTEVALA.
8. MR. B. B. PALWANKER.
9. MR. B. T. DESAI, B.A., LL.B., M.L.C.
10. MR. B. S. N. COOPER.
11. MR. B. N. GAMUDIA, B.A.
12. MR. B. G. PARELKAR.
13. SIR BYRAMJEE JEEJEEBHOY, KT.
14. SIR CURRIMBHOY EBRAHIM, BART.
15. CAPT. JOSEPH A. DESOUZA, B.A., L.M. & S., I.M.S.
16. MR. DOSTMAHOMED G. KHAIRAZ.
17. MR. D. G. DALVI, M.A., LL.B.
18. MR. E. R. HIRJIBEHEDIN.
19. MR. G. K. BORADE.
20. MR. G. B. NARE, B.A.
21. MR. G. D. BILIMORIA.
22. MR. HAJI ESA HAJI OOSMAN POONAWALA.
23. DR. A. F. HENRIQUES, L.R.C.P. & S. (Edn.), L.F.P.S. (Glas.)
24. MR. HOOSEINBHOY A. LALLJEE, M.L.C.
25. MR. HOUSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee.*)
26. MR. H. M. CHOWNA.
27. MR. B. G. HORNIMAN.
28. MR. ISHWARDAS LUKHMIDAS.
29. MR. JAGJIYAN UJAMSHI.

30. DR. J. N. CHOKSY, M.B.B.S.
 31. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
 32. DR. J. V. VORA, L. M. & S.
 33. DR. K. E. DADACHANJI, F.C.P.S., L.M. & S.
 34. MR. P. A. KELLY, C.I.E.
 35. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
 36. DR. KHURSHED J. J. CURSETJI, B.A., B.M., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
 37. MR. K. K. PAREKH, B.A., LL.B.
 38. MR. L. R. TAIRSEE.
 39. DR. M. N. BALSARA, L.M. & S., D.P.H., (Cantab.)
 40. DR. M. F. BISNI, M.B.B.S.
 41. KHAN BAHADUR MOHAMMED ISMAIL CURTAY.
 42. MR. M. M. DESAI, B.A., LL.B.
 43. DR. M. B. VELKAR, L.M. & S.
 44. MR. NANABHAI LUXUMON.
 45. MR. MEYER NISSIM, M.A.
 46. MR. P. J. MARZBAN, M.A., M.L.C.
 47. THE HON'BLE SIR PHIROZE C. SETHNA, K.T., O.B.E.
 48. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 49. MR. RAHIMTOOLA M. CHINOY.
 50. MR. R. K. VAIDYA, B.A.
 51. MR. R. A. GOLE.
 52. MR. R. M. BHAT.
 53. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 54. MR. R. S. NEKALJAY.
 55. MR. S. L. SILAM, B.A., LL.B.
 56. MR. S. A. MANTRI.
 57. MR. S. K. PUPALA.
 58. MR. W. R. S. SHARPE.
 59. MR. SHIVDAS C. THAKKAR.
 60. SIR VASANTRAO ANANDRAO DABHOLKAR, K.T., C.B.E., M.L.C.
 61. MR. VAZIRALLY BANDEALLY.
 62. DR. ACCACIO G. VIEGAS, L.M. & S.
 63. MR. VIRCHAND P. SHAH, B.A.
 64. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 65. MR. VITHALDAS D. GOVINDJI.
 66. MR. Y. G. PANDIT.
- Mr. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
- Mr. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

The minutes of the meeting, held on 25th September 1928, were signed.

Proposed by Dr. Viegas—

"That the Board have learnt with surprise that, in spite of their Resolution* No. 48 of 13th July 1928, the Chief Officer and the Improvements Committee are making arrangements to incur extra expenditure by proposing to fill up the posts of Deputy Estate Agent and of the Junior Assistant Estate Agent, which have remained vacant, the latter since its creation and the former for about a year and a half.

2. That looking to the present financial condition of the Trust and, in the interest of economy, the Board are strongly of opinion that the posts of the Deputy Estate Agent and the Junior Assistant Estate Agent should not be filled up and that the present arrangement for the conduct of the duties of these posts should continue as heretofore pending the amalgamation of the Trust with the Municipality which is to be effected shortly.

3. That should the Chief Officer and the Committee think that, if the appointments are not filled up, the interests of the Trust would suffer, the Board requests them to report fully in all their bearings how these interests will suffer, before the posts are filled up."

Mr. Hirjbehedin, rising to a point of order, enquired whether the proposition was in order in view of the following facts:—

- (a) that the Committee have not considered this matter yet,
- (b) that the posts referred to are not mentioned in Section 111 (1) of the Transfer Act, and, therefore, the Board cannot pass any orders in regard to them, and
- (c) that Sir Chimanlal Setalvad and Mr. Bhulabhai J. Desai have expressed an opinion that the Board cannot interfere in matters which are within the competence of the Committee to decide.

After hearing several Trustees, the President observed that though the Board could not interfere with the powers conferred upon the Improvements Committee by Section (111) (2) of the Act, these powers were not affected by the proposition and accordingly ruled that the proposition was in order.

The proposition was then seconded by Dr. Choksy.

Amendment—Proposed by Mr. Baman-Behram, seconded by Mr. Dalvi—

* This Resolution runs as follows:—

"That the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act, desire that, as the activities of the Trust have been greatly curtailed, every effort should be made by the Improvements Committee to reduce expenditure on Establishment, the more so, as the Corporation, being satisfied with one dissentient only that there is no longer any necessity for the continuance of the Board of Trustees, have under their Resolution No. 14226, dated the 23rd March 1928, made a representation to Government in that behalf asking them to dissolve the Board at a very early date."

"That the Improvements Committee be requested to report whether, **No. 64.** in the interest of the Trust, it is necessary to fill the posts of the Deputy Estate Agent and Junior Assistant Estate Agent and, if so, how they propose to fill them, giving reasons."

After the debate had proceeded for a considerable time, Mr. Parelkar moved—

"That the question be now put."

The motion was seconded by Dr. Mistry and *carried*.

After the mover had replied to the debate, the *Amendment* was put to the vote and declared *carried* by a large majority.

It was also *carried* as a substantive proposition.

This finished the business before the meeting.

Bombay Improvement Trust.

Bombay, Friday, 16th November 1928.

At an ordinary meeting of the Board held this day at 4 P. M. (B.T.),
in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M. D. (LOND.), F R C.S. (ENG.), *President.*
2. MR. ABDULLA T. JANAI, B.A., LL B.
3. MR. A. R. DIMITIMKAR.
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.)
6. MRS. AVANTIKABAI GOKHALAY.
7. MR. B. T. DESAI, B.A., LL.B., M.L.C.
8. MR. B. S. N COOPER.
9. MR. B. G. PARELKAR.
10. SIR CURRIMBHOY EBRAHIM, BART.
11. CAPT. JOSEPH A. DESOUZA, B.A., L.M. & S., I.M.S.
12. MR. D. G. DALVI, M.A., LL.B.
13. MR. E. R. HIRJIBEHEDIN.
14. MR. G. K. BORADE.
15. MR. GANGADAS MOTILAL SETHNA.
16. MR. G. B. NARE, B.A.
17. DR. A. F. HENRIQUES, L.R.C.P. & S. (Edin.), L.F.P.S. (Glas.)
18. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee*)
19. MR. H. P. MODY, M A., LL.B.
20. MR. ISHWARDAS LUKHMIDAS.
21. MR. JAGJIVAN UJAMSHI.
22. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
23. DR. J. N. CHOKSY, M.B. B S.
24. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
25. DR. J. V. VORA, L.M. & S.
26. MR. KANJI DWARKADAS, M.A.
27. MR. KANJI K. M. MASTER.
28. DR. K. E. DADACHANJI, F.C.P.S., L.M. & S.
29. MR. K. K. PAREKH, B.A., LL.B.
30. MR. KISONDAS M. RAMJI.
31. MR. L. R. TAIRSEE.
32. RAO BAHADUR MANAJI RAJOOJI KALEWAR.

33. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
 34. MR. M. A. DABHOLKAR.
 35. KHAN BAHADUR MOHAMMED ISMAIL CURTAY.
 36. MR. MOHAMEDALLY ALLABUX.
 37. DR. M. C. JAVLE.
 38. MR. N. M. CHINYOY.
 39. MR. P. J. MARZBAN, M.A., M.L.C.
 40. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 41. MR. R. K. VAIDYA, B.A.
 42. MR. R. A. GOLE.
 43. MR. R. M. BHAT.
 44. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 45. MR. R. K. PIRBHAI, B.A., LL.B. (Cantab.), BAR-AT-LAW.
 46. MR. S. K. BARODAWALLA.
 47. MR. S. L. SILAM, B.A., LL.B.
 48. MR. S. A. MANTRI.
 49. MR. S. K. PUPALA.
 50. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 51. MR. SHIVDAS C THAKKAR
 52. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 53. MR. S. K. BOLE, M.L.C.
 54. MR. VAZIRALLY BANDEALLY.
 55. DR. ACCACIO G. VIEGAS, L.M. & S.
 56. MR. VIRCHAND P. SHAH, B.A.
 57. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 58. MR. VITHALDAS D GOVINDJI.
 59. MR. Y. G. PANDIT.
 MR. H. B. CLAYTON, C.I.E., I.C.S., MUNICIPAL COMMISSIONER.
 MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

The minutes of the meeting, held on the 2nd November 1928, were signed.

QUESTIONS AND ANSWERS.

Dr. A. G. Viegas—

Question 1. Will the Chief Officer be pleased to state—

- (1) (a). How many Officers are there at present in the Trust service who require six months' notice for terminating their service?
- (b). Does not the Chief Officer consider that in the interests of the Trust the stipulated notice should be given to the Officers concerned forthwith with option to either party to terminate their services on a month's notice?

The Chief Officer—

Answer—(a) I could not answer this without obtaining legal opinion.
(b) No.

Dr. A. G. Viegas—

Question II. Will the Chief Officer be pleased to state—

What were the budgetted amounts for (a) Acquisition and (b) for Works in 1922-23, 1923-24, 1924-25, 1925-26, 1926-27, and 1927-28; and the actual amounts spent on (a) Acquisition and on (b) Works during these years and the percentages of the budgetted amounts to the actual amounts spent on (a) Acquisition and (b) Works?

The Chief Officer—

Answer—The information is given in the subjoined statement.

Year.	Budget estimates.		Actuals.		Percentage of actual expenditure to the budgetted amounts.	
	Acquisition.	Works.	Acquisition.	Works.	On Acquisition.	On Works.
	Rs.	Rs.	Rs.	Rs.	%	%
1922-23 ...	1,38,46,000	1,04,25,000	68,03,115	83,40,074	49'14	80'00
1923-24 ...	68,22,000	1,10,51,000	27,17,759	69,60,735	39'84	62'97
1924-25 ...	56,00,000	85,94,000	24,28,146	73,70,065	43'35	85'75
1925-26 ...	35,86,000	54,94,000	9,09,599	42,76,000	25'35	77'83
1926-27 ..	24,99,000	31,93,900	12,87,088	23,97,636	51'50	75'08
1927-28 ...	14,92,200	15,70,144	2,69,444	8,98,460	18'03	57'19

Notes.—(i) Low percentage of expenditure on acquisition is due to the policy of postponing acquisition of lands until the owners thereof request that proceedings should continue and also to the Board's desire to curtail expenditure in the north of the Island as far as possible (*vide* Trustees' Resolution 78, dated 12th August 1927).

(ii) Decrease in the expenditure on works is due to the policy of curtailing expenditure. This applies especially to 1923-24 to 1927-28.

Considered Committee's Resolution No. 496, dated 1st November 1928, *re*: appointment of Chief Accountant, approving and adopting Report No. 10 of the Establishment Sub-Committee, and recommending the appointment of Mr. N. T. Chawathey, the present Deputy Secretary and Accountant as Chief Accountant.

Proposed by the Chairman of the Committee, seconded by Mr. Vaidya—

"That as recommended by the Committee, Mr. N. T. Chawathey No. 65. be appointed Chief Accountant."

Carried.

Considered the following statement showing budget transfers sanctioned by the Committee subject to Board's sanction.

Committee's Resolution, number and date.	Department	Head of Account.	Budgetted Amount.	Amount to be spent during the year.		Excess over budgetted Amount.		Heads from which transferred.	Reasons for excess expenditure.
				Rs.	Rs. a. p.	Rs. a. p.	Rs. a. p.		
351 of 10th July 1928	Engineer	Capital Account, Improvement and Street schemes, Scheme No. 37, Sydenham Road, Lighting.	Nil	3,584 0 0	3,584 0 0			Capital Account, Improvement and Street schemes, Scheme 37, Sydenham Road, Road Works.	The work of lighting the portion included between Sandhurst Road and Masjid Bunder Road, for which provision was made last year could not be completed during that year.
362 of 17th July 1928	"	General Account Chawls, Scheme 62, Love Lane.	Nil	4,000 0 0	4,000 0 0			General Account, Chawls, Scheme 2, Chandanwadi.	The amount is required for the lighting of these chawls for which no provision was made in the Budget Estimates.
366 of 31st July 1928	"	Capital Account, Improvement and Street schemes, Scheme 54, Kolbhatwadi, Pavement of foot-paths.	917	1,217 0 0	300 0 0			Capital Account, Improvement and Street schemes, Scheme 43, Parel Road Central Pavement of foot-paths.	This is due to the paving of the footpath in front of plot No. 13, the cost of which estimated at Rs. 300 was not included in the provision of Rs. 917 in the Budget Estimates.
389 of 14th August 1928.	"	Capital Account, Improvement and Street Schemes, Scheme 31, Parel, construction of a passage between plots 207 and 208.	Nil	500 0 0	500 0 0			Capital Account, Improvement and Street schemes, Scheme 31, Parel, Repairs to footpaths.	No provision was made for the pavement of the passage between plots 207 and 208 in the current year's Budget Estimates but the work is now necessary.
390 of 14th August 1928.	Chief Accountant.	General Account, cost of Management and Establishment, Incidental Expenses—Miscellaneous.	Nil	2,500 0 0	2,500 0 0			General Account, Chawls, Scheme 2, Chandanwadi.	The grant towards the cost of Antimalarial measures for which provision was made last year could not be paid during that year since there was no claim. No provision was made in the current year's Budget Estimates.

Statement showing budget transfers sanctioned by the Improvements Committee subject to Board's sanction—(continued).

Committee's Resolution number and date.	Department	Head of Account.	Budgetted Amount.	Amount to be spent during the year.	Excess over budgetted Amount.	Heads from which transferred.	Reasons for excess expenditure.
			Rs.	Rs. a. p.	Rs. a. p.		
401 of 28th August 1928.	Engineer	Capital Account, Improvement and Street Schemes, Scheme 5, Dadar-Matunga, Pavement of footpaths.	Nil	4,500	4,500	Capital Account, Improvement and Street Schemes, Scheme 5, Dadar-Matunga, Extension of Sewage Disposal Works at Matunga.	The amount is required for paying a portion of the footpath bordering on the North and West of the site leased to Government for Preventive Officers' quarters. This work is not provided for in the current year's Budget Estimates.
404 of 28th August 1928.	"	General Account, Scheme 37, Sydenham Road, Maintenance of buildings.	Nil	1,730	1,730	General Account, Chawls, Scheme 2, Chandanwadi.	The amount is required for carrying out repairs to the building in case No. 235 proposed to be retained for which no provision was made in the current year's Budget Estimates.
405 of 28th August 1928.	"	Capital Account, Improvement and Street Schemes, Scheme 6, Sion-Matunga, Lighting.	Nil	1,050	1,050	Capital Account, lump provision for unforeseen works.	The amount is required for substituting the present Kerosene Oil lamps by electric lamps in the Doming Lane at Sion (under the Board's orders) for which no provision was made in the current year's Budget Estimates.
Do.	"	General Account, Maintenance of Streets, Scheme 6, Sion-Matunga.	Nil	150	150	General Account, Chawls, Scheme 2, Chandanwadi.	The amount is required for the maintenance of the above lights for which no provision was made in the current year's Budget Estimates.

Statement showing budget transfers sanctioned by the Improvements Committee subject to Board's sanction--(continued.)

Committee's Resolution, number and date.	Department.	Head of Account.	Budgetted Amount.	Amount to be spent during the year.	Excess over budgetted Amount.	Heads from which transferred.	Reasons for excess expenditure.
426 of 19th September 1928.	Engineer	General Account, Maintenance of Streets, Scheme 37, Sydenham Road.	Rs. 1200	Rs. a. p. 2,000	Rs. a. p. 800	General Account, Chawls, Scheme 2, Chandanwadi.	The amount is required for the expenditure incurred on maintenance of carriageways which could not be handed over to the Municipality before the close of last year.
436 of 19th September 1928.	"	Capital Account, Chawls, Scheme 5, Dadar-Matunga, staff quarters (3-room tenements.)	Nil	6,950	6,950	Capital Account, Improvement & Street Schemes, Scheme 5, Dadar-Matunga, Extension of Sewage Disposal Works at Matunga.	The amount is required for the provision and maintenance of electric lights on the staircases, in the passages and rooms in the staff quarters, for which no provision was made in the current year's Budget Estimates.
454 of 3rd October 1928.	"	General Account, Scheme 29, Nowroji Hill, Maintenance of Streets.	Nil	1,000	1,000	General Account, Chawls, Scheme 2, Chandanwadi.	The amount is required for the maintenance of the northern recreation ground in the scheme for which no provision was made in the current year's budget as it was expected that the same would be handed over to the Municipality.
471 of 16th October 1928.	"	General Account, Maintenance of Chawls Scheme No. 37, Sydenham, Road.	Nil	556	556	"	The amount is required for the provision of lights in the compound of these Chawls for which no provision was made in the current year's Budget.
484 of 16th October 1928.	"	Capital Account, Improvement and Street Schemes, Scheme 43, Parel Road Central, concrete foundation.	Nil	350	350	Capital Account, Scheme 43, Parel Road Central, Foot-paths.	The amount shows the cost of concrete foundation of a portion of the road for which no provision was made in the current year's Budget.

Statement showing budget transfers sanctioned by the Improvements Committee subject to Board's sanction—(concluded)

Committee's Resolution, number and date.	Department.	Head of Account.	Budgeted Amount.	Amount to be spent during the year.	Excess over budgetted Amount.	Heads from which transferred.	Reasons for excess expenditure.
490 of 1st November 1928.	Engineer	General Account, Scheme 29, Nowroji Hill, Maintenance of Streets.	Rs. Nil	Rs. a. p. 200 0 0	Rs. a. p. 200 0 0	Capital Account, Improvement and Street Schemes, Scheme 29, Nowroji Hill, Roads.	The amount is required for an independent water connection for the recreation ground in the Scheme for which no provision was made in the current year's budget.
510 of 6th November 1928.		General Account, Scheme 66, Mahalaxmi—Maintenance of S. P. sheds.	1,000	1,700 0 0	700 0 0	General Account Chawls, Scheme 2. Chandanwadi.	The amount is required for special repairs which are found necessary and for the payment of last year's bill for monsoon repairs for which no provision was made in the current year's budget.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

No. 66. "That the proposed transfers of grants be sanctioned."

Amendment—Proposed by Dr. Viegas, seconded by Mr. Vaidya—

"That the consideration of the matter be postponed and the Committee be requested to report whether transfers could be made from the balance of the grant for remodelling one block of the Chandanwadi Chawls."

The *Amendment* on being put to the vote was *lost*.

The *Original Proposition* was then put to the vote and *carried*.

Considered Committee's Resolution No. 440, dated 19th September 1928, *re*: amalgamation of the Trust with Corporation.

Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

"That the Committee's Resolution No. 440, dated 19th September 1928, be recorded."

Carried.

Considered Committee's Resolution No. 352, dated 10th July 1928, *re*: Report No. 1, dated 3rd July 1928, of the Special Sub-Committee, appointed under Committee Resolution No 105 dated 20th July 1926, regarding alteration of Scheme and exchange of land with Acworth Leper Asylum.

Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

"That the Committee's Resolution No. 352, dated 10th July 1928, **No. 68.** be recorded."

Carried.

Considered Committee's Resolution No. 419, dated 28th August 1928, *re*: Report No. 7 of the Establishment Sub-Committee, dated 21st August 1928, *re*: submission of applications for gratuity for Board's sanction.

Proposed by the Chairman of the Committee, seconded by Mr. Vaidya—

"That the Committee's Resolution No. 419, dated 28th August 1928, **No. 69.** be recorded."

2. That the payments of gratuities sanctioned by the Committee since the introduction of the Act as detailed in the statement attached to the Establishment Sub-Committee's report be confirmed."

Carried.

Considered Committee's Resolution No. 468, dated 16th October 1928, *re*: amendment of Section 21 (4) of the Act regarding quorum at Sub-Committee meetings.

Proposed by the Chairman of the Committee, seconded by Mr. Parelkar—

“That the Committee's Resolution No. 468, dated 16th October No. 70. 1928, be recorded.”

Carried.

Considered Committee's Resolution No. 403, dated the 28th August 1928, *re*: Counsel's opinion on the legal aspect of Section 17 of the Act.

Proposed by the Chairman of the Committee, seconded by Mr. Hirji-behedin—

“That the joint opinion of Sir Chimanlal Setalvad and Mr. B. J. No. 71. Desai be recorded.”

Carried.

Considered (a) Board's Resolution No. 38, dated 7th May 1928, and (b) Mr. Wadke's petition, dated 6th November 1928:—

“I have the honour to refer to my previous correspondence with you on the above subject and have been long impatiently waiting for a reply from the Board to various representations made by me, and, it is a real hardship upon me on account of the unreasonable delay in reinstating me on my post as per your order to the Improvements Committee as the office where I was working as a Head still exists; or, by reposting me to the post of Trust Architect. This would have made considerable saving as it was suggested in my previous appeals to you or even the Committee could have appointed me to the vacant post on the same footing as the one held by me in the Drawing Office in the Estates and Valuation Department. Instead of giving the latter post to me, a Junior Assistant Estate Agent was asked to take charge in addition to his own duties and proportionate remuneration was given to him. The said post is still kept vacant by the Chief Officer who is not sure how my question will eventually be dealt with. It was also contended that no provision for my appointment had been made in the budget estimate. Despite the said fact, a Senior Assistant Engineer who was junior in service was promoted to and kept in the Senior Assistant Engineer's post the following year. Thus it will be seen that whenever any favour is to be shown to some individual in face of the specific order for my reinstatement by the Board to the Improvements Committee, the same could easily be done with impunity. And that the sufferer like myself has to wait for a long time for a reply to my representation one way or the other.

I have during all this while heavily suffered pecuniarily as well as in reputation, health, etc. and have been driven to seriously think of legal proceedings with a view to establish my rights. To this end, I have obtained two well known Counsels' (Mr. Coltman and Mr. Baptista) opinion, a copy whereof I have enclosed herewith for your information. The same refers to the power of the Improvements Committee with regard to the retrenchment of my post in spite of the clear resolution of the Board to the contrary.

"I trust, in the circumstances, you will be pleased to consider my case sympathetically and have me reinstated without further delay."

JOINT OPINION OF COUNSEL.

Mr. Coltman and Mr. J. Baptista—

Answer.

- (a) Section 17 enables the Board to control the Committee both before as well as after, it has exercised the powers conferred by the Act, or performed the duties imposed under the Act. The Board can control either by standing orders, or specific orders, but the Board cannot require the Committee to do an unlawful act, e. g. break a contract already entered into which is valid under the powers conferred on the Committee by the Act itself.
- (b) The powers conferred on the Committee under Section 111 Clause, 3 are subject to the control of the Board in the same way as powers conferred by any other section of the Act.
- (c) The respective position of the Board and Committee is governed by Section 17 of the Act.

Query.

- (a) What is the correct interpretation to place upon Section 17 of the said Act?
- (b) Are the powers given to the Improvements Committee under Section 111 particularly sub-clause 3 of the said section absolute and unfettered by the Board.
- (c) What is the position of the Board and the Committee with regard to the resolutions of the Board of the 6th April 1927, 5th August 1927, 15th November and 15th November 1927?

Sd. F. J. COLTMAN.

Sd. JOSEPH BAPTISTA.

3-11-28.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

"That the representation of Mr. Wadke be forwarded to the Committee for disposal."

Amendment—Proposed by Mr. Parelkar—

"That the Board reaffirm their Resolution No. 71, dated 5th August 1927, and reinstate Mr. Wadke."

The Chief Officer rising to a point of order enquired whether the *Amendment* was in order in view of the joint opinion of Sir Chimanlal Setalvad and Mr. B. J. Desai.

The President ruled the *Amendment* out of order.

First Amendment—Proposed by Dr. Viegas, seconded by Dr. Choksy—

"That the Committee be requested to report on the representation of Mr. Wadke."

Further Amendment—Proposed by Dr. Javie—

"That the Improvements Committee's Resolution be recorded and the Board reaffirm their Resolution No. 71, dated 5th August 1927."

The *Amendment* dropped for want of a seconder.

Second Amendment—Proposed by Mr. Vaidya, seconded by Mr. G. M. Sethna—

No. 72. “That the papers be recorded.”

At this stage, Dr. Balsara moved—

“That the question be now put.”

The motion was seconded by Dr. Mehta and *carried*.

Mr. Vaidya's *Amendment* was then put to the vote and declared *carried*.

At this stage, Dr. Viegas asked for permission to withdraw his *Amendment*.

The permission was not granted.

Mr. Vaidya's *Amendment* was treated as a substantive proposition against which the *Amendment* of Dr. Viegas was put to the vote and was declared *lost*.

Mr. Vaidya's *Amendment* was then put to the vote as a substantive proposition and was declared *carried*.

Considered Committee's Resolutions Nos. 502 and 503, dated 6th November 1928, *re*: Loan of 1928-29.

Proposed by the Chairman of the Committee, seconded by Dr. Bathwala—

No. 73. “That the Committee's Resolution No. 503, dated 6th November 1928, be recorded.”

Carried.

Considered Chief Accountant's note, dated 1st October 1928, *re*: expiry of the term of office of Mr. R. H. A. Delves, F. S. I., Chief Officer, on 5th May 1929:—

“In accordance with the standing orders contained in the Corporation Resolution No. 1796, dated 12th December 1887, I have the honour to state that the term of the office of Mr. R. H. A. Delves, expires on the 5th May 1929.”

Proposed by the Chairman of the Committee, seconded by Dr. Bathwala—

No. 74. “That the Chief Accountant's note be recorded and the Committee be requested to submit proposals for filling the post.”

Carried.

Considered application, dated 27th October 1928, from Mr. R. H. A. Delves, F. S. I. Chief Officer, for leave on full average salary as from 27th February 1929:—

"As the term for which I was appointed Chief Officer will expire on May 5th next and, as all leave earned but not taken before that date will automatically lapse, I have the honour to request the Board to be good enough to grant me leave on full average salary from February 27th."

Proposed by the Chairman of the Committee, seconded by Dr. Mehta—

No. 75. "That the leave applied for be sanctioned."

Carried.

It being past 5 p. m., the President adjourned the meeting with the consent of the House.

Bombay Improvement Trust.

Bombay, Tuesday, 11th December 1928.

At an adjourned ordinary meeting of the Board (originally called for the 16th November 1928) convened this day, at 3 P.M. (B.T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (LOND.), F.R.C.S. (ENG.), *President.*
 2. MR. A. R. DIMITIKAR.
 3. DEWAN BAHADUR A. K. PAI, B.A.
 4. MRS. AVANTIKABAI GOKHALAY.
 5. SIR BYRAMJEE JEEJEEBHAY, KT.
 6. MR. E. R. HIRJIBEHEDIN.
 7. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.C.
 8. MR. G. D. BILIMORIA.
 9. DR. A. F. HENRIQUES, L.R.C.P. & S. (Edin.), L.F.P.S. (Glas.)
 10. MR. HOUSENBHOY A. LALLJEE, M.L.C.
 11. MR. HOUSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee*)
 12. MR. B. G. HORNIMAN.
 13. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M L C.
 14. DR. K. E. DADACHANJI, L.M. & S.
 15. DR. M. N. BALSARA, L.M. & S., D.F.H. (Cantab.)
 16. MR. M. A. DABHOLKAR.
 17. MRS. A. F. MCKENZIE, M.A.
 18. MR. P. J. MARZBAN, M.A., M.L.C.
 19. MR. R. K. VAIDYA, B.A.
 20. MR. R. A. GOLE.
 21. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 22. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 23. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 24. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C B E., M.L.C.
 25. DR. ACCACIO G. VIEGAS, L.M. & S.
 26. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 27. MR. VITHALDAS D. GOVINDJI.
- MR. E. H. A. DELVES, F.S.I., CHIEF OFFICER.

As there was no quorum, the President adjourned the meeting to Friday, the 14th December 1928, at 3-30 P. M. (B. T.)

Bombay Improvement Trust.

Bombay, 11th December 1928.

At a special meeting of the Board called in pursuance of a requisition, dated 26th November 1928, received under Section 9 (2)(b) of the Transfer Act to consider the notices of motion by Dr. Viegas, held this day, at 3-30 P. M. (B. T.) in the Corporation Hall, there were :—

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (LOND), F.R.C.S., (ENG.) *President.*
2. MR. A. R. DIMITIMKAR.
3. DEWAN BAHADUR A. K. PAI, B.A.
4. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.)
5. MRS. AVANTIKABAI GOKHALAY.
6. MISS BACHUBAI R. LOTEVALA.
7. MR. B. N. GAMUDIA, B.A.
8. MR. B. G. PARELKAR.
9. SIR BYRAMJEE JEEJEEBHOY, KT.
10. SIR CURRIMBHOY EBRAHIM, BART.
11. MR. D. G. DALVI, M.A., LL.B.
12. MR. E. R. HIRJIBEHEDIN.
13. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A.
14. MR. G. K. BORADE.
15. MR. GANGADAS MOTILAL SETHNA.
16. MR. G. B. NARE, B.A.
17. MR. G. D. BILIMORIA.
18. MR. HAJI ESA HAJI OOSMAN POONAWALA.
19. MR. W. H. HAMMOND, M.A., F.R.G.S.
20. DR. A. F. HENRIQUES, L.R.C.P. & S. (EDIN.), L.F.P.S. (GLAS)
21. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee.*)
22. MR. H. M. CHOWNA.
23. MR. B. G. HORNIMAN.
24. MR. H. P. MODY, M.A., LL.B.
25. MR. ISHWARDAS LUKHMIDAS.
26. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
27. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
28. DR. J. V. VORA, L.M. & S.
29. DR. K. E. DADACHANJI, L.M. & S.
30. MR. P. A. KELLY, C.I.E.
31. DR. KHURSHED J. J. CURSETJI, B.A., B.HY, M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond)
32. MR. KISONDAS M. RAMJI.

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33. RAO SAHEB M. D. RANE.
34. DR. M. N. BALSARA, L.M. & S., D.P.H., (CANTAB)
35. MR. M. A. DABHOLKAR.
36. MRS. A. F. MCKENZIE, M.A.
37. DR. M. F. BISNI, M.B.B.S.
38. MR. MIRZA ALI MOHAMMED KHAN, M.A. LL.B.
39. KHAN BAHADUR MOHAMMED ISMAIL CURTAY.
40. MR. M. M. DESAI, B.A., LL.B.
41. DR. E. MOSES, M.D.
42. DR. M. B. VELKAR, L.M. & S.
43. DR. N. D. SAVAREKAR, L.C.P.S. (Cal.), L.M. & S. (Homeo.)
44. MR. W. H. NEILSON, O.B.E., M.I.C.E., M.I. MERCHANT.
45. MR. MEYER NISSIM, M.A.
46. MR. P. G. SAHASRABUDHE.
47. MR. P. J. MARZBAN, M.A., M.L.C.
48. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
49. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
50. MR. RAHIMTOOLA M. CHINYOY.
51. MR. R. K. VAIDYA, B.A.
52. DR. R. A. GOLE.
53. MR. R. M. BHAT.
54. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
55. MR. R. S. NEKALJAY.
56. MR. S. L. SILAM, B.A., LL.B.
57. MR. S. K. PUPALA.
58. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
59. MR. SHIVDAS C. THAKKAR.
60. DR. SORABJI P. MEHTA, B.A., L.M. & S.
61. MR. S. K. BOLE, M.L.C.
62. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.I.
63. DR. ACCACIO G. VIEGAS, L.M. & S.
64. MR. V. N. CHANDAVARKAR, B.A. (Cantab), Bar at-Law.
65. MR. VITHALDAS D. GOVINDJI.
66. MR. D. J. C. WALLACE.
67. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

Before the minutes of the meeting held on the 16th November 1928 were signed, Dr. Viegas observed with reference to Resolution No. 74, *re.* the expiry of the term of office of Mr. R. H. A. Delves, that the latter portion thereof *was*. "the Committee be requested to submit proposals for filling the post" was not moved.

After taking the sense of the meeting, the President ruled that the minutes were substantially correct and signed them.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act are strongly of opinion that the Chief Officer and the Improvements Committee should, in pursuance of the Board's Resolution* No. 48, dated the 13th July 1928, *make every effort to reduce expenditure on establishment* and that before creating and filling up the proposed post of Secretary, the Board request the Chief Officer and the Improvements Committee to report in all possible bearings the work to be done by (1) the proposed Secretary, (2) the work that is being done by the Chief Accountant and (3) by the Assistant Accountant and (4) was done by (a) the Secretary and Chief Accountant (b) the Deputy Secretary and Accountant (c) the Assistant Accountant and (d) 2 Superintendents, 5 Head Clerks, 9 Senior Clerks during the last six months from month to month.”

Mr. R. K. Vaidya enquired whether the proposition was in order, as the question regarding the Secretary's post lay within the jurisdiction of the Committee and the Board could not interfere in the matter.

After hearing several Trustees, the President ruled the proposition out of order.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act and with a view to having that control exercised and economy effected as per their Resolution No. 48 of 13th July 1928, (quoted in extenso in proposition No. 1) request the Chief Officer and the Improvements Committee to report why, since the number of Officers in the three departments other than the Secretary and Chief Accountant have been reduced from about *thirty* in 1920-21 to about eleven, there was no reduction at all in the Secretary and Chief Accountant's department in which there were three officers up to the 18th instant and their number was reduced to two in consequence of the Board's Resolution No. 60 passed on 25th September 1928, and which was managed by only one officer up to 1918-19.

* “That the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act desire that as the activities of the Trust have been greatly curtailed *every effort should be made by the Improvements Committee to reduce expenditure on establishment*, the more so as the Corporation being satisfied with one dissentient only that there is no longer any necessity for the continuance of the Board of Trustees have under their Resolution No. 14226, dated the 23rd March 1928, made a representation to Government in that behalf asking them to dissolve the Board at a very early date.”

2. That the Chief Officer and the Improvements Committee be requested to report as to whether it is a fact that the total expenditure of the Trust in 1920-21 was on Acquisition about Rs. 1,63,93,189 and on Works about Rs. 94,18,173 and the sum of which amounts to about Rs. 2,58,11,362, and the cost of management and establishment debitable to Capital Account was about Rs. 10,93,033 and that debitable to General Account was about Rs. 1,01,858 and these amount to about Rs. 11,94,891; and whether the amount budgetted for 1928-29 for Acquisition is about Rs. 10,51,900 and for Works about Rs. 7,81,690 and the sum of which amounts to about Rs. 18,33,590 and the cost of management and establishment debitable to Capital Account is about Rs. 6,67,900 and that to General Account to about Rs. 4,16,000 and the sum of these amounts to above Rs. 10,91,100; or rather to Rs. 10,83,900."

The motion was seconded by Dr. Balsara.

After some discussion, the proposition was put to the vote and declared *lost*, there being 18 votes *for* it and 32 *against* it.

A poll was demanded by Dr. Viegas, Dr. Savarkar, Mr. Borade and Mr. Gole, whereupon the following Tellers were appointed by the President:—

Sir Vasant Rao Anandrao Dabholkar and Dr. Viegas for the Ayes.

Dr. Henriques and Mr. Gole for the Noes.

The result of the counting was as follows:—

<i>For.</i>	<i>Against.</i>
1. Mrs. Avantikabai Gokhalay.	1. Mr. A. R. Dintimkar.
2. Miss Bachubai R. Lotewala.	2. " C. W. E. Arbuthnot.
3. Mr. Gangadas Motilal.	3. " B. N. Gamudia.
4. " G. K. Borade.	4. Sir Byramjee Jeejeebhoy, Kt.
5. " G. B. Nare.	5. " Currimbhoy Ebrahim, Bart.
6. " Haji Esa Haji Oosman Poonawala.	6. Mr. D. G. Dalvi.
7. Dr. J. V. Vora.	7. " E. R. Hirjibehedin.
8. Mr. Kisonadas M. Ramji.	8. " Fazal Ibrahim Rahimtoola.
9. Dr. M. N. Balsara.	9. " W. H. Hammond.
10. Mr. M. M. Desai.	10. Dr. A. F. Henriques.
11. Dr. E. Moses.	11. Mr. Hoosenally M. Rahimtoola.
12. " M. B. Velkar.	12. " H. M. Chowna.
13. " N. D. Savarkar.	13. " B. G. Horniman.
14. Mr. P. G. Sahasrabudhe.	14. " Ishwardas Lukhmidas.
15. Dr. Poonsej H. Meisheri.	15. " J. B. Baman-Behram.
16. Mr. R. A. Gole.	16. Dr. K. E. Dadachanji.
17. " R. M. Bhat.	17. Mr. P. A. Kelly.
18. " S. L. Silam.	18. Dr. Khurshed J. J. Cursetji.
19. " S. K. Pupala.	19. Rao Saheb M. D. Rane.
20. " S. K. Bole.	20. Mr. M. A. Dabholkar.
21. " A. G. Viegas.	21. Mrs. A. F. McKenzie.

<i>For.</i>	<i>Against.</i>
22. Mr. Y. G. Pandit.	22. Dr. M. F. Bisi.
	23. Mr. Mirza A. M. Khan.
	24. Khan Bahadur Mohamed I. Curtay.
	25. Mr. Meyer Nissim.
	26. „ P. J. Marzban.
	27. The Hon'ble Sir Phiroze C. Sethna, Kt.
	28. Mr. Rahimtoola M. Chinoy.
	29. „ R. K. Vaidya.
	30. Dr. R. M. Mistry.
	31. Mr. R. S. Nekaljay.
	32. „ W. H. Neilson.
	33. Dr. S. S. Batliwala.
	34. „ Sorabji P. Mehta.
	35. Sir Vasantao A. Dabholkar, Kt.
	36. Mr. V. N. Chandavarkar.
	37. „ D. J. C. Wallace.

In accordance with the Tellers' report, the President declared that the proposition was *lost*.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act and with a view to having that control exercised and economy effected as per their Resolution No. 48 of 13th July 1928, (quoted in extenso in proposition No. I), are strongly of opinion that the stipulated notice should be given to such officers in the Trust service who require six months' notice for terminating their service with option, however, to either party to terminate their services on a month's notice.”

The motion was seconded by Dr. Savarkar and on being put to the vote was *lost* by a large majority.

This finished the business before the meeting.

The President thereafter, with the consent of the Trustees, adjourned the Second Special Meeting called for to-day and announced that the same would be held on Friday, the 14th December 1928, after the Adjourned Ordinary Meeting was over.

Bombay Improvement Trust.

Bombay, Friday, 14th December 1928.

At an Adjourned Ordinary Meeting of the Board (originally called for the 16th November 1928 and adjourned to the 11th December 1928 and again adjourned) held this day, at 3 P. M. (B. T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (LOND.), F.R.C.S., (ENG.) *President.*
2. MR. A. R. DIMITIKAR.
3. DEWAN BAHADUR A. K. PAI, B.A.
4. MR. C. W. E. ARBUTHNOT, B.Sc., B.A., (R.U.I.)
5. MR. B. S. N. COOPER.
6. MR. B. G. PARELKAR.
7. SIR BYRAMJEE JEEJEEBHOY, KT.
8. SIR CURRIMBHOY EBRAHIM, BART.
9. MR. DOŠTMAHOMED G. KHAIRAZ.
10. MR. D. G. DALVI, M.A., LL.B.
11. MR. E. R. HIRJIBEHEDIN.
12. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A.
13. MR. G. K. BORADE.
14. MR. GANGADAS MOTILAL SETHNA.
15. MR. G. B. NARÉ, B.A.
16. DR. A. F. HENRIQUES, L.R.C.P. & S. (EDIN.), L.F.P.S. (GLAS.)
17. MR. HOOSEINBHOY A. LALLJEE, M.L.C.
18. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee*)
19. MR. H. M. CHOWNA.
20. MR. B. G. HORNIMAN.
21. MR. H. P. MODY, M.A., LL.B.
22. MR. ISHWARDAS LUKHMIDAS.
23. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
24. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
25. MR. JEHANGIR BOMANJEE PETIT, M.L.C.
26. DR. J. V. VORA, L.M. & S.
27. MR. KANJI DWARKADAS, M.A.
28. MR. KISONDAS M. RAMJI.
29. MR. L. R. TAIRSEE.
30. MR. M. A. DABHOLKAR.
31. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
32. MR. MOHAMEDALLY ALLABUX.

33. MR. W. H. NEILSON, O.B.E., M.I.C.E., M.I. MECH. E
 34. MR. MEYER NISSIM, M.A.
 35. DR. POONSEY-H. MEISHERI, F.C.P.S., L.M. & S.
 36. MR. R. K. VAIDYA, B.A.
 37. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 38. MR. S. A. MANTRI.
 39. MR. S. K. PUPALA.
 40. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 41. SIR VASANTRAO ANANDRAO DABHOLKAR, ET., C.B.E., M.L.C.
 42. MR. VAZIRALLY BANDEALLY.
 43. DR. ACCACIO G. VIEGAS, L.M. & S.
 44. MR. V. N. CHANDAVARKAR, B. A. (Cantab.), Bar at-Law.
 45. MR. VITHALDAS D. GOVINDJI.
 46. MR. Y. G. PANDIT
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

The minutes of the meetings held on the 11th December 1928, were signed.

Considered the Chief Officer's note, dated 25th October 1928, re: Advances from Provident Fund and motor car advances to officers sanctioned by the Committee subject to Board's approval:—

"In connection with the payment of gratuity, Mr. B. J. Desai has expressed the opinion that, as in the gratuity rules framed in January 1924, it is stated that all applications should be sanctioned by the Board, the Committee cannot sanction them. The formal sanction of the Board has, therefore, been asked separately for all the payments sanctioned by the Committee since the introduction of the Transfer Act, 1925.

Similarly, according to the Provident Fund Rules, as they stand, sanction of the Board is required for—

- (a) the payment of an advance out of the Employees' Provident Fund Subscriptions before the lapse of 12 months since the repayment of the last advance.
- (b) payment of an advance of 90 per cent. of the Provident Fund money to an employee proceeding on leave preparatory to retirement.

After the Transfer Act, 1925, came into force, these payments were sanctioned by the Committee as shown in the attached statements. The formal confirmation by the Board is required to these payments and also to the grant by the Committee of an advance of Rs. 3,600 to the Trust Architect for the purchase of a motor car."

Statement of Provident Fund Advances, etc. sanctioned by the Improvements Committee.

No.	Name.	Amount.	Authority.	Date of payment.	Remarks.
I.—Advances sanctioned from Provident Fund Subscriptions, before the expiry of one year since repayment of the last advance.					
		Rs. a. p.			
1	Mr. F. D. Hiranek	100 0 0	C. R. 8	13-5-1926	
			11-5-1926		
2	" Aaron Abraham	250 0 0	C. R. 9	13-5-1926	
			11-5-1926		
3	" V. S. Deshmukh	100 0 0	C. R. 19	1-6-1926	
			25-5-1925		
4	" R. M. Nadkarni	2,780 0 0	C. R. 71	9-7-1926	
			6-7-1926		
5	" K. H. Mistri	200 0 0	C. R. 100	23-7-1926	
			20-7-1926		
6	" D. S. Ramaswami	360 0 0	C. R. 193	18-9-1926	
			16-9-1926		
7	" R. B. Iyengar	153 0 0	C. R. 263	3-11-1926	
			2-11-1926		
8	" M. K. Ramanathan	100 0 0	C. R. 264	3-11-1926	
			2-11-1926		
9	" M. H. Khatib	337 8 0	C. R. 324	23-12-1926	
			21-12-1926		
10	" J. B. Wadekar	500 0 0	C. R. 83	10-2-1927	
			8-2-1927		
11	" A. H. Chaubal	200 0 0	C. R. 84	11-2-1927	
			8-2-1927		
12	" H. R. Turner	175 0 0	C. R. 108	1-3-1927	
			22-2-1927		
13	" V. G. Kulkarni	200 0 0	C. R. 161	26-3-1927	
			24-3-1927		
14	" S. B. Mahagaonkar	236 0 0	C. R. 162	26-3-1927	
			24-3-1927		
15	" D. R. Pradhan	300 0 0	C. R. 163	1-9-1927	
			24-3-1927		
16	" B. L. Mitra ...	100 0 0	C. R. 179	2-4-1927	
			29-3-1927		
17	" P. N. Katwe	193 0 0	C. R. 254	6-5-1927	
			4-5-1927		
18	" A. R. Sadekar	170 0 0	C. R. 255	6-5-1927	
			4-5-1927		

Statement of Provident Fund Advances, etc. sanctioned by the Improvements Committee—(contd.)

No.	Name.	Amount.	Authority.	Date of payment.	Remarks.
L—Advances sanctioned from Provident Fund Subscriptions, before the expiry of one year since repayment of the last advance.					
		Ra. a. p.			
19	Mr. D. S. Ramaswami	450 0 0	C. R. 515	10-9-1927	
			6-9-1927		
20	" S. Ramalinga Iyer	250 0 0	C. R. 538	23-9-1927	
			20-9-1927		
21	" K. H. Mistri	280 0 0	C. R. 624	11-11-1927	
			8-11-1927		
22	" M. Joseph	200 0 0	C. R. 657	1-12-1927	
			22-11-1927		
23	" M. H. Khatib	300 0 0	C. R. 11	12-1-1928	
			10-1-1928		
24	" Aaron Abraham	300 0 0	C. R. 12	12-1-1928	
			10-1-1928		
25	" B. L. Mitra	200 0 0	C. R. 13	11-1-1928	
			10-1-1928		
26	" J. B. Wadekar	915 0 0	C. R. 103	3-2-1928	
			31-1-1928		
27	" Moses Abraham	300 0 0	C. R. 127	17-2-1928	
			15-2-1928		
28	" F. D. Hiranank	150 0 0	C. R. 128	17-2-1928	
			15-2-1928		
29	" M. K. Ramnadhan	150 0 0	C. R. 129	17-2-1928	
			15-2-1928		
30	" S. S. Vaidya	300 0 0	C. R. 165	14-3-1928	
			13-3-1928		
31	" G. S. Kolgaokar	149 0 0	C. R. 198	2-4-1928	
			20-3-1928		
32	" S. R. Parelkar	200 0 0	C. R. 214	5-4-1928	
			3-4-1928		
33	" S. S. Karnik	200 0 0	C. R. 233	20-4-1928	
			17-4-1928		
34	" C. H. Chandarana	500 0 0	C. R. 234	19-4-1928	
			17-4-1928		
35	" E. I. Nethemiah	191 0 0	C. R. 235	20-4-1928	
			17-4-1928		
36	" J. C. Reuben	200 0 0	C. R. 246	7-5-1928	
			24-4-1928		

Statement of Provident Fund Advances, etc. sanctioned by the Improvements
Committee—(concl'd.)

No.	Name.	Amount.	Authority.	Date of payment.	Remarks.
I.—Advances sanctioned from Provident Fund Subscriptions, before the expiry of one year since repayment of the last advance.					
		Rs. a. p.			
37	Mr. V. S. Deshmukh	200 0 0	C. R. 291	22-5-1928	
			15-5-1928		
38	" V. G. Sabnis	470 0 0	C. R. 300	14-7-1928	
			10-7-1928		
39	" D. S. Ramaswami	500 0 0	C. R. 394	15-8-1928	
			14-8-1928		
40	" S. D. Tagare	250 0 0	C. R. 395	15-8-1928	
			14-8-1928		
41	Mahadeo Bhagoji	35 0 0	C. R. 413	1-9-1928	
			28-8-1928		
42	Mr. R. B. Iyengar	250 0 0	C. R. 414	1-9-1928	
			28-8-1928		
43	" A. H. Chaubal	300 0 0	C. R. 458	5-10-1928	
			3-10-1928		
44	Sk. Razak Sk. Imam	52 0 0	C. R. 459	5-10-1928	
			3-10-1928		
45	Mr. H. R. Turner	200 0 0	C. R. 477	19-10-1928	
			16-10-1928		

No.	Name.	Amount.	Authority.	Date of payment.	Remarks.
II.—Advances upto 90 % of the Provident Fund Monies to employees on leave prior to retirement.					
		Rs. a. p.			
1	Mr. Khodabux N. Griffiths	1,000 0 0	C. R. 192	18-9-1926	
			16-9-1926 C. R. 25		
		1,000 0 0		14-1-1927	
2	" K. V. Navalkar	3,400 0 0	11-1-1927 C. R. 109	3-3-1927	
3	" K. P. Mehta...	1,375 0 0	22-2-1927 C. R. 455	8-8-1927	
			2-8-1927 C. R. 196		
4	" G. B. Limaye	3,222 0 0		5-4-1928	
5	" P. N. Katwe	810 0 0	20-3-1928 C. R. 197	28-3-1928	
6	" J. T. Burge	47,724 0 0	20-3-1 28 C. R. 232	1-5-1928	
7	Vithu Babaji	818 0 0	17-4-1928 C. R. 279	22-5-1928	
			15-5-1928		

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

" That the payments of advances out of the Provident Fund money No. 76 as shown in the statement attached to the Chief Officer's note, and the grant to Mr. Framji of an advance of Rs. 3,600 for the purchase of a motor car be confirmed."

Carried.

Considered Chief Officer's note, dated 6th August 1928, re : condition of Doming Lane in Sion, Scheme 6 :—

"With reference to the Board's Resolution No. 54, dated the 27th July last, I have the honour to observe that this lane was put into a good state of repair about a year ago and that after inspecting it, I do not consider anything further need be done. The lane is cleaner and has a better surface than many of the main roads in the City."

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

No. 77. " That the Chief Officer's note, dated 6th August 1928, be recorded.

*2. That the Chief Officer be requested to see that, before the advent of the next monsoon, the road is kept in a good state of repair."

Carried.

Considered Chief Officer's note, dated 6th August 1928, re: public water-tap in Doring Lane, Sion, Scheme 6 :—

"With reference to the Board's Resolution No. 55, dated the 27th July last, I have the honour to observe that the water tap referred to is the property of the Corporation and that I have addressed the Municipal Commissioner on the matter. I have also suggested to the Commissioner that a drain should be laid to take off the waste water."

Proposed by the Chairman of the Committee, seconded by Mr. R. K. Vaidya—

"That the Chief Officer's note, dated the 6th August 1928, be No. 78. recorded."

Carried.

Considered letter, dated 6th October 1928, from Mr. Dudwadkar, forwarding copy of the resolution passed at a public meeting of the residents of the Trust Chawls at Chorgully and Chamarbagh, Parel, on 30th September 1928, under the Presidentship of Mr. B. G. Parelkar, protesting against the location of a treefoot booth on Trust land :—

"I have to enclose herewith a copy of the Resolution passed at the public meeting of the residents of all the City Improvement Trust Chawls at Chorgully and Chamarbag, Parel, numbering about 150 men to protest against the opening of a treefoot booth in their midst with a request not to grant permission to open such a shop in the locality where it is not wanted.

P. S.—The meeting was held under the presidency of Mr. B. G. Parelkar, Municipal Corporator."

Copy of the resolution referred to above :—

"The Residents of Chamarbagh and Chorgully have learnt with deep concern the news that attempts are being made to locate a new treefoot booth for the sale of toddy, on the Improvement Trust plot just in the midst of the Improvement Trust Chawls and on the main road to and within the distance of 100 yds. from the King Edward Memorial Hospital; and the residents of all communities assembled in a public meeting held on Sunday, 30th of this month, in the same locality, offer their strong protest against the attempts of locating the shop, especially in the midst of very poor and backward classes of workmen and earnestly pray to the authorities concerned that the necessary permission for opening such a shop should not be granted in view of the strong feeling of the residents of the locality."

Proposed by the Chairman of the Committee, seconded by Mr. Parelkar—

"That Mr. Dudwadkar's letter, dated the 6th October 1928, be forwarded to the Committee for favour of report."

Carried.

* Paragraph 2 was suggested as a rider by Dr. S. S. Batliwala and was accepted by the mover of the proposition.

Considered list, brought up to 30th June 1928, of Resolutions passed by the Board calling for reports from the Chief Officer which have not been received up to the 30th September 1928 :—

Serial No.	Subject.	Trustees' Resolution under which report is called for.	Remarks.
1.	"That the Chief Officer be requested to report what progress has been made up to now in improving that part of the Parel Road between the Byculla Bridge and the Railway Station. When does he expect to actually begin the work? Whether he can take such measures as are necessary to keep this part of the Road in a better condition than what it is now."	51/13th April 1927 ...	Report and revised plan under consideration by Committee.

Proposed by the Chairman of the Committee, seconded by Mr. Cooper—

No. 80. "That the list be recorded."

Carried.

Considered statement of references from the Board pending before the Improvements Committee for the quarter ending 30th September 1928 :-

Serial No.	Subject matter of Reference.	Board's Resolution under which the reference was made.
Establishment Sub-Committee.		
1.	Proposals for filling the post of the Engineer ...	6/17th May 1926.
2.	Amendment to the Provident Fund Rules, <i>re</i> : payment of amount due on retirement to a subscriber in Indian currency.	49/13th April 1927.
3.	The Committee requested to submit proposals regarding the reduction of Engineering staff.	54/12th May 1927.
Works Sub-Committee.		
4.	Feasibility of constructing residential quarters (two and three room tenements or cottage system blocks), for the use of the lower middle classes.	21/14th July 1926.
Land Sub-Committee.		
5.	An Improvement Scheme for the Kamathipura District...	16/14th July 1926.
6.	The desirability of abandoning the Worli-Koliwada Scheme.	17/14th July 1926.
7.	Letter, dated 21st March 1927, from Patels of Worli-Koliwada <i>re</i> . acquisition of Worli Koliwada.	50/13th April 1927.
8.	Retention of Maruti Temple, Shivlinga and the Moslem Mosque situated opposite to Gloria Church, Byculla.	75/12th August 1927.
9.	Retention of the Temple of 'Maru A1' situated on a small hillock at Worli.	76/12th August 1927.
10.	Retention of a liquor shop in Scheme 57, Case 45 ...	9/7th February 1928.
11.	Retention of Maruti Temple—Committee requested to expedite their report.	14/7th February 1928.
Special Sub-Committee (C. R. 105 of 1926.)		
12.	Certain particulars <i>re</i> : scheme 56, Dharavi ...	25/19th July 1926.
13.	Letter, dated 8th March 1927, from the President, Dharavi Kolis' meeting, requesting to abandon the Scheme.	48/13th April 1927.

Proposed by the Chairman of the Committee, seconded by Mr. Dimtimkar—

No. 81. "That the statement be recorded."

Carried.

In accordance with notice of motion, it was—

Proposed by Mr. Hirjibehedin—

"That the Board are of opinion that it is not desirable that Trustees
No. 82. should go to the subordinate officers of the various departments of the Improvement Trust under the Chief Officer for obtaining any information that they may require concerning the department but that they should obtain it by approaching or applying to the Chief Officer himself or* to the Head of the Department."

The motion was seconded by Mr. Cooper and was *carried*, Dr. Viegas alone dissenting.

In accordance with notice of motion, it was—

Proposed by Mr. Parelkar—

"That on account of the acquisition of Sewri-Koliwada, the Board is of opinion that, in the interest of the displaced Kolis and their trade, it is desirable—

- (1) to earmark some plots near their acquired properties for leasing them at concessional rents ;
- (2) to allow them to erect small and cheap structures on the plots thus leased, and
- (3) to reserve a portion of land for drying their nets on payment of very moderate fees."

The motion was seconded by Mr. R. K. Vaidya—

Amendment—Proposed by the Chairman of the Committee, seconded by Dr. Mistry—

No. 83. " That the subject matter of the proposition noted in the margin

" That on account of the acquisition of Sewri-Koliwada, the Board is of opinion be referred to
that in the interest of the displaced Kolis and their trade, it is desirable— the Committee for

- (1) to earmark some plots near their acquired properties for leasing them at concessional rents ;
- (2) to allow them to erect small and cheap structures on the plots thus leased, and
- (3) to reserve a portion of land for drying their nets on payment of very moderate fees."

port."

* The words "or to the Head of the Department", were suggested as a rider by Dr. Mistry and were accepted by the mover of the proposition.

The *Amendment* on being put to the vote was *carried*. It was also *carried* as a substantive proposition.

In accordance with notice of motion, it was—

Proposed by Mr. R. K. Vaidya—

* "That the rules framed by the Corporation for the appointment of No. 84. their officers be adopted *mutatis mutandis* for making appointments to posts of officers whose appointment vests in the Board."

The motion was seconded by Mr. Chandavarkar and was *carried*.

In accordance with notice of motion, it was—

Proposed by Mr. Parelkar—

"That the Chief Officer be informed that the Board is of opinion No. 85. that, in the interest of good lighting of the roads, it is necessary to replace old kerosene oil lamps with either gas or† electric lights wherever there are gas mains and electric cables laid near by and to submit proposals for exchange of such lights in the next budget."

The motion was seconded by Mr. R. K. Vaidya and was *carried*.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

"That the Chief Officer be requested to report within a month at the latest on the following questions :—

- (1) How many letters of the Government Audit Department addressed to the Chairman of the Improvements Committee, the Chief Officer and the Chief Accountant and (or) the Secretary have not yet been disposed of ?
- (2) What are the dates of these letters and what exactly is the action so far taken on each letter ?
- (3) What is the cause of the delay in the disposal of each letter and who is responsible for the delay ?

* The proposition of which notice was given was as follows and was modified as above with the permission of the House :—

"That the Board are of opinion that all appointments of officers of the Board should be made by ballot and that the Rules framed by the Corporation for the appointment of their officers should as far as practicable be made applicable to these appointments."

† The words "or electric" were not in the proposition of which notice was given and were added with the permission of the House.

- (4) Are there any Government instructions as to the time within which Audit matters have to be disposed of? If so, within what period after their receipt have these to be carried out?
- (5) Are the irregularities complained of by the Government Audit Department still being allowed to continue? If so, which are the irregularities still allowed to continue?
- (6) What action has been taken on the complaints regarding (a) excessive staff, and (b) utter mismanagement in the Land Manager's Department?
- (7) How old are these complaints?
- (8) Has the payment of the late Land Manager Mr. M. S. Bharcha's gratuity not been withheld pending settlement of the complaint referred to in (b) of question (6) above? If so, how long will it take to dispose of this matter?
- (9) Up to what date have the half-yearly Balance Sheets not been submitted? and up to what date have they been certified by the Government Examiner?

The motion was seconded by Mr. Nare.

Amendment.—Proposed by Mr. Chandavarkar, seconded by Mr. Arbuthnot—

"That the Chief Officer be requested to report within a month, at the latest, on the following questions:—

- No. 86. (1) How many letters of the Government Audit Department addressed to the Chairman of the Improvements Committee, the Chief Officer and the Chief Accountant and (or) the Secretary have not yet been disposed of?
- (2) What are the dates of these letters and what exactly is the action so far taken on each letter?
- (3) What is the cause of the delay in the disposal of each letter and who is responsible for the delay?"

After the mover had replied to the debate, the *Amendment* was put to the vote and *carried*. It was also *carried* as a substantive proposition.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

"That the Chief Officer be requested to report within a month, at the latest, the reasons which led the Chief Officer not to submit to the Board for their final orders applications invited and received for the post of the Engineer, although nearly two years and five months have elapsed since the Board passed a resolution on the subject."

The motion was seconded by Mr. Mantri and on being put to the vote was *lost*.

In accordance with notice of motion, it was—

Proposed by Mr. Hirjibehedin—

*“ That counsel’s opinion be taken as to whether the President was right in ruling in order the following proposition of Dr. Viegas which was moved at the meeting of the Board on the 2nd November 1928 :—

‘ That looking to the present financial condition of the Trust and, in the interest of economy, the Board are strongly of opinion that the posts of Deputy Estate Agent and the Junior Assistant Estate Agent should not be filled up and that the present arrangement for the conduct of the duties of these posts should continue as heretofore pending the amalgamation of the Trust with the Municipality which is to be effected shortly.’

That the said resolution is beyond the scope of the powers vested in the Board and *ultra vires*, and that it was not competent for the Board to entertain the resolution.”

The motion was seconded by Dr. Batliwala.

After the debate had proceeded for a considerable time, Mr. R. K. Vaidya moved—

“That the question be now put.”

The motion was seconded by Dr. Henriques and *carried*.

After the President had spoken, the mover of the proposition asked for the permission of the House to withdraw the proposition, which was not granted.

The proposition was then put to the vote and *lost* without a single dissentient.

At this stage, the President with the consent of the Trustees adjourned the meeting and also the Special Meeting called in pursuance of a requisition dated the 3rd December 1928, called for to-day and not held, to a day to be fixed later on in January 1929.

*The proposition of which notice was given was as follows and was modified as above with the permission of the House—

“That the President was wrong in ruling the following proposition of Dr. Viegas in order which was moved at the meeting of the Board on 2nd November 1928 :—

‘ That looking to the present financial condition of the Trust and, in the interest of economy, the Board are strongly of opinion that the posts of Deputy Estate Agent and the Junior Assistant Estate Agent should not be filled up and that the present arrangement for the conduct of the duties of these posts should continue as heretofore pending the amalgamation of the Trust with the Municipality which is to be effected shortly.’

That the said resolution is beyond the scope of the powers vested in the Board and *ultra vires* and that it was not competent for the Board to entertain the resolution.

That the President in ruling that the resolution was in order overlooked the above facts and ignored the joint legal opinion of two leading Counsel Sir Chhmanlal Setalvad and Mr. Bhulabhai J. Desai.”

Bombay Improvement Trust.

Bombay, Tuesday, 15th January 1929.

At an Adjourned Ordinary Meeting of the Board (originally called for the 16th November 1928 and adjourned from the 14th December 1928) held this day, at 4 P. M. (B. T.), in Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (LOND), F.R.C.S., (ENG.) *President.*
2. MR. ABDULLA T. JANAI, B.A., LL.B.
3. MR. A. R. DIMTIMKAR
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.)
6. MRS. AVANTIKABAI GOKHALAY.
7. Miss BACHUBAI R. LOTEVALA.
8. MR. B. N. GAMUDIA, B.A.
9. MR. B. G. PARELKAR.
10. SIR BYRAMJEE JEEJEEBHOY, Kt.
11. SIR CURRIMBHOY EBRAHIM, BART.
12. SIR DINSHAW MANOCKJI PETIT, BART.
13. MR. D. G. DALVI, M.A., LL.B.
14. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A.
15. MR. G. K. BORADE.
16. MR. GANGADAS MOTILAL SETHNA.
17. MR. G. B. NARE, B.A.
18. MR. HAJI ESA HAJI OOSMAN POONAWALA.
19. MR. HAJI FATEH MAHOMED H. M. MANIAR.
20. DR. A. F. HENRIQUES, L.R.C.P. & S. (EDIN.), L.F.P.S. (GLAS.)
21. MR. HOSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee.*)
22. MR. H. M. CHOWNA.
23. MR. B. G. HORNIMAN.
24. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
25. DR. J. N. CHOKSY, M.B.B.S.
26. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
27. MR. JEHANGIR BOMANJEE PETIT, M.L.C.
28. DR. J. V. VORA, L.M. & S.
29. KHAN SAHEB KARMALI EBRAHIM.
30. DR. K. E. DADACHANJI, L.M. & S.
31. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
32. DR. KHURSHED J. J. CURSETJI, B.A., B.HY., M.B.B.S., M.R.C.S. (ENG.), L.R.C.P. (LOND.)

-
- 33. MR. KISONDAS M. RAMJI.
 - 34. MR. L. R. TAIRSEE.
 - 35. RAO SAHEB M. D. RANE.
 - 36. RAO BAHADUR MANAJI RAJOOJI KALEWAR.
 - 37. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
 - 38. MR. M. A. DABHOLKAR.
 - 39. MRS. A. F. MCKENZIE, M.A.
 - 40. DR. M. F. BISNI, M.B.B.S.
 - 41. MR. MIA M. H. J. M. CHOTANI.
 - 42. KHAN BAHADUR MOHAMMED ISMAIL CURTAY.
 - 43. MR. MOHAMEDALLY ALLABUX.
 - 44. MR. M. M. DESAI, B.A., LL.B.
 - 45. DR. M. C. JAVLE.
 - 46. DR. E. MOSES, M.D.
 - 47. MR. NANABHAI LUXUMON.
 - 48. MR. W. H. NEILSON, O B E., M.I.C.E., M I. MECH, E
 - 49. MR. MEYER NISSIM, M A.
 - 50. MR. P. G. SAHASRABUDHE.
 - 51. MR. P J. MARZBAN, M A., M.L.C.
 - 52. DR. POONSEY H MEISHERI, F.C.P.S., L.M. & S.
 - 53. MR. RAHIMTOOLA M. CHINYOY.
 - 54. MR. R. K. VAIDYA, B.A.
 - 55. MR. R. A. GOLE.
 - 56. MR R. M BHAT.
 - 57. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 - 58. MR S K. BARODAWALLA.
 - 59. MR. S K. PUPALA.
 - 60. DR. S. S. BATLIWALA, F C.P.S., L.M. & S.
 - 61. MR. SHIVDAS C. THAKKAR.
 - 62. DR. SORABJI P. MEHTA, B A., L.M. & S.
 - 63. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 - 64. DR. ACCACIO G. VIEGAS, L.M.& S.
 - 65. MR. V N CHANDAVARKAR, B. A. (Cantab.), Bar-at-Law.
 - 66. MR. D. J. C. WALLACE.
 - 67. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F S.J., CHIEF OFFICER.

The minutes of the meeting held on the 14th December 1928 were
 - signed.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Chief Officer and the Improvements Committee be requested to report within a month at the latest why the complaint made by the Government Audit Department as far back as 7th April 1927 to the effect that the standards for the cost of management and establishment laid down by the old Board were being largely exceeded has not yet been considered and disposed of.”

The motion was seconded by Mr. Nare.

Lost.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Chief Officer and the Improvements Committee be requested to report within a month at the latest why the charge made by the Government Audit Department as far back as 12th September 1927 to the effect that in spite of (11) *eleven* supervising officers there was gross mismanagement and a complete disregard of the most elementary principles of account keeping and departmental control has not yet been disposed of.”

The motion was seconded by Mr. Nare.

Lost.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Chief Officer and the Improvements Committee be requested to report within a month at the latest the reasons for the rise of the percentage of the total amount written off to the total amount recoverable of temporary revenue which is as follows:—

0·20	in	1922-23.
0·53	in	1923-24.
3·63	in	1924-25.
9·49	in	1925-26.”

The motion was seconded by Mr. Nare.

Lost.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Chief Officer and the Improvements Committee be requested to report within a month at the latest what work has been done during the last six months by and what work has been allotted to or will be done during the next six months by each member of the superior staff of the Engineering Department.”

The motion was seconded by Mr. Nare.

Lost.

This finished the business before the meeting.

Bombay Improvement Trust.

Bombay, Tuesday, 15th January 1929.

At an adjourned Special meeting of the Board called in pursuance of a requisition dated the 3rd December 1928 received under Sec. 9(2)(b) of the Transfer Act, to consider the notices of motion by Dr. Viegas, (originally called; for 11th December 1928 and adjourned from that day), held this day, at 4-40 P. M. (B. T.) in the Corporation Hall, there were —

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (LOND), F.R.C.S., (ENG.) *President.*
2. MR. ABDULLA T JANAI, B.A., LL.B.
3. MR. A. R. DIMITIMKAR.
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.)
6. MRS AVANTIKABAI GOKHALAY.
7. MISS BACHUBAI R. LOTEVALA
8. MR. B. N. GAMUDIA, B.A.
9. MR. B. G. PARELKAR.
10. SIR BYRAMJEE JEEJEEBHOY, KT
11. SIR CURRIMBHOY EBRAHIM, BART.
12. SIR DINSHAW MANOCKJI PETIT, BART
13. MR. D. G. DALVI, M.A., LL.B.
14. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A.
15. MR. G. K. BORADE.
16. MR. GANGADAS MOTILAL SETHNA.
17. MR. G. B. NARE, B.A.
18. MR. HAJI ESA HAJI OOSMAN POONAWALA
19. MR. HAJI FATEH MAHOMED H. M. MANIAR.
20. DR. A. F. HENRIQUES, L.R.C.P. & S. (EDIN.), L.F.P.S. (GLAS.)
21. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee.*)
22. MR. H. M. CHOWNA.
23. MR. B. G. HORNIMAN.
24. MR. JAMNADAS M. MEHTA, M.A., LL.B., BAR-AT-LAW, M.L.A.
25. DR. J. N. CHOKSY, M.B.B.S.
26. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
27. MR. JEHANGIR BOMANJEE PETIT, M.L.C.
28. DR. J. V. VORA, L.M. & S.
29. KHAN SAHIB KARMALI EBRAHIM
30. DR. K. E. DADACHANJI, L.M. & S.
31. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.

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32. DR. KHURSHED J. CURSETJI, B.A., B.H.T., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
 33. MR. KISONDAS M. RAMJI.
 34. MR. L. R. TAIRSEE.
 35. RAO SAHEB M. D. RANE.
 36. RAO BAHADUR MANAJI RAJOOJI KALEWAR.
 37. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
 38. MR. M. A. DABHOLKAR.
 39. MRS. A. F. MCKENZIE, M.A.
 40. DR. M. F. BISNI, M.B.B.S.
 41. MR. MIA M H J. M. CHOTANI.
 42. KHAN BAHADUR MOHAMMED ISMAIL CURTAY
 43. MR. MOHAMEDALLY ALLABUX.
 44. MR. M. M. DESAI, B.A., LL.B.
 45. DR. M. C. JAVLE.
 46. DR. E. MOSES, M.D.
 47. MR. NANABHAI LUXUMON.
 48. MR. W. H. NEILSON, O.B.E., M.I.C.E., M.I. MECH. E
 49. MR. MEYER NISSIM, M.A.
 50. MR. P. G. SAHASRABUDHE.
 51. MR. P. J. MARZBAN, M.A., M.L.C.
 52. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 53. MR. RAHIMTOOLA M. CHINOY.
 54. MR. R. K. VAIDYA, B.A.
 55. MR. R. A. GOLE.
 56. MR. R. M. BHAT
 57. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 58. MR. S. K. BARODAWALLA
 59. MR. S. K. PUPALA.
 60. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 61. MR. SHIVDAS C. THAKKAR.
 62. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 63. SIR VASANTRAO ANANDRAO DABHOLKAR, ET., C.B.E., M.L.C.
 64. DR. ACCACIO G. VIEGAS, L.M. & S.
 65. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 66. MR. D. J. C. WALLACE.
 67. MR. Y. G. PANDIT
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

In accordance with notice of motion, it was—

Proposed by Dr. Viegas—

“That the Board observe with alarm that the Improvements Committee have created and filled up the post of Secretary and thereby gone against Resolutions of the Board laying down general lines of policy, though a requisition dated the 26th November 1928 requesting the President to call an early meeting of the Board was handed in before the commencement of the meeting of the Improvements Committee and all the Resolutions regarding this matter appended to that requisition were read to the meeting before the consideration of the question of the creation of the post was taken in hand.”

Mr. Vaidya rising to a point of order enquired whether the proposition which was of the nature of a speech was in order.

The President ruled that the proposition was in order.

The motion was seconded by Mr. Nare.

Lost.

The next item on the agenda was the following notice of motion—

“That the attention of the Improvements Committee and the Chief Officer be invited to the following Resolutions laying down general lines of policy passed by the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act and which Resolutions, the Board feel, have not been heeded by them as they should have been according to the opinion of Advocate General Sir J. B. Kanga and other eminent Counsel, *viz.* Sir Chimanlal Setalvad, Mr. Bhulabhai J. Desai, Mr. F. J. Coltman, and Mr. Joseph Baptista :—

(1) Board Resolution No. 35 of 6th April 1927 :—

‘That the Board are of opinion that those whose services are lent by Government should be sent back as soon as possible.’

(2) Board Resolution No. 48 of 13th July 1928 :—

‘That the Board in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act desire that as the activities of the Trust have been greatly curtailed every effort should be made by the Improvements Committee to reduce expenditure on Establishment, the more so, as the Corporation being satisfied with one dissentient only that there is no longer any necessity for the continuance of the Board of Trustees, have under their Resolution No. 14226 of 23rd March 1928 made a representation to Government in that behalf asking them to dissolve the Board at a very early date.’

(3) Board Resolution No. 29, dated 13th April 1928 :—

'That the Improvements Committee be informed that in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act, the Board strongly disapprove of bringing in of outsiders over the heads of the officers already in the service of the Trust.

'That the Improvements Committee be further informed that under the said power of general control, the Board strongly disapprove of the supersession by outsiders in general in the Trust service as it creates dissatisfaction, discontent and consequent demoralization in the service.'

'That the Board have heard with surprise and astonishment of the proposal made by the Chief Officer for filling in of the post of Deputy Estate Agent, (vacant for nine months or thereabouts) by bringing in an outsider on a salary of Rs. 1,200—1,500 plus conveyance allowance plus contribution to the Provident Fund over the heads of some of the Officers of the Trust and thus increasing the liabilities of the Trust.'

(4) Board Resolution No. 60 of 25th September 1928 :—

'That the Report be recorded and that the services of Mr. Gorwalla be returned to Government.'

The item dropped as neither Dr. Viegas nor any of the other requisitionists present wished to move it.

The next item on the agenda was the following notice of motion—

"That a copy of the Resolutions* Nos. I and II be forwarded to the Municipal Corporation of Bombay who have passed the Resolution with one dissentient only asking Government to dissolve the Board of Trustees at a very early date as they (Corporation) are satisfied that there is no longer any necessity for the continuance of the Board of Trustees.

2. That the Corporation be requested to expedite their reply to Government and thus facilitate the dissolution of the Board and divert the monies spent on the maintenance of the Establishment of the Trust to the Improvement of the slums of the City."

The item dropped as neither Dr. Viegas nor any of the other requisitionists present wished to move it.

The next item on the agenda was the following notice of motion—

"That the President be requested to forward a copy of the Resolutions* Nos. I and II to Government for their information."

* These are printed in the first and second items respectively in these proceedings (on page 185)

The item dropped, as neither Dr. Viegas nor any of the other requisitionists present wished to move it.

The next item on the agenda was the following notice of motion—

“That a copy of the Resolutions appended to the requisition dated the 26th November 1928 requesting the President to call an early meeting of the Board be forwarded to the Municipal Corporation of Bombay.”

The item dropped, as neither Dr. Viegas nor any of the other requisitionists present wished to move it.

The next item on the agenda was the following notice of motion—

“That the President be requested to forward a copy of the Resolutions appended to the requisition dated the 26th November 1928 requesting him to call an early meeting of the Board to Government and that he be requested to represent respectfully to Government how the Board is hampered by the Improvements Committee and the Chief Officer in the exercise of the power of general control vested in them under Section 17 of the Bombay Improvement Trust Transfer Act.”

The item dropped, as neither Dr. Viegas nor any of the other requisitionists present wished to move it.

This finished the business before the meeting.

Bombay Improvement Trust.

Bombay, Tuesday, 12th February 1929.

At an Ordinary Meeting of the Board held this day, at 3 P. M. (B.T.),
in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M D. (LOND), F.R.C.S., (ENG.) *President.*
2. MR. ABDULLA T JANAI, B.A., LL B.
3. MR. A. R. DIMITIMKAR.
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MR. C. W. E. ARBUTHNOT, B.E., B.A., (R.U.I.)
6. MRS. AVANTIKABAI GOKHALAY.
7. MISS BACHUBAI R. LOTEVALA
8. MR. B. S. N. COOPER.
9. MR. B. N. GAMUDIA, B.A.
10. MR. B. G. PARELKAR.
11. SIR BYRAMJEE JEEJEEBHOY, KT.
12. SIR CURRIMBHOY EBRAHIM, BART.
13. MR. D. G. DALVI, M.A., LL.B.
14. MR. E. R. HIRJIBEHEDIN.
15. MR. G. K. BORADE.
16. MR. G. B. NARE, B.A.
17. MR. HAJI ESA HAJI OOSMAN POONAWALA.
18. MR. HOOSEINBHOY A. LALLJEE, M. L. C.
19. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee.*)
20. MR. H. P. MODY, M.A., LL B.
21. MR. JAGJIVAN UJAMSHI.
22. DR. J. N. CHOKSY, M.B.B.S.
23. DR. J. V. VORA, L.M. & S.
24. MR. KANJI DWARKADAS, M. A.
25. KHAN SAHEB KARMALI EBRAHIM.
26. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.
27. DR. KHURSHED J. J. CURSETJI, B.A., B.HY., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
28. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
29. MR. M. A. DABHOLKAR.
30. MRS. A. F. MCKENZIE, M A.
31. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
32. MR. M. M. DESAI, B.A., LL.B.
33. DR. M. B. VELKAR, L.M. & S.
34. MR. MEYER NISSIM, M.A.

35. MR. F. W. PETCH, M.L.C.
 36. MR. P. J. MARZBAN, M.A., M.L.C.
 37. THE HON'BLE SIR PHIROZE C. SETHNA, K.T., C.B.E.
 38. MR. RAHIMTOOLA M. CHINOY.
 39. MR. R. K. VAIDYA, B.A.
 40. DR. R. M. MISTRY, F.C.F.S., L.M. & S.
 41. MR. R. S. NEKALJAY.
 42. MR. S. A. MANTRI.
 43. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 44. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 45. MR. S. K. BOLE, M.L.C.
 46. DR. ACCACIO G. VIEGAS, L.M. & S.
 47. MR. V N. CHANDAVARKAR, B.A. (Cantab.), Bsr at-Law.
 48. MR. VITHALDAS D. GOVINDJI.
 49. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

The minutes of the meetings held on 15th January 1929 were signed.

Considered Committee Resolution No. 528, dated 20th November 1928, requesting the Board to elect a member of the Improvements Committee under Section 14 of the Act, *vice* Mr. Naoroji M. Dumasia resigned.

In connection with this business, a list of nominations received for the election of the following Trustees had been circulated:—

1. Mr. B. G. Parekar.
2. Khan Bahadur Mohammed Ismail Curtay.

Proposed by the Chairman of the Committee, seconded by Mr. Hooseinbhoy Lalljee—

“That under Rule 34 (b) of the Bombay Improvement Trust Procedure Rules, Mr. S. A. Shete be appointed Polling Officer and Khan Bahadur No. 87. H. S. Katrak, Mr. Shaligram and Mr. Thosar as scrutineers to examine the Ballot papers to be received this day for the election of one member of the Improvements Committee.

Carried.

The election was then proceeded with, Ballot papers were distributed to the Trustees and the Ballot Box was closed at 4-15 P. M. (B. T.).

After scrutiny of the Ballot papers, the following report was presented by the scrutineers:—

Bombay, 12th February 1929.

To

The President,

Board of Trustees for the Improvement of the City of Bombay

Sir,

We have the honour to report* that we have made a scrutiny of the ballot papers presented for the election of *one* member of the Improvements Committee and that valid votes recorded in the papers are as follows:—

Mr. B. G. Parelkar	...	....	....	23
Khan Bahadur Mohammed I. Curtay	....			22
Cancelled (irregular)	....	....	....	2
				47

We have the honour to be,

Sir,

Your most obedient servants,

H. S. Katrak

V. V. Shaligram

S. N. Thosar.

12th February 1929.

The President accordingly declared Mr. Parelkar to be duly elected member of the Improvements Committee.

At this stage, the Chairman of the Committee asked for and obtained priority for item No. 3 on the agenda, *re*: Committee Resolution No. 632, dated 5th February 1929, adopting Report No. 18, dated 30th January 1929, of the Establishment Sub-Committee *re*: reappointment of Mr. R. H. A. Delves, F.S.I., as Chief Officer, and recommending the same for Board's sanction.

Proposed by the Chairman of the Committee, seconded by Mr. Hirjibehedin—

“ That the Improvements Committee Resolution No. 632, dated 5th February 1929, *re*: the appointment of the Chief Officer be recorded and the Board do proceed to select a candidate for appointment to the post according to the rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, at a meeting to be held on a day to be fixed hereafter by the President.”

Carried.

(Dr. Viegas dissented)

* This report was endorsed by the President as follows:—

“ This is the result of the voting.”

At this stage, the Chairman of the Committee asked for and obtained (Dr. Viegas alone dissenting) priority for item No. 5 on the Agenda, *re*: Committee Resolution No. 565, dated 18th December 1928, *re*: joint opinion of Counsel regarding the eligibility of the Chief Officer to contribute to the Provident Fund etc.

Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

“ That the joint opinion of the Advocate General and Sir Chimanlal No. 89. Setalvad be recorded.

2. That sanction be accorded to the grant to Mr. R. H. A. Delves, Chief Officer, of a motor car allowance of Rs. 200 per month with effect from 31st March 1926 as recommended by the Committee.”

Carried.

(Dr. Viegas dissented.)

At this stage, the Chairman of the Committee asked for and obtained priority for item No. 6 on the Agenda, *re*: Committee Resolution No. 620, dated 31st January 1929, adopting Report No. 17 of the Establishment Sub-Committee, dated 25th January 1929, regarding Revision of Provident Fund Rules.

Proposed by the Chairman of the Committee, seconded by Mr. R. K. Vaidya—

“ That the Provident Fund Rules as revised and appended to the No. 90. Report of the Establishment Sub-Committee be approved under Section 110 (3) of the Transfer Act.

2. That Government be moved to apply the provisions of the Provident Funds Act, 1925, to these Rules.”

Carried.

At this stage, the Chairman of the Committee asked for and obtained priority for the following matter which was item No. 7, on the Agenda :—

Statement showing budget grants sanctioned by the Improvements Committee subject to Board's sanction.

Committee's Resolution number and date.	Department.	Head of Account.	Budgetted	Amount to be	Excess over	Head from which transferred.	Reasons for excess expenditure.
			Amount.	spent during the year.	budgetted Amount.		
			Rs.	Rs.	Rs.		
541 of 27th November 1928	Engineer ...	Capital Account, Improvement and Street Schemes, Scheme No. 5, Dadar-Matunga Estate, laying out two gardens.	Nil	8,400	8,400	Capital Account, Improvement and Street Schemes, Scheme No. 5, Dadar-Matunga, Extension of Sewage disposal works at Matunga.	The amount is required for completing the two gardens between Roads 15A and 15B with pipe railings, etc., for which no provision was made in the current year's Budget Estimates.
556 of 18th December 1928.	" ...	Capital Account, Improvement and Street Schemes, Scheme 5, Dadar-Matunga, footpath pavement in front of completed buildings.	16,500	25,800	9,300	Do.	The number of new buildings under construction in this scheme during this year is more than anticipated. The amount is required for pavement of footpaths in front of these buildings for which no provision was made in the current year's Budget Estimates.
557 Do.	" ...	Capital Account, Improvement and Street Schemes, Scheme 31, Parel, footpath pavements opposite plots in the scheme.	15,850	17,600	1,750	Capital Account, Improvement and Street Schemes Scheme 31, Parel, repairs to footpaths on both sides of Suparibaug Road and mexpalting the central reservation in Scheme 31.	The work of mexpalting the central reservation of Suparibaug Rd. which has been provided for in the current year's Budget will not be carried out as the question of taking over this road by the Municipality has not been finally settled. It is, therefore, proposed that a portion of the grant may be utilized for paving gaps in footpaths opposite several plots in the scheme.

Continued from last page.

Committee's Resolution number and date.	Department.	Head of Account.	Budgetted Amount.	Amount to be spent during the year.	Excess over budgetted amount.	Head from which transferred.	Reasons for excess expenditure.
			Rs.	Rs.	Rs.		
697 of 16th January 1929	Engineer ...	Capital Account, Improvement and Street Schemes, Scheme 5, Dadar-Matunga, providing water connections to 4 recreation grounds.	...	1,000	1,000	Capital Account, Improvement and Street Schemes, Scheme 5, Dadar-Matunga, Extension of Sewage disposal works at Matunga.	The Municipality has made a requisition that prior to handing over gardens and recreation grounds, the Trust must provide water connections for the same at its cost. The amount is required for that work for which no provision was made in the current year's Budget Estimates.
598 Do.	" ...	Capital Account, Improvement and Street Schemes, Scheme 31, Suparibaug Estate. Providing water connections to 2 playgrounds.	...	700	700	Capital Account, Improvement and Street Schemes, Scheme 31, repairs to footpaths on both sides of Suparibaug Road and mexpalting the central reservation.	Do. do.

Proposed by the Chairman of the Committee, seconded by Mr. Nekaljay—

No. 91. "That the proposed transfers of grants be sanctioned."

Carried.

At this stage the Chairman of the Committee asked for and obtained priority for the following matter which was item No. 9, on the Agenda.

Statement brought up to 30th September 1928, of Resolutions passed by the Board calling for reports from the Chief Officer which have not been received up to the 31st December 1928—

Serial No.	Subject.	Trustees' Resolution under which report is called for.	Remarks.
1.	"That the Chief Officer be requested to report what progress has been made up to now in improving that part of the Parel Road between the Byculla Bridge and the Railway Station. When does he expect to actually begin the work? Whether he can take such measures as are necessary to keep this part of the Road in a better condition than what it is now."	51/13th April 1927 ...	Report and revised plan under consideration by Committee.

Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

No. 92. "That the statement be recorded."

Carried.

At this stage, the Chairman of the Committee asked for and obtained priority for the following matter which was item No. 10, on the Agenda.

Statement of references from the Board pending before the Improvements Committee for the quarter ending 31st December 1928 :—

Serial No.	Subject matter of Reference.	Board's Resolution under which the reference was made.
Establishment Sub-Committee.		
1.	Proposals for filling the post of the Engineer ...	6/17th May 1926.
2.	Amendment to the Provident Fund Rules, <i>re</i> : payment of amount due on retirement to a subscriber in Indian currency.	49/13th April 1927.
3.	The Committee requested to submit proposals regarding the reduction of Engineering staff.	54/12th May 1927.
4.	Proposals to fill up the post of Chief Officer after the expiry of the term of office of Mr. R. H. A. Delves.	74/16 November 1928.
Works Sub-Committee.		
5.	Feasibility of constructing residential quarters (two and three room tenements or cottage system blocks), for the use of the lower middle classes.	21/14th July 1926.
Land Sub-Committee.		
6.	An Improvement Scheme for the Kamathipura District...	16/14th July 1926.
7.	The desirability of abandoning the Worli-Koliwada Scheme.	17/14th July 1926.
8.	Letter, dated 21st March 1927, from Patels of Worli-Koliwada, <i>re</i> : acquisition of Worli Koliwada.	50/13th April 1927.
9.	Retention of Maruti Temple, Shivlinga and the Moslem Mosque situated opposite to Gloria Church, Byculla.	75/12th August 1927.
10.	Retention of the Temple of 'Mari Ai' situated on a small hillock at Worli.	76/12th August 1927.
11.	Retention of a liquor shop in Scheme 57, Case 45 ...	9/7th February 1928.
12.	Retention of Maruti Temple—Committee requested to expedite their report.	14/7th February 1928.
13.	To earmark some plots in the interest of the displaced Kols on account of the acquisition of Sewri-Koliwada	83/14th December 1928.
Special Sub-Committee (C. R. 105 of 1926.)		
14.	Certain particulars <i>re</i> : Scheme 56, Dharavi ...	25/19th July 1926.
15.	Letter, dated 8th March 1927, from the President, Dharavi Kols' meeting, requesting to abandon the Scheme.	48/13th April 1927.
Special Sub-Committee (C. R. 358 of 1928.)		
16.	The necessity of filling the posts of the Dy. Estate Agent and Junior Asstt. Estate Agent. ...	64/2nd November.1928.

Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

No. 93. “ That the statement be recorded.”

Carried.

The consideration of the Revised Estimates for 1928-29 and Budget Estimates for 1929-30 was then taken up.

Proposed by the Chairman of the Committee—

“ That the Board do proceed to consider the Revised Estimates for 1928-29 and the Budget Estimates 1929-30, prepared by the Committee under Section 100 of the Transfer Act.”

Before the Chairman could address the meeting, the President with the consent of the Trustees adjourned the meeting and fixed 3 P. M. on Tuesday, the 19th February 1929, for appointment of the Chief Officer and holding of the adjourned meeting.

Bombay Improvement Trust.

Bombay, Tuesday, 19th February 1929.

At an adjourned Ordinary Meeting of the Board (originally called for the 12th February 1929 and adjourned from that day,) held this day, at 3 P. M. (B.T.), in the Corporation Hall, there were—

PRESENT.

1. DR G. V. DESHMUKH, M D. (LOND), F R C S., (ENG.) *President.*
2. MR. A. R. DIMITIMKAR.
3. MR. C. W. E. ARBUTHNOT, B.E., B A., (R.U.I.)
4. DR A. G. MERCHANT, L M. & S.
5. MRS. AVANTIKABAI GOKHALAY.
6. MR. B. N. GAMUDIA, B.A.
7. MR. B. G. PARELKAR.
8. SIR BYRAMJEE JEEJEEBHOY, KT.
9. SIR CURRIMBHOY EBRAHIM, BART.
10. CAPT. JOSEPH A. DESOUZA, B A., L M. & S., L M S.
11. MR GANGADAS MOTILAL SETHNA.
12. MR. E. R. HIRJIBEHEDIN.
13. MR. G. B. NARE, B.A.
14. MR. G. D. BILIMORIA.
15. MR. HAJI ESA HAJI OOSMAN POONAWALA.
16. MR. W H HAMMOND, M A., F R G. S.
17. MR. HOOSEINBHOY A. LALLJEE, M L. C.
18. MR HOUSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee.*)
19. MR. H. M. CHOWNA.
20. MR. B. G. HORNIMAN.
21. MR H. P. MODY, M A., LL B.
22. MR ISHWARDAS LUKHMIDAS
23. MR. JAFERBHOY A. LALLJEE.
24. DR. J. N. CHOKSY, M B. B. S.
25. MR. J. B. BAMAN-BEHRAM, B A., LL. B.
26. DR. J. V. VORA, L.M. & S.
27. MR. KANJI DWARKADAS, M. A.
28. MR. KANJI K. M. MASTER.
29. KHAN SAHIB KARMALI EBRAHIM.
30. DR. K. E. DADACHANJI, L.M. & S.
31. MR. P. A. KELLY, C.I.E.
32. DR. KHURSHED J. J. CURSETJI, B.A., B.M., M.B.B.S., M.L.C.S. (Eng.), L.R.C.P. (Lond.)

MEETING OF 19TH FEBRUARY 1929.

33. MR. L. R. TAIRSEE.
 34. RAO SABED M. D. RANE.
 35. RAO BAHADUR MANAJI RAJOOJI KALEWAR.
 36. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
 37. MR. M. A. DABHOLKAR.
 38. MRS. A. F. MCKENZIE, M.A.
 39. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 40. KHAN BAHADUR MOHAMMED ISMAIL CURTAY.
 41. MR. MOHAMEDALLY ALLABUX.
 42. MR. M. M. DESAI, B.A., LL.B.
 43. DR. E. MOSES, M.D.
 44. DR. M. B. VELKAR, L.M. & S.
 45. MR. NANABHAI LUXUMON.
 46. MR. MEYER NISSIM, M.A.
 47. MR. N. M. CHINYOY.
 48. MR. W. H. NEILSON, O.B.E.
 49. MR. F. W. FETCH, M.L.C.
 50. THE HON'BLE SIR PHIROZE C. SETHNA, KT., O.B.E.
 51. DR. POONSEY H. MEISHERI, F.C.P.S. L.M. & S.
 52. MR. RAHIMTOOLA M. CHINYOY.
 53. MR. R. K. VAIDYA, B.A.
 54. MR. R. A. GOLE.
 55. MR. R. M. BHAT.
 56. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 57. MR. R. K. PIRBHAI, B.A., LL.B., (Cantab), Bar-at-Law
 58. MR. R. S. NEKALJAY
 59. MR. S. A. MANTRI.
 60. MR. S. K. PUPALA.
 61. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 62. MR. SHIVDAS C. THAKKAR.
 63. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 64. MR. S. K. BOLE, M.L.C.
 65. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.B.E., M.L.C.
 66. MR. VAZIRALLY BANDEALLY
 67. DR. ACCACIO G. VIEGAS, L.M. & S.
 68. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 69. MR. D. J. C. WALLACE.
 70. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

Before the minutes of the meeting held on the 12th February 1929 were signed, Mr. Chandavarkar observed with reference to the words "Dr. Viegas dissented" in the Resolutions Nos. 88 and 89, that they were irregular

and that, if Dr. Viegas wanted to have his dissent recorded in the minutes, it could only be done by demanding a poll.

The President in agreeing with Mr. Chandavarkar's remarks signed the minutes subject to the words referred to being deleted.

The first business before the meeting was the selection of a candidate for appointment to the post of Chief Officer, according to the Rules adopted by the Board under their Resolution No. 84, dated 14th December 1928, which was fixed for this day in pursuance of the Board's Resolution No. 88, dated 12th February 1929.

In connection with this business, a list of nominations received for the appointment of the following candidates had been circulated:—

1. Mr. R. H. A. Delves.
2. „ A. K. Dadachanji.

Before proceeding with the selection, the President stated that he had received two letters, one from Mr. Hiralal Nanavati and the other from certain gentlemen who had been newly elected members of the Corporation and who would take their seats in April, requesting that the selection of a candidate for appointment to the post of Chief Officer be postponed till after 1st April. The President then read these letters which were as follows:—

Letter, dated 18th February 1929, from Mr. Hiralal D. Nanavati, Solicitor:—

“I am informed that the appointment of the Chief Officer of the Board made for a period of three years expires on the 5th of May 1929.

I understand that the Board intends to make an appointment for a further period of three years in their meeting which is to take place to-morrow the 19th instant.

As you are aware that from the 1st of April 1929 the new Board of Trustees will commence to do their work for a period of three years from that date and as the Chief Officer will be the person responsible for the execution of the work of the improvement in the city of Bombay for the said period, it is but right and proper that his appointment should be made by the new Board to which he would be responsible.

As very important questions are involved in the department of the Improvement of the City of Bombay and the new Board of Trustees will have to deal with the same through its Executive Officer, it would be in the fitness of things for you to postpone the question of his appointment till the New Board meets.

As there would be sufficient time after the 1st of April and before the expiry of the appointment of the present Chief Officer, I do not think there would be any inconvenience in postponing the matter till some time in the beginning of April next. I have, therefore, ventured to write this letter to you.”

Letter, dated 18th February 1929, from Messrs. Mulraj Karsandas and six others:—

“We, the newly elected Trustees of the Board for the Improvement of the City of Bombay, with all due respect beg to request that you will be pleased kindly to postpone the election of the Chief Officer of the Improvement Trust.

We beg to submit that we will share the responsibility for the expenditure and the liabilities of the Improvement Trust and it is but proper, fair and just that we should have a hand in the election of the Chief Officer.

It has come to our knowledge, through the Press and otherwise, that for the last 6 or 7 years or more the Trust is being run with heavy deficits and as we shall be responsible for the administration of the Trust during the next 3 official years, it is only right and proper and equitable that we should participate in the election of the Chief Executive Officer on whom depends the conduct of the affairs of the moribund Trust.

We further beg to observe with great deference and respect to you, Sir, that on the last occasion it was the then new Corporation that appointed the Chief Officer and that it stands to reason both on constitutional and conventional and equitable grounds that precedent should be followed. We further beg to add that the speedy amalgamation of the Trust with the Municipality will depend on the Chief Officer who would be eager and keen to bring it about.

We further take the liberty of submitting with all respect and deference that as in the case of the appointment of the representative of the Corporation on the Senate of the University of Bombay you were pleased rightly and properly to direct that your declaration that the election of that representative by the present Corporation would not be given effect to but that the new Corporation would proceed with it."

After taking the sense of the meeting as to whether the selection could be postponed to a later date or not, the President decided that the selection be proceeded with.

Printed slips of paper bearing the names of the aforesaid candidates were circulated to the Trustees who were requested to put a cross against the name of the candidate for whom they wished to vote without signing the paper and put the slip into the Ballot Box.

The Ballot Box was closed at 4-15 P. M. (B. T.)

On a scrutiny of the slips the result of the voting was as follows:—

Mr. R. H. A. Delves	....	....	..	....	48
„ A. K. Dadachanji	....	....	....	....	20

Mr. R. H. A. Delves who got the larger number of votes was accordingly declared by the President to have been duly appointed to the post of Chief Officer, subject to confirmation of Government under Section 26 of the Transfer Act, on the terms and conditions mentioned in Committee Resolution No. 632, dated 5th February 1929.

The Chief Officer then thanked the Board for having selected him and informed them that, in case the Trust was amalgamated with the Municipality before the term of 3 years was over, he would tender his resignation from the date of amalgamation.

At this stage, consideration of the following proposition, moved by the Chairman of the Committee at the meeting held on the 12th February 1929, was resumed.

"That the Board do proceed to consider the Revised Estimates of 1928-29 and Budget Estimates of 1929-30, prepared by the Committee under Section 100 of the Transfer Act."

After the Chairman of the Committee made a speech explaining the salient points of the Estimates, the proposition was seconded by Dr. Batiwala.

While preliminary remarks were being made in connection with this proposition, it was—

Proposed by Mr. R. K. Vaidya, seconded by Dr. Vora—

“That further consideration of the matter be adjourned to Tuesday, No. 94. the 26th February 1929.”

The proposition on being put to the vote was *carried*.

Thereupon, the President fixed 3 P. M. (B. T.) on Tuesday, the 26th February 1929, for the holding of the adjourned meeting.

He announced at the same time that, in accordance with Rule 21 of the Procedure Rules, the following notice, dated the 19th February 1929, had been given at the meeting by Mr. Chandavarkar.

“That the provision of Rs. 3,600 made in the Detailed Estimate of Establishments for the payment of Duty Allowance to 2 Senior Assistant Engineers from 1st June 1929, at Rs. 200 each, be deleted.”

Bombay Improvement Trust.

Bombay, Tuesday, 26th February 1929.

At an adjourned Ordinary Meeting of the Board (originally called for the 12th February 1929, adjourned to the 19th February 1929 and again adjourned) held this day, at 3 P. M. (B.T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (LOND.), F.R.C.S., (ENG.) *President.*
2. MR. ABDULLA T. JANAI, B.A., LL.B.
3. MR. A. R. DIMITIMKAR.
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MRS. AVANTIKABAI GOKHALAY.
6. MR. B. G. PARELKAR.
7. CAPT. JOSEPH A. DESOUZA, B.A., L.M. & S., I.M.S.
8. MR. E. R. HIRJIBEHEDIN.
9. MR. G. B. NARE, B.A.
10. MR. G. D. BILIMORIA.
11. DR. A. F. HENRIQUES, L.R.C.P. & S. (EDIN.), L.F.P.S. (GLAS.)
12. MR. B. G. HORNIMAN.
13. DR. J. N. CHOKSY, M.B. B.S.
14. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
15. DR. J. V. VORA, L.M. & S.
16. MR. KANJI DWARKADAS, M.A.
17. KHAN SAHEB KARMALI EBRAHIM.
18. DR. K. E. DADACHANJI, L.M. & S.
19. RAO SAHEB M. D. RANE.
20. RAO BAHADUR MANAJI RAJOOJI KALEWAR.
21. DR. M. N. BALSARA, L.M. & S., D.P.H. (CANTAB.)
22. MR. M. A. DABHOLKAR.
23. MR. MOHAMEDALLY ALLABUX.
24. MR. M. M. DESAI, B.A., LL.B.
25. MR. NANABHAI LUXUMON.
26. MR. N. M. DUMASIA.
27. MR. W. H. NEILSON, O.B.E., M.I.C.E., mech. E.
28. MR. N. M. CHINYOY.
29. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
30. MR. RAHIMTOOLA M. CHINYOY.
31. MR. R. K. VAIDYA, B.A.
32. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
33. MR. S. L. SILAM, B.A., LL.B.
34. MR. S. A. MANTRI.

35. MR. S. K. PUPALA.
 36. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 37. DR. SORABJI P. MEHTA, B.A., L.M. & S.
 38. MR. S. K. BOLE, M.L.C.
 39. DR. ACCACIO G. VIEGAS, L.M. & S.
 40. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 41. MR. VITHALDAS D. GOVINDJI.
 42. MR. Y. G. PANDIT.
- MR. R. H. A. DELVES, F.S.I., CHIEF OFFICER.

Before the minutes of the meeting held on the 19th February 1929 were signed, Dr. Viegas read a letter addressed to him by the Secretary in regard to a nomination for appointment to the post of Chief Officer, received from him not being in the regular form and observed that, in view of that, the appointment of Chief Officer was irregular and requested the President to ask for the nomination forms.

The President observed that Dr. Viegas should have raised the question at the last meeting and ruled that the minutes were substantially correct, as the point raised by Dr. Viegas did not arise out of them. The President then signed the minutes.

Preliminary remarks on the Revised Estimates for 1928-29 and the Budget Estimates for 1929-30 with reference to the following proposition moved at the meeting held on the 12th February 1929, by the Chairman of the Committee and seconded by Dr. Batliwala, were resumed :—

“ That the Board do proceed to consider the Revised Estimates for 1928-29 and the Budget Estimates for 1929-30 prepared by the Committee under Section 100 of the Transfer Act.”

While further remarks were being made, the President's attention was drawn to the fact that there was no quorum. Thereupon, the President, with the consent of the Trustees, adjourned the meeting and fixed 4 P.M. (Bombay Time) on Tuesday, the 5th March 1929, for the holding of the adjourned meeting.

Bombay Improvement Trust.

Bombay, Tuesday, 5th March 1929.

At an adjourned Ordinary Meeting of the Board (originally called for Tuesday the 12th February 1929, and adjourned from Tuesday, the 26th February 1929,) held this day, at 4 P. M. (B.T.), in the Corporation Hall, there were—

PRESENT :

1. DR. G. V. DESHMUKH, M.D. (LOND.), F.R.C.S., (ENG.) *President.*
2. MR. ABDULLA T. JANAI, B.A., LL.B.
3. MR. A. R. DIMITIMKAR.
4. DEWAN BAHADUR A. K. PAI, B.A.
5. MRS. AVANTIKABAI GOKHALAY.
6. MISS BACHUBAI R. LOTEVALA.
7. MR. B. G. PARELKAR.
8. SIR BYRAMJEE JEEJEEBHOY, KT.
9. SIR CURRIMBHOY EBRAHIM, BART.
10. CAPT. JOSEPH A. DESOUZA, B.A., L.M. & S., I.M.S.
11. MR. DOSTMAHOMED G. KHAIRAZ.
12. MR. D. G. DALVI, M.A., LL.B.
13. MR. E. R. HIRJIBEHEDIN.
14. MR. G. K. BORADE.
15. MR. GANGADAS MOTILAL SETHNA.
16. MR. G. B. NARE, B.A.
17. MR. HAJI ESA HAJI OOSMAN POONAWALA.
18. DR. A. F. HENRIQUES, L.R.C.P. & S. (EDIN.), L.F.P.S. (GLAS.)
19. MR. HOOSEINBHOY A. LALLJEE, M. L. C.
20. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C., (*Chairman, Improvements Committee*)
21. MR. H. M. CHOWNA.
22. MR. B. G. HORNIMAN.
23. MR. H. P. MODY, M.A., LL.B.
24. MR. ISHWARDAS LUKHMIDAS.
25. DR. J. N. CHOKSY, M.B.B.S.
26. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
27. DR. J. V. VORA, L.M. & S.
28. MR. KANJI DWARKADAS, M. A.
29. MR. KANJI K. M. MASTER.
30. KHAN SAHIB KARMALI EBRAHIM.
31. DR. K. E. DADACHANJI, L.M. & S.
32. MR. K. F. NARIMAN, B.A., LL.B., M.L.C.

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- 13 DR. KHURSHED J. J. CURSETJI, B.A., B.N.Y., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
 34 MR. KISONDAS M. RAMJI
 35. RAO BAHADUR MANAJI RAJOOJI KALEWAR.
 36. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
 37. MR. M. A. DABHOLKAR.
 38. MR. MIRZA ALI MOHAMMED KHAN, M.A., LL.B.
 39. KHAN BAHADUR MOHAMMED ISMAIL CURTAY.
 40. MR. M. M. DESAI, B.A., LL.B.
 41. DR. M. C. JAVLE.
 42. DR. E. MOSES, M.D.
 43. DR. M. B. VELKAR, L.M. & S.
 44. MR. NANABHAI LUXUMON.
 45. MR. MEYER NISSIM, M.A.
 46. MR. N. M. CHINYOY.
 47. MR. P. G. SAHASRABUDHE.
 48. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 49. MR. R. K. VAIDYA, B.A.
 50. MR. R. M. BHAT.
 51. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 52. MR. S. A. MANTRI.
 53. MR. S. K. PUPALA.
 54. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 55. DR. SORABJI P MEHTA, B.A., L.M. & S.
 56. SIR VASANTRAO ANANDRAO DABHOLKAR, KT., C.S.S., M.L.C.
 57. MR. VAZIRALLY BANDEALLY.
 58. DR. ACCACIO G. VIEGAS, L.M. & S.
 59. MR. V N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 60. MR. VITHALDAS D. GOVINDJI.
 61. MR. Y. G. PANDIT,
 MR. R. H. A. DELVES, C.I.E., F.S.I., CHIEF OFFICER.

The minutes of the meeting, held on the 26th February 1929, were signed.

At the outset, the President gave expression of the great pleasure he felt in congratulating Mr. R. H. A. Delves, C.I.E., F.S.I., and Rao Bahadur S. K. Bole, M.L.C., on the honours of C. I. E. and Rao Bahadur, respectively conferred on them in the New Year's Honours List.

Preliminary remarks on the Revised Estimates for 1928-29 and the Budget Estimates for 1929-30 with reference to the following proposition

moved at the meeting held on the 12th February 1929, by the Chairman of the Committee, and seconded by Dr. Batliwala, were resumed :—

“That the Board do proceed to consider the Revised Estimates for
No. 95. 1928-29 and the Budget Estimates for 1929-30, prepared by the Committee under Section 100 of the Transfer Act.”

After further remarks were made, the proposition was put to the vote and was *carried*.

Proposed by the Chairman of the Committee, seconded by Dr. Batliwala—

“That the Revised Estimates for 1928-29, as submitted by the Committee be approved and adopted and that the excess expenditure over the original grants included therein be treated as supplementary grants.”

Carried.

Proposed by the Chairman of the Committee, seconded by Dr. Vora—

“That the Budget Estimate for 1929-30 in respect of Land Revenue
No. 97. be adopted at Rs. 50,42,351.”

Carried.

Proposed by the Chairman of the Committee, seconded by Mr. Baman-Behram—

“That the Budget Estimate for 1929-30 in respect of Municipal contribution under Section 84 of the Act be adopted at
No. 98. Rs. 23,74,500.”

Carried.

Proposed by the Chairman of the Committee, seconded by Mr. Vithaldas Govindji—

“That the Budget Estimate for 1929-30, in respect of Miscellaneous
No. 99. Receipts be adopted at Rs. 2,00,149.”

Carried.

Proposed by the Chairman of the Committee, seconded by Mr. Mohanlal Desai—

“That the Budget Estimate for 1929-30 in respect of expenditure on Estates be adopted at Rs. 13,98,687.”

In accordance with notice, the following *Amendment* was—

Proposed by Dr. Viegas, seconded by Mr. Sahasrabudhe—

“That the Chief Officer be requested to submit a list of the names of the staff provided for in the ensuing year's budget.”

The *Amendment* on being put to the vote was *lost*.

In accordance with notice, the following *Amendment* was—

Proposed by Dr. Viegas—

“That the Chief Officer's salary be entered at Rs. 2,000 at the minimum provided by Statute.”

Mr. Chandavarkar rising to a point of order enquired whether the *Amendment* was in order in view of the fact that under Section 27 of the Transfer Act, the salary of Mr. Delves could not be less than Rs. 3,000.

The President ruled the *Amendment* out of order.

In accordance with notice, the following *Amendment* was—

Proposed by Dr. Viegas—

“That the Secretary and Chief Accountant's Departments should have only one Officer as in 1918.”

Mr. Chandavarkar rising to a point of order enquired whether the *Amendment* was in order in view of the fact that amendments on Budget Estimates should not be vague, but should specifically state what amount should be provided.

The President ruled the *Amendment* out of order.

In accordance with notice, the following *Amendment* was—

Proposed by Dr. Viegas—

“That so long as the Secretary and the Chief Accountant are heads of separate Departments, provision for their respective Departments should be shown separately.

Mr. Vaidya, rising to a point of order, enquired whether the *Amendment* was in order in view of the fact that according to Section 98(1) of the Transfer Act, it was the Committee and not the Board, who directed the Chief Officer to prepare budget in a particular form.

The President ruled the *Amendment* out of order.

In accordance with notice, the following *Amendment* was—

Proposed by Dr. Viegas—

“That the pay of the Architect be entered at Rs. 650, that being the amount which, according to the Government Audit Department, is admissible under the rules to the present incumbent.”

The Committee, rising to a point of order, enquired if the *Amendment* was in order in view of the fact that under Section 4 of the Transfer Act, salaries of establishment could be sanctioned by the Committee and not the Board.

The President ruled the *Amendment* out of order.

In accordance with notice, the following *Amendment* was—

Proposed by Dr. Viegas, seconded by Mr. Chandavarkar—

“That the duty allowance at the rate of Rs. 200 proposed to be given to the two Senior Assistant Engineers, from 1st June 1929, be deleted.”

The *Amendment* on being put to the vote was *lost*.

At this stage, the President, with the consent of the Trustees, adjourned the meeting and fixed 3.30 P.M. (B.T.) on Tuesday, the 12th March 1929, for the holding of the adjourned meeting.

Bombay Improvement Trust.

Bombay, Tuesday, 12th March 1929.

At an adjourned Ordinary Meeting of the Board (originally called for Tuesday, the 12th February 1929, and adjourned from Tuesday, the 5th March 1929) held this day, at 3-30 P. M. (B.T.), in the Corporation Hall, there were—

PRESENT.

1. MR. A. R. DINTIMKAR.
2. DR. A. G. MERCHANT, L.M. & S.
3. MRS. AVANTIKABAI GOKHALAY.
4. MISS BACHUBAI R. LOTEVALA
5. MR. B. G. PARELKAR.
6. SIR BYRAMJEE JEEJEBHOY, KT
7. SIR CURRIMBHOY EBRAHIM, BART.
8. MR. E. R. HIRJIBEHEDIN.
9. MR. FAZAL IBRAHIM RAHIMTOOLA, B.A., M.L.A.
10. MR. G. K. BORADE.
11. MR. GANGADAS MOTILAL SETHNA.
12. MR. G. B. NARE, B.A.
13. MR. G. D. BILLIMORIA.
14. MR. HAJI ESA HAJI OOSMAN POONAWALA.
15. MR. HAJI FATEH MAHOMED H. M. MANIAR.
16. MR. HOOSENALLY M. RAHIMTOOLA, B.A., M.L.C. (*Chairman, Improvements Committee*)
17. MR. B. G. HORNIMAN.
18. MR. H. P. MODY, M.A., LL.B.
19. MR. JAGJIVAN UJAMSHI.
20. DR. J. N. CHOKSY, M.B. B.S.
21. MR. J. B. BAMAN-BEHRAM, B.A., LL.B.
22. DR. J. V. VORA, L.M. & S.
23. MR. KANJI DWARKADAS, M. A.
24. MR. KANJI K. MASTER.
25. KHAN SAHEB KARMALI EBRAHIM.
26. DR. K. E. DADACHANJI, L.M. & S.
27. DR. KHURSHED J. J. CURSETJI, B.A., B.HY., M.B.B.S., M.R.C.S. (Eng.), L.R.C.P. (Lond.)
28. MR. KISONDAS M. RAMJI.
29. RAO BAHADUR MANAJI RAJOOJI KALEWAR.
30. DR. M. N. BALSARA, L.M. & S., D.P.H. (Cantab.)
31. MR. M. A. DABHOLKAR.

32. KHAN BAHADUR MOHAMMED ISMAIL CURTAY.
 33. MR. M. M. DESAI, B.A., LL.B.
 34. DR. M. B. VELKAR, L.M. & S.
 35. MR. NANABHAI LUXUMON.
 36. MR. N. M. DUMASIA.
 37. MR MEYER NISSIM, M.A.
 38. MR. N. M. CHINYOY.
 39. DR. POONSEY H. MEISHERI, F.C.P.S., L.M. & S.
 40. MR. RAHIMTOOLA M. CHINYOY.
 41. MR. R. K. VAIDYA, B.A.
 42. MR. R. M. BHAT.
 43. DR. R. M. MISTRY, F.C.P.S., L.M. & S.
 44. MR. S. L. SILAM, B.A., LL.B.
 45. MR. S. A. MANTRI.
 46. DR. S. S. BATLIWALA, F.C.P.S., L.M. & S.
 47. MR. W. H. NEILSON, O B.E., M I C.E., Mech. E.
 48. RAO BAHADUR S. K. BOLE, M.I.C.
 49. DR. ACCACIO G VIEGAS, L.M. & S.
 50. MR. V. N. CHANDAVARKAR, B.A. (Cantab.), Bar-at-Law.
 51. MR VITHALDAS D. GOVINDJI.
 52. MR. Y. G. PANDIT.
 MR. R. H. A. DELVES, C I E., F S.I., CHIEF OFFICER.

In the absence of the President, it was—

Proposed by Dr. Dadachanji, seconded by Mrs. Gokhalay—

“That Dr. Batliwala do take the chair.”

Carried.

Dr. Batliwala having assumed the chair, the minutes of the meeting held on the 5th March 1929 were signed.

The debate on the following proposition moved by the Chairman of the Committee and seconded by Mr. Mohanlal Desai at the meeting held on the 5th March 1929 was resumed:—

“That the Budget Estimate for 1929-30 in respect of expenditure on No. 100. Estates be adopted at Rs. 13,98,687.”

The following three amendments of which notice had been given by Dr. Viegas dropped as he did not wish to move them:—

1. “That as there is no sufficient work for the Superior Officers in the Engineer’s Department, the provision be made for half the present staff of the

superior officers and that the consideration of the posts concerned be postponed and that the Improvements Committee be requested to submit proposals accordingly without delay."

2. "That the provision made for increase in the actual present staff in the Estates and Valuation Department be deleted and that a statement showing the work done by each of the present incumbents drawing Rs. 250 and above be submitted without delay and the consideration of the question be postponed pending the report of the Improvements Committee."

3. "That the lump figures given in the first four columns on pages 54 to 58 be, for the purpose of comparison, distributed as far as possible under the various detailed heads as has been done in column 6."

The *Original Proposition* on being put to the vote was *carried* by a large majority.

Proposed by the Chairman of the Committee, seconded by Dr. Mistry—

"That the Budget Estimate for 1929-30 in respect of Interest and

No. 101. Sinking Fund charges be adopted at Rs. 88,70,910."

Carried.

Proposed by the Chairman of the Committee, seconded by Mr. Vaidya—

"That the Budget Estimate for 1929-30 in respect of Deficit be

No. 102. adopted at Rs. 26,52,597."

Carried.

Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

"That the Budget Estimate for 1929-30 in respect of the Opening

No. 103. Balance as on 1st April 1929 be adopted at Rs. 40,97,911."

Carried.

Proposed by the Chairman of the Committee, seconded by Miss Lotevala—

"That the Budget Estimate for 1929-30 in respect of Sale proceeds

No. 104. be adopted at Rs. 4,24,597."

Carried.

Proposed by the Chairman of the Committee, seconded by Dr. Mistry—

“That the Budget Estimate for 1929-30 in respect of Loan proceeds
No. 105. be adopted at Rs. 30,00,000.”

Carried.

Proposed by the Chairman of the Committee, seconded by Mrs. Gokhalay—

“That the Budget Estimate for 1929-30 in respect of cost of management and establishment chargeable to Capital Account be
No. 106. adopted at Rs. 6,31,200.”

Carried.

Proposed by the Chairman of the Committee, seconded by Mr. Dintimkar—

“That the Budget Estimate for 1929-30 in respect of Acquisition be
No. 107. adopted at Rs. 6,67,500.”

Carried.

Proposed by the Chairman of the Committee, seconded by Mr. Vaidya—

“That the Budget Estimate for 1929-30 in respect of Works be adopted at Rs. 8,26,695.”
No. 108.

Carried.

Proposed by the Chairman of the Committee, seconded by Mr. Chandavarkar—

“That the Budget Estimate for 1929-30 in respect of Closing Balance as on 31st March 1930 be adopted at Rs. 27,44,516.”
No. 109.

Carried.

Considered Committee Resolution No. 679, dated 20th February-1929, *re*: extension of services of Mr. A. K. Dadachanji, Estate Agent:

Proposed by the Chairman of the Committee, seconded by Dr. Balsara—

“That sanction be accorded to the extension of the services of Mr. A. K. No. 110. Dadachanji by one year as recommended by the Committee.”

First Amendment—Proposed by Dr. Viegas, seconded by Mr. Nare—

“That sanction be accorded to the grant to Mr. A. K. Dadachanji of an extension of one year and that the 6 months’ notice due to him under the agreement be included in this extension.”

Second Amendment—Proposed by Mr. Hirjibehedin, seconded by Dr. Khurshed J. J. Cursetji—

“That sanction be accorded to the extension of the services of Mr. A. K. Dadachanji until the amalgamation of the Trust with the Municipality.”

After the Chairman of the Committee had replied to the debate, the *Second Amendment* was put to the vote and was *lost*.

The *First Amendment* was then put to the vote and was also *lost*.

The *Original Proposition* was then put to the vote and was *carried* by a large majority.

Considered Committee Resolution No. 682, dated 20th February 1929, *re*: Estates & Valuation Department, filling of the posts of Deputy Estate Agent and Junior Assistant Estate Agent.

Proposed by the Chairman of the Committee, seconded by Dr. Mistry—

“That the recommendations made by the Special Sub-Committee be No. 111. approved.”

Carried by a large majority.

This finished the business before the meeting.