



Annual Report on the Administration
of the Industrial Housing Scheme
1937-38



BOMBAY

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ANNUAL REPORT ON THE ADMINISTRATION OF THE
INDUSTRIAL HOUSING SCHEME FOR THE YEAR 1937-38.

General.

1. With effect from the 14th December 1937, the subject "Industrial Housing Scheme" which was under the administrative control of the Revenue Department was transferred to the control of the Public Works Department as an experimental measure for one year. With a view to popularising the Development Department chawls a Committee consisting of the following personnel was appointed :—

- | | | | |
|---|----|----|------------|
| (1) The Honourable the Prime Minister | .. | .. | Chairman. |
| (2) The Honourable Minister, Public Works Department. | | } | Members. |
| (3) The Parliamentary Secretary for Labour. | | | |
| (4) The Executive Engineer, Presidency Division | .. | .. | Secretary. |

All the Development Department chawls at Naigaum, DeLisle Road, Worli and Sewri were looked after and maintained by the Executive Engineer, Presidency Division. Upon actual transfer of the chawls to the Executive Engineer, Presidency Division, on 22nd December 1937, the question of popularising the vacant chawls was taken up and various means of propaganda were employed. Through jobbers, weaving masters and others a meeting of mill-hands was organised on the 30th December 1937 and the chawls were shown to the mill workers and they were induced to stay in the Worli chawls. Mill Managers were personally interviewed and they were induced to take on lease some of the chawls *en bloc* at concessional rate for housing their labour. In January 1938 a meeting of all the Government inferior servants in the City of Bombay was addressed by the Executive Engineer, Presidency Division, and the benefits of living in Worli chawls were explained to them.

It was found that certain additions and alterations to the chawls were necessary to attract tenants. An estimate of Rs. 10½ lakhs prepared by the Executive Engineer was approved by the Industrial Housing Committee and submitted to Government for sanction and a provision of Rs. 4½ lakhs was made in the budget for 1938-39. Certain amenities such as play-ground, apparatus for children, radios and reading rooms have been provided in the estimates. As there was no light in the chawls the Industrial Housing Committee at once decided to supply electric lights in the corridors. The Honourable Prime Minister and the Honourable Minister for Public Works frequently addressed meetings at Worli chawls and created confidence among the tenants that their welfare and needs would be speedily attended to. Social Workers were appointed in January and February 1938 with a view to advising the tenants in the matter of sanitation, cleanliness, etc.

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

Locality.				Number of chawls.	Number of rooms.	Number of shops.
DeLisle Road	..	..	..	32	2,543	17
Naigaum A and B	..	..	..	42	3,264	80
Worli	..	..	..	121	9,472	188 35 market stalls equivalent in space to 10 rooms.
Sewri	..	..	..	12	918	42
Total ..				207	16,197	327 +35

During the year under report 6 rooms, 3 at Naigaum, 1 at DeLisle Road and 2 at Worli, were converted into shops at a monthly rental each of Rs. 25, Rs. 30 and Rs. 20 respectively.

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

Locality.				April 1937.	March 1938.
DeLisle Road	..	..	..	30	31
Naigaum	..	..	..	42	42
Worli	..	..	..	39	72
Sewri	..	..	..	12	12
Total ..				123	157

4. The scale of rents for single-roomed tenements at the four centres remained unchanged throughout the year, that is to say, at DeLisle Road Rs. 8, at Naigaum Rs. 7, at Sewri Rs. 7 and at Worli Rs. 5. Rupee 1 extra is charged for corner rooms at all centres and Rs. 2 extra are charged in those cases in which a tenant arranges to have a water tap in his room.

Tenancies.

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

Locality.	Total number of rooms including shops.	Number of rooms and shops occupied on the 31st March 1937.	Number of rooms and shops occupied at the end of the last week of					
			April 1937.	May 1937.	June 1937.	July 1937.	August 1937.	September 1937.
Nalgaum ..	3,344	2,720	2,878	2,798	2,828	2,830	2,857	2,858
DeLisle Road ..	2,560	1,948	1,925	1,948	1,973	1,994	2,013	2,024
Worli ..	8,660	3,229	3,284	3,366	3,599	3,678	3,795	3,888
Sewri ..	960	666	644	640	649	654	654	651
Total ..	16,524	8,563	8,581	8,752	9,049	9,151	9,319	9,421

Locality.	Number of rooms and shops occupied at the end of the last week of						Increase + Decrease -
	October 1937.	November 1937.	December 1937.	January 1938.	February 1938.	March 1938.	
Nalgaum ..	2,684	2,895	2,890	2,905	2,907	2,923	+ 203
DeLisle Road ..	2,021	2,038	2,038	2,065	2,063	2,064	+ 116
Worli ..	3,023	3,959	4,015	4,097	4,165	4,241	+1,012
Sewri ..	661	660	677	683	690	696	+ 20
Total ..	9,404	9,552	9,620	9,755	9,825	9,914	+1,351

The remarkable feature of these figures is the marked increase in occupancies at Worli maintained throughout the year and the same feature is noticed at other centres also. On the whole the year under report resulted in an increase of 1,351 in the number of rooms and shops occupied as against 78 only in 1937; thus the progress is very satisfactory.

Two and three-roomed tenements.

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

Chawl No.	Two-roomed tenements.		Three-roomed tenements.	
	Rs.	a. p.	Rs.	a. p.
Nalgaum 12-B ..	19	0 0	<i>Nil.</i>	
" 13-B ..	19	0 0		
" 14-B ..	18	8 0		
		17	8 0	on top floor.
DeLisle Road 10 ..	18	0 0	27	0 0

In chawl No. 12-B at Naigaum 23 double-roomed tenements are occupied while 16 rooms are let out singly. In chawl No. 14-B at Naigaum 21 double-roomed tenements are occupied and 24 rooms are let out singly. The rooms in chawl No. 13-B and in chawl No. 10 at DeLisle Road are let as single rooms even though the chawls are converted into double-roomed tenements. All rooms in these chawls are occupied.

Shops.

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

Locality.	Number occupied.	Number vacant.	Total.
Naigaum " A "	10	..	10
Naigaum " B "	33	37	70
DeLisle Road	17	..	17
Worli	72 (6 shops in sheds.)	116	188 +6
Sewri	20 (4 shops in sheds.)	22	42 +4
Total ..	152 +10	176	327 +10

There was practically no improvement at Naigaum and Sewri centres but at Worli there is an appreciable increase which is entirely due to increase in occupancies at that centre.

In the market situated on the ground floor of chawl No. 41 at Worli, the number of stalls occupied for the sale of mutton, fish and vegetables at the end of the year was 13, the same number as at the end of 1936-37. The number of stalls available in this market is 35.

Rent collections.

8. The following table " A " shows the assessment, collection and percentage of recovery for each group of chawls month by month during the year and table " B " shows the assessment, collection and percentage of recovery for the last quinquennium.

The amount involved on account of allotment of rent-free accommodation to Government inferior servants and to the Police Department for the year was Rs. 98,781. This amount is not included in the assessment and collection in Table " A " as it will be shown by book credit as receipts in the *pro forma* accounts of the scheme.

The total collection on account of rent of chawls amounted to Rs. 6,33,212-7-5. Of this amount Rs. 7,950-3-6 were obtained by collecting arrears of rent for the year 1936-37 and Rs. 12,135-12-0 constituted advance rent for the year 1938-39. The actual assessment for the year was Rs. 6,35,694-11-0, out of which counting a sum of Rs. 9,151-4-0 received during 1936-37 as advance rent Rs. 6,22,277-11-11 were collected in all. The rent collected amounted therefore to 97·8 per cent. of the demand and was fairly satisfactory.

The miscellaneous recoveries on account of hawkers' fees, demand notices, warrant fees, etc., amounted to Rs. 1,584-14-0 during the year.

TABLE "A".

Statement showing the assessment, collection and percentage of recovery for each group of chawls during the financial year 1937-38.

1937-38.	DeLisle Road.			Nalgaum.		
	Assessment.	Recovery.	Percent- age.	Assessment.	Recovery.	Percent- age.
Month.	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
1937.						
April	10,934 8 0	10,999 11 0	100	17,212 8 10	17,766 12 0	103
May	10,895 0 0	10,986 14 3	100	17,246 2 10	17,230 13 6	99
June	11,064 6 0	11,418 9 9	103	17,886 2 10	16,920 4 0	94
July	11,247 0 0	11,301 0 0	100	18,125 2 10	18,383 14 7	101
August	11,433 14 0	11,366 7 0	99	18,675 6 10	19,949 6 3	106
September	11,610 15 0	11,630 8 0	100	18,326 6 10	18,306 0 5	99
October	11,622 8 0	11,352 0 0	97	18,427 13 10	18,197 10 9	94
November	11,611 0 0	11,657 3 0	100	18,530 14 10	17,515 18 4	94
December	11,646 0 0	11,245 13 0	96	18,556 6 10	18,667 15 8	100
1938.						
January	11,702 0 0	11,744 0 0	100	18,642 14 10	18,368 4 0	98
February	11,795 0 0	10,158 2 6	86	18,620 6 10	16,976 13 10	91
March	11,984 0 0	12,138 6 0	101	18,600 6 10	18,595 14 0	99
Total	1,37,546 3 0	1,35,997 10 8	98	2,18,940 15 0	2,16,888 10 4	99

TABLE "A"—*contd.*

1937-38.	Worli.			Sewri.		
	Assessment.	Recovery.	Percentage.	Assessment.	Recovery.	Percentage.
<i>1937.</i>	Rs. a. p.	Rs. a. p.		Rs. a. p.	Rs. a. p.	
April ..	15,964 12 0	16,165 8 0	101	4,867 8 0	4,893 8 0	100
May ..	16,269 0 0	16,791 13 0	103	4,724 8 0	4,755 8 0	100
June ..	16,891 2 0	17,210 15 0	101	4,832 8 0	4,865 0 0	100
July ..	17,412 9 0	17,684 12 0	101	4,889 8 0	4,896 8 0	100
August ..	17,945 13 0	18,065 8 0	100	4,885 0 0	4,886 8 0	100
September ..	18,529 10 0	18,738 9 0	101	4,893 0 0	4,904 8 0	100
October ..	18,859 14 0	19,157 7 0	101	4,936 0 0	4,790 8 0	97
November ..	19,146 4 0	19,267 10 0	100	4,938 8 0	4,997 0 0	101
December ..	19,338 0 0	19,455 7 0	100	5,022 0 0	5,132 8 0	102
<i>1938.</i>						
January ..	10,543 0 0	10,613 9 0	95	5,098 8 0	5,116 12 0	100
February ..	19,926 2 0	19,729 2 0	99	5,158 0 0	3,809 8 0	73
March ..	20,128 7 0	20,686 12 0	102	5,073 0 0	5,711 6 7	112
Total ..	2,19,899 9 0	2,21,567 0 0	100	59,318 0 0	58,759 2 7	99

1937-38. Total assessment Rs. 6,35,694-11-0; Total collection Rs. 6,33,212-7-5.

TABLE "B".

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

Year.	Net demand for the year.	Total recovery.	Percentage.
1932-33	Rs. 7,27,425	Rs. 7,23,078	99.4
1933-34	6,38,095	6,29,600	98.6
1934-35	5,65,911	5,58,777	98.7
1935-36	5,99,624	5,85,920	97.8
1936-37	5,96,708	5,85,888	98.1

Abscondencies.

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

Locality.	April 1937.		May 1937.		June 1937.		July 1937.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs. a. p.
Naigaum ..	19	91	15	116	13	126	9	70 8 0
DeLisle Road ..	14	128	6	70	3	44	5	56 0 0
Worli ..	12	62	10	42	12	58	5	27 8 0
Sewri ..	11	109	9	66	3	17	5	62 0 0
Total ..	56	390	40	294	31	245	24	216 0 0

Locality.	August 1937.		September 1937.		October 1937.		November 1937.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs.		Rs.
Naigaum ..	9	87 8 0	15	223 7 0	5	29	15	142
DeLisle Road	2	8 0 0	8	83 0 0	5	48	6	68
Worli ..	7	85 8 0	4	22 8 0	13	69	31	130
Sewri ..	9	92 0 0	6	50 8 0	4	45	3	17
Total ..	27	223 0 0	33	379 7 0	27	186	55	357

Locality.	December 1937.		January 1938.		February 1938.		March 1938.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs.		Rs.		Rs.		Rs.
Naigaum ..	15	148	10	113	11	127	12	126
DeLisle Road ..	10	134	3	26	15	202	12	114
Worli ..	11	45	13	66	11	90	11	64
Sewri ..	1	10	3	34	4	14	8	125
Total ..	37	337	29	239	41	433	43	429

During the year under report 443 tenants absconded leaving Rs. 3,728-7-0 of rent unpaid. In 1936-37 there had been 717 absconders involving Rs. 5,409. Out of Rs. 3,728-7-0 for 1937-38 unpaid by absconders and the previous years of Rs. 7,947-5-4, Rs. 1,746-13-3 were recovered in all after the absconders had been traced and Rs. 2,678-10-6 had to be written off leaving a balance of Rs. 7,250-3-7 to be recovered. This amount has been included in the total arrears of rent shown in paragraph 10 below.

Amounts written off.

10. The total amount written off was Rs. 2,678-10-6 as against Rs. 2,396-1-0 in the preceding year. The total arrears of rent recoverable and irrecoverable on the 31st March 1938 were Rs. 17,440-15-10 as against Rs. 14,645-14-9 on the 31st March 1937.

Establishment charges.

11. The establishment charges amounted to Rs. 77,385 which on the assessment of Rs. 7,34,475-11-0 (including the assessment on account of Government inferior servants and other service departments) gives a percentage of 10·5 as against 11 per cent. of last year.

Other charges.

12. Incidental charges on account of license fee for the Worli market paid to the Bombay Municipality and the ground rent on account of land leased at Sewri paid to the Bombay Port Trust amounted to Rs. 688 and Rs. 13,824-10-5 respectively.

13.

Vital Statistics and Sanitation.

Locality.	Approximate population.	Deaths.	Death rate per 1,000 approximately.
Naigaum	14,615	329	22
DeLisle Road	10,320	272	26
Worli	21,205	429	20
Sewri	3,430	49	14
Total	49,570	1,079	21

The average number of occupants per room has been taken as five for the purpose of calculating the specific death rate. During the previous year the specific death rate was 20 per thousand.

Amenities.

14. Certain charitable institutions such as the Bombay Presidency Infant Welfare Society and the Baby and Health Week Association, are providing medical relief to the tenants in the Development Department Chawls through maternity homes and crèches and the Naigaum Social centre and the Young Men's Christian Association are carrying on social welfare work for the tenants' children. The Bombay Municipality has its schools at all the centres and has also a dispensary at Worli. The Municipal Commissioner has been requested to open more schools and dispensaries at Worli on account of the increased occupancies.

Miscellaneous.

15. Twelve chawls Nos. 7, 110, 52, 22, 92, 8, 16, 81, 85, 12, 32 and 43 at Worli which were vacant, were opened for occupation and chawl No. 5-B at Naigaum was given to the Bombay Municipality at the *en bloc* rate of rent for housing the menial staff of the K. E. M. Hospital and G. S. Medical College and chawl No. 32 at DeLisle Road was opened for occupation during the year under report. Out of the 12 chawls at Worli, chawl No. 52 was allotted to the Blind Relief Association on 14th June 1937 for use as an Industrial Home for the Blind.

Transport difficulty has been very keenly felt by the tenants at Worli. The Bombay Electric Supply and Tramways authorities have therefore been approached to solve the question satisfactorily.

Extract from the report of the Superintending Engineer, Northern Circle, relating to works carried out in the Development Department Chawls during the year 1937-38 under the head "52-Bombay Development Scheme".

52-BOMBAY DEVELOPMENT SCHEME.

PRESIDENCY DIVISION : INDUSTRIAL HOUSING SCHEME.

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

Also additional storage tanks were provided in Development Department Chawl No. 75 at Worli.

Besides, in the Development Department Building in the compound of the Old Custom House Yard, provision of wash basin and water tap in the basement floor, replacing the existing cement concrete flooring by 4" thick blue stone slabs on the basement floor, additions and alterations to the office and the teakwood partitions of the Director of Industries were undertaken and completed during the year.

All the Development Department Chawls at Naigaum, DeLisle Road, Worli and Sewri were looked after and maintained by the Executive Engineer, Presidency Division, at a total cost of Rs. 84,820.