



Annual Report
on the
Administration of the Industrial
Housing Scheme

For the Year 1929-30

[Price—Anna 1 or 1d.]

BOMBAY

THE GOVERNMENT CENTRAL PRESS

1931

From the Superintendent, Government Printing and Stationery,
through the High Commissioner for India, India House,
25, London, W.C.2, or through any recognized Bookseller

OFFICE OF THE COLLECTOR OF BOMBAY.

Old Custom House, Fort

Bombay, 5th June 1930

From

W. DILLON, Esq., I.C.S.,
Collector of Bombay ;

To

THE CHIEF SECRETARY TO THE GOVT. OF BOMBAY,
Revenue Department.

Subject.—Annual report on the administration of the Industrial Housing Scheme for the year 1929-30.

Sir,

I have the honour to submit the annual report on the administration of the Industrial Housing Scheme for the year ending the 31st March 1930.

2. The management of the Industrial Housing Scheme was transferred to the Revenue Department as per Government memorandum, Revenue Department, No. 806-D/28 dated 23rd March 1929 and the charge of the Scheme was handed over by the Development Department to the Collector of Bombay on the 29th April 1929.

3. The Scheme comprises 207 chawls having rooms and shops as shown in the following table.

TABLE I.

Chawl areas.	Number of chawls.	Number of rooms.	Number of shops.	
DeLisle Road	32	2,549	11	
Naigaum	42	3,271	73	
Worli	121	9,476	184 and *103	Market stalls equal to 20 rooms.
Sewri	12	918	42	
Total	207	16,214	413	

4. The assumption of the charge of the scheme by the Collector coincided with the beginning of the general mill-strike. The following table shows the figures of the occupied chawls at the beginning and at the end of the year :—

TABLE II.
Chawls in use.

Locality.	April 1929.	March 1930.
DeLisle Road	27	27
Naigaum	38	39
Worli	45	46
Sewri	12	12
Total ..	122	124

Scale of rents.

5. During the year under report the scale of rents for rooms on all floors of the chawls at DeLisle Road was reduced with effect from the 1st April 1929 to a flat rate of Rs. 8 per room per mensem while the rents for the chawls in the other three areas remained unchanged throughout the year as follows :—

TABLE III.
Scale of rents in March 1930.

Floors.	DeLisle Road.	Naigaum.	Sewri.	Worli.
	Rs. 8	Rs. 7	Rs. 7	Rs. 5
Flat rent for all rooms				

Tenancies.

6. The following statement shows the number of rooms actually occupied during the last week of each month throughout the year :—

TABLE IV.
Number of occupied rooms.

Chawl centres.	Rooms constructed (including shops).	Rooms occupied on 31st March 1929 (including shops).	Number of occupied rooms (including shops) month by month.				
			1929.				
			April.	May.	June.	July.	August.
Naigaum ..	3,344	2,210	2,260	2,204	2,069	2,030	2,044
DeLisle Road ..	2,560	1,818	1,383	1,313	1,107	1,118	1,182
Worli ..	9,060	2,498	2,637	2,624	2,344	2,406	2,488
Sewri ..	960	779	808	777	759	754	788
Total ..	16,524	6,806	7,088	6,918	6,270	6,308	6,497

Chawl centre.	Number of occupied rooms (including shops) month by month— <i>contd.</i>							Increase <i>plus</i> or <i>decrease</i> <i>minus.</i>
	1929— <i>contd.</i>				1930.			
	September.	October.	November.	December.	January.	February.	March.	
Naigaum ..	2,140	2,244	2,323	2,356	2,416	2,453	2,471	+ 261
DeLisle Road ..	1,264	1,367	1,426	1,508	1,539	1,557	1,522	+ 204
Worli ..	2,084	2,827	2,737	2,636	2,570	2,514	2,384	- 114
Sewri ..	849	858	905	917	915	914	914	+ 135
Total ..	6,037	7,296	7,391	7,419	7,440	7,438	7,291	+ 486

During the first quarter of the year under report there was a heavy decline in the number of tenancies, owing to the disturbed condition of the textile industry and the serious communal riots in Bombay, in all localities except Sewri where there are less millhand tenants. From September the occupancies began to rise steadily till they showed a marked improvement over the figures of occupancies at the end of the year 1928-29. The fall in the month of March 1930 might be due to the G. I. P. Railway strike. On the 31st March 1930 the tenancies showed an increase of nearly 500 over those on the 31st March 1929 but a decrease of 400 as compared with the figures on the 31st March 1928.

Three chawls at Worli were placed at the disposal of the jail authorities for a temporary prison in the beginning of May 1929, but two of them were subsequently relinquished and only one was retained by them till the beginning of October 1929. These have not been included in the above table, as they were only temporarily occupied by under-trial prisoners arrested during the disturbances.

Two and three-roomed tenements.

7. There were already two chawls, one at Naigaum (No. 14-B) and the other at DeLisle Road (No. 10), converted into two and three-roomed tenements, and during the year under report one more chawl at Naigaum (No. 12-B) was partially converted into two-roomed tenements with the amenities of water-taps in each room and electric lights in the corridors. This chawl has been mostly occupied. Single rooms were let out in the chawl at DeLisle Road as there was not much demand for two and three-roomed tenements there. The chawl No. 13-B at Naigaum which was converted with the intention of leasing it to the Parsi Federal Council was taken back from the council from the 1st December 1929 as they failed to occupy the whole chawl and fell into heavy arrears

of rent. The rents fixed for two and three-roomed tenements are shown in the following table :—

	Single room.	Two roomed tenements.	Three roomed tenements.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Naigaum 12 and 13-B	9 8 0	19 0 0	Nil.
Naigaum 14-B	8 8 0	18 8 0 17 8 0 (top floor).	
DeLisle Road .. ..	.....	18 0 0	29 4 0 28 12 0 (top floor).

Shops.

8. The position of the occupied and vacant shops is as shown below :—

TABLE V.

Shops.

Area.	Total number of shops		
	Occupied on 31st March 1930.	Vacant on 31st March 1930.	Total.
DeLisle Road	11	.....	11
Naigaum	28	47	73
Worli	59	125	184
Sewri	31	11	42
Total	127	183	310

Out of 310 shops only 127 were occupied during the year. Most of the vacant shops are injudiciously located with uniform fixed rents. It is a point for consideration whether different rents should not be fixed according to the location of the shops.

Market at Worli.

8-A. There are 103 stalls for the sale of mutton, fish and vegetables. At the end of the year 27 stalls were occupied as against 20 at the end of the last year. A re-arrangement of the stalls has been made and rents reduced to some extent to induce provision dealers also to use the market.

Rent Collections.

9. The following table shows the assessment and recoveries of rents, month by month, during the year :—

TABLE VI.

Rent Collections.

Month.				Assessment of occupied rooms.	Collection.	Percentage of recovery.
1929.				Rs.	Rs.	
April	..	..	..	46,211	47,674	103
May	..	..	..	47,006	24,733	52
June	..	..	..	42,214	34,976	83
July	..	..	..	41,494	42,588	102
August	..	..	..	43,278	43,715	101
September	..	..	..	45,173	44,973	99
October	..	..	..	48,115	59,649	124
November	..	..	..	49,699	48,189	97
December	..	..	..	51,157	47,087	92
1930.						
January	..	..	..	50,675	50,643	99
February	..	..	..	54,130	49,162	90
March	..	..	..	50,219	48,006	95
Total				5,69,371	5,41,395	95

Year.				Assessment of occupied rooms.	Collection.	Percentage of recovery.
				Rs.	Rs.	
1928-29	..	..	..	5,76,877	4,47,915	78
1927-28	..	..	..	6,70,251	6,54,520	98
1926-27	..	..	..	5,04,102	4,94,286	98
1925-26	..	..	..	4,15,598	3,46,636	84
1924-25	..	..	..	4,70,417	3,74,561	79

10. The percentage of collections on the assessment of occupied rooms for the year under report was 95 approximately as against 78 for the previous years. The collections were satisfactory in spite of industrial strikes and compare favourably with those of previous years. The fall in the collections for May 1929 was due to the heavy abscondencies owing to the prolonged mill-strike.

Abscondencies.

11. The following statement shows the number of absconders and the amount due by them month by month in each case :—

TABLE VII.

Statement of Abscondency.

Locality.	Number of absconders and the amount of rent due from them during the month of							
	April 1929.		May 1929.		June 1929.		July 1929.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Nalgaum ..	58	1,442 8 0	221	4,121 4 0	208	5,080 8 0	106	2,100 8 0
DeLisle Road ..	14	775 2 0	137	4,084 12 0	128	5,852 0 0	45	2,781 5 6
Worli ..	62	1,238 0 0	203	4,516 0 0	177	4,006 0 0	120	3,359 8 0
Sewri ..	24	282 8 0	40	800 8 0	46	520 0 0	34	460 0 0
Total ..	158	3,738 2 0	601	13,112 8 0	550	16,154 8 0	314	8,710 5 0

Locality.	Number of absconders and the amount of rent due from them during the month of							
	August 1929.		September 1929.		October 1929.		November 1929.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Nalgaum ..	221	5,732 8 0	64	1,465 4 0	26	385 0 0	47	606 0 0
DeLisle Road ..	51	3,124 8 0	23	1,225 8 0	17	628 12 0	23	807 8 0
Worli ..	93	1,028 8 0	71	1,820 12 0	93	1,639 4 0	144	2,410 12 0
Sewri ..	29	356 8 0	15	171 8 0	11	139 8 0	22	243 8 0
Total ..	394	11,142 0 0	173	4,689 0 0	147	2,702 8 0	236	4,163 12 0

Locality.	Number of absconders and the amount of rent due from them during the month of							
	December 1929.		January 1930.		February 1930.		March 1930.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Nalgaum ..	40	594 8 0	50	608 8 0	30	331 4 0	49	728 12 0
DeLisle Road ..	23	512 6 0	21	475 12 0	14	371 12 0	32	525 11 0
Worli ..	120	1,824 8 0	147	2,860 0 0	126	2,216 0 0	130	2,171 8 0
Sewri ..	12	133 0 0	14	400 0 0	16	258 8 0	28	601 0 0
Total ..	204	3,064 6 0	241	4,353 4 0	186	3,177 8 0	239	4,026 15 0

The total amount due from the absconders in the year was Rs. 79,124-13-3 as against Rs. 60,388 in the previous year. The reasons for this abnormal increase in the number of absconders and the amount due from them were the continuance of the mill-strike, the exodus of people from Bombay during the riots in May and the flight of those tenants who had accumulated arrears during the mill-strike of 1928 to evade payment of arrears. Every effort was made to recover the arrears and the amount thus recovered was Rs. 4,811-13-9. The net amount still to be recovered, therefore, is Rs. 74,313 or about 13 per cent. of the total assessment of the year, viz., Rs. 5,69,371.

Defalcations.

12. Though the management of the Industrial Housing Scheme was transferred to the Collector of Bombay, the accounting and cash collection work connected therewith was left with the Audit and Accounts Office and was done by that office as before. It was only in the beginning of October 1929, when one of the Chawl Superintendents at Naigaum absconded with rent collections, that the system of check followed in that office was found to be defective. This has resulted in a huge fraud involving more than Rs. 22,000, perpetrated by the Chawl Superintendent who had been practising this fraud since February 1928 by using forged rent receipts and making false postings of payments in his rent registers which were taken periodically to the Audit and Accounts office for verification with the rent registers maintained in that office. The Chawl Superintendent's case is under investigation by the police. The accounting and cash collection work has since been transferred to the Collector of Bombay from the 1st March 1930 and is being carried on under strict scrutiny and with the necessary safeguards against the recurrence of such frauds.

Writes-off.

13. The total amount written off during the year was Rs. 934-11-0 on account of irrecoverable arrears of previous years, as against Rs. 20,950 during the preceding year. The total arrears recoverable and irrecoverable on 31st March 1930 were Rs. 1,92,433-5-6 as against Rs. 1,65,088-5-9 on 31st March 1929. These heavy arrears at the close of the year include the amount of Rs. 74,313 still due from the absconders during the current year and the amount due from those of the previous year. Steps to write-off such amounts were not taken early as there was hope of recovering some of the amount from the absconders after their return to work at the close of the general strike.

Establishment Charges.

14. The establishment charges for the management of the chawls for the year amounted to Rs. 76,338-10-0 or 13 per cent. of the assessment. The management comprises the Manager and his establishment, Chawl Superintendents, sanitary staff (one sanitary inspector, one sweeper for each chawl, a muccadam in charge of 20 chawls), trackers, peons and night watchmen.

15. *Vital statistics and sanitation.*

TABLE VIII.

Vital Statistics.

Locality.	Approximate population.	Deaths.	Death rate per 1,000 approximately.
1	2	3	4
Naigaum	11,245	296	26·3
DeLisle Road	6,785	202	29·7
Worli	12,855	338	26·2
Sewri	4,230	56	13·2
Total	35,115	892	25·4

The population figures in column 2 are approximately the averages of the monthly tenancies (Table IV) multiplied by 5, which is taken as the average number of inhabitants per room.

The slight increase in the death rate during the year was due to the outbreak of small-pox in the middle of February 1930. The epidemic was soon checked owing to the prompt measures taken by the Sanitary Staff in removing the cases to the hospital and disinfecting the rooms and the tenants undergoing vaccination. On the whole the sanitation of the chawls and their surroundings at the four centres was satisfactory.

General Remarks.

16. The post of "Assistant Land Manager" under the Development Department was styled "Manager, Development Department Chawls," since the transfer of the Industrial Housing Scheme and was held by Mr. V. H. Thakur from 1st April 1929 to 28th February 1930 and by Mr. G. C. Rowe in addition to his duties as Land Acquisition Officer from 1st March 1930 onwards. There were many unsatisfactory features brought to light during the year and stern measures had to be taken to put matters right and, in consequence, 3 Chawl Superintendents and one Senior Clerk under the Manager, Development Department Chawls, had to be removed.

I have the honour to be,

Sir,

Your most obedient servant.

W. DILLON,

Collector of Bombay.

*Extract from the report of the Superintending Engineer, Northern Circle,
relating to the Industrial Housing Scheme.*

No new works beyond minor additions and alterations for converting some rooms into shops were carried out in the Development Department Chawls. The programme of water proofing the chawls was completed during the year and as a result the rooms were much drier during the monsoon of 1929 than ever before. The total expenditure on repairs and maintenance of chawls during the year under report was Rs. 57,000.

A new 6 feet wide foot-bridge across the drainage channel, near chawls 116 and 117 at Worli, was sanctioned by Government in December 1929 and the work was put in hand and has since been completed. The bridge is now open for traffic.

Report.

Industrial Housing Scheme.

— on the administration of the,
for the year 1929-30.

GOVERNMENT OF BOMBAY.

REVENUE DEPARTMENT.

Resolution No. P. 303/598.

Bombay Castle, 9th December 1930.

Letter from the Collector of Bombay (Mr. W. Dillon, I.C.S.) No. I.H.S. 251 dated 26th June 1930—Submitting the report on the administration of the Industrial Housing Scheme for the year ending 31st March 1930.

Extract from the report of the Superintending Engineer, N. C., relating to the Industrial Housing Scheme.

RESOLUTION.—Government consider that in the difficult circumstances of the year the rent recoveries were satisfactory. The Collector should submit proposals for the revision of shop rents for the consideration of Government.

By order of the Governor in Council,

G. K. JOSHI,

Under Secretary to Government.

To

The Collector of Bombay,
The Manager, Development Department Chawls,
The Superintending Engineer, N. C.
The Executive Engineer, Presidency Division,
The Director of Information,
The Accountant General,
The Private Secretary to His Excellency the Governor.
The Public Works Department,
The Home Department,
The General Department,
The Finance Department,
The Secretary to the High Commissioner for India, London.



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No. I.H.S./60.

OFFICE OF THE COLLECTOR OF BOMBAY:
Old Custom House, Fort,
Bombay, 10th July 1931.

From

J. W. SMYTH, Esq., I.C.S.,
Collector of Bombay

To

THE CHIEF SECRETARY TO GOVERNMENT,
Revenue Department,
Bombay.

Subject.—Annual report on the administration of the Industrial Housing Scheme for the year 1930-31.

Sir,

I have the honour to submit the annual report on the administration of the Industrial Housing Scheme for the year ending 31st March 1931.

2. The scheme comprises 207 chawls having rooms and shops as shown in the following table:—

Locality.	Number of chawls.	Number of rooms.	Number of shops.	
DeLisle Road ...	32	2,548	12	
Naigaum ...	42	3,269	75	
Worli ...	121	9,476	184 and 103	Market stalls equivalent in space to 20 rooms.
Sewri ...	12	916	42	
Total ...	207	16,211	416	

During the year one room at DeLisle Road and two rooms at Naigaum were converted into shops.

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

Locality.	April 1930.	March 1931.
DeLisle Road	27	27
Naigaum	39	42
Worli	46	45
Sewri	12	12
Total	124	126

Scale of rents.

4. The scale of rents for single-roomed tenements in the four localities remained unchanged throughout the year. They were: DeLisle Road Rs. 8, Naigaum Rs. 7, Sewri Rs. 7 and Worli Rs. 5. Re. 1 extra is charged for corner rooms.

Tenancies.

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

Locality.	Number of rooms.	Number of rooms occupied on 31st March 1930.	Number of rooms occupied at the end of					
			April 1930.	May 1930.	June 1930.	July 1930.	August 1930.	September 1930.
Naigaum	3,344	2,471	2,487	2,511	2,540	2,748	2,683	2,718
DeLisle Road	2,560	1,522	1,539	1,650	1,740	1,772	1,736	1,686
Worli	9,600	2,384	2,379	2,759	2,865	2,894	2,855	2,768
Sewri	960	914	917	918	908	910	890	871
Total	16,524	7,291	7,265	7,838	8,168	8,324	8,164	8,061

Locality.	Number of rooms occupied at the end of—contd.						Increase: plus or Decrease: minus.
	October 1930.	November 1930.	December 1930.	January 1931.	February 1931.	March 1931.	
Naigaum	2,601	2,665	2,687	2,697	2,700	2,712	+ 241
DeLisle Road	1,670	1,687	1,782	1,746	1,768	1,802	+ 280
Worli	2,724	2,684	2,707	2,708	2,708	2,411	+ 97
Sewri	868	872	862	866	866	875	- 89
Total	7,863	7,908	7,983	8,011	8,037	7,800	+ 509

The number of occupied rooms steadily increased in the first quarter of the year, but from August till October there was a gradual decline in the occupancies owing to a number of mills having been closed down and on account of the disturbed political conditions of the City. In November the situation began to improve, and by the end of March the figures of occupancies were higher by 509 than those at the corresponding period of the previous year.

The rise in the occupancies at Worli from May 1930 to February 1931 was due to the occupation of four chawls by the Police Department to accommodate political prisoners.

Two- and three-roomed tenements.

6. The rents fixed for two- and three-roomed tenements are as under :—

	Two-roomed tenements.		Three-roomed tenements.	
	Rs.	a. p.	Rs.	a. p.
Naigaum 12 and 13B	19 0 0	Nil.	
Naigaum 14B	18 8 0	Nil.	
		17 8 0		
		(top floor).		
DeLisle Road	18 0 0	27 0 0	

Shops.

7. The position in regard to shops at the end of the year is as shown below :—

Locality.	Number occupied.	Number vacant.	Total.
DeLisle Road ...	12	.....	12
Naigaum ...	34	41	75
Worli ...	61 + 5 (shops in sheds).	123	189
Sewri ...	32 + 4 (shops in sheds).	10	46
Total ...	148	174	322

Out of 322 shops only 148 were occupied during the year. The question of revising the rates of rents of shops according to their location was considered, but on account of the prevailing economic depression it was considered desirable to postpone any revision. Out of 103 stalls at Worli for the sale of mutton, fish and vegetables

only 21 were occupied at the end of the year as against 27 at the end of the previous year in spite of the re-arrangements made for the convenience of intending stall holders.

Rent Collections.

8: The following table shows the assessment and the recoveries of rents month by month during the year :—

Month.			Assessment.	Collection.	Percentage of recovery.
			Rs.	Rs.	
1930.					
April	...	...	50,358	49,776	98
May	...	...	51,085	50,803	99
June	...	...	53,010	53,007	99
July	...	...	55,124	55,455	100
August	...	...	54,890	51,242	93
September	...	...	59,521	50,930	85
October	...	...	53,807	59,396	110
November	...	...	53,831	57,919	107
December	...	...	54,470	52,194	95
1931.					
January	...	...	55,147	57,087	103
February	...	...	55,200	54,668	99
March	...	...	55,004	60,279	109
Total			6,51,447	6,52,706	100

The figures of previous years were :—

Year.	Assessment.	Collection.	Percentage of recovery.
	Rs.	Rs.	
1929-30	5,69,871	5,41,895	95
1928-29	5,76,877	4,47,915	78
1927-28	6,70,251	6,54,520	98
1926-27	5,04,102	4,94,286	98
1925-26	4,15,598	3,46,036	84

The collections were satisfactory in view of the prevailing conditions and compare favourably with those of previous years. The fall in the collections for August and September was brought about by unemployment among mill workers due to the closing of the mills.

Abscondencies.

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

Locality.	April 1930.		May 1930.		June 1930.		July 1930.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Naigaum ...	52	687 8 0	47	626 4 0	29	554 8 0	29	401 8 0
DeLisle Road ...	19	629 4 0	15	456 0 0	19	657 8 0	9	232 0 0
Worli ...	89	1,760 8 0	53	929 1 3	36	570 8 0	37	630 8 0
Sewri ...	17	246 0 0	28	503 8 0	18	232 0 0	19	315 0 0
Total ...	177	3,322 4 0	148	2,504 13 3	103	1,891 8 0	94	1,579 0 0

Locality.	August 1930.		September 1930.		October 1930.		November 1930.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Naigaum ...	59	772 4 0	83	879 0 0	54	733 12 0	36	685 5 0
DeLisle Road ...	23	366 0 0	34	692 8 0	22	549 8 0	23	700 8 0
Worli ...	54	744 9 0	72	967 14 9	63	552 2 6	46	474 0 0
Sewri ...	28	400 0 0	29	615 1 0	24	457 0 0	14	237 13 9
Total ...	164	2,282 13 0	218	3,174 7 9	163	2,382 6 6	110	2,047 10 0

Locality.	December 1930.		January 1931.		February 1931.		March 1931.	
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Naigaum ...	34	443 0 0	33	404 2 0	41	524 0 0	28	339 0 0
DeLisle Road ...	15	353 5 0	13	330 12 0	17	418 5 0	15	324 0 0
Worli ...	32	386 0 0	42	390 0 0	23	199 4 6	31	207 8 0
Sewri ...	19	307 0 0	17	226 8 0	23	350 0 0	17	350 8 0
Total ...	100	1,480 5 0	105	1,461 6 0	104	1,491 9 6	91	1,321 0 0

The total amount due from absconders was Rs. 24,848-3-9 as against Rs. 79,124-13-3 due in the previous year. The amount recovered was Rs. 8,928-14-7. The net amount still to be recovered is therefore Rs. 15,919-5-2 or a little more than 2 per cent. of the total assessment of the year, viz., Rs. 6,51,447. This result is not unsatisfactory.

Amounts written off.

10. The total amount written off was Rs. 28,985-10-9 on account of irrecoverable arrears of previous years as against Rs. 934-11-0 written off in the preceding year. The total arrears recoverable and irrecoverable on 31st March 1931 were Rs. 1,62,072-5-9 as against Rs. 1,92,433-5-6 on 31st March 1930.

Establishment charges.

11. The establishment charges amounted to Rs. 84,772-7-0 or 13 per cent. of the assessment.

12. *Vital statistics and sanitation.*

Locality.	Approximate population.	Deaths.	Death rate per 1,000 approximately.
1	2	3	4
Naigaum	13,245	318	24
DeLisle Road	8,550	196	22.9
Worli	18,525	312	23
Sewri	4,425	63	14.2
Total ...	39,745	889	22.3

As the figures of the new census are not yet available the average number of inhabitants per room has been taken as five for the purpose of calculating the specific death rate. The figures in column 2 are approximately the averages of the monthly tenancies multiplied by 5. There was no epidemic in any of the areas during the year.

Amenities.

13. A maternity home under the auspices of the Presidency Infant Welfare Society was opened at Worli during the year, and should prove to be of great benefit to the residents.

General remarks.

14. Mr. Rowe continued to be in charge of the chawls in addition to his duties as Land Acquisition Officer up to 28th February 1931. He was relieved of the charge on 1st March by Mr. A. E. Servai, I.S.O.

I have the honour to be,
 Sir,
 Your most obedient servant,
 J. W. SMYTH,
 Collector of Bombay.

Extract from the report submitted by the Superintending Engineer, Northern Circle, relating to works carried out during the year 1930-31 in connection with Development Schemes under 42^a Bombay Development Scheme.

HOUSING SCHEMES.

Additions and alterations to Chawl No. 50 at Worli to make it suitable for use as a Maternity Home.

This is a deposit contribution work.

The ground floor of the Chawl has been rendered suitable for the accommodation of children and servants. Four rooms have been converted into a large hall, by removing ~~partition walls~~, for the distribution of milk to children. A kitchen and bath room ~~for children~~ have also been provided on the ground floor.

The first floor has been converted into a Maternity Home, containing two lying-in-wards, five existing rooms being converted by removal of partitions in each ward. The floors of wards have been surfaced with polished Tandur stone with a dado of white glazed tiles. Two rooms have been converted into a Labour Ward, a white glazed tile floor and dado being provided. Sink, wash basins, bath room, and Indian type W. C. have also been provided.

The second floor has been reserved for quarters for a Lady Doctor and Nurses.

The reinforcement cement concrete louvres under windows on the South and West of the ground, first and second floors, have been replaced by glazed windows, and certain plank shuttered windows have been converted into glazed windows. The two main entrances have been provided with collapsible gates, and electric lights have been provided in the building.

The work, which was started at the end of January 1931 was completed on the 15th March 1931 at a total cost of Rs. 9,297 against the estimated amount of Rs. 9,299. The Bombay Presidency Infant Welfare Society contributed Rs. 4,648-8-0; half of the cost.

In addition to the above, certain additions and alterations in some of the rooms in the Development Department Chawls were carried out during the year as desired by the tenants for use as shops, etc.

The total expenditure incurred on repairs and maintenance of all these chawls amounted to Rs. 55,882 during the year.

Report.

Industrial Housing Scheme.

— on the administration of the,
for the year 1930-31.

GOVERNMENT OF BOMBAY.

REVENUE DEPARTMENT.

Resolution No. P. 303/15479,

Bombay Castle, 22nd August 1931.

Letter from the Collector of Bombay (Mr. J. W. Smyth, I.C.S.) No. I.H.S. 60 dated 10th July 1931—Submitting the report on the administration of the Industrial Housing Scheme for the year ending 31st March 1931.

Extract from the report of the Superintending Engineer, N. C., relating to the Industrial Housing Scheme.

Government memorandum No. P. 303/13104-H dated 10th August 1931 to the Collector of Bombay.

Memorandum from the Collector of Bombay No. I.H.S. 60 dated 14th August 1931.

RESOLUTION.—Government are gratified to observe that there was a substantial increase in tenancies during the year and that rent recoveries were excellent.

By order of the Governor in Council,

H. V. R. IENGAR,

Under Secretary to Government.

To

The Collector of Bombay,
The Manager, Development Department Chawls,
The Superintending Engineer, N. C.,
The Executive Engineer, Presidency Division,
The Director of Information,
The Accountant General,
The Private Secretary to His Excellency the Governor,
The Home Department,
The General Department,
The Finance Department,
The Public Works Department,
The Secretary to the High Commissioner for India, London.



Annual Report
on the
Administration of the Industrial
Housing Scheme

For the Year 1931-32

[Price—Anna 1 or 1d.]

BOMBAY
PRINTED AT THE GOVERNMENT CENTRAL PRESS
1932

Obtainable from the Superintendent, Government Printing and Stationery,
Bombay, or through the High Commissioner for India, India House,
Aldwych, London, W.C.2, or through any recognized Bookseller

COLLECTOR'S OFFICE, BOMBAY :

6th June 1932.

From

A. MASTER, Esq., C.I.E., I.C.S.,
Collector of Bombay ;

To

THE CHIEF SECRETARY TO GOVERNMENT,
Revenue Department,
Bombay.Subject.—Annual report on the administration of the Industrial
Housing Scheme for the year 1931-32.

Sir,

I have the honour to submit the annual report on the administration of the Industrial Housing Scheme for the year ended on 31st March 1932.

2. The Scheme comprises 207 chawls having rooms and shops as shown in the following table :—

Locality.	Number of chawls.	Number of rooms.	Number of shops.	
DeLisle Road	32	2,547	13	
Naigaum-	42	8,267	77	
Worli	121	9,476	184 and 103	Market stalls equivalent in space to 20 rooms.
Sewri	12	918	42	
Total	207	16,208	419	

During the year one room at DeLisle Road and two rooms at Naigaum were converted into shops.

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

Locality.	April 1931.	March 1932.
DeLisle Road	27	28
Naigaum	42	42
Worli	45	48
Sewri	12	12
	126	130

Scale of rents.

4. The scale of rents for single roomed tenements in the four areas remained unchanged throughout the year. They were: DeLisle Road Rs. 8, Naigaum Rs. 7, Sewri Rs. 7 and Worli Rs. 5. Re. 1 extra is charged for corner rooms.

Tenancies.

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

Locality.	Total number of rooms including shops.	Number of rooms and shops occupied on 31st March 1931.	Number of rooms and shops occupied at the end of					
			April 1931.	May 1931.	June 1931.	July 1931.	August 1931.	September 1931.
Naigaum ...	3,334	2,712	2,695	2,743	2,779	2,848	2,693	2,951
DeLisle Road ...	2,560	1,802	1,842	1,681	1,964	2,001	2,012	2,008
Worli ...	9,660	2,411	2,514	2,627	2,708	2,836	2,695	2,877
Sewree ...	960	875	850	857	875	877	873	852
Total ...	16,524	7,800	7,901	8,038	8,326	8,563	8,678	8,688

Locality.	Number of rooms and shops occupied at the end of—contd.						Increase: plus or Decrease: minus.
	October 1931.	November 1931.	December 1931.	January 1932.	February 1932.	March 1932.	
Naigaum ...	2,914	2,919	2,807	2,892	2,895	2,881	+ 169
DeLisle Road ...	1,949	1,955	1,951	1,964	1,975	1,975	+ 173
Worli ...	2,860	2,846	2,860	2,862	2,902	2,911	+ 500
Sewri ...	851	863	864	835	833	813	- 62
Total ...	8,574	8,684	8,585	8,553	8,605	8,680	+ 780

From the above table it will be seen that there is a gradual increase in the occupancies of Development Department Chawl except at Sewri where the fall is specially noticeable in the latter half of the year.

Two- and three-roomed tenements.

6. The rents fixed for two- and three-roomed tenements remained unchanged. They are as under :—

	Two-roomed tenements.			Three roomed tenements.		
	Rs.	a.	p.	Rs.	a.	p.
Naigaum 12B and 13B ...	19	0	0	Nil.		
Naigaum 14B ...	18	8	0	Nil.		
		17	8	0 (top floor).		
DeLisle Road 10 ...	18	0	0	27	0	0

As there is not much demand for two- and three-roomed tenements, the rooms in Chawl No. 13B at Naigaum and in No. 10 at DeLisle Road are let as single rooms. Similarly Chawls Nos. 12B and 14B at Naigaum 16 single and 28 double rooms and 24 single and 21 double rooms respectively are occupied as single room tenements.

Shops.

7. The position in regard to shops at the end of the year is as shown below :—

Locality.				Number occupied.	Number vacant.	Total.
DeLisle Road	...	...	...	13	Nil.	13
Naigaum	...	...	...	42	35	77
Worli	...	...	...	71 + 5 (Shops in sheds).	113	189
Sewri	...	...	...	28 + 8 (Shops in sheds).	14	45
Total ...				162	162	324

Out of 324 shops, 162 were occupied during the year. The increase of 12 shops over the last year's number of 148 out of 322 shops might be regarded as satisfactory in view of the present trade depression. Out of 103 stalls of the market at Worli for the sale of mutton, fish and vegetables only 18 were occupied at the end of the year as against 21 at the end of the previous year.

+

Rent Collections.

8. The following table shows the assessment and the recoveries of rents month by month during the year :—

Month.		Assessment.	Collection.	Percentage of recovery.
1931.		Rs.	Rs.	
April	... ..	54,521	53,706	98.7
May	... ..	55,013	54,856	99
June	... ..	56,761	57,042	100
July	... ..	58,398	57,590	99
August	... ..	59,193	59,401	100
September	... ..	59,328	57,789	97
October	... ..	59,270	58,325	99
November	... ..	58,624	56,984	97
December	... ..	58,707	71,447	121
1932.				
January	... ..	58,748	56,634	96.4
February	... ..	58,665	57,370	99
March	... ..	58,525	57,517	99
Total ...		696,253	698,251	100

The figures of previous years were :—

Year.		Assessment.	Collection.	Percentage of Recovery.
		Rs.	Rs.	
1930-31	... ..	6,51,447	6,52,706	100
1929-30	... ..	5,69,371	5,41,895	95
1928-29	... ..	5,76,877	4,47,915	78
1927-28	... ..	6,70,251	6,54,520	99
1926-27	... ..	5,04,102	4,94,286	98

The collections were very satisfactory in view of the fact that there was almost as much recovery as net demand thereby leaving a small part of arrears to be recovered in the subsequent month, and

Welfare Society at the Collectors' Office, ...

Locality	No.	Amount.		No.	Amount.	
		Rs.	a. p.		Rs.	a. p.
Nalgaum	51	688	0 0	35	443	0 0
DeLisle Road	17	331	0 0	15	233	0 0
Worli	23	225	0 0	21	169	0 0
Sowri	31	454	0 0	29	379	0 0
Total	132	1,748	0 0	100	1,233	0 0

to be in charge of the
the honour to be,

Locality.	August 1931.		September 1931.		October 1931.		November 1931.		
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.	
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.	
Nalgaum	29	360	0 0	35	492	0 0	46	494	0 0
DeLisle Road	13	237	0 0	24	433	0 0	19	307	0 0
Worli	17	118	0 0	25	160	0 0	29	179	0 0
Sowri	19	295	0 0	9	101	0 0	23	345	0 0
Total	78	1,018	0 0	96	1,186	0 0	117	1,325	0 0

Locality.	December 1931.		January 1932.		February 1932.		March 1932.		
	No.	Amount.	No.	Amount.	No.	Amount.	No.	Amount.	
		Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.	
Nalgaum	30	264	0 0	41	474	0 0	22	297	0 0
DeLisle Road	16	186	0 0	20	347	0 0	7	108	0 0
Worli	34	364	0 0	21	144	0 0	19	103	0 0
Sowri	18	269	0 0	21	312	0 0	11	165	0 0
Total	98	1,073	0 0	103	1,277	0 0	59	673	0 0

Welfare Society at the College Road.

... 23rd July ...
... been opened

General remarks.

15. Mr. A. E. Servai, I.S.O., continued to be in charge of the Chawls during the year under report.

I have the honour to be,

Sir,

Your most obedient servant,

A. MASTER,
Collector of Bombay.

Rent Collections.

8. The following table shows the assessment and the recovery of rents month by month during the year :—

Month.				Assessment.	Collection.	Percentage of recovery.
1931.				Rs.	Rs.	
April	...	...	..	54,521	53,799	98.7
May	...	...	...	55,013	51,356	93
June				56,761	57,012	100
July				56,656.		

additions and alterations in the rooms in these are also carried out during the year for use as shops, etc.

Letter from the Collector of Bombay (Mr. I.C.S.), No. I.H.S. 60, dated the 6th June 1932- report on the administration of the Industrial Housing Scheme for the year ending 31st March 1932.

Extract from the report of the Superintending Engineer relating to the Industrial Housing Scheme.

Government memorandum, No. P. 303/10463-G, dated July 1932, to the Collector of Bombay.

RESOLUTION.—Government are gratified to observe that there was a substantial increase in tenancies during the year and that rent recoveries were excellent.

By order of the Governor in Council,

H. V. R. JENGAR,
Under Secretary to Government.

To

The Collector of Bombay and of the Bombay Suburban District,
The Superintending Engineer, N. C.,
The Executive Engineer, Presidency Division,
The Director of Information,
The Accountant General,
The Private Secretary to His Excellency the Governor,
The Home Department,
The General Department,
The Finance Department,
The Public Works Department,
The Secretary to the High Commissioner for India, London
(by letter).

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