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CITY DEVELOPMENT DEPARTMENT

PUBLICATION NO. 2

CITY EXTENSION SCHEME, 1945,

(As Finally Approved Under G. R. R. D. No. 934 of 11-12-1944)

1945.

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CITY EXTENSION SCHEME, 1944

Introductory : The draft of the proposals regarding City Extension Scheme was tentatively approved under G. R. R. D. No. 712 of 23-6-1944. It was published for general information under Notification No. 2 of 10th July 1944 and objections and suggestions regarding the Scheme were invited so as to reach Government on or before the 30th September, 1944.

2. Government note with pleasure the warm reception that was accorded to the Scheme. It was noticed by all the local papers and by not a few from outside. It was widely discussed in public and a number of suggestions were made directly to Government and individually to the members of the Advisory Board for City Development. It is neither possible nor necessary to note in detail the various suggestions that were put forward— It will be sufficient to state that the broad features of the scheme were generally welcomed and that the differences of opinion or in outlook referred only to minor questions of detail.

3. The object of this pamphlet is to explain the progress of the scheme during the last six months, to review the work already carried out and to outline the nature of the problems that are now under closer examination. Government trust that the public will evince the same keen interest in this pamphlet as it did in the earlier one.

4. *The Advisory Board for City Development :* Government have constituted an Advisory Board for City Development. It now consists of the following persons :

- (1) Hon' the Development Minister, President,
- (2) The President, Kolhapur Municipal Borough,
- (3) The Chief Engineer, Kolhapur,
- (4) The Chief Officer, Kolhapur Municipal Borough,
- (5) Shikshanadhikari, Ilakha Karvir,
- (6) The Executive Engineer, Water Supply and Drainage,
- (7) The Director of Public Health, Kolhapur State,
- (8) Mr. Govindrao Koregaonkar, } Representatives of
- (9) Mr. A. G. Jamsandekar, } Commerce.
- (10) Mr. Sarjerao Annasaheb Patil, } Representatives of the
- (11) Mr. S. J. Shenolikar, } Press Asson :
- (12) Sardar Shrimant Patankar,
- (13) Mr. Bhal G. Pendharkar,
- (14) Mr. M. A. Hajari, M. L. A.

- (15) Mr. K. L. More, M. L. A.,
- (16) Dr. (Mrs.) Dabholkar,
- (17) Shrimant Amritrao Anandrao Bhoperao,
- (18) Dr. AppaMaharaj Pandit,
- (19) Mr. J. P. Naik, Secretary, Development Department, (Ex.—
Officio).

During the period under review, the Board held two meetings and passed twenty five resolutions. It toured round the whole area of the City, studied each proposal on site, and discussed almost every aspect of these proposals. For a more careful study of some of the problems it appointed a number of sub-committees which will be referred to later.

5. *Reservations of a site for the Colleges* : When the draft scheme was published, the site for the location of the colleges conducted by the State was not decided. This was one of the important problems that the Advisory Board for City Development had to study.

With a view to selecting the most suitable site, the following general principles were agreed upon :

- (a) The college should preferably be located in an undeveloped area. This has a *triple* advantage. Firstly, it is easy to reserve adequate space in undeveloped parts; secondly, the cost of acquisition is much less than in the developed parts of the City; and thirdly, a College is, in itself, a focus of development and gives importance and value to the area it is located in;
- (b) Sufficient space, say 100 acres, should be reserved for the Colleges and the ideal to be aimed at should be to locate all the colleges together. This will save a considerable expenditure on duplication of common requirements.
- (c) The site should not be adjacent to noisy roads of main traffic and should, at the same time, be not far from a main road;
- (d) The surroundings of the site should be beautiful, because the aesthetic aspect of the sites for educational institutions is of considerable importance.
- (e) The site should have good foundations for buildings and an even expense for purposes of playgrounds.
- (f) Nearness to the city is also a factor to be considered. But, in the case of colleges, it need not be given undue importance;

The Board had a number of alternatives before them. For instance, the following sites had been suggested:—

- (a) The site near Kadamwadi,
- (b) The station Bungalow Compound,
- (c) The site near Vaddawadi,
- (d) The site near Shalini Cinetone, and
- (e) The site near the Race-course.

After a very careful examination of the proposals and after a detailed examination of the advantages and disadvantages of each of the sites proposed, the Advisory Board for City Development came to the conclusion that the best site for the Colleges was that near Kadamwadi. This recommendation has been accepted by Government.

6. *Site for the Hospital* : The second important question to be decided referred to the site for the proposed Hospital. The site originally proposed for the Hospital was the southwestern corner of the Station Bungalow. But this had to be abandoned as extremely unsuitable. Later on, two sites were suggested—the site in front of the Irwin Christian High School, and the site of the eastern corner of the Station Bungalow. The former site has the advantage of proximity to the city but it has several great drawbacks from point of view of acquisition costs, construction of buildings, and the proximity of the Shahu Mills. The Station Bungalow Site is unquestionably better from almost every point of view and hence the Advisory Board recommended it for the Hospital. This recommendation also has been accepted by Government.

7. *Site for all Government Offices* : One of the important items in post-war development schemes is the construction of buildings for Government offices. Hence the selection of a suitable site and the reservation of an adequate area for the purpose formed an important part of the City Extension Scheme. After the sites for the colleges and the Hospital were fixed, it was comparatively an easy matter to decide this question. Government has, on the recommendation of the Advisory Board of City Development, decided to reserve the site in front of the Irwin Christian High School for this purpose.

8. *Removal of obnoxious and dangerous trades outside the City* : At present, these trades are being carried on in the heart of the city and a very important problem in the city Extension Scheme is to locate sites outside the City for these obnoxious and dangerous trades.

The site which the town-planner had proposed for the purpose was that near the Panchganga Pumping Station. He proposed that all the obnoxious and dangerous trades—i. e. pottery, and the manufacture of lime and fire-works—should be shifted to this area.

The lime-kilners adopted a very reasonable attitude. They expressed their readiness to move out and to cooperate in the effort to make the City healthier. They suggested that:—

(a) All the lime-kilns should be shifted simultaneously. They pointed out that if only a few kilns were to go out, those that remained in the City would gain at the expenses of those who would move out.

(b) Proper facilities re: water-supply, roads, lighting, etc., should be provided in the area to which they were being shifted;

These are valuable suggestions and it has been decided to keep them in view.

The attitude of the manufacturers of fireworks was rather unhappy. They first opposed the very idea of moving out. Later on, when they were called upon to propose alternative sites, they selected areas which could not be accepted from the town-planning point of view. Government has, therefore, decided, under G. R. R. D. No. 936 of 11-12-44, to overrule their objections and to move their shops out.

The potters presented a simpler problem. On the main issue, they accepted the necessity of moving their trades outside the city and expressed readiness to cooperate with Government. But on the subsidiary question of the locality to which they were to be shifted, there was a division of opinion—A small section thought that the site suggested by the town-planner was quite acceptable. But a large majority preferred to go to a site near the *तोपेचा माळ*. This site is near river, and has, near it, an abundant supply of the clay used by potters. Besides, it had the further advantage of being near the temple of the God they worshipped. As this site also was suitable from the town-planning point of view, the Advisory Board for City Development decided that these potters who would like to go to this area should be allowed to do so. This recommendation has been approved by Government under G. R. R. D. No. 935 of 11-12-44.

9. *Sites for Banks:* The question of providing sites for banks was another important matter and this was satisfactorily settled in consultation with the representatives of banks. The following broad outline of the scheme has been approved under G. R. R. D. No. 752 of 21-7-44:—

(1) It is desirable that Banks working in the City should all be located in the compact area. This will enable them to have a common Police Guard and to transact mutual operations very conveniently. The undeveloped areas round about the Kolhapur Bank, therefore, should be acquired by Government, divided into suitable plots, and made available to the Banks for constructing office buildings, godowns etc.

An exception to this general rule may be made in the case of co-operative banks which serve a specific clientele and may, therefore, desire to have their office buildings in other parts of the City. In such case, the Kolhapur Government may acquire sites in other parts of the City, if the Banks concerned make a request to that effect,

(2) The sites to be given to Banks should ordinarily measure about 10,000 Sq. ft., but in special cases, the Kolhapur Government may sanction a bigger plot for meeting the requirements of particular Banks.

(3) The sites needed by the Banks should be required under Part VII of the Land Acquisition Act, of 1894. The Banks should pay the cost of acquisition incurred by Government plus 10 percent as acquisition charges.

It was proposed that Government should make an exception in the case of Cooperative Banks and exempt them from the payment of acquisition charges. It was also suggested that the Government Servants' Co-operative Bank may be exempted from the payment of these charges.

(4) If more than one Bank to apply for the same site, should be put to auction between the rival banks and given to that Bank which offered the highest bid.

10 *Conditions of free grants* : One of the proposals in the City Extension Scheme was to grant free plots to poor persons. In order that this privilege should not be abused, it was proposed that these plots should be impartial and inalienable.

It was suggested that these conditions were too stringent; that an important source of the poor man's credit—his house—would be lost to him on account of these conditions; and it was suggested that the conditions should be modified.

Under G. R. R. D. No. 934 dated 11-12-1944, Government have passed the following orders :

“Plots given free to poor persons should be indivisible and inalienable for twenty years, and after twenty years any form of alienation or division should require the approval of the Prant Officer.”

11. *Problems still under investigation* : The following problems are still under examination by the Advisory Board for the City Development :

(a) The problem of locating vegetable markets in the existing City Extensions;

(b) The problem of Shifting the Shahupuri Market from its present area;

(c) The problem of the formation of cooperative housing societies;

(d) The problem of selecting sites for the O'Brien and J. J. Ghatge Technical School, and the proposed school of Arts;

(e) The problem of providing sites for ladies clubs and women's institutions; and

(f) The problem of the extension of the Railway.

12. *Provision of Burial Grounds* : It was pointed out that the first draft of the Extension Scheme does not refer to the provision of adequate burial grounds. The present facilities in this directions are rather inadequate and it

is obvious that their inadequacy will be felt all the more when the population increases. Under G. R. R. D. No. 934 of 11-12-1944, Government have therefore, decided to provide adequate burial grounds in the modified extension scheme.

13. *Expenditure* : It has been decided to maintain a pro forma account of the extension scheme. During the period under review, the expenditure incurred has been as under :

Rs. 426/-	Pay of Head clerk (65-6 D. A.) = $71 \times 6 = 426$
Rs. 25/-	T. A. paid to Mr. Navare who was called for an interview for the post of Secretary City Development Department,
Rs. 84/-	Printing.
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Rs. 535/-	Total.
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14. *Conclusion* : There was hardly any executive work undertaken during the period under review. Firstly, because this was more a time for deliberation and preliminary exploration rather than for direct action; and secondly because the post of the Secretary of the City Development Department could not be filled. This post will be filled shortly and the work will get more momentum thereafter.

15. The next bulletin will be issued in July 1945.

M. R. BAGWE
Development Minister, Kolhapur State.
