Madras City Improvement Trust Admn. Report 1951-52

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MADRAS CITY IMPROVEMENT TRUST

ADMINISTRATION REPORT

1951–52

Office:

No. 60, GOPATHY NARAYANASWAMY ROAD,

T. NAGAR — MADRAS.

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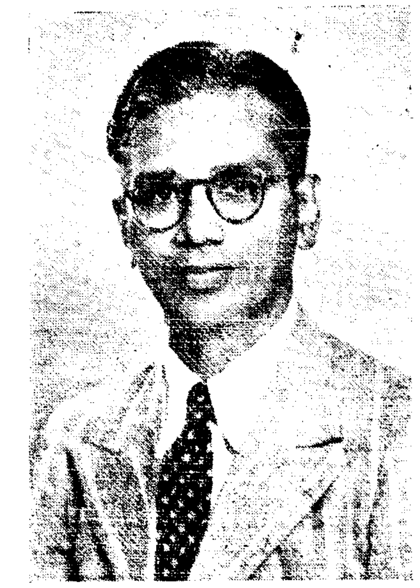


Sri A. Raghava Reddi

Sri M. A. Muthiah Chettiar

Sri C. Narasimham

Sri T. S. Ramachandran

Sri V. Bashyam Iyengar

Sri K. Venkataswami Naidu

Dr. K. S. Viswanathan

THE TRUST BOARD

CHIEF OFFICERS OF THE TRUST

Chairman	...	Sri A. Raghava Reddi.
Secretary	...	Sri M. Ramachandra Rao (Actin[g] from 1-4-'51 to 10-6-'51.
		Janab Salahuddin Ahmed (fro[m] 11-6-'51 to 31-3-'52).
Assistant Engineer (Works)	...	Sri S. Sivaswami.
Assistant Engineer (Planning)	...	Sri J. Paul (from 1-4-'51 to 4-3-'52 (Post vacant from 5-3-52)

PREFACE

The Trust has framed and notified, so far, 20 schemes, out of which 11 schemes have been sanctioned. One sanctioned scheme, viz. Mansion Scheme, which was framed to provide suitable house plots to the middle class people, has been dropped, as it was felt that the cost of acquisition was prohibitive. Out of the remaining schemes, 6 are under execution.

The notified schemes cover an extent of 484 acres of undeveloped land. The main idea in framing schemes is to bring under development, large extent of vacant land that is available within the City limits and remaining undeveloped for long years, due to various reasons, prominent among them being the inability of private people to develop lands at considerable cost and the speculative motive for realising unearned incomes. Opportunity is being taken, while framing development schemes, to remove some of the bad slums in order to reduce density in population and housing, with a view to improve the over-all environment and general sanitation. It has been the intention of the Trust to make available large number of plots, small in size, formed out of the developed schemes, so that poor and lower middle class people may buy them and put up huts or small buildings according to the designs that will be furnished by the Board. In the schemes that have been formulated, so far, provision has been made to make available 4,893 plots of the following description.

Below one ground	...	3,650
Above one ground and below two grounds	...	817
Above two grounds and below three grounds	...	268
Above three grounds	...	158

But having due regard to the great housing congestion in the City, it is found that the work done so far is not adequate to give relief and that there is need to intensify the work, if the position in regard to housing should ease.

As a matter of fact, a tentative scheme was sent to Government to make available as many as 20,000 plots of varying sizes (Appendix C) within a period of 5 years, and action is being taken separately to implement this project. But it has been found not possible to make much headway due to various reasons, prominent among them being the delay in the acquisition of lands and the resultant litigation, not to speak of want of adequate finance. Then again there are the prevailing high market values standing in the way of obtaining lands, at costs which will be within the means of the poor class and lower middle class people, who badly want relief. As long as there is plenty of easily earned money and as long as there are a few fortunate people to pay fancy prices, for lands required by them, it is impossible to control land values and make any big purchases and cater to the needs of the poor people who are suffering much for want of suitable housing accommodation. If the thousands of poor people living in the City should be enabled to own plots and put up huts, let alone pucca houses, prewar prices should prevail and this could be done only by an enactment as in the case of U. K. where, it is learnt, land values have been controlled. The experience of the Trust is that it will not be possible to make lands available to the public at a price less than Rs. 2,500/- a ground, on the average, while in many cases the cost goes up beyond Rs. 3,000/- per ground. Suitable steps have therefore to be taken, by Government to meet this extraordinary situation. Government have already been addressed pointing out several handicaps that are standing in the way of the Trust doing effective work and it is hoped that action will be taken soon to remove all these bottle-necks to enable the Trust to embark on big projects for securing [illegible] especially to poor and middle class people, who are suffering a lot in every direction.

General Improvements.

In the matter of making general improvements, to the City, two projects have been sent up to Government to obtain their prior approval before regular schemes are notified. One project deals with the Master Plan, for the Marina, with reference to which future improvements are to be carried out to meet the increased traffic requirements and the demand of the public for making available sufficient and attractive space as an evening resort. At present, improvements to the Marina are made in a haphazard way and unless there is a comprehensive plan, it is feared that it will not be possible to improve the Marina in a way that would be appreciated by the public and planners alike.

The other proposal is to improve the portion of the Government Estate which abuts Mount Road and the Wallajah Road and incidentally relieve traffic congestion, on these two roads, by providing a by-pass road parallel to the existing Mount Road up to Round Tana. The project provides for the construction of what are known as "Garden Blocks" facing Mount Road and Wallajah Road, where office accommodation could be provided, to several offices that are now located in rented buildings, throughout the City. The idea behind this is to make this portion of the Government Estate, as a sub-civic centre and when this is done the bottleneck in traffic during office hours and peak hours will be relieved considerably. The above projects are to be executed in stages, with reference to the availablity of finances and after providing suitable alternative accommodation, in place of the old buildings to be pulled down for executing the latter scheme.

Slum clearance and rehousing slum dwellers.

A model rehousing scheme is being executed in Kodambakkam where pucca hutments are proposed to be put up in half ground plots for housing the Cox Cheri slum dwellers. The families that are to be housed there have expressed great satisfaction at the relief work done for them by the Trust. It is hoped that when public opinion swings in favour of such schemes and the need for relieving congestion in the City is realised, it will be possible for the Trust to embark on such schemes on a large scale. Till then it is proposed to confine the work of the Trust to making available plots, on a large scale, providing minimum amenities, where people could put-up huts and live happily enjoying God given air and light.

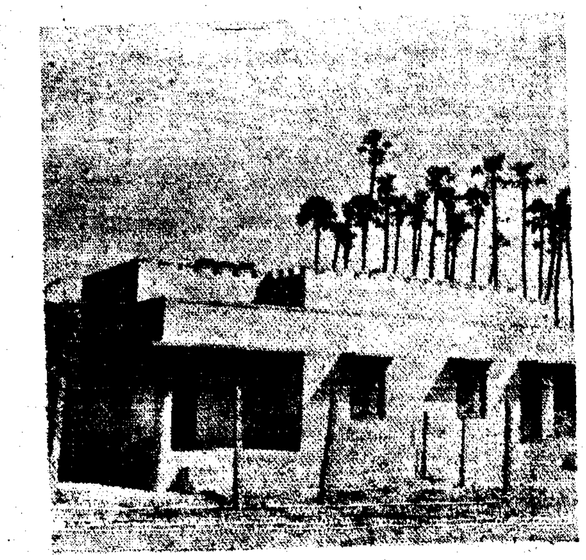
A lot of spade work has been done during the current year and I am hoping against hope that the result of this will be seen by the public soon. Here I must acknowledge the good support I am getting from the members of the Trust Board, who against pressure of work attend the meetings of the Board in the evenings and give their valuable assistance to me, in expediting the activities of the Trust. I thank them sincerely for their happy co-operation and count upon their support in a larger measure in the coming year.

[illegible]

[illegible]irman.

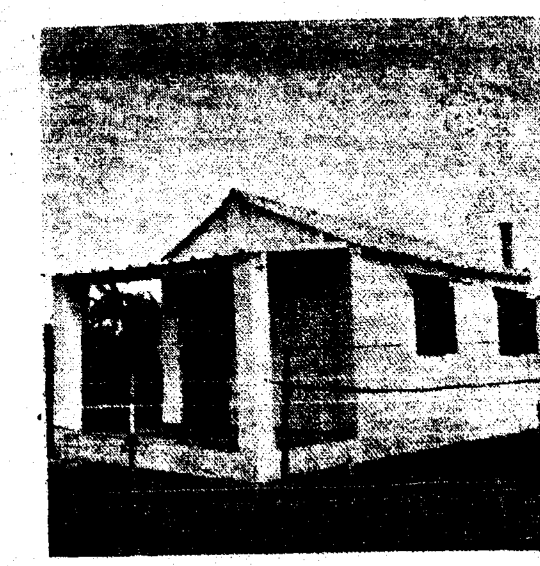
Houses for the Poor and Middle class people

Building with 4" Cement Hollow Block Masonry walls and T. Beam roofing, as per Design No 5/51. (Mambalam South Area Scheme), Plinth area 250 sq. ft —Cost Rs. 1666.



Semi detached building with brick masonry walls and T. Beam roofing, as per design No 11-A/51 (Mambalam South Area Scheme), Plinth area 1315 sq. ft.—Cost Rs. 8600.

Hutment with 4" Cement Hollow Block masonry walls and precast T. Beam roofing as per design No. 6-A/52 (Mambalam South Area Scheme), Plinth Area 267 sq ft —Cost Rs. 1630.



Hutment with 9" brick masonry walls and A. C. Sheet roofing, as per hutment design No. 1/52 (Mambalam South Area Scheme) Plinth Area 291 sq. ft: Cost Rs. 1730/-

Two roomed building with 9" brick masonry walls and pre-cast T. Beam roofing, as per design No. 9/51 (Mambalam South Area Scheme) Plinth Area 640 sq. ft: Cost Rs. 4,800/-

Three roomed building with 9" brick masonry walls and precast T. Beam roofing, as per design No. 15-A/51 (Mambalam South Area Scheme), Plinth Area 830 sq. ft: Cost Rs. 6260/-

Administration Report of the Madras City Improvement Trust for the year 1951 - 52.

GENERAL

This report covers the period from 1st April 1951 to 31st March 1952.

The strength of the Trust Board continued to be ten during the year under report. Trust Bo

Sri A. Raghava Reddi held the post of Chairman throughout the year. Chairma

During the year, under report, 13 meetings were held; out of these, one was a special meeting. One meeting was adjourned for want of quorum; the average attendance of members was seven, as against five of last year. (Appendix A). Meetings

During the year, the Madras City Improvement Trust Accounts and Finance Rules, 1951, came into force. Rules.

Mr. Max Lock, an eminent British Town Planner, visited some of the Improvement Scheme areas and held discussion with the Chairman in regard to matters concerning planning. General

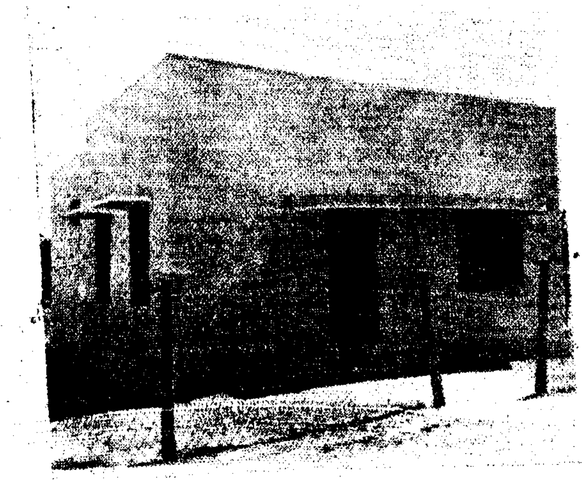
Sri Kala Venkata Rao, Hon'ble Minister in charge of Health, unveiled the portrait of Mahatma Gandhi, on 2nd November, 1951. The function was largely attended by officials and non-officials.

FINANCE

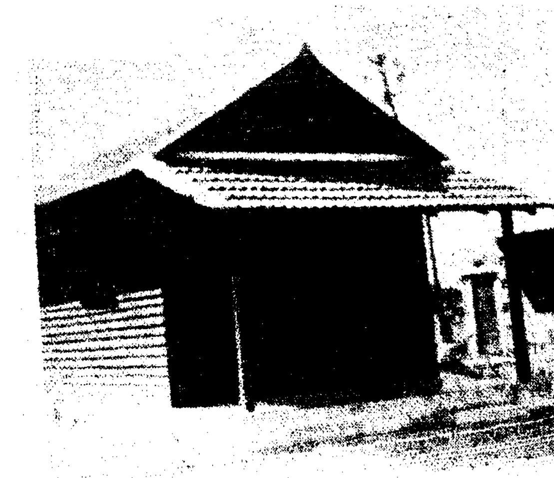
The year under report, (1951-52) opened with a balance of Rs. 1,08,066-6-3 and the receipts during the year were Rs. 5,67,668-1-0. They comprise of a sum of Rs. 5 lakhs received in equal proportion, from Government and the Corporation of Madras, towards their annual contributions under Section 91 (1) of the Madras City Improvement Trust Act, 1950 and the balance of Rs. 67,668-1-0, realised from miscellaneous items of receipt such as income from investments etc. Revenue Account.

The ordinary expenditure of the Board during the year was Rs. 2,83,565-9-3. Major items of expenditure included a sum of Rs. 1,05,318-14-0 on establishment, Rs. 72,978-0-0 on the payment of interest on loans and annuities and Rs. 45,746-2-6 on the purchase of stores and controlled materials, such as steel etc. The remaining amount of Rs. 59,522-8-9 was spent on miscellaneous items of works such as construction of experimental buildings, manufacture of hollow blocks etc. The year closed with a balance of Rs. 1,36,114-0-9, which was in excess of the statutory closing balance of Rs. 50,000-0-0 by Rs. 86,114-0-9.

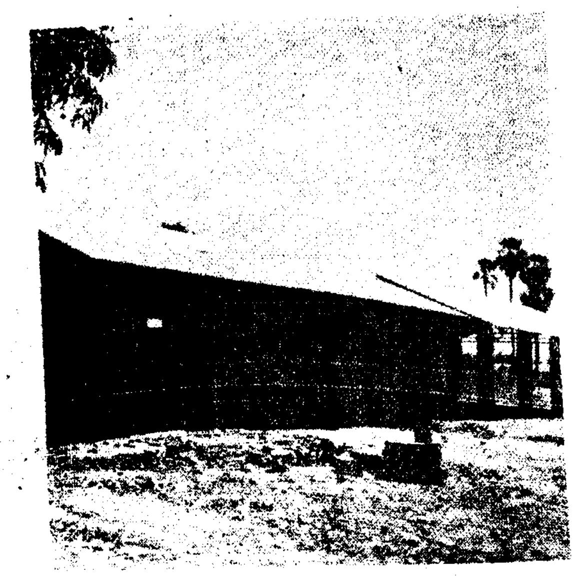
At the beginning of the year, a sum of Rs. 7 lakhs was held in fixed deposits in the Indian Bank Ltd., Madras, bearing interest at 3% per annum. On maturity, this amount was realised from the above investment and diverted temporarily to Capital Account, to meet the cost of acquisition of properties Investments (Revenue Account)



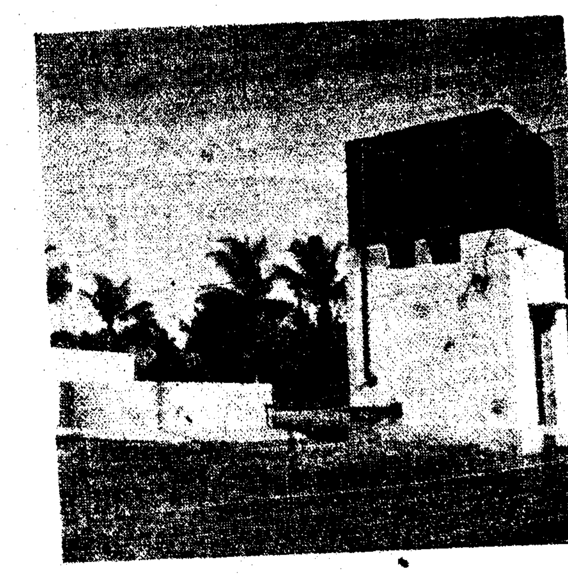
Two roomed building with 9" brick masonry walls and precast T. Beam roofing as per design No. 16/51 (Mambalam South Area Scheme). Plinth Area 551 sq. ft Cost Rs. 5215.



Timber house with Mangalore tile roofing (Mambalam South Area Scheme). Plinth Area 248 sq. ft :—Cost Rs. 2,350/-

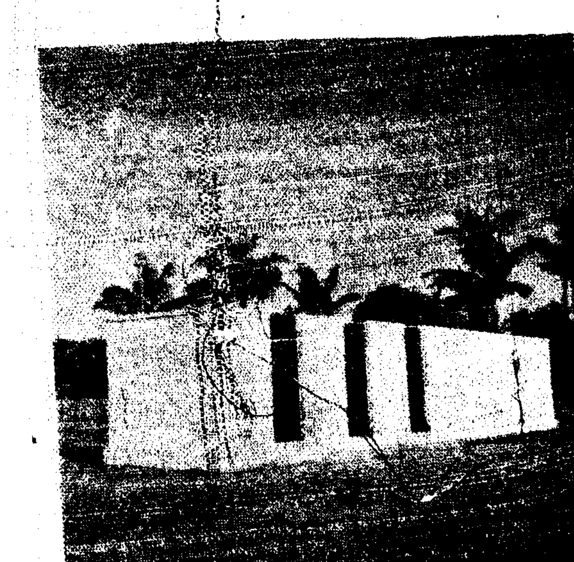


Stores shed constructed with cement hollow block masonry pillars and zinc sheet roofing (Mambalam South Area Scheme).



Over head tank and well (Kodambakkam Rehousing Scheme)

Bull dozer in action at Government Farm Area



Bath rooms (Kodambakkam Rehousing Scheme).

submitted to Government for sanction. Other schemes are in various stages. A brief description of the schemes is given below:—

SANCTIONED SCHEMES

1. *Coxcheri General Improvement Scheme:* This is a general improvement scheme, framed for the purpose of clearing a slum, known as 'Coxcheri', situated near the Railway level crossing, in Chintadripet. The scheme provided for the construction of four blocks, at an estimated cost of Rs. 6 lakhs, with accommodation, in apartments, for 125 families. This scheme has since been revised and under the revised scheme the question of constructing two out of the four blocks has been dropped. It is proposed to house the affected families elsewhere in suitable buildings constructed in half ground plots.

2. *Sylvan Lodge Street Scheme:* The scheme area lies in Purasawalkam and abuts Ormes Road and Kelly's Road. This scheme was mainly conceived with a view to provide house sites to the middle class people. The cost of the scheme is estimated at Rs. 6,72,000/-

3. *Mandavalli Street Scheme:* The scheme area lies, to the east of Kapali Talkies, in Mylapore and West of Santhome Beach Road. On the South, there are the Adyar Back Waters and on the North, is the Mandavalli Street. This is a street scheme framed for the purpose of providing house plots to the lower middle class and poor class people and for clearing the slums existing in the area. 567 plots ranging from ½ to 4 grounds are proposed to be formed. It is proposed to rehouse the families affected by the removal of the slums in half ground plots. The scheme is estimated to cost Rs. 21 lakhs.

4. *Mowbrays Road Street Scheme:* The scheme area is bounded, on the West, by Mowbrays Road, North by Bishop Waller Road, East by Ramakrishna Mission and Vivekananda College and South by Olivers Road. This scheme has been framed for the purpose of providing suitable house plots for the middle class and poor class people and also for clearing a slum that exists in the locality. The scheme also provides for a four acre play ground to the Vivekananda College. The persons who will be dishoused consequent to the clearance of the slum are proposed to be housed in half a ground plots provided they pay for the plots. The estimated cost of the scheme is Rs. 13·5 lakhs.

5. *Mambalam South Area General Improvement Scheme:* The scheme area is bounded on the North by T. Nagar Drain (R. S. No. 5793 of Mylapore - T. Nagar), East by Venkataranayana Road (R. S. No. 6748 of Mylapore—T. Nagar), South by Mount Road (Field Nos. 10 to 14 of Government Fram) and West by the Saidapet Drain. The Scheme has been framed for the purpose of clearing a big slum and rehousing the affected families in half ground plots. Provision is made for making available to the public a few plots ranging between ½ and 2 grounds. The estimated cost of the scheme is Rs. 7,66,400/-

SCHEMES SANCTIONED DURING THE YEAR

1. *Soorsha Makhan (Vepery) General Improvement Scheme:* This is a general improvement scheme framed for the improvement of the slum in Nallamuthu Achari Street known as Soorsha Makhan. It is proposed to improve the slum by providing amenities such as water supply, electricity and roads. The estimated cost of these improvements is Rs. 23,100/-. The Government have promised to give half grant for this schem

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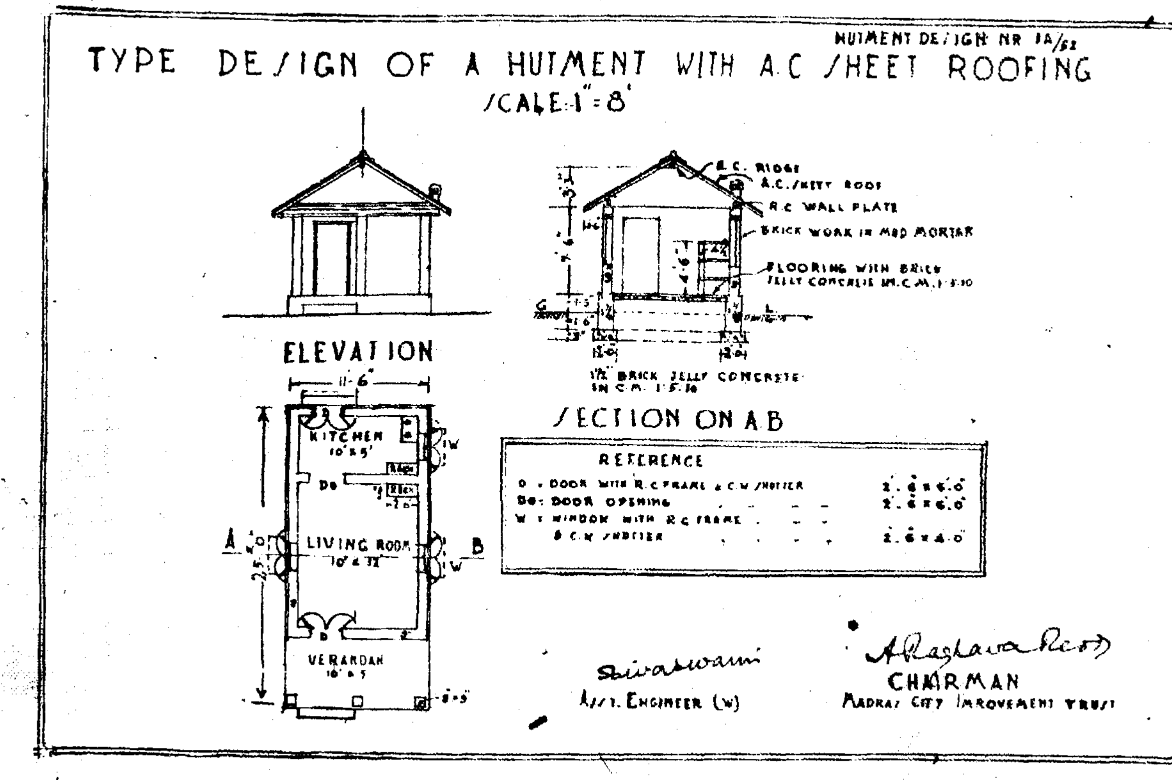
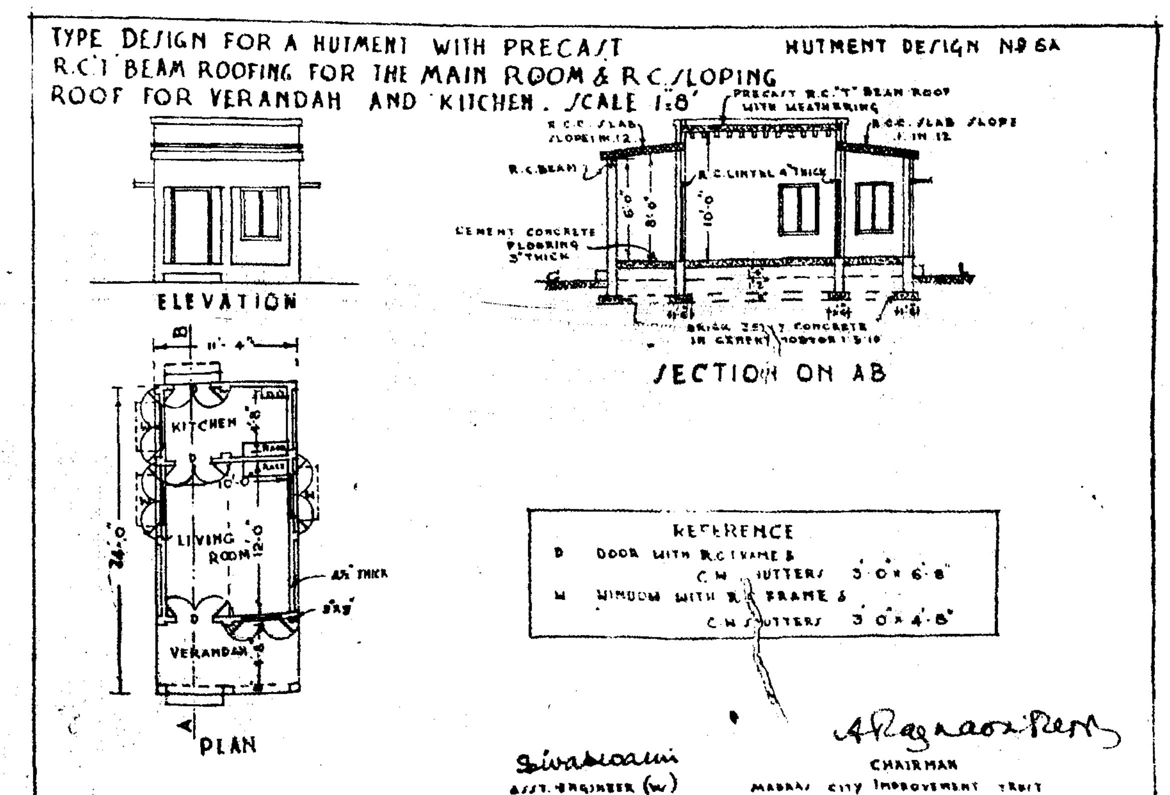

HUTMENT DESIGN NR 1A/52
TYPE DESIGN OF A HUTMENT WITH A.C SHEET ROOFING
SCALE 1" = 8'
ELEVATION
R.C. RIDGE
A.C. SHEET ROOF
R.C WALL PLATE
BRICK WORK IN MUD MORTAR
FLOORING WITH BRICK JELLY CONCRETE IN C.M. 1:5:10
1½ BRICK JELLY CONCRETE IN C.M. 1:5:10
SECTION ON A.B
KITCHEN 10' x 5'
LIVING ROOM 10' x 12'
VERANDAH 10' x 5'
11'-6"
A
B
REFERENCE
D : DOOR WITH R.C FRAME & C.W SHUTTER 2'-6" x 6'-0"
Do: DOOR OPENING 2'-6" x 6'-0"
W : WINDOW WITH R.C FRAME & C.W SHUTTER 2'-6" x 4'-0"
Asst. Engineer (W)
CHAIRMAN
Madras City Improvement Trust


TYPE DESIGN FOR A HUTMENT WITH PRECAST R.C.T BEAM ROOFING FOR THE MAIN ROOM & R.C. SLOPING ROOF FOR VERANDAH AND KITCHEN. SCALE 1:8'
HUTMENT DESIGN Nº 6A
ELEVATION
PRECAST R.C."T" BEAM ROOF WITH WEATHERING
R.C.C. SLAB SLOPE 1 IN 12
R.C. BEAM
R.C. LINTEL 4" THICK
CEMENT CONCRETE FLOORING 3" THICK
SECTION ON AB
KITCHEN
LIVING ROOM
VERANDAH
11'-4"
24'-0"
4½" THICK
PLAN
REFERENCE
D DOOR WITH R.C FRAME & C.W SHUTTERS 3'-0" x 6'-8"
W WINDOW WITH R.C FRAME & C.W SHUTTERS 3'-0" x 4'-8"
ASST. ENGINEER (W)
CHAIRMAN
MADRAS CITY IMPROVEMENT TRUST

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alienated to the Trust for purposes of the scheme. The Government have been approached again to make available atleast a portion of the land in this area. Orders of Government are awaited.

SCHEMES RETURNED BY GOVERNMENT FOR RECONSIDERATION BY THE BOARD

1. *Santhome Beach Area General Improvement Scheme :* The scheme area lies between Santhome High Road and the Sea and extends from the Inspector General's Office in the North to Adyar back waters in the south. This scheme has been framed to clear the slums existing in the area and to rehouse the fishermen in proper layouts and to provide a by-pass road to the Santhome High Road which is narrow. There is also provision to make available a few plots for the needs of the lower middle class people. This scheme which was originally estimated to cost Rs. 37,00,000/- has been returned by Government for revision so as to reduce its cost. The scheme is under revision and will be submitted to Government shortly.

2. *Ayodhyakuppam Improvement Scheme* (Part II) : A combined scheme to clear the slum known as Ayodhyakuppam and to rehouse the fishermen in tenements was framed and submitted to Government. Orders of Government were received approving the scheme relating to the construction of a building with a direction that a separate scheme should be sent, for clearing the slum and that the cost of such a scheme should be reduced. Action is being taken separately to resubmit Part II of the scheme in due course.

SCHEMES NOTIFIED

1. *Ordnance Lines Area Improvement Scheme* : The scheme area is bounded on the west by Nainiappa Naicken Street and Rattan Bazaar, South by General Hospital, East by Esplanade and Sir T. Muthuswami Iyer Road, and on the north by Netaji Road. This scheme was framed for the purpose of developing the vacant land known as Ordnance Lines and to remove the unsightly buildings along the Evening Bazaar. The Defence Ministry of the Union Government have been addressed in regard to the sale of the land covered by Ordnance Lines and the matter is under correspondence.

2. *Aminjikarai General Improvement Scheme :* This scheme has been framed for the purpose of providing amenities to a slum in Aminjikarai, which is bounded on the North and East by Shenoy Nagar Town Planning Scheme, on the south by Poonamallee High Road and on the west by the Cooum. The cost of the scheme is estimated at Rs. 77,000/-. This scheme has since been submitted to Government for sanction.

3. *North Saidapet Area General Improvement and Street Scheme :* This scheme area is bounded on the North by Mambalam Town Planning Scheme, on the East by Mambalam Channel, on the South by Saidapet drain and on the West by Southern Railways land. This area was unoccupied for a long time and a large number of huts have risen recently in this area without proper development. It is now proposed to develop this land and provide suitable plots ranging in size from half to one ground for the people who may be dishoused by this scheme and the execution of other schemes of the Trust Board. About 441 plots will be available. The estimated cost of this scheme is Rs. 3,19,200/-. The scheme has since been submitted to Government.

4. *Puliyur Area General Improvement & Street Scheme :* The scheme has been conceived with a view to provide housing accommodation to the poor

and lower middle class people. The scheme area is bounded on the east b Choolai Medu Road, on the north by Vanniar Street, on the West by Wester boundary of S. Nos. 1390, 1391, 1392, part of S. No. 1396 and part of S No. 1397 of Puliyur village and on the south by Arcot Road. The schem makes provision for about 1000 plots ranging from half to 3 grounds, and it i estimated to cost Rs. 10,40,000/-. The scheme was notified on 13-11-51 Objections received with reference to the scheme are being considered and th scheme will be submitted to Government for sanction shortly.

5. *Mohanumudaly Garden Area General Improvement Scheme :* Moha mudaly Garden is a private slum in Perambur Division. There is hea congestion in this area. It is proposed to realign the existing roads provid accommodation in the scheme area itself for those who may be dishoused account of this realignment. Amenities such as water supply, electricity etc will be provided. The scheme is estimated to cost Rs. 54,000/-. The schem was notified on the 19th February 1952 and will be placed in due course befo the Board for final approval and submitted to Government for sanction thereafter.

SCHEMES UNDER PREPARATION

1. *Purdsawalkam North West Area General Improvement and Stree Scheme :* The area lying between the Otteri Nullah on the East and Madavakkam Tank Road on the West and Konur High Road on the north has large stretches of vacant land. It is proposed to develop this area into a residential colony providing house sites ranging in size between half a ground and 2 grounds. The scheme will be notified shortly.

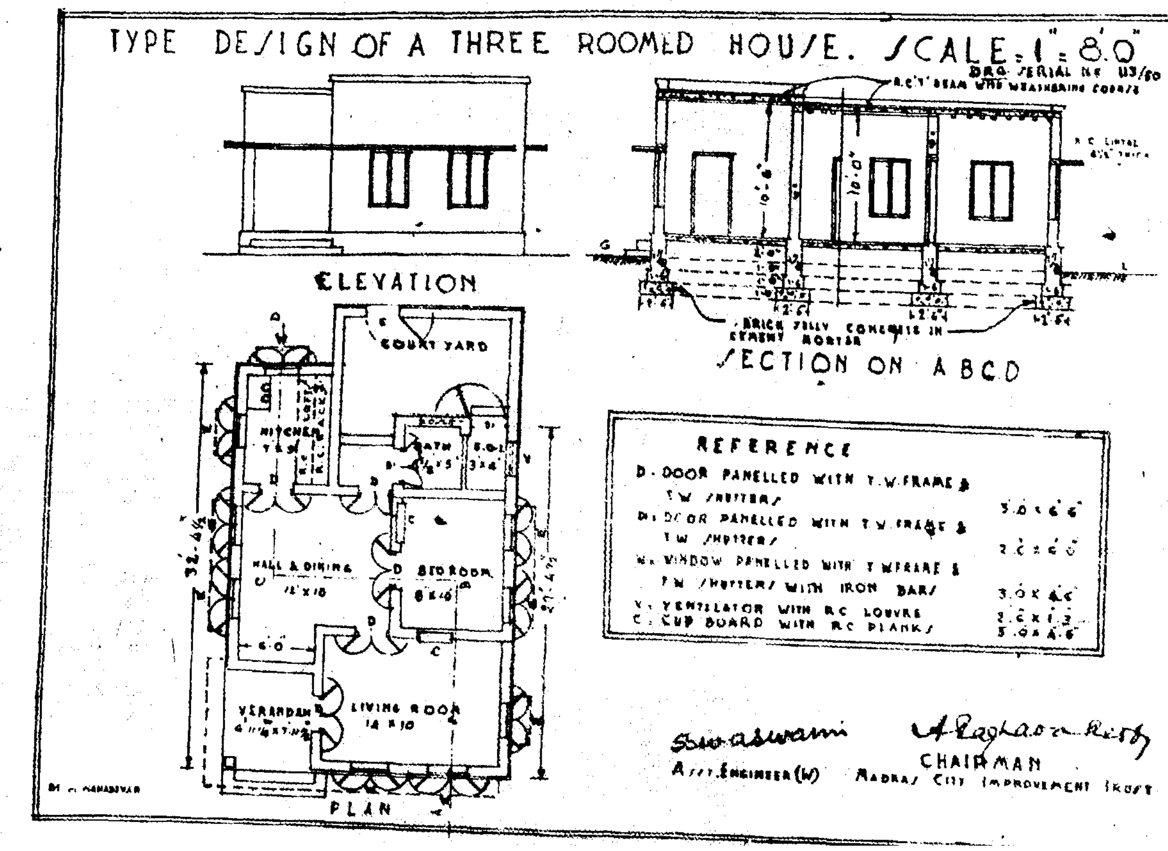
2. *Perambur Area General Improvement Scheme :* A proposal for developing the large vacant area to the south of Perambur High Road and to the West of Cooks Road is under consideration. A number of slums are being examined with a view to improve them.

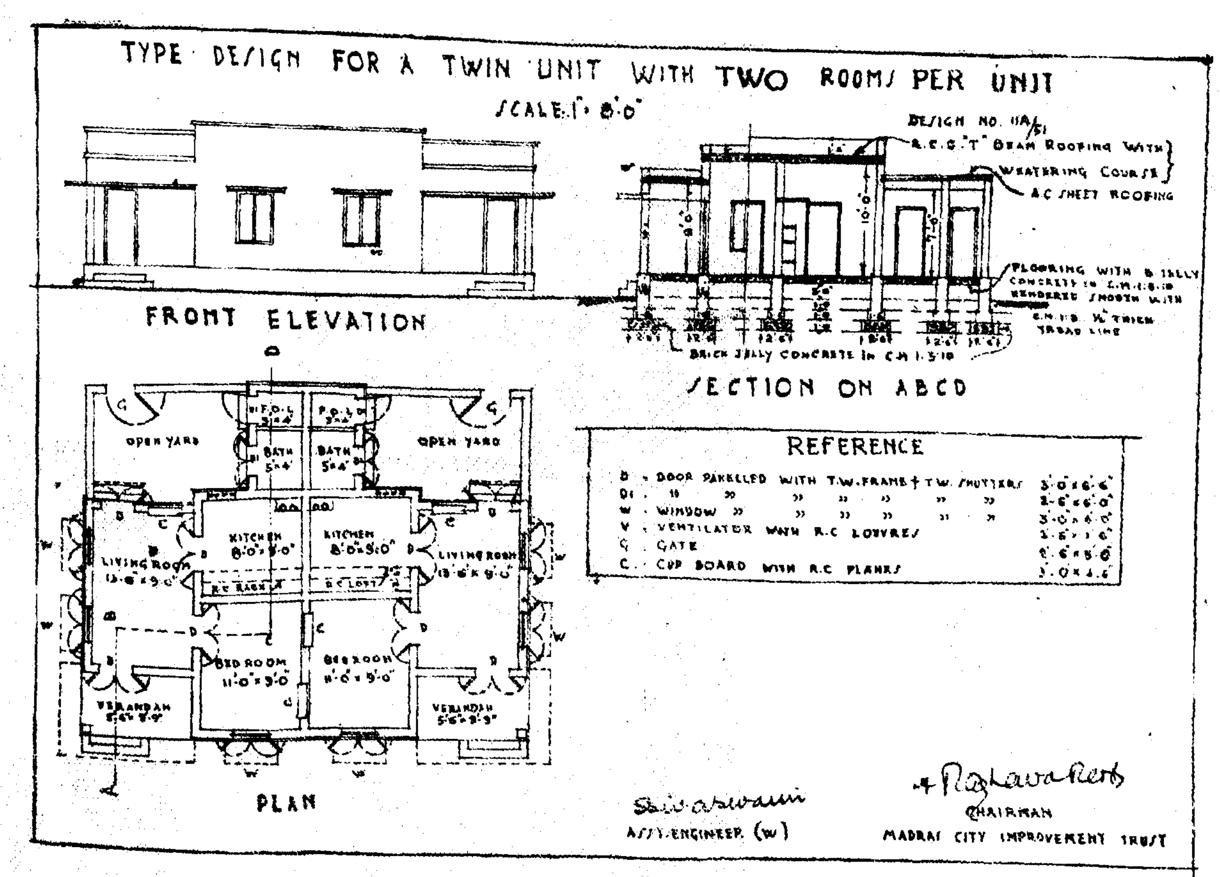
SCHEMES UNDER EXECUTION

1. *Coxcheri Improvement Scheme :* According to the sanctioned scheme 4 blocks to house 125 families in apartments are to be constructed. The Board resolved to construct two blocks only on account of the high cost of construction and the difficulty in securing economic rents. The construction of one block was completed during last year but amenities have not yet been provided. The second block has also been completed but here also amenities have to be provided. They will be completed in all respects only after the amenities are provided. The two blocks have cost about Rs. 3 lakhs so far.

2. *Sylvan Lodge Street Scheme:* The lands covered by the scheme have been acquired and 45 plots ranging between 3 to 5 grounds have been formed providing necessary amenities such as sewers, water supply etc. The earthen roads formed are being metalled. Although the amenities have been provided, the plots could not be allotted to the public as an appeal filed in the High Court against the decree of the Chief Judge of the Court of Small Causes awarding excess compensation to the party has not yet been finally disposed of. A sum of Rs. 6,31,732-9-5 has so far been spent on this scheme.

3. *Mandavalli Street Scheme:* Private lands required for the scheme have been acquired and the alignment of roads has been marked. Roads will be formed shortly. Action is being taken to provide amenities such as st





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lighting, water supply and under-ground drainage etc. Plots formed out of this layout will be allotted to the public shortly. A sum of Rs. 14,35,806-3-3 towards acquisition charges and a sum of Rs. 3,631-0-9 towards execution have been spent so far on this scheme.

4. *Mambalam South Area Improvement Scheme*: During the current year, a few model houses suitable for lower middle class families have been constructed. A brief description of each type of building constructed is given below:

(i) *Two roomed semi-detached building* (*Design No. 11/51*): The superstructure is of brick wall in cement mortar with precast T. beam roof. The accommodation in each house consists of:—

Verandah	3′0″	x	4′0″
Living room	13′6″	x	9′0″
Bed room	9′0″	x	11′0″
Kitchen	9′0″	x	7′0″
Bath room	4′0″	x	5′0″
W. C.	3′0″	x	4′0″

The building with provision for two families has cost Rs. 8,600/-. The plinth area is 869 sq. ft. and the cost per sq. ft. works out to Rs. 10/-.

(ii) *Three roomed building* (*design No. 4/51*): The superstructure and roof are the same as (i) above.

The building consists of:

Verandah	7′9″	x	6′9″
Living room	14′0″	x	10′0″
Bed room	10′0″	x	8′0″
Kitchen	9′0″	x	7′0″
Dining Hall	12′0″	x	10′0″
Bath room	5′0″	x	4′6″
W. C.	4′0″	x	3′0″

The cost of the building is Rs. 6,580/. The plinth area is 656 sq. ft. and the cost per sq. ft. works out to Rs. 10/-.

(iii) *Three roomed building* (*design No. 15-A/51*): The building consists of:—

Verandah	10′0″	x	5′7½″
Living room	15′0″	x	10′0″
Hall	10′0″	x	10′0″
Bed room	10′0″	x	9′0″
Kitchen cum store	10′0″	x	9′0″
Bath room	6′0″	x	5′0″
F. O. L.	4′0″	x	3′0″
Court yard	18′0″	x	8′9″

The cost of the building is Rs. 6,880/-. The plinth area is 697 sq. ft. and the cost per sq. ft. works out to Rs. 9-8-0.

(iv) *Two roomed building* (*Design No. 9/51*): The building consists of:—

Verandah	9′9″	x	5′9″
Living Room	12′0″	x	10′0″

lighting, water supply and under-ground drainage etc. Plots formed out of this layout will be allotted to the public shortly. A sum of Rs. 14,35,806-3-3 towards acquisition charges and a sum of Rs. 3,631-0-9 towards execution have been spent so far on this scheme.

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W. C.	3′0″	x	4′0″

The building with provision for two families has cost Rs. 8,600/-. The plinth area is 869 sq. ft. and the cost per sq. ft. works out to Rs. 10/-.

(ii) *Three roomed building* (*design No. 4/51*): The superstructure and roof are the same as (i) above.

The building consists of:

Verandah	7′9″	x	6′9″
Living room	14′0″	x	10′0″
Bed room	10′0″	x	8′0″
Kitchen	9′0″	x	7′0″
Dining Hall	12′0″	x	10′0″
Bath room	5′0″	x	4′6″
W. C.	4′0″	x	3′0″

ıe cost of the building is Rs. 6,580/. The plinth area is 656 sq. ft. and ɔer sq. ft. works out to Rs. 10/-.

(iii) *Three roomed building* (*design No. 15-A/51*): The building consists of:—

Verandah	10′0″	x	5′7½″
Living room	15′0″	x	10′0″
Hall	10′0″	x	10′0″
Bed room	10′0″	x	9′0″
Kitchen cum store	10′0″	x	9′0″
Bath room	6′0″	x	5′0″
F. O. L.	4′0″	x	3′0″
Court yard	18′0″	x	8′9″

cost of the building is Rs. 6,880/-. The plinth area is 697 sq. ft. and the cost per sq. ft. works out to Rs. 9-8-0.

(iv) *Two roomed building* (*Design No. 9/51*): The building consists of:—

Verandah
Living Room

APPENDIX A

Serial number & names of Trustees.	*Number of meetings held during the year.*	*Number of meetings attended.*
1. Sri A. Raghava Reddi, Chairman ...	13	13
2. Sri T. S. Ramachandran, Collector of Madras. ...	13	12
3. Sri C. Narasimham, Commissioner, Corporation of Madras ...	13	6
4. Sri T. Prabhakara Rao Naidu, Director of Town Plainning. ...	13	4
5. Dr. T. Lakshminarayana, Director of Public Health ...	13	2
Dr. K. S. Viswanathan, Director of Public Health ...	13	3
6. Sri K. Venkataswami Naidu, M.L.C....	13	10
7. Sri K. Krishnan ...	13	10
8. Sri M. A. Muthia Chettiar, M.L.A....	13	8
9. Sri V. Bashyam Iyengar ...	13	10
10. Sri B. D. V. Ramaswamy Naidu ...	13	8

APPENDIX B

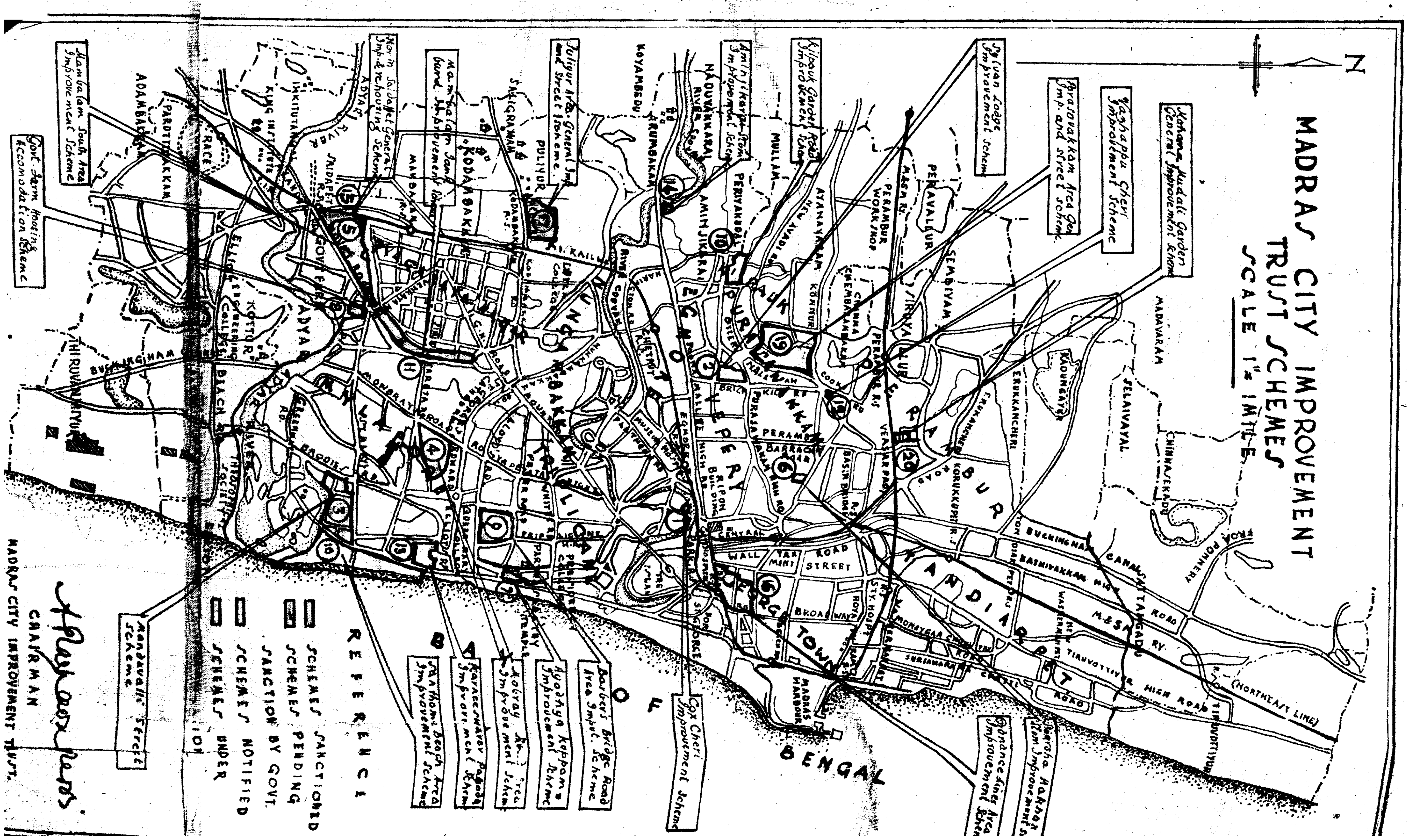
ABSTRACT OF ANNUAL ACCOUNT—Revenue Account 1951-52.

RECEIPTS

Budget Head		Amount
		Rs. A. P.
Opening balance	...	1,08,066 6 3
I A. *Management*		
a. 1. Contribution by Govt. under Sec. 91 of the Madras City Improvement Trust Act.	...	2,50,000 0 0
2. do. by the Corporation of Madras under Sec. 91 of the Madras City Improvement Trust Act	...	2,50,000 0 0
b. Recurring grants from Government	...	...
c. Compensation recovered for damages to the Trust property.	...	
d. Premia on leases below 40 years	...	...
e. Rent of lands and buildings owned by the Board.	...	...
f. Interest due on betterment	...	545 0 0
B. *Miscellaneous*	...	...
a. Sale of tender and application forms	...	183 0 0
b. Sale of scheme documents	...	75 0 0
c. Income from investments	...	18,338 10 0
d. Lapsed deposits	...	...
e. Fees fines and forfeitures	...	321 8 0

EXPENDITURE

Budget Head		Amount
		Rs. A. P.
General Account		
1. A. *Management*		
a. Interest for loans and annuities	...	72,978 0 0
b. Rates and taxes due by the Board	...	1,805 6 6
c. Establishment charges for collection of rent and leases due to the Board	...	...
d. Fees to arbitrators	...	...
e. Fees to auditors	...	210 0 0
B. *Cost of Establishment*		
a. Chairman		
b. Secretary	...	18,444 4 0
c. Establishment	...	6,449 13 0
d. Labour	...	80,424 13 0
C. *Research* (Experimental buildings)	...	...
D. *Tribunal*	...	8,155 1 6
E. *Contingencies*	...	...
i. a. Rent of office	...	3,644 9 0
b. Electric current charges	...	573 5 0
ii. Printing	...	80 0 0
iii. Advertisements	...	9,279 3 3
iv. Clothing and uniforms	...	237 13 0



RECEIPTS

Budget Head	Amount Rs. A. P.
f. Law charges-costs recovered ...	...
g. Provident fund and leave salary contributions ..	30 11 0
h. Other receipts (sale proceeds of old materials, etc.,) ...	19,911 14 9
II. *Investment Account.*	
a. Fixed deposits ...	7,00,000 0 0
b. Securities ...	...
c. Others ...	...
III. *Deposit Account*	
a. Deposits by Board servants. ...	...
b. Deposits by contractors ...	8,266 0 0
c. Provident Fund deposits ...	4,303 3 0
d. Sinking Fund Deposits ...	..
e. Deposits in suspense ...	9,456 8 3
f. Deposits for services rendered to private individuals ...	30 0 0
g. Other deposits ...	11 0 0
IV. *Advance Account*	
a. Permanent advance ...	...
b. Advance to Board servants ...	762 8 0
c. Other advances ...	5,397 3 0
V. *Suspense stock account*	
a. Store ...	...
b. Manufacture (Hollow blocks) ...	35 15 0

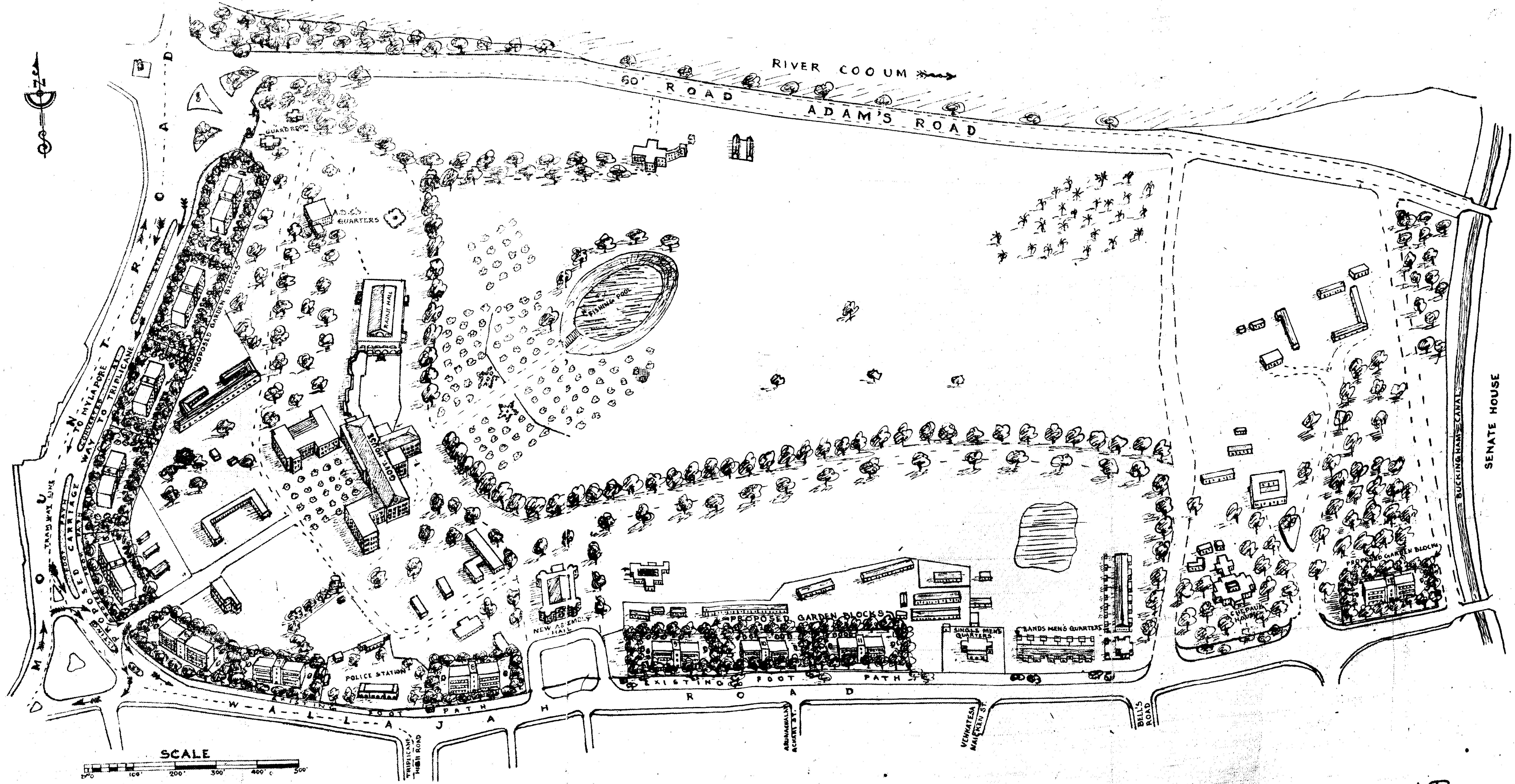
EXPENDITURE

Budget Head	Amount Rs. A. P.
v. Rent of telephones ...	1,206 5 0
vi. Furniture and office equipment ...	2,575 3 0
vii. Stationery ...	828 6 9
viii. a. Tools and plant and surveying instruments, etc. ...	644 8 9
b. Drawing office stationery ...	333 14 9
ix. Other charges ...	2,657 13 0
x. Law charges ...	2,250 0 0
xi. Stamps ...	233 0 0
xii. Books and periodicals ...	151 3 0
xiii. Travelling Allowances ...	172 0 6
xiv. a. Provident fund contributions ...	3,484 0 0
b. Interest on Provident Fund Subscriptions and contributions ...	391 0 9
xv. Repairs to tools and plants and maintenance charges of lorry, van and concrete mixer, etc. ...	1,184 2 0
II. *Investment Account*	
a. Fixed deposits ...	2,00,000 0 0
b. Securities ...	...
c. Other investments ...	...
III. *Deposit Account*	
a. Board servants ...	...
b. Contractors ...	9,573 0 0
c. Provident fund deposits ...	4,224 3 0
d. Sinking Fund Deposits ...	...

RECEIPTS Budget Head	Amount	EXPENDITURE Budget Head		Amount Rs. A. P.
		e. Suspense	...	568 13 0
		f. Services rendered to private individuals	...	...
		g. Other deposits	...	36 0 0
		IV. *Advance Account*		
		a. Permanent Advances	...	...
		b. Advance to Trust servants	...	...
		c. Temporary advance to Capital Account	...	7,56,054 13 3
		d. Other advances	...	37,886 13 6
		V. *Suspense stock account*		
		a. Stores	...	7,862 5 0
		b. Manufacture (Hollow blocks)	...	5,523 9 0
		Closing balance	...	1,86,114 0 9

AN IMPRESSION OF THE COMPREHENSIVE SCHEME FOR DEVELOPING THE PORTION OF THE GOVT. ESTATE ABUTTING MOUNT ROAD AND WALLAJAH ROAD.

3517



DRAWN BY:- P. Gopala Krishnan Nair
ARTIST
M.C.I.T.

Rajamurthy
JUNIOR ENGINEER (3)
M.C.I.T.

R. Venkatachari
ASST. ENGINEER (P)
T.

CHAIRMAN
MADRAS CITY IMPROVEMENT T.

ABSTRACT OF ANNUAL ACCOUNT—Capital Account 1951—52

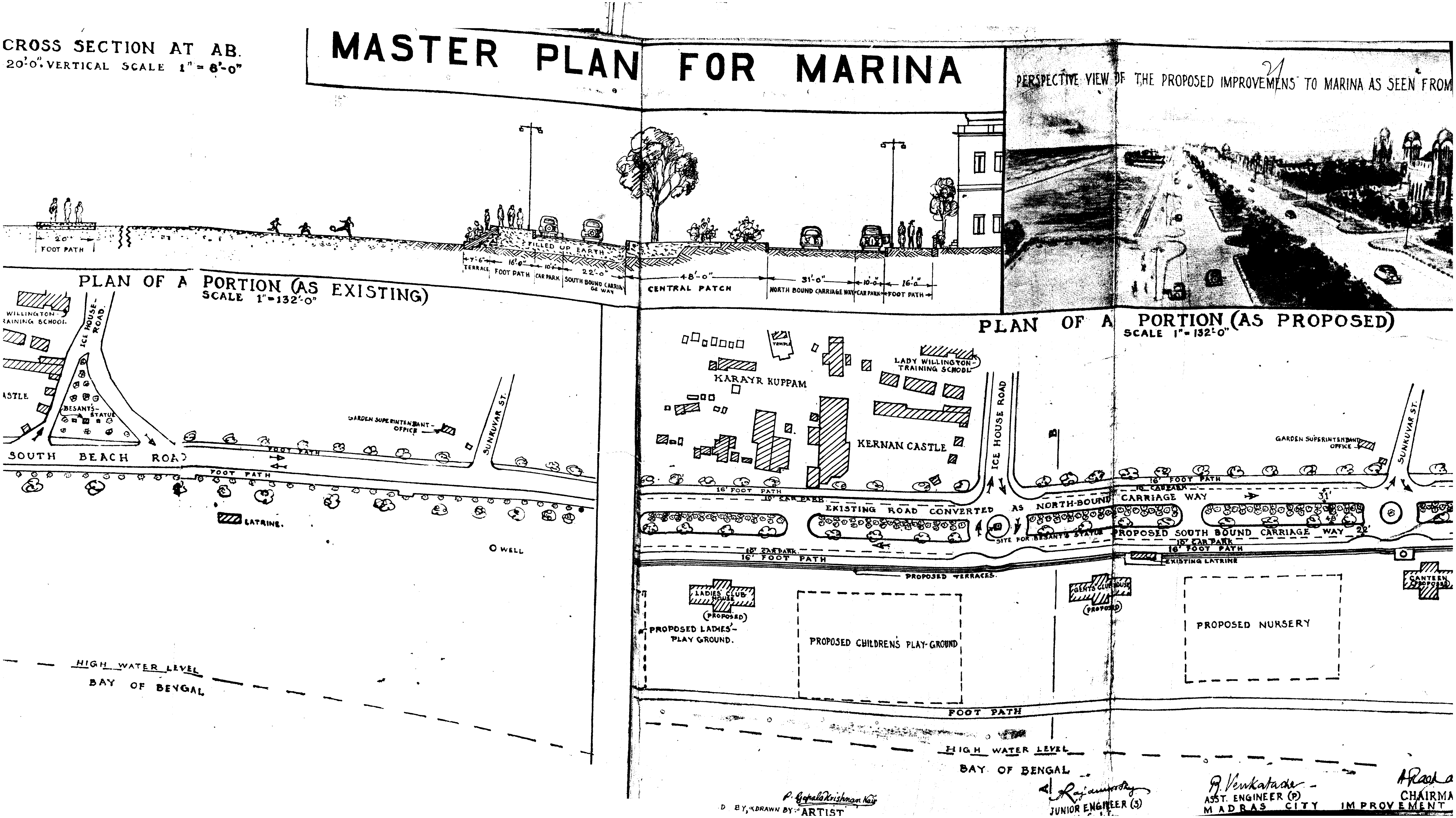
RECEIPTS

Budget Head		Amount Rs. A. P.
Opening balance	...	1,16,218 12 1
I. *General Account*		
a. Betterment fees under the Madras City Improvement Trust Act	...	...
b. Sale proceeds of land owned by the Board	...	...
c. Sale proceeds of movable properties belonging to the Board	...	1,151 8 0
d. Sale proceeds of buildings belonging to the Board	...	...
e. Lump sum received from the Govt. in aid of Capital Account	...	...
f. Premia received in connection with leases for any term exceeding 40 years	...	...
g. Credit made in persuance of Sec. 120 (b) of the Madras City Improvement Trust Act	...	...
h. Proceeds of securities sold under Sec. 124 of the Madras City Improvement Trust Act	...	...
i. Income from investments	...	15,000 0 0
j. Other Miscellaneous receipts	...	9,898 4 3
II. *Investment Account*	...	10,00,000 0 0
III. *Deposit Account*	...	1,68,585 0 0
IV. *Advance Account*		
a. Temporary advance from Revenue Account	...	7,56,054 13 3
b. Other advances	...	6,266 5 0

EXPENDITURE

Budget Head		Amount Rs. A. P.
I. *General Account*		
A. Improvement Schemes		
Sanctioned Schemes		
i. *Cox Cheri Improvement Scheme*		
a. Cost of acquisition		
b. Cost of execution	...	50,669 15 9
ii. *Sylvan Lodge Improvement Scheme*		
a. Cost of acquisition		
b. Cost of execution	...	9,703 4 3
iii. *Mandavalli Improvement Scheme*		
a. Cost of acquisition	...	14,35,806 3 3
b. Cost of execution	...	3,631 0 9
iv. *Mowbrays Road Area Scheme*		
a. Cost of acquisition	...	12,00,026 5 0
b. Cost of execution		
v. *Mambalam South Area Scheme*		
a. Cost of Acquisition	...	1,27,501 2 0
b. Cost of execution	...	32,275 2 0
vi. *Soorsha Makhan (Vepery) Scheme*		
a. Cost of acquisition		
b. Cost of execution	...	6,220 0 0
vii. *Government Farm Housing Scheme*		
a. Cost of acquisition		

RECEIPTS Budget Head	Amount	EXPENDITURE Budget Head	Amount
	Rs. A. P.		Rs. A. P.
		b. Cost of execution ...	15,246 0 3
V. *Suspense Account* ...	2,192 8 0	viii. *Ayodhyakuppam Improvement Scheme*	
VI. *Loan Account*		*a.* Cost of acquisition	
a. From Government ...	14,00,000 0 0	*b.* Cost of execution	
b. From Public ...	...	*Schemes pending Sanction.*	
		ix. *Santhome Beach Improvement Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	
		x. *Mambalam Tank Bund Improvement Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	
		xi. *Karneeswarar Pagoda Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	
		xii. *Vahzappucheri Improvement Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	
		xiii. *Kilpauk Garden Area Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	
		xiv. *Barbers Bridge Road Area Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	
		Schemes Notified	
		xv. *Aminjikarai Improvement Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	


MASTER PLAN FOR MARINA
CROSS SECTION AT AB.
20'-0". VERTICAL SCALE 1" = 8'-0"
20' FOOT PATH
FILLED UP EARTH
7'-6" TERRACE
16'-0" FOOT PATH
10'-0" CAR PARK
22'-0" SOUTH BOUND CARRIAGE WAY
48'-0" CENTRAL PATCH
31'-0" NORTH BOUND CARRIAGE WAY
10'-0" CAR PARK
16'-0" FOOT PATH
PERSPECTIVE VIEW OF THE PROPOSED IMPROVEMENTS TO MARINA AS SEEN FROM
PLAN OF A PORTION (AS EXISTING)
SCALE 1" = 132'-0"
WILLINGTON TRAINING SCHOOL
ICE HOUSE ROAD
BESANTS STATUE
GARDEN SUPERINTENDANT OFFICE
SUNKUVAR ST.
SOUTH BEACH ROAD
FOOT PATH
LATRINE
WELL
HIGH WATER LEVEL
BAY OF BENGAL
PLAN OF A PORTION (AS PROPOSED)
SCALE 1" = 132'-0"
TEMPLE
KARAYR KUPPAM
LADY WILLINGTON TRAINING SCHOOL
KERNAN CASTLE
ICE HOUSE ROAD
GARDEN SUPERINTENDANT OFFICE
SUNKUVAR ST.
16' FOOT PATH
10' CAR PARK
EXISTING ROAD CONVERTED AS NORTH-BOUND CARRIAGE WAY 31'
SITE FOR BESANT'S STATUE
PROPOSED SOUTH BOUND CARRIAGE WAY 22'
16' CAR PARK
16' FOOT PATH
EXISTING LATRINE
PROPOSED TERRACES
LADIES' CLUB HOUSE (PROPOSED)
GENTS CLUB HOUSE (PROPOSED)
CANTEEN (PROPOSED)
PROPOSED LADIES' PLAY GROUND.
PROPOSED CHILDRENS PLAY-GROUND
PROPOSED NURSERY
FOOT PATH
HIGH WATER LEVEL
BAY OF BENGAL
P. Gopalakrishnan Nair
DRAWN BY: ARTIST
JUNIOR ENGINEER (3)
ASST. ENGINEER (P)
CHAIRMA
MADRAS CITY IMPROVEMENT

43 22/21

RECEIPTS Budget Head	Amount	EXPENDITURE Budget Head	Amount
			Rs. A. P.
		xvi. *Puliyur Area Scheme*	
		a. Cost of acquisition ...	1,64,487 8 0
		b. Cost of execution ...	26,128 9 9
		xvii. *North Saidapet Area Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	
		xviii. *Ordnance Lines Area Scheme*	
		a. Cost of acquisition	
		b. Cost of execution	
		xix. *Office building*	
		Cost of construction	
		B. *Other Expenses*	
		i. Cost of survey made in pursuance of Sec. 163 of the Madras City Improvement Trust Act.	
		ii. Proportionate cost of management	
		C. *Tools and Plant* ...	164 8 6
		II. *Investment Account*	
		III. *Deposit Account* ...	1,200 0 0
		IV. *Advance Account*	
		a. Advance to Revenue Accounts	
		b. Other advances ...	3,730 14 0
		V. *Suspense stock account*	
		VI. *Loan Account*	
		Closing Balance ...	3,98,576 9 1
Total ...	34,75,367 2 7	Total ...	34,75,367 2 7

APPENDIX C

Sub :—HOUSING—Madras City—Proposals for solving housing problem

At the Housing Advisory Board meeting held on 11-6-51, the problem relating to housing was discussed at great length. After hearing several suggestions made by the Departments that had been invited for the conference it was suggested that the departments might submit concrete proposals to solve this problem. With reference to the above direction, I submit herewith a proposal to tackle the housing problem, so far it relates to the City.

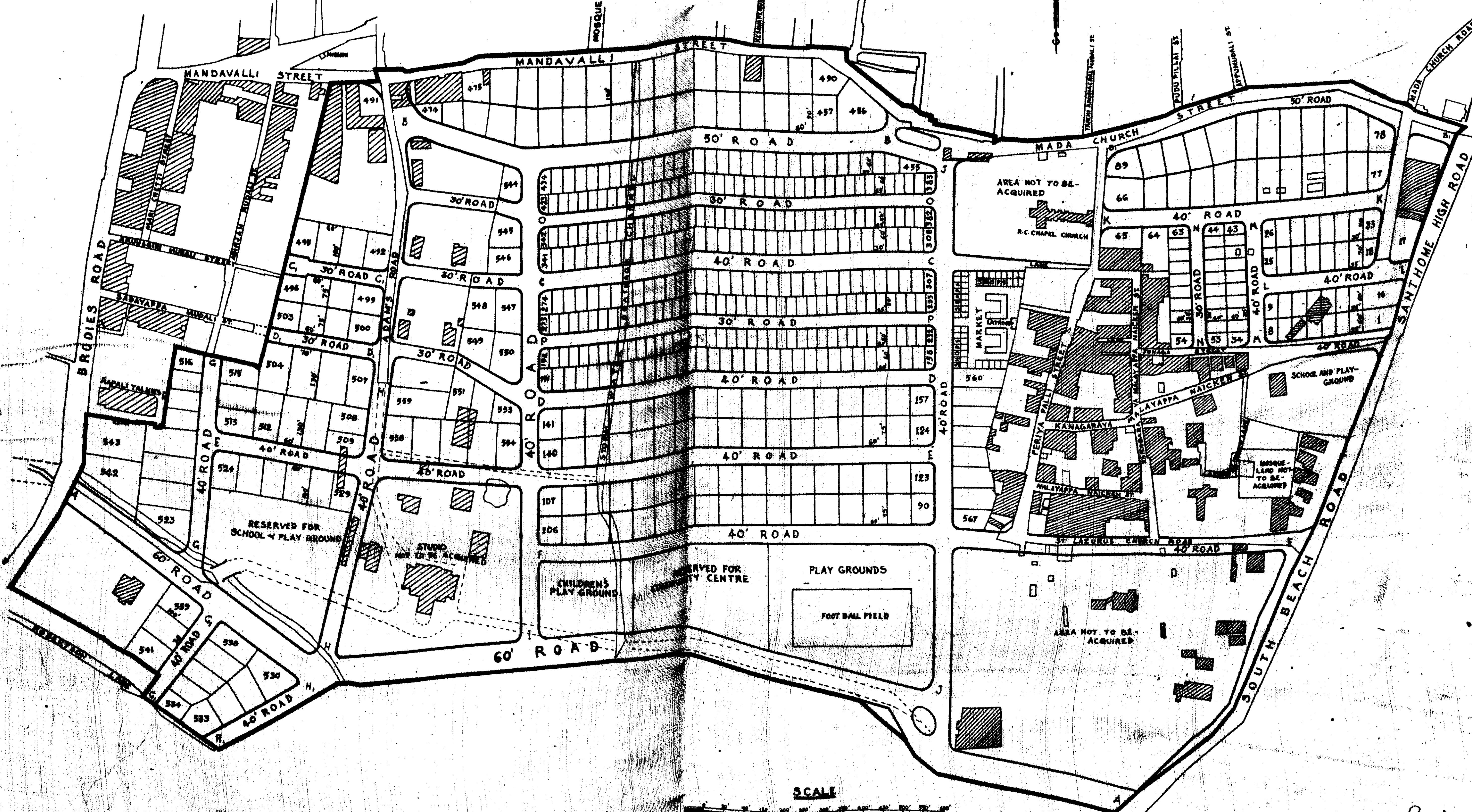
At the outset it has to be pointed out that the problem being of huge proportions cannot be solved immediately. Therefore a target and a programme has to be fixed and with reference to it action has to be taken to implement it almost on a war basis. Only when such an attempt is made it will be possible to show appreciable results in solving this problem. It is estimated, roughly, that over a lakh of buildings are required in the City of Madras to solve the housing problem, on a satisfactory basis and the Municipal records show that not more than 5000 buildings are built in a year; and on this basis it will take nearly 20 years to produce as many as a lakh of buildings, let alone the additional number of buildings that may be needed during these 20 years. So, a long range programme will not immediately help us. It is therefore suggested that it may be desirable to prepare a short range programme for immediate action so that at least a small number of houses may be built. The long range programme may however indicate a systematic approach to the problem.

In the matter of solving the housing problem, the most important factors are (1) finance (2) land and (3) materials. In the present circumstances it may be difficult for the Government to find money to finance heavily, but Government could take private enterprise, such as insurance companies into their confidence and avail their help to secure a major portion of the required finance. Fortunately for us, there is plenty of land available, but the real difficulty lies in acquiring it quickly and at cheap rates. Next come materials, which are not available in adequate quantities. As it is not possible to secure all these requirements easily to build a large number of houses, it is felt that it is desirable to confine ourselves for the present to the work of securing quickly lands and for making available plots of suitable sizes to enable individuals to build their houses according to their capacity. It may be mentioned in this connection that it is not absolutely necessary to construct pucca houses. In a hot country like ours, it is quite convenient to live in temporary or semi permanent structures and if the question of housing is left to individuals their initiative will not fail them to produce suitable housing accommodation. Further there is the difficulty in paying economic rent in respect of big structures, due to high cost of construction which is again due to high cost of materials and labour. Notwithstanding this, there may be some people who are in a position to pay economic rents and to serve the needs of such people it may be desirable to build a small number of houses. Institutions like Improvement Trust can undertake the construction of some flats in vertical structures in suitable localities and serve the needs of people who are in a position to pay economic rents.

It is estimated that if 20,000 plots, of the following description, are made available, formed out of suitable layouts, the housing congestion will be relieved, considerably, as individuals to whom these plots will be allotted, w

PLAN No.2

MANDAVALLI IMPROVEMENT SCHEME LAY-OUT (REVISED)



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MADRAS CITY IMPROVEMENT TRUST.

REG. No. 117 '51-1000+2000

REPRODUCED FROM INDENTOR'S ORIGINAL.

P.Z.P.C.S.D. MADRAS

build houses as early as possible. I am aware of the difficulty that most people would be experiencing in the matter of paying for these plots. It is here that Cooperatives should come in, to assist them. It is suggested in this connection that Co-operative Societies could be formed to lend money for the purchase of sites as no such societies exist now. When this is done individuals will be owners of plots and thereafter they would make efforts to build their houses. It may be wondered whether people who are unable to purchase sites will be in a position to build houses. I may venture to say in this connection that once the inducement is there, by way of possession of land, individuals will leave no stone unturned to build their houses; and they know how to cut the coat according to the cloth. At any rate it may be a matter for them to adjust; but the position is otherwise without suitable plots being made available. Even if people have the incentive to put up houses, they are just unable to do so because undeveloped land is in the hands of a few people who could just afford to keep such lands in their possession for any length of time speculating for higher values.

I have indicated above that Co-operative Societies could lend money to the prospective buyers of plots. It may be suggested that the same Co-operative Societies could also acquire lands and plot them for sale to prospective buyers. My feeling is that the Cooperative Society need not take the trouble of acquiring lands etc., when there is a statutory body like the Trust which can be entrusted with this work. Further it is advantageous to acquire lands under Trust Act as no solatium need be paid. As a matter of fact, the Improvement Trust has been formulating a number of schemes with a view to make suitable plots available to the public to build their respective houses. As the Trust will be in a position to make plots available, a sort of liaison could be established between the Co-operative Societies and the Trust, according to which the Trust may make available plots to the Co-operative Societies, who in turn will sell them to their shareholders. A working arrangement like this will save the Co-operative Societies the trouble of acquiring lands and running a parallel institution for the purpose of executing schemes. It may be pointed out that the Trust which is a statutory body will have, further, the advantage of enforcing building rules and control which the Co-operative Society may not be able to do.

I have suggested that as many as 20,000 plots may have to be formed to serve the interests of the cross section of the population. The classification of the plots may roughly be indicated as follows :—

Classification of plots.

Extent.	*No. of plots.*	*Average extent.*	*Total extent in grounds.*
Between* ½ ground & 1 Grd.	3000	¾ Grd.	2250
1 ,, & 2 Grds.	10,000	1½ Grds.	15000
2 ,, & 3 Grds.	5,000	2½ Grds.	12500
3 ,, & 4 Grds.	1,500	3½ Grds.	5250
Above 4 grounds	500	5 ,,	2500
	20,000		37,500

* It is felt that lower income groups may not find resources to buy even ½ ground plots. Hence thi number is small.

Extent required for plots ...	37,500 grounds
Extent required for roads etc....	9,500 ,,
	47,000 or *2,589 acres.*

Cost of land at Rs. 800/- per ground.	Rs.	3,76,00,000
Cost of amenities at Rs. 600/- per ground.		2,25,0,0000
	Total.	6,01,00,000

The total investment on this scheme will be 6 crores. But all this amount is not wanted at one stage or in full. Several schemes have to be formulated to make available 20,000 plots. All the schemes will not reach the stage of execution at one time. They will naturally be in different stages. As such if a crore of rupees are made available as a loan for investment on the above scheme, the entire five year programme can be executed.

The following improvement schemes are under execution:

1. Cox Cheri Scheme.
2. Sylvan Lodge Scheme.
3. Mandavalli Area Improvement Scheme.
4. Mowbrays Road Improvement Scheme.
5. Mambalam South Area Improvement Scheme.

These schemes will provide 1160 plots and 48 houses. There are a number of schemes pending in various stages and they will provide anothe 1000 plots. If Government give necessary assurance in regard to mone needed for formulating similar schemes, the Trust will go ahead.

Assuming that necessary money will be made available the next bi obstacle in the way of achieving quick result is the delay in acquiring lands Government will have to devise suitable ways and means to reduce this delay I have already suggested to Government in another connection the need fo amending Land Acquisition Act to enable the Trust to do work expeditiously If something could be done in this regard it will be quite possible to sho appreciable results in the near future.