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# CAWNPORE IMPROVEMENT TRUST

REPORT OF THE

## OPERATIONS OF THE TRUST

For the period 1st April, 1935 to 31st March, 1936.

G-4(10)

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(10)

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93



# CAWNPORE IMPROVEMENT TRUST.

## LIST OF TRUSTEES.

	Date of appointment.	Date of relinquishment of appointment.	Remarks.
Mr. E. M. Souter, C.I.E.	27-2-1931 Re-appointed 27-2-1932 Re-appointed 27-2-1933 Re-appointed 27-2-1936	Continuing	Chairman.

## EX-OFFICIO TRUSTEES.

R. B. B. Brijendra Swarup, B.A., LL.B., Chairman, Municipal Board.	10-1-1933	13-1-1936	
B. P. Srivastava Esqr., Chairman, Municipal Board.	14-1-1936	Continuing	

## ELECTED BY MUNICIPAL BOARD.

L. Ram Narain Garg, B.A.	29-3-1932 Re-appointed 29-3-1935	8-12-1935	
Mr. Hari Shankar Bagla.	29-1-1936	Continuing	
S. Ahmad Hassan, B.A.	24-1-1933 Re-appointed 16-12-1934	8-12-1935	
H. Mohammad Sami.	29-1-1936	Continuing	

## NOMINATED BY LOCAL GOVERNMENT.

Collector of Cawnpore.	12-5-1925 Re-appointed 23-12-1925 Re-appointed 1-3-1929 Re-appointed 28-2-1932 Re-appointed 28-2-1935	Continuing	
Mr. A. L. Carnegie.	22-2-1935	26-8-1935	
Mr. G. V. Lewis.	27-8-1935	Continuing	
Haji Dildar Khan.	22-2-1935	Continuing	

**PRINCIPAL OFFICERS OF THE TRUST.**

	Date of appointment.	Date of relinquishment of appointment.	Remarks.
<b>Executive Officer.</b>			
R. B. Sri Narain, I.S.E.	1-1-1936	Continuing	
<b>Chief Engineer.</b>			
R. B. Sri Narain, I.S.E.	18-3-1932	31-12-1935	
<b>Trust Engineer.</b>			
Mr. K. L. Sheth.	1-1-1936	Continuing	
<b>Assistant Engineers.</b>			
Mr. Z. A. Vahidy.	1-5-1934	Continuing	
Mr. S. A. Rahim.	6-2-1936	Continuing	
Mr. L. N. Dubey.	5-8-1935	Continuing	
<b>Land Acquisition Officer.</b>			
Babu Anand Swarup.	1-12-1934	Continuing	
<b>Revenue Officer.</b>			
Babu Asharfi Lal Gupta.	13-12-1934	Continuing	
<b>Personal Assistant to Executive Officer.</b>			
Mr. S. N. Sikand.	25-11-1935	Continuing	

# Cawnpore Improvement Trust.

## *Annual Report for the year 1935-36.*

I have the honour to submit herewith the Annual Report of the working of the Cawnpore Improvement Trust for the year ending 31st March, 1936.

The office of Honorary Chairman was held by Mr. E. M. Souter, C.I.E., throughout the year.

Rai Bahadur Sri Narain, I.S.E., whose services were lent by Government on deputation continued as Chief Engineer of the Trust till 31-12-1935, when he was appointed to work as Executive Officer of the Trust with additional responsibilities. Owing to the considerable increase in Engineering works the Trust appointed Mr. K. L. Sheth as its Trust Engineer from 1-1-1936, Mr. S. A. Rahim as an Assistant Engineer from 6-2-1936 and Mr. L. N. Dubey as a temporary Assistant Engineer from 5-8-1935, in addition to Mr. Z. A. Vahidy whose services were lent from Government for the post of an Assistant Engineer. B. Lakshmi Narain Dubey and B. Jai Prakash, Overseers, lent by Government with effect from 15-7-1932, still continue in the service of the Trust.

The following changes took place among the members of the Trust, nominated by the Local Government :—

*Outgoing Member.*

Mr. A. L. Carnegie.

*Incoming Member.*

Mr. G. V. Lewis.

During the year under report twelve ordinary meetings and one special meeting of the Trust was held with an average attendance of 5.69 out of a total of seven trustees, which is satisfactory.

Each member attended the following meetings :—

Mr. E. M. Souter, C.I.E.	..	12	out of	13
The Collector (Mr. I. W. Lewys Lloyd attended 6 meetings and Mr. R. F. Mudie, 7)	..	13	„	13
Mr. A. L. Carnegie	..	3	„	4
Mr. G. V. Lewis	..	7	„	9
B. Brijendra Swarup, Chairman, Municipal Board	..	7	„	9
B. P. Srivastava Esq., Chairman, Municipal Board	..	4	„	4
S. Ahmad Hassan, B.A.	..	8	„	8
H. Mohammad Sami	..	3	„	5
L. Ram Narain Garg, B.A.	..	5	„	8
Mr. Hari Shankar Bagla	..	2	„	5
Haji Dildar Khan	..	10	„	13

Special mention is due to Mr. R. F. Mudie and Mr. I. W. Lewys Lloyd, Collectors and Trustees, who took very keen interest in the work of the Trust and gave very valuable assistance.

His Excellency Sir Harry Haig, K.C.S.I., C.I.E., I.C.S., Governor of the United Provinces of Agra and Oudh was graciously pleased to visit and inspect the Trust Areas on 30-11-1935. His Excellency also laid the foundation stone of the New Kotwali at Gillis Bazar on 10-3-1936.

The Commissioner of Allahabad Division was also kind enough to visit the Trust areas on 7-8-1935 and thus acquired local knowledge of our various schemes and proposals.

Such visits are very helpful and encouraging and it is hoped that they will be often repeated in future.

### INTRODUCTORY.

As was mentioned in the last Report, the year 1934-35 was a year of considerable advance in the working of the Cawnpore Improvement Trust, but it is very gratifying to note that the year 1935-36 shows a still further improvement in all directions.

A large number of Engineering works were constructed and a large acreage of new areas was developed. There was again a phenomenal increase in the area and value of land sold.

The new District Board Office in the Collector's Court compound was completed and handed over in December, 1935. Deputy Superintendent of Police's bungalow in the new Kotwali compound at Gillis Bazar has been nearly completed and will be handed over to the Police Department shortly. The foundation stone of the new Kotwali building was laid by His Excellency the Governor on 10-3-1936 and the work of its construction is in progress.

A revised scheme for Raipurwa was prepared and submitted to Government for sanction on 13-1-1936, and Government sanction is awaited.

There was a large increase in income and the activities of the Trust would appear to have been appreciated by the public of Cawnpore as is evident from the speeches delivered by the Presidents of the Upper India Chamber of Commerce and the United Provinces Chamber of Commerce in the annual meetings as well as the general attitude of the Municipal Board and the public of Cawnpore towards the Trust.

In this year the Trust completed 15 years of its life and also the 5 years for which the committee presided over by Mr. Crosthwaite had laid down a programme. During the year under report the town was visited by another committee appointed by the Government. This committee presided over by Mr. J. F. Sale, enquired into the present position of the Trust, laid down a programme for the next 5 years and made proposals for financing the same. The Trust has submitted to Government its views on the report of the Committee.

Owing to the increase in Engineering works and the rapid sale of undeveloped land it was found necessary to increase the staff to meet the requirements and the Trust at its meeting held on 11-10-1935 decided to

appoint an Executive Officer, a Trust Engineer and an Assistant Engineer in addition to the present strength. Accordingly R.B. Sri Narain, I.S.E. was appointed Executive Officer from 1-1-1936, Mr. K. L. Sheth as its Trust Engineer from 1-1-1936 and Mr. S. A. Rahim as an Assistant Engineer from 6-2-1936.

### INCOME.

The budget provided for an income of Rs. 10,60,766/- including withdrawals from investments of Rs. 1,00,000/- and "deposit" income of Rs. 75,000/- leaving a net real budgetted income of Rs. 8,85,766/-. The actual income was Rs. 12,52,604/- gross less Rs. 62,232/- received as deposits and Rs. 2,88,068/- by sale of securities, that is to say, a net real income of Rs. 9,02,304/- against Rs. 9,27,257/- of last year and Rs. 5,25,854/- of 1933-34. Rs. 1,89,250/- were invested in Government securities and Rs. 2,88,068/- were withdrawn from investments and thus our investments were reduced by Rs. 98,818/- as anticipated in the budget.

Coming to details, the income from sale of land was Rs. 6,78,499/- as against Rs. 7,08,850/- last year and Rs. 3,46,408/- in 1933-34.

Income from rent was Rs. 47,944/- as compared to Rs. 18,555/- last year.

Income from temporary lettings was Rs. 8,978/- against Rs. 14,673/- last year and Rs. 17,898/- in 1933-34.

Income from interest on investments was Rs. 34,835/- against Rs. 27,359/- last year and Rs. 24,967/- in 1933-34.

The investment account at the end of the year showed a balance of Rs. 6,68,047/-. This consisted of Government securities of the face value of Rs. 6,83,400/-.

Cash balance at the beginning of the year was Rs. 16,764/- and closing cash balance at the end of the year was Rs. 1,08,467/-, including Rs. 60,023/- on account of contractor's security money etc.

### EXPENDITURE.

The total gross expenditure was Rs. 11,60,900/-. Deducting refund of deposits of Rs. 37,248/- and Rs. 1,89,250/- invested in Government securities the net actual expenditure was Rs. 9,34,402/- against Rs. 5,95,548/- of 1934-35 and Rs. 5,31,517/- of 1933-34. Of this Rs. 4,68,403/- was spent on engineering works and Rs. 3,38,998/- on land acquisition.

### ESTABLISHMENT.

The cost of establishment was Rs. 77,305/- against Rs. 62,113/- in 1934-35 and Rs. 55,014/- in 1933-34. The percentages of cost of establishment in the different departments are as follows :—

1. General Administration and accounts .. 1.02 of income plus expenditure.
2. Land Acquisition. .. .. 2.23 of value of property acquired.
3. Sale and land management including collection of dues and enforcement of building bye-laws .. 2.78 of income from sale and rent and Special Nazul.
4. Engineering .. .. 7.2 of value of engineering work done.

The percentage of cost of establishment is extremely low as compared to that of other Improvement Trusts in India. This is partly due to the fact that while the Trust activities increased at a phenomenal rate the increase in staff was delayed till about the end of the year.

#### CONTINGENCIES.

Expenditure under contingencies fell to Rs. 15,731/- from Rs. 18,139/- of last year.

#### LAND.

Good progress was made in land acquisition of the Natchghar Birhana, Gutaiya area and Narainpore in Factory Area.

Expenditure on land acquisition was Rupees 3,38,998/- against Rs. 2,01,833/- last year. The awards to the value of Rs. 3,34,805/12/3 were declared during the year as per details below :—

Name of Scheme.	No of Awards.	Area acquired in Acres.	Amount of awards given.		
			Rs.	as.	p.
1. Factory Area ..	5	97.96	44,431	2	7
2. Sisamau ..	1	.45	9,362	8	0
3. Natchghar Birhana ..	41	1.70	2,81,012	1	8
Total ..	47	100.11	3,34,805	12	3

#### TRIBUNAL.

12 references were pending in the Court of the Tribunal from the previous year. 24 cases more were sent during the year. Of these 23 were decided and 13 remained undecided at the close of the year. One reference was dismissed for default. The Tribunal enhanced the amount of compensation in 19 cases by a total sum of Rs. 7,852/8/9.

The personnel of the Tribunal remained unchanged during the year. Mr. Iftikhar Husain, Additional Judge, was the President and Khan Saheb Shaikh Mohammad Ibrahim and Babu Narain Prasad Nigam were assessors.



## ENGINEERING WORKS.

There has been increased activity in the Engineering works this year.

400 acres of new land was developed in 1935-36, compared to 188 acres in 1934-35 and 106 acres in 1933-34.

The construction of a large underground storm water drain which was taken in hand to drain Factory Area and Sisamau West area in 1934-35 was completed during the year under review at a cost of Rs. 1,61,000/-. This drain starts on Kalpi Road near Fazal Ganj, follows N Road and O Road and joins the Sisamau Nala near McRobertganj. It is about  $1\frac{3}{4}$  mile long and cost Rs. 1,74,445/-.

Workmen's quarters are very popular 42 'D' type and 8 'E' type quarters which were started in 1934-35 in Khalasi Lines III-B, have been completed.

Similar quarters 18 in number in Debi Din's compound in Pechbagh Dalelpurwa Scheme were also completed during the year. The total number of these quarters in Khalasi Lines are 186, and in Forbes Compound 18.

The Trust maintains its own water supply scheme for the Factory Workmen Area. With a new set of pumping and motor installed in 1934-35 the chances of break-down have been reduced and every attempt is being made to secure adequate and pure supply to the residents in that area.

The expenditure on engineering works was Rs. 4,68,403/- against Rs. 3,09,980/- of 1934-35 and Rs. 2,43,746/- of 1933-34, and corresponds to the greater activity in this department. Out of this Rs. 1,93,614/- was spent on roads and Rs. 1,41,106/- on sewers and drains and Rs. 35,325/8/- for workmen's quarters.

The Trust also constructed two new buildings, one for the District Board Office and one for the Deputy Superintendent of Police's quarters at a cost of Rs. 34,000/- and Rs. 14,000/- respectively. These works are in the nature of a contribution work done within the Kotwali Scheme.

## SCHEMES.

### Factory Area Scheme No. I.

This scheme has again been the centre of great activities this year.

The tube well to which a reference has already been made in the introductory remarks above is working satisfactorily. The demand for house connections is increasing every day. The total No. of house connections at the end of the year is 51 as compared to 27 at the end of the previous year. The average quantity of water pumped during the year under review is 28,081 gallons per day. The Notified Area Committee has now taken over the scavenging arrangement of this area and also the public latrines and are arranging for lighting of streets, the installation for which is complete. The total length of streets for which the street lights are installed is 2.32 miles.

Several important engineering works have been carried out during the year, the more important of which are given below :—

1. Completion of the big underground S. W. drain from Kalpi Road to McRobertganj, of which 3000 ft. length falls in this Scheme. The portion of the drain in this scheme is designed to drain 225 acres of land. A length of 1200 ft. was made during the year under review. The total cost of this drain is already mentioned in the introductory remarks above.
- (2) Construction of underground S. W. drain on 40' C Road in A and G blocks. The total length of this drain is 3500 ft. of which 2400 ft. was completed during the year 1934-35 and the remaining 1100 ft. was completed this year. This will drain 182 acres of land.
- (3) Extension of 40' C Road in A block from N Road to Kalyanpore distributary. The length of the road is 1600 ft.
- (4) Construction of 40' B Road along Rajbaha from N Road to 40' C Road. The length of the road is 1400 ft.
- (5) Providing 10' passage lanes in block B and C through the plots already sold.
- (6) Providing 10' passage lane in block A.
- (7) Constructing 80' Road from Kalpi Road to B. B. & C. I. Railway fencing, F. W. Area.
- (8) Constructing 30' roads and 10' lanes in G block F. W. Area.
- (9) Constructing a 50' road with side drains and underground S. W. drain in Factory Area, 3900 ft. long.
- (10) Constructing a 2' circular sewer on 50' Road Factory Area, 1800 ft. long.
- (11) Making formation of roads and lanes near Fazalganj.
- (12) Construction of a 2' sewer on N Road about 1070 ft. long from B. B. & C. I. Railway fencing to 30' Road No. 2.

It will be a part of a sewer from F. W. Area to Gwaltoli siding on N Road.

1400 ft. of 2' circular sewer is constructed to drain the new Abadi on either side of Hamirpore Road to the South of the underbridge. This sewer is to be connected to the existing Municipal sewer at the junction of Hamirpur Road and Grand Trunk Road. This will drain the new abadi referred to above, the sullage of which has till now been discharged into sullage pits and carted away, and will thus create better sanitary conditions for this abadi.

136 plots comprising an area of 4,02,864 sq. yds. and to the value of Rs. 3,48,075/-, were sold during the year.

## **SOUTHERN CITY EXPANSION SCHEME No. II.**

This scheme covers an area of about 4578 acres for improvement and is one of the biggest schemes of the Trust. Practically all this scheme comes within the jurisdiction of Juhi Notified Area Committee and the Notified Area Committee have made arrangements for scavenging and cleaning of these villages. The drainage of this abadi is so defective that it is impossible to make any substantial improvement without laying roads, lanes and underground drains. A rough lay-out of roads and lanes with side drains in Munshipurwa and Babupurwa has been prepared but the sales cannot be taken in hand till the scheme for the disposal of sullage is completed. A scheme is under consideration and will be submitted in due course. The question of an overhead bridge across the E. I. Railway line is under negotiation with Railway authorities. Recent correspondence shows that the matter will be settled soon. As soon as this bridge is constructed this scheme is likely to make very rapid progress and the drainage proposal referred to above combined with this bridge will make it possible to open up an area which should be very popular.

### **KHALASI LINES SCHEME III-A.**

This scheme is nearly complete and no engineering works were carried out in the year. Buildings are being rapidly put up on the plots. The total number of bungalows built during the year are 29. Three plots worth Rs. 12,410/- and comprising an area of 12535 sq. yds. were sold during the year.

### **KHALASI LINES SCHEME III-B.**

In this scheme 8 E type and 42 D type workmen quarters have been constructed during the year, making a total of 186 quarters built by the Trust. Most of these quarters are sold to mill operatives on the hire purchase system, and 33 quarters were thus sold during the year.

The abadi itself has been improved by the construction of brick paved lanes and pucca drains the work on which is now complete.

20' and 25' roads have also been completed and the abadi presents a neat appearance, with the sanitation of the place greatly improved ; and I am sure that it will improve the general health of the residents of the locality. A 3" water pipe on one of these roads was laid during the year. 34 plots worth Rs. 14,969/- and covering an area of 10154.04 sq. yds were sold during the year.

### **SISAMAU SCHEME No. IV.**

This scheme continues to be the most popular scheme of the Trust and a good deal of work was done during the year. Due to the large demand for land in this area, the Trust had to take up improvement of the land on the West of B. B. & C. I. Railway siding. This the Trust has named Sisamau West. A good deal of engineering work is being done in this area and a large number of the plots have been sold. The total number of plots sold during the year are 267 covering an area of 100710 sq. yds.,

for a total sum of Rs. 4,19,624/-. Many new houses are being built up by purchasers of the land. The total number of quarters built during the year are 1735 and plots have been reserved for public amenities, such as playgrounds, public conveniences, parks, and other Municipal and public buildings which are required by the Municipality. The engineering work done consists of the following items.

#### EAST OF RAILWAY SIDING.

1. 1480 ft. of 80' N Road is nearing completion.
2. 1680 ft. of 40' Road in O block with asphalt is complete.
3. 2200 ft. of 20' roads completed.
4. 180 ft. of 15' Road completed.
5. 1010 ft. of 10' lanes completed during the year.
6. 2245 ft. of 12½' lanes completed.

The new Police Station building at Jarib-ki-Chowki started in 1934-35 was completed during the year and handed over to the Police Department on 29-5-1935.

#### SISAMAU WEST.

(1) Construction of roads and drains in R block comprising an area of 11 acres. In this block a plot of 5 acres has been given to the Municipal Board for a Muslim graveyard.

(2) Construction of roads, lanes and drains in Q/I block, comprising an area of 10 acres.

(3) Construction of roads, lanes and drains in R/2 block, comprising an area of 11 acres. In this block a big playground of 500' x 300' is also under construction.

(4) Formation of roads and lanes was done in S/2 block, comprising an area of 9 acres. In this block a plot of land 1.5 acres has been leased to the Ram Krishna Mission Ashram for opening charitable institutions.

(5) Construction of 50' wide 'O' Road, 3500' long with footpaths, kerb and channel drains, sewer and S. W. drain, is in progress, and is expected to be finished by the end of June, 1936.

(6) Construction of 50' wide R Road, 2300' long with footpaths, kerb and channel drains, sewer and storm water drain is in progress and is expected to be completed by the end of June, 1936.

(7) Construction of 50' wide J Road, 1600' long with footpaths, kerb and channel drains, sewer and S. W. drain is in progress and is expected to be completed by the end of June, 1936.

(8) Construction of 50' wide F Road, 1600' long with footpaths, kerb and channel drains is in progress.

(9) Construction of sewer on N Road, 3400' long, which is continuous with the Factory Area Scheme and has been referred to under that Scheme is nearing completion.

(10) Construction of storm water drain on N Road which has also been referred to in the Factory Area Scheme was completed during the year and the details are given there.

(11) Laying of 8" and 9" water main on N Road, 4200'.

(12) Laying of 5" water main on O, J and F Roads, 3600' long.

Lay outs of the following blocks were prepared and land is now available for sale.

(1) S block comprising an area of 5 acres.

In this block a piece of land measuring 3.25 acres has been reserved for a female hospital.

(2) S/I block comprising an area of 11 acres. In this block a plot has been reserved for a dispensary.

(3) Q/2 block comprising an area of 15 acres. In this block a plot of land has been reserved for a school. A park has also been provided.

(4) R/I block, comprising an area of 9 acres. A park has been provided in this block. The Municipal Board has given a 3" water connection from their distribution main.

#### **SCHEME No. VI, OLD CAWNPORE.**

No mention of this scheme was made in the administration report for the last year, as it was thought that the scheme originally prepared would not materialise. But since the development of Scheme No. III-A it has become apparent that there is a great demand for bungalow plots in the area round about Nawabganj village. It was therefore thought expedient to revive the scheme and details have been worked out during the year under review and the scheme has been notified after the close of the year. The scheme covers most of the area between the river Ganges and the Bithoor Road.

#### **SCHEME No. VII-GUTAIYA.**

This scheme again has been very popular and the engineering work is in progress. Most of the plots in blocks B and M have been sold. A further lay out of block C has been sanctioned and the plots will be put on the market about August, 1936.

A large storm water drain to drain this area and starting from the G. T. Road and meeting an existing Nala at the Nawabganj Road is under construction and will be completed by the end of June, 1936.

40' and 50' roads have been completed.

The construction of a 60' Road about 1¼ miles long through G. T. Road to Nawabganj is in progress and will be completed by the end of June, 1936.

Formation of roads and lanes in block B and M of the Scheme have been completed during the year. As reported last year, a large public

park comprising an area of 50 acres of land is being constructed in this scheme, the cost being borne by the Cawnpore Municipal Board. The levelling of the ground and laying of roads is nearly complete. Some portions of the park need considerable filling with a period for settlement before the actual gardening can be taken up. The rest of the park will be turfed and trees planted during the next monsoon.

263 plots were sold in this scheme during the year, comprising an area of 3,38,740 sq. yds. for a total price of Rs. 4,68,561/-.

#### **DHANKUTTI SCHEME No. XVII.**

No engineering work was carried out during the year, but there was rapid progress in the construction of private buildings in this area after the Trust introduced the system of rebate in price for buildings put up within a certain period. The number of plots sold in the scheme during the year are 13 comprising an area of 1,558 sq. yds. for a total price of Rs. 54,869/-.

One Trust building known as Pharya Quarters has been sold during the year for Rs. 50,350/-.

#### **PECHBAGH DALELPURWA SCHEME No. XX.**

This is an important internal scheme to improve certain unhealthy Ahatas and remove congestion inside the city. The new 50 ft. Road joining Hamirpore Road and Latouche Road to relieve the heavy traffic on the Bansmandi road to Hamirpur Road has been completed and is already proving useful in diverting traffic.

The lay-out of the Forbes Compound which was completed last year is being paved over and was nearly completed during the year under review. Certain plots in Debi Din's compound have been reserved for poor persons quarters. 18 'D' type quarters of which mention was made in the last year's report have been completed.

65 plots were sold covering an area of 12,898 sq. yds. to the value of Rs. 1,00,032/-, and 34 houses were constructed during the year.

#### **CREETS COMPOUND SCHEME No. XXI.**

Though the engineering work of this scheme was completed long ago, building activity continued during the last year. 144 new quarters and houses of quite a good standard were put up during the year and it is hoped that this will relieve the congestion of Gwaltoli. Ten plots covering an area of 4256 sq. yds to the value of Rs. 17,347/- were sold during the year.

#### **RAIPURWA SCHEME No. XXII.**

The revised Raipurwa Scheme has been sent to Government by the Trust, and sanction is awaited. The brick fields which were in the scheme are being rapidly filled up by the refuse dumped by the Municipal Board and it is hoped that roads and lanes over these fillings will be taken in hand during the next year.

12 plots measuring 4,653 sq. yds. to the value of Rs. 30,764/8/- were sold and 109 houses and quarters were constructed during the year.

### **EXTENSION OF 'P' ROAD SCHEME No. XXIII.**

This scheme provides for a direct route from 'P' Road to Mall Road and has to cross a small slaughter house. It has therefore become necessary to shift the slaughter house to another site where it is also proposed to locate certain gut factories. It is hoped that the slaughter house will be shifted to its new site during the next year. Till then the work on the extension of the road is held up.

### **NACHGHAR BIRHANA SCHEME No. XXIV.**

This is a very important scheme and represents a serious attempt to meet the problem of slum clearance in the city. It will provide a direct route from Nayaganj to the Mall near Queen's Park. This road which will be constructed as soon as the property is acquired, will relieve the congestion of traffic at Nahar Road and open up an area which is at present very insanitary. It is hoped that the scheme will be self-supporting, the sale proceeds from special Nazul land making up for any possible deficit.

### **KOTWALI SCHEME No. XXV.**

This scheme is wholly a contribution work and during the year under review a house for the Deputy Superintendent of Police at Gillis Bazar has been completed.

To house the new Kotwali at Gillis Bazar it was necessary to remove the old District Board Office and a new District Board Office has been constructed at a cost of Rs. 34,000 and handed over to the District Board. By this means the District Board has now an excellent modern building which is a great improvement on the old office. The main building of the Kotwali at Gillis Bazar has also been started and the foundation stone was laid by His Excellency Sir Harry Haig, K.C.S.I., C.I.E., I.C.S., Governor of the United Provinces on 10th March 1936. The work on the foundation is well in hand and it is expected that the building will be completed by June, 1937.

24 plots comprising an area of 5,371 sq. yds were sold for a total of Rs. 3,02,436/-.

### **HOUSING.**

Good progress was made in the construction of Ahatas in the Factory Workmen Area. The number of workmen's Ahatas increased from 60 built in 1934-35 to 115 built in 1935-36, making a total number of 435 Ahatas in Trust areas. The average number of tenement for each Ahata is 17. Thus about 2000 workmen's quarters have been made during the last year by private enterprise, providing accommodation for about 10,000 persons.

Side by side with this the Trust have progressed with the construction of the workmen's quarters which are normally sold on a 12 years hire purchase system. This system has been very popular with the workmen and most of the Trust quarters in Khalasi Lines have now been sold. This policy of 12 years hire purchase system is very encouraging for the

workmen, but it lays upon the Trust a heavy responsibility for the collection of rent; and therefore the Trust now discourages the practice of selling on hire purchase system for a larger period than 6 years. The total number of such quarters built up to date is 263, of which about 25 are not yet sold.

One desirable method of dealing with the housing of workmen would appear to be one or more local bodies, such as housing societies, invested with the necessary powers to collect revenue to purchase these quarters from the Trust, which would then be willing to build model quarters for sale at cost.

The industrialists of Cawnpore have not shown much initiative in making provision for the housing of their workmen. The Trust has approached some of them in an effort to sell land at cheap prices to enable them to carry out schemes for the housing of their workers, and though the advantages of well housed and correspondingly contented labour would appear obvious, most of the owners of factories have not found it practicable to take up such housing schemes. The middle-men of Cawnpore are finding on the other hand in these days of very cheap money, a very lucrative investment in the building of these workmen's quarters. Under the present circumstances the Trust cannot improve the condition of housing to the extent it would like to see done without launching a big financial undertaking in the way of providing workmen's quarters at the rate of 300 to 400 a year. Very few quarters are built by the workmen for themselves.

The Trust would like to see the Co-operative Department of Government extend and intensify its activities amongst the workmen of Cawnpore especially so as to encourage the formation of the housing societies mentioned above. During the last 6 years the influx of workmen to Cawnpore has been as follows :—

1930	..	1,300
1931	..	700
1932	..	700
1933	..	2,700
1934	..	3,500
1935	..	5,000

and the figures illustrate the problem of housing them, which is a matter of constant concern with the Trust.

Nor has the Trust ignored the interest of the middle classes. For these the Trust has made available good land in suitable localities for bungalow sites and most of this is readily sold. The demand for this type of building is so great that the Trust is considering another big scheme for the housing of this class of people. During the year under report many bungalows in Khalasi Lines III-A Scheme have been built and it is expected that the upper middle class will soon be able to find suitable house accommodation at more reasonable rents. This has been the case for a long time in this city. The Trust set apart a certain portion of the Gutaiya Scheme area for bungalows and the whole of this area was sold immediately.



For the low middle classes which comprise the bulk of the population of Cawnpore the Trust is providing residential plots within two of its most popular schemes, Sisamau and Gutaiya. About three fifths of the Sisamau Scheme which immediately adjoins the city of Cawnpore has been fully developed and fairly good houses have been built. This area is popular with the clerks of the city. This area is being further extended and a heavy engineering programme is being carried out. This will put on the market a considerable area which will meet the immediate necessity of the growing population of Cawnpore. Almost all the plots in the Creet's Compound Scheme have been built upon and the congestion of Gwaltoli will consequently be reduced to some extent.

The Trust has been insisting upon the standard heights in all its new areas and standard elevation on all important roads providing in many cases covered colonnades which provide covered footpaths for the convenience of the general public.

The total number of new quarters, big and small, constructed in Trust areas upto March, 1936 is 11,830, providing accommodation for about 60,000 persons. This had its effect in reducing the congestion in the city and in preventing the further overcrowding that would inevitably have resulted from the annual influx of labour to the city.

#### ACKNOWLEDGMENT.

I took over the charge of my office on the 14th May, 1936 and therefore it is not without some hesitation that I record my opinion. I, however, feel I will not be doing justice to the officers concerned if I omitted from the report this important item and this is my justification for my action.

My thanks are due to Rai Bahadur Sri Narain the permanent Executive Officer of the Trust who discharged his duties with ability and tact and maintained his reputation as a good officer. He has been on leave on account of ill health and this office is at present temporarily held by Mr. Sucha Singh, I.C.S., who is a very energetic officer possessing great ability and driving power and my thanks are due to him for the very useful assistance rendered during the short period I have had the charge of my office.

Mr. Sheth the Trust Engineer is an officer with good Engineering qualifications and high character. I am sure the Engineering Department will gain much by having such an efficient officer.

Mr. Sikand the Personal Assistant to Executive Officer is a hard working and conscientious official and does his work very cheerfully. He is a promising youngman of parts.

B. Asharfilal Gupta was mentioned in the last year's report as an officer with considerable experience in Municipal Department. I am glad to find that his experience has been very useful to the Trust and he is discharging his duties well.

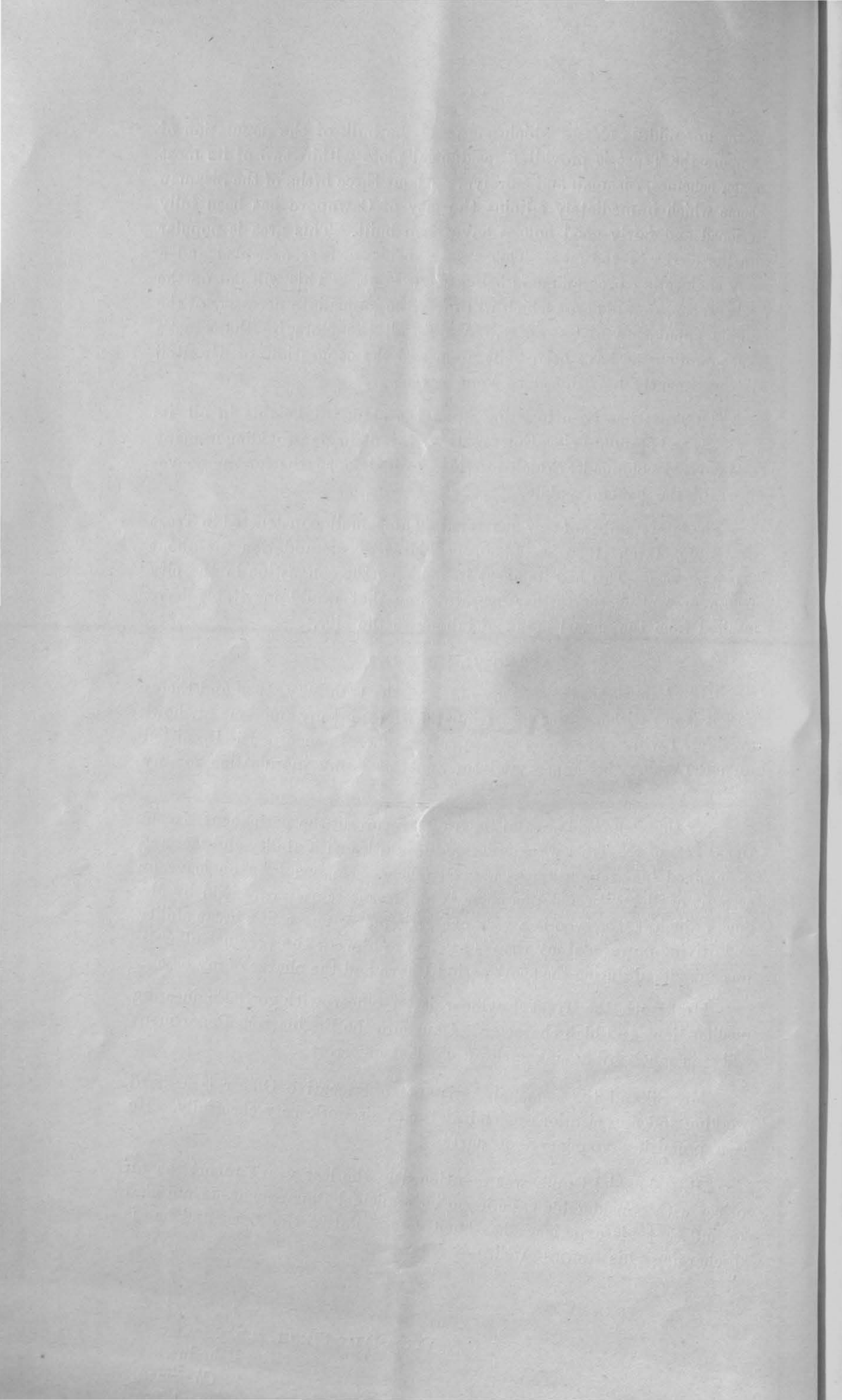
I have the honour to be,

Sir,

Your most obedient servant,

VIKRAMAJIT SINGH, M.B.E., M.L.C.,

Rai Bahadur,



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# ACCOUNTS.

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# CAWNPORE IMPR

## APPENDIX

### INCOME

Heads of Income.	Actuals for 1934-35.			Budget Estimate for 1935-36			Actuals for 1935-36.			To date.		
	Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.
<b>1. SALE OF :—</b>												
(a) Land Old .. .. .	2,16,736	14	1	2,00,000	0	0	2,97,300	13	9	33,21,578	0	10
(b) Land New .. .. .	5,54,097	9	3	3,55,200	0	0	3,93,911	11	3	10,37,824	7	7
(c) Kotwali Scheme .. .. .				1,50,000	0	0	64,671	12	0	64,671	12	0
(d) Building .. .. .	51,065	0	0				12,615	0	0	3,84,624	5	0
(e) Other properties, trees etc. .. .. .	9,532	10	0	10,000	0	0	6,784	9	0	1,34,862	13	8
(f) Machinery & Stores .. .. .	206	0	0	1,000	0	0	1,043	0	0	1,25,983	6	8
<b>2. RENT OF :—</b>												
(a) Land .. .. .				15,000	0	0	47,944	1	9	2,42,693	15	2
(b) Building .. .. .	18,555	8	3									
<b>3. TEMPORARY LETTINGS :—</b>												
(a) Land .. .. .	9,343	8	3	8,640	0	0	5,572	6	6	1,98,323	3	11
(b) Building .. .. .	5,329	13	9	4,890	0	0	3,406	8	9	1,11,335	4	11
<b>4. RECEIPT BY COMPROMISE</b> .. .. .	1,139	3	9	1,500	0	0	4,037	4	8	71,689	15	5
<b>5. INTEREST</b> .. .. .	27,358	13	0	31,400	0	0	34,835	5	0	2,51,834	3	1
<b>6. FEES</b> .. .. .	210	6	0	200	0	0	363	10	0	1,474	6	0
<b>7. FINES AND RECOVERIES</b> .. .. .	1,090	11	0	1,000	0	0	1,156	10	0	5,231	5	0
<b>8. MISCELLANEOUS</b> .. .. .	8,903	1	7	7,000	0	0	5,482	6	8	1,80,267	6	7
<b>9. STAMPS</b> .. .. .	21,610	1	0	15,000	0	0	15,989	2	6	74,498	8	0
<b>10. LOANS :—</b>												
(a) Obtained by Trust .. .. .										37,50,000	0	0
(b) Repayment of advances given by Trust .. .. .	2,077	6	3	2,600	0	0	2,163	15	3	42,913	10	9
<b>11. DEPOSITS</b> .. .. .	70,581	0	0	75,000	0	0	62,232	7	3	5,48,641	6	8
<b>12. MUNICIPAL BOARD CONTRIBUTION FOR</b>										4,95,527	9	6
(a) Land .. .. .				50,000	0	0	50,000	0	0	50,000	0	0
(b) Engineering .. .. .							7,777	13	0	7,777	13	0
<b>13. CONTINGENT ASSETS</b> .. .. .										35,887	13	0
<b>14. SALE PROCEEDS OF SPECIAL NAZUL</b> .. .. .				25,000	0	0	37,247	8	0	37,247	8	0
<b>15. WITHDRAWAL FROM INVESTMENTS</b> .. .. .				1,00,000	0	0	2,88,067	11	9	3,88,572	0	2
<b>16. ESTABLISHMENT CHARGES RECOVERABLE FROM GOVT.</b> .. .. .				7,336	0	0						
<b>17. GRANT FROM GOVERNMENT</b> .. .. .										3,79,018	0	0
<b>Total</b> .. .. .	9,97,837	10	2	10,60,766	0	0	12,52,603	13	1	1,19,40,978	14	11
Opening Balance .. .. .	40,841	2	5	25,000	0	0	18,763	8	6	61,298	1	4
<b>Grand Total</b> .. .. .	10,38,678	12	7	10,85,766	12	0	12,69,367	5	7	1,20,02,277	0	3

\* (1) Excluding Rs. 6,68,046/13/6 invested in Government Securities.

(2) Including Rs. 60,023/- on account of Contractors' deposits.

# OVEMENT TRUST.

"A"

## EXPENDITURE

Heads of Expenditure.	Actuals for 1934-35.			Budget Estimate for 1935-36			Actuals for 1935-36			To date.		
	Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.
<b>I. GENERAL ADMINISTRATION</b>												
(a) Remuneration and allowances of members and tribunals ..	893	9	0	1,200	0	0	1,200	0	0	3,21,394	12	1
(b) Salaries & allowances of officers	28,205	3	0	32,931	0	0	32,930	5	0	5,87,884	7	8
(c) Pay of clerical & menial Staff	22,414	14	0	28,657	0	0	28,656	11	0	3,29,789	13	5
(d) Subordinate technical staff & Assistants ..	10,599	8	0	14,869	0	0	14,517	9	0	2,13,988	3	8
Total of General Administration ..	62,113	2	0	77,657	0	0	77,304	9	0	14,53,057	4	10
<b>GENERAL CONTINGENCIES.</b>												
2. Stationery & office equipment ..	3,115	14	0	4,000	0	0	2,927	9	9	40,255	9	5
3. Provident Fund ..	1,225	9	6	2,800	0	0	2,745	2	6	55,905	11	8
4. Rents & Taxes ..	5,498	8	8	6,000	0	0	4,142	6	6	64,238	11	8
5. Legal Expenses ..	6,223	11	6	6,743	0	0	3,276	13	9	55,870	7	7
6. Fees ..	1,220	0	0	2,300	0	0	1,960	0	0	27,136	9	0
7. Contingencies ..	855	1	0	1,200	0	0	678	10	6	27,568	0	7
Total—Items 2 to 7 ..	18,138	12	8	23,043	0	0	15,730	11	0	2,70,975	1	11
8. Purchase of land ..	2,01,832	15	4	3,41,315	0	0	3,38,997	10	5	29,43,470	6	7
8. (a) L. A. Establishment ..	..	..	..	7,609	0	0	7,560	13	0	7,560	13	0
9. Compensation ..	29	0	0	576	0	0	575	6	0	6,357	14	0
10. Commission on sale of land ..	686	10	6	500	0	0	..	..	..	25,002	12	0
Total—Items 8 to 10 ..	2,02,548	9	10	3,50,000	0	0	3,47,133	13	5	29,82,391	13	7
<b>ENGINEERING.</b>												
11. Machinery & Plant ..	10	0	0	4,033	0	0	4,032	8	0	3,90,912	7	4
12. Tools & Stores ..	2,734	13	0	16,797	0	0	16,796	9	4	5,93,646	11	5
13. Maintenance of Light Railway ..	..	..	..	..	..	..	..	..	..	1,38,484	6	7
<b>14. WORKS.</b>												
(a) Surveys & Plans ..	5,636	13	6	2,740	0	0	2,737	15	0	56,048	15	8
(b) Improvement of land ..	3,510	13	0	7,915	0	0	7,908	12	0	4,09,571	2	7
(c) Roads ..	1,19,603	0	0	1,93,615	0	0	1,93,614	0	6	13,61,200	6	1
(d) Sewers & Drains ..	1,02,270	9	0	1,41,107	0	0	1,41,106	1	6	9,60,732	14	8
(e) Water supply ..	9,760	14	3	4,610	0	0	4,606	13	0	2,34,138	9	9
(f) Buildings ..	40,547	1	0	40,335	0	0	40,334	5	0	8,62,084	4	10
(f) (a) Kotwali Scheme ..	..	..	..	36,360	0	0	36,358	3	0	36,358	3	0
(g) Repairs ..	2,624	2	0	4,130	0	0	4,129	9	0	38,108	14	2
(g) (a) Mac Robertganj Park ..	..	..	..	7,420	0	0	7,416	14	0	7,416	14	0
(h) Lighting ..	1,664	3	0	9,360	0	0	9,355	1	0	28,643	11	0
(i) Miscellaneous ..	48	14	0	78	0	0	6	8	0	4,259	13	7
(j) Contingencies ..	..	..	..	..	..	..	..	..	..	2,674	13	11
Total of Engineering ..	2,88,411	2	9	4,68,500	0	0	4,68,403	3	4	51,24,282	4	7
<b>MISCELLANEOUS.</b>												
15. Interest on Govt. Loans ..	..	..	..	..	..	..	..	..	..	2,16,445	14	1
16. Re-payment of Govt. Loans ..	..	..	..	..	..	..	..	..	..	8,979	13	0
17. Investments ..	3,49,466	12	2	..	..	..	1,89,249	14	6	10,43,091	15	0
18. Advances by Trust ..	80	0	0	1,000	0	0	700	0	0	42,955	4	0
19. Refund of deposits ..	76,901	0	0	75,000	0	0	37,247	11	3	4,88,618	3	3
20. Miscellaneous ..	5,939	14	8	7,000	0	0	6,916	2	3	1,34,945	6	2
21. Stamps etc. ..	18,315	14	0	15,000	0	0	18,214	2	0	75,716	13	0
Total of Miscellaneous ..	2,50,703	8	10	98,000	0	0	2,52,327	14	0	20,10,753	4	6
22. Contingent Liabilities ..	..	..	..	..	..	..	..	..	..	52,350	0	0
Total ..	10,21,915	4	1	10,17,200	0	0	11,60,900	2	9	1,18,93,809	13	5
Closing Balance ..	16,763	8	6	68,566	0	0	1,08,467	2	10	*1,08,467	2	10
Grand Total ..	10,38,678	12	7	10,85,766	0	0	12,69,367	5	7	1,20,02,277	0	3

SALE AND PREMIUM OF										RENT OF																			
OLD LAND.			NEW LAND.				KOTWALI SCHEME.				BUILDING.				LAND.														
During 1935-36.			To date.			During 1935-36.		To date.						During 1935-36.		During 1935-36.													
Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.												
39,825	12	0	9,52,504	8	4	90,529	0	0	2,75,781	9	0	..	..	..	10,935	6	0	45,413	2	0									
..	..	..	13,890	4	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..									
9,545	9	0	1,59,228	11	4	21,113	11	0	56,451	8	0	..	..	..	487	10	6	13,024	12	11									
1,949	2	0	9,744	5	0	31,191	2	3	50,168	11	9	..	..	..	399	13	6	10,511	0	7									
98,812	14	9	15,05,686	13	2	1,06,087	13	0	1,77,541	11	9	..	..	..	5,800	0	0	52,774	2	0	2,22,278	7	7						
..	..	..	10,440	3	10	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..								
4,669	2	0	1,51,871	2	4	25,397	1	0	36,153	7	0	..	..	..	5,685	0	0	1,416	2	0	4,816	12	6						
..	..	..	564	0	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..							
..	..	..	1,31,363	0	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..							
..	..	..	9,486	7	9	373	14	0	454	10	0	..	..	..	..	..	..	..	..	..	..	..							
248	14	0	30,530	11	6	..	..	..	..	..	..	..	..	..	3,14,910	5	0	..	..	..	..	..							
4,475	4	0	13,670	10	6	3,609	8	0	16,517	2	0	..	..	..	..	..	..	101	8	0	250	6	3						
..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	1,362	1	0	2,979	9	0					
36,826	3	0	1,18,111	15	0	17,918	11	0	1,33,919	7	3	..	..	..	..	..	..	..	..	..	..	..	..						
944	8	0	3,451	8	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..						
1,402	6	0	1,502	5	0	4,949	0	0	11,952	4	0	..	..	..	..	..	..	..	..	..	..	..	..						
23,070	3	6	95,299	7	6	2,131	15	0	33,010	14	6	..	..	..	26,500	0	0	..	..	..	..	..	..						
126	0	0	1,895	13	0	610	0	0	4,073	9	0	..	..	..	..	..	..	..	..	..	..	..	..						
..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..						
..	..	..	7,920	13	6	..	..	..	..	..	..	64,671	12	0	..	..	..	..	..	..	..	..	..						
..	..	..	17,333	3	0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..						
..	..	..	11,677	2	7	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..						
..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..						
2,21,895	14	3	32,46,173	1	4	3,03,911	11	3	7,96,024	14	3	64,671	12	0	64,671	12	0	12,615	0	0	3,84,624	5	0	75,404	15	6	3,17,204	8	10
..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	
2,21,895	14	3	32,46,173	1	4	3,03,911	11	3	7,96,024	14	3	64,671	12	0	64,671	12	0	12,615	0	0	3,84,624	5	0	75,404	15	6	3,17,204	8	10







# MOVEMENT TRUST.

"C"

Trust Schemes from January, 1920 to 31st March, 1936.

INDIRECT EXPENDITURE.						TOTAL.						S. No.
During 1935-36.			To date.			During 1935-36.			To date.			
Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.	Rs.	as.	p.	
12,423	9	10	22,771	8	2	2,05,796	15	10	8,90,361	10	2	1.
..	..	..	..	..	..	460	4	0	10,723	3	8	2.
..	..	..	4,561	12	5	50	8	6	5,01,796	15	2	3A.
16	6	8	155	0	3	43,406	8	8	1,41,899	12	2	3B.
22,388	13	4	1,81,161	15	3	1,58,121	10	10	24,22,162	2	9	4.
..	..	..	..	..	..	..	..	..	11,029	3	9	5.
..	..	..	..	..	..	..	..	..	603	12	3	6.
11	7	10	1,360	9	3	46,556	2	8	3,99,781	15	7	7.
..	..	..	..	..	..	..	..	..	1,03,275	8	3	7A.
..	..	..	497	10	11	..	..	..	81,701	8	6	7B.
..	..	..	1,767	10	2	..	..	..	13,806	11	1	8.
..	..	..	5,490	14	6	2,051	0	0	6,19,308	12	7	9.
..	..	..	572	4	5	..	..	..	1,02,704	10	2	10.
..	..	..	..	..	..	..	..	..	26	12	0	11.
..	..	..	..	..	..	..	..	..	492	5	2	12.
..	..	..	3,090	13	8	878	14	6	70,076	11	8	13.
..	..	..	13,219	0	2	..	..	..	3,96,603	9	9	13A.
..	..	..	..	..	..	..	..	..	248	3	6	14.
..	..	..	..	..	..	..	..	..	1,537	3	4	15.
..	..	..	..	..	..	..	..	..	200	1	8	16.
..	..	..	9,642	6	10	93	9	6	4,84,383	5	8	17.
..	..	..	..	..	..	..	..	..	..	..	..	18.
..	..	..	225	7	5	..	..	..	5,202	3	2	19.
166	9	11	517	14	11	11,533	7	5	2,88,676	6	8	20.
..	..	..	8,340	14	0	18	4	0	2,04,572	8	5	21.
354	12	8	3,036	7	5	21,553	6	8	1,11,906	1	0	22.
..	..	..	..	..	..	9,364	9	0	9,364	9	0	23.
..	..	..	..	..	..	2,81,181	9	8	2,81,687	0	0	24.
..	..	..	..	..	..	40,857	2	5	41,010	8	5	25.
..	..	..	..	..	..	..	..	..	4,005	4	0	
..	..	..	..	..	..	..	..	..	446	12	0	
72	11	3	83	0	6	72	11	3	470	13	4	
..	..	..	73,650	5	4	9	7	0	74,788	8	7	
35,434	7	6	3,30,145	11	7	8,22,006	3	11	72,74,854	13	5	
..	..	..	..	..	..	20,829	1	4	7,92,897	13	9	
35,434	7	6	3,30,145	11	7	8,42,835	5	3	80,67,752	11	2	
84,865	6	0	14,60,618	1	10	84,865	6	0	14,60,618	1	10	
10,493	13	3	1,87,968	1	4	10,493	13	3	1,87,968	1	4	
..	..	..	..	..	..	3,276	13	9	55,870	7	7	
1,900	0	0	17,900	0	0	1,960	0	0	27,136	9	0	
..	..	..	..	..	..	575	6	0	6,357	14	0	
63,077	15	6	9,67,661	5	6	63,077	15	6	9,92,664	1	6	
..	..	..	52,350	0	0	..	..	..	52,350	0	0	
1,60,337	2	9	26,86,497	8	8	1,64,249	6	6	27,82,965	3	3	
1,95,771	10	3	30,16,643	4	3	10,07,084	11	9	1,08,50,717	14	5	
..	..	..	..	..	..	..	..	..	*7,76,514	0	4	

\*Including Rs. 6,68,046/13/6 in Government Securities & Rs. 60,023/- on account of Contractors deposits.

ASHARFI LAL GUPTA,

Revenue Officer.

SUCHA SINGH.

Executive Officer.



# CAWNPORE IMPROVEMENT TRUST.

## APPENDIX "D".

### Statement of Loan for 1935-36.

Serial No.	Particulars of loans.	Date of receipt of Loan.	Amount.	Total.	Rate of Interest.	No. of instalments in which payable.	Amount of instalments.	Amount of mere interest.	Months when instalments fall due.	REMARKS.
1.	Loan for development of Factory Area and Town Expansion Scheme.	25- 1-1921 17- 3-1921 29- 3-1921	2,00,000 1,00,000 4,00,000	7 lakhs	6%	60 half-Yearly 60 half-yearly	25293 25293	42,000	March and September	Out of these sums Rs. 2,16,445/- has been paid as Interest and as capital ,, 8,979/-
2.	do. do. do.	28-10-1921 21-11-1921 13- 1-1922	3,00,000 5,00,000 2,00,000	10 lakhs	6%	10 yearly	135868	60,000	January	,, 2,25,424/-
3.	do. do. do.	18- 3-1922 13- 7-1922 22- 9-1922 2- 1-1923	7,00,000 2,00,000 3,00,000 1,00,000	13 lakhs	6½%	15 yearly	136045	81,250	January	
4.	Loan for carrying out certain Scheme	21- 3-1923	..	2 lakhs	7%	15 yearly	21959	14,000	May	
5.	General purposes of the Trust and in particular the Dhankutti and Nazirbagh Schemes.	31- 3-1924	..	2½ lakhs	7%	30 yearly	20147	17,500	March	
6.	do. do. do.	23-10-1925	..	1 lakh	7%	25 yearly	8581	7,000	March	
7.	do. do. do.	2- 2-1927	..	1 lakh	7%	25 yearly	8581	7,000	March	
8.	To carry out schemes of the Trust	21-12-1928	..	1 lakh.	6½%	28 yearly	7845	6,500	December	
	Total			37½ lakhs	..	..	389612	2,35,250		

ASHARFI LAL GUPTA,  
Revenue Officer.

SUCHA SINGH, I.C.S.  
Executive officer.

25293  
60  
1517,580

?

183,000

Handwritten notes and signatures in the remarks column, including "More interest" and "See also page 7".

No. of Schemes.	Houses, Bungalows & Factories.		No. of Ahatas.	
	1920-35	1935-36	1920-35	1935-36.
<b>SCHEME No. I—FACTORY AREA.</b>				
Factory Side .. .. .	24	17	3	..
Workmen Side — Block A. .. ..	..	..	6	8
" B. .. ..	15	31	35	4
" C. .. ..	..	..	6	8
" D. .. ..	..	..	4	6
" E. .. ..	..	..	7	5
" F. .. ..	..	..	..	..
" G. .. ..	..	..	..	..
Juhi Khurd .. .. .	200	58	5	..
Parampurwa .. .. .	32	9	31	3
Narainpur .. .. .	43	9	10	..
G. T. Road .. .. .	10	..	8	..
Jarib Chowki .. .. .	1	..	1	..
<b>SCHEME No. II—SOUTHERN CITY.</b>				
Juhi Kalan .. .. .	43	21	7	1
Babupurwa .. .. .	7	5	..	..
Begumpurwa .. .. .	1	2	1	..
Munshipurwa .. .. .	5	5	1	..
Dhaknapurwa .. .. .	10	10	..	..
Gangoopurwa .. .. .	1	..	..	..
<b>SCHEME No. IIIA.—KHALASI LINES</b>	27	29	1	..
<b>SCHEME No. IIIB.—KHALASI LINES ABADI</b>	13	12	12	..
<b>SCHEME No. IV—SISAMAU.</b>				
Block A. .. .. .	63	31	..	1
" B. .. ..	72	9	7	..
" C. .. ..	235	22	4	3
" D. .. ..	120	59	11	3
" E. .. ..	42	130	24	4
" F. .. ..	397	57	15	3
" G. .. ..	7	29	3	..
" H. .. ..	151	38	4	1
" I. .. ..	91	55	14	6
" J. .. ..	112	7	5	7
" K. .. ..	122	83	5	5
" L. .. ..	52	32	4	7
" M. .. ..	143	97	7	1
" N. .. ..	1	..	2	..
" O. .. ..	2	53	..	..
" P. .. ..	1	38	3	4
" Q. .. ..	5	..	5	8
" Q/1. .. ..	..	1	..	..
" Q/2. .. ..	..	3	1	1
" R. .. ..	..	11	..	..
" R/1. .. ..	..	..	..	..
" R/2. .. ..	..	..	..	..
" D.G. .. ..	199	109	8	12
" Dy.-ka-Parao .. ..	53	16	2	1
" Cocolas Mills .. ..	13	..	5	..
Ahata of Fahimuddin .. .. .	5	..	2	..
Ahata of Fakhruddin .. .. .	1	..	1	..
Muslim School .. .. .	2	5	..	..
Old Sisamau .. .. .	24	4	2	..
<b>SCHEME No. VII—GUTAIYÁ.</b>				
Block A. .. .. .	10	101	4	..
" B. .. ..	..	..	..	..
" M. .. ..	..	1	..	..
Gutaiya Khurd Village .. .. .	..	..	..	1
Gutaiya Kalan .. .. .	2	..	..	..
Ghusramau .. .. .	32	4	5	..
Allenganj .. .. .	11	..	..	..
Benajhabar .. .. .	2	2	3	..
<b>SCHEME No. IX—CIVIL LINES.</b>	14	..	..	..
<b>SCHEME No. X—TALAQMOHAL</b>	315	..	9	..
" XIII NAZIRBAGH GHUSIANA .. ..	19	28	..	..
" XVII DHANKUTTI .. ..	98	44	3	..
" XIX GOVERNMENT SCHOOL .. ..	..	..	..	..
" XX DALELPURWA .. ..	8	16	5	..
" XXI CREETS COMPOUND .. ..	70	78	7	9
" XXII RAIPURWA .. ..	38	45	12	2
" XXIV NACHGHAR BIRHANA .. ..	..	2	..	1
" XXIII P.ROAD EXTENSION .. ..	..	..	..	..
" XXV KOTWALI SCHEME .. ..	..	1	..	..
	2,964	1,419	320	115

## E.

## bungalows and Ahatas in the Trust Area.

No. of Quarters.		Totals of		Total.	REMARKS.
1920-35	1935-36	1920-35	1935-36		
385	41	412	58	470	Includes a Factory in Parampurwa.
138	190	138	190	328	
787	202	802	233	1,035	Includes one Sub-Station of E. S. Corporation and a big market with shops counted as one quarter.
77	113	77	113	190	
46	45	46	45	91	
88	79	88	79	167	
..	..	..	..	..	
..	..	..	..	..	
84	..	284	58	342	Includes one Municipal School and a temple.
175	25	207	34	241	
93	..	136	9	145	Includes one hide godown and a temple.
181	16	191	16	207	
9	..	10	..	10	Includes one Police Station.
132	37	175	58	233	Includes one market.
3	..	10	5	15	
6	..	7	2	9	
13	..	18	5	23	Includes one mosque.
22	..	32	10	42	
..	..	1	..	1	
45	147	72	176	248	
268	50	281	62	243	Includes 186 quarters for Coolies made by the Trust. 50 quarters added this year.
..	..	..	..	..	
..	14	63	45	108	
37	..	109	9	118	
33	22	268	44	312	
75	34	195	93	288	
210	37	252	167	419	
179	29	576	86	662	Includes one Arabic School and one mosque.
94	..	101	29	130	
45	5	196	43	239	
219	95	310	150	460	Includes one Municipal Hospital.
174	120	286	127	413	
31	45	153	128	281	Includes one Primary School.
35	73	87	105	192	
183	18	326	115	441	Includes one High School.
8	..	9	..	9	
..	..	2	53	55	Includes one Talkie House.
27	42	28	80	108	
171	110	176	110	286	Includes one Temple.
..	..	..	1	1	
5	6	5	9	14	
..	..	..	11	11	
..	..	..	..	..	
..	..	..	..	..	
110	155	309	264	573	
61	5	114	21	135	
226	5	239	5	244	
161	..	166	..	166	
18	18	19	18	37	
..	3	2	8	10	
23	..	47	4	51	Includes one Maternity Hospital.
62	..	72	101	173	
..	..	..	..	..	Includes one Primary Municipal School.
..	6	..	1	1	
..	..	..	6	6	
..	..	2	..	2	
49	..	81	4	85	
..	6	11	6	17	
63	..	65	2	67	
..	5	14	5	19	
43	..	358	..	358	Includes 6 bungalows and one old Trust Office built by Trust.
20	..	39	28	67	New quarters not shown as the area was transferred to Municipal Board.
51	..	149	44	193	Includes one Police Out-Post and one Municipal School.
7	..	7	..	7	Includes one Dharamshala.
86	18	94	34	128	
125	66	195	144	339	Includes 59 quarters for sweepers, built by the Trust & 18 quarters in Debi Din's Compound and 1 market known as Pandariba.
277	64	315	109	424	Includes 1 Maternity hospital & mosque built this year and 1 Hosiery Factory.
3	37	3	39	42	Includes one factory, 1 bazar with several shops and two temples.
..	..	..	..	..	
..	..	..	1	1	Includes one Kotwal's bungalow constructed by the Trust.
5,466	1,983	8,430	3,402	11,832	

# Cawnpore Improvement

APPENDIX

2

3

SALES AS SANCTIONED.

SALES AS REGISTERED

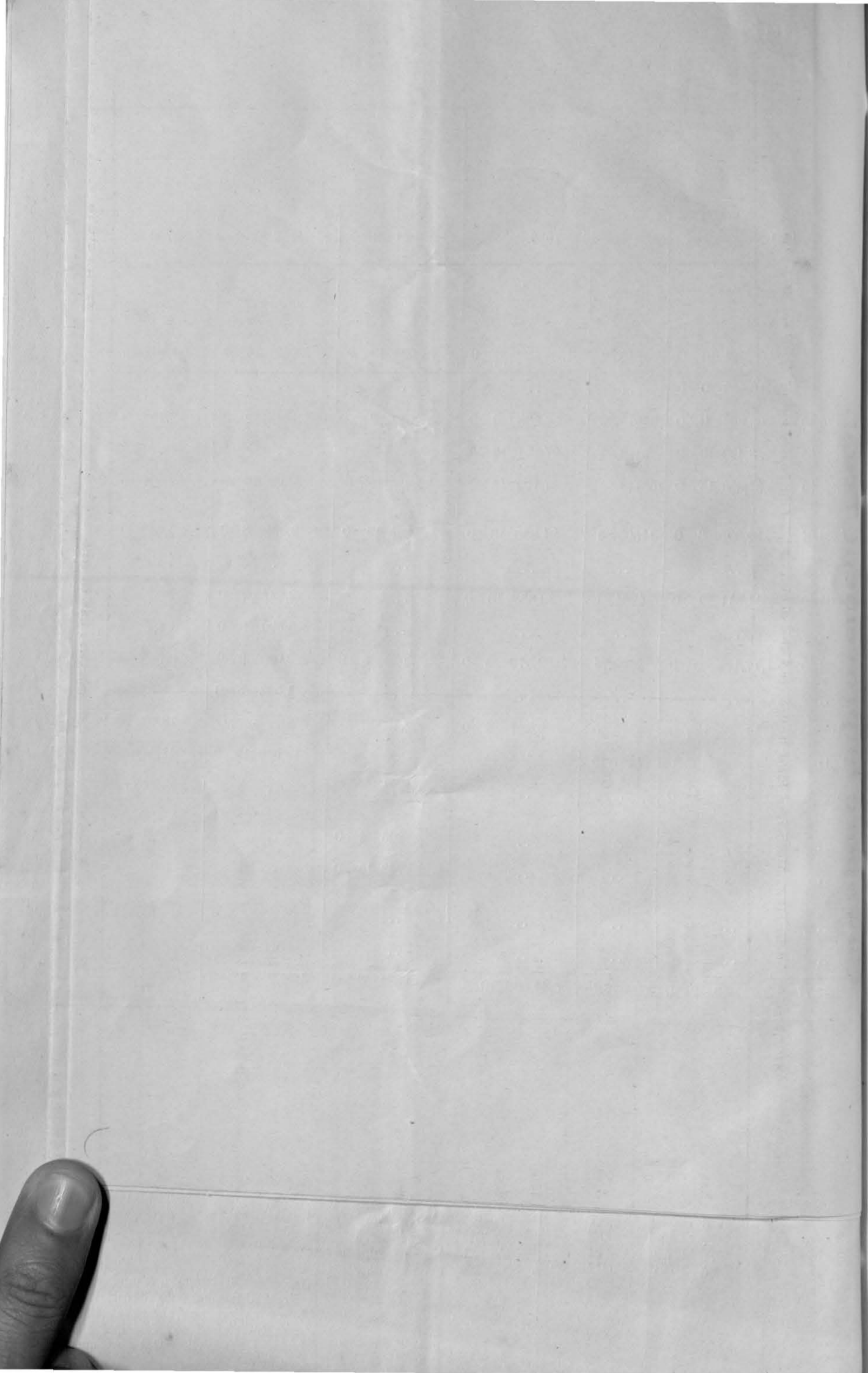
1932-33		1933-34		1934-35		1935-36		1931-32		1932-33		1933-34	
Area	Price	Area	Price	Area	Price	Area	Price	Area	Price.	Area	Price	Area	Price
74345.43	85,608 15 0	169633.21	2,32,134 13 0	343966.92	3,92,789 14 0	402864.26	3,48,075 0 0	22166.31	36,311 14 0	66306.37	75,000 7 0	108584.36	1,38,461 11 0
..	..	..	..	3920.00	16,200 0 0	..	..	..	..	..	..	..	..
3428.62	2,788 0 0	76133.20	68,875 0 0	102124.00	91,804 14 0	12535.60	12,410 0 0	5053.61	4,717 12 0	9923.97	6,156 2 0	9389.60	9,080 0 0
..	..	25097.24	12,538 10 0	12788.52	23,284 1 0	10154.04	14,969 4 9	..	..	..	..	56.33	42 4 0
60831.16	2,17,886 6 0	59579.68 24200.00	1,74,713 5 0 15,000 0 0	163182.13	5,79,654 14 0	100710.53	4,19,624 2 0	49472.99	1,70,408 10 0	59598.96	1,83,879 1 0	82176.58	2,42,037 6 0
4501.20	1,860 0 0	72190.65	36,569 4 0	31325.55	31,725 2 0	338740.76	4,68,561 10 0	3971.94	2,063 15 0	8857.20	3,660 0 0	31956.62	10,569 13 0
..	..	140.95	1,227 5 0	85.27	877 15 0	..	..	..	..	..	..	..	..
..	..	4036.93	26,849 9 0	9441.66	60,424 2 0	2510.24	24,716 3 0	..	..	1164.45	4,368 11 0	1145.35	6,872 2 0
..	..	..	..	..	..	..	..	..	..	14743.71	714 7 0	..	..
..	..	3112.24	1,10,045 13 0	6855.75	2,34,818 14 0	1558.05	54,868 15 0	256.20	4,648 9 0	241.24	4,544 12 0	1983.01	63,872 15 0
799.67	6,250 0 0	..	..	..	..	..	..	..	..	799.67	6,250 0 0	..	..
..	..	..	..	2910.11	39,968 10 0	12878.04	1,00,032 3 0	..	..	..	..	..	..
24922.48	1,04,941 12 0	32746.99	1,36,756 15 0	10060.16	38,535 13 0	4256.79	17,347 3 0	..	..	..	..	31486.05	1,29,755 5 0
..	..	900.14	675 1 0	106.95	133 11 0	4653.40	30,764 8 0	2675.14	2,210 14 0	..	..	118.50	122 7 0
..	..	..	..	..	..	..	..	..	..	..	..	..	..
10547.18	9,539 6 0	..	..	..	..	..	..	..	..	..	..	..	..
..	..	..	..	..	..	..	..	..	..	..	..	..	..
..	..	..	..	..	..	5371.50	3,02,436 12 0	..	..	..	..	..	..
179375.74	4,28,874 7 0	487771.23	8,15,385 11 0	686767.02	15,10,217 14 0	896233.21	17,93,805 12 9	83596.19	2,20,381 10 0	161635.57	2,84,573 8 0	266896.40	6,00,813 15 0

# Trust.

"F"

				4					5			
				INCOME FROM NEW SALES					INCOME FROM INSTALMEN			
1934-35		1935-1936.		1931-32	1932-33	1933-34	1934-35	1935-36	1931-32	1932-33	1933-34	
Area	Price	Area	Price									
107991.64	2,08,394 10 0	132725.28	1,98,758 4 0	24,023 13 0	23,738 14 0	34,984 13 0	1,85,252 9 0	90,529 0 0	48,885 3 0	54,999 6 9	37,124 7 8	
40263.96	16,638 0 0	..	..	..	..	..	..	..	..	..	..	
65509.40	59,838 0 0	63913.80	59,638 0 0	2,370 0 0	2,812 9 0	12,268 2 0	35,337 13 0	21,113 11 0	6,556 10 0	839 10 2	11,598 14 6	
21048.63	8,492 6 0	6112.26	27,191 12 0	..	..	..	18,977 9 6	31,191 2 3	..	1,423 2 10	2,659 7 0	
97548.98	2,37,699 15 0	103177.64	3,81,199 13 0	20,284 0 0	55,835 15 0	32,507 5 0	71,453 14 9	1,06,087 13 0	1,53,773 2 10	182,670 8 8	1,64,133 12 6	
48884.04	29,307 8 0	19505.86	24,838 13 0	263 15 0	2,894 8 0	5,788 14 0	10,556 6 0	25,397 1 0	4 701 5 0	4 446 12 3	2 035 11 0	
..	..	..	..	..	..	105 0 0	80 12 0	373 14 0	..	..	..	
6717.40	41,811 1 0	4284.81	30,358 13 0	..	2,627 7 0	3,865 9 0	12,907 10 0	3,609 8 0	65 0 0	..	1,605 6 0	
..	..	..	..	..	5,500 0 0	..	..	..	34,218 12 0	4,700 0 0	17,375 6 0	
3894.60	1,17,196 0 0	2499.75	82,876 5 0	932 5 0	2,000 0 0	19,344 12 0	1,16,000 12 3	17,918 11 0	4,791 4 0	7,771 7 0	17,019 7 0	
..	..	..	..	..	1,562 8 0	..	..	..	..	..	..	
1156.78	11,567 13 0	899.30	9,261 4 0	..	..	18,000 0 0	7,003 4 0	4,949 0 0	..	..	..	
10211.59	42,496 15 0	6457.48	27,466 10 0	..	12,939 15 0	41,621 5 0	30,878 15 6	2,131 15 0	..	..	8,835 5 0	
1006.75	808 5 0	..	..	..	..	346 6 0	3,463 9 0	610 0 0	1,107 0 0	3,095 3 0	589 3 0	
..	..	..	..	206 4 0	..	..	..	..	..	..	..	
..	..	..	..	243 15 0	..	..	..	..	..	..	..	
..	..	..	..	..	..	..	200 0 0	..	..	..	..	
..	..	..	..	..	..	..	..	64,671 12 0	..	..	..	
404233.77	7,74,250 9 0	3,39576.18	8,41,589 10 0	48,324 4 0	1,09,911 12 0	1,68,752 2 0	4,92,113 3 0	3,68,583 7 3	2,54,098 4 10	2,59,946 2 8	2,62,976 15 8	

ASHARFI LAL GUPTA,  
Revenue Officer





# Cawnpore Improvement Trust.

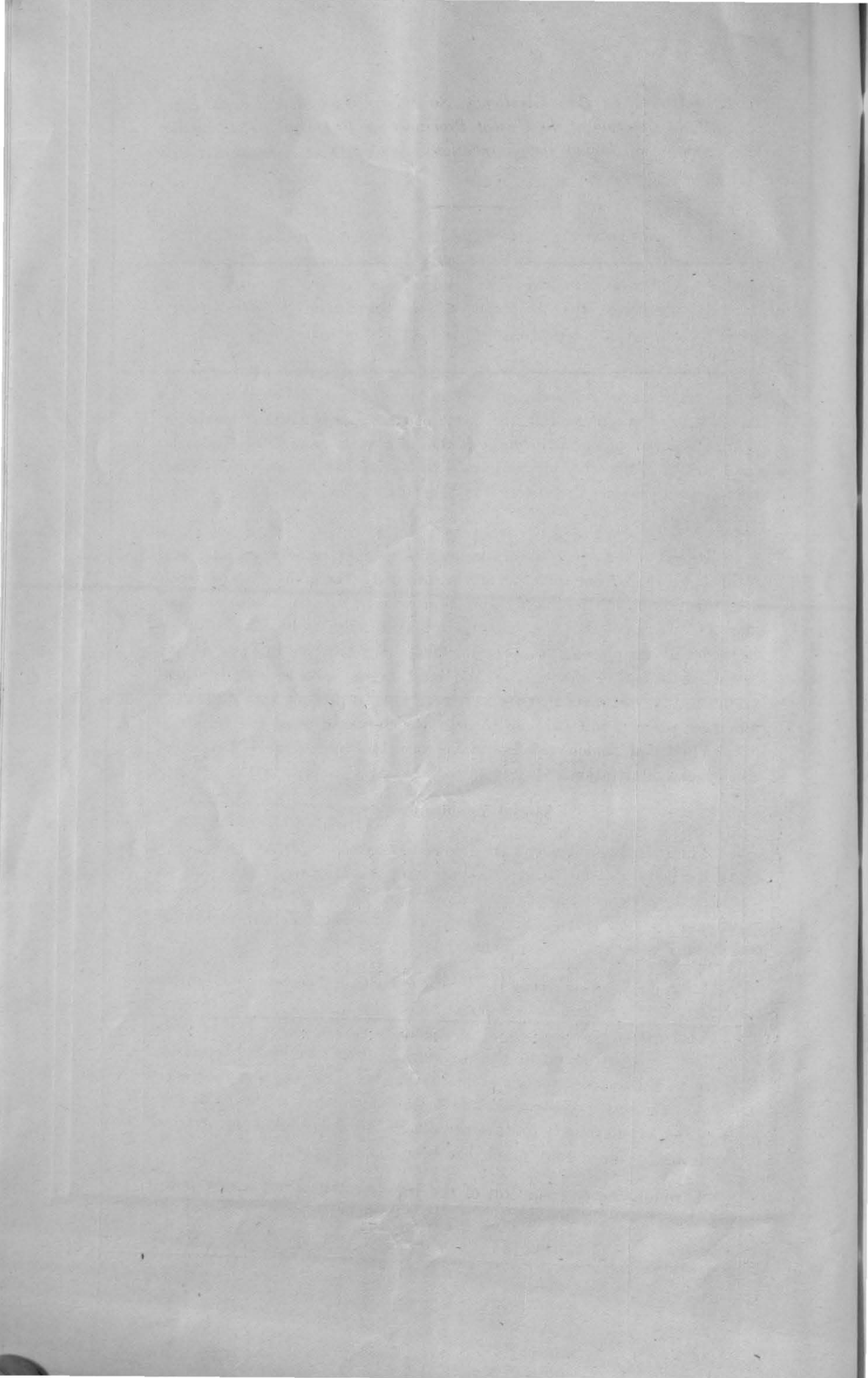
## APPENDIX 'G'

Statement showing area of Nazul land, Municipal land transferred and acquired land in possession of Trust on 31-3-1936.

Serial No.	Name of Scheme	AREA			DISPOSED OF			Remaining in possession of Trust on 31-3-1936 in acres
		Remaining in possession of Trust on 31-3-1935	Acquired during 1935-36	Total in acres	Sold in acres	Roads and open spaces in acres	Total in acres	
I	Factory Area ..	558.7644	97.96	656.7244	83.23	16.36	99.59	557.1344
II	Southern City Expansion ..	8.61	..	8.61	..	..	..	8.6100
IIIA	Khalasi Lines ..	2.46	..	2.46	2.46	..	2.46	..
IIIB	Khalasi Lines ..	32.205	..	32.205	2.01	..	2.01	30.1950
IV	Sisamau ..	88.336	0.45	88.786	20.80	27.22	48.02	40.7660
VII	Gutaiya Area ..	380.59	..	380.59	70.09	69.29	139.38	241.2100
IX	Civil Lines ..	3.5037	..	3.5037	..	..	..	3.5037
XIII	Nazirbagh Ghosiana ..	5.4327	..	5.4327	.52	..	.52	4.9127
XVII	Dhankutti ..	0.52	..	0.52	.32	..	.32	0.2000
XX	Pechbagh Dalelpurwa ..	12.07	..	12.07	2.66	1.44	4.10	7.9700
XXI	Creets Compound ..	1.20	..	1.20	0.88	..	0.88	.3200
XXII	Raipurwa including B.B. & C.I. land ..	27.378	..	27.378	.96	..	.96	26.4180
XXIV	Nachghar Birhana ..	..	1.70	1.70	..	..	..	1.7000
XXV	Kotwali Scheme ..	..	1.67	1.67	1.11	..	1.11	.5600
	Total ..	1121.0698	101.78	1222.8498	185.04	114.31	299.35	923.4998

ASHARFI LAL GUPTA,  
Revenue Officer.

SUCHA SINGH, I.C.S.,  
Executive Officer.



*Speech delivered by His Excellency Sir Harry Haig, K.C.S.I., C.I.E., I.C.S., Governor of the United Provinces on 10th March 1936 on the occasion of laying the foundation stone of New Kotwali at Gillis Bazar, Cawnpore.*

---

I am particularly glad to have the opportunity of taking part in this ceremony, and that for two reasons:—In the first place, there is the general consideration, to which Mr. Horton has referred in terms which I greatly appreciate, that as Head of the Government I take a very special interest in the welfare and efficiency of the police force.

Their contentment and well-being is the foundation of their well-doing, and on their well-doing we rely in large part of the security of the foundations of our provincial life. One of the most important factors in securing the well-being of the force is the improvement of accommodation which in the course of years had come to lag far behind modern requirements. In a province so extensive as ours this is a problem of large dimensions.

It was taken up in a comprehensive manner some years ago, and in the eight years from 1925 to 1933, a sum of Rs. 74 lakhs was spent out of loan funds on the rebuilding and improvement of police stations and quarters. Large as that sum was, there is still much to be done. But in the midst of our present financial difficulties it is hard to find any money except for a few of the smaller and most urgent necessities. In these conditions it is fortunate that we have been able to proceed with some very important projects in Cawnpore through the co-operation of the Improvement Trust, of which this new Kotwali building affords the most conspicuous illustration.

#### **Special Significance.**

The second reason why I am glad to be here today is that this scheme, apart from its general utility in improving conditions in the police force has a very special local significance. Cawnpore went through a bitter experience in 1931. Its inhabitants have not forgotten that nightmare period nor have the Government.

I am glad to think that the relations between the two communities torn asunder then have been re-established through the healing process of time. Nevertheless the people of Cawnpore rightly demand that there should be no shortcoming in the dispositions made for their protection. Now one of the lessons brought home by the events of 1931 was the necessity of having better constructed and better sited police stations and outposts. The arrangements in this respect in Cawnpore left a great deal to be desired. Since 1931 much has been done.

Through the co-operation of the Improvement Trust a new police station has been constructed at Sisamau and an outpost in Nazirbagh Ghusiana. Now we shall have the construction on a well-chosen site of a thoroughly modern and suitable Kotwali, to be as Mr. Horton has said, the central stronghold for the protection of the town.

### Reorganisation Scheme.

This brings me to another matter which is beginning to come under discussion. I think you are aware that we are at the moment considering certain important reorganisation schemes in the Police Department, which while they will yield an appreciable and much needed economy, will yet, it is believed by the better use of the force available, actually strengthen our resources. We owe this very valuable idea to the initiative of Mr. Horton, who is a believer in looking at things as they are in this present day world.

You may be sure that we are not contemplating anything that will diminish the security of a town like Cawnpore. What is aimed at is the elimination of the present waste of man power and its full utilisation by the application of more modern methods. The means by which it is hoped to secure greater efficiency at less cost include the construction of larger and better located outposts, better communications by means of telephones and motor lorries, which will enable concentration to be achieved with larger numbers and with much greater rapidity, and an appreciable strengthening of the numbers of the armed reserve.

In this scheme the construction of the new Kotwali holds an important part. The Government will not be unmindful of the fact that Cawnpore is a growing city—indeed at the moment a rapidly growing city and that quite apart from any dangers of communal strife, it has a large industrial population, living in conditions which make it essential that the normal administration of the police should be fully efficient. This is an aspect which will not be overlooked in any reorganisation that may be carried out.

### Tribute of Trust.

I have dwelt on the improvements that are being effected in the police buildings in Cawnpore. And now I wish to consider how it has been possible to bring this about at a time when, as I have already mentioned, financial conditions are so difficult. The answer is plain. It is through the co-operation of the Improvement Trust. Without its aid at every turn these results could not have been achieved.

The action taken by the Improvement Trust forms a practical and striking illustration of the common interest that unites the police and the public. The police exist for the protection of the public, and here in Cawnpore the public realise how closely they are concerned with the efficiency of the police.

This interest of the public is sometimes obscured when matters are being discussed at long range or in general terms. But locally there is the realisation, and we find it very definitely in Cawnpore.

In connection with some earlier schemes of the Improvement Trust it was felt that a project of reconstruction and improvement which did not provide adequate facilities for police protection was incomplete and consequently as part of these schemes the Improvement Trust constructed, as I have said, a new police station and an outpost. Now they have undertaken

this large scheme for the Kotwali, and it is hoped that the work can be rounded off later by the erection of the last of the projected police stations at Anwarganj.

This has been made possible by utilising the agency of the Trust in disposing to advantage of certain Nazul land. The whole project is an excellent example of the practical skill with which the Trust conduct their affairs and I am sure will provide an admirable illustration of their efficiency in building.

#### **Debt of gratitude.**

To Mr. Souter, the Chairman of the Trust, the Government and the public alike owe a deep debt of gratitude for his skilful direction and his untiring interest. The Chief Engineer, Rai Bahadur Sri Narain, has been responsible for working out the plan and will be responsible for the erection of the building. Our very cordial acknowledgments are due to him. And in conclusion, I must mention the work of Mr. Mudie, whose approaching departure from Cawnpore, though it is to higher spheres, is I know deeply regretted by the people of this city, whose interests he has so watchfully guarded.

A scheme of this kind demanded initiative, energy and imagination. All these Mr. Mudie has contributed, and I am glad to think that when he leaves Cawnpore in a few weeks, he will have the satisfaction of knowing that a notable scheme, in which he has taken so leading a part, is finally launched. I now have great pleasure in complying with Mr. Horton's request and proceeding to lay the foundation-stone of the new building.

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*Extract of the Forty-eighth Annual General Meeting of the Members of the Upper India Chamber of Commerce, held on Friday, the 28th February, 1936.*

The Cawnpore Improvement Trust continues to make steady progress. Large areas are being quickly developed and sold.

The value of the sales in the last ten months is Rs. 16,14,624/- as against Rs. 15,10,217/- for the whole year 1934-35 which itself was a record year of very nearly double the income of any previous year. 8430 new houses have been constructed in the Trust areas upto 31st December, 1935.

Arrangements are being made to construct a new Kotwali without any cost to Government as it was paid for out of the profit on land sold for Government, and a new District Board Office has already been constructed. A programme has been prepared for the next 5 years which includes, among other improvements, the lining of Sisamau Nala, and the slum clearance of the city. A number of model workmen's quarters have been constructed by the Trust, and are being given to workmen on a 12 years hire purchase system. An urgent necessity is the removal of milk vendors

from the city to the suburbs. A scheme will be prepared at an early date and it is hoped that the Municipal Board will co-operate with the Trust in this matter.

Mr. E. M. Souter, who has managed the Trust with ability and single-mindedness of purpose for the last five years, I am glad to say, has been re-appointed by Government as Chairman of the Trust for another three years. Also, it is satisfactory to note that Rai Bahadur Sri Narain's services as Executive Officer have been retained for another three years. The strengthening of the Trust staff is long overdue and is now under consideration.

I would utter a note of warning to the Trust. The major function of the Trust is not to make money but to improve our city. Land should not be sold without due consideration of the kind and type of buildings to be erected on the sites sold and provision should be made for open spaces. We do not want to repeat the industrial horrors of the past, but to build a city of which we can be proud.

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*Extract of the Twenty-second Annual General Meeting of the Members of the United Provinces Chamber of Commerce held on Sunday, the 23rd February, 1936.*

“With regard to the Improvement Trust, I am glad that the compliments paid by me in the past have also found adequate support at the hands of the Town Improvement Trust Committee. The Committee state, that the Cawnpore Trust has carried out the greater part of its programme very successfully, and the rapid progress is striking in some cases. I am very glad indeed to congratulate Mr. Souter and R. B. Sri Narain on the recognition of their hard labour at the hands of the Town Improvement Trust Committee. But at the same time I would like to draw the Trust's attention to the urgent problem of slum clearance in the city, including the provision of houses for the de-housed, so as to improve the sanitary condition of the city, and at the same time to cause the least possible inconvenience to those whose houses may be demolished or acquired. To my mind, it has been correctly said that a nation cannot rise above its hamlets, and consequently, I lay very great emphasis on this problem.”

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