

MEMORANDUM REGARDING SIMLA HOUSES.

WITH reference to Under-Secretary's enquiries I put up as accurate a statement as I can on the several points on which he required information.

The Directory is inaccurate and incomplete, and even the Municipal Returns seem to require alteration. But I have done my best, with some local knowledge and also after some enquiry, to make the statement fairly reliable.

<p>(1) The exact number of houses in Simla.</p>	<p>This, as far as I can make sure, is ... 420 It includes many houses beyond municipal limits; but excludes Native shops and places not habitable by Europeans, though such accommodation is taken advantage of for want of better.</p>																												
<p>(2) The number of these which are used as shops.</p>	<p>Including the Banks (two in number) this would be 30 Some of these are in ranges. I have excluded shops opened by Natives, in some, however, of which people live.</p>																												
<p>(3) The number used as Government offices or for other public purposes.</p>	<p>This would appear to be 45 In a few cases a portion of the building is used for dwelling in, but the number given is fairly accurate.</p>																												
<p>(4) The number ordinarily let to private persons.</p>	<p>This I make out to be about ... 350 I have excluded most of the shops, Government offices, &c., and houses owned by Native Chiefs, which are reserved for their own use and not ordinarily rented out. But I have included some shops in connection with which there are suites of apartments let out to private parties, <i>e.g.</i> the upper rooms of Peliti's shop.</p>																												
<p>(5) The rents paid for these private houses, roughly grouping them into classes, <i>i.e.</i>, so many at a rental of under Rs. 1,000 per season, so many at a rental of Rs. 1,000 to Rs. 1,500, so many at Rs. 1,500 to Rs. 2,000, and so on.</p>	<p>The following may be taken as a fairly accurate classification :—</p> <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 5%;">(a)</td> <td style="width: 75%;">Houses renting under Rs. 1,000</td> <td style="width: 20%; text-align: right;">per season</td> <td style="width: 10%; text-align: right;">99</td> </tr> <tr> <td>(b)</td> <td>Ditto from „ 1,000 to 1,500</td> <td></td> <td style="text-align: right;">111</td> </tr> <tr> <td>(c)</td> <td>Ditto „ 1,501 „ 2,000</td> <td></td> <td style="text-align: right;">62</td> </tr> <tr> <td>(d)</td> <td>Ditto „ 2,001 „ 2,500</td> <td></td> <td style="text-align: right;">13</td> </tr> <tr> <td>(e)</td> <td>Ditto „ 2,501 „ 3,000</td> <td></td> <td style="text-align: right;">9</td> </tr> <tr> <td>(f)</td> <td>Ditto „ 3,001 and upwards „</td> <td></td> <td style="text-align: right;">5</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Total</td> <td style="text-align: right;">... 299</td> </tr> </tbody> </table>	(a)	Houses renting under Rs. 1,000	per season	99	(b)	Ditto from „ 1,000 to 1,500		111	(c)	Ditto „ 1,501 „ 2,000		62	(d)	Ditto „ 2,001 „ 2,500		13	(e)	Ditto „ 2,501 „ 3,000		9	(f)	Ditto „ 3,001 and upwards „		5			Total	... 299
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The difference between (4) and (5) is owing—(1), to many houses, about 33; being outside municipal limits and not paying rent to the municipality, so that there is no reliable information as to their rent; (2), to others, some newly-built, not being found on the municipal rent registers (about 25); and (3), to a number of estates, with houses in a block or on the same grounds, paying a *lump* rent, so that the rental of each house cannot be clearly ascertained.

I have excluded all *regular* Hotels, the Club, &c., and also Native Chiefs' houses reserved for their own use.

(6) The number in each class held by Native Chiefs.

Instead of grouping them, I have given the names of the Chiefs' houses with the rental as affording fuller information:—

(a) I am to pay next year for Ravenswood Rs. 4,000 and Rs. 400 municipal tax and ground rent, in all about Rs. 4,500.

30-9-82.

C. G.

* This must be about Rs. 3,500 now, as there have been large additions.

† Beyond municipal limits.

‡ Must be now Rs. 4,000, as a separate building has been erected adjoining.

The six houses marked B belong to the estate of Koor Beer Sing, a relative of the Raja, who has become heir on the Koor's decease.

Names.	Houses.	Rental.	Serial No.
(1) Bilaspnr	... Two houses west of Observatory Hill }	Unknown	{ 1 2
(2) Dholpur	... The Highlands	... 2,500	3
(3) Darbhunga	... Wheatfield	... 3,000	4
(4) Faridkot	{ Knockdrin	... 3,180	5
	{ Ravenswood (a)	... 1,600*	6
(5) Harnam Singh of Kapurthulla.	Summer Hill	... 1,800	7
(6) Jaipur	{ Bentinck Cottage	950	8
	{ „ „ Lodge	400	9
(7) Jhind	... Rhododendron House	1,200	10
(8) Kashmir	... Windsor Castle	... Unknown†	11
(9) Keonthal (Jungla).	Mayday Hill	... 1,000	12
(10) Nabha	... Innes' Own	... 2,500‡	13
(11) Nahun (Sirmur).	{ Bantony Lodge	... 2,250	15
	{ Do. Cottage	500	15
B Blessington	...	1,000	16
B Belville	...	Unknown	17
B Glanmire	...	1,080	18
Holly Bank	...	800	19
Holly Lodge	...	2,500	20
B Hugh's Dell	...	820	21
B Do. Cottage	...	Unknown	22
Pine Cottage	...	600	23
Torrentium	...	1,636	24
Do. Retreat	...	360	25
Do. Cottage	...	500	26
The Yarrows	...	2,500	27
B Vakeel Khana	...	200	28
(12) Patiala	... Cedars	900	29
Oakover	...	2,000	30
Rookwood	...	1,800	31
			—
		Total ...	31
			—

This return will be slightly affected by the number of purchases recently made by Government. The Government too have very recently built,* on the Sherfield estate, and are continuing to build on that and the Tara Hall estate, a number of cottages for the accommodation of Clerks. This action will probably release a number of houses for the accommodation of the general public.

* These are separate and of a different character from the block of buildings known as the "Clerks' barracks."

8-9-82.

H. R. C.