

CHAPTER - 18

HOUSING AND URBAN DEVELOPMENT

HOUSING

Rental Housing

18.1 Under the Rental Housing Scheme, Government Residential Quarters are constructed in the State. In the Eleventh Plan 2007-12, a provision of Rs. 1500.00 lakhs has been kept for this scheme, out of which Rs. 347.92 lakhs is for committed works and Rs. 1152.08 lakhs is for new works. Likely expenditure to be incurred during 2007-08 is Rs. 280.00 lakhs and the amount proposed for this scheme in the Annual Plan 2008-09 is Rs. 296.61 lakhs which is for committed works at Jhalawar (50 houses) Malviya Nagar, Jaipur (35 houses), Karauli (45 houses) Khanpur, Jhalawar (19 houses), Baran, residence of Divisional Commissioner, Bharatpur, Civil Line, Jaipur, SDO residence Manohar Thana, Pidawa and Nasribad and for establishing hident system at Civil Line, Jaipur. In the Annual Plan 2007-08, a provision of Rs. 300.00 lakhs is proposed for this scheme, out of which Rs. 252.15 lakhs is for committed works and Rs. 47.85 lakhs is for new works.

Judicial Housing

18.2 The judicial housing scheme is being implemented under Centrally Sponsored Scheme (CSS) (50% central matching share & 50% State Matching Share). In the Eleventh Plan 2007-12, an amount of Rs. 2500.00 lakh has been proposed as 50% state matching share, out of which Rs. 200.00 lakhs is for committed works & Rs. 2300.00 lakhs is for new works. The likely expenditure to be incurred during 2007-08 under this scheme as state share is Rs. 400.00 lakhs and the amount proposed for the scheme in the Annual Plan 2008-09 is Rs. 500.00 lakhs which is to complete committed works.

Police Housing

18.3 In the Eleventh Five Year Plan 2007-12, a provision of Rs.1800.00 lakhs and a token amount of Rs. 0.01 lakhs is proposed for this scheme in Annual Plan 2008-09.

Rajasthan Housing Board

18.4 Rajasthan Housing Board was started in 1970, with the objective of providing housing facilities to citizens of 7 cities of the State. Now the housing activities of the Board have been spread to 55 cities. Till 2005-06, the Board has taken up the construction of 1,80,151 dwelling units, out of which 176527 units have been completed and 1,64,587 units have been handed over to the allottees. 60% of the total units taken up are for economically weaker sections and low income group society.

18.5 With a view to reach the weakest of the economically weaker, the Board launched a scheme named "Gharonda" in the year 2004-05. Under the scheme houses are made available to the economically weak persons who can afford to contribute an amount of Rs. 18/- to Rs. 22/- per day for a period of 20 years for the repayments of the cost. At present this scheme is going on in 38 cities/towns. A provision of Rs. 750.00 crores has been kept for this in the Eleventh Five Year Plan 2007-12. An expenditure of Rs. 130.00 crores is likely to be incurred on this scheme during the Annual Plan 2007-08; provision of Rs. 140.00 crores is proposed for Annual Plan 2008-09. This amount is the internal resource of the Board.

18.6 Due to shortage of land in urban areas, the Board has launched multistoried scheme for urban poor namely "DWARAKAPURI" in 2005 as a first phase in sector 26 Pratap Nagar, Sanganer, 2976 Flats will be constructed in the scheme. For Phase II of this scheme, registrations have been invited. This scheme has also been taken up in Jodhpur and Udaipur districts. With a view to reach the benefit of War Widows, the Board launched a scheme namely "Veerangana Vihar" in Pratap Nagar, Sanganer in December 2006.

URBAN DEVELOPMENT

18.7 Rajasthan is still predominantly a rural State and its proportion of urban population to the total population is 23.4 percent, which is less than the percentage of the country as a whole, which is 27.78 percent as per census 2001. However, the State has an opportunity to undergo a planned urbanization process and avoid ills of unplanned urbanization. By the end of the Eleventh Five Year Plan, urban population of Rajasthan is projected to be 25.28 percent. Distribution of urban population in various classes of towns is as follows:-

Table No. 18.1

(Census 2001)

Class of Town	No.	Population in lakhs	% of total urban population
I (population 1 lakh and above)	20	75.56	57.24
II (population 50,000 to 1 lakh)	26	18.41	13.95
III (population 20,000 to 50,000)	90	20.95	15.87
IV, V, VI (population below 20,000)	86	17.08	12.94
Total	222	132.00	100.00

18.8 The Department of Local Self Government controls all municipal bodies, details of which are as follows:-

Table No. 18.2

Category	Number	Population Criteria
Corporations	3	Above 5 lakhs
Councils	11	More than 1 lakh & upto 5 lakh
Municipal Board (Category II)	39	More than 50000 & upto 1 lakh
Municipal Board (Category III)	58	More than 25000 & upto 50000
Municipal Board (Category IV)	72	Less than 25000
Total	183	

18.9 Major problems of the urban areas are as follows:-

- Poor infrastructure
- Management of Increasing Waste
- Traffic & Transportation due to Increasing Population and Number of Motor Vehicles
- Growth of Slum Areas
- Maintenance of Cultural Heritage
- Urban Poverty
- Pollution
- Depleting Ground Water Resources
- Multiplicity of Agencies engaged in Development of Urban Areas
- Colonies set up on Agricultural Land
- Inadequate Financial Resources of ULBs
- Migration from Rural Areas

18.10 Major initiatives taken for Urban Development are as follows:-

- **State Urban Agenda for Rajasthan (SAURAJ).** Its components include:
 - Making 'Vision Jaipur 2025' a reality. Developing a Master Urban Development Plan for Jaipur 2025.
 - Supporting a Special Urban Poor Programme, starting with housing.
 - Establishing Rajasthan Urban Spatial Data Center (RUSD-C).
 - Building Public-Private Partnerships wherever appropriate.
 - Formalizing Citizen Participation in Urban Governance.
 - Establishing Urban Management Training Programme at all levels.
 - Streamlining Inter-agency Relations, Operationalizing MPC/DPCs.
 - Completing a comprehensive Urban Land Reforms Programme; the move towards a guaranteed land title system

- Facilitating selected integrated rural-urban projects.
- Revamping all relevant urban-related legislation.
- Integrating with other Urban Reform Programmes
- **Constitution of Amber Development and Management Authority:**

With a view to develop Amber fort into an International tourist destination, Amber Development and Management Authority was constituted. This authority is committed to ensure time bound development of this splendid built heritage and manage it as a living monument. A light and sound show will be starting soon, audio guides have been started and hitherto unknown portions of the fort are being opened up. An amount of Rs 4 crore has already been spent. Amber town and Jantar Mantar are now listed as World Heritage Monuments.

- For the development and effective management of museums, "Sanghralaya Samiti" has also been constituted.

- **Jaipur Agenda Action Group:**

JAAG has been constituted under the chairpersonship of Hon'ble CM for better civic services in Jaipur through private public partnership. Jaipur Heritage Committee (JHERICO): committee formed for the preparation and execution of a heritage master plan for Jaipur

- Resource Mobilization and Financial reforms: The state has set up Rajasthan Urban Infrastructure Finance & Development Corporation (RUIFDCO) to support weak ULBs for facilitating project development and financing. Double entry accounting system and e-governance are also being under taken.
- Shahari Jan Sahbhagita: SJSY has been launched from December 2004 to promote general awareness and for undertaking development works through Public-Private-Partnership. Rs.30 crore would be spent during the current financial year.
- Solid Waste Management: Action Plan for SWM has been prepared for all ULBs. Funds from 12th Finance Commission (TFC) will be utilized for implementation of Action Plan.
- Housing for economically weaker sections (e.g. Dwarkapuri 3000 units)
- Works for Heritage Conservation and Development: 28 cities have been identified for development of urban monuments having rich heritage importance. A 3-year action plan has been prepared.

18.11 A number of urban poverty alleviation schemes and urban development schemes/programmes are being implemented in the State.

The details of outlays kept in the Eleventh Five Year Plan 2007-12, and the anticipated expenditure to be incurred in the Annual Plan 2007-08 and outlay proposed in the Annual Plan 2008-09 for these schemes both centrally sponsored and state's own funded are as follows:-

Table No. 18.3

(Rs. in lakhs)

	Scheme/Programme	Eleventh Plan Outlay	Annual Plan 2007-08 Anti. Exp.	Annual Plan 2008-09 Proposed Outlay
1	Town Planning	240.01	35.01	35.00
2	Swaran Jayanti Shahari Rojgar Yojana	2500.00	250.00	600.00
3	Integrated Development of Small & Medium Towns	270.01	270.00	230.00
4	National Capital Region	0.05	0.01	0.01
5	Raj. Urban Infrastructure Development Project Phase I	40600.01	35000.00	35000.00
6	SFC Grants to Local Bodies	28925.00	5785.00	5785.00
7	Special Grant for Urban Renewal	8000.00	1500.00	0.01
8	Heritage Walk Project	6525.00	1000.00	0.01
9	RUIDP Phase II	150000.00	0.01	10000.00
10	Drainage System of Churu City	-	-	0.01
11	Shahari Jan Sahbhagis Yojana	12000.00	1500.00	1500.00
12	Jawahar Lal Nahru National Urban Renewal Mission (JNNURM)	51882.00	9730.00	13000.00
13	Urban Infrastructure Development Scheme for Small and Medium Towns (UIDSSMT)	44047.09	8100.00	7744.00
14	Integrated Housing and Slum Dev. Programme (IHSDP)	33655.90	6485.00	6000.00
15	Construction of building of LSG Department	250.00	25.65	0.01
16	Dewas Project Phase II	2856.04	714.00	714.00
17	Jaipur Development Authority	158300.00	25900.00	28500.00
18	Mukti Dham Yojana	-	-	50.00
19	Nirmal Gram Yojana	-	-	50.00
	Total	540051.11	96294.68	109208.05

18.12 Scheme/programme-wise brief is as follows:-

TOWN PLANNING

18.13 Town Planning Department is basically engaged in preparation of schemes, master plans and investment plans for the development of towns. Out of the 183 municipal towns, master plans of 62 towns have been prepared which cover 70% urban population of the state. In addition to this, Town Planning Department has been declared Nodal Department for implementation of the Urban Infrastructure Development Scheme for Small and Medium Towns, formerly Integrated Development of Small and Medium Towns.

18.14 A provision of Rs. 240.01 lakhs has been kept for the basic activities of the department for the Eleventh Five Year Plan, an expenditure of Rs. 35.00 lakhs is anticipated to be incurred during the year 2007-08; provision of Rs. 35.01 lakhs is proposed for this scheme in the Annual Plan 2008-09.

URBAN LOCAL BODIES

Swarn Jayanti Shahari Rojgar Yojana

18.15 This programme was started from 01.12.1997 with the objective to provide self employment opportunities and to develop various basic and physical amenities and social services for the socio-economic upliftment of BPL families. An expenditure of Rs. 250.00 lakhs is anticipated to be incurred during 2007-08. 75% share for the scheme is provided by the Central Government and 25% share by the State Government. The programme has two components viz. Urban Self Employment Programme and Urban Wage Employment Programme.

18.16 The scheme is being implemented with association of the community structure like Neighbour Hood Group (NHGs), Neighbour Hood Committees (NHCs) and Community Development Society (CDSs). A provision of Rs. 2500.00 lakhs has been kept as state share for the scheme in the Eleventh Five Year Plan 2007-12, A provision of Rs. 600.00 lakhs is proposed for the year Annual Plan 2008-09.

Low Cost Sanitation Programme

18.17 This scheme is framed for conversion of dry latrines into flush latrines. All 12691 dry latrines identified in the survey have been converted into flush latrines and all 638 scavengers have been liberated. Now the state is "Dry Latrine Free and Scavengers Free State". A provision of Rs. 950.00 lakhs has been kept for the program in the Eleventh Five Year Plan; Rs. 50.00 lakhs is proposed for this in the Annual Plan 2008-09.

State Finance Commission's Grant

18.18 The State Government has constituted Third State Finance Commission for deciding the grants to be provided to urban and rural local bodies. Recommendations of the Commission are awaited. A provision of Rs. 28,925.00 lakhs has been kept for the Eleventh Five Year Plan. An expenditure of Rs. 5785.00 lakhs is anticipated to be incurred against these grants during 2007-08; a provision of Rs. 5785.00 lakhs is proposed in the Annual Plan 2008-09.

Special Grant for Urban Renewal

18.19 During the course of time some urban local bodies are identified which needs special grants for their renewal. During the Eleventh Five Year Plan, special grant of Rs. 80.00 crores has been kept for development of infrastructure work of Jhalawar, Jhalrapatan, Baran

and Dholpur towns; token provision is proposed for this in this in the Annual Plan 2008-09.

Shahari Jan Sahbhagi Yojana

18.20 This scheme was launched on December 8, 2004. The scheme has two major components viz. General Awareness and Development Works. General awareness, Public awareness is generated through organizing camps, seminars and workshops regarding beautification of city wards, sanitation, public health, vaccination, Door to Door waste collection, environment improvement through plantation and maintenance of plants and preparation of plan for Ward development. NGOs, VOs, prominent citizens, Mohalla Committees and ward members are associated for this purpose.

18.21 Under this component works like construction of building of Government School, Hospital, Veterinary Hospitals, Library, Community Centres, Balbadi Bhawan, Rain Basera, Construction of Nallies, Bridges, Community Toilets, Handpumps, Drinking Water Scheme or any other facility for public use etc. are taken with 30% contribution from public/NGO/Doner, 20% as share of ULBs and remaining 50% cost is provided by the state government. In this scheme 615 works worth Rs. 63.32 crores has been sanctioned in which amount of State Share in 30.24 crores. A provision of Rs. 12000.00 lakhs has been kept for the Eleventh Five Year Plan for state share, an expenditure of Rs. 1500.00 lakhs is anticipated to be incurred during 2007-08 and a provision of Rs. 1500.00 lakhs is proposed for the year 2008-09.

Heritage Conservation/Walk Project

18.22 Each city of Rajasthan has its unique heritage importance. The National Tourism Policy launched in 2002, reiterates heritage as a major component for the achievement of tourism vision, making the important connection between conservation and preservation of Indian Heritage and Sustainable Development. 31 principles cities of the state have been identified under the scheme. District Level Committees have been constituted under the chairmanship of District Collector for preparation and sanctioning the heritage plans. 261 works have been sanctioned out of which 203 works has been completed worth Rs. 9.82 crores and remaining works are under progress.

18.23 A sum of Rs. 6525.00 lakhs has been kept for the Eleventh Five Year Plan, an expenditure of Rs. 1000.00 lakhs is anticipated to be incurred during 2007-08 and a token provision of Rs. 0.01 lakhs is proposed for the year 2008-09.

Jawahar Lal Nehru National Urban Renewal Mission (JLNNURM)

18.24 This Mission has been launched by the Central Government with the objective of providing basic services to the urban poor by creation of infrastructure facilities. Jaipur has been selected by the Central

Government under million plus population as State capital and Ajmer-Pushkar under cities less than 1 million population. The funding pattern of the scheme is as follows:-

Table No. 18.4

Category	Centre	State/ULBs	Loan from financial institutions
Jaipur	50%	20%	30%
Ajmer-Pushkar	80%	10%	10%

18.25 8 Detailed Project Report have been sanctioned by Government of India worth of Rs. 1292.30 crores during 2007-08. The details of the projects are as follows:-

Table No. 18.5

S.No.	Name of Project	Rs. in crores
1	BRTS in Jaipur City	619.00
2	Urban Renewal of Chowkri Sarahad	11.60
3	Soiled Waste Management in Jaipur	13.19
4	Sewerage System for Jaipur city (Phase II)	110.86
5	Sewerage System for Jaipur city (Phase I)	74.95
6	Ajmer Bisalpur Water Supply	188.00
7	Resettlement of Slums in Jaipur city	169.43
8	Resettlement of Slums in Ajmer city	105.27
	Total	1292.30

18.26 A provision of Rs. 51882.00 lakhs has been kept for the Eleventh Five Year Plan, an expenditure of Rs. 9730.00 lakhs is anticipated to be incurred during 2007-08 and a provision of Rs. 13000.00 lakhs is proposed for this program in the Annual Plan 2008-09.

Urban Infrastructure Development Scheme for Small & Medium Towns (UIDSSMT)

18.27 The Central Government has launched this scheme with the objective of providing basic infrastructure facilities in the small and medium towns. This scheme is applicable to all cities/towns as per 2001 census except cities/towns selected under NURM. The sharing of funds is in the ratio of 80:10 between the Central Government and the State Government, remaining 10% share is to be provided by the Nodal/Implementing Agency through institutional financing.

18.28 RUIFDCO has been identified as the nodal agency for the implementing this scheme in the State. Government of India has sanctioned 28 projects worth Rs. 270.86 crores during 2007-08. A sum of Rs. 44047.09 lakhs has been kept for the Eleventh Five Year Plan 2007-12, an expenditure of Rs. 8100.00 lakhs is anticipated to be

incurred during 2007-08; a provision of Rs. 7744.00 lakhs is proposed for the year 2008-09.

Integrated Housing & Slum Development Programme (IHSDP)

18.29 The Government of India has formulated a new scheme in place of existing Valmiki Ambedkar Awas Yojana and National Slum Development Programme. The basic objective of the scheme is to provide adequate shelter and basic infrastructure facilities to the slum dwellers of the identified urban areas. The scheme is applicable to all cities/towns except cities/towns covered under NURM. Allocation of funds among the states is made on the basis of slum population. 80% funds are provided by the Central Government, 10% is contributed by the State Government and 10% could be raised by the Nodal/implementing agency from the financial institutions. Directorate of Local Bodies has been made Nodal agency for the scheme. 25 projects reports worth Rs. 212.73 crores have been sanctioned by Government of India during 2007-08. A provision of Rs. 33655.90 lakhs has been kept for the Eleventh Five Year Plan, an expenditure of Rs. 6485.00 lakhs is anticipated to be incurred during 2007-08 and a provision of Rs. 6000.00 lakhs is proposed for the year 2008-09.

Mukti Dham Yojana

18.30 With a view to provide pure and clean environment for the people participate in the procession/gathering. State Government has launched a new scheme namely "Mukti Dham Yojana". In the first phase ULBs for divisional head quarter and Alwar district were selected. 29 Cremation ground has to be developed. Out of this, 11 cremation ground are in the corporation and 18 cremation ground are in the council. A provision of Rs. 50.00 lakhs is proposed for the Annual Plan 2008-09.

Nirmal Ghat Yojana

18.31 With a view to keep the privacy of the ladies and making bath more comfortable and safe for them, State Government has launched a new scheme namely "Nirmal Ghat Yojana" A provision of Rs. 50.00 lakhs is proposed for the scheme in the Annual Plan 2008-09.

RAJASTHAN URBAN INFRASTRUCTURE DEVELOPMENT PROJECT (RUIDP) PHASE-I

18.32 The State of Rajasthan has given thrust towards rehabilitating and expanding the Urban Infrastructure development through Rajasthan Urban Infrastructure Development Project (RUIDP) having an investment of Rs. 1894 crores with the financial support of Asian Development Bank in Jaipur, Ajmer, Bikaner, Jodhpur, Kota & Udaipur. Though it is not possible to meet out all the needs of the towns in one go but under RUIDP the state have been able to address the most pressing needs for improving Water-Supply, Sewerage systems, roads and over bridges, well planned drainage System, Solid Waste Management, e-governance of

1792 km. water pipelines, 117 Overhead Water Reservoirs, 7 Water Treatment Plants, 1191 km. sewer lines, 6 Sewage Treatment Plants, 13 Over Bridges, Infrastructure Development in 132 Slums, developing additional facilities in 7 Main Hospitals. The state has also been able to contribute towards developing Heritage sites and Fire Fighting Capabilities.

Bisalpur Jaipur Drinking Water Supply Project

18.33 The State, to provide permanent solution to the drinking water problem of Jaipur city have got cleared the Bisalpur-Jaipur Water supply project amounting to Rs. 556 crores from all the fronts. The physical works of this integrated water supply scheme is in progress and the project is targeted to be completed by September, 2008.

18.34 A provision of Rs. 406.00 crores has been kept for the Eleventh Five Year Plan, an expenditure of Rs. 350.00 crores is anticipated to be incurred on this project during the 2007-08; a provision of Rs. 350.00 crores is proposed for the Annual Plan 2008-09.

RAJASTHAN URBAN SECTOR DEVELOPMENT INVESTMENT PROGRAM (RUSIDP) RUIDP PHASE-II

18.35 The Rajasthan Urban Sector Development Investment Programme (RUSIDP) vision is to optimize social and economic development in urban Rajasthan. The vision will be achieved through policy reforms to strengthen urban management and support for priority investments in urban infrastructure and services required to meet basic human needs, improve quality of life, and stimulate sustainable economic development. RUSIDP will: (i) redress immediate infrastructure and service deficiencies to meet basic service delivery norms; (ii) act as a medium through which policy reforms are effectively executed; and (iii) provide maximum demonstration effect for replication in other cities of the State.

18.36 The commitment of the state towards infrastructure development in other towns has been further enhanced by initiating necessary arrangements for financing of Rajasthan Urban Sector Development Investment Program (RUSIDP –RUIDP Phase-II) in additional 15 towns namely Alwar, Baran-Chhabra, Barmer, Bharatpur, Bundi, Chittorgarh, Rajsamand, Sawai Madhopur and Siker with an investment of Rs. 1600 crores. Recently loan negotiation has been held successfully at Manila (Philippines). It is expected that the loan agreement is likely to be executed in next three months. ADB has principally approved the loan for RUSIDP in its Board Meeting held on dated 31.10.2007, however formal approval is yet to be received. Works are likely to be started on ground by April-2008.

18.37 A provision of Rs. 1500.00 crores has been kept for the Eleventh Five Year Plan and Rs. 100.00 crores is proposed for this project' activities in the Annual Plan 2008-09.

Dewas Project Phase II

18.38 The project consist construction of 2 dams near Akodra and Madri villages of Jhadol and Girwa tehsils respectively of Udaipur district. The cost of the project is Rs. 139.26 crores to be shared by PHED, Urban Development and Tourism Departments in the ratio of 40:30:30 respectively. Execution of the work is in progress and it is being executed by the Water Resources Department. A provision of Rs. 2,856.04 lakhs has been kept for the Eleventh Five Year Plan 2007-12, an expenditure of Rs. 714.00 lakhs is anticipated to be incurred on the project during the 2007-08 and a provision of Rs. 714.00 lakhs has been proposed for the Annual Plan 2008-09.

JAIPUR DEVELOPMENT AUTHORITY

18.39 Jaipur Development Authority is engaged in overall development of Jaipur city through its various activities. It has been included under the plan activities. A provision of Rs. 1583.00 crores has been kept for the Eleventh Five Year Plan, an expenditure of Rs. 259.00 crores is anticipated to be incurred during the Annual Plan 2007-08 and a provision of Rs. 285.00 crores is proposed for the various activities of JDA in the Annual Plan 2008-09. This amount is the internal resource of the Authority.