

CHAPTER - 20

HOUSING AND URBAN DEVELOPMENT

HOUSING

Rajasthan Housing Board

20.1 Rajasthan Housing Board caters to the housing needs for different sectors of the society in the State. It 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.

20.2 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.

20.3 A provision of Rs. 750.00 crores has been kept for this in the Eleventh Five Year Plan 2007-12. An expenditure of Rs. 250.00 crores is likely to be incurred on the various schemes of the Board in Annual Plan 2008-09; provision of Rs. 250.00 crores is proposed for Annual Plan 2009-10. This amount is the internal resource of the Rajasthan Housing Board.

20.4 Due to shortage of land in urban areas, the Board has launched multistoried scheme for urban poor namely "DWARAKAPURI" in 2005. In the first phase of this scheme 2,976 Flats are being constructed in sector 26 Pratap Nagar, Sanganer.

20.5 For the 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

20.6 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. 20.1

(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

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

Table No. 20.2

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	

20.8 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

20.8 The State Government is committed to promoting sustainable cities and towns as per the spirit of 74th constitutional amendment. The activities related to 12th schedule of the constitution would be transferred to municipalities along with their budget and requisite staff.

20.9 The urban policy of State Government is to prepare master plans for all urban local bodies so as to address the problem of housing in urban areas. A new housing policy would be announced in due course; residential colonies in urban areas for lower and middle class families would be developed and about 25,000 houses would be constructed every year for poor families. Basic public amenities like toilets, public water supply, primary schools, health centers and roads would be ensured in all slum areas of State.

20.10 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, actual expenditure incurred in the Annual Plan 2007-08, the likely expenditure to be incurred in the Annual Plan 2008-09 and outlay proposed in the Annual Plan 2009-10 for these schemes both centrally sponsored and state's own funded are as follows:-

Table No. 20.3

(Rs. in lakhs)

	Scheme/Programme	Eleventh Plan Outlay	Annual Plan 2007-08 Actual Expenditure	Annual Plan 2008-09 Anticipated Expenditure	Annual Plan 2009-10 Proposed Outlay
1	Town Planning	240.01	0.00	0.01	25.00
2	Swaran Jayanti Shahari Rojgar Yojana	2500.00	706.23	600.00	600.00
3	Integrated Development of Small & Medium Towns	270.01	30.00	0.02	0.02
4	National Capital Region	0.05	0.00	0.03	0.03
5	Rajasthan Urban Infrastructure Development Project (RUIDP) Phase-I	40600.01	30271.00	30000.00	2000.00
6	SFC Grants to Urban Local Bodies	28925.00	5785.00	7541.00	5785.00
7	Special Grant for Urban Renewal	8000.00	1499.94	9000.00	0.01
8	Heritage Walk / Conservation Project	6525.00	1000.00	0.01	0.01
9	Rajasthan Urban Infrastructure Development Project (RUIDP) Phase-II	150000.00	409.00	2000.00	30000.00
10	Water Drainage Project	-	250.00	29.01	30.00

	Scheme/Programme	Eleventh Plan Outlay	Annual Plan 2007-08 Actual Expenditure	Annual Plan 2008-09 Anticipated Expenditure	Annual Plan 2009-10 Proposed Outlay
	for Churu City				
11	Shahari Jan Sahbhagi Yojana	12000.00	1500.00	900.00	100.00
12	Jawahar Lal Nahru National Urban Renewal Mission (JNNURM)	51882.00	11451.40	18701.55	13000.00
13	Urban Infrastructure Development Scheme for Small and Medium Towns (UIDSSMT)	44047.09	6427.11	5453.05	7744.00
14	Integrated Housing and Slum Dev. Programme (IHSDP)	33655.90	6558.56	7546.76	6000.00
15	Internal Resources of ULBs	-	-	-	107819.00
16	Construction of LSG Department's building	250.00	141.15	0.01	0.01
17	Construction of Sheds in urban for labours	-	-	186.30	75.00
18	Dewas Project Phase II	2856.04	324.00		
19	Jaipur Development Authority (IR)	158300.00	39000.00	37500.00	41000.00
20	Mukti Dham Yojana	-	127.04	200.00	0.02
21	Nirmal Gram Yojana	-	33.55	97.50	0.02
22	URIF / Cap. Invest. In Land Dev. Co.	-	0.00	0.02	0.02
23	Investment in Amanishah Dev. Comm.	-	-	0.01	0.01
24	Rajasthan Mission on Urban Poverty	-	-	0.01	0.01
25	Interest Subsidy to Self Help Group in Urban	-	-	0.01	0.01
26	Incentive to Local Bodies	-	-	0.02	0.02
27	National Lake Conservation Plan	-	0.00	791.25	250.01
	Total	540051.11	105513.98	120546.57	214428.20

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

TOWN PLANNING

20.12 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.

20.13 A provision of Rs. 240.01 lakhs has been kept for the basic activities of the department for the Eleventh Five Year Plan. A provision of Rs. 25 lakhs is proposed for construction of office building at Ajmer in the Annual Plan 2009-10.

URBAN LOCAL BODIES

Swarn Jayanti Shahari Rojgar Yojana

20.14 This Centrally Sponsored Scheme 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. 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.

20.15 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).

20.16 A provision of Rs. 2500.00 lakhs has been kept as state share for this scheme in the Eleventh Five Year Plan 2007-12. An expenditure of Rs. 706.23 lakhs was incurred as state matching share during 2007-08; Rs. 600.00 lacs is likely to be incurred in the Annual Plan 2008-09 and similar provision is proposed in the Annual Plan 2009-10.

Low Cost Sanitation Programme

20.17 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; a token provision of Rs. 0.01 lakh is proposed for this in the Annual Plan 2009-10.

State Finance Commission's Grant

20.18 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. 7541.00 lakhs is likely to be incurred against these SFC grants during 2008-09; a provision of Rs. 5785.00 lakhs is proposed in the Annual Plan 2009-10.

Special Grant for Urban Renewal

20.19 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 works in ULBs. An amount of Rs. 15 crores has been spent under this head in the year 2007-08. Rs. 90.00 crores is likely to be incurred in 2008-09; a token provision of Rs. 0.01 is proposed in the Annual Plan 2009-10.

Shahari Jan Sahbhagi Yojana

20.20 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.

20.21 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 State Government.

20.22 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 has been incurred in the year 2007-08 and Rs. 900.00 lakhs is likely to be incurred during 2008-09; a provision of Rs. 100.00 lakhs is proposed under the scheme in the Annual Plan 2009-10.

Heritage Conservation/Walk Project

20.23 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.

20.24 A sum of Rs. 6525.00 lakhs has been kept for the Eleventh Five Year Plan, an expenditure of Rs. 1000.00 lakhs has been incurred on the

project in 2007-08; a token provision of Rs. 0.01 lakh is proposed in the Annual Plan 2009-10.

Jawahar Lal Nehru National Urban Renewal Mission (JLNNURM)

20.25 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. 20.4

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

20.26 The following 8 projects worth of Rs. 1292.30 crores have been sanctioned by Government of India under this Mission during 2007-08. The details of the projects are as follows:-

Table No. 20.5

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

20.27 A provision of Rs. 51882.00 lakhs has been kept for the JNNURM the Eleventh Five Year Plan. An expenditure of Rs. 11451.40 lakh was incurred in the year 2007-08 and Rs. 18701.55 lakhs is likely to be incurred during 2008-09; Rs. 13000.00 lakhs is proposed for this program in the Annual Plan 2009-10.

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

20.28 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.

20.29 RUIFDCO has been identified as the nodal agency for the implementing this scheme in the State. Roads with side drains, water bodies, urban renewal, drainage, sewerage and water supply projects have been sanctioned under the scheme. Government of India has sanctioned 38 projects worth Rs. 609.93 crores so far. New projects worth Rs. 400 crores are under consideration of Government of India.

20.30 A sum of Rs. 44047.09 lakhs has been kept for the Eleventh Five Year Plan 2007-12; an expenditure of Rs. 6427.11 lakhs was incurred in the year 2007-08 and Rs. 5435.05 lakhs is likely to be incurred during 2008-09; a provision of Rs. 7744.00 lakhs is proposed for this scheme in the Annual Plan 2009-10.

Integrated Housing & Slum Development Programme (IHSDP)

20.31 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.

20.32 A provision of Rs. 33655.90 lakhs has been kept for the Eleventh Five Year Plan, an expenditure of Rs. 6558.56 lakhs was incurred in the year 2007-08 and Rs. 7546.76 lakhs is likely to be incurred during 2008-09; Rs. 6000.00 lakhs is proposed for this scheme in the Annual Plan 2009-10.

Mukti Dham Yojana

20.33 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.

20.34 An expenditure of Rs. 127.04 lakhs was incurred on the scheme in the year 2007-08 and Rs. 200.00 lakhs is likely to be incurred in the year 2008-09; token provision is proposed in the Annual Plan 2009-10.

Nirmal Ghat Yojana

20.35 With a view to keep the privacy of the ladies and making bath more comfortable and safe for them, State Government launched a new scheme namely "Nirmal Ghat Yojana".

20.36 An expenditure of Rs. 33.55 lakhs was incurred under this scheme in the year 2007-08 and Rs. 97.50 lakhs is likely to be incurred in the year 2008-09; token provision is proposed for the scheme in the Annual Plan 2009-10.

RAJASTHAN URBAN INFRASTRUCTURE DEVELOPMENT PROJECT (RUIDP) PHASE-I

20.37 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.

20.38 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 Capabilites.

Bisalpur Jaipur Drinking Water Supply Project

20.39 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.

20.40 A provision of Rs. 406.00 crores has been kept for this project in the Eleventh Five Year Plan. An expenditure of Rs. 302.71 crores was incurred on this project in the year 2007-08 and Rs. 300.00 crores is likely to be incurred during the 2008-09; Rs. 20.00 crores is proposed for the project in the Annual Plan 2009-10.

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

20.41 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.

20.42 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.

20.43 A provision of Rs. 1500.00 crores has been kept for the project in the Eleventh Five Year Plan. An expenditure of Rs. 4.09 crore was incurred on this project in the year 2007-08 and Rs. 20.00 crores is likely to be incurred in the year 2008-09; Rs. 300.00 crores is proposed for this project's activities in the Annual Plan 2009-10.

JAIPUR DEVELOPMENT AUTHORITY

20.44 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 activities of the authority in the Eleventh Five Year Plan. An expenditure of Rs. 390.00 crores was incurred by the authority in the year 2007-08 and Rs. 375.00 crores is likely to be incurred during the Annual Plan 2008-09; Rs. 410.00 crores is proposed for the various activities of JDA in the Annual Plan 2009-10. This amount is the internal resource of the Jaipur Development Authority.