

CHAPTER - 20

HOUSING AND URBAN DEVELOPMENT

20.1 The urban sector has witnessed major changes on account of our country's transition towards market based economy and the spirit of decentralization. In addition, the role of urban sector in economic growth and poverty reduction has undergone a major change. State Government is trying to cope up with massive problems that have emerged as a result of rapid urbanization; on a mission mode.

HOUSING

20.2 Recently, State Government has rolled out a new "Affordable Housing Policy, 2009", which promises to provide 1.25 lakh dwelling units to Economically Weaker Sections(EWS) and Low Income Group(LIG) families over the next five years. As per the policy, the state government would rope in private developers under the public-private partnership (PPP) model for developing low cost housing with Awas Vikas Limited as the nodal agency.

20.3 Against an outlay of Rs. 808.00 crores for the XI Five Year Plan for the Housing Sector, an expenditure of Rs. 751.40 crores has been incurred during 2007-08 and 2008-09 and Rs. 324.14 crores is likely to be spent during 2009-10. An outlay of Rs. 372.85 crores is proposed for Housing Sector for Annual Plan 2010-11 which includes Rajasthan Housing Board, Rental Housing, Judicial Housing and Police Housing.

Rajasthan Housing Board

20.4 Rajasthan Housing Board caters to the housing needs for different sectors of the society in the State. Board focuses on affordable housing for all with special emphasis towards economically weaker sections of the society such as SCs, STs, OBCs, Minorities, Women-headed households and the Disabled. RHB was established in 1970 with the objective of providing housing facilities to citizens of the State. Starting with housing activities in 7 cities, the activities of the Board has now spread to 60 cities. By November, 09, the Board has taken up the construction of 2,07,684 dwelling units, out of which 196995 units have been completed and 1,97,024 units have been allotted and 1,85,025 units have been handed over to the allottees.

20.5 Against the likely expenditure of Rs. 250.00 crores on the various schemes of the Board during Annual Plan 2009-10; a provision of Rs. 300 crores is proposed for the Annual Plan 2010-11 as internal resources of the Rajasthan Housing Board. It is proposed to construct 10000 houses during 2010-11 against the likely achievement of 10000 houses during 2009-10.

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 overall percentage of urban population for the entire country i.e. 27.78 percent as per Census 2001. However, the State has an opportunity to undergo a planned urbanization process and mitigate ills of unplanned urbanization. Distribution of urban population in various classes of towns as per Census 2001 is as follows:-

Table No. 20.1

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 Major problems of the urban areas are as follows:-

- Poor infrastructure in most of the towns
- Management of Increasing Solid Waste
- Traffic, Transportation and Parking due to Increasing Population and Number of Motor Vehicles
- Growth of Slum Areas
- Maintenance of Built Heritage
- Urban Poverty
- Pollution
- Depleting Ground Water Resources
- Unauthorized Colonies set up on Agricultural Land
- Inadequate Financial Resources of ULBs
- Migration from Rural Areas

20.8 It has been decided to prepare Master Plans for all urban local bodies. There are 109 towns without Master Plans. All these Master Plans are to be prepared in a planned manner over a period of 3 years beginning from 2009-10. Basic public amenities like toilets, public water supply, primary schools, health centers and roads would be ensured in all slum areas of State.

20.9 A number of urban poverty alleviation schemes and urban development schemes/programmes are being implemented in the State. Against an outlay of Rs. 5400.51 crores for the XI Five Year Plan for the Urban Development Sector, an expenditure of Rs. 2313.88 crores has been incurred during 2007-08 and 2008-09 and Rs. 1914.68 crores is likely to be spent during 2009-10. An outlay of Rs. 1999.23 crores is proposed for Urban Development Sector for the Annual Plan 2010-11 which includes IEPR of Rs. 1088.40 crores of Jaipur Development Authority, Rajasthan Housing Board and ULBs.

Swarn Jayanti Shahari Rojgar Yojana

20.10 This Centrally Sponsored Scheme was started from 01.12.1997 with a view to provide gainful employment to the urban unemployed or under-employed through encouraging the setting up of self-employment ventures or provision of wage employment for the socio-economic upliftment of BPL families with association of the community structures. The scheme is being implemented in the ratio of 75:25 between the Central and the State Government. The programme has two components viz. Urban Self Employment Programme and Urban Wage Employment Programme.

20.11 A provision of Rs. 600.00 lakhs is proposed to benefit 1500 BPL persons under USEP and to impart training to 5500 BPL persons in the Annual Plan 2010-11. Besides this, a target of generating 1.10 lac employment mandays is fixed for the year 2010-11.

State Finance Commission's Grant

20.12 The State Government has constituted Fourth 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. 60.00 crores is proposed in the Annual Plan 2010-11.

Shahari Jan Sahbhagi Yojana

20.13 The scheme has two major components viz. General Awareness and Development Works. General 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.

20.14 Under the Development Works component, construction of building of Government Schools, Hospitals, Veterinary Hospitals, Library, Community Centres, Balbadi Bhawan, Rein 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/Donor, 20% ULBs share and remaining 50% cost is provided by the State Government.

20.15 A provision of Rs. 100.00 lakhs is proposed for the Annual Plan 2010-11.

Jawahar Lal Nehru National Urban Renewal Mission (JNNURM)

20.16 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 is enlisted as Mission city by the Central Government under million plus population as State capital and Ajmer-Pushkar under cities less than 1 million population because of its heritage importance. The funding pattern of the scheme is as follows:-

Table No. 20.4

Category	Centre	State	ULB or Para statal Share/Loan from financial institutions
Jaipur	50%	20%	30%
Ajmer-Pushkar	80%	10%	10%

20.17 Total 14 projects worth Rs. 1290.17 crores have been sanctioned out of which 9 projects are for Jaipur and 5 projects are for Ajmer-Pushkar. Expenditure of Rs. 470.06 crores has been incurred till now on these projects. Two projects under BSUP, one for Jaipur and one for Ajmer, have been sanctioned and the total sanctioned cost is Rs. 277.13 crores.

20.18 A provision of Rs. 30758.00 lakhs is proposed for the Annual Plan 2010-11.

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

20.19 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 covered under JNNURM. 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.

20.20 Government of India has sanctioned 43 projects worth Rs. 412.23 crores out of which so far a central share of Rs. 199.41 crores has been released for 34 projects. A sum of Rs. 17376 lakhs is proposed for the Annual Plan 2010-11.

Integrated Housing & Slum Development Programme (IHSDP)

20.21 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 remaining 10% raised by the Nodal/implementing agency from the financial institutions. 37 projects of 35 cities worth Rs. 480.61 crores have been sanctioned so far by the Government of India. A provision of Rs. 13458 lakhs is proposed for the Annual Plan 2010-11.

RAJASTHAN URBAN INFRASTRUCTURE DEVELOPMENT PROJECT (RUIDP) PHASE-I

20.22 The State of Rajasthan has given lot of thrust on strengthening and expanding the Urban Infrastructure development through Rajasthan Urban Infrastructure Development Project (RUIDP) Phase I, having an investment of Rs. 1854 crores with the financial support of Asian Development Bank in Jaipur, Ajmer, Bikaner, Jodhpur, Kota & Udaipur.

20.23 Under RUIDP the state has been able to address some of the most pressing needs for improving Water-Supply, Sewerage systems, roads and over bridges, well planned drainage System, Solid Waste Management, e-governance of municipal functionaries. Total 209 packages of works in different sectors have been sanctioned out of which 205 packages of works have been completed up to November, 09. Rest of the works will be completed during the year 2009-10.

Bisalpur Jaipur Drinking Water Supply Project

20.24 The State in order to provide permanent solution to the drinking water problem of Jaipur city have sanctioned the Bisalpur-Jaipur Water supply project amounting to Rs. 556 crores. The physical works of this integrated water supply scheme is almost completed.

RAJASTHAN URBAN SECTOR DEVELOPMENT INVESTMENT PROGRAM (RUSDIP) (RUIDP-Phase-II)

20.25 Government of India has approved the Rajasthan Urban Sector Development Investment Program (RUSDIP) amounting to Rs. 1560 crores with loan financing from Asian Development Bank (ADB) under Multi-tranche Finance Facility (MFF). The investment program covers the sectors like water supply, waste water management, solid waste management, urban transport and roads, social infrastructure, support infrastructure for cultural heritage and urban drainage.

20.26 Fifteen towns namely Alwar, Baran-Chhabra, Barmer, Bharatpur, Bundi, Chittorgarh, Churu, Dholpur, Jaisalmer, Jhalawar, Jhalrapatan, Karauli, Nagaur, Rajsamand, Sawai Madhopur and Sikar have been

included under the project. The first tranche of Rs. 300 crore (US \$75 Million) has been agreed by ADB with Rs. 240 crore (US \$ 60 Million) loan component from ADB. The loan for first tranche has been made effective by ADB from 28.02.08. This tranche has works component of Rs. 224 crores. The City Level Investment Plans (CLIPs) for Alwar, Jaisalmer and Jhalawar-Jhalrapatan have been prepared and works have been identified, finalized and approved.

20.27 The second tranche of Rs. 876 crore (US \$ 219 Million) has also been agreed by ADB with Rs. 600 crore (US \$ 150 Million) loan component from ADB. The loan has been made effective by ADB from 20.04.09. The tranche has works component of Rs. 577 crores. The City Level Investment Plans (CLIPs) for Project-2 have been prepared and works have been identified, finalized and approved.

20.28 A provision of Rs. 225.00 crores is proposed for the project activities in the Annual Plan 2010-11.

National Lake Conservation Plan (NLCP)

20.29 The National Lake Conservation Plan of Government of India offers an unprecedented opportunity in conserving the water bodies in urban areas. The scheme is being implemented in the ratio of 70:30 between the Central and the State Government. Under this scheme, the Government of India has sanctioned projects for Anasagar Lake of Ajmer (Rs. 15.28 crore), Pushkar Lake (Rs. 48.37 crore), Nakki Lake of Mt. Abu (Rs. 8.40 crore), Pichola Lake of Udaipur (Rs. 84.75 crore) and Fateh Sagar lake of Udaipur (Rs. 41.86 crore). A provision of Rs. 266 lacs is proposed for the year 2010-11 as State share.

JAIPUR DEVELOPMENT AUTHORITY

20.30 Jaipur Development Authority is engaged in the overall development of Jaipur city through its various activities. A provision of Rs. 340.00 crores is proposed for roads, drainage, sewerage, electrification and other important works in the Annual Plan 2010-11. This amount is the internal resource of the Jaipur Development Authority.

JODHPUR DEVELOPMENT AUTHORITY

20.31 Jodhpur Development Authority is engaged with the overall development of Jodhpur City, which is the second largest city in Rajasthan. A promise of Rs. 300.00 crores is proposed for various development works by JoDA in the Annual Plan 2010-11. This amount is the internal revenue of the Jodhpur Development Authority.