

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. The 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 The State Government has rolled out a new "Affordable Housing Policy, 2009", which promises to provide Low Cost 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. A target of constructing 5 lakhs houses has been fixed during a period of 5 years. So far, construction of about 60 thousand houses has been taken up by various agencies in the private sector.

20.3 Against an outlay of ₹ 808 crore for the Eleventh Five Year Plan for the Housing Sector, an expenditure of ₹ 1204.06 crore has been incurred during the first three years viz. 2007-08, 2008-09 and 2009-10. An expenditure of ₹ 374.23 crore is likely to be incurred during 2010-11. An outlay of ₹ 387.45 crore is proposed for Housing Sector for the Annual Plan 2011-12 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. The 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. Rajasthan Housing Board 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.

20.5 During 2010-11, construction of 10219 houses is likely to be completed on which an expenditure of ₹ 300 crore will be incurred. A provision of ₹ 315 crore is proposed for the Annual Plan 2011-12 as internal resource of the Rajasthan Housing Board. It is proposed to construct 7000 houses during the Annual Plan 2011-12.

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/programs are being implemented in the State. Against an outlay of ₹ 5400.51 crore for the Eleventh Five Year Plan for the Urban Development Sector, an expenditure of ₹ 3913.81 crore has been incurred during the first three years viz. 2007-08, 2008-09 and

2009-10. An expenditure of ₹ 2579.22 crore is likely to be incurred during 2010-11. An outlay of ₹ 2999.13 crore is proposed for Urban Development Sector for the Annual Plan 2011-12 which includes IEBR of ₹ 344 crore of Jaipur Development Authority and ₹ 1311.10 crore of other Urban Local Bodies.

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 like Neighbourhood Group, Neighbourhood Committees and Community Development Society. The scheme is being implemented in the ratio of 75:25 between the Central and the State Government. The program has two components viz. Urban Self Employment Program and Urban Wage Employment Program.

20.11 A provision of ₹ 6 crore is proposed to benefit 6000 BPL persons under USEP and to impart training to 5500 BPL persons in the Annual Plan 2011-12. Besides this, a target of generating 1.10 lakh employment mandays is proposed for the year 2011-12.

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 ₹ 90 crore is proposed in the Annual Plan 2011-12.

Shahari Jan Sahbhagi Yojana

20.13 The State Government has launched this scheme from December 8, 2004. 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 plans 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, Nallies, Bridges, Community Toilets, Hand Pumps, Drinking Water Scheme or any other facility for public use etc. are taken with 30 percent contribution from public/NGO/Donor, 20 percent ULBs share and remaining 50 percent cost is provided by the State Government.

20.15 Likely expenditure under the scheme during 2010-11 is ₹ 13.25 crore. A provision of ₹ 10 crore is proposed for the scheme in the Annual Plan 2011-12.

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 on 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 So far 13 projects costing ₹ 1229.09 crore have been sanctioned, under UIG Sub-mission of JNNURM, out of which 9 projects are for Jaipur and 4 projects for Ajmer-Pushkar. All 9 projects of Jaipur and 4 projects of Ajmer-Pushkar are under progress. 4 Projects under BSUP Sub-mission of JNNURM, 3 for Jaipur and 1 for Ajmer have been sanctioned and the total sanctioned cost is ₹ 458.64 crore.

20.18 An expenditure of ₹ 307.58 crore is likely to be incurred during 2010-11. A provision of ₹ 351.46 crore is proposed for the Annual Plan 2011-12.

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 except cities/towns covered under JNNURM. The sharing of pattern is in the ratio of 80:10 between the Central Government and the State Government, remaining 10 percent share is to be provided by the Nodal/Implementing Agency through institutional financing.

20.20 So far the Government of India has sanctioned 37 projects costing ₹609.93 crore. Out of which central share of ₹ 284.22 crore has been released for 37 projects. An expenditure of ₹ 173.76 crore is likely to be incurred under the scheme during 2010-11. A provision of ₹ 170.21 crore is proposed for the Annual Plan 2011-12.

Integrated Housing & Slum Development Program (IHSDP)

20.21 The basic objective of this program is to provide adequate shelter and basic infrastructure facilities to the slum dwellers of the identified urban areas. The program is applicable to all cities/towns except cities/towns covered under JNNURM. Allocation of funds among the states is made on the basis of slum population. 80 percent funds are provided by the Central Government, 10 percent is contributed by the State Government and remaining 10 percent is raised by the Nodal/implementing agency from the financial institutions. So far, 53 projects of 48 cities costing ₹ 715.48 crore have been sanctioned by the Central Government. An expenditure of ₹ 134.58 crore is likely to be incurred during 2010-11. The same provision of ₹134.58 crore is proposed for the Annual Plan 2011-12.

RAJASTHAN URBAN INFRASTRUCTURE DEVELOPMENT PROJECT (RUIDP) PHASE-I

20.22 The State Government has given lot of thrust on strengthening and expanding the urban Infrastructure through Rajasthan Urban Infrastructure Development Project (RUIDP) Phase I, having an investment of ₹ 1854 crore with the financial support of Asian Development Bank. The project is being implemented in Jaipur, Ajmer, Bikaner, Jodhpur, Kota & Udaipur.

20.23 Under RUIDP-I, the State has been able to address some of the most pressing needs for improving water supply, sewerage systems, road & over bridges, well planned drainage system, solid waste management and e-governance of municipal functionaries. So far, 209 packages of works in different sectors have been sanctioned, out of which 208 packages of works have been completed up to 2009-10. One package for RoB on Bikaner- Gajner road at Bikaner will be completed during 2010-11 under RUSDIP.

Bisalpur Jaipur Drinking Water Supply Project

20.24 In order to provide permanent solution to the drinking water problem of Jaipur city, the State Government has sanctioned the Bisalpur-Jaipur Water Supply Project amounting to ₹ 556 crore. The physical works of this integrated water supply scheme is almost complete.

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

20.25 The Government of India has approved the Rajasthan Urban Sector Development Investment Program (RUSDIP) amounting to ₹ 1716 crore 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, Jhalarapatan, Karauli, Nagaur, Rajsamand, Sawai Madhopur and Sikar have been included under the project. The first tranche of ₹ 330 crore (US \$75 Million) has been agreed by ADB with ₹ 264 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 ₹ 251 crore. Bids for 22 packages amounting to ₹ 251 crore have been invited, out of which orders for civil works of 20 packages amounting to ₹ 229 crore have been awarded. Bids of 2 Sewerage packages of Jaisalmer & Alwar are under evaluation. Work of 8 packages has been completed up to December, 2010. An expenditure of ₹ 192 crore has been incurred up to December, 2010.

20.27 The second tranche of ₹ 963.60 crore (US \$ 219 Million) has also been agreed by ADB with ₹ 660 crore (US \$ 150 Million) loan component from ADB. The loan has been made effective by ADB from 20.04.09. This tranche has works component of ₹ 733 crore. Civil work of 25 packages costing ₹ 524.56 crore awarded, 2 packages amounting to ₹ 21.72 crore under evaluation and bids for 3 packages costing ₹ 61 crores invited while bids for 7 new packages costing ₹ 109 crore yet to be invited. An expenditure of ₹ 141 crore has been incurred up to December, 2010.

20.28 The third tranche costing to ₹ 422.40 crore (\$96 Million) will be negotiated soon. Tentative cost of the proposed works is ₹ 336 crore, bids for 4 packages costing ₹11.12 crore awarded, 22 packages costing to ₹ 218.98 crore under evaluation, bids for 4 packages costing to ₹ 25.45 crore invited but yet to be received and bids of 12 packages amounting to ₹ 48.32 crore yet to be invited.

20.29 An expenditure of ₹ 225 crore is likely to be incurred during 2010-11. A provision of ₹ 300 crore is proposed for the project activities in the Annual Plan 2011-12.

Rajasthan Urban Development Fund (RUDF)

20.30 The Urban Local Bodies are not in a position to prepare detailed project reports and contribute their share for the various flagship schemes of the Central Government due to lack of monetary as well as technical competence. To assist the ULBs for taking up various infrastructural and other projects and maintenance of infrastructure through joint venture and other innovative partnerships, Rajasthan Urban Development Fund has been created. Creation of this fund will help in completing various works under taken under JnNURM and also provide better infrastructure in the towns in the State. The size of the fund is proposed to ₹ 400 crore which is proposed to be enhanced.

JAIPUR DEVELOPMENT AUTHORITY

20.31 Jaipur Development Authority is engaged in the overall development of Jaipur city through its various activities. An expenditure of ₹ 340 crore is likely to be incurred during 2010-11 on various activities of the Authority like roads, drainage, sewerage, electrification etc. An outlay of ₹ 344 crore is proposed for the Annual Plan 2011-12. This amount is the internal resource of the Authority. It is proposed to take up work of 850 km roads, 25 km drainage, 80 km sewerage and electrification of equivalent length of 105 km with the proposed outlay.

URBAN LOCAL BODIES

20.32 Jodhpur Development Authority and 9 Urban Local Bodies viz Bhilwara, Bikaner, Udaipur, Ganganagar, Ajmer, Koa, Bharatpur, Bhiwadi and Alwar are also contributing towards State Plan as internal resources. Likely expenditure of these ULBs in 2010-11 is ₹ 985.92 crore. A provision of ₹ 1311.10 crore is proposed contribution of these ULBs for the Annual Plan 2011-12.

Jaipur Metro Rail Corporation

20.33 The State Government has established Jaipur Metro Rail Corporation in 2010 with the objective of providing easy and comfortable access to city transport in Jaipur city. Construction works of stage-I is being taken up with the help of Delhi Metro Rail Cooperation. Work of Stage-II will be taken up in the Public Private Partnership Model. An expenditure of ₹179 crore is likely to be incurred on the activities of the Corporation in 2010-11. An outlay of ₹ 200 crore is proposed for the Annual Plan 2011-12.