

CHAPTER 23

HOUSING AND URBAN DEVELOPMENT

23.1 In fulfilling the basic needs of the population, housing ranks next only to food and clothing in importance. A certain minimum standard of housing is essential for healthy and civilised existence. The development of housing, therefore, must enjoy high priority in a poor society such as ours where housing amenities are far below the minimum standards.

23.2 There has been a large expansion in the urban population of cities and towns. The magnitude of the growth of urban population warrants a close look at the existing policies concerned with housing and urban development. There has been a conscious effort in the process of planned economic development to augment infrastructural facilities like housing and other activities of urban development and this sector has been rightly assigned priority during the Tenth Plan as well.

23.3 Housing is an important strategy of the Government for the alleviation of poverty and employment generation and is to view as an integral part of overall improvement of human settlements and economic development. Despite considerable investment and efforts over successive plan periods, the rural housing problem continue to be grim in terms of houseless families, families living in katcha houses and non-availability of water, sanitation and basic services to bulk of the rural population

23.4 The Government of India has introduced a new Gramin Awas Scheme; namely “Pradhan Mantri Gramodaya Yojana” in 2000-01 to achieve the objective of sustainable human development at the village level which is 100% centrally funded. The scheme is generally based on the pattern of Indira Awas Yojana. Under PMGY the provision of roads, drainage, drinking water, plantation, improvement of habitation and for making houses, cyclone and earthquake resistant may include in addition to the proposals for houses for the rural poor. A provision of Rs.1187.00 lacs and Rs.6528.50 lacs has been kept for Village Housing in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.

Housing

23.5 A sum of Rs. 74484.76 lakhs has been allocated for housing activities for the Tenth Plan period with following details :-

	(Rs. in lakhs)
Scheme	Outlay
Low Income Group Housing (LIGH)	190.00
Middle Income Group Housing (MIGH)	1568.00
Rental Housing	2376.00
Police Housing	0.06
Judicial Housing	1822.15
Village Housing - PMGY	6528.50
Housing Development Project	0.05
Rajasthan Housing Board	62000.00
Total	74484.76

LIGH/MIGH

23.6 'Social Housing' programme covering houses for economically weaker sections, low income group and middle income group is being implemented in the State. Under this programme, financial assistance is being provided to the needy persons in the form of 'Long Term Loan' for helping them to construct houses with their own efforts. The income limits for eligibility, the ceiling cost of construction, the ceiling of government assistance and period of repayment are as under:

Category	Income limit Rs. per month cost of land	Ceiling cost of const. including	Ceiling of Govt. assistance	Period of repayment
Economically				
Weaker Section	upto 1250	22000	19500	30
Low Income Group	1251-2650	50000	42000	30
Middle Income Group	2651-4450	175000	115000	25

23.7 During Tenth Plan (2002-07) period, financial assistance will be provided for the construction of houses for economically weaker sections, for low income groups and middle income group people. A provision of Rs.190.00 lacs and Rs.1568.00 lacs has been kept in Tenth Plan for LIGH and MIGH respectively. These schemes are being financed through loans from Life Insurance Corporation (LIC) for granting loan viz. collectors. A provision of Rs.18.40 lacs and Rs.276.00 lacs has been kept for LIGH and MIGH respectively in Annual Plan 2002-03.

Rental Housing

23.8 Rental Housing Scheme caters to the need of housing for Government employees. It is targeted to construct 500 houses under Remodelling of Gandhi Nagar Houses phase II and 48 houses at new district Karauli. A provision of Rs.432.00 lacs and Rs.2376.00 lacs has been kept for Rental Housing scheme in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.

Judicial Housing

23.9 This centrally sponsored scheme caters to the need of housing for Judicial Officials being financed in the ratio of 50:50. A provision of Rs.331.30 lacs and Rs.1822.15 lacs has been kept for Judicial Housing in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively as state matching share.

Housing Development Project

23.10 To improve the living environment and housing conditions of the villages, to provide normal services and civic amenities and other infrastructure facilities, to generate employment opportunities and to augment the overall resources of village panchayats, the Department of Rural Development and Panchayati Raj proposes to take up following new schemes:

- Aid to PS for housing for acquisition and development of suitable land for free allotment of plots.
- Project for the design and preparation of blue print of development plans

- Integrated planned village development scheme (IPVD)
- Other housing and infrastructure development schemes
- Operation and maintenance charges
- Technical Infrastructure
- Administrative cost
- Constitution of RHD Corp. and RES

23.11 There is a token provision of Rs. 0.01 lac and Rs.0.05 lacs for Housing Development / Highway facilities in Annual Plan 2002-03 and Tenth Plan (2002-07) period, respectively.

Police Housing

23.12 This scheme is being implemented for construction of houses for Police personnel through HUDCO loan assistance. A token provision of Rs. 0.01 lac and Rs.0.06 lacs is proposed for committed works of Police Housing project in Annual Plan 2002-03 and Tenth Plan 2002-07 respectively.

Rajasthan Housing Board

23.13 Rajasthan Housing Board has been mainly engaged in providing the constructed houses in the urban areas to different classes of society. A provision of Rs. 62000.00 lakhs under State Plan has been kept in Tenth Plan period (2002-07).

23.14 During Tenth Plan period, it is targeted to construct 35000 houses in urban areas through the Rajasthan Housing Board. A provision of Rs.12000.00 lacs has been kept in Annual Plan (2002-03).

Urban Development

23.15 A sum of Rs. 384778.58 lakhs has been provided for urban development schemes during the Tenth Plan (2002-07) as per details given below:-

		(Rs.in lakhs)
	Scheme	Outlay
1.	Town Planning	217.25
2.	Swarn Jayanti Shahari Rojgar Yojana	412.50
3.	Development of Small and Medium Towns	964.32
4.	National Capital Region	0.05
5.	Fire Fighting Equipments Under EFC	2420.00
6.	Urban Development of Six Principal Towns (EAP)	120000.00
7.	Grant for Municipal Bodies Under EFC	9942.00
8.	National Slum Development Programme	8948.50
9.	Grant for Local Bodies (SFC)	13803.95
10.	Special Grant in Aid for Urban Renewal	0.01
11.	Grants for Municipalities - Octroi	224070.00
12.	Slum Improvement (EFC)	4000.00
Total		384778.58

Town Planning

23.16 Town Planning Department, besides preparation of schemes and master plans for the development of towns, will also undertake the work for the implementation of the master plans and preparation of investment plans, projects for local bodies and institutions etc. During the Tenth Plan period, work of preparation of Master Plans of 17 new towns is to be completed. Besides this, review of the Master Plans of sixteen cities and towns will be finalised. A provision of Rs.39.50 lacs and Rs.217.25 lacs has been kept for Town Planning in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.

Development of Small and Medium Towns

23.17 Under the Centrally Sponsored Scheme for Integrated Development of Small and Medium Towns (IDSMT) total 21 towns have been selected for Tenth Plan for which a provision of Rs.964.32 lacs is proposed. A provision of Rs.175.33 lacs has been kept for Development of Small and Medium Towns in Annual Plan 2002-03.

National Capital Region

23.18 Under the scheme of National Capital Region in Rajasthan various developmental schemes are being implemented by the Urban Improvement Trust, Alwar. 75% of the funds required are to be shared by NCRBP. A provision of Rs.0.01 lacs and Rs.0.05 lacs has been kept for National Capital Region in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.

Swaran Jayanti Shahari Rojgar Yojana (SJSRY)

23.19 This programme was started from 1st December, 1997 in place of earlier Urban Poverty Alleviation Schemes namely NRY, UBSP and PMI-UPEP with a 75:25 Centre / State share. The basic objective of the programme is to provide self employment opportunities and to develop the various basic and physical amenities and social services for the socio-economic upliftment of BPL families with association of the community structures like Neighbourhood Groups (NHGs), Neighbourhood Committee (NHCs) and Community Development Societies (CDSs). This programme has two components namely Urban Self Employment Programme (USEP) and Urban Wage Employment Programme (UWEP). The USEP has three different components namely Self Employment Programme, Training and Skill Development of Women & children in Urban Areas (DWCUA). A provision of Rs.75.00 lacs and Rs.412.50 lacs has been kept for SJSRY in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.

National Slum Development Programme

23.20 This programme was launched in 1996-97 with central assistance. The objective of this programme is to make adequate provision for water supply, sanitation, primary education facility, health care, pre primary, adult literacy and non formal education, housing, community improvement, garbage and solid waste management as well as environmental improvement and convergence of different social sectors programmes through creation of sustainable support. A provision of Rs.1627.00 lacs and Rs.8948.50 lacs has been kept for NSDP in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.

Fire Fighting Equipments in Municipalities (EFC)

23.21 As per recommendations of EFC, Rs.2420.00 lakhs has been proposed for the urban local bodies in Tenth Five Year Plan for the purchase of modernised fire fighting equipments namely foam tenders, water bouzer, crash tender etc. Under this programme other facilities like tube wells, overhead tanks, wireless sets etc. will also be provided at fire fighting centres. Training programmes shall also be organised for fire office/staff. A provision of Rs.440.00 lacs has been kept for Fire Fighting Equipments in Municipalities in Annual Plan 2002-03.

Slum Improvement (EFC)

23.22 The EFC acceded to the demand of Rajasthan State for providing funds under Slum Improvement and allocated a sum of Rs.4000.00 lacs for 2000-05 with a provision of providing Rs.800.00 lacs per year. Accordingly, a sum of Rs.4000.00 has been kept for Slum Improvement under EFC recommendation in Tenth Plan (2002-07) period.

Grants for Municipalities in lieu of abolition of Octroi

23.23 The State Government has abolished octroi from 1st August, 1998. As Grant-in-Aid for compensating the Municipalities in lieu of abolition of octroi, a provision of Rs.40740.00 lacs and Rs.224070.00 lacs has been kept for Grants for Municipalities in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.

Special Grant-in-Aid for Urban Renewal

23.24 A token provision of Rs.0.01 lac and Rs.0.01 lac has been kept for Special Grant-in-Aid for Urban Renewal both in Annual Plan 2002-03 and Tenth Plan (2002-07).

Grant for Municipal Bodies under EFC

23.25 As per recommendation of Eleventh Finance Commission, a sum of Rs. 1988.32 lacs and Rs.9942.00 lakhs has been kept during Annual Plan 2002-03 Tenth Five Year Plan period respectively. This amount would be spent on core services.

State Finance Commission Award

23.26 As per the recommendation of the State Finance Commission, a provision of Rs.2760.79 lacs and Rs.13803.95 lacs has been kept in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.

Urban Development of Six Principal Towns (EAP)

23.27 The Rajasthan Urban Infrastructure Development Project has been sanctioned with loan assistance from the ADB for development of Urban Infrastructure in Six Principal Towns of Rajasthan, namely - Jaipur, Kota, Jodhpur, Bikaner, Ajmer and Udaipur. The main objective of the project is to assist and promotion of Urban economic growth by addressing the basic infrastructural deficiencies and related environmental aspects. The project envisages interventions in the following areas. Environmental sanitation, (sewerage, storm water),

transportation, poverty alleviation (slum upgradation) and industrial development. The intervention in environmental sanitation will address the current deficiencies and future requirements in sanitation, solid waste management and storm water drainage. The thrust of the transportation component will be on easing traffic congestion on roads and reducing road accidents. The components would include upgrading of roads, improvement of linkages, improvement and relocation of truck and bus terminals and traffic management measures. The poverty reduction programme will consist of slum upgrading, and sanitation for low income group habitation, development of new residential sites. Intervention in industrial development will facilitate industrial investment in selected project cities through the development of industrial sites and services. In addition, the objective of the project is to help in building up the capacity of urban local bodies (ULBs) and released sector institutions to ensure the sustainability of Urban Development.

The project will be undertaken in the following five parts :-

- (i) will provide support for capacity building and community participation including community awareness and education.
- (ii) will indicate water supply rehabilitation and expansion.
- (iii) will improve urban environmental quality including was water management, solid waste management. drainage slum conditions, sites and services fire-fighting services and protections of historic cities.
- (iv) will improve urban transportation and management through upgrading.
- (v) will provide implementation assistance covering incremental administration equipments and vehicles for implementation, design and construction supervisions.

23.28 Total cost of the Project is Rs.1529.00 crores of which Rs.1055 crores would obtain under loan Assistance from ADB and remaining Rs.380 crores and Rs.94.00 crores would be provided by State Government and ULBs respectively as counterpart fund.

23.29 Loan negotiations for the project (RUIDP) were held at Manila during November, 1998 and the loan has become effective from 18th January, 2000. The likely date of completion of the project is December, 2004. The credit closing date is 30th June, 2005. A provision of Rs.200.00 crores and Rs.1200.00 crores has been kept for this project in Annual Plan 2002-03 and Tenth Plan (2002-07) respectively.