

CHAPTER - 23

HOUSING AND URBAN DEVELOPMENT

HOUSING

Rental Housing

23.1 An amount of Rs. 718.90 lakhs is likely to be incurred during Tenth Plan on construction of rental housing.

23.2 For the Eleventh Plan, a provision of Rs. 1500.00 lakhs is proposed, out of which Rs. 347.92 lakhs is for committed works and Rs. 1152.08 lakhs is for new works. For Annual Plan 2007-08, a provision of Rs. 300.00 lakhs is proposed out of which Rs. 252.15 lakhs is for committed works and Rs. 47.85 lakhs is for new works.

Judicial Housing

23.3 During Tenth Plan, an amount of Rs. 1051.09 lakhs is likely to be incurred. The judicial housing scheme is being implemented under Centrally Sponsored Scheme (CSS) (50% central matching share & 50% State Matching Share). For the Eleventh Plan, an amount of Rs. 2500.00 lakh is 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. For the Annual Plan 2007-08, an amount of Rs. 400.00 lakhs is proposed as 50% state share, out of which Rs. 20.00 lakhs is for committed works & Rs. 380.00 lakhs is for new construction works.

Police Housing

23.4 During the Tenth Plan, an amount of Rs. 427.38 lakhs is likely to be incurred on the police housing scheme. For Eleventh Plan, a provision of Rs.1800.00 lakhs and for Annual Plan 2007-08, a provision of Rs. 200.00 lakhs is proposed for committed works.

Rajasthan Housing Board

23.5 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 52 cities. Till 2005-06, the Board has taken up the construction of 180151 dwelling units, out of which 176527 units have been completed and 164587 units have been handed over to the allottees. 60% units are for economically weaker sections and low income group society.

23.6 With a view to reach the weakest of the economically weaker, the Board in 2006 has launched a scheme named Gharonda. Under the scheme houses are made available to the economically weak persons who can afford to contribute as low an amount of Rs. 18/- to Rs. 22/- per day. 2621 houses have been taken up under the scheme and now the scheme is being expanded in another 27 towns. A provision of Rs. 750.00

crores has been proposed for the Eleventh Five Year Plan, out of which Rs. 130.00 crores is for the Annual Plan 2007-08. This amount is the internal resource of the Board.

URBAN DEVELOPMENT

23.7 Rajasthan is still predominantly a rural state and its proportion of urban population to the total population is 23.38 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:-

(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

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

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	

23.9 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

23.10 Major initiatives taken during the Tenth Five Year Plan are as follows:-

- Formation of Rajasthan Urban Infrastructure Finance & Development Corporation, to act as a facilitator and coordinator for ULBs and link between various schemes being operated by the Central Government.
- Formation of City Manager's Association, Rajasthan (CMAR) to create awareness for implementation of citizen's charter to enhance quality of urban life through responsible, transparent and accountable governance.
- Establishment of Rajasthan State Real Estate Development Council (RAJREDCO), a state level self-regulatory body to represent all spheres of enterprises engaged in various aspects of real estate and infrastructure development.
- Introduction of the Rajasthan Prevention of Defacement of Property Act, 2006 to save property at public places from defacement by spitting/urinating or pasting pamphlets, posters or writing or marking by ink, chalk, paint or other material.
- Launching of Jaipur Agenda Action Group (JAAG) to ensure genuine and effective participation of citizens in urban governance for improvement of civil services in Jaipur city. The concept of JAAG has been extended to 6 divisional headquarters cities and Alwar.
- Organisation of State Urban Agenda for Rajasthan (SURAJ) for implementation and monitoring of various projects.
- Setting up of Common Bio Medical Waste Treatment Facilities in 11 major cities.
- Establishment of E-nagar Mitra Project to take up overall computerization of municipal activities in ULBs.
- Implementation of Akshay Kaleva Scheme to provide subsidized/free meal to weaker and disadvantaged sections of the society.
- Implementation of Jawahar Lal Nehru Urban Renewal Mission (JNNURM) for development of infrastructure and providing basic services to urban poor.
- Implementation of Urban Infrastructure Development Scheme for Small and Medium Towns (UIDSSMT) for improving infrastructure facilities in cities and towns.

- Implementation of Integrated Housing and Slum Development Programme (IHSDP) to provide adequate shelter and basic infrastructure facilities to the slum dwellers.

23.11 A number of schemes/programmes are being implemented in the urban sector, details of outlays kept for the Tenth Five Year Plan, likely expenditure and outlays proposed for the Eleventh Five Year Plan and Annual Plan 2007-08 are as follows:-

(Rs. in lakhs)

	Scheme/Programme	Tenth Five Year Plan		Proposed Outlay	
		Outlay (at current prices)	Likely Exp.	Eleventh Plan 2007-12	Annual Plan 2007-08
1	Town Planning	217.25	38.47	240.01	35.01
2	Swaran Jayanti Shahari Rojgar Yojana	412.50	640.52	2500.00	250.00
3	Integrated Development of Small & Medium Towns	964.32	1444.94	270.01	270.00
4	National Capital Region	0.05	0.01	0.05	0.01
5	Fire Fighting Equipments	2420.00	1420.00	-	-
6	Raj. Urban Infrastructure Development Project Phase I	120000.00	130193.92	40600.01	40000.00
7	National slum Development Programme	8948.50	5809.01	-	-
8	SFC Grants to Local Bodies	13803.95	23574.79	28925.00	5785.00
9	Special Grant for Urban Renewal	0.01	2688.01	8000.00	1500.00
10	Grant to ULBs in Lieu of Octroi	224070.00	228579.66	-	-
11	Slum Improvement	4000.00	2400.00	-	-
12	Heritage Walk Project	225.00	1650.00	6525.00	1000.00
13	RUIDP Phase II	-	1.00	150000.00	2500.00
14	Drainage System of Churu City	-	500.00	-	-
15	EFC Grants to ULBs	9942.00	994.16	-	-
16	Shahari Jan Sahbhagis Yojana	-	3100.01	12000.00	1500.00
17	Jawahar Lal Nahru National Urban Renewal Mission (JNNURM)	-	7400.00	37100.00	7500.00
18	Urban Infrastructure Development Scheme for Small and Medium Towns (UIDSSMT)	-	5900.00	31729.99	5980.00
19	Integrated Housing and Slum Dev. Programme (IHSDP)	-	4700.00	23800.00	4700.00
20	Construction of building of LSG Department	-	101.35	250.00	35.00
21	Urban Reforms Incentive Fund (URIF)	-	1388.77	-	-
22	Aid to UITs	-	1975.56	-	-
23	Training of Women Councillor	-	24.64	-	-
24	Dewas Project Phase II	-	-	2856.04	714.00
25	Jaipur Development Authority	-	-	158300.00	25900.00
	Total	385003.58	424524.32	503096.11	97669.02

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

TOWN PLANNING

23.13 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.

23.14 A provision of Rs. 240.01 lakhs has been proposed for the basic activities of the department for the Eleventh Five Year Plan, out of which Rs. 35.01 lakhs is for the Annual Plan 2007-08. Provision for UIDSSMT has been mentioned separately.

Swarn Jayanti Shahari Rojgar Yojana

23.15 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. 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.

23.16 A provision of Rs. 2500.00 lakhs has been proposed as state share for the Eleventh Five Year Plan, out of which Rs. 250.00 lakhs is for the Annual Plan 2007-08.

Low Cost Sanitation Programme

23.17 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 proposed for the Eleventh Five Year Plan, out of which Rs. 50.00 lakhs are for the Annual Plan 2007-08.

State Finance Commission's Grant

23.18 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. 28925.00 lakhs has been proposed for the Eleventh Five Year Plan, out of which Rs. 5785.00 lakhs is for the Annual Plan 2007-08.

Special Grant for Urban Renewal

23.19 During the course of time some urban local bodies are identified which needs special grants for its renewal During the Tenth Five Year Plan special grant of Rs. 26.88 crores was provided for overall development of Jhalawar & Jhalarapatan towns. A provision of Rs. 8000.00 lakhs has been proposed for the Eleventh Five Year Plan, out of which Rs. 1500.00 lakhs is for the year 2007-08.

Shahari Jan Sahbhagi Yojana

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

23.21 Under the component of development works, work like construction of building of Government School, Hospital, Library, Community Centre, Balbadi, Rain Basera, Construction of Nallies, Bridges, Community Toilets 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. A provision of Rs. 12000.00 lakhs has been proposed for the Eleventh Five Year Plan for state share, out of which Rs. 1500.00 lakhs is for the year 2007-08.

Heritage Conservation/Walk Project

23.22 Each city of Rajasthan has its unique heritage importance. The National Tourism Policy 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. 30 principal 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.

23.23 A sum of Rs. 6525.00 lakhs has been proposed for the Eleventh Five Year Plan, out of which Rs. 1000.00 lakhs is for the year 2007-08.

Jawahar Lal Nehru National Urban Renewal Mission (JLNNURM)

23.24 This scheme 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 and state capital and Ajmer-Pushkar under cities less than 1 million population. Funding pattern of the scheme is as follows:-

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

23.25 Internal resources of the implementing agency, funds out of the schemes of MPLAD and MLALAD may be treated as institutional finance. A provision of Rs. 37100.00 lakhs has been proposed for the Eleventh Five Year Plan, out of which Rs. 7500.00 lakhs is for the year 2007-08.

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

23.26 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 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. Town Planning Department has been identified as the Nodal/implementing Department for the scheme in the State. A sum of Rs. 31729.99 lakhs has been proposed for the Eleventh Five Year Plan, out of which Rs. 5980.00 lakhs is for the year 2007-08.

Integrated Housing & Slum Development Programme (IHSDP)

23.27 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. A provision of Rs. 23800.00 lakhs has been proposed for the Eleventh Five Year Plan, out of which Rs. 4700.00 lakhs is for the year 2007-08.

RAJASTHAN URBAN INFRASTRUCTURE DEVELOPMENT PROJECT (RUIDP) PHASE I

23.28 Rajasthan Urban Infrastructure Development Project has been taken up for urban infrastructure development of six principal towns of the state viz. Jaipur, Jodhpur, Kota, Ajmer, Bikaner and Udaipur with 69% loan from Asian Development Bank. Initial outlay of the project was Rs. 1529.00 crores, on the present rate of the US Dollar, an amount of Rs. 1629.00 crores is available for the project. Stipulated completion date

of the project has been extended from 30 June 2005 to 31.03.2008, due to taking up major Water Supply Project for Jaipur city from the likely saving of the project.

23.29 200 effective bids costing Rs. 1616.00 crores have been invited so far, out of which 199 bids have been received involving an amount of Rs. 1602.00 crores. Letter of acceptance have been issued to 197 bids worth Rs. 1583 crores. Likely expenditure during the Tenth Five Year Plan is Rs. 1301.93 crores against the outlay of Rs. 1200.00 crores.

23.30 Main components of the project are as follows:-

- Water Supply
- Environmental Improvement
- Waste Water Management
- Solid Waste Management
- Fire Fighting Services
- Drainage
- Providing Basic Amenities for Slum Improvement
- Development of Sites and Services
- Conservation and Rehabilitation Historical Places
- Urban Transport and Management
- Medical Facilities
- Community Awareness and Participation
- Capacity building of ULBs

23.31 It is proposed to provide Rs. 406.00 crores during Eleventh Five Year Plan & Rs. 400.00 crores during Annual Plan 2007-08 for implementation of the project activities.

Bisalpur Jaipur Drinking Water Supply Project

23.32 The work of transmission system of the Bisalpur-Jaipur Water Supply Project has been taken up from the likely saving of RUIDP. Under this project, water will be delivered from the Bisalpur Dam head work upto Balawala, to reduce dependence of Jaipur city on ground water resources. Phase I of the project is being implemented by the RUIDP. Transfer system of the project is being implemented by PHED. Phase I of the project is designed to supply 360 mld treated water to Jaipur city and 40 mld treated water to the enroute rural area.

23.33 Total cost of the project is Rs. 556.00 crores, ADB will provide Rs. 276.00 crores as loan and remaining Rs. 280.00 crores will be provided by the state government. M/s L&T has been assigned the work costing Rs. 481.68 crores inclusive of O&M cost for 5 years. As per agreement work to start from July, 2006 and to be completed in 30 months time. The work of contract Administration and Design Consultant has been awarded to M/s CES & M/s ORG on November 11, 2006.

RAJASTHAN URBAN INFRASTRUCTURE DEVELOPMENT PROJECT (RUIDP) PHASE-II

23.34 The state government has taken a decision to take up phase II of the RUIDP in 15 towns namely Alwar, Baran-Chhabra, Barmer, Bharatpur, Bundi, Churu, chittorgarh, Dholpur, Jaisalmer, Jhalawar-Jhalarapatan, Karauli, Nagaur, Rajsamand, Sawai Madhopur and Sikar. Total cost of the project would be Rs. 1500-1600 crores. 80% financing will be from ADB as loan with repayment period of 27 years including 7 years grace period. Remaining 20% finance will be state share. The detailed feasibility study is targeted to be completed by February, 2007 and accordingly loan agreement may take place in June-July, 2007.

23.35 It is proposed to spend Rs, 1500.00 crores during the Eleventh Five Year Plan and Rs. 25.00 crores during the Annual Plan 2007-08 on the project activities.

Dewas Project Phase II

23.36 The project consists 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. 2856.04 lakhs has been proposed for the Eleventh Five Year Plan, which includes Rs. 714.00 crores for the Annual Plan 2007-08.

JAIPUR DEVELOPMENT AUTHORITY

23.37 Jaipur Development Authority is engaged in overall development of Jaipur city through its various activities. It has been included under the plan activities for the first time. A provision of Rs. 1583.00 crores has been proposed for the Eleventh Five Year Plan, out of which Rs. 259.00 crores is for the Annual Plan 2007-08. This amount is the internal resource of the Authority.