

2nd Draft



RAJASTHAN URBAN HOUSING
AND
HABITAT POLICY -2006
&
GUIDE LINES FOR ACTION PLAN

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RAJASTHAN URBAN HOUSING & HABITAT POLICY - 2006 (RUHHP-06)

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RAJASTHAN URBAN HOUSING AND HABITAT

POLICY- 2006 (RUHHP-06)

1. PREAMBLE

1.1 Concept of urban, housing & habitat and role of housing in Economic Growth

A. Urban

- Area having municipal body / notified area committee.
- 75% males contributing towards non agriculture pursuits
- Population more than 5000.
- Population density more than 400 persons / sqkm.

B. Housing

- Housing is the first & for most programme area of "promoting sustainable human settlement development".
- Right to adequate housing is basic human right.
- Housing is integral part of overall economic development.
- Housing holds the key to accelerate pace of development.

C. Habitat

- Natural environment of home.
- An integrated view of shelter related infrastructure works.
- Proper habitat setup - It is blue print for creating sustainable human settlements for the 21st century.
- Habitat Agenda - Offers a positive vision of urbanization to achieve sustainable development of all urban centres with a healthy and safe environment.
- Habitat Agenda - Achieving sustainable development of all urban centers.
- Details of infrastructure works :
 - **Utility services** - water supply / sewerage / drainage / sanitation / solid waste management / ecological appropriate infrastructure project / integrated area development schemes / transportation / electrification
 - **Social infrastructure** - schools / colleges / hostels / health centers / community centers / parks / play grounds / crèches / rehabilitation centre
 - **Economic / commercial infrastructure**- shopping centers / market complex / bridges / technology parks / theatres / trade & business centers / tourist & health resorts / warehouses & industrial estate.

"HOME IS WHERE THE HEARTH IS"

edku gh ugh & ?kj Hkh cuk,saxs

RUHHP - 06 is path for human dignity

1.2 Mission of RUHHP - 06

To ensure sustainable development of human settlements including "Shelter for All" and a better quality of life to all citizens using potential of all the stake holders."

2 Context, Need for Policy & Domain of Policy (222 Urban Centers of 32 districts)

As per directions laid down in NHHP 98 and revised NUHHP-2005, State Government has to prepare State Urban Housing & Habitat Policy.

To create a productive & responsive housing sector which will benefit all of its participants

Need for Rajasthan Housing and Habitat Policy emerges from the growing requirements of shelter and related infrastructure, which is basic need. Housing habitat policy has serious repercussion both within & outside economic sector.

Due to the change in economic and social status now every married couple has a desire to have a house of their own. There is a rapid pace of urbanization, increasing migration from rural to urban centers in search of livelihood; mis-match between demand and supply of housing and services at affordable cost and inability of most new and poorer urban settlers to have access to formal land markets in urban areas due to high costs and their own lower incomes, leading to a non-sustainable situation.

State Govt. goal is "Shelter for all" This policy intends to promote sustainable development in the State of Rajasthan with a view to ensure equitable supply of land, shelter and services at affordable prices.

To create political and administrative will of govt. to achieve sustainable housing and habitat works.

2.1 National Urban Housing & Habitat Policy - NUHHP-05

Housing & habitat policy of state (RUHHP-06) will be broadly in consonance with latest national housing and habitat policy-2005 (1st draft has been issued).

At present following three policies have been issued at National level.

1. National Housing Policy - 1994.
2. National Housing & Habitat Policy-1998
3. National Urban Housing & Habitat Policy-2005 (draft)

Main aims of NUHHP-05

- Creation of surpluses in housing stock either on rental or ownership.
- Facilitating accelerated supply of serviced land and housing with particular focus to EWS and LIG categories.
- Development of supporting infrastructure and basic services to all categories.

- Promotion of larger flow of funds to meet the revenue requirements of housing and infrastructure using innovative tools.
- Providing quality and cost effective options.
- Focus on cost effective, green & intelligent housing technology.
- Planned urban and rural settlements through innovative schemes such as Provision of Urban Amenities in Rural Areas (PURA).
- Development of cities and villages with healthy environment, and pollution free atmosphere with a concern for solid waste disposal, drainage, sewerage, traffic management etc.
- Using the housing & urban infrastructure sector to generate employment. To promote slum up-gradation.
- Removing legal, financial and administrative barriers for facilitating access to land, finance and technology. Progressive shift from target orientation to a demand driven approach and a subsidy based housing scheme to cost sharing or cost recovery-cum-subsidy schemes.
- Empowering the urban local governments to mobilize land and credit for adding to the housing stock and basic amenities. Similarly, encouraging NGOs and CBOs to mobilise credit, including micro-credit.
- Forging strong partnerships between private, public and cooperative sectors to enhance the capacity of the construction industry to participate in every sphere of housing and habitat.
- Meeting the special needs of SC/ST/disabled/freed bonded labour/ slum dwellers, elderly, women, street vendors and other weaker sections of the society.
- Involving women and weaker sections at all levels of decision making.
- Protecting and promoting our cultural heritage, architecture, and traditional skills.
- Establishing a Management Information System to strengthen monitoring of building activity in the country.

2.2 **State Housing Policy - Past attempts & present initiative for urban housing policy**

The policy frame-work and subsequent development of programmes and schemes of Government of India covering Two-million Housing, VAMBAY, NSDP, SJSRY/IDSMT,ILCS, 20 pt. programme etc. have yielded fairly positive results in the area of housing and human settlements. There has been a quantum jump in the supply of serviced land, habitable shelter and related infrastructure. As per tenth plan 42700 houses & under VAMBAY scheme, 5700 houses have been constructed. Sanctioned units under vambay are - 10,980. Similarly, total number of beneficiaries under SJSRY are 40,340. Work upto 92 crores have been executed under NSDP. As per 10th Plan 7380 houses have been upgraded. As per Census 2001, the

period of 1991 to 2001 witnessed a net addition of 831085 dwelling units in the urban housing stock, amounting to average annual construction of 83,100 house. The share of ownership housing in urban areas has increased from 73.6% in 1991 to 78.4% in 2001 (Census, 2001). It is important to note that households having one room accommodation declined significantly in urban areas from 34.75% to 27.45% during the period 1991 to 2001 (Census, 2001). This is a result of upward shift of accommodation and accelerated supply of housing stock. As per 2001 census house holds having one room accommodation are 599,875 (27.45%) of total house holds. Housing up-gradation i.e. additional work of adding at least one room will be taken up under this RUHHP-06 policy & with in a span of 5 years. It will be ensured that percentage of house holds with one room will be decreased to 10%. Pucca houses in 1991 were 86.2%. Pucca houses in 2001-90.5% & anticipated in 2011-95.60%.

RUHHP-06 recognizes that despite appreciable increase in the supply of housing and related infrastructure, the magnitude of backlog is fairly high. As per Census 2001 the difference of households over houses in 2001 was to the tune of 36,342 dwelling units in urban areas. This difference if added with the housing requirements to replace, upgrade or reconstruct houses to remove congestion, obsolescence and unserviceable kachcha houses, leads to a fairly high backlog of 6,15,086 dwelling units for urban areas only. (Annexure-C). This deficit and subsequent additions would need huge investments.

2.3 Justification for a distinct Urban Housing & Habitat Policy

1. Establishment of an efficient housing & infrastructure stock & property market mechanism.
2. Establishment of sustainable human settlement.
3. Land use decision.
4. Commitment of resources to various housing programmes / projects / problems.
5. Creation of organizations and agencies to deal with various housing problems.
6. Commitment of resources to programmes which encourage private investment in housing.
7. Legal framework specifying rights and responsibilities of various stakeholders.
8. Designing of tax structure and legislation conducive to housing development process, flow of finance and other resources.

RUHHP - 06 will reflect:-

- The aspiration of its people.
- The political & administrative will of govt.
- The broad canvas of national policies i.e. NHP-94, NHHP-98 & revised draft NUHHP-05.

**2.4 Domain of RUHHP-06 (222 Urban Centers of 32 districts)
Domain of Rajasthan Urban Housing and Habitat Policy-2006 (222 Urban Centers & 32 Districts).**

Urban area of Rajasthan is covered by 222 Urban Centres of 32 Districts (Annx.-L) Depiction of Urban Centers is mentioned in following manner w.r.t. growth rate of Population 1991-2001.

S. No.	Class of Towns	No. of Towns	Urbanisation Growth Rate%				Remarks
			>48	38-48	28-38	<28	
1	I	20	4	2	7	7	Rajasthan average 28.33%
2	II	26	2	3	11	10	
3	III	90	4	10	23	53	
4	IV	61	3	-	14	44	
5	V	20	-	2	2	16	
6	VI	5	-	-	-	5	
	Total	222	13	17	57	135	

Towns with urbanisation growth rate above 48% & 38-48% with require special attention of planners & Engineers for proper planning & providing infrastructure facilities. Also importance of towns w.r.t. some key habitat indicators is mentioned in Annexure-L.

3. Urbanization & Housing Scenario in Urban Areas of Rajasthan

3.1 Urbanization in Rajasthan & linkages to development

3.1.1. Rural to Urban Shift

- (a) Concentration of population in Urban areas of State is very high as compared to rural area. Rural density being-101 persons/Sqm as compared to urban density-2070 person/Sqkm. By 2011 every 4th Rajasthani will be an urban resident.
- (b) As per survey slums are increasing in urban area. More than 20% urban population in cities is living in slums. As per SERF survey-2000 unserviceable houses in Rajasthan are 0.5%. But in Jaipur figures is 1.1%. This is due to faster growth of slums population. In 1991- Rajasthan Urban Slum population- 23.8% & Jaipur-29.1%.
This means rural to Urban shift of labour force is more.
- (c) Agriculture contribution to state GDP fell from 39% in the year 96-97 to 26% in 2004-2005. Service share of State GDP is increasing, it was 40% in 97-98 & 51% in 2004-2005. (Annexure F)
- (d) Anticipated increase in no. of towns in Rajasthan year 2001-222 nos. Yr. 2011-257 nos. & Yr. 2021-304 nos.

3.1.2 Regional Balance

In the context of rural to urban shift in the labour force, distribution and rapid pace of urbanisation, there is a need to ensure a balanced regional growth along with suitable supply of land, shelter and employment opportunities with the over all focus to divert flow of migrants across various urban centers and specially concentration of urban population of metro city Jaipur.

3.1.3 In-situ Urbanization

It is also important to promote in situ urbanization to reduce overall pace of rural to urban migration. This again has to focus on supply of land, shelter, and related infrastructure and employment opportunities among rural areas. Budget speech by President of India for Union Budget 2005-06 included a special reference to provision of Urban Amenities in Rural Area (RURA) through expansion of unorganized enterprises around existing clusters of individual activities and services as well as formation of new clusters. These activities under PURA shall promote four connectivity's namely, physical, electronic, knowledge and economic to hinterland of selected clusters. One PURA will be of about 50-55 sqkm having population of 1 Lac. This will be separately discussed while framing rural policy. PURA development work will be done while doing work in rural area (2nd phase of policy).

- Therefore in situ urbanization in rural areas, will restrict dense urbanization in urban areas and more infrastructure facilities will be available in urban areas.
- In situ urbanization in slum areas will lead to no burden on near by housing area and also will cost less as there is no requirement of land & existing infrastructure will be used, Hence it will result in financial saving & better planning.

3.1.4 Urban Population Scenario

Urbanization and development go together and rapid pace of development leads to rapid growth of urban sector. Urban population of Rajasthan is likely to grow from 13.205 million (22.38%) in 2001 (Census-2001) to 17.247 million in 2010, 19.640 million in 2015, 22.216 million in 2020 and 22.753 million (26.14%) in 2021 (Annexure-A) as per the projections based on historical growth pattern of population (2001-2021) issued by Directorate of Economics & Statistics Rajasthan

3.1.5 Urbanization Scenario (Av. Rajasthan - 23.38%, National - 27.78%)

A. District Level

Cities and towns which have higher urbanization rate also need to develop and deliver faster growth of supply of housing. These are (As per Census 2001):

Dist. Kota -53.46%, City Kota -44.26%, Dist. Jaipur-49.35%, City Jaipur -44.56%,Dist. Bikaner -35.54%, City. Bikaner- 31.63%, Dist.

Ajmer 40.09%, City Ajmer-20.25%, Dist. Jodhpur-33.85%, City Jodhpur - 29.82%

25 to 34% urbanisation is in Churu and Ganganagar Distt. Remaining 25 districts are still within urbanisation level of 25%.

As per projections based on historical growth pattern (1901-2001) more than 30% of Rajasthan population of every district is likely to be urbanised 2025.

B. Town Growth Rate - (Jaipur - 59.4%, more than 48% - 13, 38%-48%-17, 28-38%-57, less than 28% - 135, Avg. Growth Rate - 28.33%, National Level - 21.34%)

However since the current pace of development with around 7% growth of GDP is particularly high and will increase further with growing investments. The actual growth of Urban population is likely to be more than these projections.

As per master plan residential area is 45-50% therefore such master plans should be revised like in Jaipur. Kota Master Plan has been revised recently.

Master plan of Bikaner & Jodhpur should be reviewed. Master plan of satellite towns of Ajmer district i.e. Beawar / Kishangarh should also be reviewed.

3.1.6 Population Density Scenario (Av. Rajasthan - 165 persons / sqkm., National - 324 persons / sqkm.)

Densely populated cities also require more attention (persons/Sqkm) with respect to planning of cities.

- A. More than 400 persons / sqmt. - Jaipur - 471, Bharatpur - 414.
- B. 294 and below 400 - Dausa/ Alwar/ Dholpur/ Jhunjhunu/ Banswara/ Sikar/ Dungarpur – 7 districts]
- C. 166 to less than 294: - Kota/ Ajmer/ Rajsamand/ Sawai Madhopur/ Ganganagar/ Karauli/ Udaipur/ Bhilwara / Jhalawar/ Bundi/ Tonk/ Chittorgarh/ Sirohi – 13 districts.
- D. Less than 166 i.e. average:- Nagaur/Pali/Baran/Jalore/Jodhpur/ Hanumangarh/Churu/Barmer/Bikaner/Jaisalmer-10 districts

3.1.7 Scenario with respect to Decadal Growth 1991-2001

- 30 to 47.45% (Highest) – Jaisalmer / Bikaner/ Jodhpur/ Alwar/ Barmer/ Jaipur/ Dholpur/ Dausa/ Sirohi – 9 districts (Rank wise).
- Less than 30% – Remaining 23 districts.

Av. decadal growth Rajasthan 1991-2001 - 31.17% & 2001-2011 - 39.5% (Projected)

3.1.8 Higher population size districts also require attention with respect to planning of cities.

- 4 to 10% population size:
- Jaipur/Alwar/Jodhpur/Nagore/Udaipur/Sikar- 6 Districts. (Rank wise)
- Less than 4% - Remaining 26 districts

3.1.9 Districts / Cities with highest achievements of some of the habitate key Indicators in Rajasthan (next to Jaipur). Requires special attention of town planning department for review revision of master plan & preparation of sector plans & Zonal plans, up gradation of houses and technological in put & building materials.

Kota District

- Urbanization growth is 53.46% which is highest in Rajasthan
- Female literacy 68% highest
- IInd highest 6-8 members without exclusive room or one room-12,560 (Decongested houses)
- IInd highest no. of married couples who do not have independent sleeping room-50,800.
- IInd highest w.r.t. households having one room only-52,660 nos.
- IInd highest w.r.t. households without kitchen-41010 nos.
- IInd highest district w.r.t. houses of temporary walls-thatch/grass/bamboo/plastic/unburnt bricks/GI metal/GI sheet- 17390

Kota City

- IInd Highest urbanization growth-44.26%

Alwar District

- IInd highest population-5.3%

Bharatpur District

- IInd highest density growth-414 persons/per sq.km. (Rajasthan average-165)

Jaisalmer District

- Ist highest decadel growth 47.45% (Avg. Rajasthan - 31.17%)

Jodhpur

- IInd highest households-1,58,420 nos.
- IInd highest married couples-2,00,180 nos.
- IInd highest district having occupied residential + residential cum other used houses-1,56,930 nos.
- IInd highest delepidated houses - 3790 nos.
- IInd highest w.r.t. 9 members without room or one room-2,650 (Decongested houses)

Hanumangarh

- Ist highest temporary houses w.r.t. roof-19,711

Jhunjhunu

- Highest Male literacy-86.6%

Sri Ganganagar

- IInd highest houses w.r.t. floor-mud/bamboo/wood-25,890 nos.

3.1.10 Vertical Construction

In such cities & towns where density is high we should go vertically. Apartment act in Rajasthan is still not issued. It is under approval with govt. Vertical scenario in Rajasthan is as follows:-

Number of Stories in Urban Areas: (As per SERF 2000)

Number of stories in residential buildings indicates the development/expansion of the city and the consequent scarcity of land in prime localities as also the pace of urbanisation. Information collected during SERF Survey on this aspect is presented in Table.

Percentage Distribution of Households by Number of Stories in the Buildings occupied by them, classified by Monthly Household Income as per SERF survey, 2000-Urban.

Monthly household income (Rs.)	Number of stories %		
	One	Two	Three or more
1	2	3	4
Upto 2100	(78.6)	(17.1)	(4.3)
2100-4500	(70.3)	(27.3)	(2.4)
4500-7500	(63.5)	(30.1)	(6.4)
Above 7500	(52.4)	(40.3)	(7.3)
All groups, 2000	(66.1)	(28.8)	(5.1)
Jaipur, 2000	58.4	25.8	15.8

Table shows that low-rise residential buildings (single and double storied buildings) are dominated in the urban areas of the State: this could be because most of the urban population in the State resided in smaller cities and towns. Nearly two-thirds of the households (66.1%) occupied single storied houses, 28.8% occupied double stories and the remaining 5.1% of the households resided in buildings having three or more stories. More than three-fourth (78.6%) of the EWS households and more than two-thirds (70.3%) of LIG households occupied single storey houses; on the other hand about 40.3% of the HIG households and 30.1% of MIG households occupied double storey houses while the percentage of households residing in buildings with three or more storeys was small for all income groups of households.

Vertical construction will be encouraged in Jaipur, Kota, Alwar, Bharatpur, Jodhpur in revised scenario.

3.2 Urban Housing Scenario in Rajasthan including housing requirement/ shortage.

Housing Stock

Housing Stock in 1981 - 12,35,977/- (without vacant houses)

Housing Stock in 1991 - 16,73,497/-35.40% increase.
(without vacant houses)

Housing Stock in 2001 - Occupied Resi, Resi. cum other use & Census (Vacant house) As per census -2001 - 25,04,582

Anticipated Housing Stock in 2010 - 28,33,506 (including vacant houses)

Pucca housing stock (% wise) 1991-86.2%, 2001-90.5% & 2011-95.6%. (projections)

During 1991 to 2001 - Rate of satisfaction at National level - 13.4% & at Rajasthan level - 21.3%

This means housing stock has increased substantially.

3.2.1 Scenario as per Census 2001 & 2010

Occupied housing stock & house holds are mentioned in Annexure B. As per census 2001 housing shortage w.r.t. excess house holds is 36342. (Annexure-B). Scenario of unserviceable houses / Kachcha houses & decongested houses (six or more family members living without room or in one room is mentioned in Annexure C).

Housing shortage taking into account excess over house holds, replacement of unserviceable kachcha houses, replacement of other temporary houses and provision for decognition (family members 6 or more living without room or in one room as per census 2001) is 286830 (Annexure-C) [4.23% of housing shortage at National level).

If we add houses to be replaced an account of obsolescence from houses of 2001 & up-gradation of semi permanent houses as per census 2001, total requirement comes to 615086 (Annexure-C)

Housing Scenario in 2010 (Projections) including housing shortage/requirement

Total Housing stock in 2010 (projected)	-	24,31,151
(Ann. D col. I -21,49,249 + Ann. B col. 1 - 2,81,902)		
Proposed vacant houses in 2010 (projected)	-	4,01,870
(16.53% of 24,31,151)		
Total housing stock	-	28,33,021

On similar lines taking into consideration of new construction rate 7.75 houses / 1000 / annum of urban population (As per SERF 2000). We require 281902 new houses to be constructed as on 01.03.2010 (Annexure -D). Taking into account obsolescence rate as for pucca houses 1% per annum, semi kachcha 1.5% per annum and kachcha @ 2% stock of 205788 houses will be obsolescence stock (Annexure-D) 50% of available Vacant houses 200935, (16.53% of projected occupied houses) are added to stock. Accordingly housing shortage in 2010 has been evaluated as 4,48,202 (Annexure-D). We require 3900 hect. land and Rs. 2065-.93 crores for construction of 4,48,202 houses. Projected housing shortage in 2010 w.r.t. to excess house holds, replacement of unserviceable kachcha houses as on 2010, replacement of temporary serviceable houses as on 2010 houses required for removing decongestion as on 2010 and upgradation of

semi permanent houses as on 2010 total shortage will be 10,47,216 (Annexure E).

Housing shortage at national level is double than that of Rajasthan. Therefore housing problem in Rajasthan is not critical but significant.

3.3 Emergence of sustainable Development:

In order to generate suitable strategies for housing & sustainable development of human settlements RUHHP-06 will ensure proper shelter conditions, access to services & opportunities for income & employment generation with particular reference to poor. RUHHP 06 will also account for growth pattern of settlements, the investment promotion opportunities, environmental concerns, magnitude of slums and sub-standard housing. This policy also examine the importance of sustainable urban structure which is able to (i) absorb urban population with suitable access to shelter, services and employment opportunities and (ii) also able to serve as service centre to hinterland.

3.4 Critical review of existing housing schemes in Rajasthan

- **Gharonda Scheme:** This scheme is being launched for urban poor on plot area 30 sqm. with ceiling cost Rs.70,000-75,000. Monthly instalment is only Rs.18/- per day for twenty years. This is very useful scheme for urban poor. Unfortunate part is that real beneficiaries are not getting advantage of it, because proper confirmed identification of beneficiaries like Vambay/NSDP has not been done. This is possible only when local administration also joints hands with R.H.B. and registration is done only of real beneficiaries.
- **Composite Housing Scheme :** In some of the Housing schemes EWS houses have been constructed on 60' wide roads. This has resulted in commercialization of area fastly. EWS houses in future should be planned in a corner cluster with roads 30' wide.
- **Row Housing Scheme Development; Horizontal v/s Vertical :** For all cities mostly tenements are being constructed. For Jaipur only flats should be constructed. In last 2 years urbanization growth in Jaipur is more than 40%. In Kota also urbanization growth is 50% as per census 2001. Therefore, vertical development will also be encouraged in Kota & Jaipur for future scheme on priority.
- **Various Housing Schemes :** To expedite achievement of targets of taking up houses/budget achievement, houses are taken up first h/o proper development works.
First of all road works should be taken up. Technical sanction of PHE/Electric lines/sewer lines should be obtained well in advance so that housing scheme is completed in time Therefore, proper advance action on infrastructure is to be taken, first.
- Institutional lands are being allotted later in housing schemes. All these lands should be allotted during process of allotment of houses

with the assurance that all institutional building will be constructed within span of two years. At present there is such no time limit.

- In present scenario houses are being taken by public with age group 26-32 years, whereas previously this age period was 35-40 years. Now choice is more for complete houses. Therefore, now in Housing colonies, completed houses should be constructed. With reference to plinth area as well as specifications.
- Every married couple need an independent room as joint family concept is not there. Therefore, every house should have provision of two rooms. Even EWS category of houses should be constructed with construction of one room & provision of one room.
- In row houses of same category, due to same elevational view monotony is there. Criticism has been there in such areas. There will be different elevations for different row houses for same category.
- Paying capacity has increased. There is demand of more high category of houses.
In all housing schemes on roads with width 60' and above houses are being commercialised and there is traffic congestion/traffic hazard. Only group housing institutional buildings should be allowed.
- For Jaipur city land is very scare. Duplex housing/flats construction in housing schemes to be encouraged.
- For Kota policy of G+1 houses should be started.
- For registration of houses present income groups are :-
 - (a) EWS upto Rs.2,100/- per month
 - (b) LIG - Rs.2101-4500 per month
 - (c) MIG-I - Rs.4501 to 6000 per month
 - (d) MIG-II - 6001 to 75000 per month
 - (e) HIG - Max. than 7500 per monthInstalments are more than 70% of monthly income. Income categories will be revised to ensure that instalments are within 25%.
- Before occupation of houses constructed shops should also be with public & convenient shopping centers should be developed in advance.
- Main problem in housing schemes is that these are not being handed over to Nagar Nigam / Parishad / Palika in time after completion of housing schmes for 3 to 10 years. These are being maintained by ULBs/RHB. This results in unauthorized construction & not the proper arrangement for maintenance of houses.
- Eviction power is not with RHB, due to which defaulters/ unauthorized construction owners can not be forced to vacate the premises.

Implementation of Vambay Schemes in Rajasthan

The Government of India launched a scheme in December 2001 named as "Valmiki Ambedker was Yojana" for providing financial assistance to the BPL families for constructing one room dwelling housing unit.

A priority order among the eligible families has been prescribed as :

- | | | | |
|-----|--|---|-------------|
| (1) | SC/ST families | - | Atleast 50% |
| (2) | OBC | - | 30% |
| (3) | Other EWS | - | 15% |
| (4) | Physically and Mentally Retarded
Handicapped persons and others | - | 5% |

The unit cost of Rs.60,000 has been fixed for the metropolitan cities, Rs.50,000 for the cities having population in the range of 10-50 lacs and Rs.40,000 for the other cities.

The scheme is being implemented in all urban local bodies, Priority has been accorded to divisional and district levels ULB's in implementation.

Units sanctioned in Rajasthan are 10, 980 & works still taken up about 6,000. Scheme is not successful in Rajasthan due to following reasons.

1. BPL families are not able to raise balance 50%, cost from their saving.
2. Vambay houses have remained unoccupied since beneficiaries are not willing to move for a long distances away from those kachi bastis mainly due to the fact that it may effect their routine works for survival. Hence it may be suggested that in situ construction or relocation/vertical construction may be allowed near to those bastis which may not affect beneficiaries in routine works.
3. State Government Guarantee is required for availing the loan, but state Govt. is not inclined to give Govt. Guarantee this may cause delay / hindrance to implement the project.
4. Developed land cost is not to be charged as per Vambay guide lines. This cost has been included. This cost shared should have been dovetailed with SJSRY/NSDP etc.
5. The scheme is to be implemented for BPL families only when they have patta (title of land). Slum dwellers do not have pattas of land, due to which slum dwellers are not getting benefit of the scheme. The condition should be relaxed & slum dwellers should be allowed to get benefit of housing even if his name is enlisted in surveyed list of kacchi basties (eligible for regularisation).
Now G.O.I. has launched another scheme by dovetailing Vambay & NSDP Scheme called IHSDP (Integrated housing & slum development programme).
6. Unit cost Rs.50,000 & 40,000 kept for population of 10-50 lacs & for others is less, it should be enhanced.

Critical examination of Integrated low cost sanitation scheme (ILCS) for conversion of existing dry latrines to water seal pour flush latrines & construction of new flush latrines where none exist:-

GOR has issued an act in 2002 that w.e.f. 01.06.03 head load of night soil is prohibited & no dry latrines will be constructed. Therefore scavengers

are to be liberated Rajasthan State will be declared scavenging free state w.e.f. 31 Dec. 2006.

As per latest survey conducted by GOR in Oct., 2004, pendency in this field in Rajasthan, is as below (In Nov., 2005)

1. Dry latrines available - 10779 nos.
2. Scavengers still existing - 638 nos.
3. Dependents of scavengers - 3177 nos.
4. Houses without latrines - 70, 639 nos.
5. Above pendency is in 158 municipal bodies. Yet survey in 25 municipal bodies, is to be conducted.
6. Apart from 183 municipal bodies. there are 39 Urban Centers. (where there are no municipal bodies), survey work of scavengers, dependent members, dry latrines & houses without latrines (Even without community toilets) is still not done.

Although HUDCO figures are different. HUDCO has sanctioned 4,17,574/- units out of which work is completed of 1,72,057 units and U.C. is also required for Rs. 5.53 crores.

Rajasthan State is behind in achieving target of 02.10.2003 declared by National Human Rights Commission that by 02.10.203, Rajasthan State shall be scavenging free state.

Suggestive measures or problems in implementation of ILCS schemes are:-

- i. Inclusion of super structure for grant component particularly for EWS category as in the absence of super structure the units are seldom completed & remain unutilized.
Suggestive measure: GOR should subsidize 75% cost of super structure. Superstructure can be taken up to lintel level without door and without plaster with pointing. (Cost will be very nominal)
- ii. Incumbents should be allowed to use any technology for construction of toilets.
- iii. Construction of community latrines where ever problem of land or water for individual exist. Any how now subsidy exists in new JNNURM and IHSDP schemes for community toilets.
- iv. Population restriction that ILCS scheme will be only for town with more than 5 lac should not be there.
- v. GOI should increase subsidy to 95% for EWS & 90% to LIG. GOR should interact with RCHF & bank to charge low interest rates 4 to 5% for 7-10 yrs. for super structure construction for EWS category.
- vi. GOR should motivate NGO / CBO's/Trust to come forward for help to Urban poor for making Rajasthan scavenging free state.
- vii. GOR should launch awareness campaign (information education, & communication (IEC) for creating consensus on non-acceptability of open defecation of compromising on issue of human dignity.
- viii. GOR should make the programme time bound in "mission mode".

4. Rajasthan Housing Board (Nodal Agency RUHHP-06)

4.1 Historical Overview of Rajasthan Housing Board

- Established : Through Act passed by Rajasthan Legislative Assembly in 1970 (Foundation day-24th Feb., 1970)
- Objective : To cater to the Housing needs in Rajasthan, providing houses at affordable prices to common man, particularly to the economically weaker sections and lower income groups of the society.
- Key Areas : 1. Construction, disposal & Recovery of residential Institutional /Commercial Properties.
2. Various deposit works of Govt. departments Housing/Hospitals/offices etc.
- Jurisdiction : Started with activities in 7 cities in 1970, has now operations in 51 cities in Rajasthan.
- Achievements : Achievements since beginning & as on 1.1.06

S. No.	Activity	EWS	LIG	MIG-A	MIG-B	HIG	Total
1	Taken up	58349	49613	28297	26951	15447	178657
2	Completed	56423	48924	27699	26671	14832	174549
3	Allotted	54997	48032	27301	26134	14031	170495
4	Handed over	52296	45649	26462	25305	13339	163051

- Funding : (No corpus funding from the State Government)
Funds generated through (crores)
Since beginning : Borrowing from HUDCO, NHB, - 593
(Resources Nationalized banks and other financial institutions 1505 Crores)
Mobilization) Self financing - 200
(Crores) Debentures - 39
Beneficiaries in put - 400
- RHB has started construction work in small towns having population more than 15000. Works taken up for 18 towns.
- Recoveries upto 01. 01.06 - 2360.49 Crores
- Exp. upto 01.01.06 - 1824.00 Crores
- Loans outstanding - 37 Crores
- Land details
 - Land acquired - 26205 Bighas
 - Land utilized for const. - 21738 Bighas
 - Balance Land available - 4467 Bighas
 - Land Presently under acquisition - 4437 Bibhas
- Additional requirement - 4850 Bighas (For next years)
- Mega projects which are being executed by RHB - **Rajangan, Pratap Nagar (57 Hect. land)**

- Construction of houses 303 No.
- Project cost-125 Crores
- Beneficiaries-NRI/NRR
- High class construction
- Infrastructure works

Indira Nagar-1750 bigha

- Houses proposed-8000 nos.
- Project cost 161.20 cr.

Govt. Projects

Police/GAD/Medical & Health/
Judicial housing/Social Welfare
Deptt/Kota Open Univ.
DRDA/Atomic Deptt. (G.O.I.)

E-Governance

Present Facilities

Information on RHB Website.

- Registrations details, priority, allotment and accounts of 78 colonies. (Updated upto March, 2003)
- News & Notices/Tender Notices

Proposed Facilities

Computerization of field circles offices-Communication, Monitoring and Data-Transfer through local intranet.

Information available on RHB Website.

- Fully updated registration, Priority and Allotment Details with updated accounts of all applicants.
- Updated information regarding availability of Institutional Land.
- Information regarding Tenders, work orders, ongoing projects.
- Computerization and centralization of cash counters.
- Reply to public queries through e-mails.

Award of excellence to Rajasthan Housing Board

Year	Award/ appreciation	Awarding Organization	Achievement Awarded
1985	Sir. M. Vishwashryas Award Fire Prize	HUDCO, New Delhi & Hari Om Ashram Trust, Naiyad	Const. of 385 urban houses Mansarover, Jaipur
1992	Urban Low Cost Housing Competition	Hari Om Ashram Trust, Nadiyad	Const. of LIG houses at Madhuban Scheme, Jodhpur
1994	Appreciation for Excellent Performance	HUDCO, New Delhi	RHB facilitated by HUDCO for excellent performance since inception

Year	Award/ appreciation	Awarding Organization	Achievement Awarded
1994	Appreciation Award	HUDCO, New Delhi	RHB facilitated by HUDCO for its outstanding performance and continuous association with HUDCO
2003	Felicitation Award	Rajredco	For outstanding contribution made in successful implementation of Real Estate Development Programme.

4.2 Contribution of RHB in the field of Housing with particular reference to Housing for weaker section:-

- Out of total 178171 houses taken up, RHB has constructed 107703 houses EWS & LIG for weaker section which is 60.45%.
- Land rate to weaker section is subsidised.
- RHB has constructed houses for weaker sections in 51 cities/towns.
- In another 25 towns land has been identified/under acquisition for construction of houses for weaker section.
- RHB is constructing houses for weaker section under govt. programme which is a 20 Point programme since inception of this programme by G.O.R.
- This Year RHB (05-06) constructing 1000 houses.
- **RHB has own scheme for Urban poor (EWS & LIG) called- GHARONDA & DWARKAPURI -**
 - ◆ With ceiling cost Rs. 70000 to 75000 for Gharonda & Rs. 2.80 Lacs for Dwarkapuri.
 - ◆ Monthly installments - Rs.18/- per day for 20 years for Gharonda & Rs. 1920/- Per Month for Dwarkapuri.
 - ◆ Land area - Min. 30 sqm. for Gharonda & 31 Sqm. constructed area for Dwarkapuri.
 - ◆ Constructed area - 15 sqm. One room, WC space for another room, Kitchen space & bath plate form for Gharonda.
 - ◆ RHB has taken up 2600 houses in 14 towns & will be taken up further 900 houses in 12 towns in Gharonda scheme.

4.3 RHB Contribution in other areas

4.3.1 Urban Development

- Developed 120 colonies in 51 towns.
- Developed 22300 bighas land in 51 towns.
- Development of 33 building centers in various cities.

- Infrastructure work carried out by RHB
 - (a) Utility infrastructure
 - Roads/Sewer Lines/Water lines/Electric lines
 - (b) Social Infrastructure
 - Schools / Parks & Open spaces/ Technology park, children parks / Health Centers / Community Centers / Centre for Senior citizens/ Allotment of institutional lands for Banks/Schools/ Hospitals/Post offices/community facilities.
 - (c) Economic / Commercial Infrastructure
 - Shops / Development & Disposal of commercial land / Carried out urban development works in deposit works areas like Police Housing/GAD/housing/Judicial housing /Kota Open University / Atomic Deptt. G.O.I. etc.

4.3.2 Housing Technology

- RHB has used maximum local materials and local technology in housing schemes like-Jodhpur & Bhilwara stone patties & stone.
- RHB has used ecofriendly material like solid & hollow blocks for walls.
- In Kota zone RHB has used fly ash bricks.
- RHB has established building centers to use-blocks/tree guards/roofing materials/kota stone/floor tiles /path way tiles etc.
- Housing Board has now established a subsidiary organization - Avas Vikas Limited to use & development innovative building material and technology which is cost effective/affordable.
- Housing Board has established an organization-RICCULP. (Rajasthan Institute of conservation of cultural properties). In this institute ornamental/finishing/carving works will be taught which will be later on used in Housing works where ever necessary. This organization will take up such deposit works also from GOR.

4.3.3 Review of performance in the financial sector

- Loan amount outstanding at present - Rs.37.00 crores
- RHB has repaid in advance loan with rate of interest more than 9%.
- Recovery upto 31.10.05 - Rs.2330.49 crore
- Expenditure upto 31.10.05-Rs.1798.00 crore
- Recovery is more than expenditure
- Fixed assets as on 31.3.2005-Rs.9.82 crores
- Net current assets as on 31.3.05-Rs.115.68

Therefore, Board has good financial strength. RHB has accumulated surplus Rs.9.46 Crores.

4.4 Critical areas of RHB which need review

- In spite of best efforts RHB is now not able to get substantial land in important cities like Jaipur/Kota. This is because Govt. land vest with local bodies and urbanization growth is more than 40% in these cities therefore, land is scare.
Govt. will intervene and as a policy matter Govt. will ensure allotment of land to RHB also on priority.
- Lot of time is consumed in taking Govt. land as Collector has to get approval from Revenue Department. Jaipur for each and every case. Also market rate is charged from RHB. RHB is constructing 60% EWS/LIG houses under 20 point programme of Govt.
For allotment of Govt. land Collector/Divisional Commissioner should be authorised to allot Govt. land at best agriculture prices. Proper policy is to be framed.
- Vidut Nigams are charging 15% supervision charges for handling over electric lines system after completion. Complete staff is taken on deputation from Vidut Nigam. Therefore, it is unjustified amount and cost of houses is unnecessary increased.
- PHED Department has put a condition that water supply schemes will be maintained by RHB throughout life even after schemes are completed and handed over. Revenue is also being collected by PHED. Complete staff of PHED is on deputation from PHED. Technical sanction is issued by PHED. Property is of PHED.
PHED is not agreed to withdraw condition of maintenance throughout irrespective of fact Chief Secretary, had instructed in state level coordination committee meeting in Oct. 2000. PHED should be asked to maintain water supply schemes with in 6 months of completion.
- In various colonies RHB is constructing dispensaries/schools for handing over to Health & Education Department after due information to them. Still concerned department's takes lot of time (six months to one year) in taking over such buildings.
After provision of 5th Pay Commission and subsequent increase of D.A. regularly, establishment charges are increasing exorbitantly. Demand of housing is not multifold in Rajasthan. Land is scare and not available so easily. More over as per housing policy RHB is to act as facilitator/enabler. Therefore, to meet with establishment expenditure. RHB should have deposit works from state, as matter of policy Govt. should award deposit works to RHB.

5. Aims & Objectives of Rajasthan Housing & Habitat Policy - 06:

- (i) Creation of adequate housing stock on rental and ownership basis to minimize gap between house holds & available housing stock. (Reduce house less ness).
- (ii) Facilitating accelerated supply of serviced land and housing with particular focus to EWS and LIG categories.

- (iii) Facilitate Upgradation of infrastructure of towns and cities and to make these comparable to the needs of the times eg. construction of townships, construction of highways including widening or construction of ring roads may be through PPP concept or otherwise).
- (iv) To satisfy housing needs of the urban poor, including slum dwellers.
- (v) Adequate shelter means developed plot of 25 to 30 sqm or with constructed area of 20 to 30 sqm with facilities.
- (vi) Ensuring that all existing dwelling units have easy accessibility to basic sanitation facilities and drinking water, preferably on individual basis or on shared basis & electricity on individual basis.
- (vii) Up-gradation of houses with adding room/bathroom/kitchen/latrine/drainage system wherever required including conversion of dry latrines into water pour flush latrines.
- (viii) Removing decongestion constructing new housing units.
- (ix) Promotion of larger flow of funds to meet the revenue requirements of housing and infrastructure needs using innovative tools.
- (x) Providing quality and cost effective housing to the citizens, especially the vulnerable group and the poor.
- (xi) Using technology for modernizing the housing sector to increase efficiency, productivity, energy efficiency and quality. Technology would be particularly harnessed to meet the housing needs of the poor.
- (xii) Guiding urban settlements so that a planned and balanced growth is achieved with the help of innovative methods such as Provision of Urban Amenities in Rural Areas (PURA) leading to in-situ urbanization (As per declaration by President of India).
- (xiii) Development of cities and towns in a healthy environment & township concept, increased use of renewable energy sources and pollution free atmosphere with a concern for solid waste disposal, drainage, traffic management, lush green areas etc.
- (xiv) Using the housing sector to generate more employment and achieve skill upgradation in housing and building activity, which continue to depend on unskilled and low wage employment to a large extent.
- (xv) Removing legal, financial and administrative barriers for facilitating access to tenure, land, finance and technology.
- (xvi) Progressive shift to a demand driven approach and from a subsidy based housing scheme to cost recovery-cum-subsidy schemes for housing through a pro-active financing policy including micro-financing, self-help group programmes.
- (xvii) Facilitating, restructuring and empowering the institutions at state and local governments to mobilize land and planning and financing for housing and basic amenities.
- (xviii) Forging strong partnerships between private, public and cooperative sectors to enhance the capacity of the construction industry to participate in every sphere of housing and urban infrastructure.

- (xix) Meeting the special needs of SC/ST/disabled/freed bonded labourers/slum dwellers, elderly, women, street vendors and other weaker and vulnerable sections of the society.
- (xx) Liberation of scavenging population.
- (xxi) Integrated approach to urban poor for poverty alleviation - RUPAM Model of Rajasthan.

6. Focus Areas / Specific Action Areas

6.1 Analysis of inadequacies

6.1.1 Shortage of space in existing housing stock

Inadequacies house hold wise (As per Census 2001)

District wise urban scenario of inadequacies is depicted in Annexure J.

No. of House Holds with 2 to 5 married couples in one room	Total	492414 (22.53%)
6-8 members in a family living without room or one room (Decongestion i.e. requires such Housing stock to be created)		149153 (6.82%)
9 + House holds in one family - (Over Crowding) (9 + members in one family)		320,073 (14.65%)
9+ members living in one family without room or one room. Decongestion i.e. requires such housing stock to be created.		33,831 (1.55%)
Total 6 & above houses holds in one family without room. (De Congestion.		182984 (8.37%)
2 House holds in 2 rooms (should have at least 3 rooms) (Over Crowding)		40,430
3 House holds in 3 rooms (should have at least 4 rooms) (Over Crowding)		27,586
4 House holds in 4 rooms (should have at least 5 rooms) (Over Crowding)		36,934
5 House holds in 5 rooms (should have at least 6 rooms) (Over Crowding)		17,409
House holds living in rented houses		399,766
House holds living in rented accommodation without room		39822
House holds living in rented accommodation with one room		196454
4.86 Lacs houses holds (22.28%) are BPL houses holds) (As per Survey 3/2004)		

In adequacies for SC/ST house holds is separately available with census department.

Inadequacy Married Couple (MC) wise

S. No	Inadequacy	HH w/o MC	MC - 1	MC - 2	MC - 3	MC - 4+	MC -5+	Total	%age
1.	No exclusive total room	13281	7051	854	304	121	77	21688	1%
2.	One room	101850	470086	21737	4346	1186	670	599875	23.45%
3.	Two rooms	NA	NA	85707	12259	3458	828	101252	4.63%
4.	Three room	NA	NA	NA	27362	3798	1160	32320	1.47%
5.	Four rooms	NA	NA	NA	NA	9165	1858	11023	.50%
6.	Five rooms	NA	NA	NA	NA	NA	12057	12057	.55%
		115131	477137	108298	44271	16728	16650	778215	35.61%

Therefore 35.61% married couples have inadequacy of accommodation.

- 669,207 (30.62% of total married couples) do not have independent sleeping rooms.

In adequacies for SC/ST House holds is separately available with census departments.

6.1.2 Inadequacy of basic amenities

District wise urban scenario of inadequacies of basic amenities is mentioned in Annexure J

(a) As per Census 2001

- 434432 (19.88%) house holds do not have water supply in the houses.
- 396549 (18.14%) house holds do not have separate kitchen in the house.
- 625167 (28.60%) house holds do not have bathroom in the house.
- 522087 (23.89%) house holds do not have latrine in the house.
- 227129 (10.39%) house holds do not have electricity in the house.
- 46.23% house holds use fire wood, kerosene, crop residue, cow dung & coal as kitchen fuel.
- 209631 (9.59%) house holds use Kerosene as source of light.
- 8822 (0.4%) house holds live in darkness (no lighting source).
- 47589 house holds have water supply source away from their premises. (Tap water)
- 2,24,802 house hold avail hand pump water supply out of which 58,445 have hand pumps away from their premises.
- 88,859 house holds have well water supply out of which 38,808 have wells hear by premises & 31,185 house hold have wells away from premises.
- 13,575 house holds avail tank / pond / lake water supply out of which 721 house holds have nearby & 783 have far away water sources.
- 1487 House holds have spring water out of which 1312 have near by & 175 house holds have away spring water.

In adequacies for SC/ST House holds is separately available with census departments.

(b) As per October 2004 Survey

- 10779 house holds have dry latrines in 158 municipal bodies.
- 638 scavengers are still existing with 3177 dependent members.
- 70639 households do not have latrines.
- Survey work of 25 municipal bodies is still to be done for dry latrines.
- Survey work of 39 Urban Centers is yet to be done for dry Latrines

6.1.3 In adequacies with respect to quality of houses

District wise inadequacies of urban areas is mentioned in Annexure J

House holds live in semi-permanent houses (wall or roof is temporary)	137,347 (6.39%)
House holds live in temporary houses. (Serviceable & non serviceable)	69,015 (3.21%)
Unclassifiable houses (Mud / un-burnt brick or wood wall)	719
Total houses needs upgradation	207,081 (9.64%)

Houses with unsustainable roof/wall/floor :-

House holds living in houses with roof of grass/thatch/wood/plastic / GI metal/AC sheets / any other material (unsustainable roof)	185524 (8.63%)
House holds living in houses with. Floor mud/wood/bambo/any other material	270906 (12.6%)
House holds living in houses with walls grass/thatch/plastic/mud/ Polythene/wood/GI sheet/AC sheet/ other material.	195318 (9.08%)

In general as per census 2001 unsustainable floor -12.6%, roof 8.63% & walls of houses - 9.08%.

In adequacies for SC/ST House holds is separately available with census departments.

6.1.4 Availability of Finance for up-gradation of existing housing stock

- Existing housing stock with inadequacy of space/basic amenities / quality in following category :
 - (a) BPL families
 - (b) Slum population (not BPL)
 - (c) Urban poor settlements (Not slums)
 G.O.R. has identified BPL families. For (b) & (c) survey & clear cut identification of beneficiaries has to be done.
- State govt. will tie up with Banks/HFI's/ to disburse loans at subsidized rate of interest not more than 5% & period of recovery 20 year with mortgaging activity properly.
- State govt. will instruct RCHF to provide loan to such beneficiaries.

- For BPL & slum areas state govt. (LSG Deptt.) will be availing loan & subsidies under IHSDP program (integrated housing & slum development programme) JNNURM programme for providing basic amenities.
- Beneficiaries living in small & medium towns but not in slum with inadequacy of basic amenities will get advantage from G.O.I. Scheme (UIDSSMT) urban infrastructure Development scheme for small & medium town.

6.1.5 Institutional issues

Following institutions will be asked to execute above works:

- RHB & UIT's for EWS houses in cities/towns.
- Municipal bodies (slums & BPL area)
- NHG/ADS/CDS/NGOs through municipal bodies monitoring will be done by a Committee headed by Collector District Urban Development Authority (DUDA) & state level by State Urban Development Authority (SUDA) through Disaster Local Bodies.
- AVL (wherever required)

6.1.6 Technological issues

AVL will be nodal agency for :

- (a) Manufacturing of building components to be provided through grants G.O.I. / G.O.R. for blocks (for walling), RCC Slabs (for roofing) & floor items (tiles / cc flooring) etc,
- (b) Technology transfer from various building centers & transport to houses wherever required.

6.1.7 Methodology for up-gradation process

- (a) Manufacturing of building materials to be done in various building centers.
- (b) Material procurement through institutions as mentioned in 6.1.5.
- (c) Issue of material & transportation through municipal bodies.
- (d) Labour set up - self help first preference otherwise through contractors controlled & monitored by CDS/NGOs of under control of municipal bodies.

6.1.8. Planning Issues

- (a) Housing plans for up-gradation.
- (b) Housing plans for basic amenities in houses i.e. adding bath room/kitchen/toilet/drainage facilities.
- (c) Development plans for water supply and drainage & electrification sewerage.

Municipal bodies will approve these plans.

6.2 Housing for Economically weaker section

As per census 2001

S. No.	Indication	Total	Portion of EWS
1	Urban population	13205400	NA
2	Occupied houses	2149249	451342
3	House holds	2185591	458975
4	Excess houses holds	36342	7633
5	Unserviceable Kachcha houses	NA	10872
6	Temporarily serviceable houses	NA	48137
7	More than 6 members living without or in one room	NA	68550

Total EWS housing shortage as per census 2001	- 1,35,192 (Annexure C)
Up-gradation of semi permanent houses	- Annexure C
85% of 135037	- 114781
Replacement required of or obsolescence of	- 174020 (Annexure C)
houses 85% of 205788	
Total requirement	- 4,24,893 Say 4,25,000

Therefore maximum requirement is of economically weaker section houses. This includes BPL also, hence up-gradation of EWS houses/ replacement of temporary houses & semi permanent houses & creation of EWS housing stock will be main focus area of RUHHP-06

6.3 Housing in slums

6.3.1 scenario

Adequacy of housing is directly linked to magnitude of Poverty: Poor housing lack in terms of tenure, structure and access to services.

In Rajasthan 4.86 lacs house holds (22.28%) are BPL families (March-2004). Highest in Kota 43782, then Jaipur 38893, Ajmer 27452, Bikaner 25325. Churu 30380, Jodhpur 30235, Chittor 15460, Total 211527 living in 7 districts only (43% share) (As per March 2004 survey).

Similarly 3,82,354 families (17.5%) house holds are living in 2653Kacchi Basties in various cities of Rajasthan (As per March 2004 survey). At present High Court has banned regularization of Kacchi basties. (Families of Kacchi Basties & BPL families may be common also because, survey work of slum areas has still to be done by GOR)

As per census 2001

- Slum dwellers in urban areas population	1206123 (Provisional)
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- Slum survey of towns below 50,000 in yet to be done
- Total Urban population 13,205,400
- In 1997 RUIDP survey - 28.3% population was living in slums in 6 major cities Jaipur / Jodhpur / Kota / Udaipur / Bikaner / Ajmer.
- There is strong co-relation between slum & poverty.
- Still neither slum survey has been done nor slum policy has been declared by G.O.R. Slum is to be even defined by Rajasthan Govt. Slums will be part of municipal model law also.

6.3.2. Proposed Policy guidelines & steps to be taken for improving housing in slums with main focus of housing & habitat policy towards up-liftment of urban poor including slum dwellers.

The growth of slums is a sign of inability of people to afford land and shelter through the normal market mechanism & the failure of public sector to ensure equitable access of the same to the poor.

Kacchi Basties established in forest area should be regularized by releasing forest land as per forest act.

Kacchi basties living in Kabristan/ govt. land should be transferred to municipal bodies. Kacchi basties which can not be regularized, in the house holds should be shifted elsewhere. Kacchi basties nearby tourist areas should be shifted under a special programme & such lands should be developed on properly, from tourist point of view

For slums on Pvt. lands, Govt. will acquire land through negotiations preferably of slums will be shifted.

6.3.2 I Grant of Security of Tenure with the active participation of the Community

As per SERF survey 2000, 27.6% of population with monthly income up to Rs. 2100 is living in rented & others type of houses. These are mostly slum dwellers who do not have secured tenure. 1,96,454 house holds have rented accommodation of one room & 3982 house hold have no exclusive room on rental basis.

For getting secured tenure there will be active participation of community/NHG (Neighbourhood group) ADS (area development society) / CDS (Community Development Society). Kacchi basties will be called as slum areas now on wards.

Through community participation and govt efforts mentioned in section 6.3.2 kachchi bastis of forest area, Kabristan, Govt. lands and private lands will be regularized.

Decision on last cut off date i.e. 01.04.04 for regularization of slum areas should be taken.

Land or shelter provided to slum dweller will be made non-transferable for 10 years.

II Prepare design for redevelopment of the slum with the active participation of the Community, with least disturbance to existing housing stock

Design model for redevelopment of slums with a active participation of the community without disturbing existing housing stock is being prepared by director local bodies, on parallel lines of Kudumbashree Kerala model called RUPAM model.

As per this model:-

Community participation :

- (1) Lowest level - NHG (Neighbourhood group) females (20-40 group) where volunteers will be named as income generation volunteer, slum development (infrastructure)/ health / education volunteers headed by a president & secretary.
- (2) Second level - Area development society at ward level of 10-15 NHG's with general body & governing body President & Secretary & some elected members).
- (3) CDS (Community Development Society) at municipal level. This will be elected & headed by President & an officer from municipal body as secretary.
- (4) DUDA/SUDA will monitor above participations.

This society will be responsible to get funds from authority, authorized by State Govt. & get the slum redevelopment works executed, through development & city development plans (CDP) will be prepared. This society will also be responsible for income generation & housing up-gradation.

G.O.I. will release 80% amount for slum development as per JNNURM Programme only when - (a) Private sector participation & citizen's involvement in development management is there & financing of urban infrastructure will be clearly monitored by an Advisory group even at National level. As per JNNURM trainings are to be imparted to community so that income generation, slum development programme & Housing improvement programmes.

As per IHSDP programme of G.O.I. also for slum improvements, training provision for elected representatives is there. Therefore community participation even other wise is must as per JNNURM & IHSDP in order to get funds (80%) from G.O.I. Financial pattern of JNNURM and IHSDP is at annexure I

Policy guidelines slum development works through developers under land sharing projects

1. Land to be considered as resource and government to act as regulator
2. Slum policy to be prepared.
3. Setting up of independent and centralized agency to act as single window system for resolving all slum activities.
4. Involvement of slum development through cooperative societies, for transparency, to maintain common services and to pay lease charges etc.
5. Infrastructure development works will be taken up through land pooling arrangements by constructive multi storey buildings (preferably G+3 to G+5) on existing slum sites to minimize relocation problem & to be allotted free of cost and free land reclaimed, will be at the disposal of developer i.e. free sale component for the developer or additional built up area allowed as per norms of city & built up area in excess to FSI 2.5, will be at the disposal of builder as transferable development rights (TDR) (Tradable warrant)
6. No financial involvement of the govt.
7. Wherever builder / developers is not ready to execute slum rehabilitation works, such works will be executed through JNNURM / IHSDP schemes launched by G.O.I.
8. Every slum dwelling family to be provided free housing minimum 225 sqft. carpet area as decided by GOR.
9. Norms for providing constructed area for society office, Balwadi and community centre also will be decided by GOR.

III Provide basic amenities in order of priority i.e. Water Supply, Sanitation and Drainage, Reads, Power and Social facilities depending on the availability of space

Water sanitation (waste collection service). Drainage & roads are covered in JNNURM & IHSDP sponsored by G.O.I. (80% share). Power, Health & reduction or other social facilities & wage employment programme will be provided by GOR.

Generally in-situ development & upgradation of houses will be carried out and encouraged so that minimum cost is incurred. If alternate site is developed then adequate management for basic services & from sport facilities to nearest work places will be made.

In case of land sharing/land pooling schemes, some area preferably at prime location will be developed for commercial purpose. Amount received from commercial land will be used in slum development / vertical constructions with additional FAR by 0.5.

IV Provide training, technological support and finance for up-gradation of existing housing stock.

In para 6.3.2 (I) already it is mentioned that 3 tier community participation will be there is NHG (Neighbourhood group), ADS (Area development society) & CDS (Community Development Society at municipal level.

Therefore training input in field of housing / infrastructure development / income generation / health/education etc. will be given to community person through ULB's or outsourcing by ULB's. Also training will be imparted to supporting staff of ULB's through HRD cell.

5% provision has also been taken in JNNURM/IHSDP schemes, for training aspects.

Technological support for up-gradation of existing slum housing stock

General technical issues in slum housing stock are :

- (a) Housing issues
 - (i) In adequacies of space i.e. (without room or one room or two rooms to be added).
 - (ii) Housing stock without Bath/Latrines/Kitchen (Needs upgradation).
Above scenario as per census 2001 has been mentioned at page 21 & 22.
- (b) In adequacy of basic services as per page 23 and annexure G & H
 - (i) No tap water supply or water supply away from premises.
 - (ii) Water supply through hand pumps / wells/ spring / lakes or ponds & that too away from premises.
 - (iii) No electricity
 - (iv) No drainage facility/open drainage facility.
 - (v) No roads / or very narrow roads / streets
 - (vi) Roads / streets with very poor quality construction
 - (vii) In adequacy of solid waste collection system
 - (viii) Urban transport facilities
 - (ix) Street Lighting
 - (x) Environmental setup
 - (xi) Health/Educational/Commercial services

(i) to (iv) inadequacies have been mentioned in annexure G & H & page 21 to 23 as per census 2001.

NGOs/ULB's would be involved at NHGADS/CDS level. Technical officers from various departments will be asked to attend meetings of NHG/ADS/CDS, so that there is proper

technical input of above fields in mini plans / micro plans / City development plans (action plans) (DPRs) to be submitted to state level nodal agency.

As far as possible building & infrastructure works components will be manufactured through AVL/RHB Building centers. For execution of building & infrastructure work technical staff will be given training by AVL.

Finance for up-gradation of existing slum housing stock

Please refer annexure I vide which financing pattern for release of funds i.e. central, state / ULB's & beneficiaries shares is mentioned under JNNURM / IHSDP

Finances will be channelized only when title deed in favour of beneficiary is there. Therefore main aim of govt. will be to release secured tenure to beneficiaries .

In case of slum upgradation scheme is taken up by developer for construction of flat and allotment free of cost to slum dwellers & free land reclaimed, will be at the disposal of developer i.e. free sale component for the developer & additional built up area allowed as per norms of city and built up area in excess FSI 2.5, will be at the disposal of builder as transferable development rights (TDR) (Tradable warrant).

V Policy guide lines for slum policy

Slum definition: A habitat area with following features:

- Compact areas of at least 300 population or above & 60-70 house holds & poorly built congested tenement.
- Dilapidated houses / semi-permanent structures of less than 25 sqm area.
- Poorly built congested tenements.
- Lacking in sanitary facilities.
- Lacking in access of safe drinking water within 150 m.
- Unhygienic environment & in adequate infrastructure.
- Specific preference to socially disadvantaged sections.

Guidelines for slum policy.

- Slum will be defined & slum survey will be carried out by G.O.R. within 6 months.
- Items 6.3.2. I to IV will be part of slum policy.
- Each ULB shall list all slums (G.O.R. has still not published list of slums).
- All people residing in such listed settlements will be registered with ULB in order to prevent ineligible beneficiaries in development program of JNNURM/IHSDP/SJSRY, before initiation of improvement works or issue of tenurial rights.

- A suitable identity card shall be issued to all house holds in listed slum, specifically with name of female member.
- Basic criteria should be the economic status of slum dweller.
- Proper layout plan of each slum area & socio-economic feasibility report along with micro plan (at NHG level) Macro plan at ADS level & city development plan (Action plan) at CDS level, will be main part of DPR before executing works.
- Planned relocation of the slums at the existing sites with innovative planning methods in order to arrive most economical solution so that services are provided with minimum of the cost while relocating the slums at the same site.
- Low rise / high density principle shall be adopted, additional FSI would be released as an incentive providing shelter the poor. FSI more than 2.5 will be availed by builder as TDR (his share) (See 6.3.2 II)
- While relocating at the same site opportunities being available for employment shall be fully availed of, by training the slum dwellers for production of the building components at the building sub-centre at the site and by training them for Self-Help-Housing. Scheme shall be taken up on selective basis. The relocated slums shall be provided with water supply, sanitation and other basic services.
- Slums where relocation at the same site is likely to take time, shall be provided with the services like water supply, electricity, sanitation and pavement at lanes on priority basis.
- On similar guide lines of Kerla Kudumbashree model community involvement by forming NHG, ADS & CDS will be main factors for working out microplan / macro-plan / city development. Plans (Action Plan) as mentioned in 6.3.2 II for poverty alleviation. Rajasthan model is called RUPAM (Rajasthan Poverty Alleviation Mission)
- Access to housing finances on flexible terms.
- Provide night shelters and sanitary facilities for foot-path dwellers and the homeless through various government and innovative private schemes. In order to make the houses affordable to the poorest section of the society, cross subsidization in the cost of land and the incremental housing shall be adopted.
- Socio-economic feasibility report for each slum shall first be prepared, which will include generation of funds for subsidisation, use of various Government Schemes, source of funds etc.

The programme is to be taken up in phased manner for which Class I & II cities where 87% of the state population lives shall be included in 1st phase. The report shall be prepared within a year for all the slums in the State.

City development plans will be prepared for better environment w.r.t income generation firm to improve quality of life, better housing & for taking up in-situ infrastructure development works / infrastructure development works after land sharing or taking up infrastructure works at new sites

- If slums are in area of risk factors, hazardous to health & can not be regularized by administration will be shifted.
 - The area to be regularized at the concessional rates, should not be more than the entitlement of EWS in regular schemes. Market rate should be charged for any other additional area to be regularized;
 - Government servants need not be identified as an exclusive group, which would be setting up a dangerous trend.
 - Slum improvement/ up-gradation / new construction (In-situ/Resettlement/Rehabilitation/Relocation) slum works of following components will be carried out under IHSDP / JNNURM schemes.
 1. Provision of shelter including upgradation & construction of new houses.
 2. Provision of community toilets, wherever there is shortage of land/water.
 3. Provision of physical amenities like water supply storm water drains, widening and paving of existing lanes, sewers, individual / community latrines, street lights, etc.
 4. Community infrastructure like provision of community centers / balwari to be used for pre-school education, non formal education, adult education, recreational activities, maternity and child health etc.
 5. Community primary health care centre building and society office will be provided.
 6. Provision of Model Demonstration Projects.
 7. Sites and Services / houses at affordable costs for EWS & LIG categories.
 8. Slum improvement and rehabilitation projects.
- All above works of slum development will be executed in strict coordination with community participation (NHG, ADS, CDS), DUDA, SUDA & LSG group after imparting proper trainings.
- For up-gradation of houses / relocating slums, proper towards planned growth of the existing slums, income support and poverty alleviation together with arresting the growth of the population in the urban areas.
 - The Government will prepare an action plan scheme for up gradation, based mainly on institutional funds and implement in through all the existing agencies, including the municipalities.

- Housing Policy would accord priority to the promotion of access to shelter for the houseless, inadequately housed and the disadvantaged groups such as :
 - (a) households below the poverty line in all settlements
 - (b) the households dishoused by development projects and the victims of natural calamities;
 - (c) scheduled castes, scheduled tribes and freed bonded labour;
 - (d) Widows, single women and women headed households including construction workers below the poverty line;
 - (e) physically handicapped
- In order to ensure recovery loan again NHG/ADS/CDS/ CBO's/ SEWA will be formed will be made responsible under strict guide lines of DUDA/SUDA.
- Full use of Prime Minister's poverty Allocation Programme of JNNURM & IHSDP & SJSRY shall be made for up-liftment of slum dwellers, so that beneficiaries share is very min. 10-12% only, state share will be 10% & central share will be 80% (annexure I).
- While providing infrastructure services in slum areas, special attention will be given towards pedestrians / schools / solid waste collection, health services etc. to ensure hygiene, environment and literacy.
- Land as resource will be used while taking slum rehabilitation to subsidize housing & development cost (already discussed in 6.3.2 II).
- In slum areas, up-gradation work will be carried own by issuing building materials building centers. After imparting proper training to slum dwellers. They will be asked to construct / up-grade their houses themselves through self help system. Technology will be provided free of cost by AVL/municipal bodies.
- Land sharing & pooling arrangements would be restored to in order to facilitates development of land & improvement of basic amenities in slums, like Sanjay Bhatta basti model of Nagar Nigam, Jaipur while apart from providing secured tenure all housing basic amenities will be provided. Such models will be worked out throughout Rajasthan.
- Therefore slum development work will be either through in situ development or land sharing schemes as discussed above

Setup of toilets in slum areas

Toilet systems are:

1. Individual WC seat with soak pit if soil permits/2 leaching pits (CBRI technique).
2. Individual WC seat with septic tank

3. Individual WC seat connected with batteries of septic tanks & sewer lines.
4. Community toilets

Preferably in slum areas individual toilets will be constructed with up gradation of housing system with WC seat & 2 leaching pits & atleast walls upto lintel level only, so that individual takes care of his unit. Individual toilets will also constructed under ILCS scheme of GOI.

Wherever either land is not available or certain group of slum dwellers at a particular place can not finance or water is not available, near by individual owners, community toilets will be constructed under JNNURM / IHSDP scheme of Government of India.

Following provision will be taken while construction of community toilets :

- Ensure provision of land, water & lighting.
- Separate battery of toilets for man, women & children will be there, failing which children will squat here & there and harassment to ladies will also be there.
- Pay & use system has to be followed. For families monthly passes system Rs. 20 to 30 per month. Care taker will be there.
- For self sustaining on first floor hall community hall will be constructed to have community gathering & self funding.

6.4 Small & Medium Urban Centres for Future Urban Growth

Upto 2005, small & medium urban centers were developed by respective municipal bodies or under GOI Scheme IDSMT. Up till now 80 towns have been developed under this scheme. Now GOI has announced. Urban infrastructure, development scheme for small & medium towns (UIDSSMT-05). This policy re-affirms the importance of small and medium sized urban centers which have vast potential for future urban growth and also promoting a regional balance. 222 centers, as per Census 2001, constitute only urban population. RUHHP-06 will be able to promote growth potential of these towns to restrict rural to metro city migration and certain urban to urban migration in a desirable manner.

Objectives to be achieved for development of small & medium scheme towns by getting central support also as per new UIDSSMT schemes :

- Improvement of infrastructural facilities / creation of new infrastructural facilities in cities & towns (public assets).
 - Enhance public-private partnership in infrastructure development.
 - Promotion of planned integrated development of towns & cities.
- Following infrastructural development works will be executed _
- (a) With central assistance (80% assistance)
 - (i) Urban Renewal i.e. redevelopment of inner (old) city areas (this would include items like widening of narrow streets, shifting of

industrial/commercial establishments from non-conforming (inner-city) to 'conforming' (outer-city) areas to reduce congestion, replacement of old and worn-out water pipes by new/higher capacity ones, renewal of sewerage/drainage/solid waste disposal systems, etc).

- (ii) Water Supply (including de-salination plants) and sanitation
 - (iii) Sewerage and Solid Waste Management
 - (iv) Construction and improvement of drains/storm water drains
 - (v) Construction/upgradation of roads, highways/expressways
 - (vi) Parking lots/spaces on Public Private Partnership basis
 - (vii) Development of heritage areas.
 - (viii) Prevention & rehabilitation of soil erosion/landslides only in case of Special Category States where such problems are common.
 - (ix) Preservation of water bodies
- (b) State govt./ULB funds
- (i) Power and telecommunications works, wherever actually required
 - (ii) Health and educational institutions
 - (iii) Urban Transport (MRTS, LRTS etc.)
 - (iv) Wage employment programme and staff component
 - (v) Maintenance works (from providing funds of project)

Yearly infrastructural development plan according to importance of towns, will be prepared by ULB's. In cities where UIT's & Municipal bodies are there, they will prepare a combined urban infrastructure development, Plan.

Techno-economic appraisal of projects through state level nodal agency {RUIFDC Dir. (DLB)} and experts through outsourcing will be evolved to study reports.

6.5 Legal & Regulatory reforms including Urban Land Reforms

- **Urban Land Reforms**

- **Major components are**

- Rationalization of stamp duty
- Management of land records
- Guaranteed land title

} will come into force w.e.f. Sept. 07

- There will be specific provision for involvement of private sector who should inevitably heap 20-25% housing units relieved for EWS/LIG.

- For easy procurement of land UDH Deptt. has issued order No. 9/3/2004 dt. 27/10/05 that 15 to 25% developed area will be handed over to Khatodars in line of their lands. All efforts will

be made to educate khatedars to surrender lands so that public agencies will have land banks, w/o investment.

- With the introduction of information technology, registration procedures in the conveyance of immovable properties have been computerised & are being simplified by State Govt. for any transaction of land, all details & non-encumbrance certificate would be readily available either immediately or with in 24 to 48 hours according to classification of documents.
- Whenever necessary the Central Government shall also be requested in amending/simplifying the laws.
- The concerned land policy and land-use regulations should provide statutory for land assembly, land pooling and sharing arrangements.
- Land is a scare resource and needs to be utilised economically for which existing town planning rules/norms shall be reviewed if need.

- **Apartment Ownership Act**

- Apartment ownership Act which at present is not existing in the State shall be enacted which will consists of provision for transfer of occupancy rights on individual owner, management of common areas and to enable the creation of charge on the apartment by lending institution, and selling of roof rights.

- **Rent control Act 2001 & amendment in 2005**

- Rent control Act 2001 & amended in 2005 & 2006 has also been published to stimulate investment in rental housing so that & more vacant houses owners use the houses for rental purpose.

- **Revamping of Rajasthan Municipalities Act 1959 & induction of new Rajasthan Municipal Bill - 2005**

- Modal Municipal law Draft has been prepared. Public suggestions are being invited. 74th constitutional amendment has empowered municipal bodies to work independently. Municipal functions have been well defined in modal municipal act. Municipal bodies will be independent & constitutional entity & they will be autonomous bodies. Development activities in housing sector will be decentralized. Large no. of public agencies will come forward to facilitate improvement of housing situation.
- Complete planning work/slum policies, formation etc. works will be of Municipal bodies. Govt. interference will be least.
- Following features also will be part of model municipal law:-
 - a. World-class financial management practices in municipalities: accrual accounting, quarterly audited statements, disclosure to public. performance indicators for al services, medium-term fiscal planning with rolling multi-year & participatory budgets.

- b. Devolution of all local government functions to municipalities.
- c. 3 - tier structure of governance: Municipality/Ward Committee/ Area Sabha based on polling-station footprint, with distribution of functions, functionaries and funds across these 3 tiers.
- d. Formal citizen participation in areas of planning, budgeting, land-use and zoning etc. through the 3 tier structure.
- e. Integration of municipalities' activities into regional planning structures like MPC/DPC.
- f. Direct election to the Mayor/President of Municipalities.
Draft bill after approval of cabinet sub committee, has been released on website for public suggestions.

- **Promotion of mortgage insurance**

- **Prevention of defacement of property bill - 2005**

- For prevention of defacement of property, GOR has prepared "The Rajasthan prevention of defacement of property bill 2005" so that properties are saved & and are prevented from defacing them & heritage buildings are also conserved & beauty of towns & cities in state are maintained. Bill is under approval with state govt.
- Suitable revision of FSI / FAR (wherever necessary)

- **Formation of policies and integration wherever required**

- Land management policy
- Air & waste pollution
- Solid waste management
- Water policy including rain harvesting policy.
- Waste water management policy
- Use of solar energy.
- Procedures for sanctioning building plans would be simplified to eliminate delays through strict enforcement of rules and regulations along with simplified approval procedures to ensure that the system is made user friendly. A single window approach would be developed. Chartered Registered Architects would be allowed to sanction building plans, who would be responsible for enforcement of the norms Professional responsibility would be vigorously enforced.
- The preparation of a master plan would be made time bound and be put in place before expiry of current plan. The laws and procedure for notification of new master plan would be simplified. FAR/FSI will to be optimized and increased wherever possible in relation to the adequacy of social and physical infrastructure services (e.g. water, drainage, solid waste management, electricity, road work, sewerage).

- **Policy on Urban street vendors**

GOI has issued National policy Urban street vendors - 2004 (Issued by Ministry of Urban development & poverty Alleviation). This policy is

being implemented in Rajasthan as per instructions laid down in NUHHP-05 also.

- NGOs/CBO/CDS/SEWA would be promoted as part of PPP housing schemes.

Urban Reforms

State Govt. will adopt following urban reforms, as per guide lines issued by G.O.I. in IHSDP/JNNURM for slum development and general schemes/UIDSSMT.

Mandatory reforms as per GOI directions.

There will be 2 sets of mandatory reforms viz. one at the urban local body level & other at the state level. Funds under various central govt. scheme (IHSDP, JNNURM, IDSSMT) will be channelised only when the reforms are followed.

Urban Local Body Reforms as per GOI instructions	Present status in Rajasthan
1. Adoption of modern, accrual-based double entry system of accounting in Urban Local Bodies.	Computerisation of budget & accounts work has been started in 6 Div. HQ's by RUIDP Work for 33 ULBs is in progress through RUIFDCO for rest of ULBs work is in progress & proposed to be completed by 2007.
2. Introduction of system of e-governance using IT applications, like, GIS and MIS for various services provided by ULBs.	Work in progress
3. Reform of property tax with GIS, so that it becomes major source of revenue for Urban Local Bodies (ULBs).	It is in process under 12th finance commission & municipal financial reforms.
4. Levy of reasonable user charges by ULBs with the objective that full cost of operation and maintenance is collected within next five years.	Detailed guide lines issued by Director (Local Bodies)
5. Internal earmarking within local body budgets for basic services to the urban poor.	It is being done.
6. Provision of basic services to urban poor including security of tenure at affordable prices, improved housing, water supply, sanitation and ensuring delivery of other already existing universal services of the government for education, health and social security.	Camps are being organised.

STATE LEVEL REFORMS

As per GOI instructions	Present status in Rajasthan
1. Implementation of decentralization measures as envisaged in 74th Constitutional Amendment Act.	Municipal model law under approval with cabinet. At present on website for public suggestions.
2. Repeal of Urban Land Ceiling and Regulation Act.	It has been done.
3. Reform of Rent Control Laws so as to stimulate private investment in rental housing schemes.	New rent control act issued with amendments in 2005 & 2006.
4. Rationalization of Stamp Duty to bring it down to no more than 5% within next five years.	It is in process at present it is 8% general & 5.5% for women for agriculture lands.
5. Introduction of independent regulators for urban services.	Formation is to be done at Govt. level.
6. Passage of public disclosure law to ensure preparation of medium-term fiscal plan of ULBs and release of quarterly performance information to all stakeholders.	It is being followed.
7. Passage of community participation law to institutionalize citizen participation and introducing the concept of the Area Sabha in urban areas.	Under process with Director (Local Bodies)
8. Assigning or associating elected ULBs as with "city planning function". Over a period of five years, transferring all special agencies that deliver civic services in urban areas to ULBs and creating accountability platforms for all urban civic service providers in transition.	It is as per municipal model law, under approval with cabinet.

OPTIONAL REFORMS

Out of following 10 reforms, at least 5 reforms are to be implemented together by State & GLBS in first year to get grants/loans from central govt.

These reform will be implemented within 3 year.

As per GOI instructions	Present status in Rajasthan
1. Revision of bye-laws to streamline the approval process for construction of buildings, development of sites etc.	Bye-laws are already stream lined.
2. Simplification of legal and procedural frameworks for conversion of agricultural and for non-agricultural purposes.	It is being done.
3. Introduction of Property Title Certification System in ULBs.	Govt. of Rajasthan will adopt with in 5 yrs.

4. Earmarking at least 20-25% of developed land in all housing projects (both Public and Private Agencies) for EWS/LIG category with a system of cross subsidization.	It has been done for public agencies. For private under process with GOR.
5. Introduction of computerized process of registration of land and property.	It has been computerized - soft ware - Raj crest.
6. Revision of bye-laws to make rain water harvesting mandatory in all buildings to come up in future and for adoption of water conservation measures.	Circular issued by GOR for compulsory system to be provided for roof top where land area 300sqmt. or above.
7. Bye-laws on reuse of reclaimed water.	Not required by Govt.
8. Administrative reforms i.e. reduction in establishment by brining out voluntary retirement schemes, non-filling up of posts failing vacant due to retirement etc., and achieving specified milestones in the this regard.	Govt. will do this work in phased manner.
9. Structural reforms	Govt. will do this work in phased manner.
10. Encouraging Public Private Partnership.	Followed/being followed in fields of construction/Solid Waste Management/ Township/Road Development / Land acquisition

In Suaraj Programme of Rajasthan Secretary Finance & JDA will prepare laws for land reforms including computerization, standarisation & simplification for executing conveyance deeds/lease deeds & land records.

6.6 Housing Norms

Housing norms would be evolved at local levels with due regard to different geo-climatic conditions and life styles of the people. Efforts will be made to develop and promote use of cost-effective standardized housing designs materials for each geo-climatic region.

Suitable land for housing is a limited resource and therefore should be put to rational and optimum use after detailed examination of ground situation in different regions of urban areas of Rajasthan. Model building regulations were prepared by the Town Planning Department in the year 2000. The regulations provide norms for (A) residential building (B) flats/group housing (C) Environmentally friendly houses/ farm houses. Table giving plot sizes, maximum coverage minimum set backs, maximum height and F.A.R. is given below:-

S. No.	Size of the Plot	Maximum Coverage	Minimum Setbacks (In Mtrs.)				Max Height	F.A.R.
			Front	Side (I)	Side(II)	Back		
A. i.	Upto 45 Sqm.	Within set back area	1.5	-	-	-	8 Mtr.	Whatever is obtained
ii.	More than 45 Sqm. but upto 112.5 Sqm.	Within set back area	3.0	-	-	1.5	8 Mtr.	Whatever is obtained
iii.	More than 112.5 Sqm. but upto 175 Sqm.	Within set back area	3.0	-	-	2.5	12 Mtr.	Whatever is obtained
iv.	More than 175 Sqm. but upto 220 Sqm.	Within set back	4.5	-	-	2.5	12 Mtr.	Whatever is obtained

v.	More than 220 Sqm. but upto 300 Sqm.	Within set back	4.5	3.0	-	3.0	12 Mtr.	Whatever is obtained
vi.	More than 300 Sqm. but upto 300 Sqm.	Within set back	6.0	3.0	-	3.0	12 Mtr.	Whatever is obtained
vii.	More than 500 Sqm. but upto 500 Sqm.	Within set back	7.5	3.0	3.0	3.0	12 Mtr.	Whatever is obtained
viii.	More than 750 Sqm. but upto 1500 Sqm.	Within set back	9.0	4.5	4.5	4.5	12 Mtr.	1.2
ix.	More than 1500 Sqm. but upto 2500 Sqm.	Within set back	12.0	6.0	6.0	6.0	12 Mtr.	1.2
x.	More than 2500 Sqm. but upto 4000 Sqm.	40%	12.0	9.0	9.0	9.0	12 Mtr.	1.2
xi.	More than 4000 Sqm. but upto 1 hectare	35%	15.0	9.0	9.0	9.	12 Mtr.	1.2
xii.	More than 1 hectare but upto 10 hectare	35%	18.0	9.0	9.0	9.0	12 Mtr*	1.2
B.	Environmentally Friendly Residential (Farm-house) Min. area 3000 Sqm.	5% or 300 Sqm. whichever is less	15.00	10.00	10.00	10.00	8 Mtr.	

The regulations also provide for energy conservation through solar heating, water harvesting and earthquake resistant designs of buildings.

The house style, building materials & building techniques are changing at every 100-150 kms. distance because of geographical & other reasons.

These buildings regulations should be adapted by local Bodies as per local ecology and environmental conditions housing demand/supply, availability of suitable land & social heads etc. and adopted.

6.7 Technology Support & its transfer

- Technology support would continue to play a vital role in providing affordable shelter for the poor, innovative cost effective housing technology will be encouraged.
- Use of pre fabricated factory made or semi pre fabricated building components would also be encouraged especially for mass housing so as to achieve speedy cost effective and better quality construction.
- Enforcement of the code for earth quake resistant construction technologies and planning made mandatory, according to Zone-II/III/IV of areas of Rajasthan (As per Earth quake Zoning)
- Through appropriate technological inputs, effectiveness of local building materials can be enhanced.
- Transfer of proven cost effective building materials and technologies from lab to land, would be intensified through the vast network of institutions. Awas Vikas Limited has been appointed as nodal agency BMTPC/CBRI/NBO will be asked to take up experimental houses constructed by components prepared by industrial & agricultural wastes produced in Rajasthan like fly ash, marble slurry, kota stone mud, copper & zinc tailings, rice husk, red murrum etc.

- PWD/RHB/ULBS would prepare the specifications of new building materials to be promoted vigorously. Rates will be incorporated in schedule of rates.
- Encouraging innovative, cost effective and eco-friendly materials through fiscal concessions and tax such materials which are high consumers of energy.
- Standardization of various buildings components, based on local conditions would be emphasized so as to get better quality products at competitive rates, through mass production, specifically required for up-gradation of houses.
- In order to reduce energy consumption and pollution, low energy consuming construction techniques and materials would be encouraged. Energy consumption levels would be specified for different categories of buildings. Energy efficient buildings will be promoted.
- The towns in the State of Rajasthan are sparsely located. Most of the material cost goes in transportation, as such, it shall be insisted upon to use local material and technology in construction as far as possible.
- Local material and environmentally approved technologies available in different regions of the Rajasthan shall be documented, studied and if need shall be improved to have a permanent dwelling with these materials with the help of research institutes in the country.
- Selection, expansion and Promotion of proven innovative low cost technologies and building materials and to provide financial and other assistance to entrepreneurs for the manufacture and marketing of appropriate and innovative materials: AVL has been appointed as nodal agency for this purpose.
- Giving fiscal and other concessions like on land, power, sales tax etc. for the use by public and private construction agencies on materials based on industrial wastes like fly-ash, marble slurry, Kota stone, red murrum, copper & zinc tailing and that of agricultural wastes and to provide financial and other assistance to entrepreneurs for the manufacture and marketing of alternative building materials manufactured with the use of these wastes,
- Training, technology expansion and skill upgradation through a network of building centers in urban and rural areas and dissemination of information to the actual users and communities. Helping entrepreneurs to put up extension network for the spread of information on low cost technology, Shelter guidance centers and detailed outlets for materials. AVL has been appointed as nodal agency for this purpose.
- To create R&D fund in housing by setting apart atleast 1/2 per cent of the annual expenditure incurred by all the public and private construction agencies to be utilized for promoting the setting up of R&D facilities independently or in the existing institutions. AVL is nodal agency for this purpose. 1/4% of annual expenditure of

construction work in RHB/PWD/marketing Board/ JDA/UIT's/ Municipalities will be transferred to AVL for exploring R&D facilities.

- Building centers would be set up on an enterperinual model.
These centers would also function as decentralised production units for building materials based on local raw material & training centers for construction workers.
 - Shelter guidance & retail outlets for materials.
 - Substitute of wood to be actively promoted.
 - Concepts of Prefabrication / Partial Prefabrication for speeder construction, & better quality saving in material cost suggested by CBRI for Urban Poor Housing.
1. Prefab Brick panel system for roofing & prefab. Jack Arch Panel for roofing.
(Where bricks of good quality are available.
 2. Pre-cast RC Plank and Joint System for Floor and Roof.
 3. Pre-cast RC Channel unit for roofing.
 4. For sloped roof of a building - RC Panel.
 5. Ferro cement wall panels and for door window frames & shutters.
 6. Frame less windows & doors.
 7. Clay fly ash bricks / fly ash sand lime bricks.
 8. Underground prototype of waste water disposal system of waste water of kitchen and bath room in urban poor housing using silt ash trap chamber and bore hole with in courtyard.

6.8 Human Resource Development

The development of human resource is a crucial component of the Housing Policy. Various steps are envisaged such as:

- The training and reorientation of architects, engineers, planners, administrators, and others to adopt low-cost and cost-effective approaches to planning of settlements and housing.
- Increased facilities in the technical institutions and colleges for the training of the various professions related to housing;
- Formal and non-formal training facilities on a widely decentralised basis to upgrade skills of construction workers, artisans and petty contractors with special attention to women construction workers.
- Greater involvement of non-governmental organisations & consultants in the training of construction workers, both in the formal and informal sectors and assistance to urban self employed to organise themselves in order to upgrade their techniques and get better access to working space, credit and marketing channels.
- Provision of non-formal training to facilitate maintenance and improvement of housing stock on a self-help basis.

AVL is nodal agency for training of workers / artisans / petty contractors so that construction skills improves. AVL will launch training programmes in the year 2005-06.

Government has established a nodal training institute called Rajasthan Institute of local self governance (RILSG) covering all aspects of urban services for HRD in ULB's. PPP concept will also be inducted. Trainings will be imparted through HCM RIPA, ITPI, AILSG & RIL SG institutes. Regular 6 monthly programme will be issued. Training will also be imparted through HSMI, ISTD and other national level institute for housing and habitat related issues.

- Spread the concept of building centers in all parts of state.
- 74th amendment has made the municipalities more responsible in respect of urban development and urban planning. Lot of Central Government funds are also being channeled through them for which municipalities will have to be made competent by special training programmes. It shall be tried to / aimed to have trained personnel's in all the municipalities of the State within a period of 3 years, after clearance of municipal nodal law, which is under approval.
- Govt. will encourage setting up an independent rating agency for builders / promoters / architects to inspire public confidence in their activities.

6.9 Urban Spatial Data Centre

Spatial data center has been established in C.T.P. office with all the technical support from department of information technology. In first phase updating work of base maps of six cities (Jaipur/Ajmer/Kota/Jodhpur/Bikaner/Ajmer) using satellite data & ground survey is being started.

With the establishment of an urban spatial data centre/centers :

- Urban planning functions will be strengthened, by preparing base maps.
- Perfect knowledge of sufficient manpower, expertise & technical support will be obtained through appropriate urban spatial data.
- Waste water management plans will be efficiently prepared.

At present main housing and habitat data is taken from census 2001 & Directorate of Economics & Statistics. Therefore Directorate office/C.T.P. will out source spatial data. A professional body would be needed to undertake demand assessment survey for housing projects under C.T.P. This step would help in reducing speculative pressures created in the land & housing market, HFIS & local authorities, while preparing a project would take into account independent assessment. Urban spatial data is required for up-gradation of houses with addition of rooms/bath room/kitchen/WC/water supply/sanitation/type of construction/decongestion/health/medical/ slums registration/ identification/ type of economic growth of slum areas/economic growth measures to be adopted for slum areas etc citywise.

6.10 Disaster Resistant Code / Disaster Management & Relief

- State Government has issued codes for measures to be adopted for earthquake resistant building & flood control system. Code for famine work is under preparation. In Rajasthan earth quake measures are being adopted properly.
- Housing Board has also issued a manual for earth quake resistant buildings as per RUHHP-06, including insurance cover
Disaster Management subject will be part of course in secondary / higher secondary classes in near future.

6.11 Fiscal Incentives

In order to attract more & more investment in housing, some fiscal concessions are very much essential to be given:

1. Fiscal incentives should be provided to attract more & more investment in housing by the private sector and individuals.
2. Fiscal incentives shall be given for the persons, who saves under Home Loan Saving Scheme in order to improve possibility of the availability of loan at a cheaper rate of interest and by giving them reasonable rate of interest on their savings.
3. Incentive shall be given to the employers in the organised sector including industry to provide housing for their workers which includes allotment of government land at a reasonable price, loan from the housing finance institutions at a reasonable rate of interest etc.
4. Manufacture of new innovative building materials and components, use of wastes from industrial / agricultural industries like marble, slurry, kota stone, red murrum, copper and zinc tailings & rice husk etc. for the production of building material and components and production of material substituting the use of scarce resources like wood, cement and steel etc. shall be given incentives for which detailed note shall be prepared separately. Such material provided by industrial units / building centers shall be given concessions in land allotment & Sales Tax & subsidized electric rates for particular period.
5. In order to reduce the burden of housing for lower income groups and poorer, the State will rationalize the levy of the stamp duties and registration fees, with in 5-7 yrs.
6. Housing & basic amenities should be treated as infrastructure and given necessary fiscal concessions. Building industries / building centers should be exempted or to be given concession in Sales Tax. Also subsidized land rate allotment should be there for establishment of building centers.

6.12 Water Policy

Rajasthan urban scenario of deficiencies of water supply for house holds as per census 2001 is depicted in Annex. G.

As per census 2001, district wise information is available regarding availability of drinking water sources vise to various house holds of Urban

areas in categories - with in premises, nearby premises & Away from premises. Sources are Tap/Hand Pump/Tube-well/Well/Tank, Pond, lake/ River, Canal/Springs/Others (Annexure J).

There is no water policy for access to water to households with PHED department. Water policy will be prepared to ensure that 100% population gets potable water in premises or very near by premises (150 m) even on shared basis with in 10 years.

- Infrastructure & financial requirements will be worked out to meet these needs.

- Clearly methods will be worked out to encourage minimisation of water use & incentives to ensure this.

For Jaipur annual decline in water level is 0.5 - 1.19 mtr & mining of groundwater is 51.44 mcm/year.

- Rain harvesting & water conservation policy will be prepared.
- GOR has issued a policy in Dec. 2005 that for every property with land area 300 M² or above arrangements will have to be made by owners to charge the aquifer by draining roof and rainwater falling on open area into aquifer underground water will be govt. property.

- Other policy guide lines for water conservation & rain-harvesting for under Ground water:-

- Efforts will be made to preserve ground water by rain harvesting & rain collection system through steps wells. Tube wells, "Baories" & Tanks, recharge pits etc. In Rajasthan traditional systems are Tanks, Baories & wells.
- Water crises is there because only 5-10% of rainfall is utilised. Expert estimates that 3% of land mass could store 25% of the rain fall receiving 50cm. or more of rainfall annually.
- Therefore more & more attention shall be paid for use of rain water for drinking purpose specially in water scarcity areas.
- Revival of old water conservation system of "Bavries", Tanks, Wells in water scarcity areas should be given priority.
- Encouragement for minimisation of use of water, by every one should be the objective.
- Incentives are to be given for minimisation of water use & projects of conservation & rain harvesting.
- Recently, Govt. of India, Ministry of Water Resources has circulated a model bill to regulate & control the development & management of ground water. The bill is not yet cleared by State Govt. It is under consideration with ground water department.
- It should be assured that exploitation of Ground water resources does not exceed the natural replenishment to the aquifers. For mismatch, augmentation work of ground water resources is to be done.

- The bill mentions grant/registration of uses/drilling agencies/various powers of authority.
 - It is essential to adopt rain water harvesting for ground recharge; due to fall in ground water, drying up of wells, reduced sustainability of tubewells & environmental degradation.
 - Water from roof areas of building & other open areas will be utilised gainfully for ground water recharge.
 - Rain water harvesting structures recharge pits/Tanks/Open Wells/Bavries/ tube wells etc. should be well maintained & survived.
 - Rain water harvesting measures in all development schemes are to be adopted.
 - As per modal bill received from GOI suggestive directions are for constructing appropriate rain water harvesting structures for all residential, commercial & other premises having an area 100 sqm or more.
 - The Authority shall take steps for promotion of Mass Awareness & Training Programmes on Rain Water Harvesting and Artificial Recharge to Ground Water through Government Agencies/Non Government Organisations (NGOs)/Volunteer Organisation (VOs)/ Educational Institutions/Industries/Individuals.
- **The main elements of water policy will be:-**
- The needs of poor will be recognised in the legal, institutional and administrative frameworks throughout all reform and policy development activities.
- The holistic view of water management, aims to ensure the coordinated development and management of water and related resources to maximize economic and social welfare, without compromising the sustainability of vital economic system.
 - The water policy seeks to improve performance by increasing the autonomy and accountability of water service providers.
 - Foster the conservation of water and Increase System Efficiencies: Prudent and efficient use of existing water supplies will be an integral part of the water policy.
 - The policy includes a commitment to work towards heightening awareness of the benefits of shared water resources.
 - Facilitate Exchange of Water sector Information and Experience among stakeholders: Improvements in water services delivery and management of water resources affect all stakeholders.
- Improving governance over water resources is cross cutting them in all aspects of water management and water service delivery.

Water Management Plan for Rajasthan

Water sources of Rajasthan

S.No.	Source	Present Scenario
1.	Surface water from Rivers and lakes	Diminishing day by day except during monsoon.
2.	Ground Water from open wells and tube wells.	Signs of depletion are every where. Depletion of Ground water will rather result in to concentration of salt.
3.	Used water from recycled water	Should be used in recharging the ground water table or irrigation or washing purpose.
4.	Rain Water	Obviously becomes only economic source.

Note: Therefore Economic source is only used water and rain water for which water policy will thrust upon.

Water management plan for Rajasthan will include following:.

Water Management Plan

Water management plan should include the followings,

- Adequate water supply.
- Safe and potable water supply to the users.
- Dependable water supply.
- Rationing of water supply
- Balancing of water supply
- Water supply for irrigation parks and gardens.
- Recharging natural systems.
- Water savings incentive programmes.
- Private participatory approach.
- Support for projects developing new resources of water/conserving water.
- Preventing wastage of water.
- ensuring water supply to the rural and urban areas particularly from the places from where the water lines pass.

Planning water supply simultaneously for construction, commercial and irrigation purposes.

Management of water resources will cover following aspects:

- Monitoring of drinking water production and aquifer parameters (water levels and quality), and other parameters (rainfall, runoff, etc.);
- Setting up and updating of a water resource data base including tubewell data, production data, water quality parameters, etc.

- Planning and supervision of tubewell drilling and tubewell rehabilitation;
- Planning and supervision of water resource assessment studies;
- Collection of water demand and water resources data from other water users;
- Planning of water resource development in co-ordination with other departments, agencies and users;
- Control of water resources and abstraction also in co-ordination with other departments;
- Environmental protection of the water resources;
- Study and implementation of aquifer recharge and other conservative measures;
- Analysis of studies, research and experience on water resource development in other states and abroad.

6.13 Waste Water Management & Sanitation Policy of deficiencies of sanitation & drainage

Rajasthan Scenario as per census 2001 & October 04 survey is depicted in annexure H :

G.O.R. will frame a policy for waste water management & sanitation for state. Waste water disposal norms will be adopted failing which clearance from pollution control board will not be given. Low cost site disposal / duck need plant system/sewerage treatment plant system will be adopted. Therefore waste water management policy will be prepared.

It has also been noticed that a integrated view is needed for waste water management and sanitation to ensure sustainable development in city areas with cost effective operations and full utilization of available resources.

Essential components for this policy will be:

- G.O.R. will ensure also 100% population gets basic sanitation facility with in the premises or nearly by premises on individual or shared basis within 10 years. Total elimination of scavenging will be achieved by December, 2006.
- Collection, conveyance and treatment of toilet waste and waste water from kitchen and bathrooms of households.
- Provision of toilets facilities for all residents of city, including provision of public toilets, community toilets and conversion of existing dry toilets. The important question of maintenance of community and public toilets will also be considered.
- The policy would not include storm water drainage for which separate facilities have to be created.
- The proposed arrangements would not cover industrial liquid waste, unless it has been treated to acceptable standards before being discharged into sewage drains.
- Recycling of treated effluents should be an integral part of the policy. This should invariably include possibilities of local use for gardens

and industries. Partial recovery of costs is possible through sale of sludge and effluent and should form an important part of the policy.

City Based Models

Each city should be considered as a separate unit and the solutions should be suggested after considering various methods, including on site disposal and available low cost sanitation methods. A under ground sewage collection and conveyance system should not be considered unless it is accompanied with treatment facilities. It needs to be considered that disposal of untreated sewage is a violation of the pollution control laws and would invariably lead to pollution of under ground sources of water. The model should also contain the followings :

1. Technical feasibility
2. Financial feasibility
3. Environmental feasibility
4. Social acceptability

Subsidies by Government

After incurring capital costs, O&M costs will not be subsidized by Govt. necessary legal & institutional system to levy & collect charges from individual beneficiaries will be changed.

This policy will ensure :

1. Extending the coverage to the entire city, by using all methods;
2. Preparation of master plan for the city, if not already provided;
3. Ensuring 100% connectivity of the existing facility;
4. Provision for adequate legal systems, including bye laws;
5. Provision for adequate institutional system, including need for minimum staff, equipment and training;
6. Capacity building for the municipal body;
7. Calculation and Recovery of 100% O & M costs.

Sewerage Treatment Plants

There is acute shortage of treatment plants & trained staff for setting up & maintaining STP's. O&M of these plants is costly & highly technical.

Setting up a Nodal Agency of state level

There is need to set up a nodal agency at state level. It may be PHED or DLB. G.O.R. will set up a nodal agency.

O&M agencies of Divisional HQrs

Under municipal bodies O&M agencies have to be established only out sourced through companies.

Setting up of regulatory body

The issue of tariffs for sewerage facilities has not even been considered. It will be possible through independent regulatory set up by law, making it obligatory for municipalities follow its norms. Independent regulatory body will be set up municipalities will have to follow its norm and laws.

6.14 Policy for management of solid waste biomedical waste and its implementation

1. GOR has declared above policy in October 2004 in incorporating municipal solid waste (management and handling) (MSW) rules 2000 of G.O.I. These rules are to be implemented strictly.
2. Compendium of SWM policy directives has also been issued by Dir. (local bodies)

Zero garbage movement (implementation of action plan for SWM) will be started in Rajasthan through complete and integrated solid waste management system including collection, transportation, transfer stations, land fills, incinerators (compost plant) & health education in 1st phase class I - 20 towns.

6.15 Land policies in urban areas for promotion of housing

1. For easy procurement of land UDH Deptt. has issued order No. UDH/03-2004 dt. 27/10/05 that 15 to 25% developed area will be handed over to Khatedars in lieu of their lands. All efforts are being made to educate khatedars to surrender lands so that public agencies will have land banks, without investment. Khatedars are easily surrendering lands for Ring Road, Jaipur & other housing projects.
2. Land assembly and development by the Private & Corporate sector would be encouraged. Township development concept under PPP will also be encouraged by deciding minimum land area to be developed.
3. RHB, UIT's & ULB's would continue to undertake land acquisition for housing and urban services and would create land banks. Also land sharing and land pooling arrangements, particularly in the urban fringes, through public and private initiative with appropriate statutory support, would be undertaken.
4. Statutory cover to land acquisition for private builders for housing and urban infrastructure may also be considered subject to guidelines.
5. In the local plans of private sector approved by State Govt./Local bodies, it is necessary to earmark a portion of land at affordable rates for housing for the EWS & LIG. This could be for e.g. 20-25% houses & 5-10% land area in any new housing colony in private sector. This would also help in checking the growth of slums.
6. An action plan needs to be initiated to provide tenurial rights either in-situ or by relocation at affordable prices to urban slum dwellers with

- special emphasis on persons belonging to the SC/ST/Weaker Sections/physically handicapped / widows .
7. State Govt./public sectors will issue tenurial rights to urban slum dwellers for which following actions will be taken:
 - Undertaking slum survey within 6 months.
 - Land sharing projects
 - Regularization of slum areas with cut off date 31.03.2005.
 8. Housing Cooperative Society land (HCS) should be planned & regularized if they are residential as per master plan & road net works to be planned as per town planning norms. **Secured tenure rights** to be issued by public sector. EWS funds should be charged or if possible EWS/LIG lands should be reserved in such societies lands for future construction by public sector.
 9. Urban land needs to be planned to provide for rationalized and optimum density use. Every area should have future plans for vertical growth eg. low rise high density & in very costly area high rise high density.
 10. While allotting house-sites houses in urban areas developed by either state agencies or the private sector with finance from financial institutions/banks, some percentage as specified by the State Government would be allotted to the families belonging to the Scheduled Castes/Scheduled Tribes communities, Weaker sections, BC/OBC and physically handicapped.
 11. More than 50% EWS/LIG houses should be constructed by R.H.B.
 12. Review/increase Master Plan area for
 - Heavily urbanized cities like Kota/Jaipur (more than 40% urbanisation).
 - Cities having higher population(8-10%).
 - Densely urbanized area (more than 350 per sons per sqkm.).
 - Satellite towns.
 - Towns with more than 35% decadal growth.
 - Fast growing Religious/industrial towns.
 13. Designation of no development zones in high population areas of cities & towns will lead or have led to growth of slums/unauthorized construction. Such zones should be replanned.
 14. Forest lands in high population area should be replaced by equivalent lands by administration, like Kota/Sikar/Jaipur etc.
 15. The activity of providing land has gone in the hands of unscrupulous housing societies which were till now creating some planned slums and working as speculators and profiteers. Because of the slackness of the Local Bodies and profiteering motto of the societies poorest of the poor were excluded from the formal market resulting in the proliferation of scattered settlements and unauthorized colonies. State till now not had a well defined policy of 'supply and Management of Land'. Neither till now there are any rules or regulations for

involvement of the private builders for housing. Recently a construction of township policy under PPP concept has been issued. Township development concept to be encouraged and societies development works to be discouraged.

16. There are no sufficient funds available with the agencies for land acquisition, sometimes abandoning the proceedings in between.
17. All the lands available within the master plan area shall be frozen. No private transaction in the land except for agricultural purposes shall be allowed to take place in that area.
18. After framing policy, land can be acquired through a joint venture between public sector & the private group:
19. Tax on vacant urban land & vacant houses in order to curb speculate activities & to increase the supply of land.
20. Effective Urban Land record system/GIS mapping/registration of land.
21. Effective land use change policies will be adopted so that private participation in land development is easier.
22. In the interest of efficient management of land, affordable serviced land should be provided to poorer sections, members & vulnerable group in areas nearby & connected by cheap transport to their work places.
23. Lot of land is available with different government departments which has a commercial value and which is not being used properly. Such land shall be utilized for housing, commercial and other remunerative purposes for which detailed scheme shall be prepared for each city. The powers to transfer such a government land to the development agency shall be vested in the Divisional Commissioners, who will be Nodal Officer for implementation of such schemes.
24. Govt. land waist with JDA/UIT/Municipal bodies. RHB has to pay market charges & it is time consuming also, because of non decision for the cost to be recovered from RHB as final decision is taken by Revenue Deptt. Board is constructing 60% EWS/LIG houses under 20 Point programme of Govt. In order to expedite availability of land, following decisions have been taken.
 - Cost of the land shall be decided on the basis of the best agricultural land available in the area.
 - The authority to decide the cost and to allot the land to Rajasthan Housing Board shall vest with the District Collector.
 - The cost may also be recovered in the form of conversion charges 40 times of Revenue Rent. The Collector of the District shall be authorized to decide the manner in which the cost of the land is to be recovered from above two standards.

25. Conversion charges shall be recovered on 50% of the land area because usable land shall be only 50 per cent of the land-mass. Balance 50 per cent shall be utilized in roads, open spaces etc.
26. To prepare and adopt Apartment Ownership Act in order to facilitate the sell of roof rights.
27. Detailed survey shall be conducted for such government buildings which are in dilapidated conditions. The offices running in such buildings shall be shifted at some other suitable places while land vacated by dismantling of such buildings shall be included in the Development Plan of the City.
28. There are many colonies in the city where houses are in dilapidated condition. Residents in these areas shall be motivated to redevelop the area in a scientific way. If need be FAR in such areas shall be increased. Rules in this respect shall be issued separately.
29. Where the government finds it difficult to acquire land because of the legal and other complications, private entrepreneurs under joint venture shall be allowed to negotiate such lands, purchase the land and surrender it to the Government Agency. Government agency after approving the planning of this land will reallocate it to the entrepreneur for development and construction of houses. While approving planning care should be taken that the entrepreneur provides for adequate number of plots/houses for poorer and disadvantaged sections of the society.
30. To amend Revenue or other Act as necessary for the implementation of the policy with regard to supply and management of land.

6.16 Master Plans

Master plan standards shall be revised keeping in view the growth potential of the city, limit to which it can be extended looking to the availability of services, provision for development of nearby towns as growth centers and development of satellite towns.

Out of 222 Urban Settlements, there are 183 Municipal Towns. Master Plans of 62 towns covering 70% population have been prepared. List of 62 towns with master plan area, population as on 2001 & projected as per horizon year, houses available in town & requirement is available at Annexure K.

Horizon	-	2022 to 25 for 23 Towns.
Year	-	2011 to 16 for 29 Towns 2006 - 9 Towns. Mount Abu - Draft with Government for 2022.

Type of towns population total Master Plans

Sl. No.	Class	Population	Total No. of Towns	Master Plans Prepared	Master Plan to be prepared
01.	I	> 1 Lac.	20	18	02 (BHL & Bharatpur)
02.	II	50000-1 Lac.	26	17	06
03.	III	20000-50000	90	22	68
04.	IV	10000-20000	61	05	56
05.	V	5000-10000	20	--	20
06.	VI	< 5000	05	--	05
TOTAL			222	62	160

Measures to be taken

- To prepare sector plan & zonal plans for Class-I & Class-II towns on priority to facilitate implementation of master plans.
- Preparation of remaining Master Plans according to priority of towns as mentioned in above table. Out sourcing if required will be used.
- Induction of Municipalities in census towns (CT) having population more than 15000 for proper urban growth/in situ urbanization.

Jaipur and Kota district as well as cities have more than 40% urbanization. Jodhpur Aimer and Bikaner District and Cities have urbanization growth 30%-40%. Therefore Zonal plans and Sector plans for Jaipur / Kota/ Jodhpur/ Bikaner Aimer should be prepared on priority.

Aimer, Churu district and Shriganganagar district have urbanization growth 25%-40% but cities growth is 22.25%, 5.29%, and 12.45% only. Therefore master plans of satellite towns of Ajmer, Churu & Sriganganagar should be prepared on priority.

Cities contributing towards urban growth more than 75% of their district head quarters are :

Udaipur (Dist.- 18.62%, City- 14.79%), Bhilwara (Dist.- 20.60%, City- 13.91%)

Bansawara (Dist.- 7.15%, City- 5.81%), Jhalwar (Dist.- 15.03%, City- 11.32%)

Therefore zonal plans and master plans of these cities should be prepared in second priority.

Cities are contributing only 25% urban growth of district.

Nagour (Dist.- 17.20%, City- 3.38%), Jhunjhunu (Dist.- 20.64%, City- 5.25%)

Chittorgarh (Dist.- 16.04%, City- 5.34%), Karauli (Dist.- 14.21%, City- 5.47%)

Jhalawar (Dist.- 14.25%, City- 4.07%), Sirohi (Dist.- 17.73%, City- 4.17%)

Therefore master plans of satellite towns should be prepared in second priority.

Review/increase Master Plan area for:

- Heavily urbanised cities like Kota/Jaipur (more than 40% urbanisation).
- Cities having higher population (8-10%)
- Satellite towns.
- Towns with more than 35% decadal growth.
- Fast growing Religious/industrial towns.

Also religious /industrial towns will be separately identified & master plan will be prepared accordingly. Following points shall be kept in view while preparing balance master plans -

- For Class I, II & III town master-plan bill be prepared with help of GIS maps.
- Coordination between town development & environmental development w.r.t. principle of sustainable development.
- To complete the master plan of all 222 towns/cities with in period of 5 years even if outsourcing is required importance will be given to class/industrial / tourist towns.
- In 10 cities/towns where the validity of master plan is expiring in 2006, the revised master plan shall be prepared with a time-bound programme within 2 years. In order to implement the provisions of the master plan any legal or procedural difficulties which may come in the way of implementation of master plan shall be taken care of.
- While preparing the zonal sector plans for the cities/towns, it shall be kept in view that the economical weaker sections and the poorest of the poor get importance. Proper provisions shall be made for housing for the industrial labour near the industrial area.
- Looking to the importance of the transport system. Proper attention shall be paid to transport network so that transport does not become a hurdle in the development of the town.
- While preparing master plans for bigger towns, following points shall be kept in view :
 - (a) Keeping in view the availability of services, and the extent to which it can be augmented with proper cost benefit ratio, the maximum limit to which the city can be extended shall be finalized and suitably adhered to.
 - (b) To provide for the suitable locations for the migrants, who have already squated on the vacant land and are creating problem for the town.
 - (c) To provide for the location of satellite towns for the surplus population and the future population. The satellite towns, so developed shall be connected with the rapid transit system with the main city. A policy paper for the development of satellite towns shall be approved and implemented.

- (d) Economical development of small and medium towns kerbs the trend of migration to the bigger cities. For the development of small and medium towns, more & more towns shall be included in the Central Government Scheme of UIDSSMT and development of these towns shall be carried out with a time bound programme. For the present only 78 towns have been included, the number of which shall be increased progressively to extend the schemes to all such towns in the state. Socio-economical plan for each town shall be prepared if need be with the help of consultants.
- (e) The smaller towns in the vicinity of bigger towns, shall be developed in such a way that they are economically self sufficient to provide employment to the migratory population. A rapid transit system from these towns to main city shall be the main element of the development of these towns.
- (f) In master plans separate areas for townships will be earmarked which will be developed under PPP concept. Township policy is under approval with government.

Special strategy shall be adopted for the development of NCR towns and counter magnet towns for which socio-economical plan for their future development shall be prepared and full advantage of Central Government Schemes for such towns shall be availed.

6.17 Finance

Affordable finance input should be easily available for housing & infrastructure services from HDFC/Banks/RCHF/State Govt. Loan. Tie up of banks/HFIs with State Govt. to subsidise interest rate. State Govt. will also ensure that these HFI's releases 20-25% amount for EWS/LIG/Slum dweller having tenure rights by mortgaging property & loan is required for up-gradation of houses.

HUDCO, NHB, RCHF to support for EWS/LIG/slum development scheme and other housing schemes.

By 2010 Rajasthan needs 10,47,216 houses (Annex. E) including up-gradation of / replacement of kachcha / removing decongestion houses, we need colossal amount to remove houselessness. Therefore Govt./various HFIS/Public Sector/Private Sector/Temple Trusts/Trusts/Joint venture companies all will be put together.

Looking to the above factors, the State shall have the following policy with regards to the availability of funds for housing:-

- Housing agencies shall now also work more & more as enabler & facilitator than builders. The State will create such conditions so that beneficiaries get funds for the construction of houses from Housing Finance Institutions, banks insurance and PF & Mutual Fund Trusts/Private Institutions/Joint Venture companies.
- State will motivate the financial agencies to help the targeted group more & more. If need be some actions shall be taken to help them to

recover their money from the beneficiaries. This arrangement will make more & more funds available to the poorest of the poor. Such conditions will be created so that beneficiaries mobilize their saving initially for a period of 4 to 5 years for having a house of their own. The savings so accrued shall be linked with Home-Loan Saving scheme of various financial institutions so that the beneficiaries can get a loan to the extent of 3 or 4 times of his saving. An Agency/ RCHF will be responsible to make funds available to the beneficiaries.

- Government servants shall also be motivated to contribute to the Home loan saving schemes through financial institutions so that they get sufficient loan from the government and the financial institutions to have a reasonable accommodation. For making the availability of finances easy proper measures for the development the long term mortgage system shall be taken.
- Housing agencies shall be motivated to work more and more as a developer then builder only. Banking activities of recovery shall be tried to be withdrawn from them by & by. Housing authorities will therefore develop such an environment where the beneficiary gets loan from the financial institutions and repays it to the housing agency in lieu of the house. The responsibility of recovery then vests with the financial institution, so that maximum number of housing units are constructed from the limited available funds cost effective planning, construction methods and materials shall be widely adopted during execution of housing scheme.
- For having an easy recovery, it is essential that the house allotted to the beneficiary is affordable to him which means the monthly or quarterly instalments payable are within his paying capacity. It needs availability of cheap finance, long term repayment and use of cost effective construction methods for which proper attention shall be paid.
- Apex housing finance cooperative society shall be strengthened in order to achieve the objective of making maximum loan available to to the poorest of the poor.
- The poorest of the poor shall be provided with subsidy in the interest rate by cross subsidizing it from various commercial and other projects.
- State shall strive to bring more & more private funds in the housing sector for which policies in favour of attracting private funds, shall be adopted, the details of which shall be prepared separately.
- For government rental accommodation and offices and other buildings policies shall be so framed so that more and more private funds are attracted for these purposes.
- Stamp duty on the instrument of residential mortgaged backed securities (RMBS) will be reduced to 5% (As per directions URIF / JNNURM / UIDSSMT / IHSDP schemes of GOI).

- Incentives from Central Govt. as per direction of NUHHP-05 will be requested. Also banks will be engaged in RMBS as originated & invest.
- Housing is to be considered at par with infrastructure as far as funding and concessions are concerned in order to encourage investment in these sectors.
- Incentives are to be provided for encouraging investments by financial institutions. HFIs Mutual funds, Companies, Trusts and foreign institutional investors into rental housing.
- Private sector would be incentivised to invest a part of their profits for housing needs of the poor. Development authorities/Private Sector would be advised to earmark 20-25% no. of houses in new Housing developments for EWS/LIG Sections of population, in all townships to be developed through PPP concept. PPP township development concept is being developed by GOR. Policy is under approval with cabinet.
- Temple trusts like Nathdwara/Sanwaria/ Mehndipur Balaji or real Estate Investment trust (REITS) will be requested to come forward for micro financing for EWS housing/upgradation of houses without interest or 3% to 5% interest rate in local areas with tie up through banks for recovery through mortgage. These will be asked to serve as mutual fund set up for real estate. This will be push to non eligible segments of house holds who do not qualify norms for formal sector housing and infrastructure works in slum areas.
- Govt. would encourage Public Private Partnership (PPP) to undertake integrated Housing project. Provision of at least 20-25% of the houses for economically weaker section and lower income groups should be given.
- Financial institutions would be encouraged to forge joint venture to augment supply of funds for development of housing and related infrastructure. HUDCO & RHB will work under joint venture programme for NRI phase II housing at Jaipur.
- Plan funds and other assistance for housing and infrastructure would be detailed according to the Action Plan prepared.
- Mobilisation of house hold savings like Kalpataru scheme already launched by Housing Board & tie up loan scheme of bank.
- For factory workers in the organized sector/Public sector P.F. instrument will be connected to housing linked saving scheme.
- The cooperative housing movement through RCHF would be encouraged for urban poor specially state govt. will issue directions.

6.18 Building Industries

Rajasthan is rich in local materials & building wastes.

- This policy will promote establishment of cost effective innovative building material, friendly & energy efficient innovative industries, production of environmental materials.

- Promotion of raw waste based building materials & components industries through technical support, fiscal concessions & policy will therefore encourage entrepreneurs to set up production units.
- AVL will be nodal agency to take assistance of BMTPC/CBRI/ NBO/ISI/CSIR.
- Building industries will be :
 - Building centers for production of blocks, lintels, chajjas, roof material, floor material like tiles, locking tiles, tree guard, sign boards, kiosks etc.
 - Fly ash (industrial waste) industries to be encouraged in Kota & one for manufacturing brick, using in cement (PPC cement), concrete.
 - Marble slurry will be used in Udaipur/Rajasthan/Kishangarh zone for establishment of industries using this waste & producing flooring tiles, blocks & bricks.
 - Marble industries for flooring/Tiles/decorative facing/marble chips/terrazo flooring tiles.
 - Waste of Kota stone in Ramjganj Mandi zone/Kota zone in establishment of floor tiles.
 - Floor tiles industries, granites, marble, sand lime, cement, concrete or mosiac tiles/burnt clay tiles/chequered concrete tiles.
 - Gypsum mines waste of Jaisalmer zone can be used in building plaster after proper treatment/cement additive/in blocks.
 - Sand lime bricks industries (90% sand, 10% lime).
 - Mechanized soil blocks manufacturing with 3-5% cement.
 - Kiln dust of cement industries can be used as hydraulic binder.
 - Manufacturing industries plaster of paris (Gypsum is used).
 - Red mud in Banswara region can be used in manufacture of brick & tiles and aggregates.
 - Rice husk of Baran zone/ Bundi zone rice mills can be used as fuel for building industries/fibrous building panes/bricks.
 - Stone walls/lintels/stone frames/ stone slab roofs.
 - Rice / wheat waste of Agriculture farms of Baran/Bundi zones can be used for manufacturing of roofing unit/walls/panel/boards.
 - Polished marble pieces of marble industries of Udaipur/Rajasthan/ Kishangarh zone can be used in manufacturing of tiles.
 - Copper & zinc tailing of Khetri & Udaipur belt can used for making stabilized & burnt clay building bricks/high strength bricks.
 - BMTPC has developed & promoted more than 30 machines for providing cost effective eco-friendly building components like compressed earth block M/C/ concrete block model / precast concrete door window frame M/C, ferro-cement roofing channel mill/hollow/solid concrete block for manufacturing of bricks/ blocks/tiles/ etc.

- Building lime industries (in Jodhpur/zone good lime is available).
- Working specifications for innovative & cost effective material & construction techniques have also been provided by BMTPC/ISI / CBRI etc.
- Granite/marble/sand stone/lime stone slabs, tiles for floors (Kishangarh/Udaipur/Rajasthan/Kota/Bijolia).
- BMTPC/CBRI will be asked to construct demonstration houses with such innovative building material and construction technology through AVL.

6.19 Infrastructure

Infrastructure provision generates economic momentum, sustainable economic growth, promotes planned urbanization & expands housing activity. Therefore infrastructure work are of great importance. Therefore public /HFI's / private sector / trusts are to be attracted. Also PPP concept will be materialized in this field.

- There is urgent need to upgrade infrastructure of towns & cities to compete with need of time. Different types/norms of infrastructure are seen while inspecting colonies of JDA/UITs or RHB or private. There will be fixed norms of construction of roads wrt width & proper specification & other social infrastructure.
- Clean & healthy environment created facilities (Parks, Public lush green gardens, Playground & entertainment centers, sport fields, stadiums, sport complexes `e-connectivities, traffic management) are also within ambit of infrastructure. Therefore specific care will be taken in these fields also.
- PPP concept for infrastructure will be derived for development of all areas of infrastructure. Macro-economic strategies would be derived to enable flow of resources like.
 - Road net work.
 - Development of community centers.
 - Development of parks.
 - Development of schools/colleges/hospitals.
 - Financing the various infrastructure work by enhanced personalities after giving their emblems to such infrastructure works.
 - Development of townships. Policy for township development under PPP concept is under approval with cabinet.
- A habitat infrastructure action plan will to be worked out for all 220 Urban centers, according to priority. For this purpose special purpose vehicles (SPV) should be created like RUIDP/RUIFDCO/out sourcing. In first phase towns with population more than 1 lac will be taken (As per directions of NUHHP-05). The action as per new municipal model law, municipal bodies will be independently executing proper

infrastructure works in all 183 urban centers, with due financial support from RUIFDCO / RCHF & technical support from AVL.

State govt. will ensure providing water utility infrastructure facilities in such areas and action plan for infrastructure will cover such areas, so that portable water to 100% house holds & proper waste water management for 100% house holds in side premises or on share basis in achieved.

OUT SOURCING OF INFRASTRUCTURE WORKS

Sr. No.	Item	Cess
1.	Road Network	Vehicle registration / tax on sale of automobile components / Tyres/ Toll Tax/ Land as resource/Advertising.
2.	Education	Areas where literacy rates are adequately low we should encourage subsidized land rates for private school
3.	Recreational setup	Evolve corporate sectors.
4.	Sports fields/Stadiums	Dovetailing of funds of sports authority/local sports association / donation from corporate sectors.
5.	E-connectivity	To harness the knowledge of E Governance and update the E-connectivity to give advice to general public in day to day life, the giants in this field shall be invited by the state with the suitable concessions to establish their setup in knowledge corridor & increase the awareness amongst the public and specially youth of state, Giants: - WIPRO,/ SATYAM/ TATA INDICOM/ INFOYSIS ETC.
6	Township development	1/4-1/2% cess on Private real estate developer
7.	Water Supply	Advance registration charges, connection charges, enhancement of water tariff, water benefit tax/water tax, betterment charges, development charges, utilization from other sources such as octroi, property tax, sale of plots, etc.
8.	Sewerage	Connection charges, Sewerage Cess Tax, Conservancy Tax, Sale of Renewable Waste, Sale of Sludge and Sale of Nutrient rich waste water.
9.	Solid Waste	Collection Charges, Fines for littering/ dumping unlawfully, Royalty/Lease rent for setting up waste treatment facility.
10.	Airports/Railway Stations/ Terminals	Surcharge on tickets, using land as a resource, Toll Tax, User Charges for transport terminals and advertising rights

- **Electricity :**

- Electric losses to be controlled.
- Energy production in the state should be enhanced keeping in view the growing demand due to rapid urbanisation and efforts should be made to reduce the energy losses & public should be educated accordingly.
- 2,27,129 (10.39%) house holds do not have electricity. It will be provided to all house holds in a span of 3 years.

Water :

- It is said that next world war will be on water, as such efforts should be made to preserve ground water by rain harvesting & rain collection system through steps wells, bawaries & Tankas etc. in Rajasthan which is old traditional system of Rajasthan.
- Water crises is there because only 5-10% of rainfall is utilized. Expert estimates that 3% of land mass could store 25% of the rain fall receiving 50 cm. or more of rainfall annually.
Therefore more & more attention shall be paid for use of rain water for drinking purpose specially in water scarcity areas.
- Water policy is to be framed out so that 100% population gets potable water in premises or very nearby their premises. Deficiencies mentioned in Annexure F & G will be resolved by training above policies as mentioned in section 6.12 & 6.13.
- In cities/towns where water supply system is quite inadequate or not existing, privatisation is proposed to be resorted too, where investors will run, maintain and supply the water at a rate decided between government and the investors. The system shall be handed over back to the Government after investor gets his money back. These shall be BOT projects.
- Augmentation and mass supply may be from investor while distribution may be the responsibility of Government as in the power supply. In most of the cities where the system is inadequate or needs replacement, it shall be carried out through finances to be made available from the financial institutions / JVVURM / State govt.
- Increased investment to be made by central/state and local agencies within the frame work of regional plans.

- **Health**

- Efforts shall be made to open satellite hospitals in the urban centers to relief the main hospitals from decongestion this will also lead to less traffic problem and conservation of fuel.
- PPP concept will be used in establishing medical census-Land will be of local/private agency & financial assistance of private builder/trust. Construction agency will be private/public sector. This concept will be inducted in infrastructure action plan.

- **Transport and Traffic Network:**
 - Rail transport is the cheapest transport. Therefore in master plan while macro & micro planning efforts should be made to plan townships near railway stations already existing or have scope of establishment / development of near railway stations. Where ever railway station in locality of townships is not possible, high speed bus services roads should be planned, with adequate bus stops, petrol pumps etc. Case for above system will be at least taken care of in 6 major towns of Rajasthan, while preparing master action infrastructure plan.
 - Urban transport has a strong impact on urban growth. An optimum mix of reliable and eco-friendly public transport systems would be planned to meet the city's requirement.
 - More then 25% population is living in slums in urban areas (as per census 2001). Government will ensure cheap & speedier transport is available for slum dwellers to reach their work places.
 - Rapid-transit-system or transport shall be provided to the satellite towns/cities developed as growth centers around the main city for easy access to main-city with integrated transport system. Such accelerated city infrastructure projects of Rail over bridge are being taken up in Survey. Jagatpura ROB in Jaipur & ROB on Chittorgarh - Mandalgarh road.
- **General infrastructure services**
 - Encouraging the use of construction technologies which are cost effective, incrementally upgradable and environmentally appropriate.
 - Increased investments to be made by Central, State & local agencies & encourage participation of the private entrepreneurs in new growth centers/township either on BOT basis or in Joint venture with the government agencies meet the rapidly increasing needs of serviced land & to improve availability of services in different settlements.
 - Strengthening the local bodies to ensure adequate cost recovery, proper maintenance of services and upgradation of the capability of the personnel in the Local Bodies and Functional Agencies.
 - Strengthening the local bodies to ensure adequate cost recovery, proper maintenance of services and up-gradation of the capability of the personnel in the Local Bodies and Functional Agencies (Nodal Agency is RUIFDCO).
 - Strengthening the financial and implementation capacity of the Local Bodies and Functional Agencies and augmenting their resources through proper planning for the cities.

- For development of new areas, cost effective planning with computer aided programmes shall be resorted to, to have the most economical solution.
- To decide cost effective specifications for the infrastructural services which are also upgradable with the pace of development of the city.
- All 222 urban centers according to priority of class wise town will be on GIS mappings according o priority.
- Habitat infrastructure action plans will be prepared by all ULBs either by themselves or by RUIFDCO.
- Management Information System (MIS) on house building activities would be strengthened to help in designing & developing housing programmes.
- For the implementation of the infrastructure development policy in case of designs of services, maintenance and their upkeep, help from the community shall be taken.
- Balanced development of towns including small and medium towns & strengthening of local bodies to ensure adequate investments in infrastructure works (Town planning department is nodal agency for up-liftment of small and medium towns).
- Main cities / districts with very high urbanised growth/likely to achieve high urbanisation level, like Jaipur (44.56%), Kota (44.26%), Jodhpur district (33.85%), Ajmer district (40.09%), Bikaner district (35.54%) as per census, 2001, should be released from pressure of infrastructure works by development of satellite towns, either through govt. agencies, private developers or in joint venture with private developers for which detailed rules & regulations shall be prepared separately.
- For Jaipur city road cutting policy has been issued. It should be implemented strictly and for other cities also road cut policy will be declared so that there is harassment to public.

Interaction with G.O.I. programme JNNURM for creation of infrastructure assets

- G.O.R. will interact with G.O.I. scheme JNNURM for urban infrastructure & governance, for creating integrated development of infrastructure services in various cities of Rajasthan, ensuring that such services are maintained efficiently & are self sustaining also in future.
- Through JNNURM, deficiencies in the urban infrastructural services will be fulfilled.
- Through JNNURM, there will be planned development of identified cities including peri-urban areas, outgrowth, urban corridors, to ensure that urbanization in Rajasthan takes place in dispersed manner, which is basic need of Rajasthan as it has vast area with different characteristics at every 100-150 km.

- Following infrastructure work will be under taken in JNNURM with central assistance.
 - (i) Redevelopment of inner old cities areas
 - (ii) Water Supply (including de-sanitation plants) and sanitation
 - (iii) Sewerage and Solid Waste Management
 - (iv) Construction and improvement of drains / storm water drains
 - (v) Urban Transport, including roads, highways/ expressways/ MRTS/metro projects.
 - (vi) Parking lots / spaces on Public Private Partnership basis
 - (vii) Development of heritage areas
 - (viii) Prevention & rehabilitation of soil erosion / landslides only in case of Special Category States where such problems are common and
 - (ix) Preservation of water bodies
- Following works will be taken with state govt. funds Power/Telecom/ Health/Education.
- Up gradation of infrastructure works in slum areas will be undertaken through JNNURM & IHSDP schemes.

6.20 Rental Housing

A certain percentage of households in the society, always reside in rental housing. This is particularly true of urban areas where people have to shift their place of work from time to time. Table indicates that in the surveys carried out by SERF 2000 survey shows that around 20% households were living in rented accommodation. This percentage is higher in the case of EWS and LIG income groups. Thus the State must take measures deliberately to promote rental housing as a part of Housing Policy. The measures to be taken would include making land available in bulk to the private and cooperative sectors to raise rental housing.

As per census 2001, there are 3,99,766 households in urban areas living in rented houses, out of which 3982 households have no exclusive room & 1,96,454 house holds have only one room on rental basis (Information of SC/ST house holds is also available)

Encouraging the individuals and group to construct houses for rental purposes by making them land, institutional finance available with fiscal concessions.

In Kota city many houses of individual & groups are being used as rental houses. Institutional land is required for hostel purposes.

ULB's will take-up such projects.

Rent control legislation, incentives to individuals will be such tools for rental housing stock increase. Corporates bodies and groups to invest more in rental housing. Incentives centre in shape of access to land, institutional finance & fiscal concessions.

Percentage Distribution of Households by Tenure Status classified by Monthly Household Income, 2000

S. No.	Monthly household Income (Rs.)	Rented & others (%)
1	upto 2100	27.6
2	2100-4500	29.4
3	4500-7500	20.5
4	Above 7500	7.0
5	All groups, 2000	21.6
6	Census, 1991	26.4

Rajasthan Rent Control Act 2001 as amended by ordinance 2 of 2005 is already in force, where there is clearly provision to increase 5% rent periodically & owners can get their houses vacated when they need them for genuine purpose. Rental housing will be now boosted.

This will also facilitate households who have to live in slums in absence of affordable rental housing. Appropriate fiscal concession & institutional finance under industrial policy for provision of rental houses for industrial works in new industrial areas like Neemrana, Shajaharpur etc. should be given.

Vacant houses to be used for rental housing

As per census 2001

Total occupied residence + residence cum other houses	21,49,249
Vacant houses available -	3,55,333
(16.53% of occupied residence + residence cum other houses)	
(11.1% of total census houses (residence + non residence))	

Housing shortage in 2001 is 2,86,820. Therefore vacant houses is quit large number (Refer Annex. B).

Recently only Rent Control Act 2001 with amendment of ordinance 2 in 2005 has been issued.

As per act regular increment of 5% is allowed & landlord can have house when ever there are genuine grounds.

Therefore this act is attraction for owners to give houses on rental basis. It is expected in future, proportionately figure will reduce.

As per SERF recommendation in 2010, it is presumed that 50% vacant houses available will be occupied. Therefore this 50% stock is added housing & housing shortage is reduced by 123508 accordingly (p. see annexure D).

6.21 Houses to Industrial Labour

Because of the fast industrialization, the migrating workers generally squat near the industrial area because of the non-availability of housing facility. This factor is not only increasing the spread of slums but on the other

hand is resulting in the increase in the rent of the houses. Original inhabitants from the cities are therefore suffering because of this feature. Following measures shall therefore be taken:

1. Any industry having investment more than 50 crores shall have to provide housing facility to atleast 50 percent of the workers which shall be a part of the M.O.U. executed between the Company and the Government.
2. Such a company shall be allowed government land, if the industry is on the government land or shall be asked to acquire land for housing, if the industry has acquired its own land.
3. While developing new industrial estates, the developing agency shall also provide for housing, land for which shall be earmarked in the master plan of the industrial area. In such areas, big and medium industries shall be motivated to include housing for their workers in, their projects.
4. The land so earmarked shall be developed by RIICO / Rajasthan Housing Board, Urban Improvement Trust or other ULBs in the area.
5. Such area after completion shall be maintained by RIICO. RIICO will charge maintenance charges from industries.
6. Therefore, industries should provide housing for employees as a part of their industrial projects. Fiscal concessions could be provided to them. The housing for the low paid employees and workers would be planned in the close vicinity of their place of work on rental basis.

6.22 Sustainability Concern

Conserve natural resources :

1. No settlement can support unbridled consumption of natural resources, such as land, water, forest cover and energy. Norms of consumption of these resources and also conservation techniques would be specified and enforced.
In Rajasthan Mining to the extent of excess extraction is being done in Makrana / Stone queries in city areas / use of forest land for mining Checks for such issues will be worked out.
2. Settlements would be planned in a manner which minimize energy consumption in transportation, power supply, water supply and other services.
It is found that wherever land costs are very high there is dense urbanisation and hence the vertical construction will be taken up through group housing, wherever feasible
3. The urban services are inter-tuned with ecological and environmental growth of housing and settlements. Development strategy and regulatory measures would be combined to direct planned urban growth and services.
4. Growth of a city beyond its capacity imposes unbearable strain on its services. City planners would lay down norms for development of urban sprawls and satellite townships.

5. For Jaipur city fast transport corridors are to be completely worked out for balanced growth :
6. Model bye-laws would be drawn up for use of renewable energy source particularly solar water heating systems in residential and commercial buildings.
7. Poverty and unemployment are detrimental to healthy growth of any settlement. State Government and local authorities need to vigorously implement poverty alleviation and employment generating programmes. Development of income augmenting activities, expansion of the service sector and imparting of training and skill up-gradation would be taken up. GOR is launching RUPAM mission for poverty alleviation dovetailing SJSRY scheme of GOI. .

6.23 Re-development of Inner old cities and congested areas

Rajasthan is very rich in architectural heritage. Almost all principal towns and quite a few small towns have walled cities and inner areas, which house architectural heritage are over congested and some have in human living conditions. Such areas need special care. Master Plans provide guidelines and suggestions contained in the Master Plans should be adhered to and implemented with utmost sincerity. For those towns which have inner city areas but for which master plans have not been prepared, detailed redevelopment / rehabilitation plans should be prepared through Town Planning Department or consultants. These plans should be converted into implementable schemes and strictly executed by the local bodies. Government is giving due importance to develop and maintain heritage areas and to do that in much more systematic manner, suitable heritage conservation legislation is being contemplated.

There is always gap between housing & infrastructure works. To fill up the gap G.O.I. has launched JNNURM Scheme (National Urban & Renewal Mission) for redevelopment of inner city area / old area. Recently redevelopment schemes of Rs. 175 lacs of Jaleb Chowk, Jaipur has been sanctioned under JNNURM schemes. Such schemes will be got sanctioned for all cities according to need. Redevelopment works can be - Augmentation of pipe lines / cabling work / colour scheme/ redevelopment of open spaces / complete sewer line works / parking planning / tourist attraction plans like craft arts etc.

Redevelopment works of inner (old) areas of small and medium towns will also be executed under have G.O.I. scheme UIDSSMT where 80% share will be of G.O.I. Other cities also not covered under UIDSSMT will be covered by JNNURM. Urban renewal programme i.e. re-development of inner (old) cities area to reduce congestion will be taken under JNNURM with central govt. assistance. Grant for centre & state & share for ULB's will be:

- (a) Cities with more than a million - 50% central, 20% state & 30% ULB's
- (b) Cities with less than 1 million - 80% central & 10% state & 10% ULB's

Works which will be executed under UIDSSMT are widening of narrow streets, shifting of industrial / commercial establishments from non-

conforming (inner-city) to 'conforming' (outer-city) areas to reduce congestion, replacement of old and worn-out water pipes by new/higher capacity ones, renewal of sewerage/drainage/solid waste disposal systems, traffic management etc.

For Jaipur city road cutting policy has been issued by GOR. It should be strictly implemented in inner area, so that there is no harassment to public. For other cities policy will be framed.

6.24 Integrated approach to Urban Poor (specific attention to BPL families)

Collective issues facing to urban poor including housing, basic amenities livelihood, social services, vulnerability etc. will be restored by making policy for integrated approach to urban poor like Kerala model of **Kudumbshree**, Rajasthan will be launching a mission with the name RUPAM (Rajasthan Urban Poverty Alleviation Mission) for eradication of poverty.

- A. GOR will have proper slum policy & with realistic definition of slum.
- B. GOR will carry work of identification/registration of slum dwellers areas, including sharing photograph of house holds.
- C. For BPL families / slum dwellers, first & foremost importance is family status i.e. social & economic development which has strong bearing on poverty alleviation initiatives. Such families can retain housing facilities only when they are self sufficient, self reliant & self sustainable (S³ parameter).
- D. The women empowerment will be 1st goal so that first all self employment ventures are open to families to improve economic and social status. Only there after they will enjoy fruits of housing and will be able to sustain houses and loan repayment will be ensured.
- E. GOR has prepared RUPAM (under approval) for poverty alleviation through community participation (NHG, ADS and CDS) monitoring cells of district level and state level (DUCA and SUDA) for preparing micro plans / mini plans/ action plans and city development plans and sanctioning at state level with involvement of various departments (ULB's / Health / Education / TAD / SWD / Mahila Bal Vikas etc.) Representative of these department will participate in local meetings to educate them for income generation, slum improvement / health / education / employment as per needs of area and full utilization of SJSRY programme for employment and income generation participation will be mainly through women.
- F. Providing basic services to urban poor including tenure rights at affordable price, improved housing, water supply, sanitation, education, health, social security under JNNURN Programme. Beneficiaries contribution will be 10% for all cities except Jaipur for Jaipur it will be 25% remaining share will be of central and state government.

- G. Urban slum improvement / upgradation will be done under integrated housing slum development programme IHSDP & JNNURM 80% share will be of central govt. and 20% State govt. / beneficiaries. Basic immunities will be provided.
- H. Conducting slum survey which has not yet been done by Rajasthan Government. Only as per census 2001 population of slum dwellers has been identified provisionally as 12, 06, 123. (cities and towns with population less than 50,000 have not yet been included).
Cut off date will be 31/3/05 for regularization of slum areas.
- I. SJSRY scheme for economic development of poor or other income generating activity to be encouraged. The scheme will be more effective & acceptable by releasing additional funds for NHG/ADS/CDS/NGO's for their training programmes.
- J. Slum improvement / slum reconstruction (land sharing) for upgrading amenities, hygiene, environment & development of land with cross subsidization.
- K. Tenure rights will be given to urban poor. Preferably, free of cost. (JNNURM has provision)
- L. Night shelters and sanitary facility for footpath dwellers & homeless.
- M. Additional FAR may be released through TDR as an incentive to provide shelter to poor.
- N. Multipurpose cooperative society for poor to be promoted, to have transparency maintaining of common services & payment of lease amount etc.
- O. Dry latrines will be converted into water seal latrines, with disposal through two leaching pits through GOI scheme integrated low cost, sanitation schemes (ILCS) including liberation of scavengers. Alternate solution of conversion of dry latrines will be through community toilets.
- P. RCHF to launch special funding schemes for urban poor viz repairs / upgradation of houses, long term loan for improving living standards.
- Q. Preparation of master plans in balance 158 towns. This will be a great help in improving slums / unauthorised colonies.
- R. Construction of pucca houses by dismantling kachcha structures.
- S. Decongestion in urban poor housing to be solved through.
 1. Construction of EWS houses
 2. Up-gradation of house by adding rooms / kitchen / WC / bath (as per requirement). Materials will be provided under grant. Labour input will be of themselves in their own houses (self help concept) after giving adequate training.
 3. Providing water supply / electricity supply / drainage facility.
- T. In-situ development should be encouraged wherever slum areas have been regularized or eligible for regularization & where slum dwellers do not have to leave their present residence.

- U. For slum schemes either govt. guarantee will be released or Bank guarantee will be given by local bodies.
- V. Loans / subsidies will be released to slum dwellers who are living in regularised slums or to be regularised (after due verification).
- W. Wherever funding through JNNURM is not feasible, land sharing project through PPP concept will be under taken. Where flats will be allotted free of cost & free sale building component alongwith TDR will be given to builder with constructed area according to city area, / suburb area / by using land as resource.

Therefore cities without slums should be ultimate goal & objective of urban planning.

6.25 To arrest growth of the cities (wherever and whenever necessary)

Bigger cities like Jaipur & Kota at present are becoming bigger because of the migration from the rural areas and smaller cities, which is creating tremendous pressure on the services of the bigger cities specially on the availability of water which is scarce in the State of Rajasthan. In order to arrest further migration following shall be the policy:

- i. PURA concept (Providing Urban facilities in Rural Area) is to be materialised through out Rajasthan, as declared by President of India. One PURA will cover 50-55 Sq. Km. & population one lac.
- ii. More emphasis shall be given on the development of small and medium towns with a view to create more job opportunities. More & more towns should be included in UIDSSMT Scheme of Central Govt., declared Dec., 2005 (Urban Infrastructure Development Scheme for small & medium Towns)
- iii. Smaller towns all around the bigger cities shall be developed in such a way that more & more economical activities are created in those towns resulting in the arrest of the migration to the bigger cities. Such towns shall be connected with rapid-transit-system with the main-city.
- iv. Development of satellite towns with rapid transit system.
- v. Socio-economic development plan for growth centers, small & medium towns, satellite towns shall be prepared and acted upon with a time bound programme.
- vi. Areas having heritage buildings shall be cleared of congestion to facilitate the tourists.
- vii. Full advantage shall be taken for the development of towns under the NCR Schemes and Counter-Magnate Schemes.
- viii. The decongestion in the city shall also be tried through:
 - a) Activities causing congestion and not effecting the day to day life of the citizens; shall be shifted to predetermined places outside the city.

- b) Functions not effecting day to day life of the citizens shall be shifted to the satellite towns.
 - c) All future housing activities be in the national or regional context, shall be located in the proposed satellite towns.
- ix. Search for employment is a strong motivating factor for migration to cities. The location of industrial units which provide substantial employment would be considered in the context of regional planning so as to avoid over-congestion of the large and metro cities.

7. Support from Central Govt.

Central govt. support will be available as per directions of NUHHP-05

7.1 The objectives of the Policy would be carried out through action oriented initiatives at all levels of Central Government.

- State govt. will get full advantage of centrally sponsored schemes of urban poor housing/ sanitation/urban infrastructure works/urban development schemes in slum area / conversion of dry latrines into water pour flush latrines / development of small and medium town / inner city development works / employment related etc. by updating state position accordingly like JNNURM/ UIDSSMT/IHSDP/ILCS/SJSRY etc.
- State government will take all assistance from central government as per guide lines of NUHHP-05 in a time based manner.
- State government will get advantage of all schemes financed through HUDCO, grants/loan/subsidies.

7.2 Support from various urban reforms/housing /financial /fiscal & legal reforms declared by GOI from time to time.

8. Role of Different institution for implementation of RUHHP-06

8.1 Setting up monitoring cell under chairmanship of Chief Minister or Principal Secretary UDH and Secretary LSG, CTP, two political members and RHB as Nodal Department

Setting up a nodal agency in secretariat with prominent contribution, role of UDH minister, principal secretary UDH, secretary LSG, CTP and RHB, its constitution and functions.

It is quite apparent that the existing manpower in the secretariat would not be able to handle this extra rush of work that would demand attention on day to day basis setting up of a special cell for this purpose is essential. It will be manned by principal secretary UDH with team of experts handling housing and related habitat works At the district and other levels also, such cells will be set up by internal arrangements with prominent role of RHB at headquarter level and district level. Steering Committee will be headed by Principal Secretary UDH. Members will be decided in SUARAJ Meetings from time to time to sort out various urban development issues.

8.2 Role of Rajasthan Govt.

- (i) prepare long term programmes and short term strategies to tackle problems in housing and basic services and synergise the provision of adequate infrastructure facilities like Water Sources, Connectivity, drainage, sewerage, sanitation, solid waste management and power supply.
- (ii) State govt. has policy for executing housing & habitat works under Suaraj Programme (State Urban agenda for Rajasthan). Following type of housing and infrastructure will be under taken :

S. No.	Housing & Habitat Issue	Target & Status
A	Fast track projects	
1.	Launching of urban poor scheme (Dwarkapuri) of 1000 houses in Pratap Nagar, Jaipur	Construction of 1000 houses in first phase & 2000 houses in 2nd phase. Scheme launched.
2.	Accelerated city infrastructure projects ROB Jagatpura, Jaipur and Chittor Mandalgarh.	Important location ROB's are to be taken in Rajasthan. Finances are being arranged.
3.	Execution of mission Anupam work concerned with development and beautification of roads / rotaries/ traffic islands/junctions / garden etc. Capital nature works will be done by concerned ULB under Sahari Jan Sahbhagi Yojna (SJSY), 50% govt. share 30% public share, 20% local body by utilising funds of ULB's/State Share/Private Share. At present 20 crores are being utilized similar works will be executed in future.	To complete city beautification works mentioned in mission Anupam programme GOR has directed all municipal bodies to execute beautification and development works and later on these work will be maintained by sponsors. He will be allowed to put his advertisements as per ULB's directions. Sponsor will do following works of maintenance. <ol style="list-style-type: none"> a.) Landscaping work b.) Horticulture work (planning as advised / approved by concerned local authority. c.) Providing and maintaining street furniture, benches, dustbins, objects of art, sponsors shall be allowed to display his name on the object. d.) Day to day maintenance including watch and ward, safety & security & solid waste management. e.) Any civil work mutually agreed.
4.	Conservation & Restoration of urban water bodies in Rajasthan	For Jaipur 12 bodies have been identified. Such water bodies in other cities will also be identified & restored.
5.	Solid waste Management Project of Jaipur	Completion of Plant & approach road.
6.	Heritage conservation of heritage buildings	For conservation of cultural buildings in Rajasthan. RICCULP institution has been established.
7.	Rehabilitation Scheme for Urban poor at Bhatta Basti, Jaipur (Slum development Scheme)	Land sharing scheme for construction of 1000 houses of for slum dwellers in same area. This includes urban development works also. Work is being done by Jaipur Nagar Nigam.

8.	Spatial Urban data centre	It has been established in C.T.P. office. At present updating of 6 cities (Jaipur/Jodhpur/Kota/Ajmer/Bikaner/Udaipur) maps with satellite datas & ground surveys are being prepared. Later on it will be used for collection of all datas w.r.t. housing & habitat.
9.	Urban land reforms	a.) Computerization/Standard simplification of records with the help of NSDL. b.) To review legal regulatory reforms and to boost housing programmes.
10.	Human Resource Development	HCM RIPA/ITPL/AILSG/RILSG will impart training in housing & habitat fields.
11.	Urban Solid Waste Management Policy (SWM policy)	Compendium of SWM policy for all districts is under preparation.
12.	Master Plan, Jaipur	Master plan is being prepared with remote sensing technology.
13.	Revamping of Municipal law 1959 and new model law is being prepared.	It has been prepared but not yet approved by Cabinet. After approval municipal bodies will be powerful & will work independently and even privatization of works will be there as per 74th amendment of constitution.
14.	Establishing integrated urban poverty alleviation programme	It is integrated approach for urban poor vide which employment, housing urban development works will be managed by ULBs, to improve quality of life of urban poor. On parallel lines of Kerala model of KUDUMBSHEREE, GOR is launching RUPAM (Rajasthan Urban Poverty Alleviation mission).
15.	Municipal financial reforms	Financial strengthening of ULB's through RUIFDCO by preparing road map of MFR. Ill state finance commission constituted by Govt. of Rajasthan to review financial position of ULB's. Accounting reforms (Accrual based double entry system) are also being adopted
16.	Interacting with JNNURM Fund	At present urban redevelopment works for Jaipur, Ajmer, Pushkar, have been sanctioned. Similar work will be done in other cities. GOI has redefined this fund as JNNURM.

In future such housing & habitat works will be under taken under **SUARAJ** Scheme

- iii. Amend the existing laws and procedures or promulgate legislation for the effective implementation of SUHHP with a particular reference to easy and affordable access to land by government/private sector.
- iv. Facilitate training of construction workers by converging other development programmes.
- v. Promote and incentives decentralized production and availability of building material.

- vi. R & D activities in the field of housing through appropriate capacity building programmes.
- vii. To control speculation and profiteering in land and housing.
- viii. To encourage within the frame work of housing policy and local planning, volunteering agencies and community based agencies, efforts to upgrade shelter, extend basic services, augment income and promote environmental conservation.
- ix. Private developers and organized sectors shall be incentivised & encouraged to devote significant proportion of the investment in housing and infrastructure projects for all segments in urban areas. Harvesting EWS/LIG housing by allotting mass housing projects under PPP concept like development of township under PPP concept. This programme is being adopted by GOR & is under approval with government.
- x. Set up state level body for implementation of housing & Habitat policy.
- xi. To issue land policy / water policy / industrial labour housing policy / urban development policy / apartment ownership act / Air & water pollution policy / solar energy policy / policy for fiscal concessions.

8.3 Role of LSG & Municipal bodies

- 1 Encourage NGOs/CBOs and Partnership with ULBs/Govt. Bodies in housing, micro finance and infrastructure activities.
- 2 Follow mandatory reforms and optional reform as per guidelines of JNNURM/IHSDP.
- 3 Develop MIS & prepare GIS mapping at state and local levels.
- 4 To create an environment so that self-help-housing gets a boost after upgrading the skills of the beneficiaries.
- 5 Issue of new municipal model law as per 74th constitutional amendment.
- 6 The immense potential of employment available in housing sector shall be exploited through training, skill up-gradation and labour intensive decentralized manufacture of building materials through building centers by launching programmes at govt. level.
- 7 Execution of infrastructure works under PPP concept like state highways / ring roads, social infrastructure works etc.
- 8 The coordination amongst all the agencies will help in environmental protection. Give proper attention on planning and architecture, importance will be given to preservation of the built-up-heritage and monuments, structures of architectural value and preservation of natural features.
- 9 To adopt municipal model law / sanitation policy / street vendors policy.
- 10 Launching Anupam Mission scheme in all ULBs for city beautification works.

- 11 Housing schemes in slum areas under IHSDP/JNNURM schemes. DLB is nodal agency for IHSDP.
- 12 Maintenance of city infrastructure works by municipal bodies.
- 13 Solid waste management, to be prepared and to be implemented.
- 14 Special attention to up-gradation of BPL families wrt housing/ development of areas/employment by launching Mission Rupam.
- 15 To Monitor & implement IHSDP/ILCS/SJSRY/JNNURM/UISDSMT programmes of Govt. of India for various housing and habitat works.
- 16 Issue of bill - prevention of defacement of properties.

8.4 Role of Various Govt. departments.

- Education department will identify & release funds & encourage construction of education centers & facilities. Also ensures to increase literacy rate in Rajasthan where literacy rate is 61.03% still lower than that of national level 65.3% (Census 2001).
- Slum areas nearby tourist area will either be removed or improved/encircling of area will be improved by tourist department.
- Social welfare department support services w.r.t. Hostels/Schools/ resident schools will be constructed in more backward areas including issues of consumer goods in backward areas. Aim is to increase living standards of tribal belt/SC/ST/ & other backward class. This department will also dovetail its activities with mission RUPAM of GOR.
- Health department promotes construction of health centers & family planning centers. Various programs under world bank are being taken like RCH etc in housing areas / towns.
- Mahila Bal Vikas department specially will launch programs for welfare of ladies & children. It will play vital Role in RUPAM.
- Police department promotes police housing & ensures safety of city & law & order to have safer cities.
- Judicial department promote Judicial housing with central assistance in remaining areas.
- GAD department promotes govt. housing/Rental housing for Govt. employees/LIG & MIG housing loans to Govt. employees.
- Vidyut Nigams to give access to electricity in all Urban 222 centers as per census 2001 - 227129 (10.39%) households do not have electricity.

8.5 Role of Rajasthan Housing Board

- About 10% of Urban housing need (at present 8.3% of total houses) is being resolved by RHB. The only agency which will deliver maximum EWS/LIG housing stock as compared to other agencies (60% stock is EWS / LIG housing group).

- Development housing areas / commercial areas / Institutional area in various urban centers.
- RHB specially solves housing problem of urban poor as RHB has constructed more than 60%. EWS & LIG houses only amounting to more than 1.10 lacs.
- RHB will mainly work as facilitator for commercial & institutional habitat facilities.
- RHB will encourage township concepts under PPP programmes.
- RHB under takes housing schemes of Urban poor like 20 point programme / Gharaunda/Dwarkapuri.
- RHB will be constructing houses in small urban centers having population of 15,000 or more.
- RHB will undertakes housing work / deposit work of various govt. departments.

8.6 Role of City development Authorities like JDA & Urban improvement Trusts.

- There is JDA in Jaipur & 9 UIT's Kota/ Jodhpur/ Bikaner/ Bhilwara/ Ajmer/ Udaipur/ Sriganganagar/ Alwar/ Bharatpur.
- To provide land assembly to public sector at very reasonable price for houses to be constructed for poorest of the poor & vulnerable section of the society
- Acquire land & city development plan / Housing plan / Commercial / Institutional plan.
- Promote planning of housing and infrastructure services including roads, ROB's safe water supply, waste treatment and disposal, public transport, power supply, educational and recreational facilities.
- Solving housing problems of city either by land allotment or by allotment of houses.
- City beautification work according to the need of area.
- Undertakes housing projects under 20 pt. programme for urban poor.
- Cross subsidies urban land for poor.
- Promote participatory planning and funding based on potential of local level stakeholders.
- Devise programmes to meet housing shortages and augment supply of land for housing, particularly for the vulnerable group.
- Support private sector participation in direct procurement of land and subsequent development of housing.
- Implement central and state sector schemes and programmes pertaining to housing and infrastructure sector.
- Enforce effectively regulatory measures for planned development.
- To implement new township policy of GOR.

8.7 Role of HUDCO (National Techno Financing Institution)

- Sanction of housing and habitat schemes (To individuals and to organizations). Sanctioned 2,67,703, DU & 24,303 plots, project cost 1482.66 crore & loan 991.41 crores as upto Nov. 05, in Rajasthan.
 - Financing for new and satellite towns & townships which will come up in Rajasthan as per Govt. Policy.
 - To finance or to give consultancy for the setting up of industrial enterprises of building materials.
 - To channelise money of GOI for grants in IHSDP/JNNURM/UIDSSMT/ILCS/SJSRY.
 - Consultancy service for projects of designing and planning of works related to housing & urban development program.
- Hudco will extend assistance of benefiting the masses in urban areas under a broad spectrum of programs as listed below

Housing

- Urban Housing (90% EWS & LIG) staff rental housing/repairs/renewals.
- All government housing programme.
- Land acquisition
- IHSDP/JNNURM/UIDSSMT/ILCS/SJSRY etc. schemes floated by Government of India with special assistance for slums / BPL families.
- Night shelter & sanitation facilities for footpath dwellers in urban areas
- Working women Ownership Condominium Housing
- Housing through Private Builders / Joint Sector
- Individual Housing Loans through 'Hudco Niwas'
- VAMBAY housing for slum dwellers & toilets for BPL families

Infrastructure (Habitat related works)

Integrated Land Acquisition and Development/Environment Improvement of Slums/Utility/Economic and Commercial infrastructure.

Building Technology

- Building Centers for Technology Transfer at the Grass Roots Building Material Industries.

Consultancy Services

- Capacity Building and Technical Assistance to all Borrowing Agencies
Research and Training in Human Settlement.

Hudco has been asked to work in joint venture with G.O.R. for housing & habitat works. At present such project is NRI Phase II of RHB at Jaipur. HUDCO will also have joint venture programmes on housing schemes like Gujrat Ambuja housing model.

8.8 Role of Rajasthan Urban Infrastructure Development Corporation (RUIFDCO) towards RUHHP-06

Main role of RUIFDCO towards RUHHP-06, it is nodal agency for strengthening of Urban local bodies. Municipal Corporation council & bodies & NGOs for planning, financing, policy making framing of schemes & mainly to arrange finance for execution of various infrastructure works. It is nodal agency for JNNURM programme of GOI

This department is link agency between G.O.I, Rajasthan Govt. & Urban local bodies (ULB & NGOs) for channalising finances/grant in aid from central / state govt.

Works involved are:-

Main work will be to prepare infrastructure plans / city development plans of 222 urban centers in order of priority according to development need.

- Land development/Solid waste management through PPP/Traffic management/Transport management.
- Use of innovative, time tested management information system (MIS)
- Creation of spatial, data centers required for infrastructure works.
- Social welfare works.
- Commercial area development through joint venture programmes.
- To develop new urban areas.
- Bridge the existing gap between demand & supply of Urban infrastructure:
- RUIFDCO would develop linkages where urban agencies in the state such as trunk, infrastructure agencies (PHED, RVVNL, RSRTC, BSNL, Nagar Nigam etc.) and other nodal urban institutions (JDA, UITs, ULBs etc.). The linkages would be informal. i.e. through organizing meetings, workshops and seminars regularly on common issues facing these organizations. This would help in achieving a coronet approach to urban development in the state.
- The nature of roles and activities of RUIFDCO will be primarily facilitator and manpower focus, thus, it would broadly have the following resource requirements:
 - i Human resources having knowledge of urban planning and urban development projects.
 - ii Funds for Urban Local Bodies system up-gradation and capability building programmes (multilateral agency's grant).
 - iii Project development fund/facility and implementation of contracts/projects.
 - iv Computer systems and software.
- To identify bankable projects (commercial & residential) in Urban local bodies for revenue generation.

- a) To identify projects of parking, ring road, ROBs, which could be executed on BOT basis in Urban Local Bodies.
 - b) To undertake the task of preparing computer database of Urban Local Bodies land, property etc. in one unique format.
 - c) To create a database of consultant in urban planning, engineering, financial management and event management.
 - d) To create GIS for important cities for better urban planning i.e. mapping of properties.
- Under 12th finance commission over period 2005-10 grant of Rs. 220 crores has been made avail/able to RUIFDCO for solid waste management through PPP/GIS/spatial database centers, for ULBs.
 - RUIFDCO will prepare project report for specific need of each ULB.
 - RUIFDCO is nodal agency for JNNURM programme of GOI.

8.9 Role of RUIDP towards Habitat Facilities

First Phase

- Remaining Infrastructure augmentation / Development works in 6 cities of Rajasthan i.e. Jaipur / Ajmer / Kota / Udaipur / Jodhpur / Bikaner. 40% of Rajasthan Urban populations in these 6 cities.
- Main role in uplifting the living standard of general public in 6 cities, for sustainable urban development.
- Funding & grant from ADB through grant from govt. out of India.
- Urban services for water supply and sanitation.
- RUIDP is boon to Jaipur City by taking care of water supply for more than 20 years through Bisalpur Project.
- Solid Waste Management / waste water / treatment plants / traffic management/ slum improvement / ROBs & fly overs / drainage / water augmentation schemes/ tourism / attraction sites / community awareness / MIS & TSP for providing all municipal facilities for capacity building of urban local bodies / development of digital & GIS maps for 6 major cities / up-gradation of medical facilities.

IInd PHASE OF RUIDP

- Infrastructure and development plans for:
 - District head quarters with annual growth rate more than 3%.
 - District Hqrs. & Towns with population of 75000 or more (25 Nos.), tourism importance towns 4 Nos, religion importance towns-14 nos.
- Beneficiaries – 3.5 Millions
- The sectors to be included in the project are proposed as follows
 - Water Supply Rehabilitation & Expansion
 - Urban Environment Improvements.
 - Waste Water Management/Solid Waste/ /Drainage/Fire Fighting Services/Historical Site & Environmental

Management (Including important individual historical monuments)

- Urban Transportation and Management
 - Roads/Bridges/Bus/ Truck Terminals and Parking
- Community Awareness and Participation.
- Medical & Health Services
- Implementation Assistance and Capacity Building
 - Incremental Administration/Equipment and Vehicles for Implementation/Design and Construction / Supervision Services/Project Management/Interest During construction.
- Infrastructure development in the new residential or commercial schemes may also be considered for inclusion.
- Remaining new works in the earlier six cities of ongoing project.

The project costing 1530 crores 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 waste 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. After completing works RUIDP will be merged with RUIFDCO.

8.10 Other Housing Finance Institutions (HFIs) like NHB/HDFC/Banks

- Reassess their strategies and identify potential areas for further expansion of their operations towards housing projects and slum improvement and up-gradation of urban poor houses and infrastructure.
- Promote innovative mechanism like mortgage guarantee and title insurance to augment fund for housing sector.
- Devise innovative lending schemes to cover poorer segments, which depend on the informal sector e.g. micro credit for housing to the EWS and LIG of the population. The funding of these programmes could be done through NGOs/CBOs who could undertake the tasks of confidence building and mobilizing small savings from the beneficiaries.

- HFIs would also look at ploughing part of their resources towards financing slum improvement and upgradation programmes.
- Adopt more flexible and innovative approach in their credit appraisal norms.
- Encourage EWS / LIG beneficiaries to take insurance cover.

8.11 Role for Real Estate Development Organizations, including Associations of Builders & Colonizers like Naredco/Raj REDCO/BAI

- To take up townships including provision for EWS housing also. Now township policies is being adopted in Rajasthan, with land assembly norms at Jaipur, other division H.O.'s and other than Div. H.O.'s.
- To organize for various expositions innovative building components & to ensure public awareness of quality of building components.
- To under take construction works of hightec vertical buildings with specific parking provisions & concierge services.
- To ensure establishing quality control laborates for ensuring testing of building works from time to time.
- To help in development of urban slums & Anupam mission programmes of beautification works of various cities.
- To take up proper infrastructure development works on land allotted to builders / colonizers with specific attention to road networks.
- To organize various workshops & technical seminars & other related events in field of quality control/safety measures/ facilities to workers of site/arbitration works.
- To recognize builders / colonizers with ISO certificates.
- Rating of projects & builders wrt. quality control & timely completion.

8.12 Role of Avas Vikas Limited towards RUHHP 06

- Under takes development of building centers.
- Undertakes training of artisans /labour/ for housing projects.
- Propagate innovative technology & building material (Pro poor housing technology).
- Undertakes deposit works of housing/institutional/commercial throughout India, using cost effective appreciating building materials & technology.

8.13 Role of Cooperative Agencies would:

- undertake active role in terms of land assembly, construction of houses and development of amenities within the projects.
- work out schemes in collaboration with the public sector institutions for slum reconstruction on cross subsidization basis.

8.14 Public Private Partnership (PPP)

Already explained PPP concept is the back bone of urban housing habitat policy which is key word for development of housing and infrastructure. Its use will be undertaken in following fields as per this policy :

- Land management
- Finance Management
- Infrastructure
- Technology transfer
- Slum Improvement
- Representing Private developers in evolution of policies pertaining to housing and habitat system.
- Township development

Present institutional & legal arrangement for PPP concept is inadequate system.

Involvement of Private Sector/FDI

- Land is being acquired on the basis of sharing 15-25%, developed land with khatedars.
- Private sector / FDI are being invited to promote integrated development for future growth of urban areas. Directions are being issued to ULB's/RHB for assessment of land for integrated township schemes of Private real estate developers. Norms are being fixed for assessment of land for Jaipur, Div. HQRs, Municipal towns. Land required for various activities will be informed to them clearly including road width, connectivity system etc. 5% land area wise will be reserved for EWS & for FDI project policy direction of the GOI will be followed.
- Infrastructure guide lines wrt roads : Sector facilities, local level facilities/open spaces/parks will be clearly defined. Also building regulations for integrated townships will be clearly defined. Highways, ring roads & bypass are being constructed with PPP concept with or without developed land of 15-25% of khatedars.
- Based on Gujrat Ambuja & West Bengal housing scheme will be executed as per this policy under PPP concept.
- Similar solid waste management works/ sewerage treatment plants/ROBs/low cost sanitation/social infrastructure works will be worked out related under PPP concept.
- New township policy under PPP concept is being declared by GOR.
- City beautification works of roads, parks & crossings etc though Anupam mission programme under Jan Sahabhagi Yojna.

8.15 Role for town Planning Department (T.P.D.)

Out of 222 Urban Settlements, there are 183 Municipal Towns. Master Plans of 62 towns covering 70% population have been prepared.

Main roles of Town planning department are:-

- Preparation of master plans - 160 master plans are yet to be prepared.

- Revision & review of master plans. At present horizon year of 10 master plans is 2006. These are being renewed.
- Land use change cases to be regularized by town planning department.
- Detailed Zonal plans to be prepared, after preparation of master plans. At present T.P.D. is preparing these plans for class I towns.
- Execution & implementation of UIDSSMT schemes sponsored by GOI, as nodal agency.
- Preparation of plans for conservation of heritage buildings.
- Preparation of planning norms & standards
- Preparation of regional plans like NCR/Rajasthan canal projects etc.
- Preparation of any required architectural projects as per demand of any organisation may it be residential/commercial/other uses.
- Coordinator for development works.

In latest preview following 3 new roles of TPD are required.

- TPD has submitted a bill of Rajasthan Town & country planning bill for urban & rural areas vide which T.P.D. will be able to prepare a complete state physical plan to town planning regional areas viz village plans. This is required for integrated development of towns & villages.
- At present there is no comprehensive set up with TPD, so that all 222 master plans & Zonal Plans/regional plans are prepared. The T.P.D. is required to be strengthened / out sourcing will have to be done by TPD for doing above works in a time bound programme.
- T.P.D. is nodal deptt. for UIDSSMT programme of GOI for integrated development of small & medium towns.

8.16 Role of RIICO & Industrial Department:

- RIICO will ensure housing for industrial labour & will develop Industrial areas of towns & allotts industrial lands.
- Industrial department manages establishment of Industries for economic growth of areas.
- Both departments are responsible for Industrial growth centers.
- Industrial slums are not to be created.

8.17 Role of Rajasthan State Road Development Corporation:

- Undertakes various deposit works of roads/buildings/houses of various govt. departments.
- Undertakes various commercial projects / institutional buildings / govt. departments / private agencies.

8.18 Role for Rajasthan Institute for Conservation of Cultural Properties (RICCULP)

Aims objective towards restoration and conservation work of built heritage as per state housing & habitat policy 2006 by Rajasthan Institute of Conservation of Cultural Properties (RICCUP).

01. Identify and documents old cultural historical monuments of the State in need of restoration and conservation.
02. To restore deteriorated habitat buildings specially works of
Construction Work - Arches/ Balconies/Parkota/Chhatris/Kabanis / Roofs.
Special Architectural Features - Brackets / Niches / Jharokhas / Pillars / Jalies / Railings / Kangooras / Chajjas
Finished - Dar / Loi / Khamira / Aaraish / Stucco / Plaster
Ornamentation - Mirror / Panni / Stained Glass / Meena / Frescoes / Dakmeena / Woodwork / Madana,
Carving and Inlay Works - Wood, Glass, Brass, Silver, Mother of Pearls.
03. Run specialized course & act as reference centre for conservation and restoration of heritage monuments.
04. Identify and documents details of existing master craftsmen of different buildings trades.
05. Impart on job training to artisans/students of buildings craft under close supervision of master craftsman and experts.
06. Documents data of construction material and methodologies required for restoration works.
07. Develop special machines/equipments for use in traditional art works for speeding up such works.
08. Organize orientation programmes for training and upgradation of skills of professionals in the field of conservation and restoration.
09. Prepare schedule of rates incorporating items required for conservation and restoration of heritage monuments.
10. Assist in marketing of skills/products of building craftsman.
11. Teaching of traditional building art form in technical and architectural institutions through developing literature, syllabus & slides/videos.

The state has a very distinctive architecture and this is reflected in its forts, palaces, havelies and other monuments. Places like Jaipur, Jaisalmer, Jodhpur, Udaipur, Bikaner, Kota are virtually a store house of architecture, every house of the pre-independence days being an architectural marvel in itself with heritage building in every city.

Types of heritage works which will be protected / maintained :

- The Bhandhej & carved marble work of Jaipur.
- Silver meenakary work of Nathdwara which will be protected/ maintained

- Lovely handicrafts from Jaisalmer, Barmer and Jalore etc.
- Amazing skills of the crafts man, skillfull use of building materials, and techniques. Architectural work of setting, scale, preparation, colours etc. in :-
Patwa Haveli Jaisalmer/Bagor ki Haveli, Udaipur/Havelies of Shekhawati Region/Umed Bhawan, Jodhpur/Temples of Ranakpur and Delwara/Hawa Mahal at Jaipur/Various forts all over state

8.19 Role for Public agencies / parastatals:

- Redefine their role for facilitating land assembly, development and provision of infrastructures.
- devise flexible schemes to meet the users requirement w.r.t housing & habitat works.
- suitably involve private sector including to the advantage of the poor and the vulnerable sections and forge partnerships with the private sector and cooperatives in the provision for housing.
- use land as a resources for housing with a particular reference to economically weaker sections and low income groups.
- reduce their dependence on budgetary support in a phased manner.

8.20 Role of Rajasthan Cooperative Housing Federation (RCHF)

- Loaning to beneficiaries directly for purchase / construction of houses.
- To disburse loan to beneficiaries for repair & maintenance & upgradation of houses.
- For future schemes mortgage loans will also be released, to beneficiaries against their immovable properties for up-gradation of urban poor houses.
- To disburse loan to beneficiaries for upgradation of urban poor houses as per directions at state govt.
- To finance beneficiaries covered in IHSDP/ JNNURM/ILCS/SJSRY/ UIDSSMT/mission RUPAM/Urban housing for poor.

8.21 Research & Development Organisations would:

- undertake research to respond to the different climatic conditions with a focus on transition from conventional to innovative, cost effective and environment friendly technologies.
- develop and promote standards on building components, materials and construction methods including disaster mitigation techniques.
- Intensify efforts for transfer of proven technologies and materials.
- accelerate watershed development to conserve water, stop soil erosion and re-generate tree cover in order to improve the habitat.
- In Rajasthan such agencies will be RHB/AVL/MNIT Jaipur etc. These organisations will coordinate with CBRI/BMTPC/NBO/ISI etc.
- Experimental houses, with pro urban poor housing technology will be constructed.

8.22 Role for NGO's/CBO/s/CDS

NGO's CBO's/CDS/SEWA are free from bureaucratic constraints. Therefore can very well achieve small targets related to implementation of Housing & habitat policies. NGOs/CDS/SEWA organization can be helped through MLA/MP funds/Public Sector Funds/grants from public sector/loans / JNNURM / IHSDP.

In order to ensure mass participation, the NGO's working in the urban areas and in the slums, should be given a well-defined role in implementation. This should include monitoring in a defined area and making suggestions for better implementation. Some of them could be made lead agencies at the district level on an experimental basis, to assess their usefulness for the urban development program. Some resources, could be made available by the State to them for this purpose.

Main roles will be :

- To train urban poor for self help construction work of their houses for up-gradation.
- To identify beneficiaries who really need up-gradation of houses w.r.t. addition of room/kitchen/WC/bath in their houses.
- To identify areas where basic amenities are required.
- To follow specific instructions related to RUHHP-06 by spatial data centre & to supply required data.
- Employment help as govt. programs to beneficiaries.
- Active participation for mission RUPAM/ANUPAM.
- NHG/ADS/CDS etc. groups for poverty alleviation & slum improvement works.

9. Action Plan for implementing RUHHP-06 (The way ahead)

In order to implement the State Urban Housing Policy, action plans have to be prepared for various matters. State's 5 Year Plans State Finance Commission other plans in future, shall have to be based on the action plans so prepared for the implementation of the housing policy. Whenever necessary local bodies and citizen groups will be involved. :

Action plans will cover; preparation of model acts, policies mentioned above, legal & regulatory reforms, fiscal concessions, financial reforms in innovations in the area of resource mobilization, infrastructure plans for urban centers, housing schemes, township development plans, poverty eradication plans, construction of toilets etc.

Brief details are:-

- i) In order to augment sustainable housing stock with related infrastructure including water, drainage and sanitation facilities, the action plans and programmes will focus upon flow of funds for housing, including various cost effective shelter options, promotion of a planned and balanced regional growth, creation of employment,

protection of weaker sections and vulnerable groups, promotion of partnerships, conservation of urban environment and development of MIS.

- ii) GOR (UDH&LSG) will prepare a SUHHAP (State Urban Housing and Habitat Action Plan) giving a road map of actions pertaining to (i) creation of housing stock as per requirement (ii) urban regulatory reform (iii) supply of land (iv) modification of acts / bye - laws (v) Technology promotion (vi) infrastructure works (viii) slum improvement etc.

City wise action plan (city development plan) for various housing and habitat works will be prepared to have sustainable development & to ensure providing basic service to all citizens.

- (iii) Specific projects, would be taken up under JNNURM/IHSDP/ILCS/SJSRY for slum developments and poverty alleviation under under GOR mission - RUPAM.
- iv) Income generating activities in slums have a direct bearing on housing and other environment issues. The various employment development programmes would be converged to cover the target group completely, after identifying economic activities required to be under taken for improving life of slum dwellers. G.O.R. is preparing a policy paper for integrated approach to urban poor on parallel lines of KUDUMBSHREE Kerda model, called RUPAM.
- v) Specific urban poor housing works will be undertaken in IHSDP scheme of GOI.
- vi) Formation of multi-purpose cooperative societies of urban poor and slum dwellers would be encouraged across the state for providing better housing and environment to improve the quality of life as well as for undertaking multifarious activities for the economic and social development, on similar guide lines of KUDUMBSHREE Kerla model, wrt which NHG/ADS/CDS/DUDA/SUDA will be formed.
- vii) SUHHAP would also cover actions to motivate, guide and encourage participatory approach including private sector, NGOs, CBOs, State parastatals and ULBs for institutionalizing community sector and private sector resources along with the Government resources.
- viii) Monitoring frame work at state level may be setup to review implementation of RUHHP-06, comprising of CEOs of every department and representation from private /CBO/NGO etc. under minister UDH & Pr. Secretary UDH.
- ix) Separate projections for urban housing needs, including the resources required for each sector.
- x) Distinguishing shelter needs of those in possession of a plot and desire to construct dwelling unit, those who are totally shelterless, those who can afford to acquire a built-up unit, those in need of repairs and renovation / extension of the dwelling units, and those in need of additional amenities.

- xi) The desired product mix and the resources required from State budget, institutional finance and local contribution in order to provide adequate shelter & remaining inadequacies of housing & basic amenities of mentioned in early section of this policy. for different section of the population.
- xii) The State Housing & Habitat Policy will be periodically revised in the light of emerging needs of different sections of the population and the demands of the changing socio-economic conditions in different parts of the state.

Specific following action plans will be prepared by concerning departments & to be got approved from steering committee of secretariat along with budget approval, execution plans, O & M plans & finally taking over the projects for O & M purpose.

1. JNNURM/IHSDP/UIDSSMT/SJSRY schemes.
2. Upgradation of existing houses & providing housing basic amenities in slum areas dovetailing with JNNURM/IHSDP/UIDSSMT/SJSRY schemes & action plan for induction of MLA/MP funds.
3. Slum development schemes through builders / developers by allowing them free construction areas / TDR & allotting flats to slum dwellers free of cost.
4. Implementation of RUPAM & ANUPAM missions successfully.
5. To have effective technology, building materials production through building centers.
6. HRD programmes should run effectively.
7. Ensure adequate arrangements for disaster works including insurance cover.
8. Action plans for issue of various policies to be issued by GOR like - water / waste water / land management / municipal model law/ property defacement / street vendors / industrial labour / township policy / air and water pollution / solid waste management / solar energy / expansion of housing finance.
9. Creation of EWS housing stock for specific beneficiaries.
10. Action plan for development of slum & BPL families' area.
11. City wise infrastructure plan / housing & habitat action plans.
12. Action plan for establishing building industries & fiscal incentives.
13. Action plans for industrial labour.
14. Action plans for various development works to be done & various activities to be taken out from old cities areas & interaction of JNNURM schemes in this field.
Yearly action plans to be prepared by every department, mentioned in section-8.
15. State action programmes for implementation of various housing & habitat works are :-

- Tenth five yr. plan
- 12th finance commission
- RUPAM for poverty alleviation
- ANUPAM mission
- 20 point programme
- III state finance commission
- Construction of housing scheme - GAD / Police / Judicial / Bidiworkers etc. under various sponsored schemes of GOI.

10. Elements of Action Plan

The various elements of the Plan, which would be subsequently detailed out are.

- (a) Role of Various departments / public sectors / private sectors/different agencies /NGOs / CBOs are to be well defined.
- (b) Preparatory Phase; 2006-07 to 07-08
- (c) Subsequent Phases;
- (d) Mobilization of Resources;
- (e) Integration with Periodical Development Plans;
- (f) Monitoring of Implementation

"Ultimate goal of housing & habitat Agenda to ensure sustainable development of human settlements including shelter for all & a better quality of life to all citizens using potential of all the stake holders".

Annexure A**RAJASTHAN HOUSING BOARD, JAIPUR****Population Projections of Rajasthan**

00 Numbers				
S. No.	Year (As on March 01)	Urban Population	Total Population	%age Urban Population
1.	2001 *	132054	564731	23.38
2.	2002	137975	577393	23.89
3.	2003	142031	590950	24.03
4.	2004	146161	604714	24.17
5.	2005	150363	618686	24.30
6.	2006	154638	632864	24.43
7.	2007	158987	647249	24.56
8.	2008	163408	661841	24.68
9.	2009	167902	676640	24.81
10.	2010	172470	691647	24.93
11.	2011	177111	706860	25.05
12.	2012	181824	722280	25.17
13.	2013	186611	737907	25.28
14.	2014	191469	753740	25.40
15.	2015	196402	769781	25.51
16.	2016	201407	786029	25.62
17.	2017	206486	802484	25.72
18.	2018	211637	819146	25.83
19.	2019	216861	836014	25.93
20.	2020	222159	853090	26.04
21.	2021	227528	870372	26.14

Source: Directorate of Economics & statistics, Rajasthan

2001 Census figures.

Annexure B

**RAJASTHAN HOUSING BOARD, JAIPUR
HOUSING SHORTAGE AS PER CENSUS 2001**

With Reference to Excess House Holds

S. No.	Particulars	EWS	LIG	MIG	HIG	Total	Source / Reference
1.	Available housing stock (Res.+Res. cum-other use) occupied houses	451342	580297	687760	429850	2149249	As per census 2001 occupied Res. + Res. cum other use houses. Categories as per SERF Survey 2000.
2.	Total No. of House Holds	458975	590109	699389	437118	2185591	As per census 2001, Category, as per SERF Survey 2000.
3.	Household without houses (housing shortage) (2-1)	7633	9812	11629	7268	36342	

Note: It is assumed that total available vacant census houses as per census 2001, which are 355333 (Resi. + Non residential) are treated as surplus. This is also because percentage of vacant house is rather increasing year.

Annexure C

**RAJASTHAN HOUSING BOARD, JAIPUR
HOUSING SHORTAGE IN 2001 (Derived from Census 2001 data)
With Reference to Excess House holds, Replacement of Unserviceable
Kachcha & Serviceable temporary house & houses
required for removal of decongestion**

S. No.	Particulars	EWS	LIG	MIG	HIG	Total
1.	Housing shortage as per census 2001 wrt. excess of house holds over available housing stock.	7633	9812	11629	7268	36342
2.	Replacement of Unserviceable Kachcha houses as per census 2001	10872*	-	-	-	10872*
3.	Replacement of temporary serviceable houses total as per census 2001	48137	8495	-	-	56632**
4.	Replacement of Decongestion means six members or more living without room or one room total as per census 2001 & category as per SERF	68550	85837	28597	-	182984***
	a) Six members living without room or in one room.	3373	145780			149153
	b) Nine members living without room or in one room	1966	31865			33831
5.	Total housing shortage (1+2+3+4)	135192	104144	40226	7268	286830 - I

Notes: Additional requirement:

- Up-gradation of houses is required for semi permanent houses as per census 2001 - 1,35,037 - II
Replacement requirement for obsolescence of houses existing as per census 2001 2,05,788-III [Column-3 Annex. D]
Grand Total requirement as per census 2001 requiring house for excess house holds replacement of Unserviceable kachcha houses, temporary house & houses required for removing decongestion. 6,27,655 (I+II+III)
Less: replacement of temp. serviceable/non serviceable houses as already part of column 2 & 3. (-) 12,569
(see column 3 Annexure D)
615086

* 10872 comes out 2.57% of EWS house holds i.e. 458975 in 2001 (Ann. D column 2)

** 56632 comes out 5.4% of EWS + LIG house holds i.e. 1049084 distributed 15% LIG and 85% EWS as per SERF survey 2000 Annexure "B" Col 2 (EWS + LIG) - 458975 + 590109 = 1049084

*** 182984 HH live in decongested houses means 8.37% (say 8.4%) of total HH- 2185591 (Annexure B Column.2).

Categories as per SERF.

Nett obsolescence stock - 205788 - 12569 = 193219

Annexure D

**RAJASTHAN HOUSING BOARD, JAIPUR
PROJECTED REQUIREMENT HOUSING SHORTAGE IN 2010 AS
PROJECTED FROM CENSUS 2001 (AS ON 01.03.2010)**

S. No.	Particulars	EWS	LIG	MIG	HIG	Total	Source / Reference
1.	New constructions which will be taken up from 2001-2010	56380	76114	93028	56380	281902	As per Director Economic & Statistic Dept. projected Urban population 2010 - 17247000 (Annexure -1) Population 2001 = (-) <u>13205400</u> 4041600 New construction @ 7.75/1000/yr. 4041.6x7.75 = 31322.4 for Nine years 281902.
2.	Obsolescence to stock	49253	55694	62550	38291	205788	As per census 2001 a) Pucca houses - 1944384 b) Semi permanent 135037 c) Serviceable /Non Serviceable & <u>69828</u> Unclassified & <u>2149249</u> Total houses : (a+b+c) Obsolescence house act. @ 1% per year of 1944384 for 9 years = 19443.84x9 = 174994 @ 1½% per year of 135037 for 9 years = 2025x9 = 18225 Temp. serviceable / non serviceable 2% per year of 69828 for 9 year = 1396.56x9 = <u>12569</u> Total (I+II+III) 205788
3.	Total available housing stock Annex. B:1+ D:2 - Annexure D:3	445073	600770	734447	445073	2225363	Ann. B col 1 + Ann D Col 2 - Ann D Col 3
4.	Vacant houses to be occupied 50% Nos.	40,003	54003	66004	40925	200935	As per census 2001 vacant houses are 3,55,333 anticipated vacant houses in 2010 - 16.53% of 24,31,151 = 4,01,870 50% of 4,01,870 = 2,00,935 (Anticipated stock in 2010 - 24,31,151)
5.	Available housing stock (3+4)	4,85,076	6,54,773	8,00,451	4,85,998	24,26,298	Column 3+4
6.	Total No. of households	603645	776115	919840	574900	2874500	Census 2001, Urban population - 13205400 - 2001 HH = 2185591, HH Size - 6.04 As per SERF 2000 - HH size reduction of 0.02 in every 5 yr. In 10 yrs. Reduction = 0.04 Projected HH Size w.r.t. Census 2001- 6.04-0.04 = 6.00 POP in 2010-17247000, House Holds in 2010 - 2874500 (1,72,47,000/6)
7.	Housing Shortage (6-5)	1,18,569	1,21,342	1,19,389	88,902	4,48,202	

RAJASTHAN HOUSING BOARD, JAIPUR

Projected household without houses (as census 2001 to 2010) (Annexure D Coloum 7) Assuming 50% vacant houses will be occupied	4,48,202
Obsolescence stock to be replaced (Annexure D, Coloum 2)	2,05,788
Add semi permanent houses as on 2001 (from annexure C)	1,35,037
Unserviable Kachcha houses as on 2001 (from annexure C)	10,872
Temp. serviceable houses as on 2001 (from annexure C)	56,632
Decognesed houses as on 2001 (Annexure C column 4)	1,82,984
Total	10,28,643
 Add :	
As on 2010 replacement of unserviceable kachcha houses (2001-2010)	
21% of 56380 x 2.6% = 308 (column 1 annx D. EWS houses)	308
As on 3/2010 new serviceable houses - 5.4% of (56380+76114) = 5.4% of 1,32,494 = 7154 (2001-2010)	
[Annexure D, Col. 1 EWS and LIG]	7154
Decogested houses stock between 2001-2010	
8.4% of 2,81,902 = 23680 [Column 1, Annex D]	23680
Total Shortage	10,59,785
Less : Obsolescence stock already incorporated in total temporary houses	(-) 12,569
Net Shortage	10,47,216

Water Supply Scenario as per census 2001

- 434432 (19.88%) households do not have water supply in premises.
- 1487 (0.06%) House holds have spring water out of which 1312 have near by & 175 house holds have away spring water..
- 47589 (2.18%) households have away water tap supply from their premises.
- 224802 (10.28%) House holds have only hand pump water (HPW/PSP) supply out of which 58,445 (2.67%) have hand pumps PSPs away from premises.
- 88,859 (4.06%) house holds have well water supply out of which 38,808 (1.77%) have wells near by premises & 31,185 (1.42%) house hold have wells away from premises.
- 13,575 (0.62%) house holds avail tank / pond / lake water supply out of which 721 house holds have nearby & 783 have far away water sources.
- Over all water supply deficiency is 8, 10, 744 (37.08%) more than 1/3 house hold). is 8, 10, 744 (37.08%) more than 1/3 house hold).
- Well defined water policy will be prepared to ensure 100% population gets portable water in the premises or very nearly their premises (on shared basis) within 10 years.

Sanitation & Drainage Scenario as per census 2001 and as per Oct. survey 2004

- 625167 (28.60%) house holds do not have bathroom facility with in house.
- 522087 (23.88%) house holds do not have latrine in house,
- 397910 (18.25%) house holds have pit latrines with in house.
- 432880 (19.81%) house holds have no disposal of waste water i.e. do not have drainage facility.
- 1225573 (56.07%) house holds have open drainage disposal system.
- 10,779 dry laterines by still exists in 158 municipal bodies.
- 638 scavengers with 3177 dependants are there.
- There is no survey work available for 25 municipal bodies & 34 census towns, covered under urban area & are not municipal bodies.
- 70639 house holds in 158 municipal bodies do not have laterines (as per Oct. 04 survey).

Annexure I

**RAJASTHAN HOUSING BOARD, JAIPUR
FINANCIAL PATTERN FOR HOUSING IN SLUM AREAS INCLUDING
PROVIDING BASIC SERVICES**

S. No.	Slum Programme	Housing	Basic services			
			More than 1 million population		Less than 1 million population	
			GOI	State/ULB/Beneficiary share	GOI	State ULB/Beneficiary Share
1	JNNURM Slum	N.A.	50%	50%	80%	20%
2	IHSDP	<ul style="list-style-type: none"> - Min. 10% Bnif., share (SC/ST/BC/OB/PH) Min. 12% for others - 80% of GOI - 8-10% State Govt. 	80%	20%	80%	20%

- Minimum 10% of funds released are recovered and launged into the resolving fund to meet other expenses.
- Housing Unit should be with minimum 25 Sqm. with preferably two rooms/kitchen and toilet.
- Ceiling cost 80,000/- per house (to be reviewed in 06-07).
- Title of land should preferably in the name of wife alternatively in joint name. In exceptional case, male tile will be permitted.

MLA/MP fund could also be channelised towards project cost and to the extent state share will be reduced.

Annexure D**RAJASTHAN HOUSING BOARD, JAIPUR
PROJECTED REQUIREMENT HOUSING SHORTAGE IN 2010 AS
PROJECTED FROM CENSUS 2001 (AS ON 01.03.2010)**

S. No.	Particulars	Total
1.	Excess house holds with reference available housing stock as on 01.03.2001.	36,342
2.	New constructions which will be taken up from 2001-2010	2,81,902
3.	Obsolescence to stock	2,05,788
4.	Total available house stock Annex. A:1+ B:2 - Annexure B:3	22,25,363
5.	Vacant houses to be occupied 50% Nos.	1,23,508
6.	Available housing stock (4+5)	23,48,871
7.	Total No. of households	28,74,500
8.	Housing Shortage (7-6+1)	5,61,971

RAJASTHAN HOUSING BOARD, JAIPUR
PROJECTED HOUSING SHORTAGE IN 2010 (Derived from Census
2001 data)

S. No.	Particulars	Total
1.	New construction upto 2010 (Annexure - D:2))	281902
2.	Available housing stock (Annexure-D1) (Occupied, Census 2001)	2149249
3.	Total available Housing stock in 2010 (1+2)	2431151
4.	Projected house holds 2010 (Annexure D-7)	2874500
5.	Projected Excess house holds than total available housing stock (4-3)	443349
6.	Replacement of unserviceable/kachcha houses (Only EWS group) 2.6% of column No. 4 EWS group (As per SERF survey -2000)	15695
7.	Replacement of temporary serviceable houses 85% EWS + 15% LIG 5.4% of column 4 EWS + LIG i.e. 379760	74507
8.	Houses regd. for removal of decongestion is 8.4% of Column 4	241458
	Total: 5+6+7+8	775009

Note: Add obsolescence record as per census 2001 + 205788
Add upgradation of semi permanent houses as per census 2001+ 135037
Total: **1115834**
Less: obsolescence record of serviceable/non serviceable &
unclassified houses 12569 which part of Column 6&7 (-) 12569
1103265

