



## RAJASTHAN HOUSING BOARD

### ACTIVITY PROFILE

- ✚ Rajasthan Housing Board was established on 24<sup>th</sup> February, 1970 by promulgation of an RHB Act No. 04/1970 (received the assent of the Governor on the 18<sup>th</sup> day of April, 1970) by the Government of Rajasthan as *an autonomous body to provide for measures to be taken to deal with and satisfy the need of housing accommodation in the State of Rajasthan*. The Board comprises of a Chairman, appointed by the state govt., a few non-official members, nominated by the govt. and official members – Principal Secretary to Govt. (UDD), Secretary to Govt. (Finance), Chief Town Planner, Rajasthan and the Housing Commissioner (Chief Executive), RHB.
- ✚ It has several administrative wings – Administration & Personnel (HR), Technical, Finance & Accounts, Estate management and Legal. Its fleet strength is 2068 employees – 424 Technical, 252 Accounts, 712 Administration, personnel and estate management and 680 works charge.
- ✚ Starting its activities in just 7 cities, the Board has spread to **60 cities** of Rajasthan during 39 years of span. Till **31-12-08**, Board has taken up construction of **201189** dwelling units, out of which **190636** units have been completed, **189029** units have been allotted and **180067** units have been handed over to the allottees. The category-wise details are as below :-

CATEGORY ACTIVITY	EWS	LIG	MIG "A"	MIG "B"	HIG	TOTAL
Taken up	64974	56811	31039	29568	18797	201189
Completed	62861	52194	29758	28451	17372	190636
Allotted	62702	51893	29790	28049	16595	189029
Handed Over	59138	49847	28517	26973	15592	180067

It is pertinent to mention here that **more than 60% of the total units taken up are for EWS and LIG** of society. Board has always given priority to these categories to fulfill basic need of housing. Apart from the construction of houses, Board is also providing basic amenities like. Roads, open spaces for parks, Water Supply,

Drainage, Sewerage, Electric Supply, Street Lights etc. in all the residential colonies. Provisions have also been made for facilities like Shopping Centers, Schools, Hospitals, Dispensary and all other Community facilities.

✚ There has been no Corpus Fund from the Sate Govt. Financial resources are mobilised by way of Borrowings from financial institutions, Self Financing Schemes, Debentures and sale proceeds of commercial/residential properties. In the past few years, the interest rates have been reducing. Therefore, Board has started making pre-payments of its loans taken on higher prevailing interest rates. It is worth mentioning here that the Board has made such pre-payments to the tune of Rs. 140.79 Crores through its internal generations till 31-12-08. Loans for most of the housing schemes, raised from HUDCO, LIC, HDFC, UTI, Banks etc., have been fully paid. **As on 31-12-08, the outstanding loan is Rs. 28.18 Crores of N.H.B. only**, bearing lesser interest.

✚ During the year 2008-09 (31-12-08) Board has incurred **works expenditure of Rs. 275.22 Crores** against the target of Rs. 457.75 Crores. RHB is vigilant for its recovery from the allottees. Action has been initiated against defaulting allottees. During the year 2008-09 (till 31-12-08) **Rs. 295.92 Crores have been recovered** against the target of Rs.566.18 Crores.

✚ 21 Cash collection counters have been opened in all the colonies of RHB to facilitate the allottees.

✚ RHB has been uploading data of allottees accounts of 78 colonies (updated upto March 2008) on its website [www.rhbonline.com](http://www.rhbonline.com). Besides, new scheme notices, tender notices etc. are also being made available on its website.

- ✚ The **physical achievements** in various housing activities during the financial year 2008-09 (upto 31-12-08):- (For circle-wise details, refer Annexure 'A')

S. NO	ACTIVITY	EWS	LIG	MIG A''	MIG B''	HIG	TOTAL	
1	<b>Taken up</b>	(T)	4080	4434	2924	1672	1451	<b>14561</b>
		(A)	817	945	689	616	878	<b>3945</b>
2	<b>Completed</b>	(T)	2936	2164	967	1092	1340	<b>8499</b>
		(A)	1441	948	594	625	604	<b>4212</b>
3	<b>Allotted</b>	(T)	2284	3317	1403	1412	1498	<b>9914</b>
		(A)	966	462	730	344	223	<b>2725</b>
4	<b>Handed Over</b>	(T)	3216	1920	1175	1123	1830	<b>9264</b>
		(A)	1575	431	562	274	746	<b>3588</b>

(T) – Annual Target

(A) - Achievement

- ✚ The Targets vis-à-vis Achievements of **20 Point Programme 2006** of the state govt. for the year 2008-09 (upto 31-12-08):-

T.P.P.		Targets	Achievements
<b>6(21) Complete houses</b>	<b>EWS</b>	1396	<b>645</b>
	<b>LIG</b>	892	<b>369</b>
	<b>Total</b>	2288	<b>1014</b>
<b>10(34) Allotments to SC</b>		284	<b>152</b>

## IMPORTANT ACHIEVEMENTS

### 1. SPECIAL INITIATIVES:

- (i) **Reduction in interest rates** (0.5 to 1.0%) under Hire purchase system (HPS) in compliance of the declaration by the Govt. in the budget session 2006-07. RHB has further resolved to slash chargeable interest rate by 2% to 7% in the case of EWS category of houses in the Board meeting dt. 24<sup>th</sup> Sept, 2008, in concurrence to the declaration made by the Hon'ble Minister of State for UDD in IX session (Budget 2008-09) of 12<sup>th</sup> Assembly.
- (ii) **Extending repayment period** from 15 years to 20 years for EWS and LIG category under Hire purchase system.
- (iii) Allotment of houses under **Dekh Rekha Yojna** at plinth level so that allottees may visit their house during and after construction and be satisfied about the quality.
- (iv) **Special Rebate Scheme:** Board announced a special rebate scheme for the allottees who have been allotted houses under HPS to deposit outstanding dues against monthly installments w.e.f. 01.06.06 to 31.08.06. In this scheme, Economically Weaker-Section allottees were given a rebate of 70%, Low Income Group allottees 60%, Middle Income Group 'A' & 'B' 50% and Higher Income Group allottees were given rebate of 40% in the penal interest over the balance dues which were not deposited by them in time. Board received a total number of 13258 applications under this special rebate scheme and by disposal of such requests Board has generated a total revenue of Rs. 60 Crores under this special rebate scheme for the year 2006-07. Board has once again announced the above scheme for the period 01-09-07 to 15-12-07. 5271 applications were received and Rs. 31.95 Crores were realised.
- (v) **Special Registration Schemes for MLAs / MPs** in different towns of Rajasthan:-
  - a. For the 207 applicants of Jaipur (upto the year 2003): 207 houses upto plinth level have been allotted in sector 1 & 7 of Indra Gandhi Nagar during 2007-08. APL has been issued for 203 houses and 40 houses have been handed over.

- b. For the 149 applicants of Jaipur (for the year 2006): Double storied flats shall be made available in sector 8 of Indra Gandhi Nagar.
- c. Houses to 9 applicants in Bhilwara have been allotted and one house has been completed for a solitary applicant in Kishangarh.
- d. For the applicants of Ajmer, Beawer, Jodhpur, Bhiwadi, Alwar & Bikaner: Houses up to plinth level have been taken up.
- e. Land is not available in Kota, Udaipur, Banswara & Dungarpur. Efforts are being made for procuring land and satisfying the applicants of the city.

(vi) **REHABILITATION SCHEME FOR THE FLOOD EFFECTED**

**PERSONS IN BARMER DISTRICT:** Residents of village Malwa & Kawas in Barmer District were dislodged due to incessant downpour and required rehabilitations through relocation as their houses and villages were submerged under deep water. The state Govt. has decided to relocate the affected families and construct houses for them at higher grounds.

The residential unit constructed for this purpose has a room, verandah, kitchen, bathroom and a latrine on a plot size of 120 sqm. with built up area of 28.23 sqm at a sale value Rs. 1.25 Lacs (approx.). Enough measures have been taken up for seismic resistance in accordance to the Code of Practice of BIS.

As per the directions of the State Govt., RHB & its sister concern Avs Vikas Limited (AVL) have jointly completed work of 353 & 100 (total 453) residential units in Magra for the resident of village Kawas in Phase I.

- a. In the village Magra (Kawas) of Barmer Dist., construction of 100 houses (by AVL) was completed & handed over.
- b. 353 Houses were taken up by RHB and all the houses have been completed & handed over.
- c. Project cost of all the 453 houses is Rs. 566.25 Lacs.
- (i) Jalipa (Barmer) - In phase II, 617 houses, (317 by RHB, 300 by AVL) taken up and completed. 616 units (316 of RHB, 300 of AVL) have been handed over.
- (ii) Malwa (Barmer) – Out of 110 houses entrusted to AVL, all the houses are complete and handed over. (Project cost: Rs. 181.50 Lacs; Expenditure: Rs. 150.00 Lacs).

- (vii) **Tsunami Rehabilitation Project In South India:** Large scale disaster on eastern coast & some places of the Tamilnadu state situated on Coromandal coast occurred due to Tsunami waves in the ocean raised because of the enormous earthquake (8.9 on Richter's Scale) in Indonesia & Sumatra on 26<sup>th</sup> Dec., 2004.

The Govt. of Rajasthan entrusted AVL to construct 27 schools (High, middle & primary schools), 19 Hospitals (Primary Health Centre & District Level Health Centre), 3 Hostels, 5 Cyclone shelters, 13 community centre & 17 other buildings in the Tsunami affected 3 districts namely Kanchipuram (Rs. 402 Lacs), Villupuram (Rs. 512 Lacs) & Cudallore (Rs. 615 Lacs) in Tamilnadu. The foundation stone of the Tsunami Rehabilitation Project was laid by the Hon'ble Chief Minister of Rajasthan on 18<sup>th</sup> Sept 05 at Mamalapuram. As against revised project cost of Rs. 18.22 Crores, Rs. 17.65 Crores have been incurred. Work on the project is on the verge of completion. All the units have been completed and handed over.

## **2. MAJOR SCHEMES:**



### **GHARONDA:**

- (i) RHB launched "GHARONDA" Scheme in August 2004 for the daily wage workers with a minuscule amount Rs. 22/- to Rs. 25/- a day to spare for a period of 20 years for the repayment of the house. By **Jan, 2007** the scheme had been taken up in 25 cities/towns namely Ajmer, Alwar, Atru, Beawer, Bhilwara, Bikaner, Chhipa Barod, Churu, Dausa, Aklera, Gulabpura, Udaipur, Hanumangarh, Jodhpur, Kishangarh, Kotputli, Nagaur, Partapur, Pratapgarh, Rajsamand, Ramganj Mandi, Suratgarh, Sanganer, (Jaipur), Tonk, & Phalodi.
- (ii) As per Budget announcement 2007-08, this scheme was to be taken up in 18 more towns. Board has started work at 19 city/town namely Chittorgarh, Aburoad, Balotra, Sunel, Banswara, Nasirabad, Sawai Madhopur, Dholpur, Sikar, Bharatpur, Baran, Lakheri, Jhalarapatan, Mangrol, Chhabra, Dungarpur, Nimbahera, Bhindar and Salumbar.
- (iii) In the current year, work at 9 more towns is envisaged to i.e. Nainwa, Sujangarh, Sagwara, Chomela, Bakani, Asnawar, Manohar Thana, Bhawani Mandi and Deogarh. 60 houses are taken up in Sagwara .

(iv) So far, upto December 08, total of 6383 houses have been taken up, 5522 completed, 5243 allotted and 3722 handed over in total 45 cities/towns of Rajasthan.

 **DWARIKAPURI (In Jaipur):**

RHB has launched Dwarikapuri scheme of multistoried residential flats (G+7) for the urban poor in sector-26 Pratap Nagar, Sanganer, Jaipur. The architectural planning & design of this project has been done by the renowned architect M/S Hafiz contractor. In this scheme, total **4092** are proposed to be constructed. The scheme has provided for 70% open spaces. A 6 ft. wide corridor has been provided in front of flats. There is also provision for dedicated fire-fighting and vertical transportation system in the scheme. To achieve good quality and speedy construction, latest technology of “Mivan” Aluminum shuttering is being used in the construction of concrete walls and roofing and requirement of plaster has been dispensed with. Super structure work has been completed for 600 flats (2 blocks), and 372 flats have been completed in the I phase. Work in II phase has also been started.

**Main features of the project are as under:**

1.	Total Project cost	-	Rs. 108.10 Crores (Ph-I) Rs. 41.10 Crores (Ph-II)
2.	No. of flats	-	(Ph-I) - 2976 (Ph-II) - 1116
3.	Date of commencement	-	06.09.2006
4.	Schedule date of completion	-	05.03.2010
5.	Total land area of the scheme	-	6.76 Hect. (Ph- I & II)
6.	Super Built up area of each unit	-	34.45 sqm
7.	Built area	-	23.19 sqm
8.	Total no. of Blocks	-	(Ph-I) - 16 (Ph-II) - 6
9.	No. of units in each block	-	186 (GF 18, First to seventh floor 24 each)
10.	Total expenditure incurred	-	Rs. 30.61 Crores

This Dwarikapuri scheme at Jaipur is a fast track project under "SUARAJ" (State Urban Agenda of Rajasthan). In the I phase, 13771 registrations were received, but after shortlisting 3450 applications, rest were refunded the application money. House no. draw has been done for 360 applicants. In the II Phase, approximately 4750 applications were received for registration and 1500 applications have been short listed by priority draw.



**DWARIKAPURI (IN JODHPUR, UDAIPUR & KOTA ):**

In line with the Dwarikapuri at Jaipur, RHB has opened this multi-storied flats scheme at Jodhpur and Udaipur also. Applications of registrations have been received to the extent of 882 in Udaipur for 192 flats at Savina II (behind FCI) and 5811 in Jodhpur for 1100 flats at Kudi Bhagtasni Scheme. 166 Flats at Udaipur and 432 flats at Jodhpur have been taken up.

11000 Registration applications have also been received in Kota for 120 flats.



**RAJ AANGAN YOJNA:**

This scheme has been taken up for Non-Resident Rajasthanis and Indians at Pratap nagar, Sanganer. Under this scheme, 301 registrations have been made out of 303 houses, planned in the scheme (one house has been reserved for guest house). So far, **290** bungalows have been taken up, out of which 239 were completed and possession letters have been issued for 201 houses and 170 Houses are Handed over. The remaining **13** bungalows shall be taken up after settling disputes with Khatedars. Most of the development works have also been accomplished.

In this scheme, 303 bungalows in three different designs i.e. the Rajasthani Haveli, the ethnic Indian house and the Country house, aesthetically designed, with each one of those high end facilities one is accustomed to have been planned.

The bungalows at Raj Aangan come in a range of built up areas varying from 1750 to 4600 sqft., nestling in plots ranging from 500 to 1500 sqm, with provision for personal pleasure like swimming pool, Jacuzzi, fountain, lawn, driveway and garage etc.



**Jhulelal Market in Mansarovar:**

For rehabilitation of the displaced "Thari" holders of Mansarovar scheme in an organised manner, a modern commercial complex namely "Jhulelal Market" on the Kshipra Path in Sector -14 of Mansarover Scheme has been proposed at a project cost of Rs. 358 Lacs and work, too, has started and completed. For the registered applicants of the special registration Scheme 2003, 526 Shops of size 2.00x3.00 m have been constructed. Cost of each shop is around Rs. 2.25 Lacs.

All the shops are completed 268 shops are allotted by lottery on 3-07-2008 and allotment letter have been issued.



**"Veerangana Vihar", a multistoried residential scheme for war-widows:**

As per the reports of Sainik Kalyan Board, there are as many as 30,000 war widows, whose spouses laid their lives in various war & other strategic operations. On behest of the initiatives of the Govt., RHB carved out a scheme of residential flats at Pratap Nagar Sanganer, Jaipur solely dedicated to the respected war widows to cater to their long cherished dream of owning a house.

RHB has launched the scheme on 12<sup>th</sup> Dec 2006. Applications to the extent of 63 & 144 were received in LIG & MIG-A category and as such, 207 flats have been taken up. MIG-A flats are at the stage of III<sup>rd</sup> floor whereas LIG flats are at X<sup>th</sup> floor level completed.



**"PRATAP APARTMENTS-Multistoried Residential Scheme in Pratap Nagar:**

Looking to the paucity of land & the long waiting period of the pending registered applicant in Sanganer, Board has decided to build multistoried flats (Stilt+10 stories) under group Housing Scheme on the residential plots of 57476 sqm. in sectors 29 Pratap Nagar, Sanganer, Jaipur at the project cost of Rs. 127.73 Crores. For the 1755 applications received (LIG-1017; MIG "A"- 300; MIG "B"- 230 and HIG-208), 913 flats (LIG-597; MIG "A"- 156; MIG "B"- 110 and HIG-50) have been taken up. 597 LIG flats are at X<sup>th</sup> floor level and MIG-A-76 flats are at VI floor level and 80 flats are at III<sup>rd</sup> floor, MIG-B flats are at IX<sup>th</sup> floor and HIG flats are at X<sup>th</sup> floor level.



**"ARAVALI APARTMENT" Bhiwadi:**

In this Self financing scheme, 160 LIG (G+3) flats have been started. For 128 MIG-A, 96 MIG-B 224 flats (G+8), tenders have been invited. For HIG 64 flats (G+8), A&F case is in process. 1253 registration applications were received. Priority lottery has been drawn.



**"MEWAR APARTMENT" Pratap Nagar:**

Self financing multi-storied residential scheme (G+9) was initiated in Pratap Nagar Scheme, Sanganer. In this, 316 HIG flats are proposed. 960 registration applications have been received.



**"RAMKRISHNA APARTMENT" & "KAVERI APARTMENT" Mansarovar:**

Self financing multi-storied residential scheme was initiated in Mansarovar Scheme, Jaipur. In Ramkrishan Apartment, 72 flats out of 126 MIG B flats (St+9) have been started & for remaining 54 flats, tenders are in process. In Kaveri Apartment HIG - 24 flats (St+4), tenders are being invited. 115 registration applications have been received for R.K Apartment, 39 registrations have been received for Kaveri Apartment. Priority lottery has been drawn on 30.05.08.







**RAJASTHAN HOUSING BOARD**  
PERFORMANCE CHART FOR THE YEAR 2008-09 (upto Dec, 2008)

Dec-08

S. No.	Circle	Taken Up			Completion			Allotment			Possession		
		Target	Ach. 12/08	Ach. %	Target	Ach. 12/08	Ach. %	Target	Ach. 12/08	Ach. %	Target	Ach. 12/08	Ach. %
1	Jaipur - I	3491	656	18.8%	1803	587	32.6%	3164	514	16.2%	1475	367	24.9%
2	Jaipur - II	326	72	22.1%	312	221	70.8%	316	0	-	744	355	47.7%
3	Jaipur - III	2370	771	32.5%	919	773	84.1%	1348	364	27.0%	1675	836	49.9%
4	Jodhpur - I	621	321	51.7%	1102	783	71.1%	746	288	38.6%	930	422	45.4%
5	Jodhpur - II	1493	389	26.1%	591	157	26.6%	668	331	49.6%	982	419	42.7%
6	Kota	1715	87	5.1%	791	62	7.8%	952	83	8.7%	467	122	26.1%
7	Udaipur	2188	872	39.9%	1315	735	55.9%	1223	893	73.0%	1250	616	49.3%
8	Alwar	1467	435	29.7%	1065	628	59.0%	858	137	16.0%	882	87	9.9%
9	Bikaner	890	342	38.4%	601	266	44.3%	639	115	18.0%	859	364	42.4%
	<b>TOTAL</b>	<b>14561</b>	<b>3945</b>	<b>27.1%</b>	<b>8499</b>	<b>4212</b>	<b>49.6%</b>	<b>9914</b>	<b>2725</b>	<b>27.5%</b>	<b>9264</b>	<b>3588</b>	<b>38.7%</b>