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Rajasthan Housing Board: Affordable housing for all



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bid amount within a week's time and as soon as they deposit the amount they are being given the possession of the flats/houses. The scheme has become so popular that more than 3000 people have got themselves registered online and on 1st Wednesday housing board could sell 381 houses worth rupees 58 crores, on second Wednesday 320 houses worth 45 crores, on third Wednesday 257 houses for 34 crores and on fourth Wednesday 255 houses worth 41 crores and in total within 12 days of e-bid submission 1213 houses worth rupees 178 cr have been sold and it has become a new world record of selling such a big number of properties during such a short span of time by online process. Notably, earlier in last November housing board had sold 1010 properties worth Rs. 262.5 Cr in 35 days and this was recognized by the World Book of Records and the certificate was given to CM Rajasthan and Commissioner of RHB. The scheme is still on and getting very good response from the poor and common people because the installment of the of the house is almost equal to the rental they are paying for their existing dwelling units. This is a very positive move of RHB during these covid times. It is seen that people residing in the walled city of Jaipur are more keen to buy these props or dwelling units in the outer colonies of RHB. Commissioner Pawan Arora proudly says that we are trying to live up to our slogan 'mandal ka hai sapsna-sabka ghar to apna'.

In the era of coronavirus pandemic from WHO to Central/State govts everyone issued instructions and suggested the quarantine for the positive/suspected patients and for the travelers. RHB also took a lead in this and prepared quarantine centers for almost 7500 people in a record 10 days time, RHB had 700 houses in Nailla and almost 1500 flats in Mahla and within 10 days they were converted to well equipped quarantine centers with proper light, water, cooling and toilet arrangements. If we look back, RHB was about to be shut down in the last BJP regime as the then chief minister was very annoyed with poor performance, the large inventory of almost 20000 unsold houses and the quality issues and she had restricted RHB to take up any new project and virtually RHB was on a verge of closure but as soon as the Gehlot gov came in power, CM decided to revive the board and in the first cabinet meeting he gave this tough task to UDH minister Shanti Dharwal to improve the goodwill of RHB and revive it. The enthusiastic and experienced Dharwal promised the



CM to implement his instructions. The charge of Chairman RHB was already with Mr. Bhaskar Sawant, who happens to be Principle Secretary of Urban Development Department and on the post of Commissioner, Pawan Arora was appointed, who having a long experience of Urban issues and is considered a very effective and result oriented administrator. It was a big challenge to infuse energy and enthusiasm in the team of a sleeping organization and to sell almost 20000 unsold houses. Commissioner Pawan Arora showing his unique leadership skills and marketing strategy prepared a blueprint to revive the RHB. Looking to the depleted condition of the unsold inventory Arora proposed a 25 to 50% discount and the state government agreed to it and people got attracted towards RHB houses. To bring back the faith of people and to maintain transparency Arora brought the system of e-auction.

World Record in E-Auction
In the first phase the list of almost 9000 houses of all categories were made available online with their reserve price, discount, minimum bid price, location and floor plan etc. the process was so simple that only in 35 days time RHB sold 1010 houses worth rupees 162.5 cr.
After e-auction, Wednesday Auction Festival gained popularity
After the successful experiment of e-auction, Commissioner Pawan Arora started working on a strategy to maintain the same pace of selling houses and for the not so computer friendly lot RHB came up with a new scheme and named it 'Budhwar Neelami Utsav' (Wednesday Auction Festival). The properties were listed with full details on the RHB website again and any person could give his auction proposal in a sealed envelope in the offices of board from 10am on every Monday to 4pm on every Wednesday. Every Wednesday the auction proposals were opened at 4.30 pm and list of

successful bidders was declared. After e-auction, this scheme became a hit and so far more than 1500 properties have been sold in this scheme- and earned revenue of more than Rs 200 crore.
Swarna Jayanti Uphaar Yojana
The Board on the completion of its 50 years in this year launched Swarna Jayanti Uphaar Yojana between January 22 and February 19, 2020. The every buyer of Budhwar Neelami Utsav was given a Mixer Grinder as a prize. Besides this, one out of five purchasers were given an Activa Scooter as gift. Five Alto Cars were also given as bumper prize, including all the buyers in the lottery, this also attracted a lot of buyers and RHB could sell almost 1200 more houses. By now RHB has successfully sold almost 4500 houses worth RS.500 Cr in last 8 months, which is a record and the process is still on.

Once RHB regained this confidence that it will clear its large inventory of unsold house in the coming months Commissioner and his team planned for few more schemes for the common man and for some neglected sections of te society.
City Park coming up at Jaipur's Mansarovar
A huge City Park is being developed on 2,12,153 square metres of land (52.42 acres) between VT Road and Aravali Marg in Mansarovar on the directions of Chief Minister to improve the environment, beautification and to give healthy living conditions to the residents of Asia's biggest colony. Facilities such as walkways, jogging track, parking blocks, entrance plazas, water bodies, fancy lighting , sculptures, beautification, sound system, furniture, botanical garden and children play area and sanitization stations will be developed in this Park. Besides this more than 21,000 plants of different varieties will be planted here. The extended area of the park will have a huge beautiful Fountain Square

with musical fountains and beautiful landscaped area.
State's first coaching hub coming up in Jalpur's Pratap Nagar

Looking to the mushroom growth of coaching centres in residential areas and the problem of traffic, parking and poor safety of the students , On RHB's proposal Chief Minister Shri Ashok Gehlot in his budget speech had announced a coaching hub with capacity of 60,000-70,000 students on an area of 68,000 square-metre in Pratap Nagar, Jaipur. The DPR of the coaching hub has been approved and work has also started. Apart from the well equipped classrooms- Auditorium, library, Wellness centre, gym, food court, parking, cycle track, hostels and other such facilities will be developed in the premises of coaching hub.

The construction of this coaching hub will cost Rs 231 crore and the board will get revenue of approximately Rs 416 crore from this project. There will total eight institutional towers, of which five will be built in the first phase and three towers in the second phase. Each tower will be of seven-story in which one lakh square feet area will be built. Underground parking will be developed under all these buildings. Seven storied library of 70,000 square feet, an auditorium with capacity of 800 people will also be built. Four plots of 1100 square metre each have been carved for hostel and PG. The construction of coaching hub will start in July 2020 and will complete in December 2023. The first phase will get completed by September, 2022.

Construction of Chowpatty in progress at Jaipur, Jodhpur and Kota
Jaipur Chowpatty is under construction at Pratap Nagar and Mansarovar. Commissioner himself is regularly monitoring the work. Jodhpur and Kota cities will get new identity with construction of Chowpatty at Chaupasani Residential Scheme in Jodhpur and at Kunhadi Residential Scheme in Kota. With coming up of these Chowpatties, varieties of tasty food will be available and local people along with domestic and foreign tourists will get a good place for eating food and will become a centre of attraction.
Unsold shops at Jhulelal Market started selling on premium

Shops at Jhulelal Market in Mansarovar were lying unsold for almost 12 years and they were getting depleted. The Commissioner made special efforts and allotted 266 shops to Tibetan refugees at Jhulelal Market to resolve the problem of finding a suitable place every year for their temporary market. These shops

were provided to them on the fixed reserve price of 2014-15 on easy instalments. The remaining shops were sold to general public on open counter sale via lottery, there was long queue of purchasers and now these shops are selling on premium.

Housing scheme for teachers and constables

RHB launched Mukhyamantri Shikshak Awas Yojana for teachers and Mukhyamantri Prahari Awas Yojana for constables at sector 26 in Pratap Nagar, Jaipur. Around 576 flats will be built in these schemes on 20,925 square metre area. Cost of a flat will be Rs 15.70 lakh and applicants by depositing 10% of the cost that is Rs 1.70 lakh could do the registration. The scheme was over subscribed and received more than 700 registrations. UDH Minister Shri Shanti Dharwal has laid the foundation of this scheme on May 27, 2020 and work is on full swing.

Mahatma Gandhi Dastkar Nagar Yojana

Chief Minister on October 2, 2019 re-launched Mahatma Gandhi Dastkar Nagar Scheme. Looking to the poor economic conditions of dastkars (craftsman), a discount of Rs 1.36 lakh was given on the fixed price. After this discount the house cum workshop are available to craftsman for just Rs 14.99 lakh instead of Rs 16.35 lakh. Open Air Theatre, Chowpatty and a large exhibition place are being constructed there to increase the footfall of local people and tourists.

Precious land freed from encroachment

The Housing Board in last six months has freed its land worth around Rs 300 crore from encroachment. Thousands of square metres of land in Mansarovar and Pratap Nagar in Jaipur were freed from encroachment with the help of police and now action plan is being made in the public interest on these lands.

Launch of Mahatma Gandhi Sambal Awasiya Yojana, Badli in Jodhpur

New scheme Mahatma Gandhi Sambal Awasiya Yojana is proposed on 50 bighas of land in Badli, Jodhpur on which 488 houses will be built including 153 for economically weaker section (EWS) and 335 houses for low income group (LIG) on 30 bighas in the first phase. (Estimated cost of EWS house is Rs 4.65 lakh and LIG is Rs 6.85 lakh)

Launch of Ayush Market in Jaipur's Pratap Nagar

Ayush Market has been launched in Pratap Nagar near newly built Rajasthan University of Health Sciences and Narayana Hridayalaya. The RHB will get revenue of approx Rs 28 crore from

auctioning 54 commercial showroom plots.

RHB Atish Market

In Mansarovar on main Gopalpura by pass and famous Shipra Path RHB Atish Market has been developed with 94 commercial plots of which more than 20 plots have been sold on very high price.

RHB will build houses for the MLAs

Chief Minister Shri Ashok Gehlot impressed with the performance of Rajasthan Housing Board took a big decision and made housing board the nodal agency for building houses for MLAs. It is to be mentioned that earlier JDA was made the nodal agency for this project. A meeting in regard to this project has been organised under the chairmanship of assembly speaker Shri CP Joshi. The assembly is giving the ownership rights of Jalupura and Vidhayak Nagar lands to the housing board. The RHB will dispose off these lands to bear the cost of this project.

21 residential schemes in 14 cities to be launched

RHB will launch 21 residential schemes in 14 cities of the State in which 12,351 houses will be built. Besides this, 2652 flats will be constructed under Mukhyamantri Jan Awas scheme at five places in Jaipur. These housing schemes will be launched at Siroli, Vatika, Mahla, Indira Gandhi Nagar extension in Jaipur, Newai in Tonk, Savina Kheda, South extension-Udaipur, Devali, Bhindar, Abu Road in Sirohi; Navader-Udaipura in Dungarpur; Shahpura in Bhillwara; Shastri Nagar in Banswara; Suratgarh in Sriganganagar; Badli in Jodhpur; Bhiwadi, Shahjahanpur in Alwar; Kishangarh, Nasirabad in Almer and Shivbati in Bikaner.

RHB act modified for empowerment

The Rajasthan Assembly has made amendment in the Board Act for the first time in the history of 50 years of RHB to empower it for removal of encroachments from its properties and to recover its dues or instalments from the defaulters through seizure or attachment. Under the Rajasthan Housing Board Amendment Act, 2020, an enforcement wing has been also been constituted to implement the newly added provisions of the act.

It's a unique example which justifies the famous proverb "If there is a will, there is a way". The sleeping and almost closed RHB is running fast now and has regained its lost glory in a very short span. Commissioner Arora share its credit with the Vision of the Chief Minister , regular guidance from the UDH minister , free hand and full support by the Chairman and the entire RHB team.