

Housing



Introduction:

The Department of Housing undertakes various activities mainly relating to the framing and implementation of various Social Housing schemes through the Directorate of Housing and West Bengal Housing Board. Besides, there are two other Directorates under the administrative control of the Housing Department viz. the Estate Directorate and the Brick Production Directorate, responsible mainly for the management of different Government Housing Estates and production, supply of quality bricks at reasonable price respectively. Housing Department has also taken up construction of dwelling units for Economically Weaker Sections of People. The Scheme has been named as “Gitanjali”.

Achievements

Budget provision & expenditure during last one year has gone up compared to previous years.

Financial analysis (Rs. In Cr.)

Financial Year	Budget Provision	Financial Achievement (Expenditure)	Remarks
2009 – 10	523.00	67.52	12.91%
2010 – 11	575.00	130.34	22.67%
2011 – 12	600.00	146.63	24.44%

EWS Housing Scheme - “Gitanjali” & “Amar Thikana” are also pacing up in progress.

(Rs. In Cr.)

Financial Year	Budget Provision	Financial Achievement (Expenditure)
2009-10	500.00	53.74
2010-11	500.00	113.55
2011-12	525.00	126.97

Release of Fund for E.W.S. Housing Scheme to different Departments has also improved considerably.

Name of the Department	Release of Fund (Rs. in Cr.)		
	2009-10	2010-11	2011-12
Minority Affairs & Madrasah Education Department	1.57	5.55	3.73
Backward Classes Department	9.83	14.06	23.89
Forest Department	8.87	14.57	29.91

Sector wise construction performance has also moved up

Sector	Financial achievement (spent) (in Cr.)		
	2009-10	2010-11	2011-12
Working women hostel	0.58	0.04	0.77
Housing for LIG	0.17	0.73	0.76
Construction of Night shelter	0.00	0.57	0.50
Construction of rental housing estate for govt. employees	2.59	5.68	4.14
Replacement & renovation of govt. housing estates	4.18	4.85	10.74

Special emphasis has also been given to housing for economically weaker sections including minority community with a view to optimizing planning proportions. Apart from the four Districts viz. Malda, Murshidabad, Uttar Dinajpur and Dakshin Dinajpur previously taken under “Gitanjali” scheme, EWS Housing Scheme for poor people, has been extended to five more Districts viz. Nadia, Hooghly, Bankura, North 24-Parganas and South 24-Parganas. The Dwelling Units will be given to the people free of cost.

This Department has adopted a new policy recently and contemplates to construct night shelters within the campus of Medical Colleges/ Districts/ Sub- Divisional Hospitals in urban areas for the purpose of benefit of patient parties and night shelters at Bus-Stands through urban local bodies for providing shelters during night to stranded passengers coming from rural areas to visit District / Sub-divisional Head Quarters of the Districts for attending Collectorate / SDO Office / Courts / Hospitals etc. for their need. After construction, management of the Night Shelters will be handed over to the concerned Hospital Authorities and local authorities respectively.

Apart from this the department has decided to construct Night Shelter –cum- Bus Shelter-cum – Pay & Use toilet throughout the state at every 50 kms of the National Highways, State Highways and other important roads for the passengers, specially the women journeying by road.

Significant Policy Initiatives & Future Plans

- a) **All quota systems in respect of allotment of flats have been abolished.**
- b) Allotment of flats in Rental Housing Estates (RHE) for the govt. employees and the Public Rental Housing Estates for LIG, MIG, and HIG people was a very cumbersome process so far and inconvenient for the eligible persons and for different Government Employees. With a view to bringing transparency in the system, allotment of flats will be done through application of soft ware by a fully computerised system on first come first serve basis and the details of possession and allotment of such flats will be put to the departmental WEBSITE (to be launched shortly) wherefrom everyone will be able to know one's position in the waiting list and flats which are under unauthorized occupation.
- c) Henceforth all the works of the department with an estimated cost above Rs. 2.00 lakh will be taken up through e-tendering for ensuring transparency.
- d) In case of repairing works, five year compulsory maintenance contracts will be made. Previously there were no such system of maintenance contract and the quality of the works was not satisfactory for ensuring a healthy and habitable condition. Henceforth the name of the Contractor, his Phone/Mobile No. and the tender value for 5 (Five) years maintenance contract will be displayed in 3 to 4 places of each Housing Estate.

- e) For more than three decades the buildings constructed by the department were of old fashion and design without the foresight compatible with the demands of the day. Henceforth, in the multi-storied buildings there will be a 6' wide exit and provision for an additional emergency exit is being considered to combat the crisis arising out of different types of emergencies including fire hazards, earth-quake etc.
- f) There will be a seven member Technical-cum-Works Committee under the Chairmanship of Secretary, Housing Department for examining the tenders of the Housing Department and monitoring all the works including technicalities, purchase and payment of Housing Directorate.
- g) There will be a seven member Running Project and Repairing Monitoring Committee for monitoring all the Running Projects and Repairing works of the Housing Department including all purchase & payment.
- h) Due to the existence of the Arbitration Clause in the tenders of the Housing Deptt., the Govt. had to incur loss of public money to the tune of few crores. Now steps are being taken to withdraw the Arbitration Clause to put a check on the huge leakage of public money.
- i) Special emphasis has been given to the people living in the forest area, Jangal Mahal, Hill areas of Darjeeling, AILA affected areas of Sundarbans and to the Minority, SC, ST and OBC people for construction of EWS Housing 'Gitanjali & 'Amar Thikana'. **The poorest of the poor will be given special priority.**

BRGF: -

- j) With a view to make the Housing programme for Economically Weaker Section of people (EWS) more effective and to address the problem of regional imbalances in respect of housing for poor people special stress has been given to the Backward regions (Districts) of the state, Construction of **34,758 dwelling units** has been proposed under **Special Grant from BRGF in 11 backward districts of the state (Purulia, Paschim Medinipur, Purba Medinipur, Bankura, Jalpaiguri, Birbhum, South 24 parganas, Malda, Mursidabad, North Dinajpur and South Dinajpur) including Left Wing Extremist areas (LWE)**, with proper matching share of Rs. 45.18 crore from the State Budget. The total project cost is Rs. 162.24 crore. Families enlisted under BPL category will be eligible for the scheme.

West Bengal Housing Board (WBHB)

- a) **Henceforth all quota systems will be abolished from WBHB in respect of allotment of ownership flats.**
 - b) All tenders of Housing Board worth more than Rs. 2.00 lakh will be done through e-tendering.
 - c) A separate WEBSITE will be opened shortly which will enable the common people to get all information about their position in regard to allotment of flats and other details.
 - d) So far there was lack of transparency in the system of lotteries conducted by Housing Board for allotment of ownership flat. Henceforth the lotteries for such allotment will be done openly in presence of different dignitaries and also the media and also the applicants through randomisation with a fully computerised system.
 - e) In case of rejection of any application for allotment of flats so far nobody could clearly know the reasons for such rejection of his/her application, henceforth the
- Housing Board will clearly inform the applicants regarding the reasons as to why his/her name has not been considered for lottery.
- f) So far application forms for purchase of flats were available from one bank only and it was very difficult for obtaining such forms. Now, all the application forms will be made available from at least 4 (four) Nationalised Banks in place of only one bank in order to impose transparency in the whole system.
 - g) There will be one Technical-cum-work Committee consisting of nine members for monitoring and supervising all works of WBHB including technicalities, purchase and payment.
 - h) There will be a nine-member Monitoring Committee for monitoring the works of Joint Venture Companies (JVC) and Assisted Sector Companies (ASC).
 - i) Owing to the existence of the Arbitration Clause in the tenders of WBHB the Board had to incur loss of few crores of public money. Now steps are being taken to withdraw the Arbitration Clause to put a check on the huge leakage of public money for the sake of survival

