

Respected Speaker Sir,

On the recommendation of the Hon'ble Governor, I propose that a sum of Rs. **752,77,31,000/-** (Rupees seven hundred fifty two crore Seventy Seven lakh thirty one thousand) only be granted for expenditure during 2012-2013 under Demand No. 28.

Head-wise break-up of the Demand is as follows:-

Sl. No.	Head of Account	Amount (Rs. In crore)
1	2216-Housing	89.4164
2.	2217-Urban Development	0.0000
3.	2251-Secretariat-Social Services	5.0032
4.	2852-Industries	16.8029
5.	4210-Capital Outlay on Medical and Public Health	2.5000
6.	4216-Capital Outlay on Housing	639.0506
	Total	752.7731

Under Demand-28 the Non-plan allocation under the current year's budget is Rs.105.7731 crore and allocation under plan head is Rs. 647.00 crore. The change that has taken place with the blessings of "Maa-Mati-Manush" will form a new Bengal. We are committed to activate the progress of West Bengal in Housing Sector under the **active leadership of Smt. Mamata Banerjee, Hon'ble Chief Minister of West Bengal keeping in mind her vision and philosophy.** It has already been announced by the Hon'ble Chief Minister, Government of West Bengal that Housing Department will take up construction of 20,000 (twenty thousand) flats for Minority people and 10,000 (Ten thousand) houses for the Fishermen.

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2. Under the able guidance of Hon'ble Chief Minister Smt. Mamata Banerjee the Website of Housing Department will be launched very shortly. It is well known to the Hon'ble members that 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. The Government Employees and others had to wait for years and to run from desk to desk with utmost despair to get allotment of a flat to stay in. The incumbents did not get flat in order of their serial no. and quite often applicants with later serial nos. used to get flats before. With a view to bringing transparency in the system, allotment of flats will be done through application of software 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 wherefrom everyone will be able to know his position in the waiting list and also know possession details of each flat of any Housing Estate throughout the state, i.e. who is possessing a particular flat, which are vacant, and which are under unauthorised occupation.

3. Sir, I will also avail of this opportunity to inform the Hon'ble members of the House that under the able leadership of our Hon'ble Chief Minister the Housing Department has decided to bring about some important and fundamental changes in the system of its functioning for the sake of optimum level of efficiency and transparency e.g.

- a) **As per instruction of our Hon'ble Chief Minister all quota system in respect of allotment of flats have been abolished.**
- b) Henceforth all the works of the department, estimated cost of which is above Rs. 2.00lakh will be taken up through e-tendering for ensuring transparency.
- c) In case of repairing works five year compulsory maintenance contract will be made. Previously there were no such system of maintenance contract and the quality of the works were not satisfactory for ensuring a habitable condition. 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.
- d) For more than three decades the buildings constructed by the department were of old fashion and design without any foresight compatible with the demands of the day. There was only one gate for a multi-storeyed building, that too of 3' width only. Henceforth in the multi-storeyed 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 etc.
- e) 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 of Housing Directorate.

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- f) There will be a seven member Monitoring Committee for monitoring all the Running Projects of the Housing Department.
- g) Due to the existence of the Arbitration Clause in the tenders of the Housing Department., 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.

4. The Hon'ble members are well aware that *Shelter is a basic human need next only to food and clothing*. At the end of the 10th Five Year Plan, the housing shortage has been estimated as 2.47 crore in urban India. West Bengal has been worst hit by this acute housing scarcity. The contributing factors behind such scarcity are

- (a) Adverse land-man ratio owing to high population growth
- b) Large migration from other states of the country
- c) Continuous urbanization leading to degeneration of joint families
- d) Migration to cities, towns and other urban agglomerations vis-à-vis expanding economic activities
- e) Devastating effects of various natural calamities like "Aila", river erosion and flood deemed as perennial problems of the state
- f) Displacement of families for industrialization and urbanization and above all **lack of foresight, political will and effective and proper vision planning during past few decades.**

In West Bengal 19.77% of population in rural areas and 19.17% of population in urban areas are living in **uninhabitable** condition as per National Sample Survey Organization report Published by Ministry of Statistics and Programme Implementation, Govt. of India in the year 1994 after 49th round comprehensive survey conducted by them. In rural areas total number of families living in one room Kuchha house is **44 lakh 58 thousand 942** as per Rural Household Survey held during 2007-08. In urban areas slum dwellers and squatters contribute mainly to the acute housing shortage. In the light of National Urban Housing and Habitat Policy, 2007 this housing shortage pertains mostly to the Economically Weaker Sections (EWS) and Low Income Groups (LIG) of people.

Accordingly, this budget has been prepared which provides execution of different social housing schemes for different categories of people belonging to Economically Weaker Section (EWS) / Low Income Group (LIG) / Middle Income Group (MIG) / Higher Income Group (HIG), for the State Government employees and Public Rental Houses for general people even in the face of the constraints of limited resources and scarcity of suitable land **and legacy of improper planning which took place in the last few years.**

The Urban Development Department, Kolkata Improvement Trust, Different Corporations and Municipalities, different Development Authorities, other Government bodies and different Private Organisations have also taken up many housing programmes in urban areas. The housing schemes under **Indira Awas Yojana** (I.A.Y.) meant for the rural poor people are being implemented by the **Panchayat and Rural Development Department** of the Government of West Bengal through three-tier Panchayati Raj system in our State. Moreover some other Departments namely Fisheries Department, Backward Classes Welfare Department are executing Housing Projects for the poorer people of backward classes including SC, ST and Minorities. **Minority Affairs & Madrasah Education Department** has also taken up Housing Schemes like IAY pattern in some **rural areas under Multi Sectoral Development Plan (MSDP) of their own.**

Out of the Plan fund of Housing Department the following Departments are executing EWS Housing Scheme “**Gitanjal**” and “**Amar Thikana**” of Housing Department meant for poor families belonging to Economically Weaker Sections of the community:

- a) Panchayat and Rural Development Department;
- b) Fisheries Department;
- c) Backward Classes Welfare Department;
- d) Minority Affairs & Madrasah Education Department;
- e) Forest Department;
- f) Sundarban Affairs Department and;
- g) Paschimanchal Unnayan Affairs Department.

5. I like to inform the Honourable Members that a total **plan allocation of Rs. 647.00 crore (Rupees six hundred forty seven crore)** has been proposed under Demand No. 28 under Plan Head (core plan outlay) for implementation of different schemes during **2012-13** by the Housing Department. **Out of this Rs. 529.18 crore has been allocated only for construction of houses of the Economically Weaker Sections of the society. Families with a monthly income of Rs. 6,000/- or less will be eligible for the scheme.**

Under the able guidance of our Hon’ble Chief Minister Smt. Mamata Banerjee special stress has been given to mitigate the housing problem of the distressed people of

(a) Jangal Mahal comprising three districts namely Paschim Medinipur, Purulia and Bankura where the poor people had to face enormous economic hardship, torture and exploitation so far.

(b) **The Hill areas of Darjeeling District** where plight of the people remained hitherto un-noticed and their basic minimum needs remained unattended

(c) **The “Aila” affected** people of coastal Sunaderbans who were grovelling in abject poverty

(d) The down trodden people of **Minority community** of the state who had been long denied the benefits recommended by **“Sachar Committee”** and

(e) The poor and distressed people of **S/C, S/T and OBC community**.

Special priority will be given to the poorest of the poor.

6. Under **Rental Housing Scheme meant for accommodating State Government employees** who are in service in Kolkata and in different districts a sum of **Rs. 15 crore** (Rupees fifteen crore) has been proposed in the Budget for construction of flats During 2012-13.

7. During 2012-13 a sum of **Rs. 1.80 crore** has been proposed in the Budget for the purpose of construction of accommodation for **Working Women (Working Women’s Hostels)**.

8. This Department has decided to construct Night Shelters within the campus of different Govt Hospitals in Kolkata/ Districts / Sub-Divisions in consultation with the Health & Family Welfare Department of this Government for the purpose of benefit of patient parties. Night shelters, passenger shed for the passengers and Pay & Use Toilets will be constructed at **bus stands, on the Nation Highways, State Highways and other important roads at every 40/50 kms. interval** throughout the state. During the last three decades, the then Government did not pay any attention to the sufferings of the people, especially the women, deprived of any toilet facility while on their journey by road which is the minimum requirement of a civilised society.

During **2012-13, a sum of Rs. 1.00 crore** (Rupees one crore) has been proposed in the Budget for the purpose of construction of Night Shelters, Passenger Shed and Pay & Use Toilet at Bus Stands and Highways for passengers as well as for construction of Night Shelters at different Govt. Hospitals across the state for patient parties.

9. During 2012-13, a sum of **Rs. 6.00 crore** (Rupees six crore) has been proposed in the Budget for implementing construction of houses under fully subsidised housing scheme through the Chief Conservator of Forests (**@ Rs.1.50lakh /unit**) for the poorest tribal forest villagers residing within the forest villages of North Bengal.

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10. With a view to providing proper shelters, free of cost, to the poor, the Government of “**Maa-Mati Manush**” in Housing Department **has laid proper focus** on construction of houses for the Economically Weaker Section of people. This scheme is being implemented in the rural areas and non-Municipal urban areas in coordination with seven other Government Departments and statutory organizations viz. WBHB, WBHIDCO etc. under the name of ‘**Gitanjali**’ and ‘**Amar Thikana**’. The Departments executing the scheme ‘**Gitanjali**’ are:

- a) Fisheries Department
- b) Backward Classes Welfare Department
- c) Minority Affairs & Madrasah Education Department
- d) Forest Department
- e) Sundarban Affairs Department and
- f) Paschimanchal Unnayan Affairs Department.

The objective of the scheme is to provide proper shelters to the economically weaker section of society as well as to create additional employment opportunities for construction workers etc. The cost of such dwelling units for new construction on beneficiary’s land in rural areas varies across the span and terrain of the state as follows owing to different soil and climatic conditions:

- (a) **Rs. 1.67 lakh** for beneficiaries in general residing in **Rural areas of plains**;
- (b) **Rs. 1.23 lakh** for **fishermen residing in non-coastal** areas to be implemented by Fisheries Department;
- (c) **Rs. 1.94 lakh** for beneficiaries residing in the **Forest fringe areas of Sunder bans** to be implemented by Forest Department and beneficiaries residing in other **Non-Forest Coastal areas** to be implemented by Sundarban Affairs Department & Fisheries Department;
- (d) **Rs. 2.51 lakh** for beneficiaries residing within the **Forest fringe areas and Forest villages in Hill areas of Darjeeling District** to be implemented by Forest Department;
- (e) **Rs. 3.00 lakh** within the **Forest villages of Jalpaiguri District** to be implemented by Forest Department.

The cost of such dwelling units in for new construction in Non-Municipal Semi-Urban areas are as follows:

- (i) **Rs. 1.67 lakh** - for **single –storied** building on beneficiary’s land;
- (ii) **Rs. 3.30 lakh** – for **Multi-Storied** building on the own land of implementing Government agencies or Government land.

In this budget during 2012-13 a sum of Rs. 529.18 crore (Rupees five hundred twenty nine crore eighteen thousand), has been proposed with provision of Rs. 50.00 crore for urban and Rs. 479.18 crore (Rupees four hundred seventy nine crore eighteen lakh) for rural areas with special emphasis for Minorities for the purpose of construction of such housing scheme (**Gitanjali & Amar Thikana**). Construction of housing complexes in cluster approach is being explored for the EWS people in suitable areas dovetailing with the programme '**Nija Griha Nija Bhumi**' launched by **L & L R Department**.

Panchayat and Rural Development Department is implementing the scheme '**Amar Thikana**' at a unit cost of **Rs. 45000/-** for the plains and **Rs. 48500/-** in Hills, difficult areas and coastal areas.

Families with Monthly income of Rs. 6000/- or less will be benefitted under the scheme.

Housing Schemes under Backward Region Grant Fund:

Construction work of houses has been proposed **under Special Grant from BRGF for construction of 34,758 dwelling units 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) and matching share from State Budget is proposed for Rs. 46.82 crore.** The proposal has been sanctioned by the Planning Commission of the Government of India and the Central Government has approved an amount of Rs. 117.06 crore from Central Fund for the project and **already allotted Rs. 40.00 crore in the 1st phase.** The total project cost is Rs. 160.0013 crore. The scheme will start in the year 2012-13. The area of these dwelling houses will be 20 square meter/215 square feet. **a) The unit cost will be Rs. 48,500/- for Hill, Coastal area and Jungal Mahal area; b) Unit cost for other areas will be Rs. 45,000/-.**

Prior to this there had been no contemplation or special emphasis on part of the State Government for addressing the abject housing crisis of the backward districts from BRGF or any other Central Government Fund. This is for the first time that the Government of "**Maa-Mati-Manush**" has laid proper focus on this long neglected issue and has been successful in drawing fund from Government of India under BRGF Special Grant. Under the scheme the housing crisis of the poor people will be mitigated to some extent, some employment opportunities will be open for the rural workers as well as it will address the issue of regional imbalances to some extent. **Central Government will bear 75% of the total project cost and State Government will bear the rest 25%.**

Families enlisted under BPL category will be eligible for the scheme.

11. The Housing Department decided to implement L.I.G. Housing Schemes directly to solve the accommodation problem of the low income group people especially the Minority People residing in urban areas. During 2012-13 a sum of **Rs. 2.18 crore** (Rupees two crore eighteen lakh) has been proposed in the Budget for construction of such housing schemes.

12. To mitigate the accommodation problem of the Middle Income Group people residing in urban areas, the Housing Department has taken up the programme for construction of some **M.I.G. Housing Schemes on rental basis**. During **2012-13 a sum of Rs. 2.00 crore** (Rupees two crore) has been proposed in the Budget for construction of such housing scheme.

13. The Housing Department has to maintain at present about 34000 nos. of flats of various categories throughout West Bengal. **A large number of such flats are under deplorable condition where residents are at present forced to stay in uninhabitable condition. It may be mentioned here that unauthorised occupiers, possession without payment of rent, subletting of the flats are the major problems in the R.H.Es.** Housing Department has started a door to door survey in the R.H.Es for identifying the unauthorised occupiers. After the survey is over, stern action will be thought of against the unauthorised occupier.

During 2012-13 a sum of Rs. 30.00 crore (Rupees thirty crore) has been proposed in the Budget for repair and renovation of such flats.

14. Housing Department requires some machineries, tools and equipments and Soft wares for project works / planning etc. for rendering better services by Housing Directorate, Estate Directorate and Brick Production Directorate as well as launching departmental Website and e-tendering . During **2021-13 a sum of Rs. 40.00 lakh** (Rupees forty lakh) has been proposed in the Budget for this purpose.

15. In order to make administrative improvement for proper functioning of this Department, provision has been made to allocate fund for construction of **Office-cum-residential complexes for the field officers and the Secretariat Establishment of this Department in one complex at New Town, Kolkata. An estimate of Rs. 25.02 crore for this project has been prepared.**

During 2012-13 a sum of **Rs. 5.00 crore** (Rupees five crore) has been proposed in the Budget for this purpose.

16. Honourable Members are aware that Brick Production Directorate was formed under the administrative control of this Department with the aim to produce quality bricks at low cost. The Mechanised Brick factory at Palta was established under the Directorate in the year 1966 to utilize the readily available Gangetic silt from the nearby Palta Water Works of Kolkata Municipal Corporation and to produce quality bricks mechanically. Annual production by this Mechanised Brick Factory has been reduced considerably owing to continuous operation of machineries of this factory for more than forty four years. Government contemplates to undertake some improvement of Mechanised Brick Factory at Palta. For this purpose a sum of **Rs. 1.00 lakh (Rupees one crore) has been proposed in the Budget during 2012-13.**

West Bengal Housing Board

17. Hon'ble Members are aware that the West Bengal Housing Board (WBHB), a major Statutory Organisation has been functioning since 1972 under the control of Govt of West Bengal for construction of flats for different categories of people falling under Low Income Group (LIG), Middle Income Group (MIG), and High Income Group (HIG) and selling those flats at affordable prices.

The monthly income ceilings for different income groups are; EWS-Rs. 6,000/-, L.I.G- Rs. 10,000/- to Rs. 15,000/-, M.I.G(L)- Rs. 15,000/- to Rs. 25,000/-, M.I.G(U)- Rs. 25,000/- to Rs. 40,000/-, H.I.G- above Rs. 40,000/-.

In the year 2011-12, WBHB constructed 1319 flats for the LIG, MIG and HIG people which are being sold at affordable price.

In the financial year 2012-13 WBHB will construct 5642 flats of different categories.

Hon'ble Members are aware that the West Bengal Housing Board is constructing ownership flats for Low Income Group (L.I.G) people throughout the state and the Board is doing it on cross - subsidy basis.

During 2012-13 a sum of Rs. 12.00 lakh (Rupees twelve lakh) has been proposed in the Departmental Budget for providing subsidy to West Bengal Housing Board for construction of L.I.G. flats.

During the last two decades big chunks of land had been handed over to the Joint Venture Companies (JVC) without tender at very cheap rates through non-transparent agreements with the Companies. The State Government had to incur huge loss to the tune of few crores of public money for these reasons which only served the purpose of a few persons with vested interest. The present State Government is thinking of stern action in this regard.

As per valuable instructions of our Hon'ble Chief Minister certain Important and fundamental changes have been decided to be made for WBHB e.g.:

(1) Henceforth under the instruction of the Hon'ble Chief Minister Smt. Mamata Banerjee all quota systems will be abolished from WBHB in respect of allotment of ownership flats.

(2) 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.

(3) So far no one could know how lotteries are conducted by Housing Board for allotment of ownership flats; there was lack of transparency in the system. 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.

(4) In case of rejection of any application for allotment of flats until now nobody could know the reasons for such rejection of his/her application, henceforth the Housing Board will clearly indicate the reasons as to why his/her name has not been considered for lottery.

(5) All tenders of Housing Board worth more than Rs. 2.00 lakh will be done through e-tendering.

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(6) 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.

(7) There will be one Technical-cum-work Committee consisting of nine members for monitoring and supervising all works of WBHB.

(8) There will be a nine-member Monitoring Committee for monitoring the works of Joint Venture Companies (JVC) and Assisted Sector Companies (ASC).

(9) 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 for the sake of check* on the huge leakage of public money, and thus the survival of the WBHB.

Sir, with these words I request the house to approve the demand placed by me.

Plan + Non-Plan Budget Head wise

(Rs. in Lakh)

Head	Plan	Non-Plan	Total
2216-Housing	4362.00	8479.64	12841.64
2217-Urban Development	0.00		0.00
2251-Secretariat-Social Services		500.32	500.32
2852-Industries	50.00	1580.29	1630.29
4210-Capital Outlay on Medical and Public Health	250.00		250.00
4216-Capital Outlay on Housing	55438.00	17.06	55455.06
Matching share for BRGF Special Grant	4518.00		4518.00
Total	64618.00	10577.31	75195.31