

Section 1: Executive Summary

ES- 1 Study Background

- According to census 2011, about 1/3rd of households in the state live in one room tenements, nearly 30% more live in two rooms tenements. Karnataka is one of the few states in the country attached upmost importance to the problem of housing scarcity and has increased the budgetary allocations over the years. Investments on economically weaker section have been increased year by year during the last decade. The state has spent around Rs 14126 crore on EWS housing, of which Rs 5243 crore on centrally sponsored projects & Rs 9532 crore on the state sponsored EWS housing schemes.
- The housing programmes in the state are being implemented by the organizations viz., Karnataka Housing Board (KHB), Rajiv Gandhi Rural Housing Corporation Limited (RGRHCL), Karnataka Slum Development Board (KSDB) etc. The survey conducted during 2003, to assess houseless & site less in the state by the RGRHCL, depicts that there were 12,99,789 houseless & 12,98,813 site less persons. The survey of hut dwellers, later conducted during 2009 identified around 10.50 lakh hut dwellers in the state.
- From inception RGRHCL has provided 32.54 lakhs houses & 3.05 lakh sites in the state. KHB is implementing housing projects under 3 major schemes viz (i) 100 housing projects (ii) Suvarna Karnataka programme (iii) 225 housing schemes . Since Inception nearly 1.82 lakh houses and 0.63 lakh sites have been provided by KHB.
- Due to rapid urbanization all major cities in the state are witnessing more demand for housing. To address the housing requirements, KHB under “100 housing projects” has implemented housing projects in major cities of the state including Kalaburagi, in north Karnataka. The project implemented by KHB at Kalaburagi i.e. “Composite Housing project at Biddapur” was conceived on the demand of people, as there was housing shortage. The project was implemented in 150 acres & 6 guntas land provided 1289 sites & 303 houses to the public.

ES-2 Project intervention

- Kalaburagi (The erstwhile Gulbarga) is one of the districts in north Karnataka . The neighbourhood was earlier inhabited by the rural populace predominantly driven by agrarian economy and engaged in primary activities. However, the establishment of toor dal industries, reputed educational institutions and good infrastructure, has led to a remarkable change in the demographic profile of the region & made a positive impact on the real estate in terms of rising demand for houses and sites by the public.
- Owing to growing demand for housing and considering effective requirement of 50,000 households (as on 2001 census) for the city, Government thought of intervening at this point of time and to further speed up house building activities for fulfilling the housing needs. With this background, Government has proposed to implement a housing project at Kalaburagi city in Biddapur land through KHB.

ES-3 Context for Evaluation

- The Government of Karnataka has set the mandate for independent evaluation of the projects completed through Govt agencies through KEA. The study is aimed at evaluating performance of KHB in project implementation with respect to both physical and financial aspects of it & in order to strengthen the board to enable to perform better in future projects.
- The evaluation is aimed at assessing the compliance of all the milestones under the project, achievement of its objectives by KHB through implementation of this project.
- In order to ascertain the extent to which the “composite Housing project” has helped in creation of housing to the needy persons in the city of Kalaburagi and to document its consequential impact on housing in the region. The study also aimed to evaluate programme effectiveness, efficiency, economy, administrative processes, programme output, outcomes from various stake holders perspective.

ES-4 Objectives of Evaluation

- The systems & processes adopted in operationalizing composite housing project at the gross roots. Planning, execution & time bound realization of objectives pertaining to “Composite Housing project”

- Compliance of all the milestones under the project in the stipulated time, achievement of its objectives, process of allotment of sites and houses and transparency.
- Perceptions and satisfaction of the occupants with regard to services provided by KHB in the layout.
- To draw action interventions based on the study findings so as to strengthen KHB in its decision making in the future projects.

ES-5 Methodology

- The study was taken up in participating measures & with an overall consultative approach. Efforts were made to adhere to highest quality standards & had endeavored at all times to meet the evaluation expectations to confirm to the quality of deliverables expected under this assignment.
- Interplay of both quantitative & qualitative method was adopted to secure primary information. Key methodical imperatives such as household visits, interview method & in depth interactions were leveraged to capture experiences & perceptions of project beneficiaries i.e site allottees & house allottees as well as tenants & other key stake holders.
- The opinions elected were with respect to infrastructure created, suitability & convenience of the layout in terms of availability of health care, general, commercial, school / colleges transport, quality in construction & adequacy of facilities in the houses etc.,
- Under qualitative method, 5 focus group discussions (FGD's) for site allottees and 258 in-depth interviews (IDI'S) were conducted to acquire insights on key aspects of planning & execution of composite housing project at Biddapura in depth interviews were conducted with implementing agencies
- Three types of structured interview schedules were developed separately to elicit opinion from site allottees, house allottees & house tenants. These were pretested prior to use in the actual field situation. For the purpose of qualitative study, a question guide was developed for undertaking FGD's and for the purpose of undertaking IDI's, appropriate

check-list was developed. The analysis of quantitative data was carried out using appropriate statistical methods.

ES-6 Sample and sample size for Evaluation

- 100% coverage of house allottees those are currently residing in the houses
- 50% of the tenants, who are currently living in the houses.
- Focused Group Discussion (FGD) with sample site allottees .

ES-7 Main Evaluation Questions

- i. Was the project being evaluated conceived on the demand of people who insisted that the KHB develop a housing colony in the project area?
- ii. Have the Neighborhood Planning Principles that were followed in the project including its effectiveness and organising spaces for residential, commercial etc ?
- iii. What is the preference allottees with regard to getting a fully constructed house from KHB vis-à-vis getting a developed site?
- iv. How were the houses/sites in the project allotted? Was it fair and transparent? Was the reservation policy followed in allotment?
- v. Amongst the houses that have been occupied by allottees only, how many have been occupied after altering, dismantling and building or improving the structure handed over? Why did they go for alteration, re-building and improvement?
- vi. What is the opinion of the residents of the houses with regard to the quality of construction, and design of house, infrastructure services

ES-8 Project implementation

- The Contractor was selected following transparency and the project period was 18 months. The entrustment amount to the Contractor was Rs.44.03 crores. The contract was lumpsum based contract without provision for escalations.
- The project implemented in 2 years 4 months with a time over run of 10 months. However, there was no cost overrun due to the prior condition of no escalation clause in the agreement.

- KHB followed neighbourhood planning principles including Zonal regulations and buildings set back requirements in layout plan & design of houses.

ES-9 : Project Hypothesis

- a) **Hypothesis-1** : Preference of of house allottees i.e. whether they prefer site or ready built house from KHB

Hypothesis : More than 80% of the house allottees would prefer ready-built houses from KHB, rather than sites.

Analysis and Testing : The analysis in respect of the above, based on the opinion obtained during survey indicates that only 17% of the house allottees (out of 163 total house allottees who are the respondents) preferred sites, whereas remaining 83% of them preferred ready-built houses. **Hence, the hypothesis is proved.**

- b) **Hypothesis-2 : No. of houses that have come up in the total vacant plots**

Hypothesis : More than 20% of site allottees would construct houses on their own.

Analysis and Testing : The analysis in respect of the above, based on the observation during survey indicate that, exactly 20% of the total site allottees, i.e. 254 persons (out of 1289 site allottees) have constructed houses in the plots allotted to them by KHB.

Hence, the hypothesis is proved.

- c) **Hypothesis-3 : No. of houses occupied by the house allottees themselves and how many rented out.**

Hypothesis: More than 50% of the house allottees would prefer to stay immediately after the allotment by KHB.

Analysis and Testing : The analysis in respect of the above, based on the opinion collected from the house allottees / respondents during survey indicate that, more than 50% i.e. 54% of the house allottees (163 out of 303) have occupied the houses allotted to them in both east and west wings of the layout under all the three categories (combined occupancy). **Hence, the hypothesis is proved.**

d) Hypothesis-4 : No. of houses those have been altered / modified before they occupied by the house allottees.

Hypothesis : A minimum of 65% of the house allottees would undertake alterations / modifications to their allotted houses because of additional facilities, conveniences and comforts.

Analysis and Testing : The analysis in respect of the above, based on the opinion collected from the house allottees / respondents during survey indicate that, only 55% of them (90 out of 163) have undertaken alterations / modifications to the houses allotted to them. **Hence, the hypothesis is disproved.**

e) Hypothesis-5 : No. of houses having leakage / seepage problems

Hypothesis : A minimum of 55% of the total houses allottees do not have leakage problems.

Analysis and Testing : The analysis in respect of the above, based on the opinion collected from the house allottees / respondents during survey indicate that, only 46% of the total houses did not have leakage / seepage problems as expressed by the respondents. **Hence, the hypothesis is disproved.**

E-10 Project Findings

- KHB conducted a dipstick study for inviting expression of interest from the intended buyers and also to ascertain demand for sites and houses at Biddapur layout. In response to the study KHB received expression of interest from 3189 aspirants, of which 1993 (against 929 available intermediate sites) were for sites and 1196 for houses (against 272 available houses).
- Thus, the project was conceived based on the demand from the public which was ascertained through conducting demand survey& has been implemented as per plan interms of cost and conformity with the detailed project report. However there was time over run of 10 months.

- KHB has followed neighbourhood planning principles while planning the layout & design of houses. The layout has been provided with adequate infrastructure facilities from the point view of health, safety and convenience.
- The layout is provided with wide and good network of roads and is very convenient for movement of people including children, disabled people, senior citizens etc., staying in the layout. Good number of vehicles including KSRTC, autorickshaws etc., are plying to the layout and providing frequent connectivity to other locations of the city. As the ring road passess through the layout it provides excellent access from different directions.
- The land purchase cost was Rs.2.90 lakh/acre however, KHB gained some amount by selling some portion of land to high court. Hence the net land cost was Rs 1.91 lakh/ acre against the Sub-Registrar’s Guidance value i.e Rs.1.50 lakh/acre (20% more), however, it was much lower than prevailing market rates at that time (Rs.4 lakh – Rs.5 lakh/acre).
- The project has been affordable to both site & house allottees as the selling prices for plots. Were lesser than the market prices for the similar structures prevailing at that time (land price at Rs.300/-sft. whereas prevailing market value was in the range of Rs.450 to Rs.500 per sft. in the surroundings of Biddapur).
- Site and house cost charged by KHB is compared with private developers, which indicate that, the charges of private developers are 1.5 times more than KHB rates.

Particulars	Measurement (sft)	Total cost of the property payable to KHB (Rs.)		Cost of site developed by Pvt. Developers	
		Rate	Amt.	Rate	Amt.
A : Sites					
LIG	1163.08	300	348924	450	523386
MIG	1452.60	300	435780	450	653670
HIG	2324.16	300	697,248	450	1045872
B : Houses					
LIG			906129	Not comparable	
MIG			1062731	Not comparable	
HIG			1622197	Not comparable	

- While design of houses provision is made for expansion of premises in respect of HIG category. However, incase of MIG & LIG category provision is mvd for construction of staircase by the allottees.

- KHB followed transparency in allotment of both sites & houses in line with prescribed allotment norms & as per the Act of the Board (1986).
- **In allotment of sites (929 nos.),** the applications from defence / ex-servicemen category, received were very less i.e. 5 no. against the available quota of 46 number. In case of SC/ ST, the total number of application received were 130 against the available quota of 167 number. Similarly, in respect of central government employees the total number of application received were 21 against the available quota of 46 number. In respect of physically handicapped, the total number of application received were 15 against the available quota of 26 number. **However, in respect of general category, there was reasonable demand and total number of application received were 656 against the available quota of 459 number. Overall, against the availability of total 929 intermediate plots (Excluding corner plots of 258 & 102 plots allotted on discretionary quota from total sites of 1289), applications received were 995.**
- **In respect of houses (272 no),** the applications received from defence /ex-servicemen received were very less i.e. 2 no. against the available quota of 14 number. In respect of central government employees and senior citizen the total number of application received in each case were 4 against the available quota of 14 number. In case of SC/ ST, number of application received were 36 against the available quota of 48 number. In respect of physically handicapped, the total number of application received were 3 against the available quota of 7 number. **However, in respect of State government employees, there was good demand and total number of application received were 41 against the available quota of 41 itself. Overall against the availability of 272 houses (these are excluding 31 houses allotted on discretionary quota from total houses of the 303), the applications received were 215 leaving behind 57 houses for further allotment. However, subsequently, in the second stage, all the remaining 57 houses were allotted on category basis.**
- The land use analysis depicts that, KHB has followed the guidelines in earmarking spaces to particular category. As per norms marketable land shall not exceed 55% whereas actual percentage allocation was 53.71%. With regard to non-marketable land, it shall be a minimum of 45%, where as actual allocation is 46.29%.

- The design of buildings are as per the set back requirements and within the permissible FAR. Provision is made for future construction as the existing FAR is almost 50% only in all category of houses
- The house allottees opined that, though civic amenities are available at appropriate location in the layout, however, no commercial buildings, shops have been established at appropriate places in the layout. Currently there are some temporary shops have come up in such CA site and fulfilling the requirements of the residents.
- All the LIG & HIG houses have not been provided with staircases with the houses, it is causing lot of inconvenience to the occupants. As the staircases are not there, the residents are not able to access to their rooftops for better utilization of the same . Further access to rooftops enable them to undertake repairs and could possibly avoid leakages / seepages.
- There are no permanent commercial buildings in the layout & for their daily requirements the residents are either depending on temporary shops that have come up in the layout or shops available in the city centre.
- The layout has no facility of police station or police outpost for safety purpose.
- The layout is provided with water supply faculties which are intact, however there is need for increase the frequency of supply of water may and avoiding the water shortage problem.
- The houses constructed by KHB are with single floor and have provisions for first floor constructions with adequate foundations laid. This will enable the house allottees to go for first floor constructions and to increase their earnings through rental income.
- With respect to safety aspects all the residents opined that, there is need for more safety to be ensured by way of establishing by way establishing police check post exclusively for this layout.
- There was no criteria for fixing the ratio between sites and houses in the project. A total of 1592 vacant plots have been developed out of which 1289 plots have been earmarked for site allottees and remaining 303 plots for construction of houses. The ratio between

vacant plots to total number of houses is 4:1 (1289:303). Out of total 303 houses in the East wing 239 houses under HIG, MIG & LIG category and in the west wing only 64 houses have been constructed under MIG & LIG category.

- With respect to preference of house or site, 83% of the house allottees preferred ready-built houses rather sites as the construction on own is tedious and cumbersome.
- With respect to preference of house or site, 100% of the site allottees preferred sites rather houses as the construction on own would enable them to construct houses as per their requirements and also more quality could be ensured.
- Out of 303 houses 54% are occupied by allottees and remaining 46% by tenants.
- Out of 163 house allottees, 46% opined that, there are some leakage and seepages developed in certain places of their houses, whereas remaining 54% opined that they are not.
- A total of 1289 sites have been allotted for site allottees. Out of 1289 vacant plots earmarked for site allottees, only 254 houses (around 20%) have been constructed by the site allottees on their own in the layout.
- It was observed that, not even a single house constructed by site allottees was similar to the design of house constructed by KHB. A variety of houses with different design plans and different elevations / outlook were observed in the layout.

ES-11 : Project Reflections

- The project has been well conceptualized by KHB for its effective implementation. The project could fulfill atleast partial housing needs of the region. The project was conceived based on the demand of people who insisted KHB to implement the composite housing project at Biddapur land.
- The project has been implemented as per plan in terms of cost and conformity with project documents. There was no cost overrun, However, there was time overrun of 10 months beyond stipulated time of 18 months

- KHB has followed neighborhood planning principles and required spaces for the various utilities have been considered & are as per the minimum norms. The total percentage of marketable land is 53.71% (less than 55% as per norms) whereas remaining 46.29% (more than 45% as per norms) is nonmarketable. In planning the houses also minimum norms with respect to FAR and set back requirements have been adopted.
- The purchased cost of the land i.e. Rs.2.90 lakhs/acre. It is informed that, the amount gained by sale of 55 acres and 10 guntas of land to High Court Authorities was also absorbed in the project, thus further enhancing the site and house rates more dearer to the intended buyers. The net land cost was Rs.1.91 Lakhs/ acre. Comparing this net land rate with SR guidance rate of Rs.1.50 Lakh per acre, it is around 20% higher, however it was much lower than prevailing market rates at that time (Rs.4 lakh – Rs.5 lakh / acre). This indicates that, KHB has achieved economy in respect of land and utilized effectively in the project.
- With respect to infrastructure facilities viz., safety, convenience & other facilities the allottees gave mixed opinion. However, with respect to infrastructure facilities provided in the layout they were happy as it was provided with good network of roads, water supply, power supply, underground drainage system, telecommunication facilities, etc.,
- The ratio between vacant plots to total number of houses is 4:1 (1289:303). In the East wing 239 houses under HIG, MIG & LIG category and in the west wing 64 houses have been constructed under MIG & LIG category.
- Out of 163 house allottees, 83% of the house allottees preferred ready-built houses rather sites as the construction on own is tedious and cumbersome.
- KHB followed transparency in allotment of both sites & houses.
- Out of 303 houses 54% are occupied by allottees and remaining 46% by tenants.
- Out of 163 allottees, 90 allottees (55%) made some alternations / changes in their houses before moving in and 73 allottees (45%) have not made any alterations.

- Out of 90 allottees, 23% have spent money in the range of Rs.0.75 to 1 lakh, 21% in the range of Rs. 1 to 1.25 lakh, 7% in the range of Rs.1.25 to 1.5 lakh, 2% in the range of Rs.1.5 to 3 lakh and again only 2% have spent little over Rs.3 lakhs.

E-12 Conclusions

- KHB has taken a right initiative at right time to approach the government to get allotted the land originally earmarked for Kalaburagi Airport Project. Since the city expanded and also the ring road passes through the Airport land a decision was taken to drop the proposed airport project at Biddapur.
- KHB has ably planned and developed composite housing project even though the land was of linear nature because it was originally proposed runway of the airport project. The rationale behind taking up this project by KHB is appreciable since it could meet the housing demand to certain extent with comprehensive infrastructure and housing facilities.
- The KHB could complete the project within the cost indicated in the agreement. Even though the project was delayed by 10 months due to site condition and procedural formalities, KHB could get implemented the project without any cost overrun due to the fact that, project was based on lumpsum fixed price no variation contract and there was no clause of cost escalations in the contract.
- Prevailing neighbour hood planning principles have been more or less followed by KHB in implementation of the project. Further, KHB has also strictly followed the zonal regulations and building bylaws to ensure better ambiances and environment for living. Adequate spaces were earmarked for basic amenities & public utilities within the layout. A good network of roads providing connectivity within the layout and also connecting to important places of the city including hospitals, colleges bus stand, railway station etc.,
- KHB purchased the land of 214 acres from Airport Authority at a cost of Rs.2.90 lakh / acre totaling to Rs. 621 lakhs. Subsequently, 55 acres and 10 guntas of this land was transferred to High Court Authorities at a much higher rate of Rs.8.65 lakh / acre which fetched KHB Rs. 477.91 lakhs to KHB. Due to this transaction, the net land value

became more dearer and was only Rs 1.91 lakh/acre and hence KHB could allot the sites & houses at a lower rate than the prevailing market. This helped the deserving people to get the sites and houses at more affordable rates, 30% to 40% less when compared to the prevailing market rates at that time.

- The Net land cost arrived for the project was at Rs.1.91 lakh per acre ,whereas SR guidance rate at that time was Rs.1.50 lakh / acre for the lands coming in and around Biddapur. KHB allotted the sites at Rs.300/- per sft for both site and house allottees against the prevailing market rates of Rs.450 to Rs.500 per sft. This could be possible to KHB because of a portion of the land was transferred to High Court Authorities at much higher rates.
- As all the LIG & MIG houses have not been provided with staircases, it is suggested that, KHB may explore the possibilities of take up house construction including staircases in their other projects to enhance utility of the house and convenience to the allottees. could have been constructed alongwith main house instead of making mere provision for the staircase. Access to terrace is quite important to washing and drying the cloths, regular maintenance & repairs to avoid possible leakage / seepage through the terrace.
- In the absence of permanent commercial buildings in the layout, for their daily requirements the residents are either depending on temporary shops that have come up in the layout or shops available in the city centre. KHB may explore possibilities of construction of commercial complex / shops either on own or through PPP model such projects, which will further enable for establishment of the facilities viz facilities viz., provision store, laundry, health clinic, Xerox, book shops, hotels & restaurants, facilities for payment of electricity bill, water bill, tax etc.,
- As the layout has no facility of police station or police outpost it is suggested to have such facilities in the layout to ensure better safety to the occupants.
- The layout is provided with water supply faculties which are intact, however it is suggested that the frequency of supply of water may be increased to further improve the water supply and avoiding the water shortage problem.

- The Biddapur layout is an ideal location and has conducive ambiance for the residents. Though the layout is at a distance of 1.5 kms. to central bus terminus and KSRTC buses are making trips, however, there is need for increase the frequency of bus trips enabling fast movement and convenience to the allottees. As the ring road which passes through the layout connecting almost all the locations of the Kalaburagi to the layout, it is suggested that, KSRTC may explore the possibilities of plying more number of busses all along the ring road covering and connecting the entire city.
- Currently the houses are constructed with single floor with a provision for first floor construction. Accordingly, the foundation structures have been designed to carry the ground and first floor load. As per the Zonal Regulations permissible, FAR is 1.25:1 and the actual FAR achieved in all cases of houses is within this limit which is in the range of 0.52:1 to 0.65:1. Since, there is scope for additional floor construction due to availability of FAR, hence the allottees could construct first floor depending on their financial resources and this will enable them to get additional income by the way of rentals. Additional floor construction will also attract number of persons occupying the houses on rentals and this will enable to improve the density of population, enabling optimum utilisation of land and all other infrastructure facilities provided in the layout by KHB.
- Adhering to the minimum set back requirements in construction of all category of houses viz., LIG, MIG & HIG houses as per the norms has enabled to safeguard the environment, public health and the general moral, social welfare and orderly development of the township of the community. KHB has achieved economy in the project in the process of land transactions wherein the net amount fetched to KHB was utilized for the project, enabling to further reduce the site and house cost more dearer to the allottees.
- Currently, the houses constructed by KHB have been occupied by the allottees and no single house is vacant. Looking at the construction of houses by the site allottees which is about 254 houses have come up in the layout when compared to total number of 1289 sites allotted for site allottees. This indicates though KHB has provided all infrastructure facilities, still there is slow pace of house development by the site allottees and hence the

facilities provided are not utilized optimally. It is suggested that, KHB may explore the possibilities of increase the proportion of houses to sites. More number of houses with varieties of design options would attract more number of people for purchase of houses and faster the occupancy in the layout and will enable optimum utilization of land and the facilities.

- Even though there are some deficiencies, inadequacies in certain areas of house construction, however, the house allottees are happy and prefer houses by KHB rather than sites. By improving the quality in construction and avoiding such small deficiencies, KHB could attract more number of persons prefer houses than the sites. Variation in the design plans and providing with good architectural features in the houses would definitely attract more number of buyers.
- KHB followed transparency in allotment of sites and houses by adhering to reservation norms. However, as the response from SC / ST category, Defence/exservicemen, Physically handicapped persons, Senior citizens was not adequate KHB could not fulfill the reservation norms in allotment. Due to this KHB was compelled to allot the sites and houses to the general category. It was a good move from KHB in order to utilize the facility optimally without keeping vacant for want of applications from the reserved categories.
- Out of 303 allottees, 163 allottees are living in the houses and the remaining 140 houses are rented out. Even though the very purpose of the project was to make available houses to the needy people, some of the allottees could not occupy their house due to many valid reasons, may be shifting of the work place, access to better education, want of modern health facilities, to join their children who are settled elsewhere etc., There is all possibility of original allottees returning to the location and living in their house at appropriate time as they always love to stay in own house.
- Out of 163 allottees, who occupied the houses, as many as 90 allottees (55%) made some alternations / changes in their houses before moving in to the house. Alterations were made mainly to have better convenience as specifically required by the allottees. In some cases alteration was necessary to avoid leakages / seepages and better maintenance. In certain cases there was a need to door frame and steel windows due to their dilapidated

conditions. Some of the allottees constructed compound walls and altered the sliding gates to have better safety & security. Most of the allottees have constructed the staircase to access to the terrace. On an average allottees have incurred about 10 to 15% of the allotment cost on alterations / modifications etc.,

- Out of 303 houses, 46% of houses experienced the leakage and seepage problem which was noticed by the allottees after occupation. Allottees were made to spend nominal amount on getting repaired the leakage / seepages to avoid further damage to the house.
- Most of the site allottees are happy with the amenities and infrastructure with good network of roads, water supply, power supply, underground drainage system, telecommunication facilities, etc., They were also happy because the layout has 17 parks, 3 play grounds & 7 civic amenity sites for their benefits. Further, majority of house allottees and tenants occupied in the house were happy with the environment and infrastructure available within the layout.
- Out of 1289 sites allotted by KHB for construction of house by the site allottees, only 20% of allottees have constructed the houses even after 6 to 7 years of allotment. This is not a good sign, as the very purpose of allotting sites to the siteless persons was to create a shelter for them. This delay in construction of houses was due to following reasons:
 - Shortage of finance,
 - Want of spare time to build the house
 - May be shifting of the work place
 - Access to better education,
 - Want of modern health facilities,
 - To join their children who are settled elsewhere etc.,
- With regard to question “whether site owners already have any site or house in their name allotted by other government departments”, all the sample site owners (254 nos. contacted during survey) indicated that, they do not have any site or house in their name allotted by other government agencies. It was also indicated by them that, as they did not have any site or house in their name hence they opted for site or house from KHB.

Further, it was informed from KHB that, as per the allotment norms, KHB will take an affidavit from the prospective allottees, wherein they have to indicate that, they do not have any site or house allotted by any Government department at Kalaburagi or anywhere in the State. It was also informed that, all the applicants have given an affidavit indicating that, they do not have any site or house in their name.

E-13 Recommendations

The Composite Housing Scheme of KHB in Airport Land at Biddapur, Kalaburagi has been undertaken for evaluation. The study is aimed at evaluating the performance of the KHB in project implementation in respect of both physical & financial aspects to enable to perform better in future projects. During the evaluation, the study team has held discussions with all the stakeholders viz., officials of KHB at Head Office, Bangalore , KHB office at Gulbarga, KUDA, Housing Department, GoK, KCC, Airport Authority, Kalaburagi, House/site allottees etc.,

The evaluation has been carried out on the terms of reference which range from project conceptualization, the time and cost overrun if any in implementation, health safety and convenience facilities, perceptions of the allottees, allotment procedure and distribution plots / sites under different category, alterations / modifications made for the houses, quality of construction in the houses, adequacy of facilities at various locations of the houses, location of the project with respect to various important locations within the city etc.,

Based on the analysis of the data provided by KHB and the responses by the allottees of sites and houses the following recommendations have been suggested and grouped as short term and long term based on the time required for implementing the recommendations.

The decisions which can be taken internally by the board are grouped under short term and decision which need to be debated / discussed by the board are grouped under long term. Some recommendations require changes in policy and these are grouped separately.

a) Short Term Recommendations

- Strict adherence to the quality in construction & ensure the same through third party monitoring. This will enable to cut down number of repair works in the houses and also avoid alterations / modifications to the maximum extent. It is evident from the analysis that, out of 163 house allottees, 90 allottees (55%) contacted during survey indicated that, they have undertaken alterations / modifications to their houses before they occupied. The repairs / modifications alterations were made in the houses viz., change of door and window frames, change in floor tiles in bath and toilets due to improper slope, change of poor quality taps, change of painting on walls due to leakage / seepage etc.,
- There was a time overrun of 10 months beyond the scheduled time of the project. Precautionary measures to ensure such kind of delays in future projects. The delays were due to getting plan sanctions, delay in getting consent and approvals, delay in getting working drawing from architect, delay in getting structural drawings, delay in slow progress due to hard strata encountered during construction. To avoid such delays it is recommended that, a special Task Force Committee need to be constituted to monitor the the progress of the project at every stage. Further, there were delays due to hard strata encountered and such delays can be avoided by ascertaining them in the beginning through proper survey and estimations. It is recommended that, KHB need to speed up in getting required drawings both constructions and structural by proper monitoring and fixing the time to such agencies.
- KHB may consider to provide staircases for LIG and MIG houses in its future projects to access to terrace for maintenance and utility purposes. Currently, all the LIG / MIG houses in the project have been constructed without staircases and only there is space left out within the premises for constructions by the allottee in the due course. The allottees expressed that they were unable to access to the terraces due to non-availability of staircases rendering non monitoring of cracks / pot holes if any developed in the terraces which were the route cause for leakage / seepage problems in the houses. Hence, it is recommended that, KHB may consider to provide staircases alongwith houses in their future projects.
- To attract adequate response from SC / ST and other categories (except general) for allotment of sites / houses, more awareness / publicity need to be created amongst such

beneficiaries. It is evident from the fact that, number of applications from such categories was lesser than the quota prescribed for them.

b) Long Term Recommendations

- KHB may consider increasing the proportion of number of houses compared to the number of sites in its future projects as many sites (nearly 80%) are lying vacant due to various reasons. It can be noted that, in the project a total of 1239 sites and 303 houses developed by KHB as part of the project. Over a period of time (4 to 5 years) and as on date of inspection it was observed that, only 254 houses have come up in the vacant plots of 1289 in the layout indicating only 20% construction by the site allottees. This may be attributable due to various facts and reasons including less number of houses constructed by KHB when compared to total sites formation of 1289 number. Comparing the ratio of vacant sites to ready built houses is 4:1 (1289: 303). Hence it is recommended that, KHB may consider increasing the proportion of sites & houses (at least 3:1) which would encourage site allottees to speed up house construction and rendering fast pace development in the region.
- The people had more inclination towards houses rather plots particularly from LIG category, hence it is recommended to increase quota of houses under this category. It is evident from the analysis that there was more demand and applications received from the LIG category for want of houses from KHB. Hence it is recommended that, another 15 to 20% of more houses could be built in addition to the current quota.
- KHB may consider introducing more housing typology for MIG & HIG categories. This will enable the beneficiaries to have choice of design and to minimize the alterations. As all the houses under particular category are similar in design plan and allottees opined that, it would have been feasible to go for more housing typology under MIG & HIG categories to have better aesthetic look and elevation of the buildings.
- As the no. of applications received for houses under SC/ST, Defence, Ex-servicemen, Differently Abled Categories were less, KHB need to provide the information to the

public through advertisement and also to coordinate with social welfare and other concerned departments to provide the information and generate awareness.

- Further, in case of defence / ex-servicemen, central government employees, physically handicapped persons, senior citizens there were less number of applications received for houses when compared to available quota under that particular category. Hence, there is also need for giving more advertisement and also to coordinate with respective departments.

c) Recommendations requiring change in policy

- As the land is scarce commodity and there is a need for utilization of of same optimally. It was observed that the layout had only single storied individual houses (303 nos.) and 1289 vacant plots developed by KHB. For development of 1289 sites and 303 houses the total extent of land utilized was 150 acres and 6 guntas. Considering the location of the land which is just 2.5 kms. from city bus stand of Kalaburagi city, definitely land is very precious in terms of money as it is strategically located. Hence, for optimal utilization of land it is recommended that, KHB could go for apartment constructions in addition to the individual sites & housing. As already the Kalaburagi city is getting accustomed to apartment culture, it would be preferable to take up apartments in such large size housing projects. This will definitely increase the percentage of occupancy, increase in density of population and more over it will also fulfill the housing needs of the more number of applicants. This is due to the fact that, there were more applications registered (around 3200 nos.) with KHB when compared to the availability of sites / houses (1592 at Biddapur).
- Currently, 80% (1035 out of 1289 sites) of the sites are lying vacant. To avoid such situation it is recommended that, KHB may consider introducing time duration for the site allottees to build the houses within the stipulated time.
- As the house allottees tend to change / alter / modify mainly the interiors in the allotted houses it is recommended that, the options for interiors to be left to the allottees themselves. Hence, suitable modifications / approvals may be considered in this regard.

- As per the current reservation norms there is no certain percentage of reservation for widows and single women. Hence, it is recommended that, reservation for Widows and single women to be included in the reservation category. This is to be given as policy recommendation.

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