

Government of Jammu & Kashmir Housing & Urban Dev. Department -:0:-

Annual State Plan 2012-13

INTRODUCTION:

The policies of Housing & urban Development have come a long way since 1950. The increasing pressure on Urban population and lack of Housing and Basic services is very much evident. This is being compounded with migration of people from rural areas. The State of Jammu & Kashmir is pre-dominantly agrarian economy, there is potent danger of over urbanization which can lead to drain of resources. Now the cities have become engine of economic growth, therefore, urban development has assumed utmost importance.

There is a dire need to involve private equity through Public Private Partnership (PPP) mode. The 12th Five Year Plan will focus on private partnership. Some initiatives have been taken to invite expression of interest for developing multi level parking facilities in the capital cities. There is also an expediency to have policy frame-work to involve private developers in developing housing colonies, satellite towns etc. The Housing and Urban Development Department administers the following six sectors for Urban Governance and development:-

- 1. Urban Development
- 2. Housing
- 3. Poverty Alleviation (SJSRY)
- 4. Dal Development
- 5. Sewerage
- 6. Drainage

ABSTRACT OF OUTLAYS

(₹ in lacs)

	Name of Sector	Approved Outlay 2011-12		Exp. ending 3/2012		Proposed Outlay 2012-13	
S.No		Total	Out of which	Total	Out of which	Total	Out of which
			Revenue		Revenue		Revenue
1	Urban Development	23701.50	11.50	20839.45	11.53	50370.00	15.00
2	Housing	900.00	0.00	868.51	0.00	400.00	0.00
3	Poverty Alleviation	1050.00	450.00	996.80	396.80	1000.00	500.00
4	Dal Development	4000.00	0.00	4000.00	0.00	3000.00	0.00
5	Sewerage	500.00	0.00	620.00	0.00	400.00	0.00
6	Drainage	2000.00	0.00	2361.00	0.00	2000.00	0.00
	Total	32151.50	461.50	29685.76	408.33	57170.00	515.00

A) Urban Development

1. Capital City Dev. Programme (CCDP)

The scheme is being implemented in two capital cities of Srinagar and Jammu to provide basic civic amenities, which are broadly classified as under: -

- a) Construction of lanes/drains/culverts
- b) Construction of bath rooms/lavatory blocks
- c) Dev. of Parks/play grounds/graveyards
- d) Dev. of roads

The allocation is distributed ward-wise among a total of 139 wards of Srinagar and Jammu Cities. An outlay of ₹900.00 lacs were provided during 2011-12 under the scheme. The allocation is meager and works out to ₹6.47 lacs only per ward which is by no standard a sufficient allocation in view of the huge demand. The allocation of ₹900.00 lacs has been earmarked for 2012-13 with the breakup of ₹400.00 and ₹ 500.00 lacs under Normal and Projectized mode.

2. Integrated Dev. of Medium Towns (IDMT)

The scheme is implemented by the Urban Local Bodies in all towns other than Srinagar and Jammu Cities for providing basic civic amenities on the analogy of Capital City Dev. Programme. The scheme is implemented through the Municipal Councils/Committees and the funds are routed through the Directors of Urban Local Bodies. The other scheme with same objectives known as Urban Dev Scheme (UDS) is a District Sector scheme and administrated by the DDCs. Allocation of ₹1030.00 lacs were provided under State sector & ₹670.00 lacs under District Sector for the year 2011-12. An allocation of ₹1100.00 lacs under State sector has been earmarked for the year 2012-13.

3. Dev. of Model Town Charar-i-Sharief

The total approved cost of the project is ₹2596.00 lacs with following break-up:-

State Share	₹ 596.00 lacs
Total	₹2596.00 lacs

The project was to be completed in two years by the end of 2004. However flow of funds from HUDCO was not as per schedule due to default in repayment. HUDCO released ₹446.13 lacs in two installments and for the last four successive years no loan has been released by HUDCO. The project continued through state plan funding and till end of 2009-10 a total of ₹1624.08 lac with breakup of ₹1277.95 lac from Plan and ₹446.13 lac as loan by HUDCO stands utilized on the project and all major components completed. For remaining components an amount of amount of ₹ 25.00 lac is provided for the year 2012-13.

4. Construction of Khankah at Chrar-i-Sharief

It is ₹2620.00 lacs project having two phases . The 1st phase is construction of main structure at a cost of ₹1607.00 lac and the 2nd component/phase is ornamental finishing having an estimated cost of ₹1013.00 lac. An amount of ₹ 1607.00 lac stands utilized upto 3/2010 and phase –I completed.

For Phase-II ,an allocation of ₹400.00 lacs were provided in Annual Plan 2011-12 stand utilized . An amount of ₹75.00 lacs has been proposed for the current financial year 2012-13.

5. Urban Transport:-

Till 2009-10 the funds under this scheme were provided to Srinagar Development and Jammu Development Authorities for construction and upgradation of Bus Terminals and other Mini Bus stands to overcome resolve the transport related problems of Srinagar and Jammu Cities. During the previous financial year the scheme has been extended for other towns of the State and the funds were released to two Directors of Urban Local Bodies for Urban Transport.

The construction/remaining works of Bus terminal at Pantchowk, Batmaloo, Sumo Stand at Harwan, Truck terminal at Parimpora, idle parking Nagrota, Terminal at Birpur, Bari Brahamana and inter district terminal at Paloura for Rajouri/Poonch and also some reconstruction of damaged Road at Transport Nagar, Narwal are components of the current years Action Plan under the scheme. An allocation of ₹450.00 lacs were provided for the year 2011-12. Due to financial constraints under Urban Dev. Sector during the current financial year an allocation of ₹265.00 lacs only has been earmarked under the scheme for SDA and JDA only.

6. National Urban Information System (NUIS)

The Planning Commission set up a National Natural Resources Management System in 1983 supported by nine standing committees including the standing committee on Urban Management (SC-U). The Ministry of Urban Development hosting the Committee on Urban Management proposed to develop holistic National Urban Information System (NUIS) scheme. Accordingly it was introduced as a Centrally Sponsored Scheme with the objective of establishing town-wise GIS database and National Urban Databank and Indicators.

Accordingly, in respect of Jammu & Kashmir, five Cities/Towns were selected last year for preparation of GIS database under the Scheme. These are Anantnag, Sopore, Jammu, Baramulla and Srinagar in the 1st phase. The expenditure on this account was shared between the Urban Development Ministry, GOI and the State Govt in the ratio of 75:25 and the preparation of database has been assigned to Survey of India. The Scheme will facilitate preparation of base maps for all Cities and Towns which shall form basis for planned development under every sector in future.

The J&K ERA has however taken up the task for preparation of GIS base map of Srinagar and Jammu Cities through outsourcing under State Plan. The Housing and UD Department therefore to avoid duplicity of efforts requested the Ministry of Urban Development for substituting Srinagar and Jammu City with other Towns of the State. This has been agreed to and 4 towns of Jammu and 7 towns of Kashmir division have been added to the list of towns being covered under the programme as against Srinagar & Jammu cities and additional 11 Towns on payment basis. An allocation of ₹30.00 lacs is provided for the current financial year under the scheme which has been proposed to retain for the year 20120-13.

7. Jawaharlal Nehru National Urban Renewal Mission (JNNURM)

The scheme was launched by GOI on 3rd December 2005 for selected 63 Cities of the country that included the two capital cities of J&K Srinagar and Jammu also. The scheme has two sub-missions viz Sub-mission-I- Infrastructure Development and Governance (UIG) and Sub-mission-II- Basic Services to Urban Poor (BSUP). The funding is linked to imposition of a number of mandatory and optional urban reforms. The funding pattern is 90:10 between GOI and the State Govt. except in case of housing where it varies from project to project and ranges between 10 to 20% to be contributed by the State.

Based on the City Development Plans of Jammu and Srinagar cities, many DPRs have been prepared and got approved by the Government of India. A State Level Nodal Agency (SLNA) has been created by the name and style of Jammu and Kashmir State Urban Infrastructure Development Agency (J&K SUIDA) for smooth implementation of the programmes and as required under the guidelines.

The two Sewerage Projects for Division A of Greater Jammu and Zone-III of Greater Srinagar at a total project cost of ₹12923.00 lac and ₹13292.00 lac stands already sanctioned by GOI and ₹12428.11 lacs released by GOI as central share.

In order to augment water supply in the areas of Srinagar/Budgam facing shortage, Water Supply Scheme Tangnar & Sukhnag have been sanctioned at a cost of ₹148.37 crores and ₹ 121.00 crores respectively under JNNURM and ₹53.41 crores and ₹40.00 crores released by GOI for the purpose.

In order to provide better transport facilities both in Srinagar & Jammu cities, a scheme costing ₹26.40 crores have been sanctioned by GOI and ₹18.98 crores released for purchase of 150 buses (75 each for Srinagar and Jammu). The scheme is being implemented through State Transport Deptt.

Under Sub-Mission-II, 5 projects for establishment of housing colonies at Wanganpur, Sumerbugh, Tibetian and Leper colony, Reh. of slum dwellers at Baghwati Nagar & Reh. of slum dwellers at various locations of Jammu city at a total cost of ₹162.39 crores have been sanctioned by GOI. An amount of ₹39.99 crores as 1st installment from GOI has been received.

In parallel to JNNURM, two schemes were launched for other cities and towns not covered as mission cities under JNNURM. These are Urban Infrastructure Development Scheme for Small and Medium Towns (UIDSSMT) and Integrated Housing and Slum Development Programme (IHSDP).

Under UIDSSMT against the total sanctioned project cost of ₹398.15 crores for 8 town of the Jammu Division and 5 towns of Kashmir Division. An amount of ₹ 348.17 crores has also been released by GOI till date against the sanctioned cost of these projects.

IHSDP Projects of 25 towns with a total project cost of ₹ 85.00 crores stands sanctioned by MOHUPA, GOI and ₹ 70.30croresreleased as Central Share. The brief position is detailed hereunder:-(₹ in crores)

S.No	Project	Sanctioned Cost	Funds Released	Expenditure ending	Physical Achievement
			ACA+SS	7/2012	in %age
1	Urban Infrastructure Governance (UIG)	551.84	259.74	203.88	34
2	Basic Services to Urban Poor (BSUP)	162.40	52.03	23.78	30
3	Urban Infrastructure Development Scheme for Small & Medium Towns (UIDSSMT)	424.42	267.72	183.09	49
4	Integrated Housing & Slum Development Programme (IHSDP)	147.60	88.99	58.89	51
5	Urban Transport (UT)	26.40	21.62	21.62	100
	Total	1312.66	690.10	491.26	52

The ACA allocation of ₹14690.00 lacs were provided during 2011-12. An allocation of ₹13.25 crores were also provided as matching state share for the year 2011-12. During the current financial year an allocation of ₹403.25 crores as

ACA and ₹ 65.00 crores as matching state share are being provided for execution of various projects/components of the JNNURM.

The State share of ₹65.00 crores also includes 10% cut made by the MOUD, GOI due to non-implementation of reforms. The total amount on this account is worked out to the tune of ₹ 38.00 crores. However, only ₹ 20.00 crores have been saved within the Plan of this sector to address the problem.

The funds to the tune of ₹205.853 crores as ACA is required during the next financial year as the scheme is scheduled to be closed during 2013-14.

8. Integrated Low Cost Sanitation Scheme (ILCS)

This is a centrally sponsored scheme aiming at to convert /construct low cost sanitation units through sanitary two pit pour flush latrines and to construct new latrines for EWS households having no latrine & defecate in the open. The funding pattern of the scheme is 75:15:10 i.e. Central share: State Share: Beneficiary contribution. As on date 56 projects for conversion/ construction of 5901 units have been sanctioned by GoI. An amount of ₹ 700.00 lacs stand also credited by the Govt. of India in state Govt. Account till date.. An allocation of ₹ 100.00 lacs were provided for the year 2011-12 under the scheme as state matching share and the scheme has been closed during 2012-13.

9. Strengthening of H&UD (Direction & Administration)

During 2004-05 it was decided to provide accommodation to the offices of CTPK/J/ CEO UDAK/JUDA and Directorates of Urban Local Bodies by constructing the office complex to be called as Habitat Centres at Srinagar/Jammu through SDA/JDA respectively. The building at Jammu stand completed during the year 2009-10 and is presently functional. The Building at Srinagar is projected to be completed during the current financial year. An amount of ₹355.00 lacs is proposed for the

current financial year with a break-up of ₹300.00 lacs for Land Acquisition of land coming in alignment for Sewerage project Srinagar under JNNURM (UEED)/ others and ₹55.00 lacs for Habitat Centre, Srinagar

10. Renewal of Old City Srinagar:

During the previous financial year, a scheme for renewal of old City Srinagar has been taken up by the Deptt. through Srinagar Development Authority. Initially a project report costing ₹11.50 crores was prepared for development of Walled city Hariparbat Srinagar. However the project has been shelved as the Tourism Deptt. has forwarded a detailed project costing about ₹25.00 crores to GOI for the same location. The funds already released to SDA to the extent of ₹12.00 crores over the years and Rs. 3.00 crores of 2010-11 were transferred to SMC for execution of various Drainage works in Srinagar City as per the directives of Planning & Dev. Deptt. and the scheme stands closed under UD Sector from 2012-13.

11. Development of Bus Addas

The proper parking and development of Bus Addas in cities and Towns of the State will play a pivotal role in developing the urban areas in a planed manner. The Deptt. contemplates to take up the development of Bus Addas in the urban areas of the State during the current year. An allocation of ₹400.00 lacs were provided during 2011-12. Due to financial constraints an allocation of ₹230.00 lacs only has been proposed during the current financial year under the scheme.

12. Solid Waste Management

The collection and dumping of the solid waste in urban areas is one of the basic facility being provided by the Deptt. However, the Deptt. feels handicapped in absence of the proper/latest machinery and equipments for collection and disposal of the waste. In order to overcome this difficulty the Deptt. introduced a scheme in the Annual Plan 2010-11 with the expression of Solid Waste Management and an allocation of ₹50.00 lacs were earmarked during 2011-12 for 6 SWM projects for the district of Reasi (Katra), Udhampur, Khour(Jammu) Budgam, Pulwama and Kulgam.

Being the inadequate allocation, it is difficult to take up these projects in hand. The fact that there has been no adequate attention towards evolving a policy on Solid Waste Management which is adhered to in the entire J&K State. The SWM is an ever increasing challenge due to continual migration of people towards towns/cities. There are several issues which have to be addressed and answered before venturing into a solution for handling tones of garbage viz:-

- (i) Latest technology has to be studies;
- (ii) Cost effectiveness of the projects;
- (iii) Financing of the projects
- (iv) Public Private Partnership

Having inadequate financial resources and other constraints there is no scope of taking up the projects without addressing the above issues and also covering of other towns of the State which is a paramount importance. it is obvious that we cannot cover the entire State with the inadequate funds in 5 years and we also cannot afford to continue the programme in the 13th Five Year Plan where possibility of new challenges may take the priority over the issues like SWM. Therefore the Deptt. is exploring the possibility of engaging consultant for having a typical design which is cost effective and accommodating latest technology in the area. The allocations under this scheme will be made in future after the typical project report is got prepared.

13. Preparation of Master Plans

The development of the urban areas in a planned manner is essential. But in absence of the proper Master Plans this is not possible and it always results in haphazard development. In order to prepare the Master Plans for at least upto Tehsil

level a new scheme with the title of Preparation of Master Plans is introduced in the proposals with an outlay of ₹200.00 lacs during 2011-12 against which an amount of ₹47.00 lacs were utilized.

In the first phase (in Kashmir Division), five towns were sanctioned for the preparation of Master Plans which include Sopore, Bandipora, Shupian, Ganderbal and Kargil in Kashmir division.

The Master Plans of Ganderbal & Sopore towns are in the final stage of completion and will be submitted to the government by the end of this financial year. Master Plans for Shopian and Kargil allotted to the Consultants and will be completed during the financial year. Tendering/RFP for the six Master Plans viz. Handwara, Pattan, Tral, Beerwah, Qazigund and Bandipora have been invited.

In Jammu Division twenty five towns were identified for preparation of Master Plans on outsource basis, out of which in the first phase five towns were sanctioned viz. Katra, Udhampur, Kathua and Doda, are in the advanced stage of preparation whereas revision of Katra Master Plan is in the final stage. In the current Financial Year Reasi, Ramban, Akhnoor, Vijapur and Banihal are being outsourced for the preparation of Master Plan.

An allocation of ₹110.00 lacs has been proposed for the current **financial** year 2012-13.

B) HOUSING SECTOR

The following activities / schemes are under implementation under this Housing Sector:

- i) Development of EWS colonies.
- ii) Building Centre.
- iii) Upgradation of Civic Amenities in Housing Colonies
- iv) Construction of Town/Community Halls

1. Development of EWS Colonies:

Development of EWS colonies is under implementation in the State under 20 points programme. For development of EWS colonies in the State, funds are provided to SDA/JDA being the implementing agencies of the scheme.

Shifting of Boatmen from River Jehlum and Chunti Kul in Srinagar City has resulted in creation of three more EWS colonies at Sumerbugh, Bemina and Noorbagh, which are presently without civic amenities. These colonies are to be developed under this scheme. An allocation of ₹200.00 lacs have been proposed for the year 2012-13 under the scheme.

2. Building Centre:

It was envisaged to set up Building Centers in each district of the State to promote and develop low cost technology for construction of buildings in urban areas. Two Building Centers were accordingly established and are working at Jammu and Srinagar. These Building Centres are provided financial support to develop their technology and as incentive towards their working capital. The purpose for the establishment of Building Centre is to evolve a technology which is affordable and at the same time fulfills the basic requirements of the seismic position of the State. An allocation of ₹50.00 lacs have been proposed for 2012-13.

3. Construction of Town/Community Halls

The town halls serve twin objectives of office premises of concerned local bodies besides being a facility, a scheme namely "Construction of Town /Community Halls" has been introduced in the Housing sector. This is in consonance of the recommendations made by the State Finance Commission also for establishment of at-least one town hall per town. This is a need of the hour having propensity of the people living in remote / rural areas to migrate towards cities and towns have

resulted in mass migrations with an implication of putting high pressure on civic amenities that are often rendered inadequate. Therefore, towns/ community halls play important role in facilitating get together on the occasion of marriage ceremonies and other important social functions.

An allocation of ₹150.00 lacs is proposed under Annual Plan 2012-13 under the scheme which is to be provided to two Municipal Corporations of Jammu/ Srinagar besides two Director Urban Local Bodies of Jammu/ Kashmir.

C) POVERTY ALLEVIATION

Swaran Jayanti Shahri Rozgar Yojana (SJSRY):

SJSRY Scheme is a Centrally Sponsored Scheme under implementation in the state from 1997-98. The scheme is funded by GOI on 90:10 basis. However the establishment cost is provided fully by the State Government. The implementing agencies are Urban Development Agency Kashmir (UDAK) in Kashmir Division and Jammu Urban Development Agency (JUDA) for Jammu Division. It aims at providing gainful employment to unemployed and under employed urban youth living below poverty line. The scheme has following two components: -

- a) Urban Wage Employment Programme (UWEP).
- b) Urban Self-Employment Programme (USEP).

Urban Wage Employment Programme (UWEP) seeks to provide wage employment to the urban poor by utilizing their labour for creation of durable assets. Under urban Self-Employment programme, assistance is provided to the urban poor for establishing income-generating units by way of providing them subsidy. This component of the programme also envisages Development of Women & Children in Urban Areas (DWCUA) and formulation of Thrift and Credit Societies. The other two components i.e. Skill and Computer Trainings for employment generation are also implemented under the State Plan funding.

An allocation of ₹1000.00 lacs with ₹500.00 lacs as Revenue and ₹500.00 lacs as Capital is proposed for the current financial year 2012-13.

D) Dal Development:

The Dal Development Programme has following two components:

- i) Conservation /Management Plan of the Lake.
- ii) Rehabilitation /Re-Settlement of Dal Dwellers & Lateral Sewer lines /house connectivity.

The Conservation Management Plan of the Lake is funded 100% by GOI and the Rehabilitation has to be borne by the State Government. The Conservation Project stands already approved at a cost of ₹29876.00 Lacs of which ₹21899.00 lacs released by GOI and expenditure incurred on this account is of the order of ₹20587.281 lacs upto 03/2012.

The major component of the conservation which was not provided fully in the sanctioned project and instead was so far treated as part of rehabilitation requiring an estimated amount of ₹35600.00 lac, has also been agreed by GoI and is likely to receive funding during the current financial year. The component includes compensation on account of the propriety land and structures within Lake and funds required for subsequent dredging out the land mass. The phasing has been done as under:-

Year	PHASE NO	NO. OF STRUCTURES	LAND MASS (KANALS)	WATERY LAND (KANALS)	MECHANICAL DREDGING (KANALS)	TOTAL AMOUNT (LACS)
2012-13	1 st .	391	900	2200	1643	7211.77
2013-14	2 nd .	395	900	2200	1643	7222.77
2014-15	3 rd .	398	900	2200	1643	7231.02
2015-16	4 th .	387	1000	1999	1643	7482.17
2016-17	5 th .	423	753	1940	1521	6478.52
TOTAL		1994	4453	10539	8093	35626.25

In the current financial year there is a provision of ₹72.06 crores of which ₹36.02 crores have been authorized.

Further, since the GOI doesn't provide construction of secondary sewers and lateral connectivity of the Sewerage System, the funds for the same are being provided under State Plan.

The rehabilitation plan has been worked out and land at Rakh-i-Arth, measuring about 3000 kanals is being developed in the 1st phase out of 7526 kanals . Though some of the components of the rehabilitation programme with a cost of ₹9092.00 lacs stands sanctioned under BSUP (Sub-Mission-II of JNNURM).

Progress on development of colony at Rakh-i-Arth

- 1718kanals of land filled at Rakh-i-Arth for development of colony for Dal dwellers. 1000kanals in progress.
- 500plots being allotted to Dal dwellers. Out of which 110 plots have been allotted and 227 plots kept reserved.
- Another 400 ready for allotment.
- 2.4Km main road (24mtrs wide) completed.

- 5.32Km of Sub Main Road (12 mtrs wide) completed.
- 2.4Km of Bye Lane road (6mtrs wide) completed.
- 01 Park completed.
- 01 site office completed
- 01 Shop line completed.
- Water supply being provided through PHE Department
- Electric Supply being provided through PDD Department

There are other components of establishing the Housing colony at Rakh-i-Arth to be funded through State Plan besides providing funds for construction of secondary sewers and laterals of the Sewerage System. An allocation of ₹3000.00 lacs has been proposed for 2012-13.

Brari-Nambal Lagoon

Barari- Nambal Lagoon at present is in dilapidated condition with land mass and solid waste scattered all over its proposed body. There is only a very small channel of about 10 meters width which is functional at present. The flow through the channel is very meager. Further, the feeding channels namely Rainawari / Nowpora Channels are encroached upon and silted up, resulting in partial blockade of water from Dal Lake into Brari- Nambal Lagoon. It is therefore, imperative to ensure the proper working of Brari- Nambal Lagoon which is likely to receive Dal waters, serve as a reservoir and finally ensure a flushable flushing pattern of waters of Dal into river Jhelum through a covered conduit which is already in place.

Therefore, it is expedient to execute restoration works, re-activation and for solid waste management it makes the Lagoon a tourist attraction and safeguard inhabitants from the hazardous effluents and stingy order during summer season. A project having cost of ₹18.93 lacs has been formulated and cleared by the JDC works. The concurrence of the Planning & Development department/ Finance Department is being sought.

E) <u>SEWERAGE</u>

Three sewerage schemes viz Sewerage Project Talab Tiloo, Jammu, Sewerage Project Brari Numbal Srinagar and Sewerage Project Khushalsar Srinagar are under execution under this sector. The cost of the three projects after taking into account the projects sanctioned under JNNURM and through ADB funding has gone a change and the revised costs are ₹3477.62 lacs, ₹2641.00 and ₹3264.00 lacs. An expenditure of ₹3397.62, ₹2566.08 and ₹2300.71 lacs respectively has been booked for the schemes ending 3/2012.

The pilot Project Talab Tillo has been commissioned. The amount shall be utilized on providing house connections through chambers in major portion of the area covered under the project. The STP of 10 MLD capacity is ready to be commissioned provided the house connections are made. This will be the first sewerage system in Jammu Div. with scientific disposal and its commissioning will be tangible achievement for the Deptt. An allocation of ₹400.00 lacs is provided during the current financial under this sector.

F) <u>DRAINAGE</u>

The Department contemplates to provide proper drainage network in the State. Accordingly various schemes/works under this sector have been taken up to be executed through Srinagar/Jammu Municipal Corporations and Directorate of Urban Local Bodies, Kashmir/Jammu. An allocation of ₹2000.00 lacs were provided during the year 2011-12 and has been proposed to retain the same for the current financial year under this sector.

Housing & Urban Dev. Department J&K Srinagar