

OFFICE OF THE PRINCIPAL ACCOUNTANT GENERAL (G&SSA), KARNATAKA.

BANGALORE

NO: Pr.AG(G&SSA)/OAD-I/D/2019-20/100-101

Date: 28/8/19

To

The Principal Secretary

UDD (Urban Development Department)

Vikas Sandhu, Bangalore

Sir,

I am forwarding herewith the Inspection Report on the accounts of the Directorate

of Town and Country Planning Bangalore

for the years 2018-19 with a request to obtain the replies and to transmit the same with your specific remarks to this office within one month from the date of receipt of this Inspection on Report.

The receipt of the report may kindly be acknowledged.

Yours faithfully

ASST. AUDIT OFFICER/OAD-I

Copy together with copy of Inspection Report is forwarded to:

1. Director
Town and Country Planning
Bangalore - 560001

2.

for information and to transmit the replies to this Office through your Controlling Officer for necessary action. The receipt of this report may be acknowledged.

ASST. AUDIT OFFICER/OAD-I



29/8/19

28/8/19

INSPECTION REPORT ON THE ACCOUNTS OF THE DIRECTOR OF TOWN
AND COUNTRY PLANNING, BENGALURU FOR THE YEAR 2018-19.

NAMES OF THE DIRECTOR: -

Sl. No.	Name	From	To
1	Sri. L. Shashikumar	01.04.2018	09.05.2018
2	Sri. H. M. Mallikarjunaswamy	10.05.2018	11.07.2019
3	Sri. L. Shashikumar	11.07.2019	till date

AUDIT STAFF:

1. Sri. Manas Reddy Anugu : Sr. Auditor
(21.06.2019 to 26.06.2019)
2. Sri. S. Rajkumar : Sr. Auditor
(05.08.2019 to 08.08.2019)
3. Sri Mayank Kumar : Asst Audit Officer (P)
(17.06.2019 to 21.06.2019 &
05.08.2019 to 08.08.2019)
4. Sri. C. Ramakrishna Prasad : Asst Audit Officer
(17.06.2019 to 26.06.2019 &
05.08.2019 to 08.08.2019)

INSPECTING OFFICER:

Sri. C. Alwyn Deva Mano : Audit Officer
(17.06.2019, 18.06.2019, 20.06.2019,
21.06.2019, 26.06.2019)

DATES OF AUDIT

: 17.06.2019 to 26.06.2019 (1st Spell)
05.08.2019 to 08.08.2019 (2nd Spell)
(12 Working Days)

PART-I

a) Introductory:

The accounts of the office of the Director, Department of Town and Country Planning, Bengaluru for the period 2016-17 & 2017-18 was last audited during August 2018. The Outstanding paragraphs were verified and those which could not be treated as settled were brought forward in the report.

Financial Parameter:

Statement of Expenditure:

Year	Expenditure (Rs.)
2018-19	5,45,32,567

Months selected for detailed checks: November 2018 & December 2018.

Subject Matter selected for Audit:

General scrutiny of approved Master Plans and Layout Plans and cases of conversion of agricultural land to non-agricultural purposes at different levels.

Scope of Audit in Subject matter selected:

1. Scrutiny of approved Master Plans, Layout Plans and Land Conversion Cases in compliance with Rules/Guidelines/Acts
2. Adequacy of records maintained for subject matter.
3. Economy, Efficiency and Effectiveness in Expenditures.
4. Utilization of Budget on Salaries and Establishment.
5. Remittance of scrutiny fees in to treasury.
6. Internal Control.

Audit Objective:

To ensure compliance to Rules/Guidelines/Acts while according approval to Master Plans, Layout Plans and Land Conversion Cases. Financial Management was sufficient and financial propriety was considered in making expenses.

Audit Criteria:

1. The Karnataka Town and Country Planning Act, 1961
2. The Karnataka Urban Development Authorities Act, 1987
3. Karnataka Town and Country Planning Department Service (Recruitment) Rules, 1996.
4. Karnataka Financial Code, Karnataka Budget Manual, Manual of Contingent expenditure and Karnataka Civil Services Rules.
5. Karnataka Transparency in Public Procurement Act and rules framed there under.

PART-II

CURRENT AUDIT

During Current Audit, the accounts of the office of the Director, Department of Town and Country Planning, Bengaluru for the period 2018-19 was test checked, besides conducting a general review of all other records. Important points noticed during the course of audit are detailed in this part of the report.

SECTION-A

- I. Persistent under utilization of funds Rs.173.66 lakh released for training, deputation of staff to higher studies and purchase computer hardware & software during last three year period.

Government of Karnataka released grants of Rs.300.00 lakh (Rs.100.00 lakh each year) to the Directorate of Town and Country Planning for conducting the Training Programs, Deputation of Staff for Higher Studies and Purchase of Computer Hardware and Software under the Head of Account 2217-05-001-1-11-059 during the period 2016-17 to 2018-19. The action plans for the utilization entire grants for the above purposes were drawn up by the Department and were approved by the Government.

Rs.in lakh

Year	Training purposes			Higher Studies to ADs			Purchase of Computer Hardware & Software			Total Allocation	Total Savings
	Allocation	Expenditure	Savings	Allocation	Expenditure	Savings	Allocation	Expenditure	Savings		
2016-17	50.00	0.85	49.15	10.00	0	10.00	40.00	9.42	30.58	100.00	89.73
2017-18	70.00	20.56	49.44	10.00	1.11	8.89	20.00	66.09	-	100.00	12.24
2018-19	60.00	0.44	59.56	3.00	0.88	-	37.00	26.99	10.01	100.00	71.69
TOTAL	180.00	21.85	158.15	23.00	28.10		97.00	76.39		300.00	173.66

However, as seen from above, directorate could not utilize the sanctioned grants on the intended purposes fully and an amount of Rs.173.66 lakh (Rs.89.73 lakh in 2016-17, Rs.12.24 lakh in 2017-19 and Rs.71.69 lakh in 2018-19) was surrendered to Government during the period 2016-17 to 2018-19. In this connection the following observations are noted.

- i) Directorate failed to obtain the approval of action plan for 2016-17 but incurred an amount of Rs.10.27 lakh on purchase of computers from Government, for which no ratification was obtained from competent authority.
- ii) Though Action Plans for years 2017-18 and 2018-19 were approved by Government yet Directorate failed to utilize the funds to full extent, within the financial year.
- iii) Identification of suitable employees for extending training and deputation for higher studies was not done well in advance in order to utilize the earmarked funds without lapsing it to Government.
- iv) As per approved action plan of 2017-18, an amount of Rs.20.00 lakh was allocated for purchase of hardware and software whereas department utilized Rs.66.09 lakh. Reasons for excess utilization on the intended purpose and deviating from approved action plan were not on record and were not ratified by the competent authority.

These facts suggest that department persistently failed to utilize the released grants for the purposes for which it was released and surrendered unspent grants year after year to Government. This resulted in non fulfillment of departmental objectives to full extent despite the availability of sufficient funds. This also indicates that estimates were not made on realistic basis. Further, department failed to analyze the reasons for underutilization of sanctioned grants that lead to lapse of funds.

As per the instructions laid down in Para 231 of Karnataka Budget Manual controlling officer responsibilities includes surrender of appropriations or portions thereof which are not likely to be required during the year as soon as savings are foreseen. Para 264 says that all savings anticipated by the controlling officers should be reported by them with full details and reasons to the Finance Department immediately they are foreseen. Para 265 stipulates that officers making belated surrenders, when savings could, reasonably have been foreseen and surrendered earlier, will be held responsible for the resultant financial irregularity.

It was also observed that intimation regarding surrender of anticipated savings to Head of the Department, as stipulated in Budget Manual, was not forthcoming from the records produced to audit, which deprives the Government to utilize unspent grants elsewhere.

No specific reply was furnished.

SECTION-B

- I. Irregular issue of technical approval to layout plans on the basis of lapsed

SECTION-B

- I. Irregular issue of technical approval to layout plans on the basis of lapsed land conversion orders in Mandya, Hassan and Bagalkot branch offices.

Rule 96 (1) of the Karnataka Land Revenue Act 1964, stipulates that if the purpose for which the land was converted is not carried out in a prescribed period of time, the permission is cancelled and the land reverts back to the original use unless the order is revalidated. Therefore, any agricultural land, converted for a non-agricultural purpose or vice versa, should be used for such converted purpose within the specified time from the date of issue of the conversion order issued by the Deputy Commissioner (DC), failing which the conversion order will be withdrawn.

Keeping in view of rapid changes in land use due to rising rate of urbanization, the validity of period of land conversion order can not be given indefinitely. As seen from the records, DC office has been fixing two year validity period for land conversion order since August 2009. Thus, the validity of order issued by Deputy Commissioner in the State for land conversion is two years from the date of issue of order, after which the conversion order stands cancelled.

Technical approval for all Layout Plans not exceeding 5 acres of land is accorded by the Assistant Director (AD) of Town and Country Planning of the district concerned, subject to the satisfaction of norms prescribed in the Manual issued by the Department of Rural Development and Panchayat Raj (RDPR) vide Government Order number GraAPa 86 RPR 2014, Dt.11.11.2014.

Para 13 of Proforma-4, Para 1.2.1, 2.2.1 of Guidelines prescribes procedure for technical scrutiny of the layout plan proposals. During the scrutiny department shall verify whether validity order of conversion of land for the proposed use, issued by the Revenue Department under Karnataka Land Revenue Act 1964 is available or not. Para 3.3 specifies that that any document or information including the above order, if found, are still required, the fact shall be recorded and applicant or PDO shall be asked to furnish the same in proforma-3 within 15 days failing which the proposal shall be rejected.

Test check of approved layout plans coming under jurisdiction of Mandya, Hassan and Bagalkot districts revealed that AD offices have not checked veracity of validity of land conversion order issued by the Revenue Department while sanctioning of technical approval to following layout plans. Though validity period of land conversion orders expired in 13 cases in 3 district offices i.e. 7 cases in Mandya district, 4 cases in

Hassan district and 2 cases in Bagalkot district, yet AD offices have not made any efforts for obtaining revalidated order by issuing notices in proforma-3 to PDOs/applicant. Instead, approval was sanctioned based on land conversions order issued more than 2 years back by DC office, in violation of Revenue Act and Department Guidelines. Thus, release of technical approval for the layout plans on invalid conversion orders in the above cases is irregular. The violation was brought to the notice of Assistant Director offices concerned during the conduct of audit.

Name of the District AD office	Sl No	Layout No. & Date & location of the land	Date of conversion order issued by Revenue Department	Date of expiry of validity period	Layout Plan approval date of AD office	Gap between conversion order date & plan approval date in years
Mandya	1	390, Dt.17.6.2017 Sirugavalu village in Malavalli taluk	19.05.2005	18.05.2007	17.06.2017	10
	2	597, Dt.31.7.2017 Nadukulapura village in Malavalli taluk	23.12.1999	22.12.2001	31.07.2017	15
	3	956, Dt.20.09.2017 Halaguru village in Malavalli taluk	22.11.2001	21.11.2003	20.09.2017	13
	4	Dt.12.10.2017 Poorigali village in Malavalli taluk	17.05.2012	16.05.2014	12.10.2017	3
	5	1879, Dt.19.03.2018 Halaguru village in Malavalli taluk	24.09.2002	23.09.2004	19.03.2018	13
	6	1889, Halaguru village in Malavalli Dt.22.03.2018	09.10.2002	08.10.2004	22.03.2018	13
	7	1946, Dt.28.03.2018 Halaguru village in Malavalli	26.10.1999	25.10.2001	28.03.2018	16
Hassan	1	16, Dt.18.5.2016 Bandiganahalli village, Holenarasipura taluk	11.12.2009	10.12.2011	18.5.2016	6
	2	112, Dt.17.2.2017 Kalenahalli village, Holenarasipura taluk	25.8.2009	24.8.2011	17.2.2017	7
	3	106, Dt.16.12.2016 Hanumanahalli village, Holenarasipura taluk	5.2.1993	4.2.1995	16.12.2016	23
	4	26, Dt.17.6.2016 Bandiganahalli village, Holenarasipura taluk	8.12.1995	7.12.1997	17.6.2016	20

Bagalkot	1	Nil, Dt.6.9.2018 Ugalavate village, Badami taluk	4.11.2015	3.11.2017	6.9.2018	2 years 10 months
	2	Nil, 27.3.2018 Amaravathi village, Hunugund taluk	2.6.2014	1.6.2016	27.3.2018	3 years 9 months

No specific reply was furnished.

II. Deviation from guidelines in approval of Layout Plans

Department of Town and Country Planning (DTCP) is a technical advisory body to Government and various Local Bodies on promotion of planned physical development of urban and rural areas in the State. DTCP functions include design/approval of Layout Plans of private individuals, organizations, Government and Quasi Government agencies. Director/Joint Director (JD)/Assistant Director(AD) offices scrutinize the Layout Plan proposals received from the public and other offices relating to the areas outside the urban development authorities, planning authorities and local planning areas in the State. Necessary action is taken by granting approvals at different jurisdictional levels i.e. State/Division/District, based on extent of area involved. Directorate is final authority in according the technical approval to layout plans of areas exceeding 20 hectares. These plans were checked with compliance to the guidelines issued by the Rural Development and Panchayat Raj Department (RDPR) vide Government Order number GraAPa 86 RPR 2014, Dt.11.11.2014 and provisions of KTCP Act.

Para 3.5 and serial number 12 of proforma-4 of RDPR guidelines stipulates that as a part of plan approval process, department shall make site visit and record the site conditions and submit a 'site inspection report' along with proposal to the Directorate for technical approval. Therefore, AD office being the plan proposal originating office need to make site inspection of proposed layout area and submit the site inspection report along with other documents to Directorate. Site inspect report shall disclose all the details relating to the roads, neighboring layouts, physical features of land, identification of high tension (HT) electric lines passing through the layout, existence of canals, SDM sites and whether land is in protected zone or not etc. Directorate office after checking the layout plans are in conformity with conditions prescribed in guidelines including cross verification of site inspection findings with proposed plan features, accord technical approval to the layout plan.

Test check of technically approved layout plans by the Directorate office, for the year 2018-19 revealed that Layout Plan numbers 4256, 4257, 4267 and 4286 relating to the Tyagadakatti village in Chikkamagaluru district, Bisahalli village in Haveri district,

Bettadapura village in Mysuru district and Dindaghatte village in Hassan districts respectively, were approved without ensuring the submission of site inspection reports by the AD offices concerned. Directorate has not accorded due attention to the site inspection reports and accorded approval without cross verifying with the site inspection findings, during the scrutiny of layout plans. Site inspection findings required to be correlated with actual plan proposals received, before according the technical approval by the Directorate. Any point which contradicts the site inspection findings may result approval of incorrect layout plan besides deviating from the regulations in RDPR Guidelines and KTCP Act. However, such checking was not conducted while according approval to above plans, as there were no reports submitted by the AD office. Similar lapse was observed during audit in AD, Mandya and Hassan and JD, Mysuru.

Further, scrutiny reports submitted by the AD offices were incomplete as the reports were not in proforma-4 format mentioned in RDPR guidelines.

III. Omissions noticed in respect of 'Register of Sub-Division Plan'

Functions of Office of Assistant Director(AD) includes design/approval of Layout Plans, received from public, Grama Panchayats and other offices in the district. Layout plans involving areas up to 5 acres in the district are approved by AD Office whereas Divisional Office headed by Joint Director is the authority for approving plans up to 20 acres. Approval of plans exceeding 20 acres are dealt by the Directorate. AD office scrutinizes the proposal and make mandatory checks as prescribed in compliance to the Manual issued by the Rural Development and Panchayat Raj Department(RDPR) vide Government Order number GraAPa 86 RPR 2014, Dt.11.11.2014 and provisions of KTCP Act and accord technical approval.

Layout/Sub-division Plan drawn to a scale, showing boundaries of land, proposed number of plots with dimensions and area of each plot and its uses as per these rules, alignment and width of the proposed streets/roads, dimensions and areas of reserved / earmarked for public proposes are provided according to prescribed rules. Each Layout is to be allotted with unique number and is to be indicated on the drawing.

Para 3.9 of RDPR Manual stipulates that offices that are giving technical approval are to allot unique layout plan number to each approved layout and the same shall be entered in 'Register of Sub-Division Plan'(RSDP) along with full details of the Layout Plan i.e. ownership, extent of area, location, land usage etc.

Scrutiny of records revealed the follows:-

a) **Non maintenance of separate 'Register of Sub-Division Plan' for approved Layout Plans in Mandya and Chitradurga branch offices**

Scrutiny of records of Assistant Director, Department of Town and Country Planning, Mandya and Chitradurga branch offices revealed that offices have not been allotting the separate numbers to approved layout plans in the prescribed register, as stipulated in the Manual. Instead, numbers are being allotted, in continuation of general correspondence numbers given in general dispatch register, in violation of Manual. However, details of approved plans are entered in a register along with land conversions cases. This will defeat the objective of easy retrieval and preservation of secured information regarding layouts, in the long term.

Reasons for non allocation of sequential numbers and non-maintenance of separate Register of Sub-Division Plan or Register of Approved Layout Plan' for approved layout plans by providing full details, in violation of Manual were not furnished.

b) **Allotment of layout numbers to unapproved layout cases in Dharwad and Bagalkot branch offices**

Scrutiny of records of offices of Assistant Director, Department of Town and Country Planning, Dharwad and Bagalkot revealed that offices have been allotting the layout plan numbers to all the received layout plan proposals, during the scrutiny stage itself, in RSDP. Out of the received proposals certain proposals are rejected due to deficiencies noticed. But the numbers allotted to these rejected proposals are not cancelled in the register, under the signature of the competent authority and the numbers continued to be active. This omission may result the misuse of the allotted numbers elsewhere. Therefore, care shall be taken to allot numbers to only approved layout plans in the register to avoid misuse and numbers already allotted to unapproved layout plans may be cancelled under the signature of competent authority, under intimation to audit.

c) **Allotment of non-consecutive numbers to approved layout plans in Bagalkot branch office**

Bagalkot branch office has been entering the details of layout plans in RSDP register but are not being allotted any unique number to each approved layout plan in the register and the same was not incorporated in the signed copy of the approved plan. Office has not been issuing consecutive numbers instead it is allotting new series of numbers to approved plans every month. This results in difficult in identifying any violation and deviations from approved plans during the development phase.

IV. Persistent failure in utilizing the District Offices Building Grants resulted in surrender of grants Rs.181.71 lakh during last five year period.

Government of Karnataka proposed to construct office buildings, for housing the offices of Assistant Director (ADTP) of Town and Country Planning in Chitradurga, Hassan, Tumukuru, Chikmagalur, Koppal, Belagavi and Bidar districts in the year 2009.

Accordingly, ADTP, Chitradurga entered into agreement for lease of land for 30 years for constructing the office building for an amount of Rs.9,18,492/- in August 2011. Conditions of Lease Agreement includes clause 6 which specifies that construction of office building shall start within six months and to be completed within two years from the date of registered document. However, construction of office building has not started till date despite the lapse of 8 years period.

Similarly, ADTP office, Hassan purchased land to the extent of 5 gunte or 508.77 square meters costing Rs.11.25 lakh, from Hassan Urban Development Authority, Hassan, for construction of ADTP, Hassan office building, in March 2012. However, construction of office building has not started till date despite the lapse of 7 years period.

Meanwhile, Government sanctioned capital grant of Rs.100.00 lakh each, during the years 2014-15 to 2018-19 to Director of Town & Country Planning(DTCP), Bengaluru, for construction of 'District Office Buildings', under the head of account MH 4217-60-800-4-02-386. However, DTCP persistently failed to utilize these capital grants fully, by setting against the demands for construction of office buildings in the districts, including the Chitradurga and Hassan office buildings during this period. DTCP surrendered an amount of Rs.181.71 lakh (Rs.3.40 lakh in 2014-15, Rs.5.70 lakh in 2015-16, Rs.20.01 lakh in 2016-17 & Rs.53.06 lakh in 2017-18, Rs.99.54 lakh in 2018-19) to Government without utilizing on pending office building works in the districts. Department has not been able to obtain the administrative approval for the pending works during the relevant years which resulted in lapse of the sanctioned grants.

Thus, failure in utilization of sanctioned grants towards pending works resulted in delay in construction of office building at Chitradurga even after lapse of 8 years out of the 30 years lease period for which Rs.9.18 lakh paid. Delay in construction of buildings escalated the estimated cost of these buildings which were based on 2015-16 SR rates and any further delay may lead to further cost escalation, besides non achieving the intended objective of providing office accommodation.

No specific reply was furnished.

V. Undue delay in preparation Master Plans

Master Plan means a plan for the development or re-development of the area within the jurisdiction of planning authority. As per Section 9 of KTCP Act 1961,1) Every Planning authority shall, as soon as may be, carry out a survey of the area within its jurisdiction and shall, not later than two years from the date of declaration of the local planning area, prepare and publish in the prescribed manner a master plan for such area and submit it to the State Government, through the Director, for provisional approval.

(2) If the master plan is not prepared, published and submitted to the State Government by the Planning Authority within the period specified in sub-section (1), the State Government may authorise the Director to prepare and publish such plan in the prescribed manner and direct the cost thereof to be recovered from the Planning Authority out of its funds, notwithstanding anything contained in any law relating to the said fund.

Further, as per Section 13-A of KTCP Act 1961,i) Pending the preparation of Master Plan, a Planning Authority may, where it considers it expedient, and shall, when so directed by the State Government, prepare and publish the interim Master Plan for the entire area within the jurisdiction of the Planning Authority.ii) The Planning Authority shall prepare and publish such plan not later than one year from the date of notice in the Official Gazette of its declaration of intention to prepare a Master Plan or not later than such further period not exceeding one year as may be extended by the State Government.

However, Government of Karnataka vide its order number G.O. UDD 509 MYAPRA 2016, Bangalore dated 15.09.2016 delegated the powers of inspection, review the progress of preparation, scrutiny of technical issues and progress made with regard to master plans to Additional Director, Joint Directors of the Department of Town and Country Planning. As per the Order mentioned above, the Director and other officials can inspect the office of Planning authorities, other development authorities and time to time monitoring the steps taken in achieving the progress in technical subjects while preparing the master plans. The Joint Directors and Assistant Directors after inspecting the Planning authorities and Development authorities shall submit report to the Director. Director on examining the reports can suggest the necessary points and opinion to the Government.

It was observed that, out of 157 declared local planning areas (LPAs) in the State, Master Plans were prepared in respect of 111 declared LPAs (up to May 2019) leaving 46 LPAs pending preparation as of June 2019. Thus, there is a delay of more than two years

in preparation of Master Plans in respect of 46 LPAs (listed in Annexure) for which neither Government nor Directorate had taken any initiative, in violation of above rules/orders. Further, efforts made in helping the early preparation of final Master Plans in place of interim master plans made during October 2013 and April 2011 were not forthcoming from the records produced to audit.

No specific reply was furnished.

VI. Pending recoveries of leave salary & pension contributions from Deputationists

As per Rule 425 of KCSR and sub rule there under when a Government servant goes on Deputation/Foreign services, the borrowing department has to pay the leave salary contribution at the rate of 11% of the salary and pension contribution at the rate of 1/8th of the salary to the Government. Further, if contributions for leave salary and pension are not paid within the stipulated period, the Foreign Employer shall pay to Government unless specially exempted by Government, interest on the unpaid contribution at the rate of two paise per day per Rs.100/-.

As per the available records presently 101 officers in the cadre of Director, Additional Director, Joint Director and Assistant Director and 26 officials in the cadre of Town Planner were working in different Planning/Urban Development authorities in the State. However, leave salary and pension contributions due from the above officers/officials who were sent on deputation, were not received in Directorate, during the period 2016-18 to 2018-19. Directorate has not worked out the dues in this regard. Further, leave salary and pension contributions pending due for remittance from the deputationists for the period April 2013 to March 2016 was not worked out and provided to audit. The fact was brought to your notice in the earlier audit report for the period 2013-2016.

Therefore, immediate action may be taken to recover the pending leave salary and pension contributions dues along with interest amounts, from the Drawing and Disbursing Officers of the borrowing departments for onward remittance into Government account, under intimation to audit.

No specific reply was furnished.

VII. Deficient internal controls

The Internal Audit objective is to assess and review the internal control system and risk management procedures in subordinate offices. It helps to identify and evaluate significant exposure to risk and improve the risk management and control systems, besides providing efficient administration.

The Director is head of the Department of Town and Country Planning, who formulate and monitor functions of the department and is assisted by Additional Director in Dharwad and Joint Directors(JD) at Divisional offices in Bengaluru, Mysuru, Kalaburgi and Assistant Directors(AD) in 30 branch offices at district level. Main functions of the department are categorised:

i) Scrutiny of Master Plans, ii) Design/approval of Layout Plans iii) Furnishing of technical opinion regarding conversion of agricultural land to non-agricultural uses to Revenue Department iv) Scrutiny of town, village extension schemes, development/improvement schemes, rehabilitation schemes v) Assisting Karnataka State Town Planning Board and providing technical assistance to Urban Development/Planning Authorities vi) Offering technical assistance to various developmental agencies vii) Advising and providing technical assistance to Government in Urban Development and Town and Country Planning matters and viii) Preparation of systematic, efficient and safe traffic management schemes.

Directorate of Town and Country Planning conducts internal audit of Divisional offices i.e. Office of the Additional Director at Dharwad and offices of Joint Directors at Bengaluru, Mysuru and Kalaburagi who in turn conduct internal audit of branch offices under their jurisdiction, headed by Assistant Directors at district level.

a) At Divisional level

The Office of the Joint Director of Town and Country Planning, Mysuru has jurisdiction over 8 district Assistant Directors offices. During our compliance audit, it is observed that JD office has not been auditing the AD offices periodically and audit are spending ranging from 2 to 5 years. Further, though, Directorate conducted internal audit of Divisional offices at Bengaluru, Mysuru and Kalaburagi up to 2017-18 and 2018-19 yet audit of office of the Additional Director at Dharwad was pending since the year 2001-02 to till date. Also, scrutiny of internal audit reports conducted by JD office revealed that only establishment and account related matters were checked by the internal audit teams of JD office. Scrutiny was not conducted on the main function of the Town Planning Departments i.e. giving technical opinion/approvals by the Assistant directors in respect of land conversion cases and layout approval plans respectively.

VIII. Non maintenance of Remittance Register.

As per rule 8 (3)(A) of Karnataka Financial Code any Government revenue is released collected, the same shall be remitted in to Government account and also should be watched through the remittance register.

Directorate of Town and Country Planning, Bengaluru collects RTI fees and fees for providing copies of approved plans from the applicants and collected fees were remitted in to Government account and for this purpose remittance register was maintained till 2017-18. However, after introduction of Khajane-2, directorate collects the amounts, generates the challan, remitting the cash into Government account but discontinued the maintenance of remittance register. Though the challans are maintained in separate file, remittances of the Directorate were not watched through the remittance register as envisaged in the KFC, under the signature of the competent authority during the year 2018-19.

PART-III

Follow up on findings outstanding from previous reports.

Outstanding from previous reports.

1. Para/III/II B/ 2009-10

Non Payment of Leave Salary Contribution and Pension Contribution.

2. Para/VIII/II B/2010-11

Non Payment of Leave Salary Contribution and Pension Contribution.

3. Para I/II B/2011-12

Non Payment of Leave Salary Contribution and Pension Contribution.

4. Para I/II B/2012-13

Non Payment of Leave Salary Contribution and Pension Contribution.

5. Para II/II B/2012-13

Improper planning and Implementation of the work resulted in Blocking up of Government funds to an extent of Rs. 191 lakh.

6. Para II/II B/2013-16

Incurring Salary and allowances expenditure amounting Rs. 16.31 lakh without utilizing the services of Senior Gazetted Officers by keeping them under compulsory waiting period

7.Para VII/ II B/2013-16

Non recovery of Leave Salary Contribution and Pension Contribution from borrowing departments.

8.Para I/ II A/2016-18

Award of Single tender and delay in implementation of Design, Development and Implementation of Change of Land use, Land and Building Development Approval System for Karnataka State.

9.Para I/ II B/2016-18

Non- preparation of Master Plan.

PART-IV

Best Practice: - NIL

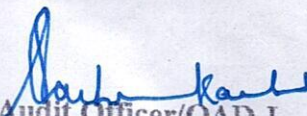
PART-V

ACKNOWLEDGMENT

The audit party thanked the office staff for extending cooperation for smooth conduct of audit and in finalizing the report.

Sd/-

Dy. Accountant General/GSA


Sr. Audit Officer/OAD-I