

CHAMARAJANAGARA - RAMASAMUDRA
URBAN DEVELOPMENT AUTHORITY

CHAMARAJANAGARA - 571313



In the Year 2018-19

ANNUAL REPORT

1 Preamble :-

Chamarajanagara Town is the Taluk and District Head Quarters of Chamarajanagara District. The Population of the Town is 69,959 as per 2011 Census. Chamarajanagara City Municipal Council is the Local body of the Town. This Town is located at a distance of 61km from the State Cultural City Mysore and at a distance of 180 km from the Capital city of Karnataka State Bengaluru. Bengaluru-Dindigul National Highway-209, Chamarajanagara-Jevergi National Highway-150A and Yalanduru-Gundlupete State Highway-81, Chamarajanagara-Biligiriranganabetta State Highway-80, is the Major Roads passing through the Town. Also the Town has good Broadgauge Railway Network. In this background We Develop the Town in systematic way. According to Karnataka Town and Country Planning Act 1961 section 4(c) The Government has been declared Local Planning Area for an area of 120.99 Sq.mtr. it includes Chamarajanagara Town and some parts of surrounding 27 villages. (Chamarajanagara, Channipuradamole, Ramasamudra, Karinanjanapura, Somavarapete, Galipura, Mudlupura, Mallayyanapura, Uttuvalli, Kadahalli, Masagapura, Managanahalli, Manchenahalli, Boodithittu, Mariyala, Gangavadi, Madapura, Doddamole, Kodimole, Haradanahalli, Bandigere, Yadapura, Shivapura, Chandakavadi, Kudluru, Basavanapura, Handrakalli) As per Karnataka Development Authority Act, 1987 declare the Chamarajanagara-Ramasamudra Urban Development Authority and started functioning from dated:21-08-1998.

1) Authority objectives :

As per Karnataka Town & Country Planning act 1961 and Karnataka Urban Development Authority Act, 1987 in the Local Planning Area, providing technical opinion to the local bodies, technical approval to private layouts in the converted lands and to Ensure planned developments in its jurisdiction. In above, Development Authority collects the verification fees and statutory fees for sanction of plans and orders.

2) Functions :

Development Authority in its jurisdiction, preparation of master plan and getting approval by the Government, revising the master plan, controlling developments as per the master plan and issuing technical approval to layouts and providing technical opinion to the revenue department for conversion of agricultural lands to non-agricultural purposes. Initiating housing schemes and distribute the sites to publics and control the different land use in Master plan is the main functions of the authority.

2 Administrative Structure :-

1) The Administrative body of Chamarajanagara-Ramasamudra Urban Development Authority in the Year 2018-19 is as follows.

Sl.no	Designation and Address	Chairman/ Member of the Authority
1.	Chairman, Urban Development Authority, Chamarajanagara	Chairman
2.	Commissioner, Urban Development Authority, Chamarajanagara	Member
3.	Sri. C.Puttarangashetty, Honourable Minister of Backward Classes welfare and Member of Legislative Assembly, Chamarajanagara Constituency	Member
4.	Deputy Commissioner, Chamarajanagara District, Chamarajanagara	Ex-officio Member
5.	Superintendent of Police, Chamarajanagara District, Chamarajanagara	Ex-officio Member
6.	Executive Engeneear, PWD, Chamarajanagara	Member
7.	Executive Engeneear, CHESCOM, Chamarajanagara	Member
8.	Assistant executive Engeneear, KUWSSB, Chamarajanagara	Member
9.	District Health Officer, Chamarajanagara	Member
10.	Commissioner, City Municipal Council, Chamarajanagara	Ex-officio Member
11.	Assistant Director, Town & Country Planning, Chamarajanagara	Town Planner Member
12.	Experienced Architecture	Not Nominated from Govt. Member
13.	City Municipal Council Member	Not Nominated from CMC Member
14.	4 Members Nominated from Government	4 Members

2) Particulars of Administrative Expenditure :-

- 1) Chairman Honorarium, House Rent Allowance and other Expenditure
- 2) Salary of Commissioner
- 3) Salary of Town Planner Member - Vaccant
- 4) Honorarium of Nominated Members from Government
- 5) Outsource Services charges
- 6) Detailed Contingency Expenditure (Offices Building, Telephone, Furniture, Printing, Drawing and Stationery and other Expenditure)

3 Achieved Progress :-

Total achieved progress of detailed information and photography :

1. Two Bus Shelter @ major places were constructed @ Rs 4.80 Lakhs.
2. Bus Shelter @ Rs. 4.80 Lakhs was constructed near Government Medical Sciences Institution Buildings in Yadapura (Gundlupete Road)
3. Mini Water Tank with Borewell/Moter was installed @ Rs 4.63 Lakhs in Somavarapete village. sathyamangala road, Chamarajanagara.

4. The link road of width 18.0 Mtr which connect Gundlupete road and ring road proposed in Master Plan will be taken up for development @ the cost of Rs 554.02 Lakhs under CMSMTDP Scheme.
5. Enclosed Photos above progress.

4 Resources of Consolidation :-

1. Requirement and recovery and balance sheet(D.C.B) - Nil -
2. Municipality Fund - Nil -

Budget for the Year 2018-19 :

Brief Budget for the year 2018-19

Particulars	For the year 2018-19 Estimates
1	2
Opening Balance	47,81,229
Receipts	13,93,70,000
Total	14,41,51,229
Payments	11,55,46,500
Closing Balance(As on March End)	2,86,04,729

5 Expenditure of 2018-19 :-

Brief Budget for the year 2018-19

Particulars	For the year 2018-19 Actual
1	2
Opening Balance	47,70,498
Receipts	25,89,305
Total	73,59,803
Payments	19,04,120
Closing Balance(As on March End)	54,55,683

6 Physical Progress :-

Particulars of achieved physical progress of the year 2018-19 :

1. Under the KUDA (Allotment of sites in lieu of Compensation for the land acquired rules 1991 and (Amendment) Rules 2015, authority taken over the land of extent 14A-24G belongs to Chamarajanagara and Masagapura villeges. Change of land use is taken from Government to take up residential scheme in 50 : 50 ratio Government permission in vide order no: *£ÀCE 578 ^ÉÄÊC¥Áæ 2015*, dated : 25-02-2016 as per section 15(1)(B) of KUDA 1987, proposal as sent to government on 04-08-2016 seeking administrative approval as per section 18 of KUDA Act, 1987. So after obtaining the Administrative Approval from the government and the project will be taken up in the year 2018-19.

2. Preservation and development of parks in approved residential layouts.
3. Implementation of major road proposal in the Master Plan with the financial assistance from Local bodies.
4. Acquiring the land reserved for public purposes in Master Plan and Developing the same to their respective use.
5. Financial assistance will be given to the Development of tanks as per Lake Development Authority.

7 Progress of Welfare Programmes :-

- | | |
|--|---------|
| 1. S.C /S.T Community Development (24.10%) | - Nil - |
| 2. Weaker Section Welfare Fund (7.25%) | - Nil - |
| 3. Physically Handicaped Welfare Fund (5%) | - Nil - |

8 Special Performance/ Award : - Nil -

9 Aims of 2019-20 :

1. Under the KUDA (Allotment of sites in lieu of Compensation for land acquired rules 1991 and (Amendment) Rules 2015, authority taken over the land of extent 14A-24G belongs to Chamarajanagara and Masagapura villeges. Change of land use is taken from Government to take of residential scheme in 50 : 50 ratio Government permission in vide order no: *£ÀCE 578 aÉÄÊC¥Áæ 2015*, dated: 25-02-2016 as per section 15(1)(B) of KUDA 1987, after Administrative approval taken from government work will start in year 2018-19. as per section 18 of KUDA Act, 1987.
2. Authority Office Building as on Estimated cost of Rs.98.38 Lakh at CA Site of a approved residential layout bearing Sy.no.301/1a, 302/2a, 3, 2b, 1a, 1b of Chamarajanagara. This work was given to KRIDL Chamarajangara and it is in progress.
3. To prepare Master Plan provisional (Revised-02) for Chamarajanagara-Ramasamudra LPA, were was entrusted to Symbolisis of Technology, Invesment and Management, Bengaluru for the accepted quotation of Rs 12.40 Lakhs. The Master Plan preparation work is at final stage and Rs. 7.48 Lakhs had paid. after completing the preparation work, it will be submit to Government through DTCP.
4. Preservation and development of parks in approved residential layouts.
5. Implementation of major road proposal in the Master Plan with the financial assistance from Local bodies.
6. Acquiring the land reserved for public purposes in Master Plan and Developing the same to their respective use.
7. Financial assistance will be given to the Development of tanks as per Lake Development Authority Guidelines.

**Commissioner,
Urban Development Authority,
Chamarajanagara.**

In the Audit of year 2019-20 found the defects, objection and recovery amount of Chamarajanagara-Ramasamudra Urban Development Authority, Chamarajanagara.

Sl. No	Para No.	Brief Particulars	Objection Amount	Recovery Amount
01	04	Not submitted the previous year compliance report to the audit	-	-
02	06	Budget	-	-
03	07	Not submitted monthly and yearly accounts to competent authority	-	-
04	19	Deductions of TDS from fixed deposit amount	-	51026
05	23	About ESI / PF payment of outsourced employees	155526	-
06	24	Non-compatibility of advance	-	-
07	30	Payment of interest of civic amenities	-	12236
08	32	Remittance of audit fees	-	-
		Total	155526.00	63262/-

Sd/-
Additional Director (Incharge)
Karnataka State Audit and
Accounts Department, Mysuru.

Audit Report of Chamarajanagara-Ramasamudra Urban Development Authority 2019-20

1] Introduction : As per Government order no: $\text{A.C.E/JA.L.}\text{\textcircled{C}}/97$, $\text{\textcircled{C}}:24-04-1998$ and vide notification Town Planning

Authority is merged and Chamarajanagara-Ramasamudra Urban Development Authority is constituted. As per Karnataka Urban Development Authority Act, 1987 section 48(2) 2019-20 Audit was conducted and compliance report should be submitted.

2] (i) GENERAL INFORMATION :-

1.	Name of the Audit conducted organization	Chamarajanagara-Ramasamudra Urban Development Authority
2.	Audit Period	Dated:01-04-2019 to 31-03-2020 (2019 to 2020)
3.	Team of the Audit	Sri Shivakumaraswamy, Auditor General Sri Mahadevaprasad, Auditor Sri K.Ravikumar, Auditor

		Sri S. Pratap, Auditor
4.	Opening date of Audit	01-06-2020
5.	Closing date of Audit	05-06-2020
6.	Man power days	20 man power days
7.	Name and Designation of the draft	Sri D.O. Krishnaswamy Additional Director (Incharge), Mysuru
8.	Verifying review date	23.07.2020

2] (ii) Administrative Section:-

Chamarajanagar-Ramasamudra Urban Development audit period was from 01.04.2019 to 31.03.2020 Details of Officers worked in various posts.

Sl.No	Designation	Name	Period
1.	President	1) Smt. B.B. Cauvery (IAS), D.C, Chamarajanagar 2) Sri Dr. M.R. Ravi (IAS), D.C, Chamarajanagar	Dated:01-04-2019 to 30-01-2020 Dated:30-01-2020 to 31-03-2020
2.	Commissioner	1) Dr. Mazuddin Khan 2) Sri H.S. Cheluvaraju (In charge) 3) Sri C. Lasumanaika (In charge) 4) Dr Pankaja M.S	Dated:01-04-2019 to 01-07-2019 Dated:01-07-2019 to 25-07-2019 Dated:25-07-2019 to 06-12-2019 Dated:06-12-2019 to 31-03-2020

3.	Town Planning Member	1) Sri H.S. Cheluvvaraju (In charge) 2) Sri C. Lasumanaika (In charge) 3) Sri Lakshmisha. C (In charge)	Dated:01-04-2019 to 25-07-2019 Dated:25-07-2019 to 12-12-2019 Dated:12-12-2019 to 31-03-2020
4.	Town Planner	Sri Parashivamurthi S.R	Dated:01-04-2019 to 31-03-2020

3) Authority Fund:

Authority funds may be raised from the following as per section (43) of Karnataka Urban Development Act - 1987.

1. Grants released by the government.
2. Contributions from local bodies.
3. Development fees collected.
4. From the sale of assets such as a site, building.
5. From the fees authority collects, etc.,

4) There is no compliance report for the previous year audit report :-

The compliance report has not yet been submitted to audit from 1998-99 to 2017-18. A letter as been written regarding 2018-19 audit report. (Letter Number: ZÁgÁ£Á¥Áœ/É¥À£À/2018-19/2020-21/27, dated: 2018-05-2020) to Senior Deputy Director, Local Audit Circle, Chamarajanagar. On dated: 31-03-2018 for 26 objections amount of Rs. 55,10,115 / - and for 37 objections fees recovered is Rs. 8,70,934 /-. The Commissioner has to pay personal attention to settle the shortcomings, objections and omissions mentioned. The total objections and details are given in (Annexure-01).

5) Cash and other Scrutiny:

Chamarajanagar-Ramasamudra Urban Development Authority Audit for 2019-20 was commenced on dated: 01.06.2020. cash book was checked till dated: 30.05.2020.

On dated: 01.06.2020 the postal stamp register has been checked, Rs. 4270/- worth of postal stamp is in stock and its tallying.

A letter was written on 01-01-2020 to Senior Deputy Director, local audit circle, chamarajanagara to review the compliance report and to intimate so that the objections shall be settled.

Dated: 01.06.2020 Office voucher inventory checked, voucher number: 3431 to 3450, voucher number: 40,41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69 out of 70 pages, 50 pages not used so total 1570 receipts are empty, The inventory is physically compatible with the stock register.

- No objections -

6) Budget :-

As per the Karnataka Urban Development Authorities Act 1987, sec (42) states that Budget should be prepared within 01-February and obtain the approval of the authority.

2019-20 Budget was approved on dated: 27-02-2019, in authority general meeting. For Urban Development Authority (letter number: ZÁgÁ£À¥Áæ/šeÉmi/ªÄÄAdÆgÁw/2019-20/127, dated 20.07.2019) budget was submitted to Principal Secretary Bangalore for approval.

The Prospective and actual Income and Expenditures of the Budget approved in the General Meeting is as follows:

2017-2018

Details	Cost-estimate	Actual	Difference
Opening Balance	54,21,000	54,17,819	3,181
Deposit	13,30,20,000	78,55,798	12,51,64,202
Total	13,81,44,000	1,32,73,617	12,48,70,383
Expenditure	12,03,82,000	19,09,509	11,84,72,491
Closing Balance	1,77,62,000	1,13,64,108	63,97,892

From Chamarajanagar-Ramasamudra Urban Development Authority it was estimated for the year 2019-20 Rs.13,81,44,000.00 income and the expenditure of Rs.12,03,82,000.00 was sent to Government (letter No: :£ÀCE:63:ªÉÄÊC¥Áœ:2019(E-PÀqÀvÀ), Dated: 12-05-2020) is approved by the Government under Section 45 of the Karnataka Urban Development Authority Act, 1987.

As per 2019-20, budget the expected income is Rs.13,30,20,000 and the actual income is Rs.78,55,798/-. But Rs.12,51,64,202/- would be shortfall than expected. The expected cost is Rs.12,03,82,000/- while the actual cost is Rs.19,09,509/-. The amount collected is less hence there is shortfall in expected income.

The lake development fee expected is Rs.50,00,000/- collected, Rs.10,26,250/-, Scrutiny fees Rs.4,00,000/- expected, but collected Rs.1,99,550/-, slum fees expected Rs.1,00,000/- collected, Rs.34,250/-, betterment fees expected Rs. 5,00,000/- collected Rs. 2,32,700/- only deposited. The collection is less than expected from other projects also. Even in the budget of the previous years, there is a dearth of reality than expected. It is

advised to prepare an budget to be closely to the actual income, expenditure (Budget enclosed).

The 50:50 Housing Scheme revenues and expenditures are included in the 2019-20 budget, resulting in a difference in expected revenues and expenditures that have not yet been approved by the government. Hence forth budget will be prepared to be closer to reality.

7) For not submitting monthly and Yearly accounts to Competent authority:-

No information is available regarding preparation and submission of monthly accounts for verifying audit. As per KTCP Act 1961, sec 68(c) yearly accounts has to be submitted to the Senior Deputy Director, Local Audit circle, Chamarajanagara. The audit query number:03/2020-21, dated: 02.06.2020, stating that due to corona virus lockdown the accounts of the respective year will be submitted with the approval of the meeting. The audit for 2019-20 should be prepared and approval should be obtained and submit it immediately.

8) Financial position:-

Financial position of Chamarajanagara Urban Development Authority, of 2019-20 is as follows. Acc. No : 54013072298.
Bank Name: SBM, Branch : DOC, Chamarajanagar

Financial position of year 2019-20:-

Opening balance on date 1-4-2019	Rs. 54,17,819.00
Income in 2019-20	Rs. 78,57,150.00
Total	Rs. 1,32,74,969.00
Expenditure in year 2019-20	Rs. 19,09,509.00
Cl. balance on date :31.3.2020 (cash book)	Rs. 1,13,65,460.00
Cl. balance on date: 31.3.2020 (passbook)	Rs. 1,13,72,670.00

Difference	Rs.	7,210.00
Not encashed Cheque No:610937, dated:13-01-2020	Rs.	7,210.00

2019-20 audit will be submitted to the Assistant Controller, Local Audit Circle, ChamaraJanagar, after obtaining approval of the Authority.

- No objections -

9) category wise Income and Expenditure Details:

Sl. No	Income Detail	Amount	Sl. No	Expenditure Details	Amount
1	Lake Development fees	10,26,250	1	Salary	4,50,341
2	Scrutiny fees	1,99,550	2	Out Source Employees Salary	10,67,684
3	Deposit of C.A Site allotment	57,59,282	3	Telephone fees	24,659
4	C.A Site registration fees	1,13,190	4	Purchase of fuel	1,03,800
5	Plan Copy fees	4,774	5	Vehicle Insurance	18,853
6	R.T.I fees	252	6	Travel allowance	20,660
7	Paper Notification	65,600	7	Contingency Bill	13,386
8	Slum Clearance fees	34,250	8	Vehicle repair	13,706
9	Preparation of Layout fees	36,950	9	Office Rent	68,064
10	Betterment fees	2,32,700	10	Advertisement fee	62,622
11	Supervision fees	3,74,000	11	Stationary charges	11,148
12	Land Use Certificate fees	2,200	12	Slum Clearance fees	12,390
13	Modified Layout Scrutiny fees	7,100	13	Audit fees	14,920
14	Others (Bank	1,052	14	Improvement fees	11,597

	deposits etc.,)				
			15	Postal Stamp	5,000
			16	Advocate fees	9,000
			17	Bank Charges	1,679
	Total	78,57,150		Total	19,09,509

- No objections -

The item wise details of monthly income and expenditure is enclosed in Annexure-02.

10) Receipt books Details :-

Chamarajanagara - Ramasamudra Urban Development Authority, 2019-20 audit is done. During audit dated: 01-06-2020 stock book, receipt book No from 40 to 70 was checked, total 31 receipt books remaining and its tallying.

Opening Balance on 01-04-2019	: 34
Purchase in 2019-20	: -
Total	: 34
Expenditure in the year 2019-20	: 03
Closing Balance on 31-03-2020	: 31

Details of pending receipt books are enclosed in para 05.

11) Details of receipt books used in 2019-20 :

Details of receipt books used in Chamarajanagar-Ramasamudra Urban Development Authority from 01.04.2019 to 31.03.2020 are as follows.

- No objections -

Sl No	Éverified Receipt Books	Receipt page Number		Date of Used		Remarks
		From	To	From	To	
01	36	3267	3300	2.4.2019	20.06.2020	Checking of partial 2018-19 receipt book is been completed in 2019-20.
02	37	3301	3350	29.6.2019	16.10.2020	Checked 2019-20.
03	38	3351	3400	17.10.2019	03.02.2020	Checked 2019-20.
04	39	3401	3427	03.2.2020	21.3.2020	Partially reviewed for 2019-20.

12) Details of Monthly receipts and Remittance :

The receipts of the Chamarajanagar-Ramasamudra Urban Development Authority was verified and the total receipt for the

- No objections -

year 2019-20 was Rs. 78,55,798/- and the total remittance is Rs. 78,55,798/- details are as follows.

Sl No	Month	Receive	Remittance	Remarks
1	April- 2019	1,35,990	1,35,990	
2	May- 2019	2,28,850	2,28,850	
3	June- 2019	5,60,093	5,60,093	
4	July- 2019	7,30,624	7,30,624	
5	Aug- 2019	10,00,140	10,00,140	
6	Sep- 2019	11,39,819	11,39,819	
7	Oct-2019	2,37,202	2,37,202	
8	Nov- 2019	25,03,310	25,03,310	

From 2020-21, Urban Development Authority has opened remittance register, it will be produced in the next audit.

9	Dec-2019	16,700	16,700	
10	Jan-2020	1,22,810	1,22,810	
11	Feb-2020	4,63,110	4,63,110	
12	Mar-2020	7,17,150	7,17,150	
Total		78,55,798	78,55,798	

The amount received through cheque DD, as not been entered in remittance register but challans are produced which is not a correct procedure hence in the next audit it should be submitted.

13) Postal Stamps :

Chamarajnar-Ramasamudra Urban Development Authority 2019-20 postal stamp register has been verified, on dated:31.03.2020. Postal stamps of Rs.4502 stock is physically tallying. The details are as follows.

Opening Balance as on 01-04-2019	: Rs. 2809.00
Stamp purchase of the year 2019-20	: Rs. 5000.00
Total	: Rs. 7809.00
Used Stamp for the year 2019-20	: Rs 3307.00
Closing Balance as on 31-03-2020	: Rs. 4502.00

14) About the defect in cash book management:

The cash book shall be maintained as per Article-331 of the Karnataka Economic Code. The cash book is maintained in the office and not transacted according to the procedure

- No objections -

5% has to be remitted through D.D to Karnataka State Town Planning Board, Bengaluru.

Cash book will be handled systematically as per the instructions.

At the end of the year the cash book closing balance with bank pass sheet should be checked.

The bank sometimes charges a bank charge. Such details are not taken into the cash book. Hence cash book details does not match with bank pass sheet.

Only the receipt number will be entered into the cash book without specifying the details. Hence it is not known towards what the receipt is received.

Audit Enquiry No: 06 / 2020-21, Date: 03.06.2020 was issued to rectify all the above shortcomings and to comply. Hence forth cash book should be maintained in a systematic manner.

15) Site distribution Application stock analysis :-

- No objections -

Chamarajanagara-Ramasamudra Urban Development Authority 2019-20 Audit is done. As per CA Site rule 1991, the CA sites applications distribution from No.0034 to 0100 totally 67 applications are remaining, which is tallying. No application form was issued in 2019-20.

16) Betterment Fees Payment :

As per Karnataka Town and Country Planning Act, 1961 section 18 out of the fee collected in the authority (KTCP fees)

Out of the amount collected during 2019-20, 5% i.e Rs.11,635 is paid through cheque dated 02-09-2020 to Member Secretary, Karnataka State Town Planning Board, Bengaluru.

As per Karnataka Slum Improvement Cess, Bengaluru letter No: PÀPÉÆCªÄÄ/É¥À±Á/PÉÆCPÀgÀ/2016-17/1746, Dated: 04.02.2017, in private layouts approved by urban development authority, Municipalities and others Local bodies slum improvement cess as to be collected.

Every year through DD amount should be remitted. when checked on 31.03.2019, Rs.11,957/- has been paid in cheque No.610936, dated:13.01.2020.

In the year 2019-20, Rs. 2,32,700.00 as been collected out of that 5% has not been paid till the end of year 2019-20. Hence it should be remitted to Karnataka State Town Planning Board, Bangalore. So that the burden of debt will be less.

17) Court Cases :

During the audit of the Chamarajanagar-Ramasamudra Urban Development Authority for the year 2019-20, A register has not been maintained for court cases. According to advocate A.V. Gangadharappa there are 7 cases pending in the Authority. Details are given in Annexure-03. Advocate A.V. Gangadharappa has received through cheque Rs.9000. Out of which 10% of income tax is deducted i.e Rs.1000/- and remitted to Income Tax Department.

- No objections -

18) Slum Improvement Cess Payment:-

During 2019-20 slum cess collected was Rs.34,250.00, out of that 70% means Rs.12,975/- as been sent to Commissioner, Karnataka Slum Development Board, Bengaluru. (cheque No:17792, Dated:16-09-2020)

During 2018-19 from chamarajanagar-Ramasamudra urban development authority Rs.17,700 as been collected towards slum improvement cess. Out of this 70% means, Rs.12,390.00 as been remitted to Commissioner Slum Development Board, Bengaluru. During 2019-20 Rs.34,250.00 as been collected towards slum improvement cess. Out of the fee collected 70% i.e Rs.23,975.00 as been remitted to Commissioner Slum Development Board, Bengaluru.

19) About TDS deduction from Fixed Deposit Investment (FDR) :-

In Canara Bank Investment Account Number: 07970401002962/12 has been renewed. Out of Rs.57,617/- after renewal on dated:21-08-2019, Rs.4,147/- TDS is deducted. In Syndicate Bank Investment Account Number: 17004050029800, out of Rs. 3527787/- TDS deducted is Rs.46879, so total Rs. 51,026/- has been deducted. However, as per Rule 1961 of the Income Tax Rule 196, TDS should not be deducted from Government bodies.

It is instructed that TDS deduction of Rs.51,026/- should be taken back. Hence in audit letter No:02/2020-21, dated:02-06-2020 it is mentioned.

Investment tax liability deducted at the end of the investment period for 2019-20 should not be deducted from TDS on State-owned fixed deposits under Rule 196 of the Income Tax Act, 1961. Letter has been written to Manager, Canara Bank, Chamarajnagar, on: ZÁgÁ£ÀC¥Áœ/oÉÃªÀtÂ/2019-20/159, Dated:19-08-2019 and ,ÀA:ZÁgÁ£ÀC¥Áœ/oÉÃªÀtÂ/2020-21/86, Dated:13-08-2020. During the discussion, Manager,

Canara Bank, Chamarajanagar said that the deducted amount from the Income Tax department will be added to the amount of the deposit after discussing with the officials of the bank.

3) Fixed Deposit Investment in Sydicate Bank Rs. 35,27,987.00
Total Rs. 2,95,14,912.00

20) Fixed Deposit Investments (FDR) renewal made without following the Government Guidelines.

The Urban Development Authority (UDA) audit for the year 2019-2020 was carried out. If one crore exceeds the amount required to invest should be through e-bid and less than one crore should be through quotation. The FDR made was not in accordance with the guidelines in 2019-20. The audit query number:07/2020-21, dated:04.06.2020 states to provide appropriate details and as per circular action should be taken.

Before investing to avoid loss of interest to the authority above circular should be followed. Investment details are given in Annexure -4.

- 1) Fixed Deposit Investment in SBI Bank Rs. 2,50,95,015.00
- 2) Fixed Deposit Investment in Canara Bank Rs. 8,92,110.00

The fixed deposit has been renewed by the Urban Development Authority in 2019-20. The deposit is made at SBI, Canara Bank, Syndicate Bank Chamarajanagar. The investment amount is not one crore rupees. Investment will be made / renewed through quotation as per guidelines given in FD-38, TAR 2018 Dated: 27-08-2018.

21) Authority vehicle disposal :-

Chamarajanagara-Ramasamudra Urban Development Authority Vehicle No. KA-10 N-18 LMV Car ambassador is very old model. As per transport Commissioner, letter No. 5.Á.DJ,í CAqí r. |.Dgí 251/96-97, Dated : 22-08-1996 the said vehicle is 14 years old hence the vehicle has to be disposed in the same condition and as per Government market value RTO has fixed Rs.68,000. Audit period 2018-19 stated to dispose, But so far not disposed. If the vehicle is depreciated by the end of the year, the Authority may suffer financial loss if the auction is not done by the RTO. The commissioner gave a verbal description of the issue and informed that the vehicle has been taken by DC office officials, including other department vehicles also. But there are no details on the vehicle disposal at the office.

It is advised to write a letter to Deputy Commissioner regarding vehicle disposal and take action for speedy bidding.

22) Staff Section :

The audit of 2019-20 of Chamarajanagar-Ramasamudra Urban Development Authority has been carried out. There are total 08 sanctioned posts in the office, 01 Commissioner post is filled while the remaining 07 posts vacant. 1] Twon Planning Members 2] Town Planners.

The Deputy Commissioner, Chamarajanagar District, will be requested to dispose of the vehicle in a speedy manner and auction the vehicle as soon as possible.

During the audit of 2019-20, Chamarajanagar-Ramasamudra Urban Development Authority, the salary details of the officers and staff are maintained in the prescribed format as per Article 09 of Article 52 of the Karnataka Economic Code. The payroll register will be produced.

The total amount of salary for the year 2019-2020 was Rs.450340/-. However, the salary of the office is not maintained in the prescribed format as per Article 09 of Article 52 of the Karnataka Code. The register is not properly managed. The clarification was sought in Audit Enquiry No: 05 and no reply was given. Therefore, it is recommended that the payroll be maintained in the prescribed format for further audit.

23) Hiring staff for office work on outsourced basis :-

The audit of the Chamarajanagar-Ramasamudra Urban Development Authority for the year 2019-20 has been carried out with the recruitment of 05 persons on the basis of outsourcing for vacant posts.

1. Office Assistant	- 01
2. Computer Operator	- 01
3. Driver	- 01
4. D Group	- 02
Total	- 05

Chittara Enterprises, which was awarded tender for 2018-19, till May 08 2019. From september-2019 the tender was awarded to Keonics Yuva.com. Under the Rules of 1999 of the USSR Act 1999, only the computer operator can be hired as per Rule 4 (G).

As in the authority there was vacant post so to do daily work from outsourcing agency during 2018-19 work order was awarded to Chittara Enterprises, Chamarajanagar till August - 2019. From September 2019 the tender has been awarded for the post of Office Assistant, Computer Operator, Driver and 'D'-group employees to Keonics Yuva.Com.

Government Order No: AE: 6: TPF 2018 Bangalore, dated: 22-03-2019 and Director of Town and Country Planning, Bangalore. Work order No: Nagroo / c (6) / ho.gov/2018-19, dated: 28- 03-2019, from Karnataka State Electronic Development Corporation

Limited (AEOTI) to hire outsourcing service. Accordingly, outsourcing service is obtained by Keonics Yuva.Com.

The ESI and PF of these organizations have issued letters for payment. The challan, will be obtained. Therefore, Rs.1,55,576 can be omitted.

Rs.155526 / - will be kept in objection untill Challan of ESI & EPF regarding the payment of funds to ESI & EPF accounts is produced.

But it does not allow to hire office assistants, Driver, and D group employees. However, it has been suggested to clarify on that issue.

In the year 2019-2020, ESI & PF deductions copy of the Internet Generated Sheet attached to the relevant employee accounts is not produced . The agencies has not produced relevant information The audit query number 05/2020, dated 03.06.2020 to submit the amount of ESI and PF deposited to the employee accounts is not produced but below information obtained from the Chittara Enterprises is produced.

Sl. no	Agency Details	ESI	PF	Total
1.	Chittara Enterprises, Chamarajanagar	20010/-	57300/-	77310/-
2.	Keonics Yuva.com	20235/-	57981/-	78216/-
		40245/-	115281/-	155526/-

Salary of employees who are hired on the basis of outsourcing to the office.

Sl. no	Monthly	Date	Amount of payment	ESI payment	PF payment
1	March-2019	119152 & 119153 03.04.19	87844	3335	9550
2	April-2019	11915 & 119157 03.05.19	87844	3335	9550
3	May-2019	610879 & 610880 05.06.19	87844	3335	9550
4	June-2019	610893 & 610894 01.07.19	87844	3335	9550

5	July-2019	610894 & 610895 01.08.19	87844	3335	9550
6	August-2019	610904 & 610905 09.09.19	87844	3335	9550
7	September-2019	610908 & 610909 03.09.19	90395	3880	9685
8	October-2019	610919 & 610920 02.11.19	90395	3880	9685
9	November-2019	610928 & 610929 04.12.19	90395	3880	9685
10	December-2019	610934 & 610935 02.01.2020	90395	3880	9685
11	January-2020	610950 & 610951 05.02.2020	88645	3335	9556
12	February-2020	610950 &	90395	3380	9685

		610951 02.03.2020			
		Total	1067684	40245	115281

24) Advances :-

Chamarajnagar - Ramasamudra Urban Development Authority 2019-20 audit has been reviewed and the advance register is not maintained. The files have been reviewed no advance for 2019-20, and it is not corresponding with existing advances. As per the audit report of 2018-19, dated:31.03.19, Rs.1,09,78,500/- advance is pending, no information / files was produced.

Opening Balance as on 01-04-2019	:	Rs.1,09,78,500.00
Advance paid in the year 2019-20	:	Rs. -
Total	:	Rs.1,09,78,500.00
Adjustment for the year 2019-20	:	-
Closing Balance as on 31-03-2018	:	Rs. 1,09,78,500.00

Date: 31-03-2020 Pending Details

Sl.No	Year	Amount
1	2012-13	2,40,000/-
2	2013-14	2,40,000/-
3	2014-16	4,54,000/-
4	2016-17	55,90,500/-
5	2017-18	44,54,000/-

6	2018-19	-
7	2019-20	-
	Total Rs.	1,09,78,500/-

The advances paid from 2012-13 to 2017-18 was Rs.1,09,78,500/- works not completed. These advance are related to bore well, bus stand construction, park development, master plan preparation and new authority building construction. When the above works are completed, the advance bill will be adjusted in the final bill and register will be maintained.

Audit Enquiry No: 11 / 2020-21, dated 04.06.2020 for advance from the year 2012-13, it was informed to clarify. The clarification on this is that the advance works not completed and the final bill is not paid. The commissioner said that the advance payment will be adjusted when the final bill is paid. Immediate action as to be taken.

25) Construction of Authority office Building :

Construction of Chamarajanagara-Ramasamudra Urban Development Authority office building at No.301/1A, 302/2A, 32B/A 1B CA site was approved on dated 31-12-2015 for Rs.98,38,000.00. The work had to be completed and handed over as per agreement dated:07-10-2016 between authority and Executive Engineer, KRIDL Chamarajanagar within 18 months i.e., 15.03.2018. But there is no information on handing over building. So far cheque no.566043, dated:07.10.16, Rs.49,19,000/- and cheque no.168737, dated:23.01.18 Rs.10,00,000/- total Rs.89,19,000/- has been paid.

There is no information on whether the work is completed and paid the remaining amount. Hence audit Enquiry No: 09/2020-21, dated 04.06.2020 to provide details. The Commissioner has clarified, so far Rs.89,19,000/- paid and pending payment is Rs.9,19,000/-. The final bill will be paid after deducting the penalty and for the work completed.

KRIDL, Chamarajanagar has been awarded to construct office of the Authority. The inauguration of the building was made in the presence of the Minister In Charge of the District on 08-01-2020. For KRIDL Chamarajanagar as per agreement Rs. 9,19,000 /- is pending. If there is any pending arrears from KRIDL in final pending bill it will be settled.

26) About Lake Development Fee Reservation: -

The Chamarajanagara-Ramasamudra Urban Development Authority development fee file has been verified 2018-19 collected amount was Rs.9,77,490.00. In 2019-20 amount collected was Rs.10,26,250.00. However, the audit found that the amount allocated was not used for the development of any lakes. The details of 2019-20 lake development fees enclosed in Annexure-05.

27) Layout approval for Residential/ Commercial/ Industrial uses :

Chamarajanagara-Ramasamudra Urban Development Authority has cleared 18 applications of residential/commercial/ Industrial in 2019-20 and details of applications are given in Annexure-06.

28) Change of Land Uses :

Approved 03 change of land use files in 2019-20 from Chamarajanagar-Ramasamudra Urban Development Authority. Details are given in Annexure-07.

Register about lake development fee is opened. Details such as opening balance, interest and expenses is showed. This will be produced in the next audit.

- No objections -

- No objections -

29) Allocation of civic Amenities :

Applications for allotment of Civic Amenities was received in Chamarajanagar-Ramasamudra Urban Development Authority. For 5 institutions to construct Office Building in the year 2019-20, Rs.14,68,220/- has been collected as initial deposit of 10%. Details are given in Annexure-08.

30) CA Site lease amount interest payment :

The amount to be received by the Chamarajanagar-Ramasamudra Urban Development Authority for the year 2017-18 from Al-Jamiathul Saudia LilBanat was Rs.67,970/- was mentioned in the audit report of the year 2017-18. The interest rate of 18 per cent for 2018-19 was Rs.12,235/- to be collected. Also for the year 2019-20 Rs.67,970/- with an interest rate of 18% Rs.12,235/- to be collected. Audit enquiry No: 10 / 2020-21, Date: 04.06.2020 was issued. The details are as follows. Amount to be paid by Al-Jamiathul Saudia LilBanat:

Principal to be paid at the end of 2017-18	Rs. 67,970/-
Interest payable at the end of 2017-18	Rs. 63,826/-
The interest payable for 2018-19 is	Rs. 12,236/-

The interest payable for 2019-20 is Rs. 12,236/-

The total amount of Rs. 1,56,268 / - and in 2019-20 interest of Rs. 12,236/- should be collected.

- No objections -

A Letter as been corresponded from this Office (Letter No: ZÁgÁ£ÀC¥Áæ/£Á,Ë.α/2020-21/61, ¢:07-07-2020) to Al-Jamiathul Saudia LilBanat Chamarajnagar to pay remaining amount of Rs.67,970 with interest of Rs.91,358 total of Rs.1,59,328 immediately towards C.A site other wise the site allotment will be cancelled.

31) Master Plan (Revision-II) Preparation is going on in a snail phase :

Chamarajanagar-Ramasamudra Urban Development Authority Master Plan (Revision-II) preparation was negotiated for Rs.12,40,000 in 2017-18. Contract agreement was made between STEM and Commissioner, Urban Development Authority (Contract No: M.P. (R-2) -1 / 2017-18 Date: 28.07.2017) Cheque No: 168694 dated 13.09.2017 was given during 2017-18 Rs. 168742, date: 07.03.2018 Rs.5,00,000/- was issued. Total Rs. 7,48,000/- has been paid, but Master Plan has not been submitted.

The deadline for making the Master Plan (revision-II) was on 28.02.2018. However, there is no record of any renewal of term limits by either the authority or the STEM. It is advised to get a master plan map and to penalize for the additional period.

30) Audit Fees :

Chamarajanagara-Ramasamudra Urban Development Authority 2018-19 audit was carried out, as per Karnataka

Urban Development Authority Act 1987 Sec 9(4) Audit fees has to be remitted. Rs.14,920/- for the year end 31.03.2019 is pending but this amount is paid on 06.12.2019.

In audit enquiry No: 08 / 2020-21 dated: 04.06.2020 the audit fees is calculated for the year 2019-20, Rs.16,504.00 which should be paid.

The Master Plan (Revision-II) preparation was awarded to STEM Agency, Bangalore. The maps were placed in the Authority Meeting dated: 19-06-2020 and submitted to Director, Town and Country Planning Department, Bengaluru on 01-07-2020. Hence the objection may be ignored.

- No objections -

This amount has been paid on 05.06.2020. So there is no pending of audit fees. The details are as follows.

Opening account as on 01-04-2019	: Rs. 14,920.00
2019-20 amount to be paid	: Rs. 16,504.00
Total	: Rs. 31,424.00
2019-20 Credited	: Rs. 14,920 .00
31-03-2020 Closing Account	: Rs. 16,504.00

Rs. 16504 / - has been paid on 05.06.2020 so there is no pending.

27. General Opinion :-

When reviewing the Authority audit report

1. The budget for 2019-20 is not close to realistic factors.
2. The office has not maintained the cash balance of the office by adopting the standards in Article 331 of the CPC.
3. The bank pass sheet has not reconciled with cash book at the end of the month.
4. It is necessary to record all the transactions related to investments, advances, fees etc.

5. The KTPC as not been followed while appointing staffs from outsource agency.

**Sd/-
Additional Director,
Karnataka State Audit and
Accounting Department, Mysore.**

As per KTPC staff will be appointed through outsourcing agency.

**Sd/-
Commissioner,
Urban Development Authority,
Chamarajanagar.**

The balance sheet will be prepared to be closer to reality.

The office cash flow is as per Article 331 of 1957 cash book register is maintained.

The cash flow is now being reconciled with bank details at the end of every month.

Investments are now recorded in a format and register is maintained.

ANNEXURE - 1

In the Audit Reports of the year 1998-99 to 2019-20 objections and recovery amounts of Chamarajanagara-Ramasamudra Urban Development Authority.

SI No	Year of Audit Report	Condition No	Objection Amount	Condition No	Recovery Amount
1	1998-99 to 1999-2000	03	30409.00	03	2164.00
2	2000-01	-	0	01	17707.00
3	2001-02	-	0	01	750.00
4	2002-03	-	0	04	1202.00
5	2003-04	02	376074.00	06	22468.00
6	2004-05	03	57306.00	-	0
7	2005-06	06	104107.00	01	956.00
8	2006-07	-	0	02	350.00
9	2007-08	01	35445.00	02	7694.00
10	2008-09	01	17636.00	01	60.00
11	2009-10	01	32460.00	02	2150.00
12	2010-11	01	13525.00	01	7433.00
13	2011-12	01	5847.00	02	3855.00

14	2012-13	01	30823.00	01	3535.00
15	2013-14	01	1000.00	01	376.00
16	2014-16	01	119271.00	03	547242.00
17	2016-17	01	13426.00	02	9123.00
18	2017-18	03	4672786.00	04	243869.00
	2018-19	04	93907.00	03	28865.00
	2019-20	01	155526.00	02	63262.00
	Total	31	57,59,548.00	42	9,63,061.00

ANNEXURE – 04 INVESTMENTS DETAILS

Sl. No	Name of the Bank	Security Deposit Account Number	Fixed Deposit Investment renewal amount (In Rs)	Maturity Amount (In Rs)	Renewal Date	maturity period	Interest %
1	Canara Bank	0797401001300117	8,38,640/-	8,96,257/-	08.08.19	08.08.20	6.7%
2	Canara Bank	079040900200211	53,470/-	57,031/-	21.08.19	21.08.20	6.5%
3	Sydicate Bank	17004050029800	35,27,787/-	37,66,447/-	25.07.19	25.07.20	6.60%
4	SBI	64082059203	17,91,005/-	19,15,934/-	10.08.19	10.08.20	6.80%
5	SBI	64122815454	99,32,798/-	1,13,55,654/-	24.07.19	24.07.21	6.75%
6	SBI	64172877364	94,23,137/-	1,01,00,274/-	11.05.19	11.05.20	6.80%
7	SBI	6487542750	39,48,075/-	42,00,673/-	14.12.19	15.12.20	6.25%

	Total		2,95,14,912/-	3,22,92,270/-			
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