

CHAPTER - 5
CONCLUSION &
RECOMMENDATIONS

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CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

KHB's functioning, especially with regard to selection of locations for housing projects, was not effective as acquisition of land for housing projects was not driven by demand. Instead, direct purchase of land in bits and pieces from those volunteering to sell the land by mutual consent was the determining factor for selection of locations for the housing projects. The residual land required for the housing projects was acquired under the LA Act, 1894 by paying the compensation determined for direct purchase. Lack of policy or rules for direct purchase of land facilitated arbitrary purchase of land directly from volunteers at inordinately high rates.

There was no prior consultation by KHB with the other jurisdictional Planning Authorities to ensure that land earmarked for parks and roads in the Master Plan of the Local Authority were not notified for housing purpose.

KHB violated prescribed procedures while inviting tenders and managed the contracts inefficiently resulting in excess payment/undue benefit to the contractors. The adoption of prior costing method in determining selling price for the sites / houses developed in various projects resulted in financial loss as KHB could not recover the entire expenses made in acquiring and developing the land/houses.

The allotment of various categories of sites by KHB was not consistent with the rules. CA sites had been allotted directly without notifying these to public and unjustifiable concession in price had been extended to several allottees. Management of CA sites by KHB was ineffective as many CA sites had been used for unauthorised purposes while many others remained unutilised. Many properties of KHB remained encroached upon and no serious efforts were made by KHB to clear the encroachments and restore the properties to its fold.

5.2 Recommendations

- In order to ensure orderly development of housing projects in the State, the Government needs to ensure that KHB acquires land on the basis of demand and also after prior consultation with the jurisdictional Planning Authorities.
- The Government needs to address the issue of fixation of cost of land acquired on the basis of market value, if required, by framing guidelines prescribing the procedure for fixation of cost of land. This is essential to guard against high price being paid, based on demand of the land owner or middle men.

- KHB needs to revise its Rules for allotment of different categories of sites. It also needs to frame appropriate guidelines to ensure that there is transparency in allotment of CA sites.

**BANGALORE
THE**

**(SUBHASHINI SRINIVASAN)
Principal Accountant General
(General & Social Sector Audit)**

COUNTERSIGNED

**NEW DELHI
THE**

**(SHASHI KANT SHARMA)
Comptroller and Auditor General of India**