

PRESS RELEASE

OFFICE OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA

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CAG's Compliance Audit Report on Property Management in Central Silk Board Presented

The Compliance Audit Report No. 26 of 2026 of the Comptroller and Auditor General of India on Property Management in Central Silk Board was placed in the Parliament here today.

Central Silk Board (CSB), a Statutory Body under administrative control of Ministry of Textiles, Government of India was established on 09 April 1949 under the Central Silk Board Act, 1948 as an apex agency to oversee growth and development of sericulture and silk industry in India. CSB is mandated to undertake scientific and technological research; devise improved methods of host plant cultivation, rearing, developing and distributing healthy silkworm seeds; improve quality, production and marketing of raw silk and advise the Central Government on all matters concerning sericulture and silk industry.

CSB uploaded details of 177.34 lakh sq. mtr. (4,382.14 acre) of land under its possession in Government Land Information System (GLIS) portal (2016-17) and on its website (January 2019) showing details of mode of sourcing of land and its utilisation.

The audit selected 43, out of 159 Functional Units as on 31 March 2023 and 21, out of 129 Closed/ Merged Units during 2018-2023 and examined documents relating to utilisation, title and safeguarding of Land, Buildings and Staff Quarters by these 64 Units (i.e., 43+21).

The main audit findings are as under:

Policy Framework on Property Management

In the Note to Cabinet Committee on Economic Affairs for restructuring of CSB, the Ministry of Textiles had reported (13 March 2018) that there were 288 units. Audit noted that, as on 1 March 2018, there were additional 23 units, which were not in the list of 288 units, as provided by CSB. This raises doubts on completeness and correctness of number of Functional and Closed Units of CSB.

As per GLIS and CSB website, CSB was in possession of 177.34 lakh sq. mtr. (4,382.14 acre) of land. However, based on land details of 288 units compiled from land data provided by the Institutes and Central Office, CSB possessed 217.82 lakh sq. mtr. (5,382.53 acre) of land. In view of discrepancies noticed in land data reported by Central Office and Institutes and in view of not conducting any reconciliation exercise by CSB, Audit was unable to draw assurance on the completeness of data of land stated as held by all CSB units.

CSB has not formulated a Land and Property Management Policy/ Manual for providing guidance on recording, maintaining, safeguarding, etc. of its land/ buildings/ staff quarters. CSB did not have an Estate Department to oversee activities of Property Management. CSB did not have any Information System regarding land/ buildings/ staff quarters held by it.

CSB closed 129 units for right-sizing, of which 22 units possessed 7.92 lakh sq. mtr. (195.62 acre) of land. There were no guidelines for utilization of land/ property of Closed/

Merged Units. As a consequence, 117.21 acre of land at nine Closed Units were not handed over to concerned Authorities and remained idle for three to five years.

Land Management

Out of 48 Units having land of 103.44 lakh sq. mtr., CSB did not have title/ sale deed/ khata/ patta, in case of 25 Units having total land area of 78.56 lakh sq. mtr. CSB had leased out seven properties (Land/ buildings) in six out of 64 sampled Units, but lease agreements were either not there or were lapsed in four cases. No survey was conducted for land under possession of all units during last five years, specifically in cases of transfer/ sale of land. The Asset Register was not maintained properly in 49 of the 64 sampled Units.

Out of 43 sampled Functional Units, in respect of 17 Units having 40.58 lakh sq. mtr. of land, 15.80 lakh sq. mtr. of land (39 *per cent*) was lying vacant/ un-utilized. Vacant land was more than 50 *per cent* in respect of five units, and ranged between 50.81 *per cent* and 91.71 *per cent*. Of the sampled 21 Closed/Merged Units, instances of non-utilisation of land were noticed at three, out of eight Closed/ Merged Units having 2.88 lakh sq. mtr. of land.

Management of Buildings and Staff Quarters

Out of the sampled 43 Functional Units with building area of 14.89 lakh sq. ft., building area of 70,529 sq. ft. in 12 Units was lying idle. Further, out of 626 staff quarters under the possession of 26 Units, only 255 quarters were occupied and balance 371 quarters were vacant. Also, 96 quarters out of 371 vacant quarters, had been declared unfit by CSB.

CSB has constructed own buildings at 11 Units out of the sampled 21 Closed/ Merged Units. Of these 11 Units, six Units have building area of 79,161 sq. ft. and the building area of balance five Units was not made available to Audit. Further, five out of 21 Closed/ Merged Units were provided with staff quarters. Audit noticed instances of vacant buildings, in dilapidated conditions and their non-maintenance.

Safeguarding of Property

CSB has not taken sufficient safeguard measures viz., fencing/ boundary walls for land under possession in 18 out of 48 sampled Units having land, which led to encroachment of 86,768 sq.mtr (21.44 acre) of land having Guidance Value of about ₹6.88 crore. Instances of non-reporting of encroachments to either the Institutes or Central Office for taking action were noticed indicating administrative lapses and lack of internal controls.

CSB was not in possession of 2.30 lakh sq. mtr. (56.90 acre) of land having Guidance Value of ₹113.10 crore as per mapping (using Google Earth application) of land area conducted by Audit during physical visits to four of the units as well as survey data provided by CSB vis-à-vis the land records of CSB.

Oversight Mechanism in CSB

CSB did not carry out physical verification of land, buildings and Infrastructure available at the Units/ Institutes/ Central Office.