

CHAPTER - 6
APPENDICES

Appendix-1
(Reference: Para 3.2, Page 49)
Statement showing percentage increase in the allotment rates for houses & sites

Name of the project	District	Rate/sqm (in ₹)	Rate/sqm - Houses (in ₹)	Percentage increase	Rate/sqm - Sites (in ₹)	Percentage increase
Basavana Bagewadi	Bijapur	1175	1184	0.77	1292	9.96
Gulbarga Airport land	Gulbarga	1569	2422	54.37	3229	105.80
Muddebihal	Bagalkot	456	800	75.44	1292	183.33
Gamanagatti	Dharwad	3196	3229	01.03	4252	33.04
Basavanakudachi	Belgaum	1606	2153	34.06	2583	60.83
Kundawad I Phase	Davanagere	3007	3068	2.03	4090	36.02
Kundawad II Phase	Davanagere	3025	3068	1.42	4090	35.21
Koppal Ganesh Nagar	Koppal	2614	3229	23.53	4306	64.73
Hassan Channapatna	Hassan	4070	5113	25.63	5920	45.45
Chikkodi	Belgaum	675	Nil	Nil	1076	59.41

Appendix-2
(Reference: Para 3.2, Page 49)
Illustrative cases showing expenditure incurred on land acquisition/Deposits, AEF & PMC charges & non-computation of administrative charges

(₹ in lakh)

Name of the project	District	Tendered amount	A&S charges on tendered amount	Actual cost of project excluding interest	A&S charges @ 10%	Shortfall
Basavana Bagewadi	Bijapur	111.33	11.13	217.64	21.76	10.63
Gulbarga Airport land	Gulbarga	2,151.18	300.14	4,359.35	435.94	135.80
Chikkodi	Belgaum	80.94	8.09	121.98	12.20	4.11
Muddebihal	Bagalkot	246.32	25.92	312.80	31.28	5.36
Gamanagatti	Dharwad	2,679.77	267.98	7,551.95	755.20	487.22
Basavanakudachi	Belgaum	375.05	37.51	741.09	74.11	36.60
Kundawad I Phase	Davanagere	2,634.16	263.42	4,797.74	479.77	216.35
Kundawad II Phase	Davanagere	3,292.57	329.26	7,728.55	772.86	443.60
Ganesh Nagar	Koppal	524.63	52.46	1,427.38	142.74	90.28
Channapatna	Hassan	7,330.45	733.05	9,369.66	936.97	203.92
Total		19,426.40				1,633.85

Appendix-3

(Reference: Para 4.1.1, Page 54)

Percentage of vacant houses/flats under 100 HP formed during 2009-12

Sl. No.	Project Name	Total constructed (in Nos.)	Total allotted (in Nos.)	Vacant	Percentage
1	Yaragatti, Belgaum	10	0	10	100
2	Talikoti, Phase II, Bijapur	55	25	30	55
3	Panjanahally-Gundlupet, Phase II, Chamrajnagar	35	12	23	66
4	Mulki, Belliyur, Dakshina Kannada	20	11	9	45
5	Alanda, Gulbarga	20	3	17	85
6	Chittapur, Gulbarga	39	2	37	95
7	Shahabad, Gulbarga	41	1	40	98
8	Byadgi, Haveri	30	2	28	93
9	Mulbagal, Kolar	30	5	25	83
10	Gangavathi, Koppal	23	1	22	96
11	Navanagar, Koppal	25	11	14	56
12	Srirangapatna, Mandya	40	23	17	43
13	Sogane, Shimoga	20	0	20	100
14	Tiptur-Edenahalli, Tumkur	20	0	20	100
15	Shorapur, Yadgir	32	1	31	97

Appendix-4
(Reference: Para 4.1.2.2, Page 56)
List of applicants allotted more than two sites

Sl. No.	Name of applicant/s Sri/Smt	Number of sites allotted
1	Kishore Kumar Hegde K	7
2	Umeshchandra I S and Manu M P	6
3	Dr. Anuradha B	5
4	Lesli Joseph D'souza	5
5	Rajib Chowdhary	5
6	Suma Umesh	4
7	Gowhar Ayub Khan	3
8	Dharmaraj J	3

Appendix-5
(Reference: Para 4.4.2, Page 61)
Non-fixation of minimum bid price

Sl. No	Name of project	Number of cases	Previous highest bid (₹/sq.ft.)	Range of current allotment rate (₹/sq.ft.)	Loss (₹ in crore)
1	Jamakhandi, Bagalkot	26	720.27	120.04 to 705.25	1.07
2	Kanabargi, Belgaum	19	724.27	240.09 to 674.72	0.82
3	Nippani, Belgaum	04	367.78	119.99	0.53
		11	586.38	130.00 to 586.36	
4	Sankeshwar, Belgaum	05	337.50	140.78 to 223.74	0.41
		15	347.29	183.91 to 327.97	
		03	590.85	205.08 to 305.11	
5	Hindalga, Belgaum	01	1132.42	753.70	0.49
		01	866.61	287.50	
		04	1142.83	412.65 to 998.21	
6	Athani, Belgaum	16	497.80	135.05 to 344.95	0.58
7	Kampli, Bellary	18	634.52	125.05 to 150.06	0.12
8	Hagaribommanahalli, Bellary	10	519.76	234.75 to 427.51	0.31
9	Kottur, Bellary	13	248.75	120.04	0.51
		09	502.55	222.36 to 472.26	
10	Sandur, Bellary	06	535.49	216.85 to 269.34	0.21
11	Ramasamudra, Chamrajnagar	09	381.21	96.09 to 379.85	0.09
12	Hosadurga, Chitradurga	09	562.11	301.11 to 375.14	0.36
13	Kelakote III Phase, Chitradurga	08	623.02	105.48 to 583.93	0.23
14	Harappanahalli, Davanagere	08	431.12	105.90 to 298.41	0.34
15	Doddanayanakoppa, Dharwad	15	1760.49	268.85 to 1674.14	2.25
		01	563.91	195.07	
16	Gamanaghatti, Dharwad	09	425.10	135.05 to 409.71	0.46
17	Kalaghatagi, Dharwad	06	135.96	98.04	0.03
18	Kudupu, Dakshina Kannada	03	815.19	576.1 to 799.21	0.07
		01	611.00	511.19	
19	Ranebennur, Haveri	14	536.39	329.79	0.36
20	Bankapur, Haveri	04	363.14	50.02 to 309.79	0.09
21	BAAD, Karwar	20	731.88	103.7 to 684.73	1.06
		01	198.80	112 to 165	
		02	353.41	239.52 to 240.47	
		01	390.41	313.62	
		01	198.00	32.94	
22	Gopishetty Koppa, Shimoga	17	640.93	202.07 to 350.13	1.51
		09	547.29	401.87 to 596.98	0.12
	TOTAL	299			12.02

Appendix-6
(Reference: Para 4.5.3.3, Page 64)
Details of non-utilisation of CA sites

Sl.No.	Site	Whom	When	Purpose	Reason
1	CA 22/A, Sector A, Yelahanka New Town measuring 51411.5 sft	Divya Jyothi Vidya Kendra	December 2003	Hospital	Conditional Sale deed was issued to the allottee during October 2005. KHB issued notice to the allottee during January 2010 for not utilising the CA site even after five years of allotment. Further action yet to be taken by KHB.
2	CA 5/C, Sector A, Yelahanka New Town measuring 18843.9 sft	Vijayanagara Education Trust	December 2003	Educational purpose	Conditional Sale deed was issued to the allottee during February 2004. KHB issued notice to the allottee during September 2011 for not utilising the CA site even after five years of allotment. Further action yet to be taken by KHB.
3	CA 23, Yelahanka V Phase measuring 7319.45 sft	Gyana Jyothi Education Trust	February 2003	Educational purpose	Conditional Sale deed was issued to the allottee during April 2006. KHB issued final notice to the allottee during May 2012 for not utilising the CA site even after five years of allotment. Further action yet to be taken by KHB.
4	CA 1, Kankanady, Mangalore measuring 13030.57 sft	Surya Education Trust	March 2007	Educational purpose	Conditional Sale deed was issued to the allottee during June 2007. KHB issued show cause notice to the allottee during August 2012 for not utilising the Civic Amenity site even after five years of allotment. Further action yet to be taken by KHB.
5	CA 18, Yelahanka V Phase measuring 6480 sft	Mount View Education Trust	February 2004	Construction of School	Conditional sale deed was issued to the allottee during March 2007. KHB issued final notice to the allottee in November 2010. However, at the time of joint inspection by audit in April 2013, the construction of the building was in progress.
6	CA 2, Sattur, Hubli measuring 64584 sft	Karnataka Pradesha Arya Idigara Sangha	June 2007	Community Hall	Conditional sale deed was executed during October 2008. However, no records available in KHB for its utilisation.
7	CA 1, Moodbidre, Mangalore measuring 2579.4 sft	William ET Cardoza	June 2003	Community Hall	Conditional sale deed was executed during February 2004. KHB issued show cause notice in August 2012 for not utilising the property.
8	CA 1, Ambewadi, Dandeli, Uttara Kannada measuring 7265.9 sft	MAM Religious and Charitable Educational Trust	October 2003	Nursery, Tailoring and computer school	The local residents and elected representatives expressed displeasure on the allotment made to the institution. KHB issued notice during August 2013 for non utilisation.
9	CA 17A1, Sector A, Yelahanka measuring 16963.4 sft	Sri. Ramakrishna Education Trust	April 2005	Educational purpose	Conditional Sale deed was executed in August 2005. Joint inspections were conducted by audit during April 2013, and it was observed that the CA site remained un-utilised till that date. However, no action was taken by KHB against the allottee.

Sl.No.	Site	Whom	When	Purpose	Reason
10	CA 22/C, Sector B, Yelahanka measuring 19270.7 sft	Sri. Panchavati Education Trust	December 2003	Educational purpose	Conditional sale deed was issued in April 2006. Since the allottee had violated the conditions of allotment by not constructing school building, final notice was issued by KHB during November 2010. However, even during the time of Joint inspection by audit team during April 2013 the site remained vacant.
11	CA 22/B1, Sector B, Yelahanka, measuring 38277.7 sft	Karnataka People's Education Society	December 2003	Educational purpose	Conditional sale deed was executed during March 2007. For non-utilisation of CA site, the allottee was issued show cause notice by KHB during January 2010. In response, the allottee replied that the construction of the building was under completion. However, at the time of Joint inspection during April 2013, it was observed that the site remained vacant.
12	CA 1190, Suryanagar Phase I, Bangalore measuring 4254.4 sft	Sunitha Mahila Mandali	May 2008	Not available	Allotted through auction at a cost of ₹ 29,76,400. KHB issued final notice to the allottee in July 2010 as the allottee had paid only ₹ 9,55,000 so far. KHB stated that it would take action to forfeit the amount paid and denotify the site for allotment.
13	CA 2114, Phase I, Suryanagar measuring 16566.2 sft	Sri. Gautham Institute of Medical Science	June 2008	Educational purpose	Allotted through auction and as per the terms and conditions of allotment, the allottee was required to construct within one year. However, even at the time of joint inspection in April 2013, the site remained un-utilised.
14	CA 51, V phase, Yelahanka measuring 2411.2 sft	Bangalore Rural District Co-operative Union Ltd	February 2010	Bank	During April 2013, at the time of joint inspection it was observed that CA sites remained un-utilised
15	CA 35, V phase, Yelahanka Measuring 2583.4 sft	Murthy Charitable Trust	Not available	Nursing college	
16	CA 37, V phase, Yelahanka measuring 4521 sft	Nirmala Cultural Centre	Not available	cultural centre	
17	CA 43, V phase, Yelahanka measuring 17596.9 sft	Krishna Devaraya Education Trust	March 2008	General hospital	
18	CA 2/1, Sector B, Yelahanka measuring 9687.8 sft	Department of Post	Not available	Post office	

Appendix-7
(Reference: Para 4.5.3.5, Page 65)
CA sites yet to be allotted

Sl.No.	Name of the DPO	CA sites available (in No.)	CA sites notified (in No.)
1	Suryanagar, Bangalore	53	07
2	Kengeri, Bangalore	13	02
3	Ramanagara	07	01
4	Tumkur	01	01
5	Hassan	27	27
6	Udupi	01	00
7	Chickmagalur	11	11
8	Dakshina Kannada	12	12
9	Mandya	06	06
10	Mysore	07	07
11	Chamrajnagar	09	09
12	Kodagu	05	05
13	Shimoga	06	06
14	Davanagere	29	29
15	Chitradurga	09	09
16	Bagalkot	14	14
17	Gadag	32	32
18	Dharwad	18	18
19	Haveri	10	10
20	Karwar	07	07
21	Bellary	15	15
22	Koppal	06	03
23	Raichur	03	03
24	Belgaum	47	44
25	Gulbarga	13	13
26	Yadgir	14	14
27	Bidar	25	24
	Total	400	329

Appendix-8

(Reference: Para 4.5.3.8, Page 67)

Details of civic amenity sites allotted at reduced rates

Sl. No.	Site No.	Whom	When	Amount paid (in ₹)	Audit observation	Loss (in ₹)
1	CA 2, Naubad, Bidar measuring 4843.80 sft	Department of Legal Metrology	July 2011	3,43,410	Prevailing rate as per the Asst. Executive Engineer was ₹ 500 sft. However, KHB fixed at 50 per cent of the allotment rate during 2003-04 i.e. ₹ 71 sft	8,67,040
2	CA 3, Chamalapura, Nanjangud, Mysore measuring 14800.50 sft	Nirvana Swamy Kripa Peeta	July 2011	12,58,042	KHB fixed the cost of the site at ₹ 85 sft (50 per cent of the allotment rate of 2007). However the prevailing rate as recommended by Asst. Executive Engineer was ₹ 700 sft	39,22,132
3	CA 2, Benakanahalli, Belgaum Measuring 104628.6 sft And CA 5 measuring 8396 sft	Suresh Angadi foundation	August 2012 and September 2012	2,82,56,000	KHB fixed the cost of site at ₹ 300 sft (75 per cent of prevailing rate). Based on the representation, KHB reduced the cost to ₹ 250 sft.	56,51,230
4	CA 22/E, Sector A Yelahanka New Town measuring 17107 sft	Veerashaiva Seva Samithi	April 2008	45,16,248	Based on the representation of the allottee, KHB allotted the CA 22/E adjacent to CA 23. The rate was fixed at ₹ 1000 sft. However, KHB reduced the allotment rate to ₹ 500 on the request of the allottee in Oct' 2008 which was subsequently reduced to ₹ 264 sft in July 2010 based on the recommendation of Pr. Secretary, Housing Department	1,25,90,752
5	CA 3, Pothgal, Raichur measuring 90419.80 sft	Sri. Veerashaiva Samaja	February 2011	22,60,440	The CA site was allotted for establishment of religious institution and the rate was fixed at ₹ 75 sft (50 per cent of market rate)..Based on the representation of the allottee, KHB decided to allot the same at ₹ 25 sft (50 per cent of KHB rate).	45,20,990
6	CA 7, Sathyamangala, Hassan measuring 15823.4 sft	Ujjawala Foundation	March 2011	19,97,885	CA site No. 7 was allotted for the construction of nursery school. The rate was fixed at ₹ 250 sft. However, based on the request of allottee, the rate was reduced and fixed at ₹ 125 sft during March 2011.	19,77,925
7	CA 6, Sathyamangala, Hassan measuring 13563 sft	Ujwal Foundation	September 2011	16,95,330	Allotted for the construction of nursery and primary school at ₹ 250 sft. On request of allottee, it was reduced to ₹ 125 sft.	16,95,375
	Total			4,03,27,355		3,12,25,444