



SUPREME AUDIT INSTITUTION OF INDIA
लोकहितार्थ सत्यनिष्ठा
Dedicated to Truth in Public Interest

**Report of the
Comptroller and Auditor General of India
on
Property Management in Central Silk Board**

**Union Government
Ministry of Textiles
Report No. 26 of 2026
(Compliance Audit - Civil)**

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Laid on the table of Lok Sabha and Rajya Sabha on

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Preface

This Report of the Comptroller and Auditor General of India has been prepared for submission to the President of India under Article 151 of the Constitution of India for being laid before the Parliament. The Report has been prepared in accordance with the Compliance Auditing Guidelines 2016 and Regulation on Audit and Accounts, 2007 (amended in August 2020) of the Comptroller and Auditor General of India.

The Central Silk Board (CSB) was formed by the Government of India, under an Act of Parliament viz. Central Silk Board Act of 1948 as an apex agency to oversee growth and development of sericulture and silk industry in India. CSB has uploaded details of 177.34 lakh sq. mtr. (4,382.14 acre) of land under its possession in Government Land Information System (GLIS) portal during 2016-17.

The Compliance Audit evaluated the procedures/ systems in place relating to property management, viz., title, utilisation and safeguarding of land/ buildings/ staff quarters during the period 2018-19 to 2022-23.

Audit acknowledges and appreciates the assistance provided by CSB during the conduct of this Audit. Further, Audit appreciates the assurance of CSB to implement all the Recommendations of Audit.

Executive Summary

Executive Summary

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 Secretariat (Central Office/ Headquarters) situated at Bengaluru, is the Apex Agency being assisted by nine Institutes, which are further assisted by field Units. 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 during 2016-17. CSB also uploaded (January 2019) the land details on its website including details of mode of sourcing of land and its utilisation.

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.

The Compliance Audit (CA) was taken up with the objectives of assessing whether:

- (i) there exists a proper system to document total land and property held by CSB and whether the supervisory mechanism is effective and efficient;
- (ii) the land/ buildings/ property of CSB were utilized effectively for the intended purpose, adequately safeguarded and effective steps were taken to prevent encroachments;
- (iii) the system to safeguard and utilize the land and property of closed/ merged units was in place and is efficient; and
- (iv) the internal control mechanism for levy and recovery of rents and system in place to monetize the idle/ vacant land/ buildings/ other properties was efficient.

The audit covered examination of documents/ information relating to title, utilisation and safeguarding of Land, Buildings and Staff Quarters.

Audit selected 43, out of 159 Functional/ Operational Units as on 31 March 2023 and 21, out of 129 Closed/ Merged Units from 2018-19 to 2022-23. Thus, Audit selected total 64 Units (i.e., 43 + 21), out of the list of total 288 Units (i.e., 159 + 129) for review using Stratified Random Sampling.

A summary of main audit findings of the Compliance Audit is given below:

In the Note to Cabinet Committee on Economic Affairs (CCEA) for restructuring of CSB, the Ministry of Textiles, Government of India 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 information of number of units provided by CSB to Audit and to the CCEA. Hence, Audit was unable to confirm actual number of Functional and Closed Units of CSB.

(Para 2.1.2)

As per information uploaded in Government Land Information System (GLIS) (2016-17) and CSB website (January 2019), CSB was in possession of 177.34 lakh sq. mtr. (4,382.14 acre) of land. However, based on unit-wise 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. Audit also noted inconsistencies in details of land holdings provided while conducting physical verification in 17 of the sampled units. In view of discrepancies noticed in land data reported by Central Office and Institutes, Audit was unable to draw assurance on the completeness of data of land stated as held by all CSB units.

(Paras 2.1.1, 2.1.3, 2.1.4, 2.1.5 and 2.1.8)

CSB may ensure uploading of updated details of land and buildings in Government Land Information System (GLIS) web portal in a time bound manner on a periodical basis.

(Recommendation No. 1)

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 the land/ buildings/ staff quarters held by it. There was difference in land area reported by the Institutes and Central Office, however, CSB has not conducted any reconciliation of lands/ buildings.

(Paras 2.1.6 and 2.1.7)

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.

(Para 2.2)

CSB may formulate Land and Property Management Policy/ Manual, in a time bound manner, to prescribe:

- (i) proper system of documentation for land in possession while ensuring availability of original title deeds/ lease agreements;***
- (ii) safe custody of original documents and safe custody of land with fencing/ boundary wall and periodical physical verification of the land and properties;***
- (iii) safeguard and utilization of infrastructure of all Closed/ Merged Units; and***
- (iv) a management information system for reporting on land and property.***

(Recommendation No. 2)

Total land area acquired/ purchased/ leased by CSB in respect of the sampled 64 Units was 103.44 lakh sq. mtr. CSB did not have title/ sale deed/ khata/ patta, in case of 25 out of 48 Units having land. Land/ buildings of CSB had been leased out in six cases out of 64 sampled Units, but lease agreements were either not there or were lapsed in four of the six

cases. Only photocopies of original documents were available in case of three units. 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.

(Paras 3.1, 3.2, 3.3 and 3.4)

CSB may take immediate action to engage with authorities at the appropriate level in the State Government(s) and obtain title of land in its favour by entering into sale deed/ lease agreements and ensure obtaining Khata in the name of CSB in cases where the lands have been registered/ transferred in favour of CSB.

(Recommendation No. 3)

CSB may review present status of all leased-out properties and ensure availability of lease agreements as well as recovery of pending lease rentals. Further, CSB may put in place a system to ensure timely renewal of lease agreements, timely collection of lease rent and proper maintenance and utilisation of such properties.

(Recommendation No. 4)

CSB may issue instructions for mandatory conduct of survey and demarcation immediately after sale/ surrender/ acquisition of land under its possession.

(Recommendation No. 5)

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 is more than 50 *per cent* in respect of five units. Of the sampled 21 Closed/Merged Units, eight Units had 2.88 lakh sq. mtr. of land. Instances of non-utilisation of land were noticed at three Closed/ Merged Units.

(Paras 3.5 and 3.6)

CSB may take immediate action to ensure that land is utilised for intended purpose and make efforts for either effectively utilizing vacant land of Functional/ Closed/ Merged Units or surrender/ transfer the land. CSB may also establish a mechanism to maintain separate database of land leased out to Department of Sericulture/ other Departments and ensure regular physical verification of leased land to monitor its maintenance.

(Recommendation No. 6)

In 12 Units out of the sampled 43 Functional Units, 70,529 sq. ft. out of 14.89 lakh sq. ft. of building area was lying idle. Further, out of 43 Functional Units, 26 Units had 626 staff quarters under their possession. Of these, 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.

(Paras 4.1 and 4.2)

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. as on 31 March 2023 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. REC Bhadrasi did not provide any information and though BSF Banguria confirmed availability of buildings and quarters, details were not made available to Audit. Audit noticed instances of vacant buildings, in dilapidated conditions and their non-maintenance. Audit also noticed that CSB had incurred expenditure towards electricity charges, property/ municipal taxes, and towards security charges at four Units, for which information was made available.

(Para 4.4)

CSB may put in place a mechanism to ensure effective utilization of buildings/ staff quarters and take action for renovation and repairs, in a timely manner, with periodic inspections to prevent dilapidation. CSB may also initiate immediate action either for surrender/ transfer or for effective utilization of unutilized buildings and staff quarters of Functional/ Closed Units.

(Recommendation No. 7)

CSB has not taken sufficient safeguard measures viz., fencing/ boundary walls for land under possession in 18 out of 48 sampled Units having land. Lack of proper safeguard measures 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.

(Para 5.1)

CSB may take up fencing/ construction of boundary walls of the land to safeguard and prevent encroachments.

(Recommendation No. 8)

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.

(Para 5.2)

The activities relating to physical verification of land/ building/ un-utilized vacant land/ disputed land/ encroached land, etc., along with safeguard measures were not assigned to Internal Audit Wing of CSB for effective internal controls on Land and Property Management. CSB did not carry out physical verification of land, buildings and Infrastructure available at the Units/ Institutes/ Central Office.

(Paras 6.1 and 6.1.1)

The details of assets purchased/ created by Beneficiaries under various schemes funded through CSB were not furnished to Audit, precluding Audit comment on the system of oversight of CSB on assets created from scheme funds by the Beneficiaries as well as safeguard of such assets constructed by Beneficiaries.

(Para 6.1.2)

CSB may devise a mechanism to record, maintain and update periodically the details of assets created by the Beneficiaries through CSB funds under various Schemes, along with periodical inspection and for safeguard of such assets as per mandate.

(Recommendation No. 9)

CSB Governing Board did not properly oversee matters of property management of CSB despite deficiencies noticed in recording of information, holding title documents, safe custody of property, absence of periodical reporting on surveys/ encroachments, etc.

(Para 6.2)

The Governing Board of CSB may devise a mechanism to periodically review the functions related to property management of CSB with specific focus on title and safeguarding of the property in the possession of CSB.

(Recommendation No. 10)

Management, during the Exit Conference held on 11 November 2024, while generally accepting all recommendations assured that they would be implemented taking into account existing mechanisms after verifying details from Units relevant to each of the recommendations. In this regard, Audit suggests that the exercise may be carried out across all CSB units and not restricted to only the Audit sample.

Finally, in view of non-availability of record and non-production of information coupled with inaccuracies in the data furnished to Audit and insufficient data maintained at Central Office/ Institutes/ Units pertaining to the Assets and Infrastructure available at CSB, Audit concluded that it is essential for CSB to establish a Comprehensive Plan to record, maintain, update and finally, report on the Property held by the Units/ Institutes/ Central Office and shall fix responsibility to oversee the activities and coordinate the activities at the Central Office level so that the Governing Board is periodically appraised of the details for taking corrective action. The Governing Board shall also take steps and give directions for an efficient and effective management of the property under the possession of CSB.

The Ministry of Textiles conveyed (06 February 2026) its appreciation to Audit for the detailed examination undertaken and the constructive observations made in the Audit Report.

Audit appreciates the assurance of CSB to implement all the Recommendations of Audit and also appreciates that as a follow up action on the draft Audit Report, the Ministry has developed a dedicated mobile application by the Data Monitoring and Evaluation Division of the Ministry in collaboration with the National Informatics Centre and also has developed a Estate Monitoring Dashboard for comprehensive management of immovable properties under the Ministry, including those of the CSB.

Chapter - 1

Introduction

Chapter 1: Introduction

1.1 Introduction

Central Silk Board (CSB), a Statutory Body under the administrative control of Ministry of Textiles, Government of India was established (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 Secretariat (Central Office/ Headquarters) situated at Bengaluru, is the Apex Agency being assisted by nine Institutes¹ which are further assisted by field Units. The Chairperson², Vice-Chairperson³ and Member Secretary of CSB are appointed by the Central Government. The Member Secretary oversees the day-to-day operations of the Board and is assisted by Directors, Scientists, Deputy Directors, Assistant Directors and other officials.

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.

1.2 Land held by Central Silk Board

CSB uploaded details of 177.34 lakh sq. mtr. (4,382.14 acre⁴) of land under its possession in Government Land Information System (GLIS) portal during 2016-17. CSB also uploaded (January 2019) the land details on its website including details of mode of sourcing of land and its utilisation, which are presented in the following table:

Table 1.1 – Details of land holding of CSB

(Land in sq. mtr.)

Mode of Sourcing	Mode of utilisation				
	Office	Research and Development	Townships	Other ⁵	Grand Total
Allotted by State Govt./ Agency	29,28,781.33	1,05,79,081.91	55,700.55	0.00	1,35,63,563.79
Donated/ Gifted ⁵	0.00	2,14,120.92	0.00	0.00	2,14,120.92

¹ (i) Central Silk Technological Research Institute (CSTRI) Bengaluru; (ii) Central Sericultural Research and Training Institute (CSRTI) Mysore; (iii) CSRTI Pampore; (iv) CSRTI Berhampur; (v) Central Tasar Research and Training Institute (CTRTI) Ranchi; (vi) National Silkworm Seed Organisation (NSSO) Bengaluru; (vii) Basic Tasar Silkworm Seed Organisation (BTSSO) Bilaspur; (viii) Central Muga Eri Research and Training Institute (CMERTI) Lahdoigarh; and (ix) Muga Eri Silkworm Seed Organisation (MESSO) Guwahati.

² The post of Chairperson is vacant since August 2019.

³ The Joint Secretary (Silk), Ministry of Textiles is the de-facto Vice Chairperson.

⁴ One acre equals to 4,046.86 sq. mtr./ 40 guntas.

⁵ Donated/ Gifted land pertains to two units viz., BSF Gavimata (2,10,436.72 sq. mtr.) and REC Kamnagar (3,684.20 sq. mtr.). The land for BSF Gavimata was gifted by Sri Siddalingeshwara Mutt, Gavimata free of cost. However, the source of donation of land to REC Kamnagar was not available.

Mode of Sourcing	Mode of utilisation				
	Office	Research and Development	Townships	Other ^{\$}	Grand Total
Free Hold ⁶	0.00	5,18,300.00	0.00	0.00	5,18,300.00
Land Acquisition Act	2,22,081.33	2,62,314.86	42,587.28	0.00	5,26,983.47
Lease by Central Govt./ State Govt./ Agency	1,82,906.90	4,99,142.09	3,738.70	3,00,000.00	9,85,787.69
Purchased	3,76,047.37	13,58,716.18	28,100.46	0.00	17,62,864.01
Others [@]	1,57,827.00	4,451.54	0.00	0.00	1,62,278.54
Grand Total	38,67,643.93	1,34,36,127.50	1,30,126.99	3,00,000.00	1,77,33,898.42

Note – The names of the Government/ Departments which have allotted/ leased the land to CSB have not been mentioned in the GLIS Portal.

\$ Though it was uploaded in GLIS Portal under ‘Others’, the land is noted to be used for Research & Development Purpose.

@ Though it was uploaded in GLIS Portal under ‘Others’, the area admeasuring 1,57,827 sq. mtr. and 4,451.54 sq. mtr. were noted to be leased from State Governments of Jammu & Kashmir and Odisha respectively.

1.3 Scope of Audit

Audit review covered examination of documents/ information relating to title, utilisation and safeguarding of Land, Buildings and Staff Quarters. Audit selected 43, out of 159 Functional/ Operational Units as on 31 March 2023 and 21, out of 129 Closed/ Merged Units from 2018-19 to 2022-23. Thus, Audit selected total 64 Units (i.e., 43 + 21), out of the list of total 288 Units (i.e., 159 + 129) for review using Stratified Random Sampling. List of sampled units is enclosed as *Annexure 1*.

Certain information such as land details, details of leases, encroachment details, details of assets created under various schemes, etc. has not been provided⁷ as discussed in **Para Nos. 2.1.8, 3.1, 3.2 (C), 3.3, 4.1, 4.4, 5.1.1 and 5.2**. The signed copy of checklist of sampled Functional Units, viz., CSTRI Bengaluru and SSTL Kodathi contains partial/ incorrect information. Further, the details of two sampled Closed Units, viz., REC Bhadrasi and BSF Banguria have not been furnished. In the absence of information, Audit could not verify and comment on proper title for land/ buildings, utilization/ non-utilization of land/ buildings, loss of revenue/ avoidable expenditure due to non-utilization of land/ buildings/ staff quarters, avoidable payment of HRA, loss of temporary lease rent, etc.

1.4 Audit Objectives

The objectives of the Audit were to assess whether -

- (i) there exists a proper system to document total land and property held by CSB and whether the supervisory mechanism is effective and efficient;

⁶ Freehold land means permanent ownership of the land. The owner of the land can sell, transfer, or modify the property.

⁷ Non-furnishing of documents was mainly attributed to non-availability of these documents/details.

- (ii) land/ buildings/ property of CSB were utilized effectively for the intended purpose, adequately safeguarded and effective steps were taken to prevent encroachments;
- (iii) system to safeguard and utilize land and property of Closed/ Merged Units was in place and is efficient;
- (iv) internal control mechanism for levy and recovery of rents and system in place to monetize the idle/ vacant land/ buildings/ other properties was efficient.

1.5 Audit Criteria

Audit Criteria to assess the system of documentation of land and property and to examine effectiveness and efficiency of supervisory mechanism included:

- (i) Policies/ procedures/ instructions issued by CSB with reference to land holding, lease, fixation and collection of rent/ lease;
- (ii) Physical Verification Reports and Survey Reports for land and buildings;
- (iii) Agenda and Minutes of the meetings of the Standing Committee⁸/ Governing Board relating to Property Management;
- (iv) Management Information Reports relating to land/ buildings/ lease/ rent collection;
- (v) Title Deeds in favour of Central Silk Board;
- (vi) Lease/ Rental Agreements entered by Central Silk Board;
- (vii) Directions/ Instructions/ Correspondence between CSB, Ministry of Textiles and Government of India with reference to land and buildings and instructions on Restructuring of CSB; and
- (viii) Records of the Estate Management Wing/ Department of Central Silk Board.

1.6 Audit Methodology

Audit commenced with an Entry Conference on 10 November 2023 with CSB wherein the Scope, Objectives and Criteria of Audit were discussed. This was followed by physical visit to Central Office and selected sampled Units for collection of data, physical verification of land and buildings, mapping of land area wherever feasible and discussions with the Management. Information in respect of selected Units, not physically visited, was collected through issue of questionnaires to respective Units/ Institutes. The land area, which was physically inspected was mapped using 'Google Earth' application and pictures of land/ buildings/ staff quarters were captured using 'GPS Map Camera' application. The Audit findings were reported to CSB on 5 August 2024 and discussed with them in the Exit Conference on 11 November 2024. The revised Report considering the replies

⁸ As per Clause 6(3) of the Central Silk Board Act, 1948, a Standing Committee shall consist of Chairperson, Vice Chairperson and five others elected by the Governing Board from among its members. The Standing Committee shall be exercising such powers and such duties as may be delegated by the Governing Board.

submitted (01 January 2025) by CSB and discussion held during Exit Conference was issued to Ministry of Textiles on 28 January 2025. This Report has been prepared duly considering the responses of the Management endorsed (29 May 2025) by the Ministry of Textiles.

1.7 Acknowledgement

The assistance provided by Central Silk Board during the conduct of this Audit is appreciated and acknowledged. Further, Audit appreciates the assurance of CSB to implement all the Recommendations of Audit and also appreciates that as a follow up action on the draft Audit Report, the Ministry has developed a dedicated mobile application by the Data Monitoring and Evaluation Division of the Ministry in collaboration with the National Informatics Centre and also has developed a Estate Monitoring Dashboard for comprehensive management of immovable properties under the Ministry, including those of the CSB.

The Ministry of Textiles conveyed (06 February 2026) its appreciation to Audit for the detailed examination undertaken and the constructive observations made in the Audit Report.

Chapter - 2

**Policy Framework on Property
Management**

Chapter 2: Policy Framework on Property Management

2.1 Policy/ Guidelines and Internal Controls on Property Management

2.1.1 As per the information uploaded in Government Land Information System (GLIS) (2016-17) and CSB website (January 2019), CSB was in possession of 177.34 lakh sq. mtr. (4,382.14 acre) of land bearing 164 Identification Numbers⁹. However, based on the Unit-wise land details of 288 Units as mentioned under **Para No. 1.3**, and compiled from land data provided by the Institutes and Central Office, CSB possessed 217.82 lakh sq. mtr.¹⁰ (5,382.53 acre) of land.

Table 2.1 – Details of land holding by CSB

Type of Unit	No. of Units	Units having Land		Units not having Land	Land information not furnished
		No. of Units	Land area (sq. mtr.)	No. of Units	No. of Units
Functional	159	121	2,10,85,184	35	3
Closed/ Merged	129	23	6,97,147	79	27
Total	288	144	2,17,82,331	114	30

Details are presented in *Annexure 2*.

2.1.2 In the Note to Cabinet Committee on Economic Affairs (CCEA) for restructuring of CSB, the Ministry of Textiles, Government of India had reported (13 March 2018) that there were 288 Units. CSB provided a list of these 288 Units¹¹ to Audit, which actually had 289 Units. Audit noted that there were additional 23 Units¹² (*Annexure 3*), which were not in this list of 288 Units as on 1 March 2018. This raises doubts on completeness and correctness of information of number of Units provided by CSB to Audit and to the CCEA.

Management during the Exit Conference (11 November 2024) stated that action will be taken for updation of the total number of Units of CSB.

2.1.3 In respect of land holdings details provided by CSB for Functional Units, Audit noticed that in respect of 21 Units, land area reported by Institutes was 63.94 lakh sq. mtr., while land area reported by the Central Office was only 10.43 lakh sq. mtr., reflecting a difference of 53.51 lakh sq. mtr. (*Annexure 4*). In respect of another 28 Functional Units,

⁹ Identification Number is a unique number assigned to land parcels in GLIS portal for specific identification of said land parcels.

¹⁰ (a) For Functional Units, the area of land in Annexure 2 was considered based on the data provided by the Institutes of CSB. In the absence of the information from Institutes, the information as provided by Central Office of CSB was considered. (b) In case of Closed Units, the information as provided by the Central Office of CSB was considered. In the absence of the information from Central Office, the information as provided by Institutes of CSB was considered.

¹¹ The list was furnished by CSB stating it had 288 Units. However, the list contained 289 Units as CSB had not accounted for one REC Unit under CTRTI Ranchi.

¹² Out of 23 Units, three are Functional, two are Closed and balance 18 are Merged with other Units. Two of the three Functional Units have land/ buildings and two Closed Units and 10 Merged Units have no land/ building. Information in respect of balance eight Merged Units is not available in the records submitted to Audit.

Institutes reported land holding of 96.61 lakh sq. mtr., while Central Office had not reported/ confirmed any land holdings (**Annexure 5**). It is pertinent to note that land holding as reported by the Institutes were confirmed in case of sampled units during the audit and further discrepancies noticed have been included at **Para Nos. 2.1.5 and 3.1**.

2.1.4 In respect of land details of 27 Closed/ Merged Units provided by Institutes (**Annexure 6**), Audit noticed that 4.20 lakh sq. mtr. (103.82 acre) of land in respect of six Units¹³ closed during April 2018 to July 2022 was not reported by Central Office indicating lack of co-ordination in the data management between Institutes and Central Office. Except for RO, Mumbai (686 sq. mtr.) where Audit could verify the land holding, in respect of the balance five Units, Audit could not verify the availability of 4.19 lakh sq. mtr. of land and their status of handing over/ transfer or utilisation/ non-utilisation due to non-availability of documents/ information at Central Office. Further, seven¹⁴ out of 27 Closed/ Merged/ Relocated Units having 5.25 lakh sq. mtr. (129.61 acre) of land, as provided by Institutes, were not in the list of 129 Closed Units provided by Central Office.

2.1.5 Audit also noted inconsistencies in details of land holdings provided while conducting physical verification in 17 of the sampled Units as detailed in **Annexure 7**, which are discussed subsequently vide **Para No. 3.1**.

Management replied (January 2025) that action has been initiated to identify the exact land area of the Units listed in Annexures along with supporting documents so that the same details can be maintained at Central Office.

In this regard, Audit suggests that the details of land held by all the Institutes/ Units of the CSB may be reconciled and not restricted only to the Units listed in the Annexures.

2.1.6 Audit noted that maintenance of all land and buildings of the Institutes including those of the Units, which report to the respective Institutes, has been delegated to the Directors of respective Institutes. Cases of any encroachment or any changes in land and building were to be brought to the notice of the Institutes by their Units and then to the Central Office by the Institutes. However, this arrangement was fraught with deficiencies as few instances of encroachment of land observed by Audit as discussed in the **Para No. 5.1.1** have not been reported by the Units to the Institutes and consequently by Institutes to the Central Office. Audit noticed that CSB has not established any policy for land/ property management nor does it have a separate Manual prescribing proper documentation of the land in possession, its optimum utilization and leasing out its land to other parties. Audit further noted that CSB did not have any periodical internal return/ report on land/ property management. Audit also noticed that the Governing Board/ Standing Committee of CSB had not given any instructions or laid down any guidelines for the management of land/ property of CSB.

¹³ REC Fatehnagar, RO Mumbai, MUGA SSPC Tura, BSMTC Bhagalpur, REC Gopeswar and REC Katghora.

¹⁴ BSF Nagenahalli, SSPC Kandi, CSD Koraput, REC Navasari, BSMTC Bhagalpur, REC Gopeswar, REC Katghora.

Management replied (January 2025) that the process of framing guidelines/ policy for managing the property of the CSB land has been initiated by instructing the Law Section of the Board to frame a policy for land/ property management of the CSB properties.

In this regard, Audit suggests that a specific timeframe may be fixed for the finalisation of the guidelines/ policy.

2.1.7 CSB had appointed (June 2008) Deputy Secretary/ Joint Secretary/ Deputy Director of the respective Main Institutes/ Regional Offices as Estate Officers based on Ministry of Textile Gazette Notification dated 29 April 2008 as per Section 3 of the Public Premises (Eviction of Unauthorised Occupants) Act, 1971. Audit, however, noticed that this arrangement was not functional in CSB during the audit period. Audit also noted that CSB did not have an Estate Department/ Wing to monitor documentation of available land at various Units and its utilization.

After being pointed out in Audit (August 2024), a separate Land and Building Section has been established in December 2024. Further, Estate Officers had been re-appointed since May 2025, in terms of Section 3 of the Public Premises (Eviction of Unauthorised Occupants) Act, 1971, for effectively monitoring and utilizing the land and properties of various Units of CSB spread across India.

2.1.8 CSB has not established any Information System (IS) of the land/ buildings/ staff quarters of all the Units. Further, Audit noted that land data was uploaded in GLIS portal during 2016-17 but no further action was taken to update the same till date (June 2024). CSB stated that the land details uploaded on GLIS pertain to 164 Units. However, Audit noted that total land area of 177.34 lakh sq. mtr. (4,382.14 acre), as uploaded in GLIS, pertained 164 Identification Numbers (based on locality of land). There were instances of land under multiple Identification Numbers falling under the same Field Unit i.e., land under 149 Identification Numbers corresponds to 120 Field Units of CSB while remaining 15 Identification Numbers could not be mapped to any of the Field Units. The details are presented in **Annexure 8**. The Buildings data was not collated and uploaded on the GLIS portal at all.

Management replied (January 2025) that the action has been initiated to map the Property Identification Number listed under Annexure with the respective Unit and for updation/ uploading of the details of the properties in GLIS.

2.2 Compliance to directives for Closed/ Merged Units

As on 1 March 2018, activities of CSB were carried out through 289 Functional Units located all over the country. Cabinet approval (21 March 2018) for continuation of a Central Sector Scheme on “Integrated Scheme for Development of Silk Industry (ISDSI)” for three years (2017-20) was communicated to CSB by Ministry of Textiles (27 March 2018). The approval stipulated reduction of field Units from 288 to 179 by 2019-20 as proposed in the Roadmap of CSB and transfer of the activities to respective State Governments. One of the action points/ milestones in the approval was formation of a Committee to finalise action plan on rationalization of staff strength, closure of field Units of CSB, transfer of seed

production network to the States and transfer of R&D activities to Agricultural Universities and monitoring of its implementation. However, no such action plan was found on record.

Based on the directions of the Ministry, a number of Units were closed or merged with other existing Units on a regular basis. The Central Office of CSB informed that 129 units were closed for right-sizing of CSB subsequent to March 2018. It was further informed (8 December 2023) that 22 of these Closed Units possessed 7.92 lakh sq. mtr. (195.62 acre) of land (*Annexure 9*).

Audit noted that the directions conveyed by Ministry of Textiles to CSB did not have any guidelines for utilization of land/ property of Closed Units. Consequently, 117.21 acre of land at nine Closed Units were not handed over to concerned Authorities and remained idle for three to five years. Audit further noted that discussion relating to 'Handing over of infrastructure of Closed Units' was initiated only in the 141st Board Meeting held on 24 November 2023, i.e., after nearly 5 years from the instructions of Ministry of Textiles to close CSB Units.

Recommendation # 1: CSB may ensure uploading of updated details of land and buildings in Government Land Information System (GLIS) web portal in a time bound manner on a periodical basis.

Recommendation # 2: CSB may formulate Land and Property Management Policy/ Manual, in a time bound manner, to prescribe:

- (i) proper system of documentation for land in possession while ensuring availability of original title deeds/ lease agreements;***
- (ii) safe custody of original documents and safe custody of land with fencing/ boundary wall and periodical physical verification of the land and properties;***
- (iii) safeguard and utilization of infrastructure of all Closed/ Merged Units; and***
- (iv) a management information system for reporting on land and property.***

Chapter - 3

Land Management

Chapter 3: Land Management

3.1 Documentation of land in possession

Total land area acquired/ purchased/ leased by CSB in respect of the sampled 64 Units¹⁵ was 103.44 lakh sq. mtr., out of which only 14 Units with total land area of 7.40 lakh sq. mtr. had title/ lease documents for the entire land and for nine (9) Units with total land area of 17.48 lakh sq. mtr., the title/ lease documents were available only partially for 10.08 lakh sq. mtr. Further, 25 Units having total land area of 78.56 lakh sq. mtr. did not have title/ lease agreement and 16 Units did not possess any land.

The details are presented in *Annexure 10*.

The observations on lack of proactive action/ efforts by CSB to obtain the title/ lease of land in its name are discussed below –

A. CSTRI Bengaluru – CSB Bengaluru purchased (4 April 1984) two packets of land from Bengaluru Development Authority (BDA) for ₹6.80 lakh, viz, 39,052 sq. mtr. (9 acre 26 guntas) at Madiwala and 12,039 sq. mtr. (2 acre 39 guntas) at Gottigere. Audit noted that sale deed was executed (13 September 2006) in CSB's name for Gottigere land only. Further, Khata was also not available as on date. Moreover, original purchase agreements were not available with Unit and only photocopies were provided for verification.

Management replied (January 2025) that the certified copy of the registered purchase agreement for 12 acre 24 guntas has been obtained from the Sub-Registrar, BDA, Bommanahalli, Bengaluru and the process of obtaining the Khata is under progress.

B. REC Bidar – CSB acquired 11.33 acre of land from Karnataka Industrial Areas Development Board (KIADB) during 1986 on lease cum sale basis, wherein conversion to sale would happen after 11 years, as per Clause 1 of the Terms and Conditions of the Letter of Intent of KIADB. CSB paid ₹6.15 lakh to KIADB towards 99 *per cent* cost of land with the balance one *per cent* (₹6,200) being payable in 10 annual instalments of ₹620, with interest. KIADB issued (29 August 1987) possession certificate handing over possession of 45,380 sq. mtr. (11.21 acre) in Kolhar (Bidar) Industrial Area to CSRTI Mysore. Thereafter, KIADB sent (29 October 1987) draft lease agreement to CSRTI Mysore for signatures. However, CSRTI Mysore sought (January 1988) clarification from KIADB as to whether execution of lease agreement was necessary as purchase consideration had already been remitted to KIADB. No further information/ data was available on record.

In this regard, Audit observed that CSB did not take any action on execution of Sale Deed and had not sought any clarification, subsequent to January 1988, on the need for execution of lease agreement, though one *per cent* cost of land was payable in 10 annual instalments. Further, there was no record of any correspondence/ efforts taken by CSB for conversion of land from lease basis to sale basis even after 11 years.

¹⁵ *The area in respect of SSTL Kodathi includes the area of adjacent Unit of RSRS Kodathi as the Survey Nos. and Khata of the land of these two Units is combined and separate classification is not available.*

As ownership of land had not been transferred in the name of CSB, KIADB stated (March 2020) that REC Bidar had to pay ₹42.55 lakh towards maintenance charges and interest for the period from August 1987 to August 2019, to obtain ownership. Thereafter, further action taken by CSB is not available on record. Further, original possession certificate was not available with the Unit and only a photocopy was made available to Audit.

Management replied (January 2025) that the Institute is following up with KIADB Bidar for conversion of ownership of the said parcel of land in the name of CSB by executing sale deed.

The reply is silent on absence of original possession certificate issued by KIADB and status of payment of ₹42.55 lakh towards maintenance charges and interest to obtain ownership of 45,380 sq. mtr. of land.

C. BSMTC Chinnoor – As per Asset Register of BSMTC Chinnoor, CSB acquired (May 1978 and June 1985) 5.48 lakh sq. mtr. (135.36 acre) of land in Ellakapet Village from Revenue Department and Department of Sericulture (DoS), Government of Andhra Pradesh (GoAP) free of cost. However, as per BTSSO Bilaspur (Institute of BSMTC Chinnoor), the land available with BSMTC Chinnoor was 4.80 lakh sq. mtr. (118.61 acre). Further, as per information provided to Audit, land available with BSMTC Chinnoor was 4,79,795 sq. mtr. (118.56 acre). The original documents for title of the land/ allotment letters/ acquisition letters for any of the stated holdings were not made available to Audit, precluding audit from ascertaining exact land acquired by BSMTC Chinnoor. Efforts of CSB to obtain land title were not on record even though more than 40 years have lapsed.

Management replied (January 2025) that total land in possession was erroneously recorded and as per available land documents, the land officially alienated to the Unit was 3.68 lakh sq. mtr. (90.98 acre). It was also stated that the Unit will take up necessary steps to conduct a survey for reconciling the discrepancy and obtain the land title in CSB's name.

D. RSTRS Dharmavaram – The Endowments Department, GoAP handed over (2 May 1996) eight acres of land to DoS, GoAP subject to finalization of negotiations. Out of these eight acre, CSB (RSTRS Dharmavaram) acquired (31 December 1996) 6,070 sq. mtr. (1.5 acre) of land for ₹4.87 lakh and constructed (1996-97) 10 staff quarters at a cost of ₹49.52 lakh on the land. CSB and DoS made a series of correspondence (2004 to 2010) from which it emerged that Commissioner, Endowments Department had to approve registration in favour of CSB. Accordingly, CSTRI Bengaluru requested (5 July 2011) Member Secretary, CSB to issue DO letters to Commissioner, Endowments Department and Principal Secretary, GoAP for registration of land in favour of CSB. However, the DO letter issued by Member Secretary as requested by CSTRI Bengaluru was not available on record. As such, the land has not been registered in CSB's name even 26 years after CSB took possession of land.

Audit further observed that staff quarters constructed on this land have been lying vacant and could not be leased out since 2007 due to non-availability of title in its favour as discussed subsequently in **Para No. 4.2 (B)**.

Management replied (January 2025) that as Endowments Department was not responding to the requests of CSB to register the 1.5 acre of land in favour of CSB, the Unit In-charge was requested to have a meeting with the Deputy Commissioner, Endowments Department, Guntur in person to discuss the issue and to register the land in the name of CSB.

Audit suggests that the matter may be followed up at appropriate level with the Endowments Department.

E. RSRS Jammu – Audit noted that RSRS Jammu acquired (1984) around 1.40 lakh sq. mtr. (34.52 acre) of land from Sericulture Development Department, Government of Jammu and Kashmir (GoJK) for ₹1.15 lakh. However, original documents were not available with the Unit/ Institute and ownership was still in the name of Sericulture Development Department, GoJK.

Management replied (January 2025) that the Lease Agreement could not be traced and therefore, Sericulture Development Department, GoJK had been requested (November 2024) to provide a copy.

It is pertinent to note that during the course of audit, Unit had indicated that land has been acquired, while present response indicates lease of land, which is contradictory. Hence, Audit suggests follow up with Sericulture Development Department, GoJK.

F. BSF Gavimata – Sri Siddalingeshwara Mutt, Gavimata gifted (27 February 1982) around 2.02 lakh sq. mtr. (50 acre) of land to CSB free of cost. Further, another 89,030 sq. mtr. (22 acre) of land was given free of cost to CSB by Government of Karnataka (GoK). CSB established BSF Gavimata on the land received from the Mutt and GoK. Subsequently, as per instructions of GoK, BSF Gavimata surrendered (February 2007) 62,726 sq. mtr. (15.50 acre) of land to Moraji Desai Residential School (MDRS). Audit observed that against 2,02,343 sq. mtr. (50 acre) gifted land, Khata in the name of CSB was available only for 1,92,832 sq. mtr. (47.65 acre) of land. In respect of 89,030 sq. mtr. (22 acre) of land given free of cost by GoK, the original documents viz., allotment letter or the handing over of land were not available and Khata was also not in the name of CSB. The original documents relating to handing over 62,726 sq. mtr. (15.50 acre) of land to MDRS were also not available.

Management replied (January 2025) that the Unit was instructed to obtain copies of Gift Deed of said land parcel from Sri Siddalingeshwara Mutt, Gavimata as well as instructions received from GoK and subsequent handing/ taking over of said land to/ by MDRS.

G. REC Madakasira – The Government of Andhra Pradesh (GoAP) directed (02 July 1993) alienation of 50,544 sq. mtr. (12.49 acre) [i.e., two pieces – 21,893 sq. mtr. (5.41 acre) and 28,651 sq. mtr. (7.08 acre)] of land at Bullasamudram Village, Madakasira Mandal, Anantapur District in favour of CSB on payment of market value at the rate of ₹8,500 per acre together with five tamarind trees valued at ₹8,175. In response, CSB paid (24 August 1993) ₹1,14,340 to Mandal Revenue Officer (MRO), Madakasira. Collector, Anantapur informed (16 September 1993) MRO, Madakasira that execution of Sale Deed in favour of CSB was not necessary as Government had ordered alienation of land in favour of CSB and it was enough if the alienee (CSB) signs the agreement with the

Conditions of Alienation. MRO, Madakasira informed (17 March 1994) BSF Madakasira that concerned Village Administrative Officer of Bullasamudram and Mandal Surveyor, Madakasira were instructed to incorporate necessary changes in favour of CSB in the Village Accounts as well as Mandal Accounts regarding the Alienation. However, land was not recorded in favour of CSB and Khata was still not available in the name of CSB (31 March 2024). No record was available on file to indicate efforts of CSB for getting the title transferred in its favour.

Management replied (January 2025) that the Unit In-charge was directed to take up the matter with Tahsildar and obtain a copy of the Khata for the CSB land.

H. REC Tumuyon Kullen (T. Kullen) – Government of Manipur allotted (July 1976) 2.43 lakh sq. mtr. (60 acre) of land at T. Kullen village, Kangpokpi District, Manipur free of cost to CSB wherein CSB established REC. Of the 2.43 lakh sq. mtr. (60 acre) of land allotted, REC T. Kullen did not have possession of 1.09 lakh sq. mtr. (27 acre) of land and documentation of balance 1.34 lakh sq. mtr. (33 acre) of land was not available with it.

In this regard, Audit observed that CSB could not register 2.43 lakh sq. mtr. (60 acre) of land in its name due to non-availability of original documents and dispute with Village Authority. RSRS Imphal (Controlling Unit of REC T. Kullen), while agreeing (January 2024) to the discrepancy in land holding, stated that registration/ transfer in the name of CSB was not possible in the absence of original documents.

Management replied (January 2025) that steps were being taken to obtain land records of 27 acre of land in consultation with the District Collector, Kullen, Manipur. Due to the law and order issue prevailing in Manipur, the process was getting delayed. In this regard, Audit suggests that the Management may obtain Survey Reports, Land Records and Registration for the entire lot of 60 acre allotted to CSB.

I. BSF Karnasubarna – District Magistrate, Murshidabad, Government of West Bengal (GoWB) acquired (1987) 2.16 lakh sq. mtr. (53.405 acre) of land for Intensive Sericulture Development Project (ISDP). Another land parcel of 0.54 lakh sq. mtr. (13.28 acre) was also handed over (1987) for ISDP. These two land parcels admeasuring 2.70 lakh sq. mtr. (66.685 acre), though currently under the possession of BSF Karnasubarna, had not yet been mutated in the name of CSB.

Audit observed that only after being pointed out in Audit during February 2024, BSF Karnasubarna escalated (7 March 2024) the issue up to the District Magistrate, Murshidabad to make necessary arrangements for processing mutation of 2.70 lakh sq. mtr. (66.685 acre) of land in the name of CSB and for conducting proper demarcation of land, as ownership of certain plots was claimed by some people.

Management replied (January 2025) that the Unit had applied for the mutation record.

J. RSRS Salem – Photocopies of documents viz., Handing Over, Transfer Certificate, Challan, Transfer Orders, etc., for the 80,937 sq. mtr. (20 acre) of land at Thathampatty Village, Salem were only made available but the originals of the same were not available.

Management replied (January 2025) that the Unit had initiated action for obtaining Patta of land.

K. (i). CSRTI Mysore (Allotted land) – Out of 5,94,281 sq. mtr. (146.85 acre) of acquired land, original documents for 15,782 sq. mtr. (3 acre 36 gunta) are not available.

Management replied (January 2025) that Record of Rights, Tenancy & Crop Inspection document was available for 3 acre 36 guntas and would be sufficient to prove the ownership as informed by the Tahsildar. However, the Unit was advised to obtain the same in writing from the Tahsildar and also to conduct a survey of the entire land.

K. (ii). CSRTI Mysore (Leased land) – Department of Sericulture (DoS), Government of Karnataka (GoK) handed over (1963) 85,995 sq. mtr. (21.25 acre) of land, along with four blocks of buildings at Vidyaranya Puram Silk Farm, Mysore to CSRTI Mysore on lease free of cost for a period of 20 years or till CSRTI Mysore acquired its own land and buildings, whichever was earlier. However, original lease document (1963) was not available.

Subsequently, DoS, GoK requested (1989) CSB to return the land in order to accommodate its own offices. However, the request did not materialize and CSRTI Mysore continued on the land till date (31 March 2024). Audit observed that CSRTI Mysore had not entered into any lease agreement/ obtained title of land even after a lapse of more than 60 years since taking over land. Further, there was always a risk of land being taken back by Department of Sericulture, GoK for accommodation of their own offices.

Management replied (January 2025) that as Institute's efforts to renew lease went in vain due to no response from the DoS, GoK, the Unit In-charge was advised to submit a detailed proposal for escalating the matter with Department by Central Office.

Audit suggests CSB to engage with Department of Sericulture, GoK to achieve finality.

L. BSMTC Bhandara – Divisional Forest Officer (DFO), Bhandara Division allotted (May 1982) 11.34 lakh sq. mtr. (113.4 hectare) of land to BSMTC Bhandara at Paoni Round of Bhandara District. As per the Allotment Letter, BSMTC Bhandara will pay lease rent as fixed by Forest Department. However, payment of lease rent to Forest Department was not on record. BSMTC requested (1993) Forest Department for providing lease deed and lease period but there was no response from Forest Department. Audit observed that BSMTC Bhandara was utilizing the land without lease agreement and without payment of lease rent for more than 40 years and without making any further efforts after 1993.

Management replied (January 2025) that the Unit In-charge had requested (October 2024) the District Forest Officer, Bhandara for providing a copy of the lease agreement.

M. RSRS Bhimtal – The Unit had leased 10,319 sq. mtr. (2.55 acre) of land including buildings from the then Government of Uttar Pradesh (currently Uttarakhand) in 1972. However, original lease agreement was not available. Audit further observed that RSRS Bhimtal had paid lease rent of ₹1.92 lakh for five years from 2018 to 2022 without verifying availability of original lease agreement.

Management replied (January 2025) that the Unit In-charge has been requested to execute a fresh lease agreement with effect from 1 January 2025 as the original lease agreement between RSRS, Bhimtal and Industries Department of Uttarakhand was not available.

N. BSF Dharmapura – Department of Sericulture (DoS), Government of Karnataka (GoK) handed over (September 1973) 80,937 sq. mtr. (20 acre) of land in Dharmapura to CSB on rent free lease basis for 20 years. CSB constructed (1994) buildings on the leased land at a cost of ₹140.71 lakh. Subsequently, lease period was extended twice (September 1996 and March 2010) for 10 years each, which expired in August 2013. Despite several requests (from August 2013 to July 2022) by CSB, the DoS did not extend the lease. Thus, CSB was utilizing 20 acre of land without extension of lease period for more than 10 years since August 2013. Audit further noted non-availability of formal lease agreements for the initial lease and renewed leases.

Management replied (January 2025) that the Commissioner of Sericulture, GoK had agreed (July 2024) to lease the land for a further period of 30 years and the Unit In-charge had been requested to immediately take action to renew the lease.

Even after the acceptance (July 2024) by the Commissioner of Sericulture, GoK, the lease agreement was yet to be signed between both parties even as of 31 May 2025.

Recommendation # 3: CSB may take immediate action to engage with authorities at the appropriate level in the State Government(s) and obtain title of land in its favour by entering into sale deed/ lease agreements and ensure obtaining Khata in the name of CSB in cases where the lands have been registered/ transferred in favour of CSB.

3.2 Leasing out of property by CSB

Of the 64 sampled Units, seven properties under the possession of six Units have been leased to Government/ Private Parties, details of which are presented as ***Annexure 11***. In this regard, Audit noticed that:

- (i) Lease agreements were not available in respect of land leased by:
 - a. RSTRS Dharmavaram to the Department of Sericulture, Andhra Pradesh; and
 - b. SSPC Udampur to Department of Sericulture, Jammu & Kashmir.
- (ii) Lease agreements were not renewed in respect of property leased by:
 - a. BSF Palakkad to Sericulture Co-Operative Federation Ltd. (SERIFED), Kerala; and
 - b. RO Mumbai to Indian Silk Export Promotion Council (ISEPC).

The observations noticed at selected sample of CSB Units are discussed below –

A. RO Mumbai – CSB had rented Flat No. 62, Mittal Chambers to Indian Silk Export Promotion Council (ISEPC), Mumbai from 1 April 2012 to March 2017. Subsequently, CSB entered (27 November 2017) into Memorandum of Understanding (MoU) with ISEPC to lease 200 sq. ft. (out of the total flat area of 1,208 sq. ft.) of Flat No.62 on rent free basis for a period of five years (i.e., up to November 2022). The MoU was not renewed after expiry of lease period in November 2022. However, ISEPC was still in occupation of the

leased area. Further, CSB requested (31 May 2023) ISEPC to clear old outstanding dues amounting to ₹11.29 lakh. However, no communication has been received from ISEPC.

Though ISEPC had neither paid the outstanding amount nor vacated the flat even after more than one year from expiry of MoU, CSB had not issued Eviction Notice to ISEPC. Lack of proactive efforts from CSB has resulted in non-recovery of outstanding dues and unauthorised occupation of 200 sq. ft. in Flat No. 62 by ISEPC.



Picture 1 – Unauthorized occupation of 200 sq. ft. area of CSB by ISEPC



Picture 2 – Furniture, files and items of ISEPC stored in the portion rented out by CSB

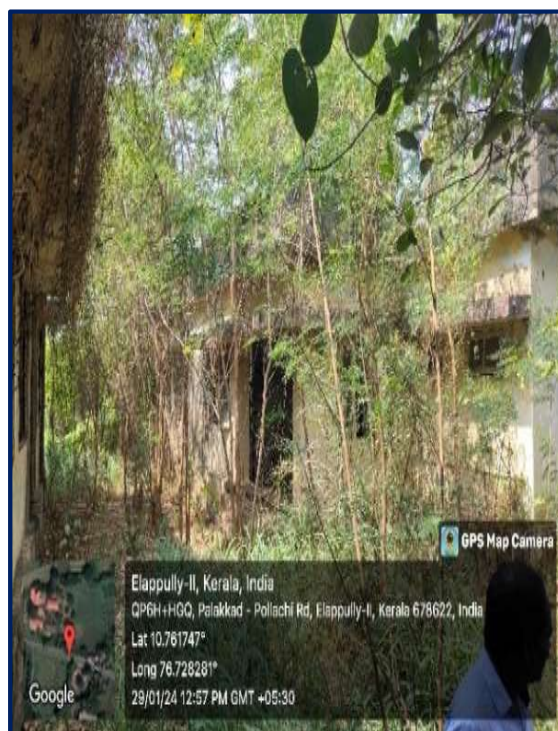
Management replied (January 2025) that as ISEPC authorities are claiming that no dues are pending to CSB, the Unit In-charge was requested to escalate the matter through the Central Office.

B. BSF Palakkad – BSF Palakkad entered into (December 1999) a lease deed to transfer Sericulture Training School (3,617 sq.ft.), along with 4,815 sq. mtr. (1.19 acre) of surrounding land to Kerala State Sericulture Co-operative Federation Ltd. (SERIFED) at a rent of ₹2,000 per annum for imparting training to farmers for a period of 15 years, w.e.f. 1 October 1999. The lease deed stipulated that buildings and property were to be maintained by SERIFED in good condition and be fit in all respects and to deliver the buildings and property to CSB on expiration or sooner on determination of the deed. SERIFED vacated the leased premises on 1 August 2010 and lease period expired in September 2014, but it continued to pay annual lease rent up to September 2023. However, CSB neither terminated the lease after its expiry in September 2014 nor renewed the lease, despite SERIFED continuing to pay annual lease rent up to September 2023. As leased premises was neither utilized nor maintained by SERIFED since August 2010, which was a violation of the lease terms, the building got damaged and was in a dilapidated condition. CSB's efforts to ensure that premises was in good liveable condition were not on record.



Coordinates - Lat – 10.761426°, Long – 76.730947°

Picture 3 – Dilapidated condition of the area leased to SERIFED



Coordinates - Lat – 10.761747°, Long – 76.728281°

Picture 4 – Growth of bushes surrounding the building leased

Management replied (January 2025) that the property leased to SERIFED will be taken back and will be properly utilised.

C. SSPC Udhampur – SSPC Udhampur handed over Sericulture Training School Building on 337 sq. mtr. of land to Department of Sericulture (DoS), Government of Jammu and Kashmir (GoJK). However, documentation in this regard, viz., date of handing over, lease agreement, lease rental details, etc., were not made available. SSPC Udhampur replied (February 2024) that the building has been constructed on CSB land and can be taken back from DoS. However, relevant documentation regarding lease rental received/ receivable, etc. was not available.

Management replied (January 2025) that, in absence of records on leasing out land available with Institute, the Unit In-charge was requested to obtain copies of documents of land leased to Sericulture Training School, Department of Sericulture, GoJK.

Recommendation # 4: CSB may review present status of all leased-out properties and ensure availability of lease agreements as well as recovery of pending lease rentals. Further, CSB may put in place a system to ensure timely renewal of lease agreements, timely collection of lease rent and proper maintenance and utilisation of such properties.

3.3 Periodical survey of land

Audit observed that CSB had not surveyed the land in any of the 48 Units having land, out of the sampled 64 Units, during the last five years ended 31 March 2023. Audit noted that timelines for conduct of survey of land under possession of CSB, especially during/ after significant events, viz., acquisition, surrender and sale of land, have not been prescribed.

Not conducting periodical survey of land can result in encroachments of land as discussed in **Para No. 5.1.1** and non-possession of land as discussed in **Para No. 5.2**. Further, CSB has not conducted land survey and also, has not demarcated land even after sale/ surrender resulting in non-availability of details of physical area of land sold/ surrendered and actual possession of land after sale/ surrender of land as discussed below:

A. CSTRI Bengaluru – BDA handed over 39,052 sq. mtr. (9 acre 26 guntas) of land at Madiwala to CSB. Out of the above land, CSB entered (30 May 2019) into an MoU with Bangalore Metro Rail Corporation Limited (BMRCL) for sale of 9,943 sq. mtr. (2 acre 18 guntas). Though CSB requested (24 June 2022) Department of Survey, Settlement and Land Records, GoK to take up survey of land to ascertain land in its possession, land survey had not been conducted till 31 March 2024. Audit observed that CSB had not taken up survey of land since taking over the possession of land and even after lapse of more than four years of sale of land to BMRCL.

Management replied (January 2025) that a joint survey of land will be conducted by CSB and BMRCL after the completion of the Metro Project.

B. CSRTI Mysore – Out of total land of 6.80 lakh sq. mtr. (168.10 acre) available with CSRTI Mysore, as per correspondence available with the Institute, 21,529 sq. mtr. (5.32 acre) of land was sold to Mysore Urban Development Authority for construction of Ring Road and 7,891 sq. mtr. (1.95 acre) of land was surrendered for construction of Varuna Canal. However, CSRTI Mysore has not taken up survey of land for identifying exact land actually in its possession. Further, documents relating to sale/ transfer of land by CSRTI Mysore were not made available to Audit for examination.

Management replied (January 2025) that In-Charge, CSRTI Mysore was advised to take immediate steps to conduct survey of the 5.32 acre land and to obtain details from Mysore Urban Development Authority on the compensation paid.

The response of CSB, however, was silent on the action taken for survey of 1.95 acre surrendered for construction of Varuna Canal.

Recommendation # 5: CSB may issue instructions for mandatory conduct of survey and demarcation immediately after sale/ surrender/ acquisition of land under its possession.

3.4 Maintenance of Asset Register

Audit noticed that out of 43 sampled Functional Units, Asset Register was maintained only by 30 Units, out of which it was up to date at only 14 Units. Out of 21 sampled Closed Units, Asset Register was maintained in only two Units, out of which it was up to date only in one Unit (**Annexure 12**).

Audit further observed that Asset Registers at sampled Units did not follow uniform format. It was also noticed that wherever Asset Registers were maintained, complete information viz., area of land, buildings, value, date of acquisition, date of surrender, date of construction, assets held such as furniture/ fittings, etc., were not recorded properly.

As Asset Registers were not maintained/ updated in 29 out of 43 sampled Functional Units and 20 out of the 21 sampled Closed Units, Audit could not comprehensively verify disposal/ utilisation of assets held by these Units and verification/ examination was restricted to only documents made available.

Management replied (January 2025) that the concerned Institutes/ Units were directed to update the Asset Register. Ministry, while endorsing the response of Management, stated (May 2025) that Asset Registers had been updated in nine Units¹⁶.

In this regard, while the action initiated by the Management is appreciated, the verification of supporting documents provided to Audit reveal that the Asset Registers pertaining to five¹⁷ of the stated nine Units were still not up to date.

CSB acknowledged (January 2025) Audit suggestion to prescribe a uniform format for maintenance of Asset Register with complete information and ensure annual updation of Asset Register being maintained at Units.

3.5 Utilisation of land held by Functional Units

Audit noticed that out of 43 sampled Functional Units, in respect of 17 Units having 40.58 lakh sq. mtr. of land, 15.80 lakh sq. mtr.¹⁸ of land (39 per cent) was lying vacant/ unutilized. Audit also noted that vacant land in respect of five Units¹⁹ was more than 50 per cent, and ranged between 50.81 per cent and 91.71 per cent. Details are mentioned in **Annexure 13**.

Ministry, while endorsing the Management's response, stated (May 2025) that the CSB Units were advised to submit a brief report on the activities previously conducted on CSB land, the current status of utilization, the reasons for non-utilization, and the future scope of utilization, along with supporting documents.

The specific audit observations on non-utilisation/ surrender of land are discussed below:

A. RSRS Salem – District Revenue Officer (DRO), Salem District allotted (September 1983) 80,937 sq. mtr. (20 acre) of land to CSB for RSRS Salem at a total cost of ₹2.02 lakh (at ₹10,000 per acre including other allied charges), which included 25,029 sq. mtr. (6.185 acre) of pond area. Subsequently, RSRS Salem made several requests (during the years from 2010 to 2023) to Municipal Authorities for diversion of inflow points of drainage effluents entering RSRS Salem that caused water logging resulting in total damage to mulberry plantation. During 2017 to 2020, pond area had increased from 25,029 sq. mtr. (6.185 acre) to 47,753 sq. mtr. (11.80 acre).

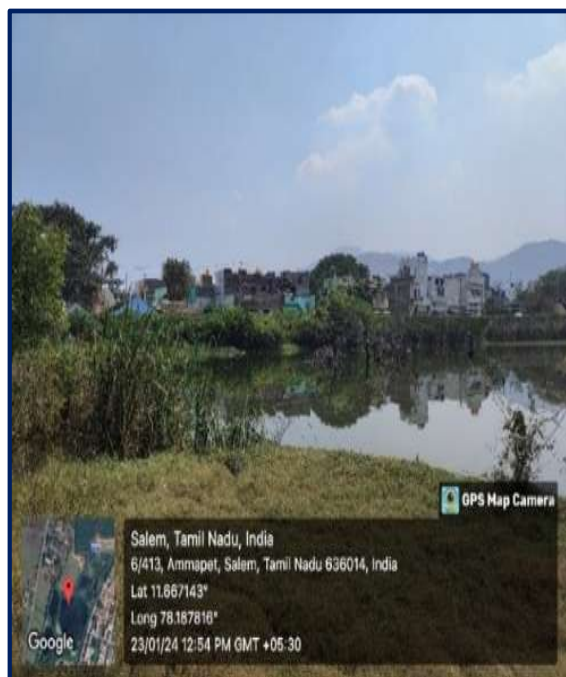
Audit observed that lack of concrete efforts by CSB has resulted in non-utilization 47,753 sq. mtr. (11.80 acre) of land due to increase in pond area and also decrease of plantation area from 39,659 sq. mtr. (9.80 acre) to 5,058 sq. mtr. (1.25 acre), which has consequently impacted output of mulberry plantation.

¹⁶ REC Lamberi, REC Bhadrasi (closed in 2020), RSRS Jorhat, REC Mangaldoi, BSF Gavimata, SSTL Kodathi, SSPC Jorhat, CTRTI – Ranchi and BSF Hahim.

¹⁷ REC Bhadrasi, BSF Gavimata, SSTL Kodathi, CTRTI Ranchi and BSF Hahim.

¹⁸ Field Unit Pallahara stated that the land is lying vacant but the same is not measured.

¹⁹ BSF Gavimata, BSMTC Bhandara, RSRS Salem, REC Bidar and BSF Karnasubarna.



Coordinates - Lat – 11.667143°, Long – 78.187816°

Picture 5 – Land lying unutilized due to pond inside RSRS Salem



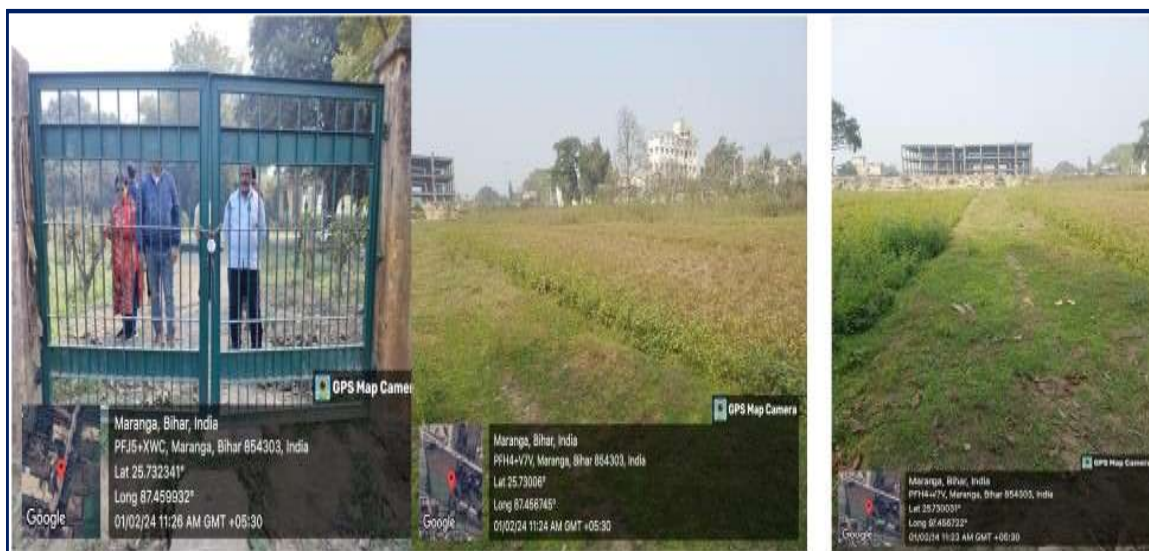
Coordinates – Lat - 11.666043°, Long – 78.18665°

Picture 6 – Land lying unutilized due to pond inside RSRS Salem

Management replied (January 2025) that the Unit In-charge had been directed to submit a brief report on re-location of the Unit after requesting the Department of Sericulture/ District Collector, Salem for allotment of suitable land as an alternative to carry out the sericulture related activities.

B. BSF Purnea – CSB entered into (26 March 2004) a lease deed for ₹9.15 lakh (@ ₹91,500 per acre) for a period of 90 years with Bihar Industrial Area Development Authority (BIADA) for allotment of 40,468 sq. mtr. (10 acre) of land at Maranga (Purnea) in Bihar. As per the lease deed, if subsequently any part or parts of said land is transferred to State Government/ BIADA, CSB shall be paid back a sum proportionate to the cost of land transferred and its development. Due to non-utilisation of land, allotment of 16,187 sq. mtr. (four acre) of land was terminated by BIADA and the land was handed over (1 March 2017) by CSB to BIADA. CSB requested (15 June 2018) BIADA to repay proportionate cost of ₹3.66 lakh out of deposit of ₹9.15 lakh as per lease deed agreement. Further, BIADA sent (15 February 23) a notice to CSB stating that out of remaining 24,281 sq. mtr. (six acre) of land, 8,094 sq. mtr. (two acre) of land was being used for farming and 16,187 sq. mtr. (four acre) of land was not being fully utilized. Subsequently, BIADA terminated (23 June 2023) allotment of 8,094 sq. mtr. (two acre), out of non-utilised land of 16,187 sq. mtr. (four acre).

Audit observed that CSB has not used 16,187 sq. mtr. (four acre) of land for envisaged purpose from 1991-92 to 2016-17 and paid ₹1.59 lakh towards maintenance charges to BIADA for unutilized land. Further, efforts made by BSF Purnea for recovery of ₹3.66 lakh against land taken back in March 2017 (four acre) were not on record. Further, CSB's request to get refund of the proportionate amount of ₹1.83 lakh for lease terminated in June 2023 (two acre) was not found on record.



Coordinates - Lat – 25.732341°,
Long – 87.459932°

Coordinates - Lat – 25.73006°,
Long – 87.456745°

Coordinates - Lat – 25.730031°,
Long – 87.456722°

Picture 7 – Gate locked by BIADA at BSF Purnea

Management replied (January 2025) that Central Office has taken up (June 2024) the matter with the Chief Secretary, Government of Bihar requesting to direct BIADA to call back its order cancelling the allotment to the extent of two acres. Further, the Unit In-charge was also advised to initiate recovery of amount from BIADA for already surrendered land.

C. BSMTC Ambikapur – Department of Forest, Government of Chhattisgarh allotted (October 1998) 17.97 lakh sq. mtr. (179.68 hectare) of forest land at Khairbar Forest to BSMTC Ambikapur. Subsequently, BSMTC Ambikapur surrendered (July 2005) 9.97 lakh sq. mtr. (99.68 hectare) of land to Forest Department as safe maintenance of such large area was not considered possible due to close vicinity of urban population attracting illicit felling of trees, encroachment and law and order problems. BSMTC Ambikapur informed (February 2008) District Forest Officer (DFO) that CSB was willing to surrender another 4.70 lakh sq. mtr. (47 hectare) out of the existing eight lakh sq. mtr. (80 hectare). However, the same had not been surrendered till date (31 March 2024).

Audit observed that out of eight lakh sq. mtr. (80 hectare), three lakh sq. mtr. (30 hectare) was utilized for economic plantation and balance five lakh sq. mtr. (50 hectare) had natural plantation of Asan and Arjuna. Audit also observed that CSB paid royalty of ₹52,875 at ₹75 per hectare per annum for 4.70 lakh sq. mtr. (47 hectare) of non-utilized/ non-surrendered land during the last 16 years, i.e., from the year 2008 to 2024.

Management replied (January 2025) that once the District Forest Officer agrees to take over the land, the 47 hectare will be handed over.

The response needs to be seen in the light of the fact that the matter was not pursued appropriately by escalating the matter to the Central Office, which has consequently resulted in non-utilized land not being surrendered for more than 16 years.

As such, surrender/ termination of lease granted due to non-utilisation of land by CSB Units at Ambikapur and Purnea indicate lapses in land utilisation and lackadaisical approach of Units in fulfilling their intended objectives.

3.6 Utilization of land held by Closed/ Merged Units

Of the sampled 21 Closed/ Merged Units, eight Units have 2.88 lakh sq. mtr. of land. The details have been mentioned in *Annexure 14*. The instances of non-utilization of land as observed during physical visit of sampled Units are discussed below -

A. RO Mumbai - The land at Andheri (West) (686 sq. mtr.) has been lying vacant since demolition of staff quarters in November 2021. CSB has not taken any action for utilization of land valued at ₹7.07 crore²⁰ and has paid ₹4.24 lakh towards property tax for 2022-23.

Management replied (January 2025) that the Unit In-charge has been suggested to consult Maharashtra Housing and Area Development Authority for utilisation of the land for commercial purposes or alternatively explore the possibility of establishing staff quarters/ office building. Property tax was still to be paid for the land.

B. REC Madakasira - CSB incurred ₹1.14 lakh (24 August 1993) for alienation (2 July 1993) of 50,545 sq. mtr. (12.49 acre) of land in Madakasira, including 21,893 sq. mtr. (5.41 acre) pertaining to REC Madakasira (Unit merged with BSF Madakasira in April 2018). Clause 1 of Conditions of Alienation states that land shall be used for establishment of sericultural activities and for no other purpose and that Government may resume the land wholly or in part with any buildings thereon in the event of infringement of any of the Conditions of Grant. Audit noticed that the entire 21,893 sq. mtr. (5.41 acre) of land has been lying unutilized for more than five years since the merger. Government of Andhra Pradesh could resume the land in terms of Conditions of Alienation, as the land was not utilized for sericulture activities.

Management replied (January 2025) that the Unit In-charge of the BSF Madakasira was directed to furnish the production details of the silkworm seed, which will evidently show the utilisation of the plantation area of REC Madakasira. Accordingly, the action taken will be submitted to Audit shortly.

C. SSC Krishnaraja Pet - CSB purchased (1987) 14,568 sq. mtr. (3.60 acre) of land for ₹89,500 from Town Municipality, Krishnaraja Pet for SSC Krishnaraja Pet and SCPC Krishnaraja Pet. Out of this, 10,522 sq. mtr. (2.6 acre) of land is under litigation and has been lying vacant since acquisition in 1987.

Management replied (January 2025) that steps are being taken to settle the issues amicably with Assistant Director of Land Records and Survey Settlement and the Revenue Department.

Recommendation # 6: CSB may take immediate action to ensure that land is utilised for intended purpose and make efforts for either effectively utilizing vacant land of Functional/ Closed/ Merged Units or surrender/ transfer the land. CSB may also establish a mechanism to maintain separate database of land leased out to Department of Sericulture/ other Departments and ensure regular physical verification of leased land to monitor its maintenance.

²⁰ Guidance Value is ₹1.03 lakh per sq. mtr.

3.7 Non-levy of charges for temporary usage of CSB land by BMRCL

BMRCL had acquired 9,943 sq. mtr. of land from CSB during 2019 at CSTRI, Bengaluru. Apart from 9,943 sq. mtr. of land acquired from CSB, BMRCL used additional CSB land for transportation of construction material for flyover, metro line, etc., and parking of equipment on temporary basis. The details of additional land, being temporarily utilized, like the area, period, etc. were not made available to Audit. As such, in the absence of a formal arrangement between CSB and BMRCL, CSB lost the opportunity to realise 7 per cent of Guidance Value as lease charges for temporary usage of land as being paid by BMRCL, as per Public Works Department 'D' Code, to other landowners.

Management replied (29 January 2024) that BMRCL's work is public use and CSB has not leased any land to BMRCL.

The reply needs to be viewed in light of the fact that BMRCL paid ₹5.48 crore to Defence since 2019, Langford since 2021, etc., for utilization of land on temporary basis. The fact remains that absence of a streamlined arrangements for the usage of CSB land by BMRCL on temporary basis and non-inclusion of a clause for payment of rent for temporary usage of CSB land by BMRCL had resulted in monetary loss to CSB.

Chapter - 4

**Management of Buildings and Staff
Quarters**

Chapter 4: Management of Buildings and Staff Quarters

4.1 Utilisation of buildings in Functional Units

The sampled 43 Functional Units had buildings having area of 14.89 lakh sq. ft., while building area in respect of five Units was not provided to Audit. The details are presented in the following table:

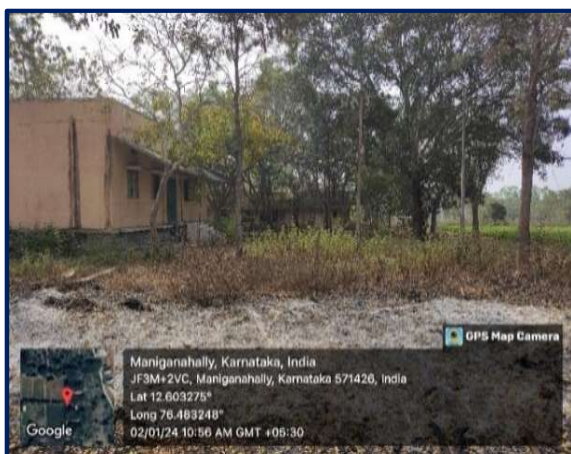
Table 4.1 – Details of Units having buildings

Sl. No.	No. of Units	Details	Built-up area
1	27	Constructed by CSB on own land	10.83 lakh sq. ft. ²¹
2	11	Constructed by CSB on leasehold land	3.89 lakh sq. ft. ²²
3	6	Taken on rent	0.17 lakh sq. ft. ²³
Total	44²⁴		14.89 lakh sq. ft.

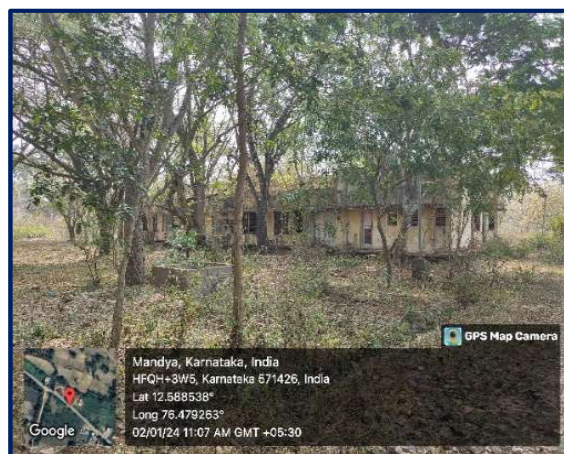
The details are provided in *Annexure 15*.

Audit noted that out of 14.89 lakh sq. ft. of building area, 70,529 sq. ft. under 12 Units²⁵ was lying idle. Instances of vacancy of buildings, dilapidated condition of buildings and non-maintenance of buildings observed during audit of sampled Functional Units are presented below:

A. BSF Gavimata - Audit observed that two of the four Rearing Houses at BSF Gavimata were vacant and in dilapidated condition. The period of vacancy/ non-utilization has not been made available. Audit noticed that other buildings at BSF Gavimata were also not in good condition with rusted shutters, broken windows/ doors and roof leakages.



Coordinates - Lat – 12.603275°, Long – 76.483248°



Coordinates - Lat – 12.588538°, Long – 76.479263°

Pictures 8 and 9 - Vacant Rearing Houses at BSF Gavimata

²¹ Excludes four Units - Building area of CSRTI Mysore, CSTRI Bengaluru and BSF Karnasubarna as the information was not made available. In case of SSPC Jorhat, the building is under construction.

²² Does not include the building area of CSRTI Mysore as the information was not made available.

²³ Information in respect of Field Unit Pallahara was not made available.

²⁴ CSRTI Mysore has buildings both on own land as well as on lease land.

²⁵ BSF Gavimata, BSMTC Bhandara, SSPC Madanapalle, BSF Parigi, RSRS Salem, REC Bidar, BSMTC Chinnoor, BSF Adokigiri, RSRS Jorhat, REC Mangaldoi, BSF Tura and RSRS Bhimtal.

Ministry, while endorsing Management's response, stated (May 2025) that a brief report on limitations in utilisation of its infrastructure, its present utilisation and future scope of enhancing the utilisation by adding a new Rearing House to support increased production has been prepared and actions proposed as per report have been initiated.

B. BSMTC Chinnoor - Audit observed that Garage-cum-Twin Shelter and Training Hall at BSMTC Chinnoor were lying vacant since 2019 and were in dilapidated condition. The roofs of both structures have collapsed. It was ascertained during Audit that due to collapsed roof of Training Hall, farmer training was being conducted in open land/storeroom.

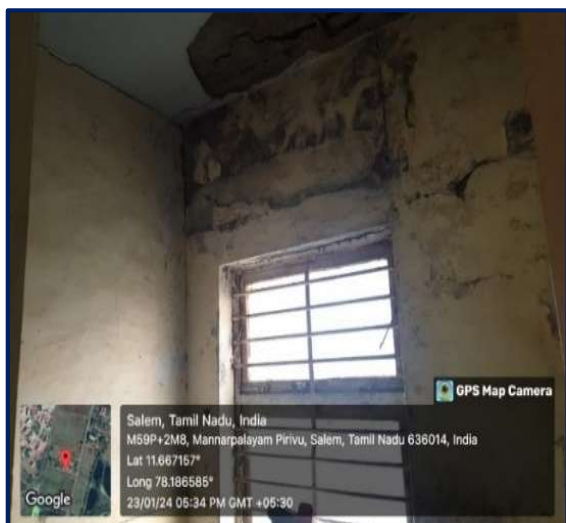


Coordinates - Lat – 18.861821°, Long – 79.762379°
Picture 10 - Training Hall at BSMTC Chinnoor with collapsed roof

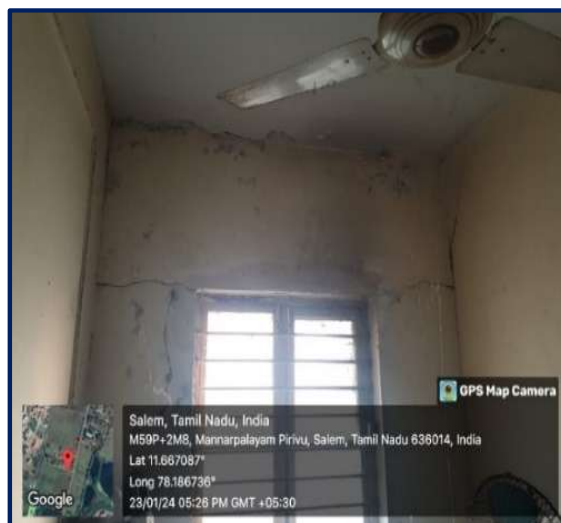


Coordinates - Lat – 18.861632°, Long – 79.763136°
Picture 11 - Garage at BSMTC Chinnoor

C. RSRS Salem - Audit observed that the two Rearing Houses at RSRS Salem are vacant and lying unutilized since 2016 due to non-utilization of land for mulberry plantation. Audit also noticed that Main Office Building had seepage.



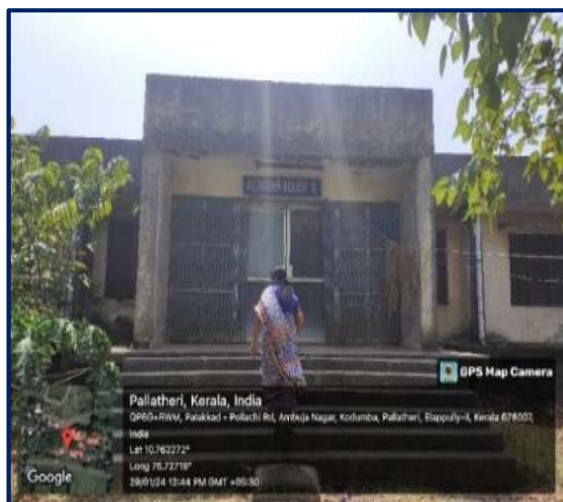
Coordinates – Lat – 11.667157°, Long – 78.186585°



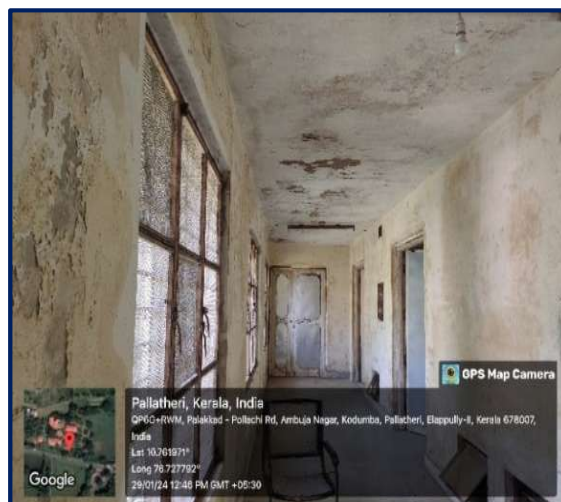
Coordinates – Lat – 11.667087°, Long – 78.186736°

Pictures 12 and 13 – Rearing House at RSRS Salem with seepage

D. BSF Palakkad - Audit observed that one Rearing House at BSF Palakkad was in dilapidated condition with seepage of water and required major repairs and renovation.



Coordinates – Lat – 10.762272°, Long – 76.72719°
Picture 14 - Front view of Rearing House at
BSF Palakkad

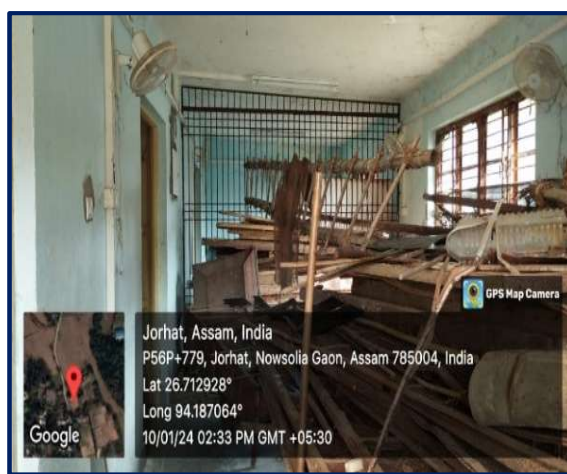


Coordinates – Lat – 10.761971°, Long – 76.727792°
Picture 15 - Interior of Rearing House at
BSF Palakkad

E. RSRS Jorhat - Audit observed that one Rearing House at RSRS Jorhat has been lying idle for more than 10 years. Grainage activity had not been conducted after 2012-13 due to which Rearing House building was lying vacant. Further, efforts of CSB to effectively use the infrastructure lying vacant for more than 10 years were not available on record.



Coordinates – Lat – 26.712146°, Long – 94.187865°
Picture 16 – Front view of Rearing House at
RSRS Jorhat



Coordinates – Lat – 26.712928°, Long – 94.187064°
Picture 17 – Interior of Rearing House at
RSRS Jorhat

Ministry, while endorsing the Management's response and accepting the fact that the Rearing House was lying unutilised for more than 10 years, stated (May 2025) that the non-utilisation of the Rearing Houses and other infrastructure was due to inadequate strength of staff and now, a Scientist has been posted at the Unit and accordingly, the infrastructure will be effectively utilised.

F. BSMTC Bhandara - Audit observed that one Mud House²⁶ was lying vacant and was at the risk of collapse. Another Mud House, though in dilapidated condition, was being used for storage. BSMTC Bhandara requested (2021-2022) CPWD to prepare estimates for

²⁶ *Mud House is used for preservation of seed cocoons.*

renovation of the two Mud Houses but no response was received from CPWD till 31 March 2024.



Coordinates – Lat – 21.059967°,
Long – 79.68681°

Picture 18 - Mud House # 1 -
Exterior



Coordinates – Lat – 21.059903°,
Long – 79.686808°

Picture 19 - Mud House # 1 -
Interior



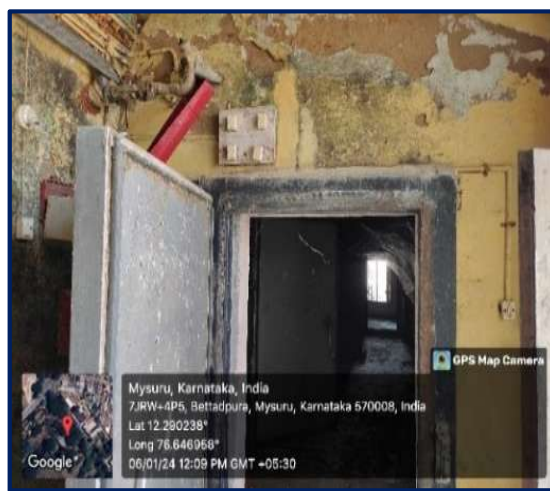
Coordinates – Lat – 21.060212°,
Long – 79.686989°

Picture 20 - Mud House # 2 -
used as storage

G. CSRTI Mysore - Department of Sericulture handed over (1963) 85,995 sq. mtr. (21.25 acre) of land, along with four blocks of buildings at Vidyaranya Puram Farm, Mysore to CSRTI Mysore on rent-free lease basis for a period of 20 years or till the time CSRTI Mysore acquires its own land and buildings, whichever is earlier. In one of the blocks having building area of 147 sq. mtr., National Silkworm Seed Organisation (NSSO) established (1981) Cold Storage Plant (CSP) at a cost of ₹4.24 lakh. Due to improper functioning of CSP, NSSO constructed (2014) and installed (2015) a new CSP at a cost of ₹348.78 lakh, which has subsequently been merged (16 August 2018) with SSPC Mysore. After installation of new CSP, Unit In-charge of CSP stated (February 2017) that the old CSP was in dangerous condition, ceiling of the building was broken in many places, MS rods of ceiling are corroded and the rooms get fully wet in rainy season, which is not safe for electrical panels in the rooms and requested NSSO for taking necessary action at the earliest. However, no action in this regard was available on record.



Coordinates – Lat – 12.290254°, Long – 76.646965°



Coordinates – Lat – 12.290238°, Long – 76.646958°

Pictures 21 and 22 – Building of old Cold Storage Plant

Management replied (January 2025) that the observations on the buildings had been discussed with the respective In-charges and they were directed to examine the strength of the building with the help of CPWD/ State PWD and based on their Report, decide upon the further usage.

Ministry, while endorsing the Management's response, stated (May 2025) that the Institutes were advised to submit a brief report on the buildings of the Units that were observed by the CAG as underutilized; the nature of activities carried out in those buildings; the current status of utilization; the reasons for non-utilization; and the future scope of utilization, along with supporting documents.

In this regard, Audit suggests that the exercise may not be restricted only to the buildings pertaining to Institutes/ Units commented by Audit, but a comprehensive exercise may be carried out across all the Institutes/ Units of CSB.

4.2 Maintenance of staff quarters in Functional Units

Out of the sampled 43 Functional Units, 26 Units had 626 staff quarters under their possession. Of these, only 255 quarters were occupied and balance 371 quarters were vacant. Further, of the 371 vacant quarters, 96 quarters had been declared unfit by CSB. The details of staff quarters are given in **Annexure 16**. Audit also noticed that in seven Units²⁷, all constructed 65 staff quarters were lying vacant. Further, in five²⁸ of these Units, all 46 staff quarters constructed have been declared unfit for residential use.

Instances of vacant staff quarters, their dilapidated condition due to non-utilization, non-maintenance of staff quarters, incurring unfruitful expenditure towards vacant staff quarters, etc., observed during audit of sampled Functional Units, are presented below -

A. CTRTI Ranchi - The Unit rented 29 of its vacant staff quarters to outside organizations, viz., Bharat Sanchar Nigam Limited (BSNL), Jharkhand State Electricity Board (JSEB) and Pilot Project Centre, Bero (PPC) since February 1992, September 2008 and December 2019 respectively. However, collection of Rent/ License fee/ Water charges amounting to ₹19.31 lakh was pending from these organizations as detailed below:

Table 4.2 – Details of non-recovery of License Fee

Sl. No.	Name of the Organization	Period for which recovery is pending	Amount (in ₹)
1	PPC Bero, Ranchi	30.12.09 to 31.10.23	17,28,308
2	BSNL Nagri, Ranchi	01.12.19 to 31.03.23	95,000
3	JSEB Nagri, Ranchi	01.10.20 to 31.03.23	1,07,640
Total			19,30,948

Audit noted that CTRTI Ranchi had last corresponded with PPC on 4 December 2023 and with JSEB and BSNL on 1 May 2023 for recovery of dues after which there was no further correspondence. It is pertinent to note that there was no formal lease agreement for staff quarters rented to JSEB and PPC. Further, despite existence of lease agreement with BSNL, CSB could not enforce the payment clauses.

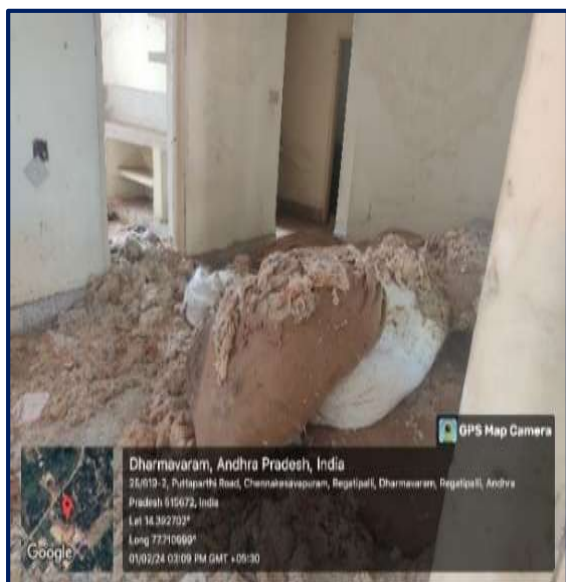
²⁷ *BSF Dharmapura, BSF Palakkad, RSTRS Dharmavaram, RSRS Salem, BSF Hahim, BSF Adokigiri and SSPC Udhampur.*

²⁸ *BSF Dharmapura, BSF Palakkad, RSRS Salem, BSF Hahim, SSPC Udhampur.*

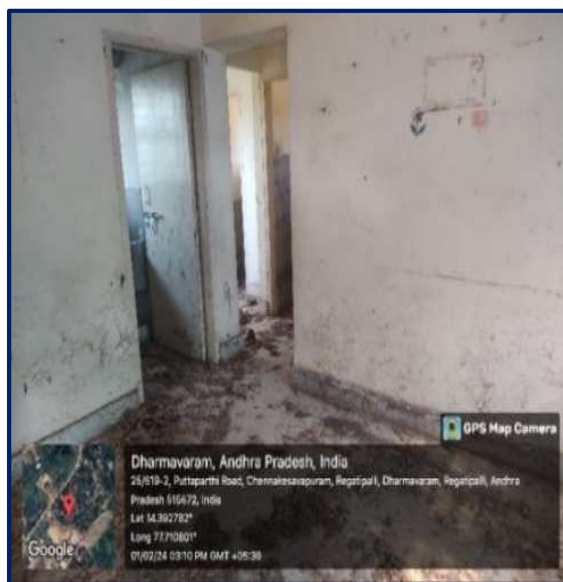
Management replied (January 2025) that CTRTI Ranchi had been requested to escalate the matter to the higher authorities of defaulted organizations duly addressing the status of non-payment of rent/ license fee along with intimation of expiry of the lease agreement. In case of no response, CTRTI Ranchi was requested to issue Eviction Notices, with the approval of Central Office.

Audit suggests CSB to make efforts to formalise the rental arrangement with other organizations and take steps to realise dues from organisations which have rented quarters of CSB at CTRTI Ranchi.

B. RSTRS Dharmavaram - CSB constructed (1996-97) 10 staff quarters for RSTRS Dharmavaram, which were lying vacant since 2007 and were in deteriorating condition. The Sub-Registrar's Office (SRO), Dharmavaram requested (18 December 2021) RSTRS Dharmavaram for leasing the vacant staff quarters. Audit observed that non-registration of land by CSB as pointed out in **Para No. 3.1 (D)** prevented RSTRS Dharmavaram from renting out unutilized staff quarters to SRO. Further, it incurred ₹1,96,774 towards electricity charges and ₹60,199 towards property tax for vacant staff quarters.



Coordinates – Lat – 14.392702°, Long – 77.710699°



Coordinates – Lat – 14.392782°, Long – 77.710801°

Pictures 23 and 24 – Vacant staff quarters at RSTRS Dharmavaram

C. Other Units – Despite quarters being vacant, CSB has incurred ₹6,01,614 lakh towards electricity charges²⁹ in seven Units and ₹2,07,992 towards property tax³⁰ in two Units for the period up to 31 March 2023.

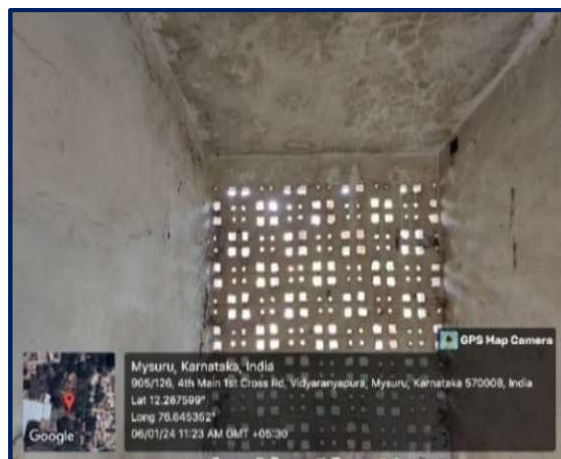
Pictures of quarters in dilapidated condition at few Units is presented below –

²⁹ CSRTI Mysore (₹3,40,072 - April 2019 to March 2023); SSPC Chintamani (₹1,50,015 - April 2018 to March 2023); BSF Parigi (₹8,673 - April 2018 to March 2023); SSPC Madanapalle (₹19,267 - April 2018 to March 2023); SSPC KR Nagar (₹50,348 - April 2018 to March 2023); SSPC Hindupur (₹24,414 - January 2019 to December 2023); BSF Palakkad (₹8,825 - April 2018 to March 2023).

³⁰ CSRTI Mysore (₹1,88,039 - April 2020 to March 2023); BSF Parigi (₹19,953 - April 2018 to March 2023).

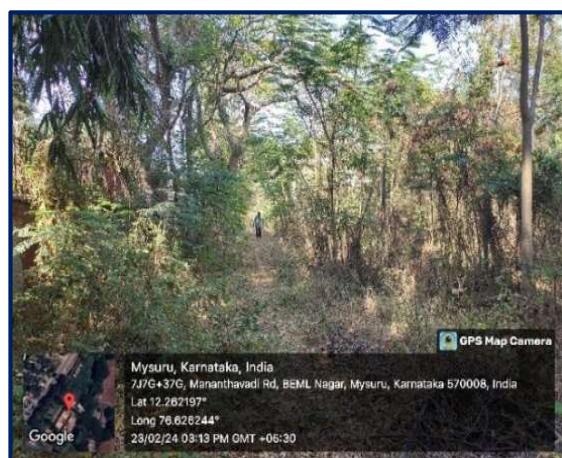


Coordinates – Lat – 12.287939°, Long – 76.645692°



Coordinates –Lat – 12.287599°, Long – 76.645352°

Pictures 25 and 26 – Vacant Staff Quarters at Vidyaranya Puram, CSRTI



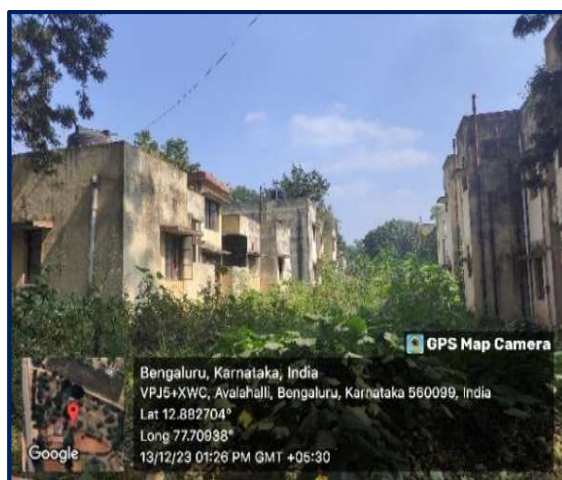
Coordinates – Lat – 12.262197°, Long – 76.626244°

Picture 27 - Approach Road to vacant Type III staff quarters at Srirampura, CSRTI Mysore



Coordinates –Lat – 12.267443°, Long – 76.628816°

Picture 28 - Area surrounding vacant Type III staff quarter at Srirampura



Coordinates – Lat – 12.882704°, Long – 77.70938°



Coordinates – Lat – 12.882621°, Long – 77.70931°

Pictures 29 and 30 – Condition of staff quarters at SSTL Kodathi

In respect of observations made by Audit at Sl. Nos. (B) and (C), Management replied (January 2025) that the concerned Institutes/ Units were advised to issue a circular to all nearby Government Offices for submission of their indents for allotment/ sub-letting of vacant staff quarters for their optimum utilisation. Further, in case of quarters in

dilapidated condition, the Institutes/Units were advised to get them examined by CPWD/ State PWD and if the same are declared unfit, steps may be initiated, with the approval of CSB Central Office, for their demolition to avoid unnecessary expenditure. Ministry, while endorsing the Management's response, stated (May 2025) that 17 Institutes/ Units had already issued circulars as of May 2025.

4.3 Construction of staff quarters

Bangalore Metro Rail Corporation Limited (BMRCL) entered (30 May 2019) into an MoU with CSB for acquisition of 9,943 sq. mtr. of land at Madiwala for construction of Metro Station as well as an Elevated Road. As per the terms of MoU, BMRCL was to construct a compound wall in place of demolished compound wall around CSB Complex and also reconstruct CSB staff quarters, which were to be demolished for the project to the extent of 3,845 sq. mtr., partly at Madiwala, i.e., in the vacant land available at existing CSB quarters and partly at land available at Gottigere.

BMRCL agreed (10 February 2020) to carry out construction through CPWD as Deposit Work. It was further agreed that CSB shall give requirement/ type of staff quarters, which was to be completed in 15 to 18 months from date of approval, starting from preparation of layout plan to completion of building construction.

CPWD submitted (18 December 2020) estimate for ₹22.34 crore³¹ that included cost towards 35 residential quarters to CSB which was forwarded to BMRCL. BMRCL agreed (16 December 2021) to meet cost towards construction of 3,845 sq. meters of building, as per agreement *plus* cost towards construction of community hall and cost towards land development and bulk services, as mentioned in CPWD estimate. CSB requested (27 December 2021) BMRCL to deposit ₹18.72 crore. BMRCL transferred (13 October 2022) ₹14.23 crore towards construction of quarters of 3,845 sq. mtr. of area.

Subsequently, CPWD enhanced (4 November 2022) the estimation to ₹32.17 crore for construction of 35 quarters and one community hall. CSB conveyed (1 March 2023) approval to CPWD for construction of 25 staff quarters and community hall at a cost of ₹22.34 crore and stated that the amount would be deposited after execution of MoU. Details of initial and revised estimates provided by CPWD is tabulated below:

Table 4.3 – Details of Cost estimates of staff quarters

Particulars	(Amount in ₹)		
	18 December 2020	4 November 2022	23 February 2023
	(for 35 quarters)		(for 25 quarters)
Building portion – Civil & Electrical	13,58,20,612	20,09,92,982	14,25,24,732
Development work	4,54,91,977	7,60,96,014	7,73,75,512
Community hall	44,51,938	58,47,966	56,36,416
Total*	18,57,64,527	28,29,36,962	22,55,36,660

* The Cost indicated excludes Contingencies, Taxes, etc.

³¹ ₹19.63 crore towards cost for 3,845 sq. meter area including land development and bulk services and balance cost of ₹2.72 crore towards balance area and community hall.

Meanwhile, CSB deposited (March 2022/ May 2023) ₹2.23 crore in CPWD account for construction of staff quarters. The construction had not yet started.

In this regard, Audit observed following:

- MoU (May 2019) with BMRCL as well as minutes of meeting between CSB, BMRCL and CPWD (10 February 2020) indicated that CSB staff quarters were to be reconstructed by BMRCL. Further, due to inordinate delay in finalising estimates, construction cost for 35 quarters including development work and community hall increased by ₹9.71 crore (i.e., 28.29 – 18.58).
- CSB did not pursue with BMRCL for transferring balance ₹4.49 crore (i.e., 18.72 – 14.23) towards construction of community hall and land development and bulk services.
- CSB requested (01 March 2023) CPWD to execute MoU and stated that the amount would be deposited after execution of MoU. However, pending execution of MoU, CSB has already transferred ₹2.23 crore to CPWD.
- In view of non-construction of staff quarters, CSB has been incurring recurring expenditure towards house rent allowance, which could have been saved with timely completion of staff quarters.

Management replied (January 2025) that CPWD submitted revised Drawings in September 2024 to match the initial cost estimate of ₹22.34 crore by reducing the scope of work.

The fact, however, remains that the delay in decision making by CSB resulted in increase in estimate, additional expenditure towards house rent allowance due to delay in construction of staff quarters. Further, advance payment of ₹2.23 crore has been lying with CPWD since March 2022/ May 2023, even without commencement of construction work. Also, CSB was yet to recover the balance amount of ₹4.49 crore from BMRCL.

4.4 Utilization of buildings and staff quarters held by Closed/ Merged Units

Out of the sampled 21 Closed/ Merged Units, CSB has constructed own buildings at 11 Units. Of these 11 Units, six Units have building area of 79,161 sq. ft. as on 31 March 2023 and building area of balance five Units³² was not made available by CSB. Similarly, five³³ out of 21 sampled Closed/ Merged Units have been provided with staff quarters. Though BSF Banguria confirmed availability of Buildings and Quarters, details were not made available. REC Bhadrasi did not provide any information. Audit noted that CSB incurred ₹6,24,819 towards electricity charges, ₹7,34,885 towards property/ municipal taxes, and ₹14,12,356 towards security charges at the four Units³⁴, for which information was made available, after the Units were closed. The details are mentioned in *Annexure 17*.

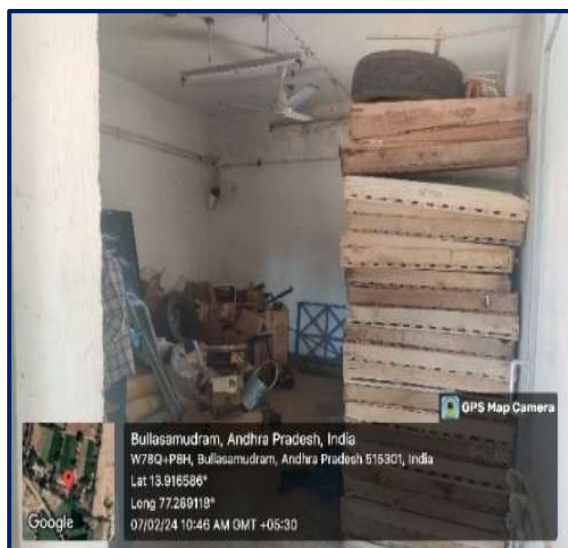
³² CSP Hosur, REC Madakasira, BSF Nagamangala, BSF Chikkamalavadi and BSF Banguria.

³³ REC Madakasira, BSF Chikkamalavadi, BSF Kalimpong, SSPC Tirupattur and BSF Banguria.

³⁴ SSPC Tirupattur, REC Madakasira, BSF Chikkamalavadi and BSF Kalimpong.

Specific instances of non-utilization of buildings and staff quarters, incurrence of unfruitful expenditure, etc. observed during audit of sampled Closed/ Merged Units are discussed below:

(i) **REC Madakasira** - Audit observed that Office Building-cum-Rearing House of REC Madakasira had been lying unutilized for more than five years since the Unit's merger with BSF Madakasira in 2018. The rooms inside the building were either empty or dumped with unusable material, old files and obsolete furniture. Bat infestation was noticed in one room.



Coordinates – Lat – 13.916586°, Long – 77.289118°

Picture 31 - Room inside office building dumped with material



Coordinates – Lat – 13.916555°, Long – 77.289128°

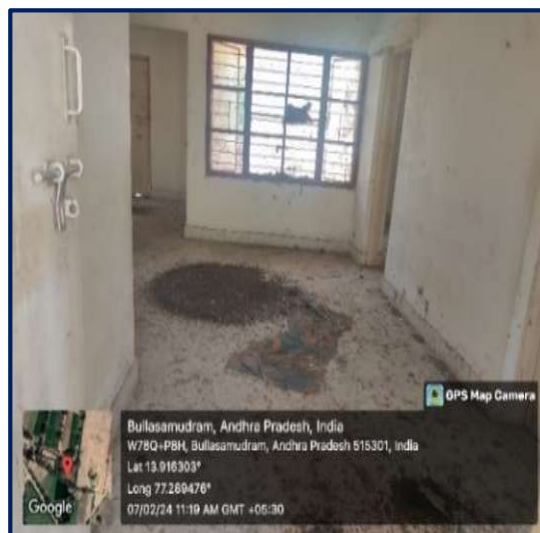
Picture 32 - Room inside office building dumped with material and infested with bats

The staff quarters of REC Madakasira, lying vacant since 2004, were in dilapidated condition and filled with bat droppings.



Coordinates – Lat – 13.916345°, Long – 77.28949°

Picture 33 - Dilapidated quarters



Coordinates – Lat – 13.916303°, Long – 77.289476°

Picture 34 - Quarters filled with bat droppings

Management replied (January 2025) that upon merging of REC Madakasira and subsequent reduction in staff strength, some areas of building and staff quarters were unutilised and added that talks have been initiated by the Unit with the Department of

Sericulture (DoS) for utilising the Rearing Shed/ building of REC Madakasira for sericulture activities of DoS. Further, in case of staff quarters, the concerned Unit was informed to issue circular to other Central Government Organisations for submission of indents for allotment/ sub-letting for optimum utilisation of vacant staff quarters.

The reply needs to be viewed in light of the fact that buildings and staff quarters were lying vacant since 2018 and 2004 respectively as confirmed by Unit In-charge, REC Madakasira.

(ii) BSF Kalimpong - Subsequent to merger of BSF Kalimpong with RSRS Kalimpong in May 2018, no activity was being carried out at the Unit. Two theft incidents had occurred at BSF Kalimpong in December 2019 and December 2020 wherein several items, viz., fans, tube lights, rearing stands, bathroom fittings, electric meter, wires, etc., valuing more than ₹1.50 lakh were stolen. Audit noted that BSF Kalimpong premises was not fenced, and no security was deployed for safeguarding the Unit even after two instances of theft.

While accepting Audit observation, Management replied (January 2025) that the Rearing Houses and Offices were being utilised to the extent of farm activities after being merged with RSRS Kalimpong. Also, personnel had been deployed for watch and ward duties to safeguard the properties.

(iii) RO Mumbai - CSB rented (6 May 1958) 5,085 sq. ft. of building space at Meghdoot Co-operative Housing Society (Society), Mumbai for a three year period and lease was renewed (May 1961) up to May 1964. The Society informed (February 1964) CSB that lease period expiring on 6 May 1964 will not be renewed and requested CSB to vacate the premises. However, CSB continued to stay at the premises even after expiry of lease.

Meanwhile, CSB purchased (1 March 1977) two flats (viz., Flat No.16 admeasuring 1,250 sq. ft. for ₹1.75 lakh and Flat No.62 admeasuring 1,208 sq. ft. for ₹1.72 lakh) at Mittal Chambers, Nariman Point in Mumbai. The Sale Deed for purchase of flats and their utilisation was not available on record.

After shifting (1981) of CSB Headquarters from Mumbai to Bengaluru, CSB retained possession of rented premises to run a Regional Office (RO) in Mumbai. The Society accepted the rent till July 1986, after which they did not accept the monthly rent and filed (1987) Suit for eviction of RO. As per Apex Court Order (23 January 2006), CSB handed over the premises to the Society on 31 July 2006.

After handing over of premises, the Society filed (11 July 2007) petition in the Hon'ble Small Causes Court, Mumbai for Mesne Profit for the period from 24 April 1987 to 31 July 2006 and the order was passed (19 October 2023) directing CSB to pay Mesne Profit of ₹8.22 crore to the plaintiff. CSB challenged the Order in the Hon'ble Bombay High Court, which stayed the order and directed (February 2024) CSB to deposit ₹2.40 crore, out of ₹9.81 crore as on 6 February 2024, in the Small Causes Court, which was deposited by CSB on 26 February 2024.

In this regard, Audit observed that despite filing of eviction suit by Meghdoot Society in 1987 and despite availability of two flats in Mittal Chambers, CSB continued unauthorized

occupation of premises leading to legal dispute and deposit of ₹2.40 crore in the Court towards payment of Mesne Profit of ₹9.81 crore.

Management replied (January 2025) that the occupation of Meghdoot Premises was continued up to 31 July 2006 after shifting of CSB Headquarters from Mumbai to Bengaluru in 1981 as the flats at Mittal Chambers were leased to Indian Silk Export Promotion Council (ISEPC) based on the instructions (October 1982) of the then Department of Textiles under the Ministry of Commerce. After CSB vacated the Meghdoot Society in 2006, it operated for few months in a private premises and later at Andheri Staff Quarters before shifting to Mittal Chambers in 2008. RO Mumbai has been operating from Mittal Chambers since 2008 till date.

The reply of CSB needs to be viewed in light of the fact that CSB had continued to occupy the premises at Meghdoot Society despite requests from them to vacate the premises as early as in February 1964 and as such, CSB should not have accommodated the Silk Export Promotion Council at its premises of Mittal Chambers. This decision should have been reviewed at least after the Society filed eviction suit in 1987. This has consequently attracted avoidable liability towards payment of Mesne Profit.

Recommendation # 7: CSB may put in place a mechanism to ensure effective utilization of buildings/ staff quarters and take action for renovation and repairs, in a timely manner, with periodic inspections to prevent dilapidation. CSB may also initiate immediate action either for surrender/ transfer or for effective utilization of unutilized buildings and staff quarters of Functional/ Closed Units.

4.5 Delay in construction of building

SSPC Jorhat is functioning from Grainage Building of RSRS Jorhat, which allotted (August 2016) 3,076 sq. mtr. (0.76 acre) of land for construction of Grainage and Cold Storage Buildings. The Administrative Approval and Expenditure Sanction of ₹11.48 crore for construction of the Buildings was granted during 2015 and 2016 respectively. CPWD was assigned the construction work with scheduled completion date of 31 December 2017. Against this, CSB released (October 2015 to December 2021) ₹10.40 crore to CPWD and RSRS Jorhat stated (17 January 2024) that construction of Buildings was almost complete, with only some minor rectification works pending.

Audit observed that Buildings were not yet (31 March 2024) handed over and SSPC Jorhat was unable to utilize the Buildings for the intended purpose even after lapse of six years of Scheduled Completion Date, i.e., 31 December 2017.

Management replied (13 March 2024) that the primary reason for delay was COVID-19 pandemic and theft at the building site. The process of securing the site is underway after which the pending works would be resumed.

The reply of the Management may be viewed in light of the fact that effect of pandemic was in March 2020, nearly 2 years 3 months after scheduled completion date. Also, post pandemic, construction of Buildings could not be completed as of March 2024, resulting in blocking up of ₹10.40 crore for more than two years.

4.6 Issues pertaining to property held by non-sampled Units

A. RSRS Shadnagar (Mulugu) - During visit to sampled Unit - RSRS Shadnagar (shifted to Mulugu during June 2019), Audit noticed that fixed assets of non-sampled Closed Unit of CSB, i.e., REC Navasari were recorded in its Asset Register. REC Navasari had 32,273 sq. mtr. (7.97 acre) of land in Damber Village, Navasari Taluk, Gujarat, housing the Office Building and Staff Quarters. The documentation pertaining to leasing out of land of another non-sampled Unit i.e., STS Bajipura was also available at RSRS Shadnagar.

(i) Subsequent to closure of REC Navasari, CSB Central Office forwarded (7 November 2017) the approved Memorandum of Understanding (MoU) to RSRS Shadnagar with request to obtain No Objection Certificate from Revenue Department, in order to lease out the land and buildings of REC Navasari to Navasari Agricultural University (NAU). The MoU stated that initial lease period would be 30 years, extendable up to 99 years on mutual consent. NAU communicated (20 February 2018) the approval of its Board for the initial period of lease for 30 years.

However, CSB deviated from the MoU and requested (27 March 2018) NAU that initial period of lease may be considered as 10 years instead of 30 years as per decision of 134th Board Meeting (23 January 2018) of CSB which was not accepted by NAU. As there was no progress thereafter, RSRS Shadnagar, while submitting (27 November 2022) the Status Report on REC Navasari to CSRTI Mysore, informed that the matter of leasing land and buildings of REC Navasari had not moved further due to disagreement on ‘period of lease’ and that the matter had been pending since then.

In this regard, on perusal of the 134th Board Minutes of CSB, Audit observed that the resolution of the Board mentioning “hand over the existing land and buildings available at Navasari to NAU on lease basis *for a minimum period of 10 years*” was misconstrued and communicated to NAU as “initial period of 10 years”. As a consequence, the infrastructure at REC Navsari has been lying idle for more than five years.

(ii) CSB constructed (1993) Sericulture Training School (STS), viz., School Building admeasuring 273 sq. mtr. and Dormitory/ Hostel Buildings admeasuring 246.6 sq. mtr. in Bajipura, Surat District, Gujarat on 40,468.56 sq. mtr. (10 acre) of land allotted by State Government of Gujarat to CSB. Subsequently, a Lease Deed was entered (7 October 2003) between CSB, through Member Secretary, and State of Gujarat represented by District Agriculture Officer, District Panchayat, Government of Gujarat wherein CSB transferred the Schedule Building, i.e., 10 acre of land including mulberry plantation in 0.75 acre, School Building, Dormitory/ Hostel Buildings, four Borewells and Canal water facility, by way of lease to the State of Gujarat for 15 years w.e.f. 6 October 2003 on rent of ₹1 per annum along with furniture, fixture and fittings.

Covenants of the lease deed provided that (i) the Schedule Building shall be used for imparting training to Sericulture Farmers engaged in Sericultural activities and for allied purposes; (ii) the State will maintain the Schedule Building, fixtures, fittings in good condition and in good state of repairs and fit in all respects. Entire maintenance of the building is the responsibility of the State during the Lease Term; and (iii) the State is to deliver the Schedule Building along with fixtures and fittings in good condition to CSB on

expiration or sooner determination of Lease Deed. The Lease Deed also provided that CSB may re-enter the Schedule Building and determine the lease, if covenants are breached.

RSRS Shadnagar (Mulugu) requested (12 July 2019) the District Agricultural Officer (DAO), Tapi, Gujarat to furnish information on training programmes held at STS during lease period from 2003-2018 and information on existing Sericulture Farmers present in and around Tapi District (Bajipura now in Tapi District). The DAO while informing (14 July 2019) that STS Bajipura is currently in dilapidated condition stated that no training programmes were held during the lease period from 2003-2018 and no Sericulture Farmers are present in and around Tapi District. The information furnished by DAO was communicated (14 July 2019) to CSRTI Mysore by RSRS Shadnagar (Mulugu). Further, the Unit, while submitting (27 November 2022) Status Report on REC Navasari to CSRTI Mysore, conveyed the dilapidated condition of the STS Bajipura buildings and also the unwillingness of District Agriculture Department to renew lease agreement.

Audit observed that though the leased premises of STS Bajipura was neither utilized nor maintained by District Authorities, which resulted in dilapidated condition of STS Bajipura, there was no record of any efforts made by CSB for enforcing covenants of Lease Deed. Further, there were no efforts of CSB for utilization of STS Bajipura after the completion of lease period in 2018, which resulted in the premises of STS Bajipura lying unutilized and resulting in further deterioration of the buildings for the last five years.

Audit further observed that though the land and buildings of STS Bajipura are still under control of CSB, details of land and buildings of STS Bajipura were not included in Asset Register of RSRS Shadnagar (Mulugu) and were not furnished by CSB to Audit in the list of properties held by CSB. This indicates lackadaisical approach on the part of CSB in safeguarding the property of CSB and lapses in internal controls.

Lack of safeguards and non-utilization of land and buildings of two Units closed prior to April 2018 viz., REC Navasari and STS Bajipura indicate lack of diligence in management of infrastructure of CSB resulting in idling and deterioration of assets.

No response has been offered by the Management.

B. (i) SSPC Madanapalle (relating to penalty for delay payment of property tax) – During physical visit of selected sampled Unit i.e., SSPC Madanapalle, Audit noticed that non-sampled Unit i.e., SSPC Chittoor, was merged (1 May 2018) with SSPC Madanapalle. From the records, it was seen that ₹10,92,688 was paid towards property tax and penalty/interest in respect of SSPC Chittoor to Chittoor Municipal Corporation (CMC). The details of amounts paid and treatment by CMC of these payments, as per the records of the Unit as also CMC, is indicated in the Table below:

Table 4.4 – Details of payment of property tax of SSPC Chittoor

(Amount in ₹)

Year	Property tax	Amount paid	Date of cheque/ payment	Accounted by CMC
2018-19	1,50,174	1,50,174	17 June 2019	Nil
2019-20 & 2020-21	3,00,348	3,00,348	23 March 2021	1,78,686 (arrears) 1,21,662 (interest)

2021-22	1,11,438	1,50,174	26 August 2021	1,15,474 (arrears) 34,700 (interest)
2022-23	1,11,438	4,91,992	October 2022	2,68,544 (arrears) 1,12,010 (interest)
Total	6,73,398	10,92,688		

Audit noted that the Unit had received arrear notices even though the amount was stated to have been paid by the Unit. On further enquiry, Audit noted that payment of ₹1,50,174 towards property tax for 2018-19 was not credited to CMC account, leading to repeated arrear notices. Lack of efforts towards reconciliation of property tax payments, even after receipt of arrears notices, led to avoidable payment of interest of ₹2,68,372. Audit further observed that Internal Audit for 2019-20 did not verify and report on non-payment of property tax by SSPC Madanapalle for the year 2018-19. CSB also approved successive property tax payments without verifying whether payment was adjusted towards demand for current year or towards arrears and interest of previous years.

B. (ii) SSPC Madanapalle (relating to delay in handing over of premises of SSPC Chittoor) – Despite initiation of correspondence with Department of Sericulture in May 2018 for handing over of SSPC Chittoor premises to District Sericulture Office Chittoor, the handing over occurred on 27 October 2023, after delay of more than five years, during which period the land and buildings of SSPC Chittoor were idle and lying unutilized, thereby resulting in deterioration of the buildings. The initial efforts of CSB to handover SSPC Chittoor premises to Department of Sericulture were delayed as Fair Rent Certificate could not be obtained due to non-availability of blueprints of SSPC Chittoor buildings. Subsequent efforts by CSB to handover premises to District Collector, Chittoor were unfruitful as procedure for obtaining approval of Competent Authority was not followed by SSPC Madanapalle indicating deficiencies in internal controls at Unit level.

Audit observed that CSB incurred ₹5,16,409 towards electricity charges for vacant premises of SSPC Chittoor from May 2018 to October 2023 due to delay in handover of premises to Department of Sericulture.

CSB acknowledged (January 2025) Audit suggestion to put in place a system to verify and pay pending claims and penalties pertaining to Statutory Dues to prevent avoidable expenditure.

Chapter - 5

Safeguarding of Property

Chapter 5: Safeguarding of Property

5.1 Fencing of land

With reference to safeguarding of land held by 48 sampled Units³⁵ of CSB, Audit noted that no fencing/ boundary wall was available in case of 10 Units possessing 58.92 lakh sq. mtr. of land. Audit further noted that fencing/ boundary wall was partial, covering 1.60 lakh sq. mtr. of land in five Units possessing 4.20 lakh sq. mtr. of land. The details are provided in *Annexure 18*.

Besides above, fencing/ boundary wall over a length of 814 mtr. was broken/ damaged at CSRTI Mysore and fencing to the extent of 850 mtr. was in a damaged condition at RSRS Jorhat. In case of CSTRI Bengaluru, area of land with fencing/boundary wall and without fencing/ boundary wall could not be ascertained as survey/ demarcation of available land was not conducted after sale of portion of land to Bangalore Metro Rail Corporation Limited. Details of BSF Banguria were not made available.

Management replied (January 2025) that the In-charges of the concerned Units were instructed to take immediate steps for repairing the damaged fencing/ boundary wall.

The reply of the Management is silent in respect of the cases where there was no fencing/ boundary wall.

5.1.1 Encroachments

Lack of safeguarding measures viz., absence of boundary wall/ fencing resulted in encroachment of land by private parties, utilization of land as road, etc. During physical visit of sampled Units, Audit observed encroachment of 86,768 sq. mtr. (21.44 acre) of land at six Units having Guidance Value³⁶ of more than ₹6.88 crore based on documents/ information provided by CSB and mapping (using Google Earth application) of land area as provided in table below -

Table 5.1 – Encroachment of Land

Sl. No.	Name of Unit	Institute	Total area of land allotted/ acquired (sq. mtr.)	Area of land encroached (sq. mtr.)	Guidance value (₹ per sq. mtr.)	Guidance value of encroached land (₹ in lakh)
1	BSMTC Chinnoor	BTSSO Bilaspur	4,79,795	24,686	83.40	20.59
2	REC Bidar	CSRTI Mysore	45,380	1,547	2,000.00	30.94
3	RSTRS Dharmavaram	CSRTI Mysore	6,070	923	17,940.00	165.59
4	BSMTC Madhupur	BTSSO Bilaspur	11,09,907	30,230	0	Forest Land
5	REC T.Kullen	CMERTI Lahdoigarh	2,42,811	29,178	1,614.59	471.11
6	REC Mangaldoi	CSRTI Berhampore	28,328	204	Not made available	
Total			19,12,291	86,768		688.23

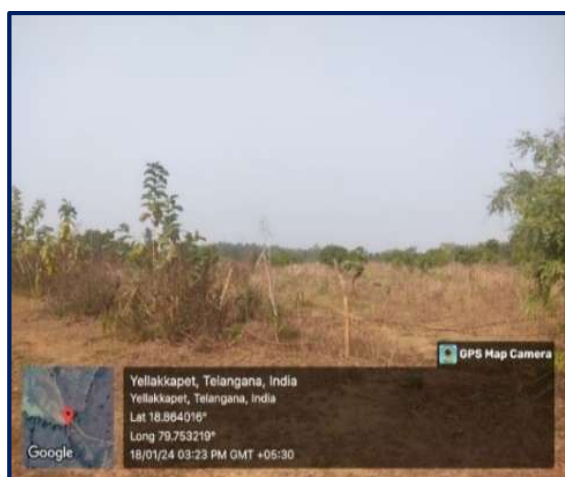
³⁵ Out of 64 sampled units, only 48 units hold land and 16 units do not hold land.

³⁶ Guidance Value (or Circle Rate) is the minimum government fixed price per square foot/square metre for registering a property.

Instances of encroachment noticed during physical visit of the sampled Units are discussed below -

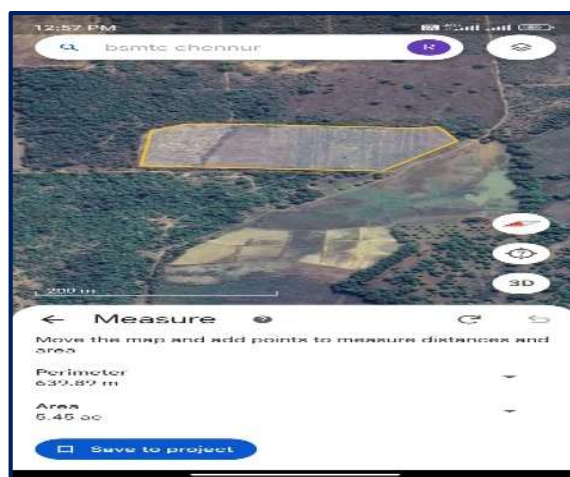
A. BSMTC Chinnoor - One land parcel of BSMTC Chinnoor, a Unit under BTSSO Bilaspur, admeasuring 22,055 sq. mtr. has been encroached by private party in the absence of fencing of 4,79,795 sq. mtr. of land. The private party fenced the encroached area and erected electrical poles. The encroachment issue was raised by BSMTC Chinnoor with local authorities, viz., Police (February and June 2019), Special Officer Grievance Cell (July 2019), Mandal Revenue Officer (June 2020) and District Collector (July 2020). However, further action taken on this was not available on record.

Audit also observed existence of a Palle Prkruthi Vanam (Village Nature Park) in another land parcel of BSMTC Chinnoor admeasuring 2,631 sq. mtr. There was no documentation of approval by Competent Authority relating to handing over/ allotment of land for establishment of Palle Prkruthi Vanam. The encroachments on the two land parcels were not brought to the notice of either the Institute, i.e., BTSSO Bilaspur or the Central Office.



Coordinates – Lat – 18.864016°, Long – 79.753219°

Picture 35 - Land encroached by private persons



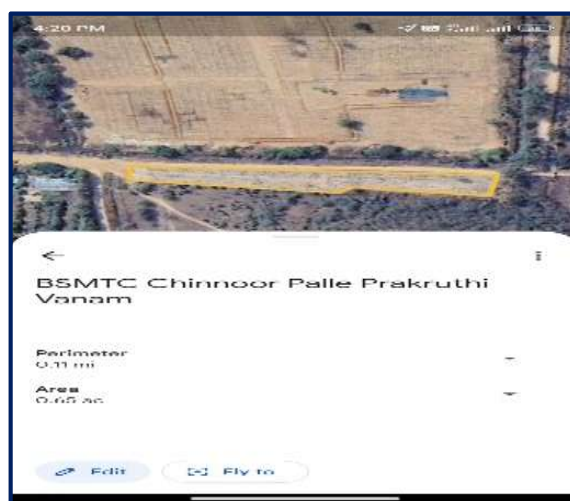
Area measured – 5.45 acre

Picture 36 - Mapping of area of land encroached by private persons



Coordinates – Lat – 18.860989°, Long – 79.765422°

Picture 37 - Palle Prkruthi Vanam



Area measured – 0.65 acre

Picture 38 - Mapping of area of Palle Prkruthi Vanam

Management replied (January 2025) that the Unit In-charge had been advised to send a proposal to Central Office for conducting a land survey and to explore the possibilities of fencing or a deep trench formation in order to prevent encroachment. Further, the Unit In-charge was also advised to file complaint with the Police regarding the encroachment.

B. REC Bidar - Audit observed that 7,040 sq. ft of land on the northern boundary of the Unit was being used by local farmers as road for approaching their agricultural lands. REC Bidar fenced the land on the northern boundary leaving the land being used as road.

Audit also observed that around 16 mango trees were planted by neighbouring farmer inside REC Bidar land measuring 9,614 sq. ft. (893 sq. mtr.) and no fencing exists along this boundary. REC Bidar made several correspondence with KIADB and local officials on the encroachment by private party/ neighbouring farmers between 2002 and 2015 but neither the Institute, i.e., CSRTI Mysore nor the Central Office was informed.



Coordinates – Lat – 17.914141°,
Long – 77.468943°
Picture 39 - Road used by locals



Coordinates – Lat – 17.913298°,
Long – 77.468787°
Picture 40 - Mango trees
planted by neighbour



Coordinates – Lat – 17.913319°,
Long – 77.469022°
Picture 41 - Mango tree
planted by neighbour

Management replied (January 2025) that the Unit In-charge had been advised to take immediate steps to complete the land survey and submit the Report.

C. RSTRS Dharmavaram – Audit noticed that out of 6,070 sq. mtr. of land, staff quarters were constructed on 2,026.39 sq. mtr. of land and this area was completely safeguarded with boundary walls. However, remaining area, in two parcels on the western side and eastern side of staff quarters, was lying vacant since 1996 without any fencing/ boundary. Electrical poles and electrical transformers have been erected in vacant land, the documentation for which was not on file. Two roads admeasuring 923 sq. mtr. (513 sq. mtr. on western side and 410 sq. mtr. on eastern side) being used by local villagers have since come up in the vacant unutilized land.



Coordinates – Lat – 14.392781°, Long – 77.710315°
Picture 42 - Road on the western side



Coordinates – Lat – 14.39264°, Long – 77.710801°
Picture 43 - Road on the eastern side covered in plantation and electrical transformer in the land

Management replied (January 2025) that the survey of land admeasuring 1.5 acre was conducted on 12 July 2024 and it was learnt that there was no encroachment.

The reply of Management is silent on erection of electrical poles and transformer and existence of roads in the vacant land of RSTRS Dharmavaram.

D. BSMTC Madhupur - Divisional Forest Office (DFO), Bhagalpur range allotted (31 March 1982) 11,09,243 sq. mtr. (274.10 acre) of forest land at Villages Salaiya and Lohrajore, Madhupur, Deoghar (Jharkhand) to CSB for use. On survey of allotted forest land by CSB (1982), it was found that 30,230 sq. mtr. (7.47 acre) of land was encroached at different sites in both villages (Lohrajore and Salaiya). CSB requested (6 November 1982) DFO to take suitable action for removal of encroachments. Audit observed that CSB has taken no further action for eviction of encroachers. However, BSMTC Madhupur stated (29 April 2024) that encroached land belongs to concerned landlords, and they have sufficient documents, which were obtained by them from Forest Department.

The fact remains that the issue was not addressed at appropriate level by CSB subsequent to 1982 and the matter was pursued only at Unit level. Moreover, documentation/ correspondence in this regard was not available on record.



Coordinates – Lat – 24.299801°,
Long – 86.669479°

Coordinates – Lat – 24.299801°,
Long – 86.669479°

Coordinates – Lat – 24.290931°,
Long – 86.663816°

Picture 44 - Encroachments at BSMTC Madhupur

Management replied (January 2025) that the In-charge was advised to review the issue immediately and submit a proposal to Central Office regarding handing over of unutilised land to Divisional Forest Officer, Bhagalpur in order to prevent encroachment, for the consideration and approval of the Competent Authority.

E. REC Tumuyon Kullen (REC T. Kullen) - In the absence of fencing/ security guards for 2.43 lakh sq. mtr. (60 acre) of land of REC T. Kullen, 17,482 sq. mtr. (4.32 acre) of land, having Government Guidance Value of ₹2.82 crore³⁷, was encroached. Even after encroachments, CSB has not fenced/ constructed boundary wall for the land under possession. Audit observed that though Department of Sericulture, Government of Manipur as well as local District Authority were informed many times and the matter of encroachment was brought to the notice of the Institute, i.e., CMERTI Lahdoigarh, action for eviction of encroachers was not taken.

Ministry, while endorsing the Management's response, stated (May 2025) that the Deputy Commissioner, Kangpoki, Manipur had conducted (April 2025) a Joint Survey/ Field Inspection and it was informed that 7.21 acre of land is being utilised by the villagers for settlement. It is further stated that the Institute was advised to fence the land under possession immediately to avoid further encroachments and also to take up the issue with Deputy Commissioner for eviction of settled villagers.



Picture 45 - Construction by encroachers



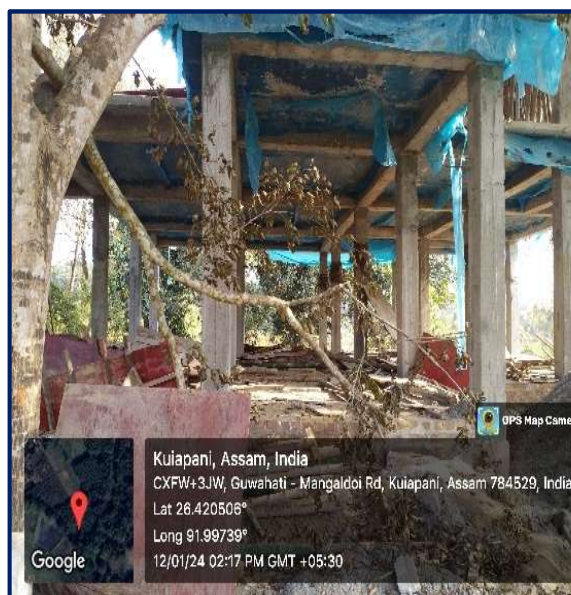
Picture 46 - Encroachments at REC T. Kullen

It can be seen from the reply that as against 4.32 acre of land reported as encroached by Audit based on records then made available, an area of 29,178 sq. mtr. (7.21 acre) having value of ₹4.71 crore³⁸ is stated to have been encroached by villagers.

F. REC Mangaldoi – Department of Sericulture (DoS), Government of Assam allotted 28,328 sq. mtr. (7 acre) of leasehold land to CSB for establishment of REC Mangaldoi in 1995. A Sub Health Centre under the National Health Mission was under construction on this land, admeasuring 204 sq. mtr., though no approval in this regard was available on record. The Institute, i.e., CSRTI Berhampore requested (5 October 2023) DoS to take up the matter and stop ongoing construction work by encroachers. However, no further action had been taken by CSB in this regard and construction work was in progress.

³⁷ 4.32 x 43,560 (1 acre in sq. ft.) x ₹150 (Guidance Value per sq. ft.).

³⁸ 7.21 x 43,560 (1 acre in sq. ft.) x ₹150 (Guidance Value per sq. ft.).



Coordinates – Lat – 26.420506°, Long – 91.99739°



Coordinates – Lat – 26.4205°, Long – 91.997374°

Pictures 47 and 48 – Illegal Construction at REC Mangaldoi

Management replied (January 2025) that the Director, CSRTI Berhampore was advised to submit a report to the DoS, Government of Assam as to how the rearing activities of the Unit were getting affected by the construction of Sub Health Centre.

The reply of the Management is silent on steps initiated to stop construction works in Unit's land.

G. CTRTI Ranchi - Government of Bihar (now Jharkhand) allotted (4 August 1966) 3.49 lakh sq. mtr. (86.31 acre) of forest land at village Patracholi/ Basila, Nagri, Ranchi on a 99-year lease basis to CSB, on which an office and a boundary wall was constructed. Locals had trespassed (5 February 2006) into the land and constructed a pucca platform of 3' diameter. CTRTI Ranchi made (6 February 2006) a formal compromise with locals for handing over 4,046 sq. mtr. (one acre) of land. However, documentation of communication by CSB to State Government of this compromise was not available.

Audit also observed that entering into a compromise and handing over of land by CTRTI Ranchi was not in line with Lease Deed which stipulated that grantee shall not part with or transfer possession of the said lands or any portion thereof except as authorised by Statute by the Grantor in writing. Further, there was no record to indicate that settlement was made with approval of Competent Authority and permission of State Government.

Management replied (January 2025) that a police complaint had already been launched at the local police station, Nagri. The Deputy Commissioner, Ranchi as well as Circle Officer, Nagri Block, Nagri, Ranchi were also apprised. But no action had been taken by the State Administration. The Unit In-charge was requested to forward the correspondence to Central Office so that necessary assistance could be extended.

CSB acknowledged (January 2025) Audit suggestion to put in place a system of reporting encroachments and for timely escalation of issues to the appropriate levels. Further, CSB acknowledged need to prescribe procedure for entering into a settlement/ compromise at Unit/ Institute level

Recommendation # 8: CSB may take up fencing/ construction of boundary walls of the land to safeguard and prevent encroachments.

5.2 Land not in possession

None of the CSB Units selected for review in Audit could furnish documents of latest survey which was conducted during last five-year period from 2018 to 2023. In the absence of latest survey documents, Audit reviewed the available documents, viz., sale deeds, alienation documents, lease deeds, Asset Registers, etc. and conducted mapping (using Google Earth application) of land area during physical visit of sampled Units and observed that four CSB Units were not in possession of 2,30,264 sq. mtr. (56.90 acre) of land having guidance value of ₹113.10 crore as detailed below:

Table 5.2 – Land not in possession

Sl. No.	Name of Unit	Institute	Total area of land allotted/ acquired (sq. mtr.)	Area of land not in possession (sq. mtr.)	Guidance value (₹ per sq. mtr.)	Guidance value of land not under possession (₹ in lakh)
1	BSF Chikkamalavadi	NSSO Bengaluru	36,422	12,909	2,000	258.18
2	SSTL Kodathi	NSSO Bengaluru	5,01,305*	13,961 [#]	14,000	1954.54
3	CSRTI Mysore	CSRTI Mysore	6,80,276	39,052	20,000 & 9,000	6,443.87 ³⁹
4	REC T. Kullen	CMERTI Lahdoigarh	2,42,811	1,64,342 ^{\$}	1,614.59	2,653.45
Total			14,60,814	2,30,264		11,310.04

* Includes 2,70,775.13 sq. mtr. of land pertaining to RSRS Kodathi.

[#] Area of land outside the fencing as identified by CSB on conduct of Digital Survey with Taluka Surveyor after issue of the audit observation highlighting that the Unit was not in possession of 29,765 sq. mtr. based on google mapping.

^{\$} Area of land in possession as identified by CSB on conduct of survey was 78,469 sq. mtr. Hence, balance land is considered as not in possession, i.e., 2,42,811 sq.mtr. minus 78,469 sq.mtr.

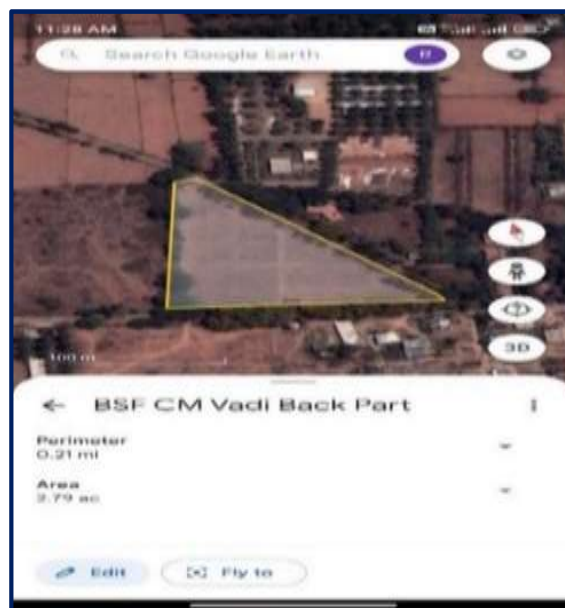
A. BSF Chikkamalavadi – Tahsildar, Konigal allotted (31 July 1986) 36,422 sq. mtr. (9 acre) of land in Chikkamalavadi village to CSB, wherein it established BSF Chikkamalavadi. The Unit was closed (14 July 2020) and CSB requested (23 April 2021) Department of Sericulture, Government of Karnataka to take back possession of land. Review of documents revealed that CSB was stating that land at BSF Chikkamalavadi was 30,351 sq. mtr. (7.5 acre) instead of 36,422 sq. mtr. (9 acre) without proper documentation for the same. During physical visit of the Unit, Audit observed that land under possession of the Unit was fenced in two parts with a tar road passing between the two parts, which was being used by locals and was not under the possession of CSB. A mapping of land area by audit revealed that fenced area of land in possession of BSF Chikkamalavadi was 23,513 sq. mtr. (5.81 acre) only against total allotted (July 1986) land of 36,422 sq. mtr. (9 acre) indicating non-possession of 12,909 sq. mtr. (3.19 acre) of the allotted land.

³⁹ (₹20,000 x 26,629 sq. mtr.) plus (₹9,000 x 12,423 sq. mtr.).



Area measured – 3.02 acre

Picture 49 - Mapping of land area of front part of BSF Chikkamalavadi

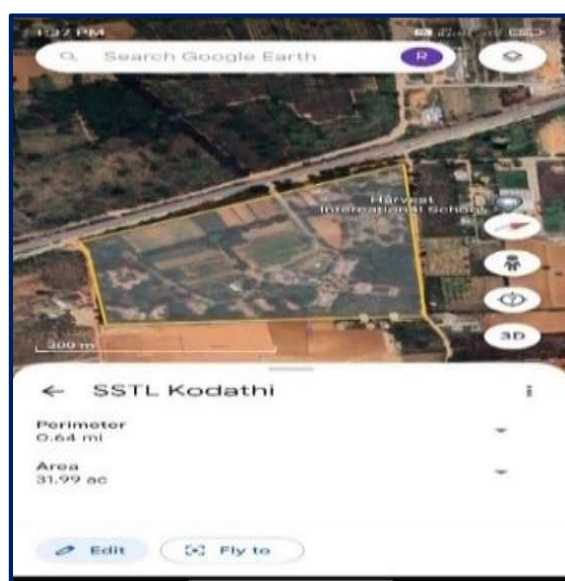


Area measured – 2.79 acre

Picture 50 - Mapping of land area of back part of BSF Chikkamalavadi

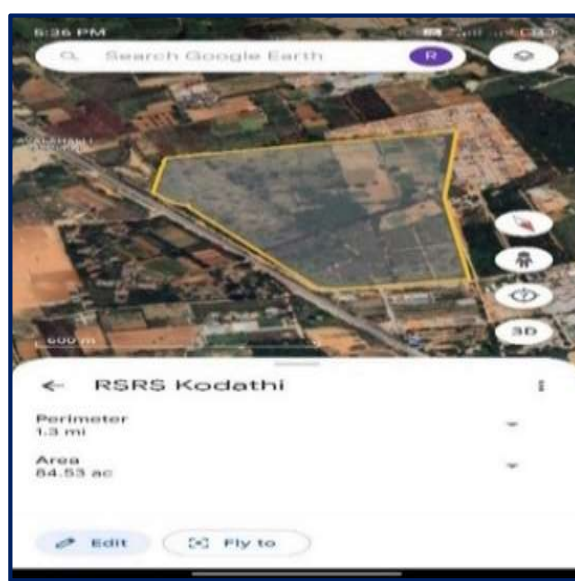
No response was offered by the Management.

B. SSTL Kodathi - CSB acquired (August 1981) 5.01 lakh sq. mtr. (123.875 acre or 123 acre 35 guntas) of land and established two Units, viz., SSTL Kodathi and RSRS Kodathi. CSB stated (26 December 2023) that demarcation of boundaries and land survey will be conducted soon. During physical visit of SSTL Kodathi, Audit observed that total land was fenced/ boundary wall constructed in two land parcels pertaining to two Units with a road/ railway track passing between the two Units. Mapping of land area revealed that fenced/ boundary wall area of the land in possession of two Units was 4.72 lakh sq. mtr. (116.52 acre) only against acquired land of 5.01 lakh sq. mtr. (123.875 acre), indicating non-possession of 29,765 sq. mtr. (7.355 acre) of acquired land.



Area measured – 31.99 acre

Picture 51 - Mapping of land area of SSTL Kodathi



Area measured – 84.53 acre

Picture 52- Mapping of land area of RSRS Kodathi

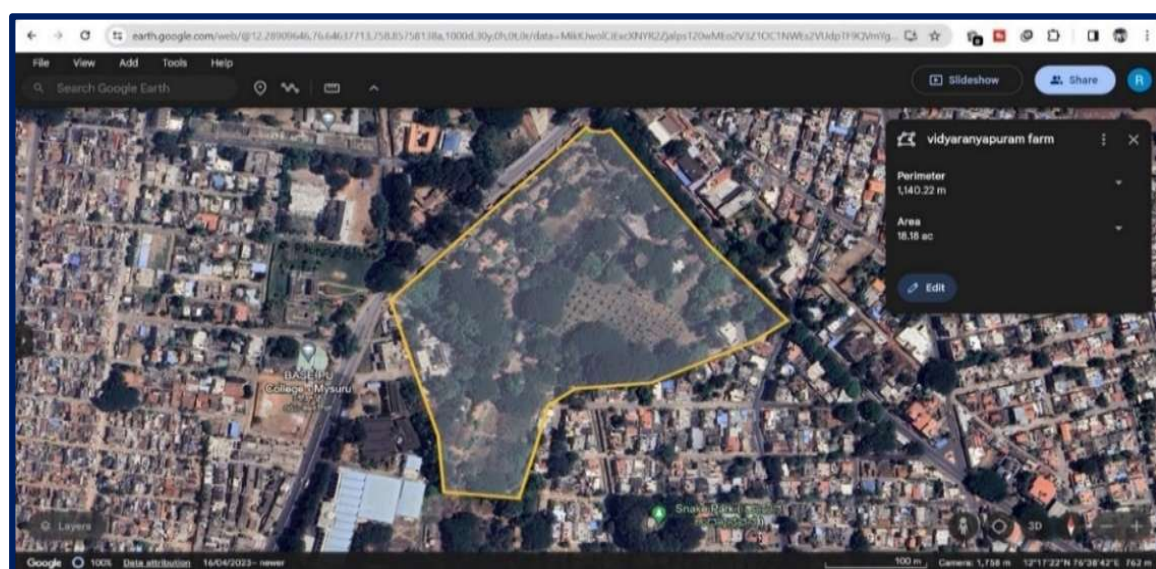
Ministry, while endorsing the Management's response, stated (May 2025) that a digital survey had been conducted by the Taluka Surveyor, Bengaluru East during February 2025 and it was reported that 120 acre 17 guntas was in the possession of CSB, and 3 acre 12 gunta was road portion and six guntas were additionally shown in the Gazette Notification.

The response of Ministry may be viewed in light of the fact that 3 acre 12 gunta (13,961 sq. mtr.) of land, i.e., road portion was outside the fence of CSB and may not be treated as under their possession, more so as approval of Competent Authority for utilisation of land for road portion was not furnished to Audit. Further, the assertion that 6 guntas were additionally shown in the Gazette Notification needs to be taken up with the State Government for making necessary corrections.

C. CSRTI Mysore – Department of Sericulture, GoK leased (1963) 85,995 sq. mtr. (21.25 acre) of land at Vidyaranya Puram Farm, Mysore to CSRTI Mysore. During physical visit of Unit, Audit mapped the land and observed that only 73,572 sq. mtr. (18.18 acre) of land was under its possession indicating non-possession of 12,423 sq. mtr. (3.07 acre) of land.

CSRTI Mysore had also purchased (during 1963 to 2000) 5.94 lakh sq. mtr. (146.85 acre) of land at Srirampura, Mysore. Out of this land, CSRTI Mysore sold⁴⁰ and handed⁴¹ over 29,420 sq. mtr. (7.27 acre) of land, thereby retaining 5.65 lakh sq. mtr. (139.58 acre) of land. However, CSRTI Mysore stated that land under possession at Srirampura was 5.38 lakh sq. mtr. (133 acre).

The above indicates that CSRTI Mysore had possession of 6.12 lakh sq. mtr. (151.18 acre {18.18 acre + 133 acre}) against the available land of 6.51 lakh sq. mtr. (160.83 acre {21.25 acre + 139.58 acre}), indicating non-possession of 39,052 sq. mtr. (9.65 acre {160.83 acre – 151.18 acre}) of land at CSRTI Mysore.



Area measured – 18.18 acre

Picture 53 - Mapping of land area at VP Farm, CSRTI Mysore

⁴⁰ CSRTI Mysore sold 21,529 sq. mtr. (5.32 acre) of land to Mysore Urban Development Authority.

⁴¹ CSRTI Mysore handed over 7,891 sq. mtr. (1.95 acre) of land to Varuna Canal.

Management replied (January 2025) that the Director, CSRTI Mysore was advised to forward all the related documents to the Central Office so that the matter can be further escalated from Central Office.

D. REC Tumuyon Kullen (REC T. Kullen) - Against 2.43 lakh sq. mtr. (60 acre) of allotted land, REC T. Kullen stated (January 2024) that only 1.34 lakh sq. mtr. (33 acre) of land was available and did not offer any reasons for non-availability of remaining 1.09 lakh sq. mtr. (27 acre) of land. Out of available land of 1.34 lakh sq. mtr. (33 acre), 22,986 sq. mtr. (5.68 acre) was stated to have been affected due to National Highway expansion but documents in this regard were not available on record. Thus, 1.32 lakh sq. mtr. (32.68 acre) of land having Guidance Value of ₹21.35 crore⁴² was not under possession of the Unit.

Ministry, while endorsing the Management's response, stated (May 2025) that the Deputy Commissioner, Kangpoki, Manipur had conducted (April 2025) a Joint Survey/ Field Inspection and it was informed that CSB was in possession of 19.39 acre only. Out of 19.39 acre of land, 3.75 acre was handed over for four lane road expansion and another 7.21 acre of land was being utilised by the villagers for settlement. The Institute has been advised to get the land fenced immediately to avoid further encroachments.

Ministry reply was silent about the balance land of 40.61 acres (1,64,342 sq. mtr.), having a guidance value of ₹26.53 crore, which was not under possession of CSB. Further, out of 19.39 acre of land stated to be in CSB's possession, only 8.43 acre of land (i.e., 19.39 – 3.75 – 7.21) was in CSB's possession.

CSB acknowledged the Audit suggestion to take immediate action for conducting survey and take necessary steps for obtaining possession of total allotted/ acquired land.

⁴² 32.68 acre x 43,560 (1 acre in sq. ft.) x ₹150 (Guidance value per sq. ft.).

Chapter - 6

Oversight Mechanism in CSB

Chapter 6: Oversight Mechanism in CSB

6.1 Physical verification of land and property by CSB

Audit noted that CSB did not carry out physical verification of land, buildings and Infrastructure available at the Units/ Institutes/ Central Office. Audit noted that though physical verification was carried out annually for Dead Stock items and Library Books & Journals, relevant details like area, value, etc. pertaining to land and buildings were not included in the checklists of those verification reports. Audit further noticed that there was difference in land area reported by the Institutes and Central Office, however, CSB has not conducted any reconciliation of lands/ buildings. This issue has been flagged by Audit in Separate Audit Report (SAR) on the Financial Statements of CSB in the last five financial years ended 31 March 2025 and also gains importance due to deficiencies noticed in maintenance of Asset Registers and absence of appropriate safeguarding measures as commented at **Para Nos. 3.4 and 5.1** respectively.

Management replied (January 2025) that the Uniform Format of Accounts mandates only value of the land and buildings to be accounted for and does not mandate mandatory confirmation of area of land under possession.

Management's reply may be viewed in light of the fact that land value is dependent on area of land and therefore, CSB was required to conduct physical verification of area of land at each reporting date, which would enable accurate depiction of land value in the Accounts.

6.1.1 Role of Internal Audit Wing of CSB

The role of Internal Audit includes verification of Asset Registers at the Institute and reconciliation of the same with the figures of Annual Accounts. However, Audit noticed that the Internal Audit has not commented/ reported on the inadequate documentation of the property (viz., land and buildings) of the Units, encroachments/ disputes, non-survey of land and non-physical verification of buildings, etc. which form the basis for preparation/ updation of the Asset Register. Internal Audit Wing informed that they did not have any role with regard to physical verification of land/ building/ un-utilized vacant land/ disputed land/ encroached land, and it was to be dealt by the Concerned Section at Central Office. This indicates that verification of land and property of CSB, along with safeguard measures have not been explicitly assigned to Internal Audit for effective internal controls on land and property management in CSB.

CSB acknowledged (January 2025) the Audit suggestion to explicitly include the verification of the title documents, provision of safeguard measures, encroachments and condition of the buildings/ staff quarters in the scope of Internal Audit Wing.

6.1.2 Assets purchased/ created by Beneficiaries

The details of assets purchased/ created by Beneficiaries under various schemes funded through CSB were not furnished to Audit. In the absence of this information, Audit could

not comment on system of oversight by CSB on assets created through the scheme funds released by CSB as also the safeguards of such assets.

Though the list of assets created by beneficiaries was stated to have been furnished to Audit as per discussions held during Exit Conference on 11 November 2024, none of the records/ information was furnished either as part of Management response submitted in January 2025 or otherwise.

Recommendation # 9: CSB may devise a mechanism to record, maintain and update periodically the details of assets created by the Beneficiaries through CSB funds under various Schemes, along with periodical inspection and for safeguard of such assets as per mandate.

6.2 Oversight by Governing Board

Audit noted that oversight of Governing Board was deficient to the extent that Annual Accounts of CSB were being approved without a minimum assurance from the Institutes/ Nested Units that figures reported against land/ buildings/ property were correct; there was no Property Management Policy prescribing documentation and directions for safe custody, utilization, periodical survey/ verification, reporting, etc. As such, there was no dedicated Department/ Cell in the Central Office to oversee Property Management at CSB. No information was available with the Institutes and the Central Office about encroachments as the same was not reported by Nested Units.

Hence, Audit is of the view that the Governing Board of CSB should proactively take steps and give directions for efficient and effective management of property in its possession.

The matter was discussed in the Exit Conference held on 11 November 2024 wherein CSB stated that it would review existing mechanism of the Governing Board for taking corrective action and for giving directions for an efficient and effective management of property under the possession of the Central Silk Board.

Recommendation # 10: The Governing Board may devise a mechanism to periodically review the functions related to property management of CSB with specific focus on title and safeguarding of the property under its possession.

Chapter - 7

Conclusion

Chapter 7: Conclusion

CSB has not formulated any 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 the activities of Property Management as of 31 March 2024. CSB did not have any Information System (IS) regarding land/ buildings/ staff quarters held by it and did not maintain proper land data for all the Units by updating the land data in Government Land Information System (GLIS) portal. CSB did not carry out physical verification of land, buildings and infrastructure available at the Units/ Institutes/ Central Office. There was difference in land area reported by the Institutes and Central Office, however, CSB has not conducted any reconciliation of lands/ buildings.

Audit noticed instances of (i) non-maintenance/ non-periodic updation of Asset Register; (ii) absence of title/ sale deed/ khata/ patta; (iii) absence of surveys; (iv) land under the possession of Units lying vacant/ idle; (v) property rented out without valid lease arrangement; (vi) absence of periodic inspection and maintenance of buildings/ staff quarters; (vii) absence of system to safeguard/utilise land/ buildings/ quarters of Closed/ Merged Units; (viii) absence of proper system for reporting encroachments; and (ix) absence of possession of land.

The issues relating to the verification of land and property of CSB, along with safeguard measures were not explicitly assigned to the Internal Audit for effective internal controls on land and property management in CSB. Further, the lists of Units furnished by CSB were erroneous and not comprehensive. Hence, Audit was unable to confirm the actual number of Functional and Closed Units of CSB.

In view of the deviations noticed in Audit on the land data reported by Central Office and Institutes, Audit was unable to draw assurance whether 217.82 lakh sq. mtr. of land stated as held by all CSB Units, collated from the data furnished by CSB, was comprehensive and accurate. Further, exact land under possession of the Units could not be authenticated due to encroachments, non-conduct of land survey and non-possession of land observed in sampled Units.

CSB Governing Board also did not oversee the matters of property management of CSB despite deficiencies noticed in recording of information, holding title documents, safe custody of property, absence of periodical reporting on surveys/ encroachments, etc.

CSB, during the Exit Conference held on 11 November 2024, while generally accepting all the recommendations assured that they would be implemented taking into account the existing mechanisms after verifying details from the Units relevant to each of the recommendations. In this regard, Audit suggests that the exercise may be carried out across all CSB Units and not restricted to only the Audit sample.

Finally, in view of non-availability of record and non-production of certain documents coupled with inaccuracies in the data furnished to Audit and insufficient data maintained at Central Office/ Institutes/ Units pertaining to the Assets and Infrastructure available at CSB, Audit would conclude that it is essential for **CSB to establish a Comprehensive Plan to record, maintain, update and finally, report on the Property held by the Units/ Institutes/**

Central Office and to fix responsibility to oversee and coordinate the activities at the Central Office level so that the Governing Board is periodically appraised of the details for taking corrective action. The Governing Board may also take steps and give directions for an efficient and effective management of the property under the possession of CSB.



New Delhi
Dated: 04 August 2026

(Anand Mohan Bajaj)
Deputy Comptroller and Auditor General
(Commercial and Report Central)
and Chairman, Audit Board

Countersigned



New Delhi
Dated: 04 August 2026

(K. Sanjay Murthy)
Comptroller and Auditor General of India

Abbreviations

Abbreviations

Sl. No.	Abbrev.	Full Form	Sl. No.	Abbrev.	Full Form
1	ACE	Assistant Commissioner, Endowments	19	CTR TI	Central Tasar Research and Training Institute
2	BBMP	Bruhat Bengaluru Mahanagara Palike	20	CTSSS	Central Tasar Silkworm Seed Station
3	BDA	Bangalore Development Authority	21	DFLs	Disease Free Layings
4	BIADA	Bihar Industrial Area Development Authority	22	DFO	Divisional Forest Officer
5	BMRCL	Bengaluru Metro Rail Corporation Limited	23	DoS	Department of Sericulture
6	BPCL	Bharat Petroleum Corporation Limited	24	FRC	Fair Rent Certificate
7	BSF	Basic Seed Farm	25	GLIS	Government Land Information System
8	BSMTC	Basic Seed Multiplication and Training Centre	26	GPS	Global Positioning System
9	BSNL	Bharat Sanchar Nigam Limited	27	HRA	House Rent Allowance
10	BTSSO	Basic Tasar Silkworm Seed Organisation	28	ISDSI	Integrated Scheme for Development of Silk Industry
11	CMC	Chittoor Municipal Corporation	29	ISPEC	Indian Silk Export Promotion Council
12	CMERTI	Central Muga Eri Research and Training Institute	30	JSEB	Jharkhand State Electricity Board
13	CPWD	Central Public Works Department	31	KIADB	Karnataka Industrial Area Development Board
14	CSGRC	Central Sericultural Germplasm Research Centre	32	MIS	Management Information System
15	CSD	Centre for Sericulture Development	33	MoT	Ministry of Textiles
16	CSP	Cold Storage Plant	34	MoU	Memorandum of Understanding
17	CSRTI	Central Sericultural Research and Training Institute	35	MRO	Mandal Revenue Officer
18	CSTRI	Central Silk Technological Research Institute	36	MESSO	Muga Eri Silkworm Seed Organisation

Sl. No.	Abbrev.	Full Form	Sl. No.	Abbrev.	Full Form
37	MUDA	Mysore Urban Development Authority	50	SERIFED	Sericulture Co-operative Federation Limited
38	NAU	Navasari Agricultural University	51	SKLTSHU	Sri Konda Laxman Telangana State Horticulture University
39	NSSO	National Silkworm Seed Organisation	52	SMOI	Silk Mark Organisation of India
40	PPC	Pilot Project Centre	53	SRO	Sub Registrar Office
41	PWD	Public Works Department	54	SSC	Seed Service Centre
42	RDO	Regional Development Office	55	SSPC	Silkworm Seed Production Centre
43	REC	Research Extension Centre	56	SSTL	Silkworm Seed Technology Laboratory
44	RMB	Raw Material Bank	57	SSU	Seed Service Unit
45	RO	Regional Office	58	STS	Sericulture Training School
46	RSRS	Regional Sericultural Research Station	59	STSC	Silk Technical Service Centre
47	RSTRS	Regional Silk Technological Research Station	60	SU	Sub Unit
48	SBRL	Seri Biotech Research Laboratory	61	T. Kullen	Tumuyon Kullen
49	SCPC	Silk Cocoon Procurement Centre	62	ZSSO	Zonal Silkworm Seed Organisation

Annexures

Annexure 1

List of sampled units selected for review

(Reference Para No. 1.3)

Sl. No.	Name of the Functional Unit
1	BSF Adokigiri
2	BSMTC Ambikapur
3	CSTRI Bengaluru
4	SSPC Bengaluru
5	RSRS Baripada
6	BSMTC Baripada
7	BSMTC Bhandara
8	RSRS Bhimtal
9	REC Bidar
10	BSMTC Boirdadar
11	BSMTC Chinnoor
12	SSPC Chintamani
13	SSPC Dehradun
14	BSF Dharmapura
15	RSTRS Dharmavaram
16	BSF Gavimata
17	BSF Hahim
18	SSPC Hindupur
19	RO Hyderabad
20	RSRS Jammu
21	RSRS Jorhat
22	SSPC Jorhat
23	SSPC KR Nagar
24	BSF Karnasubarna
25	BSMTC Keonjhar
26	SSTL Kodathi
27	REC Lamberi
28	SSPC Madanapalle
29	BSMTC Madhupur
30	REC Mangaldoi
31	CSRTI Mysore
32	BSF Palakkad
33	Field Unit Pallahara
34	BSF Parigi
35	BSF Purnea

Sl. No.	Name of the Functional Unit
36	SSPC Ramanagaram
37	CTRTI Ranchi
38	RSRS Sahaspur
39	RSRS Salem
40	REC T. Kullen
41	Eri BSF Topatoli
42	BSF Tura
43	SSPC Udhampur

Sl. No.	Name of the Closed/ Merged Unit
1	BSF Banguria
2	REC Bhadrasi
3	REC Burhanpur
4	REC Chakradharpur
5	BSF Chikkamalavadi
6	CTC Coimbatore
7	ZSSO Dehradun
8	CSP Hosur
9	SSC/ SCPC K R Pet
10	BSF Kalimopong
11	REC Kanakapura
12	MESDP Kishanganj
13	REC Madakasira
14	RO Mumbai
15	CSP Mysore
16	BSF Nagamangala
17	CDC Saharsa
18	RSRS Shadnagar
19	REC Suryapet
20	SSPC Tirupattur
21	CC Varanasi

Annexure 2

Details of land holding by Central Silk Board
(Reference Para No. 2.1.1)

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
1	Ambari falakata	Basic Seed Farms - P3	NSSO Bengaluru	1,63,007.38	Institute	Functional
2	Adokigiri	Basic Seed Farms - P3	MESSO Guwahati	68,227.00	Institute	Functional
3	Agartala	Research Extension Centre	CSR&TI Berhampore	11,331.20	Institute	Functional
4	Aizwal	Research Extension Centre	CSR&TI Berhampore	4,046.85	Central Office	Functional
5	Amaravathi	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
6	Ambikapur	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	8,00,000.00	Institute	Functional
7	Ananthapur	Regional Sericultural Research Station	CSR&TI Mysore	1,64,828.61	Institute	Functional
8	Aurangabad	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
9	Bagmara	Research Extension Centre	CSR&TI Berhampore	9,833.86	Institute	Functional
10	Balaghat	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	8,00,000.00	Institute	Functional
11	Bengaluru	Central Office	Central Office	0	Central Office	Functional
12	Bengaluru	Central Silk Technological Research Institute	CSTRI Bengaluru	29,079.40	Institute	Functional
13	Bengaluru (Kodathi)	Regional Sericultural Research Station	CSR&TI Mysore	2,70,775.40	Institute	Functional
14	Bengaluru (Kodathi)	Seri Biotech Research Laboratory	Central Office	0	SBRL Kodathi	Functional
15	Bengaluru	Silkworm Seed Production Centre	NSSO Bengaluru	0	Area included in CSTRI Bengaluru	Functional
16	Bengaluru	National Silkworm Seed Organisation	NSSO Bengaluru	0	Institute	Functional
17	Baramati	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
18	Baripada	Regional Sericultural Research Station	CTR&TI Ranchi	55,199.17	Institute	Functional
19	Baripada	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	1,80,000.00	Institute	Functional
20	Bastar	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	9,96,000.00	Institute	Functional
21	Basti	Research Extension Centre	CSR&TI Pampore	0	Institute	Functional

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
22	Berhampore	Central sericultural Reseach & Training Institute	CSR&TI Berhampore	2,29,618.61	Institute	Functional
23	Berhampore	Silkworm Seed Production Centre	NSSO Bengaluru	7,203.40	Institute	Functional
24	Bhagalpur	Silk Technical Service Centre	CSTRI Bengaluru	6,070.29	Central Office	Functional
25	Bhandara	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	11,34,000.00	Institute	Functional
26	Bhandara	Regional Sericultural Research Station	CTR&TI Ranchi	60,702.90	Institute	Functional
27	Bhandra	Research Extension Centre	CSR&TI Berhampore	45,931.82	Institute	Functional
28	Bhimtal	Regional Sericultural Research Station	CTR&TI Ranchi	10,319.00	Institute	Functional
29	Bidar	Research Extension Centre - Sub unit	CSR&TI Mysore	47,833.89	Institute	Functional
30	Bilaspur	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	40,468.56	Institute	Functional
31	Bilaspur	Basic Tasar Silkworm Seed Organisation	BTSSO Bilaspur	0	Institute	Functional
32	Bilaspur	Silk Technical Service Centre	CSTRI Bengaluru	Not made available		Functional
33	Boirdadar	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	11,78,100.00	Institute	Functional
34	Boko	Regional Sericultural Research Station	CMER&TI Ladoigarh	2,02,343.00	Institute	Functional
35	Chaibasa	Raw Material Bank	CTR&TI Ranchi	2,104.28	Institute	Functional
36	Chakradharpur	Basic Seed Farms - P4	CTR&TI Ranchi	13,476.04	Institute	Functional
37	Champa	Research Extension Centre	CTR&TI Ranchi	50,585.75	Institute	Functional
38	Chamrajnagar	Regional Sericultural Research Station	CSR&TI Mysore	56,656.04	Institute	Functional
39	Chennai	Silk Mark Organization of India	Central Office	0	SMOI Chennai	Functional
40	Chinnoor	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	4,80,000.00	Institute	Functional
41	Chintamani	Silkworm Seed Production Centre	NSSO Bengaluru	8,093.71	Institute	Functional
42	Chitradurga	Research Extension Centre	CSR&TI Mysore	28,328.02	Institute	Functional
43	Coochbehar	MUGA Research Extension Centre	CMER&TI Ladoigarh	0	Institute	Functional
44	Coonoor	Satellite Silkworm Breeding Station	CSR&TI Mysore	14,164.01	Institute	Functional
45	Cuttack	Silk Technical Service Centre	CSTRI Bengaluru	0	Institute	Functional
46	Dakshinbhanupur	Silkworm Seed Production Centre	NSSO Bengaluru	27,755.85	Institute	Functional

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
47	Dehradun	Silk Technical Service Centre	CSTRI Bengaluru	0	Institute	Functional
48	Dehradun	Basic Seed Farms/ SSPC	NSSO Bengaluru	12,585.72	Institute	Functional
49	Delhi	Regional Office	Central Office	Not made available		Functional
50	Dharmapura	Basic Seed Farms - P2	NSSO Bengaluru	80,937.20	Institute	Functional
51	Dharmapuri	Silkworm Seed Production Centre	NSSO Bengaluru	9,186.37	Institute	Functional
52	Dharmavaram	Silk Conditioning & Testing House/ RSTRS	CSTRI Bengaluru	9,692.22	Institute	Functional
53	Dhubulia	Basic Seed Farms - P2	NSSO Bengaluru	1,45,646.49	Institute	Functional
54	Dimapur	Research Extension Centre	CSR&TI Berhampore	40,468.56	Institute	Functional
55	Dumka	Regional Sericultural Research Station	CTR&TI Ranchi	56,494.00	Institute	Functional
56	Eluru	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
57	Fatehpur	ERI Research Extension Centre	CMER&TI Ladoigarh	0	Institute	Functional
58	Gavimata	Basic Seed Farms - P2	NSSO Bengaluru	2,99,467.92	Institute	Functional
59	Ghumarwin	Research Extension Centre	CSR&TI Pampore	0	Institute	Functional
60	Gobichetty palayam	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
61	Guwahati	MUGA ERI Silkworm Seed Organisation	MESSO Guwahati	511.00	Institute	Functional
62	Guwahati	Regional Office	Central Office	4,047.00	Institute (MESSO Guwahati)	Functional
63	Guwahati	Regional Sericultural Technological Research Station	CSTRI Bengaluru	802.68	Institute	Functional
64	Hahim	Basic Seed Farms - P3	MESSO Guwahati	1,41,149.00	Institute	Functional
65	Haliyal	Basic Seed Farms - P2	NSSO Bengaluru	81,058.53	Institute	Functional
66	Hassan	Basic Seed Farms - P4	CSR&TI Mysore	70,213.02	Institute	Functional
67	Hindupur	Silkworm Seed Production Centre	NSSO Bengaluru	8,093.71	Institute	Functional
68	Horsely Hills	Basic Seed Farms - P2	NSSO Bengaluru	45,891.35	Institute	Functional
69	Hoshangabad	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
70	Hosur	ERI - Silkworm Seed Production Centre	MESSO Guwahati	28,328.02	Institute	Functional

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
71	Hosur	Central Sericultural Germplasm Res. Centre	CSGRC	2,39,897.86	Institute	Functional
72	Hosur	Silkworm Seed Production Centre	NSSO Bengaluru	6,960.60	Institute	Functional
73	Hyderabad	Regional Office	Central Office	0	R.O. Hyderabad	Functional
74	Imphal	Regional Sericultural Research Station	CMER&TI Ladoigarh	55,887.14	Institute	Functional
75	Jagdalpur	Regional Sericultural Research Station	CTR&TI Ranchi	3,03,514.24	Institute	Functional
76	Jammu	Regional Sericultural Research Station	CSR&TI Pampore	1,39,697.61	Institute	Functional
77	Jammu	Silk Technical Service Centre	CSTRI Bengaluru	0	Institute	Functional
78	Jorhat	Regional Sericultural Research Station	CSR&TI Berhampore	48,966.96	Institute	Functional
79	Jorhat	Silkworm Seed Production Centre	NSSO Bengaluru	48,829.41	Institute	Functional
80	K.R. Nagar	Silkworm Seed Production Centre	NSSO Bengaluru	11,331.20	Institute	Functional
81	Kailabari	Silkworm Seed Production Centre	MESSO Guwahati	5,342.00	Institute	Functional
82	Kalimpong	Regional Sericultural Research Station	CSR&TI Berhampore	63,879.62	Institute	Functional
83	Kancheepuram	Regional Sericultural Technological Research Station	CSTRI Bengaluru	1,335.46	Institute	Functional
84	Kapista	Research Extension Centre	CTR&TI Ranchi	91,742.32	Institute	Functional
85	Kargi Kota	Central Tasar Silkworm Seed Station	BTSSO Bilaspur	3,46,070.28	Institute	Functional
86	Karnasubarna	Basic Seed Farms - P2	NSSO Bengaluru	2,69,864.86	Institute	Functional
87	Kathikund	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	3,75,000.00	Institute	Functional
88	Kendujhar	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	7,60,000.00	Institute	Functional
89	Kharswan	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	3,07,000.00	Institute	Functional
90	Kobulong	Basic Seed Farms - P3	MESSO Guwahati	40,468.00	Institute	Functional
91	Kodathi	Silkworm Seed Technology Laboratory	NSSO Bengaluru	2,28,404.78	Institute	Functional
92	Kolkata	Regional Office	Central Office	365.67	Central Office	Functional
93	Koppal	Research Extension Centre	CSR&TI Mysore	32,374.88	Institute	Functional
94	Koraput	Regional Sericultural Research Station	CSR&TI Berhampore	2,02,342.80	Institute	Functional
95	Kowabli	Basic Seed Farms - P3	MESSO Guwahati	49,775.00	Institute	Functional

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
96	Krishnagiri	Basic Seed Farms - P2	NSSO Bengaluru	40,468.60	Institute	Functional
97	Krishnagiri	Research Extension Centre	CSR&TI Mysore	22,257.73	Institute	Functional
98	Ladoigarh	Central MUGA ERI Rec. & Training institute	CMER&TI Ladoigarh	2,40,383.48	Institute	Functional
99	Lakhimpur	MUGA Research Extension Centre	CMER&TI Ladoigarh	12,140.58	Institute	Functional
100	Lamberi	Research Extension Centre	CSR&TI Pampore	8,093.71	Institute	Functional
101	Madakira	Basic Seed Farms - P2	NSSO Bengaluru	50,545.24	Institute	Functional
102	Madanapalle	Silkworm Seed Production Centre	NSSO Bengaluru	10,117.10	Institute	Functional
103	Maddur	Research Extension Centre, Sub unit	CSR&TI Mysore	0	Institute	Functional
104	Madhupur	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	10,92,600.00	Institute	Functional
105	Madivala	Research Extension Centre	CSR&TI Mysore	32,374.88	Institute	Functional
106	Majra	Basic Seed Farms - P3	NSSO Bengaluru	25,535.66	Institute	Functional
107	Malavalli	Silkworm Seed Production Centre	NSSO Bengaluru	9,307.77	Institute	Functional
108	Malda	Regional Sericultural Technological Research Station	CSTRI Bengaluru	353.05	Central Office	Functional
109	Manasbal	Basic Seed Farms - P4	CSR&TI Pampore	1,32,332.32	Institute	Functional
110	Mendipather	Basic Seed Farms - P3	MESSO Guwahati	42,006.00	Institute	Functional
111	Mongoldai	Research Extension Centre	CSR&TI Berhampore	28,327.99	Institute	Functional
112	Mulugu	Regional Sericultural Research Station	CSR&TI Mysore	0	Institute	Functional
113	Mumbai	Silk Mark Organization of India	Central Office	0	R.O. Mumbai	Functional
114	Mysore	Central sericultural Reseach & Training Institute	CSR&TI Mysore	5,38,232.38	Institute	Functional
115	Mysore	Basic Seed Farms - P3	NSSO Bengaluru	0	Area included in CSRTI Mysore	Functional
116	Mysore	Silkworm Seed Production Centre	NSSO Bengaluru	0	Area included in CSRTI Mysore	Functional
117	Narayanapur	Basic Seed Farms - P3	MESSO Guwahati	61,510.00	Institute	Functional
118	Nongpah	Basic Seed Farms - P3	MESSO Guwahati	24,280.00	Institute	Functional

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
119	Nowrangpur	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	3,70,000.00	Institute	Functional
120	Palakkad	Silkworm Seed Production Centre	NSSO Bengaluru	7,162.94	Institute	Functional
121	Palakkad	Silk Mark Organization of India	Central Office	0	SMOI Palakkad	Functional
122	Palakkad	Basic Seed Farms - P2	NSSO Bengaluru	37,190.61	Institute	Functional
123	Palampur	Research Extension Centre	CTR&TI Ranchi	16,187.44	Institute	Functional
124	Pali	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	9,70,000.00	Institute	Functional
125	Paliapool	Basic Seed Farms - P3	MESSO Guwahati	40,468.00	Institute	Functional
126	Pallahara	Field Unit	BTSSO Bilaspur	18,50,000.00	Institute	Functional
127	Pampore	Central sericultural Research & Training Institute	CSR&TI Pampore	78,913.77	Institute	Functional
128	Parbhani	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
129	Parigi	Basic Seed Farms - P2	NSSO Bengaluru	44,474.95	Institute	Functional
130	Patelnagar	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	2,85,708.32	Institute	Functional
131	Purnea	Basic Seed Farms- P2	NSSO Bengaluru	40,468.60	Institute	Functional
132	Ramanagaram	Silkworm Seed Production Centre	NSSO Bengaluru	3,642.17	Institute	Functional
133	Ramanagaram	Silk Technical Service Centre	CSTRI Bengaluru	0	Institute	Functional
134	Rampachodavaram	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	4,71,400.00	Institute	Functional
135	Rampara	Basic Seed Farms - P3	MESSO Guwahati	85,619.00	Institute	Functional
136	Ranchi	Central Tasar Research & Training Institute	CTR&TI Ranchi	3,49,284.14	Institute	Functional
137	Rangpoo	Research Extension Centre	CSR&TI Berhampore	0	Institute	Functional
138	Rayachoty	Research Extension Centre	CSR&TI Mysore	20,234.30	Institute	Functional
139	Rayapura	Silk Technical Service Centre	CSTRI Bengaluru	Not made available		Functional
140	Sahaspur	Regional Sericultural Research Station	CSR&TI Pampore	61,755.08	Institute	Functional
141	Salem	Regional Sericultural Research Station	CSR&TI Mysore	80,937.20	Institute	Functional
142	Salem	Silk Technical Service Centre	CSTRI Bengaluru	0	Institute	Functional
143	Samayanallur	Research Extension Centre	CSR&TI Mysore	11,007.46	Institute	Functional

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
144	Sheeshambara	Basic Seed Farms - P2	NSSO Bengaluru	61,795.53	Institute	Functional
145	Shillong	Research Extension Centre	CSR&TI Berhampore	8,093.71	Institute	Functional
146	Sidlaghatta	Silk Technical Service Centre	CSTRI Bengaluru	0	Institute	Functional
147	Sille	Research Extension Centre	CMER&TI Ladoigarh	4,046.85	Central Office	Functional
148	Sundergarh	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	13,90,000.00	Institute	Functional
149	T. Kullen	Research Extension Centre	CMER&TI Ladoigarh	2,42,816.87	Institute	Functional
150	Topatoli	ERI Basic Seed Farms	MESSO Guwahati	40,468.00	Institute	Functional
151	Tura	Basic Seed Farms - P4	MESSO Guwahati	20,072.00	Institute	Functional
152	Udhampur	Silkworm Seed Production Centre	NSSO Bengaluru	22,965.91	Institute	Functional
153	Udumalpet	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
154	Varanasi	Regional Sericultural Technological Research Station	CSTRI Bengaluru	0	Institute	Functional
155	Venkatagiri Kota	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
156	Vijayapura	Silkworm Seed Production Centre	NSSO Bengaluru	8,093.71	Institute	Functional
157	Vikarabad	Research Extension Centre	CSR&TI Mysore	0	Institute	Functional
158	Warangal	Regional Sericultural Research Station	CTR&TI Ranchi	1,92,225.85	Institute	Functional
159	Yelagiri Hills, Vellore	Basic Seed Farms - P2	NSSO Bengaluru	39,578.26	Institute	Functional
Total Land Area of Functional Units (159 units)				2,10,85,184.68		
160	Agali	Cluster Development Centre	CSR&TI Mysore	0	Institute	Closed
161	Alinagar	Seed Service Centre	NSSO Bengaluru	0	Institute	Closed
162	Amrity	Seed Service Centre	NSSO Bengaluru	0	Institute	Closed
163	Atmakur	Sub Unit	CSR&TI Mysore	0	Institute	Closed
164	Attibele	Seed Service Centre	NSSO Bengaluru	0	Central Office (RCS)	Closed
165	Avinashi	Sub Unit	CSR&TI Mysore	0	Institute	Closed
166	Azara	ERI- Silkworm Seed Production Centre	MESSO Guwahati	Not made available		Closed

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
167	Bahraich	Sub Unit	CSR&TI Pampore	0	Institute	Closed
168	Bengaluru	Certification Centre	Central Office	Not made available		Closed
169	Bengaluru	Silk Conditioning & Testing House	CSTRI Bengaluru	0	Institute	Closed
170	Bangriposi	Research Extension Centre	CTR&TI Ranchi	0	Institute	Closed
171	Banguria	P2 - Basic Seed Farm	NSSO Bengaluru	1,37,593.24	Central Office	Closed
172	Barnoti	Research Extension Centre	CSR&TI Pampore	0	Institute	Closed
173	Belgaum	Seed Service Centre	NSSO Bengaluru	0	Central Office (RCS)	Closed
174	Berigai	Sub Unit	CSR&TI Mysore	0	Institute	Closed
175	Bhadrachalam	Research Extension Centre	CTR&TI Ranchi	0	Institute	Closed
176	Bhadraasi	Sub Unit	CSR&TI Pampore	0	Institute	Closed
177	Bhagalpur	Raw Material Bank - SD	Central Office	Not made available		Closed
178	Bhandara	Silk Technical Service Centre	CSTRI Bengaluru	0	Institute	Closed
179	Bhandara	Raw Material Bank - SD	CTR&TI Ranchi	0	Institute	Closed
180	Bhubaneswar	Regional Office	Central Office	0	Central Office (RCS)	Closed
181	Bidaraguppe	Research Extension Centre	CSR&TI Mysore	28,328.02	Institute	Closed
182	Bijapur	Sub Unit	CSR&TI Mysore	0	Institute	Closed
183	Burhanpur	Sub Unit	CSR&TI Mysore	0	Institute	Closed
184	Chakradharpur	Research Extension Centre	CTR&TI Ranchi	0	CSB Reply dated. 01/01/25	Closed
185	Chebrolu	Sub Unit	CSR&TI Mysore	0	Institute	Closed
186	Chennai	Regional Office	Central Office	Not made available		Closed
187	Chikkamalavadi	Basic Seed Farms - P1	NSSO Bengaluru	36,421.74	Central Office	Closed
188	Chittoor	Silkworm Seed Production Centre	NSSO Bengaluru	10,117.15	Central Office	Closed

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
189	Coimbatore	Cocoon Testing Centre	CSTRI Bengaluru	0	Institute	Closed
190	Dehradun	Cold Storage Plant	NSSO Bengaluru	0	Central Office (RCS)	Closed
191	Dehradun	Zonal Silkworm Seed Organization	NSSO Bengaluru	0	Central Office (RCS)	Closed
192	Deoghar	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	Not made available		Closed
193	Dhenkikote	Research Extension Centre	CSR&TI Berhampore	0	Institute	Closed
194	Dudhi	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	Not made available		Closed
195	Fatehnagar	Silk Technical Service Centre	CSR&TI Pampore			Closed
196	Fatehnagar	Research Extension Centre	CSR&TI Pampore	80,937.20	Institute	Closed
197	Gonda	Research Extension Centre	CSR&TI Pampore	0	Institute	Closed
198	Gowribidanur	Seed Service Centre	NSSO Bengaluru	0	Central Office (RCS)	Closed
199	Haldwani	Research Extension Centre	MESSO Guwahati	0	Institute CSRTI Pampore	Closed
200	Haldwani	ERI- Silkworm Seed Production Centre	MESSO Guwahati	Not made available		Closed
201	Haveri	Seed Service Centre	NSSO Bengaluru	0	Central Office (RCS)	Closed
202	Hindupur	Demonstration cum Technical Service Centre	CSTRI Bengaluru	0	Institute	Closed
203	Hosakote	Cluster Development Centre	CSR&TI Mysore	0	Institute	Closed
204	Hosur	Cold Storage Plant	NSSO Bengaluru	0	Central Office (RCS)	Closed
205	Imphal	Research Extension Centre	CSR&TI Berhampore	Not made available		Closed
206	Jalna	Sub Unit	CSR&TI Mysore	0	Institute	Closed
207	Jamkhandi	Sub Unit	CSR&TI Mysore	0	Institute	Closed
208	Jammu	Regional Office	Central Office	Not made available		Closed
209	K.P. Doddi	Seed Service Centre	NSSO Bengaluru	20,234.30	Central Office	Closed
210	K.R. Pet	Seed Service Centre	NSSO Bengaluru	0	Institute	Closed

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
211	K.R. Pet	Seed Cocoon Procurement Centre	NSSO Bengaluru	13,111.83	Central Office	Closed
212	Kaliachak	Seed Service Centre	NSSO Bengaluru	0	Institute	Closed
213	Kalimpong	Basic Seed Farms - P3	MESO Guwahati	58,962.75	Central Office	Closed
214	Kalitha	Silkworm Seed Production Centre	NSSO Bengaluru	13,030.89	Central Office	Closed
215	Kalsi	Cluster Development Centre	CSR&TI Pampore	0	Institute	Closed
216	Kalyanidurgam	Research Extension Centre	CSR&TI Mysore	0	Institute	Closed
217	Kannagar	Research Extension Centre	CSR&TI Berhampore	3,682.63	Central Office	Closed
218	Kanakapura	Sub Unit	CSR&TI Mysore	0	Institute	Closed
219	Katghora	Basic Seed Farms - P4	CTR&TI Ranchi	Not made available		Closed
220	Kikruma	Research Extension Centre	CTR&TI Ranchi			Closed
221	Kinkanahalli	Sub Unit	CSR&TI Mysore	75,919.09	Central Office	Closed
222	Kishanganj	MESDP	Central Office	7,486.69	Central Office	Closed
223	Kokrajhar	Research Extension Centre - S Unit	CMER&TI Ladoigarh	0	Institute	Closed
224	Kollegal	Silk Technical Service Centre	CSTRI Bengaluru	0	Institute	Closed
225	Kotdwar	Research Extension Centre - Sub Unit	CSR&TI Pampore	0	Institute	Closed
226	Kudlagi	Sub Unit	CSR&TI Mysore	0	Institute	Closed
227	Kunigal	Seed Cocoon Procurement Centre	NSSO Bengaluru	323.75	Central Office	Closed
228	Lolab	Sub Unit	CSR&TI Pampore	Not made available		Closed
229	Lucknow	Regional Office	Central Office			Closed
230	Madakisra	Research Extension Centre	CSR&TI Mysore	2,023.43	Central Office	Closed
231	Mahepurraj	Research Extension Centre	CSR&TI Berhampore	0	Institute	Closed
232	Markapur	Sub Unit	CSR&TI Mysore	0	Central Office (RCS)	Closed
233	Mendipathar	Regional Sericultural Research Station	CMER&TI Ladoigarh	Not made available		Closed
234	Metpally	Sub Unit	CSR&TI Mysore			Closed
235	Mothabari	Seed Service Centre	NSSO Bengaluru	0	Institute	Closed
236	Mumbai	Regional Office	Central Office	686.29	R.O. Mumbai	Closed

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
237	Mysore	Cold Storage Plant	NSSO Bengaluru	0	Area included in CSTRI Bengaluru	Closed
238	Naduan	Research Extension Centre	CSR&TI Pampore	Not made available		Closed
239	Nagamangala	Basic Seed Farms - P3	NSSO Bengaluru	56,251.35	Central Office	Closed
240	Narasapur	Basic Seed Multiplication & Training Centre	BTSSO Bilaspur	0	Institute	Closed
241	Nurupur	Demonstration cum Technical Service Centre	CSTRI Bengaluru	0	Institute	Closed
242	Old Khoon	Research Extension Centre - Sub Unit	CSR&TI Pampore	0	Institute	Closed
243	Osmanabad	Sub Unit	CSR&TI Mysore	0	Institute	Closed
244	Palakkad	Research Extension Centre	CSR&TI Mysore	0	Institute	Closed
245	Palamner	Cluster Development Centre	CSR&TI Mysore	0	Institute	Closed
246	Palamner	Research Extension Centre	CSR&TI Mysore	Not made available		Closed
247	Panchagram	Seed Service Centre	NSSO Bengaluru	0	Institute	Closed
248	Panchkula	Sub Unit	CSR&TI Pampore	0	Institute	Closed
249	Pandavapura	Seed Service Centre	NSSO Bengaluru	0	Institute	Closed
250	Patelnagar	Seed Service Centre	NSSO Bengaluru	Not made available		Closed
251	Pathri	Sub Unit	CSR&TI Pampore			Closed
252	Patna	Regional Office	Central Office			Closed
253	Peddapuram	ERI- Silkworm Seed Production Centre	MESSO Guwahati			Closed
254	Penukonda	Sub Unit	CSR&TI Mysore	0	Institute	Closed
255	Pilibhit	Sub Unit	CSR&TI Pampore	0	Institute	Closed
256	Pithoragarh	Sub Unit	CTR&TI Ranchi	Not made available		Closed
257	Raiganj	Silkworm Seed Production Centre	NSSO Bengaluru	8,741.22	Central Office	Closed
258	Raiganj	Zonal Silkworm Seed Organization	NSSO Bengaluru	3,154.14	Central Office (RCS)	Closed
259	Raigarh	Raw Material Bank - SD	Central Office	Not made available		Closed
260	Ramagiri	Centre for Sericulture Development	NSSO Bengaluru	76,890.34	Central Office	Closed
261	Ranebennur	Sub Unit	CSR&TI Mysore	0	Institute	Closed

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
262	Robertsganj	Research Extension Centre	CTR&TI Ranchi	0	Institute	Closed
263	Sahasra	Cluster Development Centre	Central Office	0	Central Office (RCS)	Closed
264	Sarnal	Research Extension Centre - Sub Unit	CSR&TI Pampore	0	Institute	Closed
265	Shadnagar	Regional Sericultural Research Station	CSR&TI Mysore	0	Institute	Closed
266	Shahapur	Sub Unit	CSR&TI Mysore	0	Institute	Closed
267	Shirahatti	Sub Unit	CSR&TI Mysore	0	Institute	Closed
268	Sivasagar	Muga Raw Material Bank	Central Office	0	Institute (CMERTI Lahdoigarh)	Closed
269	Srinagar	Certification Centre	Central Office	0	Institute	Closed
270	Srinagar	Silk Conditioning & Testing House	CSTRI Bengaluru	0	Institute	Closed
271	Srivilliputhur	Research Extension Centre	CSR&TI Mysore	0	Institute	Closed
272	Sualkuchi	Muga Raw Material Bank Sub Depot	Central Office	0	Institute (CMERTI Lahdoigarh)	Closed
273	Sujanpur	Research Extension Centre	CSR&TI Pampore	0	Institute	Closed
274	Suri	Demonstration cum Technical Service Centre	CSTRI Bengaluru	0	Institute	Closed
275	Suryapet	Sub Unit	CSR&TI Mysore	0	Institute	Closed
276	Tirupattur	Silkworm Seed Production Centre	NSSO Bengaluru	10,643.24	Central Office	Closed
277	Titabar	Muga Field Laboratory	CMER&TI Ladoigarh	0	Institute	Closed
278	Trichy	Sub Unit	CSR&TI Mysore	0	Institute	Closed
279	Tumkur	Sub Unit	CSR&TI Mysore	0	Institute	Closed
280	Tura	Muga - Research Extension Centre	CMER&TI Ladoigarh	12,140.00	Central Office (RCS)	Closed

Sl. No.	Place Name	Category	Institute	Land (sq. mtr.)	Source Document	Status
281	Tura	Muga- Silkworm Seed Production Centre	MESSO Guwahati	12,140.00	Institute	Closed
282	Udhamsinghnagar	Research Extension Centre	CSR&TI Pampore	Not made available	Not made available	Closed
283	Una	Research Extension Centre	CSR&TI Pampore			Closed
284	Varanasi	Certification Centre	Central Office			Closed
285	Varanasi	Research Extension Centre	CSR&TI Pampore	0	Institute	Closed
286	Vijayawada	Seed Service Centre	NSSO Bengaluru	0	Institute	Closed
287	Warangal	Raw Material Bank - SD	CTR&TI Ranchi	Not made available		Closed
288	Yediyur	Basic Seed Farms	NSSO Bengaluru	28,328.02	Central Office	Closed
Total Land Area of Closed Units (129 units)				6,97,147.31		
Total Land Area of 288 Units				2,17,82,331.99		

Annexure 3

List of 23 Units of CSB not included in the list of Operational Units as on 1 March 2018

(Reference Para No. 2.1.2)

Sl. No.	Name of the Unit	Status	Date of Closure/ Merger	Have Land/ Building
1	REC T.Kullen	Functional	Not Applicable	Yes
2	SMOI Mumbai	Functional	Not Applicable	Yes
3	SMOI Chennai	Functional	Not Applicable	No
4	REC Halwani	Closed	03-Jul-20	No
5	REC Varanasi	Closed	03-Jul-20	No
6	SSC Aiho	Closed/ Merged	18-Apr-18	No
7	SSC Andaloor Gate	Closed/ Merged	18-Apr-18	Not made available
8	SSC CR Patna	Closed/ Merged	18-Apr-18	No
9	SSC Gadadhapur	Closed/ Merged	18-Apr-18	Not made available
10	REC Haridwar	Closed/ Merged	18-Apr-18	
11	SSC Hematabad	Closed/ Merged	18-Apr-18	No
12	REC Hindupur	Closed/ Merged	18-Apr-18	Not made available
13	SSC Kaliaganj	Closed/ Merged	18-Apr-18	No
14	SSC Kalitha	Closed/ Merged	18-Apr-18	Not made available
15	SSU Kolhapur	Closed/ Merged	18-Apr-18	No
16	REC Lucknow	Closed/ Merged	18-Apr-18	Not made available
17	SSU Palacode	Closed/ Merged	18-Apr-18	No
18	SSU Pune	Closed/ Merged	18-Apr-18	
19	TSD Raigarh	Closed/ Merged	11-Jun-18	
20	SSU Shergpur	Closed/ Merged	18-Apr-18	
21	BSMTC Sihora	Closed/ Merged	18-Apr-18	Not made available
22	SSC Sujapur	Closed/ Merged	18-Apr-18	
23	SSU Tumkur	Closed/ Merged	18-Apr-18	No

Annexure 4

Difference in reporting of land area of 21 Functional Units of CSB

(Reference Para No. 2.1.3)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Institute	Land as per Institute (sq. mtr.)	Land as per Central Office (sq. mtr.)	Sampled/ Non-sampled Unit
1	4	REC Aizwal	CSRTI Berhampore	0	4,047	Non-sampled
2	20	BSMTC Bastar	BTSSO Bilaspur	9,96,000	0	Non-sampled
3	24	STSC Bhagalpur	CSTRI Bengaluru	0	6,070	Non-sampled
4	52	RSTRS Dharmavaram	CSTRI Bengaluru	9,692	6,070	Sampled
5	55	RSRS Dumka	CTRTI Ranchi	56,494	5,649	Non-sampled
6	58	BSF Gavimata	NSSO Bengaluru	2,99,468	2,10,437	Sampled
7	62	RO Guwahati	Central Office	4,047	0	Non-sampled
8	81	SSPC Kailabari	MESSO Guwahati	5,342	87,492	Non-sampled
9	88	BSMTC Kendujhar	BTSSO Bilaspur	7,60,000	0	Sampled
10	91	SSTL Kodathi	NSSO Bengaluru	2,28,405	4,99,180	Sampled
11	92	RO Kolkata	Central Office	0	366	Non-sampled
12	108	RSTRS Malda	CSTRI Bengaluru	0	353	Non-sampled
13	109	BSF Manasbal	CSRTI Pampore	1,32,332	1,57,827	Non-sampled
14	126	Field Unit Pallahara	BTSSO Bilaspur	18,50,000	0	Sampled
15	147	REC Sille	CMERTI Ladoigarh	0	4,047	Non-sampled
16	148	BSMTC Sundergarh	BTSSO Bilaspur	13,90,000	0	Non-sampled
17	158	RSRS Warangal	CTRTI Ranchi	1,92,226	17,859	Non-sampled
18	26	RSRS Bhandara	CTRTI Ranchi	60,703	5,639	Non-sampled
19	75	RSRS Jagdalpur	CTRTI Ranchi	3,03,514	28,197	Non-sampled
20	37	REC Champa	CTRTI Ranchi	50,586	4,700	Non-sampled
21	18	RSRS Baripada	CTRTI Ranchi	55,199	5,128	Sampled
Total				63,94,008	10,43,061	
Difference				53,50,947		

Annexure 5

Land area of 28 Functional Units of CSB reported by Institutes but not reported by Central Office

(Reference Para No. 2.1.3)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Institute	Land as per Institute (sq. mtr.)	Sampled/ Non-sampled Unit
1	6	BSMTC Ambikapur	BTSSO Bilaspur	8,00,000	Sampled
2	7	RSRS Ananthapur	CSRTI Mysore	1,64,829	Non-sampled
3	10	BSMTC Balaghat	BTSSO Bilaspur	8,00,000	Non-sampled
4	19	BSMTC Baripada	BTSSO Bilaspur	1,80,000	Sampled
5	25	BSMTC Bhandara	BTSSO Bilaspur	11,34,000	Sampled
6	30	BSMTC Bilaspur	BTSSO Bilaspur	40,469	Non-sampled
7	33	BSMTC Boirdadar	BTSSO Bilaspur	11,78,100	Sampled
8	34	RSRS Boko	CMERTI Ladoigarh	2,02,343	Non-sampled
9	40	BSMTC Chinnoor	BTSSO Bilaspur	4,80,000	Sampled
10	63	RSTRS Guwahati	CSTRI Bengaluru	803	Non-sampled
11	70	ERI SSPC Hosur	MESSO Guwahati	28,328	Non-sampled
12	74	RSRS Imphal	CTRRTI Ranchi	55,887	Non-sampled
13	76	RSRS Jammu	CSRTI Pampore	1,39,698	Sampled
14	83	RSTRS Kancheepuram	CSTRI Bengaluru	1,335	Non-sampled
15	85	CTSSS Kargi Kota	BTSSO Bilaspur	3,46,070	Non-sampled
16	87	BSMTC Kathikund	BTSSO Bilaspur	3,75,000	Non-sampled
17	89	BSMTC Kharswan	BTSSO Bilaspur	3,07,000	Non-sampled
18	97	REC Krishnagiri	CSRTI Mysore	22,258	Non-sampled
19	98	CMERTI Ladoigarh	CMERTI Ladoigarh	2,40,383	Non-sampled
20	99	MUGA REC Lakhimpur		12,141	Non-sampled
21	100	REC Lamberi	CSRTI Pampore	8,094	Sampled
22	104	BSMTC Madhupur	BTSSO Bilaspur	10,92,600	Sampled
23	124	BSMTC Pali	BTSSO Bilaspur	9,70,000	Non-sampled
24	130	BSMTC Patelnagar	BTSSO Bilaspur	2,85,708	Non-sampled
25	134	BSMTC Rampachodavaram	BTSSO Bilaspur	4,71,400	Non-sampled
26	138	REC Rayachoty	CSRTI Mysore	20,234	Non-sampled
27	140	RSRS Sahasapur	CSRTI Pampore	61,755	Sampled
28	149	REC T. Kullen	CMERTI Ladoigarh	2,42,812	Sampled
Total				96,61,247	

Annexure 6

**List of 27 Closed Units of CSB having land as per the information furnished by
Institutes**

(Reference Para No. 2.1.4)

Sl. No.	Name of the Unit	Institute	Land as per Institute (sq. mtr.)	Land area reported by Central Office (sq. mtr)	Closure Order Date	Whether included in initial 129 list
1	BSF Banguria	NSSO Bengaluru	1,37,593	1,37,593	18-Apr-18	Yes
2	REC Bidaraguppe	CSRTI Mysore	28,328	28,328	16-May-18	Yes
3	BSF Chikkamalavadi	NSSO Bengaluru	36,422	36,422	14-Jul-20	Yes
4	SSPC Chittoor	NSSO Bengaluru	10,117	10,117	18-Apr-18	Yes
5	REC Fatehnagar	CSRTI Pampore	80,937	No area reported	18-Apr-18	Yes
6	SSC KP Doddi	NSSO Bengaluru	20,234	20,234	18-Apr-18	Yes
7	SCPC Krishnaraja Pet	NSSO Bengaluru	13,112	13,112	14-Jul-20	Yes
8	BSF Kalimpong	MESSO Guwahati	83,385	58,963	18-Apr-18	Yes
9	SSPC Kalitha	NSSO Bengaluru	5,261	13,031	03-Jul-20	Yes
10	REC Kamnagar	CSRTI Berhampore	3,683	3,683	18-Apr-18	Yes
11	REC Kinkanahally	CSRTI Mysore	75,919	75,919	16-May-18	Yes
12	SCPC Kunigal	NSSO Bengaluru	324	324	14-Jul-20	Yes
13	REC Madakisra	CSRTI Mysore	2,023	2,023	18-Apr-18	Yes
14	RO Mumbai	RO Mumbai	686	No area reported	17-Sep-20	Yes
15	BSF Nagamangala	NSSO Bengaluru	56,251	56,251	18-Apr-18	Yes
16	SSPC Raiganj	NSSO Bengaluru	8,741	8,741	03-Jul-20	Yes
17	SSPC Tirupattur	NSSO Bengaluru	10,643	10,643	18-Apr-18	Yes
18	MUGA SSPC Tura	MESSO Guwahati	12,140	No area reported	14-May-19	Yes
19	BSF Yediyur	NSSO Bengaluru	28,328	28,328	16-Aug-18	Yes
20	CSD Ramagiri	CSRTI Berhampore	60,703	76,890	18-Apr-18	Yes
21	BSF Nagenahalli	NSSO Bengaluru	1,45,687	1,45,687	14-Jul-20	No
22	SSPC Kandi	NSSO Bengaluru	10,117	10,117	Not made available	No
23	CSD Koraput	NSSO Bengaluru	10,117	10,117		No
24	REC Navasari	CSRTI Mysore	32,200	31,217	15-Sept-16	No
25	BSMTC Bhagalpur	BTSSO Bilaspur	6,070	No area reported	18-Jul-22	No
26	REC Gopeswar	CTRTI Ranchi	10,319	No area reported	08-Apr-22	No
27	REC Katghora	CTRTI Ranchi	3,10,000	No area reported	15-May-18	No
Total			11,99,340	7,77,740		

Annexure 7

Difference in land area of 17 Sampled Units of CSB observed during Audit

(Reference Para No. 2.1.5)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Institute	Land details furnished by CSB as per Annexure 2 (sq. mtr.)	Land available as per documents provided to Audit (sq. mtr.)
1	6	BSMTC Ambikapur	BTSSO Bilaspur	8,00,000	8,04,047
2	12	CSTRI Bengaluru	CSTRI Bengaluru	29,079	43,300
3	18	RSRS Baripada	CTRTI Ranchi	55,199	50,000
4	19	BSMTC Baripada	BTSSO Bilaspur	1,80,000	1,82,000
5	29	REC Bidar	CSRTI Mysore	47,834	45,380
6	58	BSF Gavimata	NSSO Bengaluru	2,99,468	2,28,647
7	78	RSRS Jorhat	CSRTI Berhampore	48,967	51,132
8	79	SSPC Jorhat	NSSO Bengaluru	48,829	3,076
9	88	BSMTC Keonjhar	BTSSO Bilaspur	7,60,000	0
10	104	BSMTC Madhupur	BTSSO Bilaspur	10,92,600	11,09,243
11	114	CSRTI Mysore	CSRTI Mysore	5,38,232	6,50,856
12	126	Field Unit Pallahara	BTSSO Bilaspur	18,50,000	6,38,675
13	131	BSF Purnea	NSSO Bengaluru	40,469	16,187
14	132	SSPC Ramanagaram	NSSO Bengaluru	3,642	7,891
15	151	BSF Tura	MESSO Guwahati	20,072	63,544
16	230	REC Madakisra	CSRTI Mysore	2,023	21,893
17	231	BSF Nagamangala	NSSO Bengaluru	56,251	0
Total				58,72,665	39,15,871
Difference (in sq. mtr.)				19,56,794	

Annexure 8

Land details of CSB Units uploaded in GLIS
(Reference Para No. 2.1.8)

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
1	8668	114	Director CSRTI Mysore	CSRTI Mysore	5,18,300	Functional
2	10543	12	Director CSTRI Bengaluru	CSTRI Bengaluru	43,560	Functional
3	10551	12	Secretary, Central Silk Board, Bengaluru	CSTRI Bengaluru	2,150	Functional
4	14623	12	Central Silk Board	CSTRI Bengaluru	12,043	Functional
5	14743	22	Central Silk Board CSR&TI Berhampore	CSRTI Berhampore	2,53,954	Functional
6	14755	71	Director, CSGRC Hosur	CSGRC Hosur	2,37,120	Functional
7	14790	217	Central Silk Board, REC Kamnagar under CSRTI Berhampore	REC Kamnagar	3,684	Closed
8	14792	13 & 91	Director, NSSO Bengaluru, SSTL+RSRS+SBRL	SSTL Kodathi and RSRS Kodathi	4,99,180	Functional
9	14824	63	RSTRS, Central Silk Board, Khanapara, under CSTRI Bengaluru	RSTRS Guwahati	511	Functional
10	14865	150	Eri P2 Farm, Central Silk Board under MESSO Guwahati	Eri BSF Topatoli	40,483	Functional
11	14889	136	Director, CTR&TI Ranchi	CTRTI Ranchi	3,45,240	Functional
12	14897	30	Director BSMTC Bilaspur	BSMTC Bilaspur	28,328	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
13	14900	30	Director BSMTC Bilaspur	BSMTC Bilaspur	12,141	Functional
14	14954	288	Central Silk Board BSF NSSO Yediyur	BSF Yediyur	28,328	Closed
15	15577	41	Central Silk Board, SSPC Chintamani	SSPC Chintamani	8,094	Functional
16	15752	58	Central Silk Board, BSF Gavimata	BSF Gavimata	2,10,437	Functional
17	15837	98	Director, CMER&TI Lahdoigarh, Chanijan	CMERTI Lahdoigarh	66,928	Functional
18	15874	227	Central Silk Board, SCPC Kunigal	SCPC Kunigal	3,254	Closed
19	15877	98	Director, CMER&TI Lahdoigarh, Farm No-01	CMERTI Lahdoigarh	49,600	Functional
20	15899	187	Central Silk Board, BSF Chikkamalavadi	BSF P1 Chikkamalavadi	36,422	Closed
21	15902	98	Director, CMER&TI Lahdoigarh, Farm No-02	CMERTI Lahdoigarh	62,714	Functional
22	15904		Central Silk Board, BSF Nagenahalli		1,45,687	
23	15907	81	Central Silk Board, SSPC MESSO Kaliabari, Boko, Assam	SSPC Kaliabari	5,352	Functional
24	15911	98	Director, CMER&TI Lahdoigarh, Farm-03	CMERTI Lahdoigarh	40,149	Functional
25	15920		Central Silk Board, Silkworm Seed Production Centre, P2 Farm Dhopguri		80,967	
26	15926	98	Director, CMER&TI Lahdoigarh, Qtr. Complex, Cinamara	CMERTI Lahdoigarh	20,074	Functional
27	15953	125	Central Silk Board, MESSO, P3 Unit Pailapool, Cachar District Assam	BSF Paliapool	40,483	Functional
28	16010	277	Director, CMER&TI Lahdoigarh, Field Lab. Titabar	MFL Titabar	8,59,182	Closed

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
29	16097	107	MS, Central Silk Board, SSPC Malavalli	SSPC Malavalli	9,308	Functional
30	16110	120	MS, Central Silk Board, SSPC Palakkad	SSPC Palakkad	7,163	Functional
31	16123	110 and 233	Central Silk Board, P4 Unit MESSO & RERS CMER&TL, Mendipathar	BSF Mendipathar & RSRS Mendipathar	1,82,109	Functional & Closed
32	16135	135	Central Silk Board, MESSO, P3 Unit Rompara, Meghalaya	BSF Rompara	2,500	Functional
33	16181	64	Central Silk Board, MESSO, P3 Unit Hahim, Assam	BSF Hahim	6,692	Functional
34	16334	118	Central Silk Board, P3 Unit, MESSO Nongpoh	BSF Nongpoh	24,281	Functional
35	16338	64	Central Silk Board, P3 Unit, MESSO Hahim	BSF Hahim	4,047	Functional
36	16371	2	Central Silk Board, P3 Unit, MESSO Adokigiri, Meghalaya	BSF Adokigiri	68,797	Functional
37	16385	156	Central Silk Board, SSPC Vijayapura	SSPC Vijayapura	8,094	Functional
38	16402	117	Central Silk Board, P3 Unit, MESSO Narayanpur	BSF Narayanapur	9,712	Functional
39	16431	151	Central Silk Board, P4 Unit, MESSO Dakopgre, Tura	BSF Tura	35,653	Functional
40	16436	276	Central Silk Board, SSPC Tiruppur	SSPC Tirupattur	10,663	Closed
41	16447	281	Central Silk Board, SSPC, MESSO Tura	SSPC Tura	12,141	Closed
42	16529	68	Central Silk Board, BSF Horsely Hills	BSF Horsley Hills	45,891	Functional
43	16707	117	Central Silk Board, P3 Unit, MESSO Dusutimukh Farm, Narayanpur, Assam	BSF Narayanapur	53,519	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
44	16713	213	Central Silk Board, P3 Unit (Farm 1), MESSO Kalimpong, West Bengal	BSF Kalimpong	28,611	Closed
45	16718	213	Central Silk Board, P3 Unit (Farm 2), MESSO Kalimpong, West Bengal	BSF Kalimpong	30,695	Closed
46	16765	95	Central Silk Board, P3 Unit, MESSO Kowabli, Kokrajhar, Assam	BSF Kowabli	49,776	Functional
47	17233	211	Central Silk Board, SCPC, NSSO K.R.Pet	SCPC Krishnaraja Pet	13,112	Closed
48	17276	63	Jt. Secy.(T) RDO, CSB, RTRS Khanapara	RSTRS Guwahati	803	Functional
49	17341	83	Central Silk Board, SCTH	RSTRS Kancheepuram	4,000	Functional
50	17355	239	Central Silk Board, P2 BSF Nagamanagala	BSF Nagamangala	56,777	Closed
51	17531	82	Central Silk Board, RSRS Kalimpong	RSRS Kalimpong	44,506	Functional
52	17565	25	Divisional Forest Officer Bhandara	BSMTC Bhandara	11,34,000	Functional
53	17710	90	Central Silk Board, P3 Unit, MESSO Kubolong, Nagaland	BSF Kobulong	40,469	Functional
54	17726	159	Central Silk Board, Director, NSSO	BSF Yelagiri Hills Vellore	39,578	Functional
55	17734	51	Central Silk Board, SSPC, NSSO	SSPC Dharmapuri	9,186	Functional
56	17795	72	Central Silk Board, SSPC, NSSO Hosur	Eri SSPC Hosur	6,961	Functional
57	17961	20	DFO, Jagdalpur	BSMTC Bastar	9,96,000	Functional
58	17964	1	Central Silk Board, P3 BSF Ambari Falakata	BSF A. Falakata	68,797	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
59	17992	50	P-2 BSF, Dharmapura	BSF Dharmapura	80,937	Functional
60	18100	114	Director, CSRTI Mysore	CSRTI Mysore	4,600	Functional
61	18104	114	Director, CSRTI Mysore	CSRTI Mysore	16,400	Functional
62	18106	114	Director, CSRTI Mysore	CSRTI Mysore	7,800	Functional
63	18238	35	Dy. Director, RMB Chaibasa	RMB Chaibasa	2,104	Functional
64	18268	96	Central Silk Board, P2 BSF, NSSO	BSF Krishnagiri	40,469	Functional
65	18356	114	Director, CSRTI Mysore	CSRTI Mysore	84,500	Functional
66	18379	38	Director, CSRTI Mysore	RSRS Chamrajnagar	56,080	Functional
67	18400	42	Director, CSRTI Mysore	REC Chitradurga	28,000	Functional
68	18406	66	Director, CSRTI Mysore	BSF Hassan	6,800	Functional
69	18411	66	Director, CSRTI Mysore	BSF Hassan	62,600	Functional
70	18430	44	Director, CSRTI Mysore	SSBS Coonoor	20,000	Functional
71	18437	44	Director, CSRTI Mysore	SSBS Coonoor	2,755	Functional
72	18445	29	Director, CSRTI Mysore	REC Bidar	45,380	Functional
73	18448	141	Director, CSRTI Mysore	RSRS Salem	80,000	Functional
74	18481	38	Director, CSRTI Mysore	RSRS Chamrajnagar	69,600	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
75	18484	80	Central Silk Board, SSPC K.R.Nagara, Bengaluru	SSPC KR Nagar	11,331	Functional
76	18507	181	Director CSRTI Mysore	REC Bidaraguppe	28,000	Closed
77	18517		Director CSRTI Mysore		32,000	
78	18566		Director CSRTI Mysore		10,880	
79	18600	97	Director CSRTI Mysore	REC Krishnagiri	22,050	Functional
80	18644	93	Director CSRTI Mysore	REC Koppal	32,000	Functional
81	18689	32	District Collector	STSC Bilaspur	6,070	Functional
82	18702	188	MS, Central Silk Board, SSPC Chittoor	SSPC Chittoor	10,117	Closed
83	18917	129	Director,NSSO, Central Silk Board Parigi	BSF Parigi	44,475	Functional
84	18955	78	Central Silk Board, RSRs & SSPC, NSSO Jorhat	RSRS Jorhat	48,360	Functional
85	18959	88	Distric Forest Officer, Keonjhar	BSMTC Kendujhar	6,38,675	Functional
86	19021	102	Central Silk Board, Director, NSSO	SSPC Madanapalle	10,117	Functional
87	19171	23	Central Silk Board, SSPC Berhampore	SSPC Berhampore	7,203	Functional
88	19621	67	Central Silk Board, SSPC, NSSO Hindupur	SSPC Hindupur	8,094	Functional
89	19630	6	Officer Incharge, Central Silk Board, BSMTC Ambikapur	BSMTC Ambikapur	4,047	Functional
90	19668	6	Officer Incharge, Central Silk Board, BSMTC Ambikapur	BSMTC Ambikapur	7,99,997	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
91	19677	171	Director, Central Silk Board, NSSO, BSF Bangaria	BSF Banguria	1,37,593	Closed
92	19713	214	Director, Central Silk Board, NSSO, SSPC Kalitha	SSPC Kalitha	13,031	Closed
93	19734	119	Central Silk Board, Nabarangpur	BSMTC Nowrangpur	3,70,247	Functional
94	19783	119	Central Silk Board, BSMTC Nabarangpur	BSMTC Nowrangpur	4,452	Functional
95	19823	53	Director, Central Silk Board, NSSO, Bengaluru BSF Dhubulia	BSF Dhubulia	1,18,920	Functional
96	19832	53	Director, P1, NSSO Bengaluru, BSF Dhubulia	BSF Dhubulia	26,779	Functional
97	19901	122	Director, Central Silk Board, NSSO, BSF Palakkad	BSF Palakkad	37,191	Functional
98	20027	240	Forest Department DFO Medak	BSMTC Narasapur	5,00,000	Closed
99	20038		Chief Conservator of Forest, Hyderabad		5,00,000	
100	20065	101	Director, Central Silk Board, NSSO, BSF Madakasira	BSF Madakisra	50,545	Functional
101	20156	33	Forest Dept Chhattisgarh	BSMTC Boirdadar	11,78,000	Functional
102	20261	86	P2 BSF Karnasubarna Director NSSO Bengaluru	BSF Karnasubarna	28,049	Functional
103	20281	86	P2 BSF Karnasubarna Director NSSO Bengaluru	BSF Karnasubarna	34,073	Functional
104	20662	132	Deputy Director, SSPC, NSSO Ramanagar	SSPC Ramanagaram	3,846	Functional
105	20672	132	Deputy Director, SSPC, NSSO Ramanagara, Staff Quarters	SSPC Ramanagaram	4,047	Functional
106	20784	144	P2 BSF, Sheeshambara, P.O. Majra, Dehradun	BSF Sheeshambara	61,796	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
107	20790	48	Central Silk Board, SSPC & Cold Storage Plant, Prem Nagar, Dehradun	SSPC Dehradun	12,586	Functional
108	20791	106	Central Silk Board, ZSSO & P3 BSF Majra, Dehradun	BSF Majra	25,536	Functional
109	20811		Central Silk Board, REC Duddhi		2,00,000	
110	20883	134	ADS R.C Varam Andhra Pradesh	BSMTC Rampachodavaram	1,49,200	Functional
111	20981	134	ADS R.C Varam Andhra Pradesh	BSMTC Rampachodavaram	2,64,800	Functional
112	21037	152	MS, Central Silk Board, Bengaluru	SSPC Udhampur	22,966	Functional
113	21068	10	Divisional Forest Officer, South General Forest Office, Balaghat	BSMTC Balaghat	8,00,000	Functional
114	21478	46	Central Silk Board, SSPC Dakshinbhanipur	SSPC Dakshinbhanipur	28,328	Functional
115	22429	257	Chairman, Central Silk Board, SSPC Raiganj	SSPC Raiganj	8,741	Closed
116	22683	131	Central Silk Board, P2 BSF Purnia	BSF Purnea	40,469	Functional
117	22745	130	Assistant Director, Central Silk Board, Patel Nagar	BSMTC Patelnagar	12,141	Functional
118	22762	130	Assistant Director, CSB, Patel Nagar	BSMTC Patelnagar	12,141	Functional
119	23116	209	SSC, K.P.Doddi, NSSO, Director of Sericulture, Govt. of Karnataka	SSC KP Doddi	20,234	Closed
120	23772	9	Central Silk Board, REC Bagmara, Mothabari	REC Bagmara	12,558	Functional
121	24790	260	Central Silk Board	CSD Ramgiri	60,703	Closed
122	25566	40	Scientist - C BSMTC Chennai	BSMTC Chinnor	1,45,687	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
123	26842	34	Central Silk Board, CMER&TI, RMRS Boko, Kamrup, Assam	RSRS Boko	2,00,743	Functional
124	28294		Central Silk Board		8,094	
125	28673	52	SCTH Dharmavaram	RSTRS Dharmavaram	32,844	Functional
126	28674	52	SCTH Dharmavaram	RSTRS Dharmavaram	3,052	Functional
127	28715		Director, Central Silk Board, NSSO		10,117	
128	29062	92	Regional Office, Central Silk Board, Dhakuria, Kolkata	RO Kolkata	358	Functional
129	29478		Central Silk Board		4,047	
130	29484		Central Silk Board		48,562	
131	29569	92	5 Staff Qtrs are owned by Central Silk Board	RO Kolkata	1,829	Functional
132	29609	236	Mittal Trading Corporation	RO Mumbai	228	Closed
133	29617	236	Maharashtra Housing & Area Dev. Authority	RO Mumbai	686	Closed
134	29736	148	SRO CTR&TI BSM&TC Sundargarh	BSMTC Sundargarh	7,649	Functional
135	29859	222	Director, NSSO	MESDP Kishanganj	7,487	Closed
136	30060		Forest Officer Dumka Range		8,094	
137	30067		Forest officer Dumaka Range		3,70,000	
138	30415	7	Director CSRTI Mysore	RSRS Ananthapur	1,62,900	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
139	30418	138	Director, Central Silk Board, CSRTI Mysore	REC Rayachoty	20,000	Functional
140	30422	157	Director, Central Silk Board, CSRTI Mysore	REC Vikarabad	23,100	Functional
141	30456	62	Central Silk Board, Guwahati	RO Guwahati	4,048	Functional
142	30605	124	Central Silk Board, BSMTC Pali	BSMTC Pali	4,20,000	Functional
143	30607	124	Central Silk Board, BSMTC	BSMTC Pali	2,48,000	Functional
144	30639		Central Silk Board, SSPC Kandi		5,261	
145	30653	94	Central Silk Board, RSRS Koraput	RSRS Koraput	2,02,343	Functional
146	30801	31	Joint Director, BTSSO Bilaspur	BTSSO Bilaspur	6,070	Functional
147	30820	192	DFO, Bhagalpur Range	BSMTC Deoghar	10,90,000	Closed
148	31433	49	RO, Central Silk Board	RO New Delhi	291	Functional
149	32504	140	Director, Central Silk Board, NSSO, RSRS Sahaspur	RSRS Sahaspur	61,757	Functional
150	36429	89	Central Silk Board, BSMTC Kharsawan	BSMTC Kharswan	28,328	Functional
151	39548	229	Central Silk Board, RO Lucknow	RO Lucknow	699	Closed
152	39555	74	Central Silk Board	RSRS Imphal	64,835	Functional
153	39640		Central Silk Board, Navsari		32,300	
154	39650	109	Central Silk Board, P4, BSF Manasbal	BSF P4 Manasbal	1,57,827	Functional

Sl. No.	Land ID	Sl. No. of Annexure 2	Name of the Allottee	Name of the Unit	Area (sq. mtr.)	Functional/ Closed
155	39967	196	Central Silk Board, REC Fatehnagar	REC Fatehnagar	80,937	Closed
156	40234	27	Central Silk Board, REC Bhandra	REC Bhandra	11	Functional
157	40248	273	Central Silk Board, REC Sujanpur	REC Sujanpur	1,214	Closed
158	40264	127	Central Silk Board, CSRT&TI Pampore	CSRTI Pampore	78,914	Functional
159	40282	273	Central Silk Board, REC Sujanpur	REC Sujanpur	8,903	Closed
160	40333		Central Silk Board, REC Nowshera		12,141	
161	40334	76	Central Silk Board, RSRS Jammu	RSRS Jammu	1,39,697	Functional
162	44590	54	REC Dimapur, Nagaland under Director, CSR&TI Berhampore (WB)	REC Dimapur	40	Functional
163	44898	75	Central Silk Board, RTRS Jagdalpur	RSRS Jagdalpur	16,187	Functional
164	56542	75	Central Silk Board, RTRS Jagdalpur	RSRS Jagdalpur	3,00,000	Functional
Total					1,77,33,898	

Annexure 9

Break-up of land details of 22 Closed Units of CSB reported by Central Office

(Reference Para No. 2.2)

Sl. No.	Name of the Unit	Area (sq. mtr.)	Area (acre)	Status	Closure order date
1	REC Kinakanahalli	75,919	18.76	Not handed over and lying unutilized	16-May-18
2	REC Bidaraguppe	28,328	7.00	Not handed over and lying unutilized	16-May-18
3	REC Navasari	31,217	7.71	Not handed over and lying unutilized	15-Sept-16
4	REC Madakasira	2,023	0.50	Merged with BSF Madakasira	18-Apr-18
5	SSPC Chittoor	10,117	2.50	Handed over to DoS AP on lease	18-Apr-18
6	SSPC Tirupattur	10,643	2.63	Handed over to DoS Tamilnadu on lease	18-Apr-18
7	SSPC Gadhinglaj	10,117	2.50	Handed over to DoS Maharastra on lease	Not made available
8	SSPC Kishanganj	7,487	1.85	Under MESDP Project	18-Apr-18
9	CSD Ramagiri	76,890	19.00	Handed over to DoT Odisha	18-Apr-18
10	CSD Koraput	10,117	2.50	Handed over	Not made available
11	BSF Kalimpong	58,963	14.57	Merged with RSRS Kalimpong	18-Apr-18
12	BSF Banguria	1,37,593	34.00	Not handed over and lying unutilized	18-Apr-18
13	SSPC Kandi	10,117	2.50	Not handed over and lying unutilized	Not made available
14	SSPC Kalitha	13,031	3.22	Merged with SSPC Berhampore	03-Jul-20
15	SSPC Raiganj	8,741	2.16	Not handed over and lying unutilized	03-Jul-20
16	BSF Nagamangala	56,251	13.90	Handed over to DoS Karnataka	18-Apr-18
17	BSF Nagenahalli	1,45,687	36.00	Not handed over and lying unutilized	14-Jul-20
18	BSF Chikkamalavadi	36,422	9.00	Not handed over and lying unutilized	14-Jul-20
19	BSF Yediyur	28,328	7.00	Handed over to DoS Karnataka	16-Aug-18
20	SCPC Kunigal	324	0.08	Not handed over and lying unutilized	14-Jul-20
21	SCPC Krishnaraja Pet	13,112	3.24	Merged with BSF Gavimata	14-Jul-20
22	CRC KP Doddi	20,234	5.00	Merged with SSPC Ramanagara	18-Apr-18
Total		7,91,661	195.62		

Status of land of 22 Closed Units			
Status	No. of units	Land (sq. mtr.)	Land (acre)
Land not handed over to concerned Authorities	9	4,74,348	117.21
Handed over to concerned Authorities	8	2,09,950	51.88
Merged with other units	5	1,07,363	26.53
Total	22	7,91,661	195.62

Annexure 10

Lack of proper documentation of land in Sampled Units of CSB

(Reference Para No. 3.1)

(land area in sq. mtr.)

Sl. No.	Sl. No. of Annex-1	Name of the Unit	Land allotted/ acquired/ leased/ gifted	Title available	Lease agreement available on date	Title not available	Lease not entered	Lease not renewed
A. List of Units in which Title/ Lease documents available for entire land in possession by the individual Units								
1	276	SSPC Tirupattur	10,663	10,663	0	0	0	0
2	102	SSPC Madanapalle	10,117	10,117	0	0	0	0
3	122	BSF Palakkad	37,191	37,191	0	0	0	0
4	129	BSF Parigi	44,475	44,475	0	0	0	0
5	67	SSPC Hindupur	8,093	8,093	0	0	0	0
6	41	SSPC Chintamani	8,093	8,093	0	0	0	0
7	210	SSC/ SCPC K R Pet	14,568	14,568	0	0	0	0
8	2	BSF Adokigiri	68,227	68,227	0	0	0	0
9	151	BSF Tura	63,544	63,544	0	0	0	0
10	152	SSPC Udhampur	22,946	22,946	0	0	0	0
11	140	RSRS Sahasapur	61,755	61,755	0	0	0	0
12	236	RO Mumbai	686	0	686	0	0	0
13	136	CTRRTI Ranchi	3,49,284	0	3,49,284	0	0	0
14	131	BSF Purnea	40,468	0	40,468	0	0	0
		A.	7,40,110	3,49,672	3,90,438	0	0	0
B. List of Units in which Title/ Lease documents available, but not for the entire land in possession by the individual Units								
15	58	BSF Gavimata	2,91,373	1,92,833	0	98,540	0	0
16	114	CSRTI Mysore	6,80,276	4,47,380	0	1,46,900	85,996	0
17	132	SSPC Ramanagaram	7,891	4,047	0	3,844	0	0
18	80	SSPC KR Nagar	11,331	10,117	0	1,214	0	0
19	91	SSTL Kodathi	5,01,305	3,22,029	0	1,79,276	0	0
20	12	CSTRI Bengaluru	54,065	15,013	0	39,052	0	0

Sl. No.	Sl. No. of Annex-1	Name of the Unit	Land allotted/ acquired/ leased/ gifted	Title available	Lease agreement available on date	Title not available	Lease not entered	Lease not renewed
21	64	BSF Hahim	1,41,149	7,370	0	0	1,33,779	0
22	78	RSRS Jorhat	51,132	5,852	0	45,280	0	0
23	52	RSTRS Dharmavaram	9,692	0	3,622	6,070	0	0
		B.	17,48,214	10,04,641	3,622	5,20,176	2,19,775	0
C. List of Units in which Title/ Lease documents not available, for the land in possession by the individual Units								
24	230	REC Madakasira	21,893	0	0	21,893	0	0
25	187	BSF Chikkamalavadi	36,422	0	0	36,422	0	0
26	141	RSRS Salem	80,937	0	0	80,937	0	0
27	29	REC Bidar	45,380	0	0	45,380	0	0
28	40	BSMTC Chinnoor	4,79,795	0	0	4,79,795	0	0
29	6	BSMTC Ambikapur	18,00,847	0	0	4,047	17,96,800	0
30	222	MESDP Kishanganj	7,487	0	0	7,487	0	0
31	79	SSPC Jorhat	3,076	0	0	3,076	0	0
32	149	REC T. Kullen	2,42,811	0	0	2,42,811	0	0
33	76	RSRS Jammu	1,39,697	0	0	1,39,697	0	0
34	48	SSPC Dehradun	12,586	0	0	12,586	0	0
35	19	BSMTC Baripada	2,40,000	0	0	2,40,000	0	0
36	18	RSRS Baripada	50,000	0	0	50,000	0	0
37	126	Field Unit Pallahara	6,38,675	0	0	6,38,675	0	0
38	86	BSF Karnasubarna	2,69,865	0	0	2,69,865	0	0
39	213	BSF Kalimopong	59,023	0	0	59,023	0	0
40	172	BSF Banguria	1,37,593	0	0	1,37,593	0	0
41	25	BSMTC Bhandara	11,34,000	0	0	0	11,34,000	0
42	33	BSMTC Boirdadar	11,78,100	0	0	0	11,78,100	0
43	104	BSMTC Madhupur	11,09,243	0	0	0	11,09,243	0
44	111	REC Mangaldoi	28,328	0	0	0	28,328	0
45	150	Eri BSF Topatoli	40,468	0	0	0	40,468	0
46	100	REC Lamberi	8,094	0	0	0	8,094	0
47	28	RSRS Bhimtal	10,319	0	0	0	10,319	0
48	50	BSF Dharmapura	80,937	0	0	0	0	80,937
		C.	78,55,576	0	0	24,69,287	53,05,352	80,937

Sl. No.	Sl. No. of Annex-1	Name of the Unit	Land allotted/ acquired/ leased/ gifted	Title available	Lease agreement available on date	Title not available	Lease not entered	Lease not renewed
D. List of Units in which no land was in possession by the individual Units								
49	88	BSMTC Keonjhar	0	0	0	0	0	0
50	265	RSRS Shadnagar	0	0	0	0	0	0
51	275	REC Suryapet	0	0	0	0	0	0
52	204	CSP Hosur	0	0	0	0	0	0
53	183	REC Burhanpur	0	0	0	0	0	0
54	239	BSF Nagamangala	0	0	0	0	0	0
55	218	REC Kanakapura	0	0	0	0	0	0
56	189	CTC Coimbatore	0	0	0	0	0	0
57	15	SSPC Bengaluru	0	0	0	0	0	0
58	237	CSP Mysore	0	0	0	0	0	0
59	73	RO Hyderabad	0	0	0	0	0	0
60	263	CDC Saharsa	0	0	0	0	0	0
61	184	REC Chakradharpur	0	0	0	0	0	0
62	191	ZSSO Dehradun	0	0	0	0	0	0
63	176	REC Bhadrasi	0	0	0	0	0	0
64	284	CC Varanasi	0	0	0	0	0	0
		D.	0	0	0	0	0	0
Total (A+B+C+D)			1,03,43,900	13,54,313	3,94,060	29,89,463	55,25,127	80,937

Annexure 11

Leasing out of land/buildings by Sampled Units of CSB

(Reference Para No. 3.2)

Sl. No.	Sl. No. of Annex-1	Name of the Unit	Name of the Lessee	Land area leased (sq. mtr.)	Building space leased (sq. ft.)	Whether rent free lease	Period of lease	Lease rent pending as of 31 March 2023 (Amount in ₹)	Status of Lease	Whether taken back properly
1	276	SSPC Tirupattur	Department of Sericulture, Tamil Nadu	10,663	15,947	Yes	10 years upto August 2033	0	Not expired	Not applicable
2	122	BSF Palakkad	SERIFED, Kerala	4,815	3,617	No	15 years upto 2014	0	Expired	No
3	52	RSTRS Dharmavaram	Department of Sericulture, Andhra Pradesh	Not applicable	9,492	Not made available	Not made available	Not made available	Not made available	Not applicable
4	236	RO Mumbai	Indian Silk Export Promotion Council (ISEPC), Mumbai	Not applicable	200	Rent free	5 years upto November 2022	11,28,925	Expired	No
5	12	CSTRI Bengaluru	Bharat Petroleum Corporation Limited	368	Not applicable	No	20 years upto August 2039	0	Not expired	Not applicable
6	12	CSTRI Bengaluru	Central Bank of India	Not applicable	756	Yes	30 years upto 2037	0	Not expired	Not applicable
7	152	SSPC Udhampur	Department of Sericulture, Jammu & Kashmir	337	Not made available	Not made available	Not made available	Not made available	Not made available	Not applicable

Annexure 12(i)

Status of updation of Asset Registers in Sampled Units of CSB

(Reference Para No. 3.4)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Functional/ Closed	Whether land available	Asset Register Maintained	Asset Register Updated
1	265	RSRS Shadnagar	Closed	No	Maintained	Not Updated
2	114	CSRTI Mysore	Functional	Yes	Maintained	Not Updated
3	50	BSF Dharmapura	Functional	Yes	Maintained	Not Updated
4	204	CSP Hosur	Closed	No	Maintained	Updated
5	25	BSMTC Bhandara	Functional	Yes	Maintained	Updated
6	102	SSPC Madanapalle	Functional	Yes	Maintained	Updated
7	122	BSF Palakkad	Functional	Yes	Maintained	Not Updated
8	129	BSF Parigi	Functional	Yes	Maintained	Updated
9	52	RSTRS Dharmavaram	Functional	Yes	Maintained	Updated
10	141	RSRS Salem	Functional	Yes	Maintained	Not Updated
11	29	REC Bidar	Functional	Yes	Maintained	Not Updated
12	40	BSMTC Chinnoor	Functional	Yes	Maintained	Not Updated
13	15	SSPC Bengaluru	Functional	No	Maintained	Not Updated
14	132	SSPC Ramanagaram	Functional	Yes	Maintained	Not Updated
15	73	RO Hyderabad	Functional	No	Maintained	Updated
16	67	SSPC Hindupur	Functional	Yes	Maintained	Updated
17	80	SSPC KR Nagar	Functional	Yes	Maintained	Updated
18	41	SSPC Chintamani	Functional	Yes	Maintained	Updated
19	91	SSTL Kodathi	Functional	Yes	Maintained	Not Updated
20	12	CSTRI Bengaluru	Functional	Yes	Maintained	Updated
21	6	BSMTC Ambikapur	Functional	Yes	Maintained	Not Updated
22	33	BSMTC Boirdadar	Functional	Yes	Maintained	Updated
23	2	BSF Adokigiri	Functional	Yes	Maintained	Not Updated
24	78	RSRS Jorhat	Functional	Yes	Maintained	Not Updated
25	79	SSPC Jorhat	Functional	Yes	Maintained	Not Updated
26	150	Eri BSF Topatoli	Functional	Yes	Maintained	Updated
27	151	BSF Tura	Functional	Yes	Maintained	Not Updated
28	76	RSRS Jammu	Functional	Yes	Maintained	Updated
29	152	SSPC Udhampur	Functional	Yes	Maintained	Updated
30	140	RSRS Sahaspur	Functional	Yes	Maintained	Updated
31	28	RSRS Bhimtal	Functional	Yes	Maintained	Not Updated
32	48	SSPC Dehradun	Functional	Yes	Maintained	Not Updated

Annexure 12 (ii)

Non-maintenance of Asset Registers in Sampled Units of CSB

(Reference Para No. 3.4)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Functional/ Closed	Whether land available
1	276	SSPC Tirupattur	Closed	Yes
2	58	BSF Gavimata	Functional	Yes
3	275	REC Suryapet	Closed	No
4	183	REC Burhanpur	Closed	No
5	230	REC Madakasira	Closed	Yes
6	239	BSF Nagamangala	Closed	No
7	187	BSF Chikkamalavadi	Closed	Yes
8	218	REC Kanakapura	Closed	No
9	189	CTC Coimbatore	Closed	No
10	237	CSP Mysore	Closed	No
11	236	RO Mumbai	Closed	Yes
12	210	SSC/ SCPC K R Pet	Closed	Yes
13	136	CTRTI Ranchi	Functional	Yes
14	104	BSMTC Madhupur	Functional	Yes
15	131	BSF Purnea	Functional	Yes
16	263	CDC Saharsa	Closed	No
17	222	MESDP Kishanganj	Closed	Yes
18	184	REC Chakradharpur	Closed	No
19	64	BSF Hahim	Functional	Yes
20	111	REC Mangaldoi	Functional	Yes
21	149	REC T. Kullen	Functional	Yes
22	100	REC Lamheri	Functional	Yes
23	191	ZSSO Dehradun	Closed	No
24	176	REC Bhadrasi	Closed	No
25	284	CC Varanasi	Closed	No
26	19	BSMTC Baripada	Functional	Yes
27	18	RSRS Baripada	Functional	Yes
28	88	BSMTC Keonjhar	Functional	No
29	126	Field Unit Pallahara	Functional	Yes
30	86	BSF Karnasubarna	Functional	Yes
31	214	BSF Kalimopng	Closed	Yes
32	172	BSF Banguria	Closed	Yes

Annexure 13

Unutilized/ Vacant land in Sampled Functional Units of CSB

(Reference Para No. 3.5)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Land available after Sale/ Surrender (sq. mtr.)	Unutilised/ Vacant land (sq. mtr.)	Unutilised/ vacant land (%)
1	58	BSF Gavimata	2,28,647	1,85,953	81.33
2	114	CSRTI Mysore	6,50,856	31,606	4.86
3	50	BSF Dharmapura	80,937	39,133	48.35
4	25	BSMTC Bhandara	11,34,000	7,74,000	68.25
5	129	BSF Parigi	44,475	21,982	49.43
6	52	RSTRS Dharmavaram	9,692	3,166	32.67
7	141	RSRS Salem	80,937	74,228	91.71
8	29	REC Bidar	45,380	23,058	50.81
9	40	BSMTC Chinnoor	4,79,795	1,38,139	28.79
10	91	SSTL Kodathi	2,28,405	80,937	35.44
11	12	CSTRI Bengaluru	43,300	12,039	27.80
12	78	RSRS Jorhat	51,132	19,991	39.10
13	79	SSPC Jorhat	3,076	1,520	49.41
14	111	REC Mangaldoi	28,328	4,047	14.29
15	126	Field Unit Pallahara	6,38,675	Not Measured	
16	86	BSF Karnasubarna	2,69,865	1,66,079	61.54
17	150	BSF Topatoli	40,468	3,960	9.78
Total			40,57,968	15,79,838	38.93

Annexure 14

Vacancy of land in eight Sampled Closed/ Merged Units of CSB

(Reference Para No. 3.6)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Land allotted/ acquired/ leased/ gifted (sq. mtr.)	Land lying un-surrendered/ transferred and vacant (sq. mtr.)	Remarks
1	276	SSPC Tirupattur	10,663	10,663	Transferred to Department of Sericulture and vacant from April 2018 to November 2023 before the same was handed over to DOS.
2	230	REC Madakasira	21,893	21,893	Merged with BSF Madakasira but the land is lying vacant and unutilized since closure of the unit
3	187	BSF Chikkamalavadi	36,422	36,422	Closed and land lying vacant and unutilized since closure of the unit.
4	236	RO Mumbai	686	686	Closed and land lying vacant and unutilized after demolition of the staff quarters in November 2021
5	210	SSC/ SCPC K R Pet	14,568	10,522	Merged with BSF Gavimata but the land admeasuring 10,522 sq. mtr. is lying vacant since 1987 as the land is under litigation.
6	214	BSF Kalimpong	59,023	59,023	Merged with RSRS Kalimpong but the land is lying vacant and unutilized since closure of the unit.
7	172	BSF Banguria	1,37,593	Not made available	Information not made available
8	222	MESDP Kishanganj	7,487	5,742	This portion of the land was vacant from May 1996 to October 2018 and was handed over to DOS in October 2018 immediately after closure
Total			2,88,335	1,44,951	

Annexure 15

Utilisation of Building for the 43 Sampled Functional Units of CSB

(Reference Para No. 4.1)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Category of Land (Own/ Lease)	Total Area of Buildings (sq. ft.)	Total Area of Buildings under Utilization (sq. ft.)	Total Area of Buildings vacant (sq. ft.)
1	58	BSF Gavimata	Own	28,270	18,682	9,588
2	114	CSRTI Mysore	Own & Lease	Not made available	Not made available	Not made available
3	50	BSF Dharmapura	Lease	14,178	14,178	0
4	25	BSMTC Bhandara	Lease	8,688	6,852	1,836
5	102	SSPC Madanapalle	Own	13,482	12,665	817
6	122	BSF Palakkad	Own	19,822	19,822	0
7	129	BSF Parigi	Own	19,669	14,926	4,743
8	52	RSTRS Dharmavaram	Lease	10,246	10,246	0
9	141	RSRS Salem	Own	13,046	12,332	714
10	29	REC Bidar	Own	669	283	386
11	40	BSMTC Chinnoor	Own	9,977	7,052	2,925
12	15	SSPC Bengaluru	Own	19,904	19,904	0
13	132	SSPC Ramanagaram	Own	41,382	41,382	0
14	73	RO Hyderabad	Rent	2,000	2,000	0
15	67	SSPC Hindupur	Own	13,234	13,234	0
16	80	SSPC KR Nagar	Own	1,01,059	1,01,059	0
17	41	SSPC Chintamani	Own	24,058	24,058	0

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Category of Land (Own/ Lease)	Total Area of Buildings (sq. ft.)	Total Area of Buildings under Utilization (sq. ft.)	Total Area of Buildings vacant (sq. ft.)
18	91	SSTL Kodathi	Own	88,619	Not made available	Not made available
19	12	CSTRI Bengaluru	Own	Not made available	Not made available	Not made available
20	6	BSMTC Ambikapur	Own	43,560	43,560	0
21	33	BSMTC Boirdadar	Lease	2,15,278	2,15,278	0
22	104	BSMTC Madhupur	Rent	7,152	7,152	0
23	136	CTR TI Ranchi	Lease	32,296	32,296	0
24	131	BSF Purnea	Lease	19,250	19,250	0
25	2	BSF Adokigiri	Own	21,780	150	21,630
26	64	BSF Hahim	Own	7,493	7,493	0
27	78	SSPC Jorhat	Own	Under construction	Under construction	Under construction
28	79	RSRS Jorhat	Own	20,643	15,924	4,719
29	111	REC Mangaldoi	Lease	21,779	1,431	20,348
30	149	REC T. Kullen	Own	720	720	0
31	150	BSF Topatoli	Lease	17,420	17,420	0
32	151	BSF Tura	Own	96,032	93,832	2,200
33	76	SSPC Dehradun	Own	17,417	17,417	0
34	100	RSRS Sahaspur	Own	1,59,604	Not made available	Not made available
35	152	RSRS Jammu	Own	3,05,791	3,05,791	0
36	140	REC Lamberi	Lease	6,098	6,098	0
37	28	SSPC Udhampur	Own	17,023	17,023	0
38	48	RSRS Bhimtal	Lease	43,560	42,937	623
39	19	BSMTC Baripada	Rent	2,400	2,400	0

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Category of Land (Own/ Lease)	Total Area of Buildings (sq. ft.)	Total Area of Buildings under Utilization (sq. ft.)	Total Area of Buildings vacant (sq. ft.)
40	18	RSRS Baripada	Rent	2,700	2,700	0
41	88	BSMTC Keonjhar	Rent	2,628	2,628	0
42	126	Field Unit Pallahara	Rent	Not made available	Not made available	Not made available
43	86	BSF Kamasubarna	Own	Not made available	Not made available	Not made available
Total				14,88,927	11,70,175	70,529

Annexure 16

Details of Staff Quarters under sampled Functional Units

(Reference Para No. 4.2)

(in Nos.)

Sl. No.	Name of the Unit	Location	Total no. of Staff Quarters	No. of Staff Quarters Occupied	No. of Staff Quarters Vacant	No. of Staff Quarters declared unfit by CSB among Vacant Quarters
1	CSRTI	Mysore	143	63	80	30
2	BSF	Dharmapura	9	0	9	9
3	SSPC	Madanapalle	11	4	7	0
4	BSF	Palakkad	7	0	7	7
5	BSF	Parigi	7	1	6	0
6	RSTRS	Dharmavaram	10	0	10	0
7	RSRS	Salem	9	0	9	9
8	SSPC	Ramanagaram	11	3	8	0
9	SSPC	Hindupur	11	2	9	0
10	SSPC	KR Nagar	11	3	8	0
11	SSPC	Chintamani	11	3	8	0
12	SSTL	Kodathi	35	13	22	0
13	CSTRI	Bengaluru	100	81	19	0
14	CTR TI	Ranchi	123	34	89	0
15	BSF	Purnea	7	3	4	0
16	RSRS	Jorhat	4	1	3	0
17	Eri BSF	Topatoli	5	5	0	0
18	BSF	Hahim	10	0	10	10
19	BSF	Tura	12	1	11	0
20	BSF	Adokigiri	9	0	9	7
21	RSRS	Jammu	22	15	7	0
22	SSPC	Udhampur	11	0	11	11
23	RSRS	Sahaspur	15	10	5	0
24	SSPC	Dehradun	14	7	7	0
25	RSRS	Bhimtal	5	5	0	0
26	BSF	Karnasubarna	14	1	13	13
Total			626	255	371	96

Annexure 17

Utilisation of Buildings and Staff Quarters of Sampled 11 Closed/ Merged Units of CSB

(Reference Para No. 4.4)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Date of Closure/ Merger	Total Area of Buildings (sq. ft.)	Utilisation of Buildings	Total Staff Quarters	Total Staff Quarters vacant	Expenditure on Electricity/ Property Tax/ Security
1	276	SSPC Tirupattur	18-Apr-18	15,947	Handed over to DoS in November 2023	7	7 Lying vacant after closure until handed over to DoS	Electricity - ₹9,428 (Aug & Sept' 2023 detail only made available) Property Tax - ₹82,640 (Dec' 2022 – Nov' 2023) Security - ₹6,04,356 (Dec' 2022 – Nov' 2023)
2	204	CSP Hosur	16-Aug-18	Not made available	Utilized by SSPC Hosur	No quarters		
3	230	REC Madakasira	18-Apr-18		Unutilized since closure	7	7 Unutilized since closure	Electricity - ₹27,455 (Apr' 2018 – Mar' 2023) Property Tax - ₹1,72,245 (Apr' 2019 – Mar' 2023) Security – Not made available
4	239	BSF Nagamangala	18-Apr-18		Handed over to DoS in September 2018	No quarters		

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Date of Closure/ Merger	Total Area of Buildings (sq. ft.)	Utilisation of Buildings	Total Staff Quarters	Total Staff Quarters vacant	Expenditure on Electricity/ Property Tax/ Security
5	187	BSF Chikkamalavadi	14-Jul-20	Not made available	Unutilized since closure	11	11 Unutilized since closure	Electricity - ₹80,936 (Apr' 2022 – Nov' 2023) Property Tax – Not made available Security – ₹8,08,000 (Jul' 2022 – Nov' 2023)
6	237	CSP Mysore	16-Aug-18	9,410	Utilized by SSPC Mysore	No quarters		
7	236	RO Mumbai	17-Sep-20	2,458	Partially utilized by SMOI Mumbai			
8	210	SSC KR Pet	14-May-19	10,882	Partially utilized by BSF Gavimata			
9	222	MESDP Kishanganj	18-Apr-18	18,774	Handed over to DoS in October 2018			
10	214	BSF Kalimpong	04-May-18	21,690	Unutilized since closure.	13	11	Electricity - ₹5,07,000 (Apr' 2018 – Mar' 2024) Property Tax – 4,80,000 (Apr' 2018 – Mar' 2024) Security – Not made available
11	172	BSF Banguria	18-Apr-18	Not made available	Information not made available	Not made available	Not made available	

Annexure 18 (i)

Non-availability of fencing/ boundary wall in Sampled Units of CSB

(Reference Para No. 5.1)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Total land (sq. mtr.)
1	25	BSMTC Bhandara	11,34,000
2	40	BSMTC Chinnoor	4,79,795
3	6	BSMTC Ambikapur	8,00,000
4	33	BSMTC Boirdadar	11,78,100
5	104	BSMTC Madhupur	11,09,243
6	2	BSF Adokigiri	68,227
7	149	REC T. Kullen	2,42,811
8	19	BSMTC Baripada	1,82,000
9	126	Field Unit Pallahara	6,38,675
10	214	BSF Kalimpong	59,023
Total area of land with no fencing/ boundary wall			58,91,874

Annexure 18 (ii)

Partial availability of fencing/ boundary wall in Sampled Units of CSB

(Reference Para No. 5.1)

Sl. No.	Sl. No. of Annexure 2	Name of the Unit	Total land (sq. mtr.)	Partial fencing/ boundary wall (sq. mtr.)
1	52	RSTRS Dharmavaram	9,692	5,645
2	141	RSRS Salem	80,937	79,058
3	29	REC Bidar	45,380	20,234
4	210	SSC/ SCPC KR Pet	14,568	585
5	86	BSF Karnasubarna	2,69,865	54,389
Total			4,20,442	1,59,911

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