Nelamangala Planning Authority

Annual Report for the year 2021-22

(For the Period From:01-04-2021 to 31-03-2022)

2nd Main Road, Sadashivanagar, Nelamangala-562123
Bangalore Rural District
Web. www.nelamangala.tpa.gov.in

Introduction

Nelamangala Planning Authority is one of the planning Authorities functioning under the State Government which is constituted as per the statute of Karnataka Town & Country Planning Act, 1961 and the Karnataka Planning Authority Rules, 1965. The Independent Planning Authority office is located in recently built own building at 2nd Main Road, Sadashivanagar, Nelamangala-562123, Bengaluru Rural District. The Chairman appointed by the State government will be the head of the office & The Member Secretary, being the chief executive officer of the office will look after all the activities of the office.

Functioning of Nelamangala Planning Authority office since inception

In Bengaluru Metropolitan Region, the Nelamangala Planning Authority is located at the North-West portion of Bengaluru Rural District. Earlier the developments in the area were controlled directly under the BMRDA Act as per the structure plan approved by government. In the structure plan, Nelamangala Local Planning Area comes under the Zones of APZ-2 & in IZ-2 (P) & 3 (P). Later, The Karnataka State Government has declared the Nelamangala Local Planning Area vide Government notification No:UDD:63:TTP:1996 Dated:27-01-1997 as per the clause 4 (A) of Karnataka Town & Country Planning Act, 1961.

The Nelamangala Local Planning Area consists of 243 villages of the entire Nelamangala Taluk, 42 villages of Bengaluru North Taluk, 60 villages of Magadi Taluk, Comprising in total 345 villages in its jurisdiction. The total extent of Local Planning Area is 735 sq.km (73408.85 Hectare).

In Government Notification no.UDD:141:BMR:2015 Dated:08-12-2015, Nelamangala Local Planning Area is extended by adding 37 villages of Doddaballapura Taluk and total area consisting of 243 villages of Nelamangala Taluk, 42 villages of Bengaluru North Taluk, 60 villages of Magadi Taluk & 37 villages of Doddaballapur Taluk with a total of 382 villages in its jurisdiction. The total extent of Local Planning Area is 830.41 sq.km (83041.70 Hectare).

In Government Notification no.UDD:36:BMR:2016 Dated:24-06-2016, Satellite Town Ring Road (STRR) Local Planning Area is notified by including 64 villages & 01 part village of Nelamangala Local Planning Area. Accordingly, Nelamangala Local Planning Area consists of 205 villages of Nelamangala Taluk, 42 villages of Bengaluru North Taluk, 34 villages of Magadi Taluk & 37 villages of Doddaballapur Taluk in total 318 villages in its jurisdiction. The Total extent of Local Planning Area reduced to 68880.15 Hectare.

Thereafter In Government Notification-II no.UDD:95:BMR:2016 Dated:30-11-2017 Doddaballapur Local Planning Area has been notified by including 37 villages of Madure Hobli, Doddaballapur Taluk after segregating from Nelamangala Local Planning Area. Presently Nelamangala Local Planning Area consists of 205 villages of Nelamangala Taluk,

42 villages of Bengaluru North Taluk & 34 villages of Magadi Taluk in total 281 villages in its jurisdiction.

The Nelamangala Planning Authority is constituted in Government order no.UDD:204:TTP:1997 dated: 14-07-1997 as per the clause of Section 4-C of Karnataka Town & Country Planning Act, 1961. The Metropolitan Commissioner, Bengaluru Metropolitan Region Development Authority, Bengaluru was the Chairman of the Planning Authority & the Assistant Director of Town & Country Planning working at BMRDA was the Member Secretary of the Planning Authority. Later, the post of the Member Secretaries of all the 06 Planning Authorities coming under the BMRDA jurisdiction is elevated to the cadre of the Joint Director of Town & Country Planning vide Government Order no.na.aa.ye.83 na.yo.se 2009, dated:25-06-2009 & the State Government have appointed the Joint Directors of the Town & Country Planning as the Member Secretaries for the Planning Authorities vide Government Order no.na.aa.ye.93 na.yo.se 2009, dated: 26.08.2009.

Government has nominated the following persons as a Chairman & Member of the Nelamangala Planning Authority in the order bearing No.UDD:87:BMR:2019 (E-Office) dated:22-10-2019 and following Chairman and Officer's have worked for the period from: 01-04-2021 to 31-03-2022.

Sl. No.	Post	Name	Period
1.	Chairman	1) Sri.S.Mallaiah	Date:01-04-2021 to 31-03-2022
2.	Member-Secretary & Joint Director of Town & Country Planning	1) Smt.N.Veena	Date:01-04-2021 to 31-03-2022
3.	Members	1) Assistant commissioners of Doddaballapura, Bangalore North and Ramanagara Sub divisions	Date:01-04-2021 to 31-03-2022
		2) Chief executive officer coming under LPA from existing local body within this Planning Authority.	Date:01-04-2021 to 31-03-2022
		3) Sri.Ramesh.M.S	Date:01-04-2021 to 31-03-2022

Brief report on Nelamangala Planning Authority

The Nelamangala Local Planning Area currently consists of 205 villages of the Nelamangala Taluk, 42 villages of Bengaluru North Taluk & 34 villages of Magadi Taluk. The Local Planning Area is bounded by Tumkur District in the North, Remaining part of Magadi Taluk in the South, Doddaballapura Taluk and Remaining part of Bangalore North Taluk in the East and Tumkur District and Remaining part of Magadi Taluk in the Western

portion. The Nelamangala town is at about 30 k.m from Bengaluru city. Two major national highways viz NH-4 & NH-48 are passing through the Nelamangala Local Planning Area.

Functions & Activities of Nelamangala Planning Authority

1. Preparation of master plan for the local planning area: To conduct physical, socio & economic survey& to prepare the master plan for the local planning area & to submit the same for the approval of the government through Bengaluru Metropolitan Region Development Authority as per the Karnataka Town & Country planning act 1961 besides control of the developments & to ensure the enforcement of the master plan in the local planning area.
2. Furnishing the Technical opinion & assistance to the various concerned departments/institutions under the Karnataka Town & Country planning Act.
3. Furnishing technical opinion to the Revenue Department for conversion of agricultural lands to non-agricultural purposes.
4. Furnishing the commencement certificates to the local bodies in the jurisdiction for the construction of the buildings & as well as giving approval to the residential, commercial, industrial & other layouts in the converted lands in its jurisdiction.

Duties & functions of the Planning Authority

Sl. No	Chairman	Member-secretary	members
1.	To Conduct the Authority meeting as per the Karnataka Planning Authority Rules, 1965.	To Carry out Overall supervision / execution of the office works & to implement the Planning Authority meeting decisions as per the sec-4(H) of the Karnataka Town & Country Planning Act, 1961.	To Participate in the Authority meetings & to discuss the various subjects in the meeting with regard to decision making aspects.

Various goals set for the discharge of the Duties by the Planning Authority

The Planning Authority is discharging its duties as per the guidelines of the various Government orders / circulars & carries out its functions in implementing the decisions taken at the Authority meetings at various stages.

Various Acts / rules followed for discharging day to day functions of the Authority

a. The Karnataka Town & Country Planning Act, 1961.
b. The Karnataka Planning Authority rules, 1965.
c. The Karnataka Cinema (regulations) Act, 1964.
d. K.C.S.R, 1957.

Details of the Documents available at the Planning Authority office

1. Report of the Government Approved Interim Master Plan and maps.
2. Report of the Government Approved Master Plan-2031 and maps.
3. Village maps of all the villages coming under the jurisdiction of LPA.
4. Files pertaining to layouts approved by the Planning Authority.
5. Files pertaining to the technical opinion given to the revenue department regarding land conversion.
6. Files pertaining to commencement certificate of building Plan.
7. Budget & cash books.
8. Stock Register

Details of the Officers designated in the Planning Authority to work under the Right to Information Act, 2005

1. Public information officer - Deputy Director of Town & Country Planning, Nelamangala Planning Authority.
2. Appellate Authority - Member Secretary, Nelamangala Planning Authority.

Planning Authority Website

The Planning Authority office is functioning at 2nd Main Road, Sadashivanagar, Nealamangala-562123, Bengaluru Rural District. All the information pertaining to the organizational setup, functions & duties of the Planning Authority are available at the Planning Authority office website www.nelamangala.tpa.gov.in

Facilities available for the information of the General public

All the informations & notifications pertaining to the Nelamangala Planning Authority office are displayed in the notice board meant for the general public.

1. **Land Conversion:** The Planning Authority is furnishing technical opinion for the conversion of the Agricultural lands from agriculture to non-agricultural purpose for the proposals received from the office of the Honorable Deputy Commissioner, Bengaluru Rural / Bengaluru Urban District / Ramanagar District as per the provisions of Zonal Regulations & the Approved Master Plan-2031 in the Local Planning Area of Nelamangala. In the current financial year, the Planning Authority has furnished technical opinion for 458 cases to the revenue authorities for the conversion of the land from agriculture to non-agricultural purpose.
2. **Layout Approvals:** The applicants submit the application form along with Conversion Order Obtained from Honorable Deputy Commissioner for approval of layout plan and all the other necessary documents to the Planning Authority. After scrutinizing the submitted documents, the proposal will be placed in the ensuing meeting of Planning Authority to get the administrative approval for the proposed layout plan. After obtaining the administrative approval, the fee notice for the remittance of the Betterment Fee, Scrutiny Fee & Lake development fee will be given to the applicants. Once the stipulated fee is paid by the applicants to the office, as per the section 17 of the Karnataka Town & Country Planning Act, 1961, the provisional

approval will be given to the layout plan as per the norms to undertake development works.

After ensuring the completion of all development works such as formation of the roads, C.D works, Drainage works, Drinking Water Connection, Electric Power Connection, Fencing & Gardening of Parks, Fencing of C.A areas, Street planting & handing over of Roads & Parks to Local bodies & C.A sites to Planning Authority at free of cost, The Planning Authority with conducting the physical inspection & verification, will accord the approval for release of 100% of sites in the Layout.

The Planning Authority has given 41 such approval to the multi unit layouts & 27 single unit layouts, total 68 layouts in the current financial year & sent to the concerned local bodies to take up further action & action is being taken as per the Town and Country Planning (Amended) Act 2015 to release the sites of the approved layout plan.

3. **Issue of Commencement Certificates for the Construction of Buildings:** The Planning Authority issues commencement certificates in respect of the proposals received in its jurisdiction for the construction of the buildings under sec 15 of the Karnataka Town & Country Planning Act, 1961. The approved building plan along with the commencement certificates will be sent to the concerned local body to take up further action at their end and also Technical opinion is furnished to the Town Municipal council, Nelamangala in respect of Building plan approval in Nelamangala Town. The Planning Authority has given 79 commencement certificates in this financial year.

4. **Master Plan (MP):** Government have accorded final approval for the Master Plan - 2031 prepared for Nelamangala Local Planning Area as per the provisions of Karnataka Town & Country Planning Act,1961 vide Government order No:UDD:150:BMR:2013 Bengaluru, dated:01-06-2015.

   Presently in the jurisdiction of Nelamangala Local Planning Area, Master Plan for 11 villages in the Solur Township Area has to be prepared. Action has been taken for preparation of Master Plan for Solur Township Area.

Meetings of the Planning Authority

The Planning Authority has conducted **06** (number) meetings in the current financial year. All necessary actions has been initiated by the Authority to implement the decisions taken at the authority meetings.

Staff details of the Nelamangala Planning Authority Office

The Nelamangala Planning Authority Office started functioning independently at Nelamangala since 31-08-2001. Presently the office is at 2nd Main Road, Sadashivanagar, Nelamangala-562123, Bengaluru Rural District. The Chairman nominated by the Government will be the head of the office and the Member Secretary of the Planning

Authority being the chief executive officer looks after & supervises all the administrative and technical functions of the office.

Government vide in the orders bearing no:UDD:91:Bem.ru.pra:01 Bengaluru, dated:11-05-2001, UDD:273:BMR:2009 Bengaluru, dated:13-10-2009 & UDD:57:BMR: 2010 Bengaluru, dated: 06-10-2010 have approved creation of the temporary posts given in the table & to fill the posts on deputation from the Department of Town & Country Planning. The Government has upgraded the existing Member Secretary post from the cadre of the Assistant Director of Town & Country Planning to the cadre of the Joint Director of Town & Country Planning vide in the order bearing no: naaa ye 93 nayo se 2009, dated: 26.08.2009.

Details of the sanctioned / filled posts in the Planning Authority office

Sl. No	Name of the Post	Sanctioned post	Filled post	Vacant post
1.	Joint Director of Town & Country Planning / Member Secretary	01	01	-
2.	Deputy Director of Town & Country Planning	01	01	-
3.	Assistant Director of Town & Country Planning	01	01	-
4.	Town Planner	02	02	-
5.	Assistant Town Planner	01	-	01
6.	First Division Assistant	01	01	-
7.	Typist	01	-	01
8.	Group 'D'	01	01	-
	Total	**09**	**07**	**02**

In order to carry out the day to day functions smoothly and effectively, the Planning Authority has outsourced the following staff with the approval of Authority.

1.	Technical Assistant	02
2.	Computer Operator cum Typist	02
3.	Data Entry Operator	01
4.	Group 'D'	03
5.	House Keeping	01

And for the official use of Chairman, the Planning Authority has outsourced the following staff.

1.	Personal Assistant	01

Construction of the Planning Authority (Own) Office building

As per the decisions of the The Planning Authority in its 41st meeting dated:09-10-2009, has submitted the proposal to the Government seeking approval for the construction of its own building in a site earmarked for civic amenities in the approved layout at Survey No.213 of Nelamangala village for an extent of 10 acres 23 guntas. The Government has

accorded the approval for the construction of the Nelamangala Planning Authority office building through the Public Works Department by utilizing the Planning Authority's own fund of Rs.125 lakhs (Rupees One hundred and twenty five lakhs only) & Rs.9.5 lakhs vide in the order bearing no: naaa ye:333:BMR:2010 dated:03-12-2010 & order bearing no: naaa ye:44:BMR:2015 dated:24-06-2015. The amount has been disbursed to the Public Works Department & the construction work was completed & handed over the office building on dated:11-11-2015 to the Authority. Presently the office is working in its own building.

Budget

As per section 68 (b) of the Karnataka Town & Country Planning Act- 1961 & as per the rule 22 of the Karnataka Planning Authority Rules,1965 the Planning Authority has prepared the budget for the financial year 2022-23 & placed the subject before its 109th Authority meeting held on 28-03-2022. With the approval of the Authority, the budget has been submitted to the Honorable Deputy Commissioner as per Government circular no.UDD:447:My.A.Pra:2016 dated:19-04-2017 for necessary approval on 30-04-2022.In the budget an income of Rs.14,45,15,000-00 has been envisaged for the financial year 2022-23 & a sum of Rs.15,63,15,000-00 earmarked for office expenses.

Details of Income & Expenditure

Income & Expenditure details for the year 2021-22

Sl. No.	Months	Income (in Rs.)	Expenditure (in Rs.)
1.	April- 2021	1,91,10,178–00	11,39,914–65
2.	May- 2021	1,15,31,463–00	10,33,329–65
3.	June- 2021	49,36,554–00	18,17,680–55
4.	July- 2021	1,54,16,970–00	27,91,767–65
5.	August- 2021	2,95,72,450–00	18,06,458–65
6.	September- 2021	47,46,979–00	14,13,002–67
7.	October- 2021	49,60,777–00	10,90,325–60
8.	November- 2021	45,48,959–00	21,06,175–65
9.	December- 2021	1,01,63,687–00	7,40,600–55
10.	January- 2022	1,77,59,278–00	13,87,601–15
11.	February-2022	1,00,78,380–00	9,28,652–60
12.	March-2022	2,31,41,677–00	11,18,382–87

Audit report for the year 2020-21

The Joint Director, The Local Accounts Audit Circle, Bengaluru office team has undertaken & audited the accounts & other records of Nelamangala Planning Authority Office for the financial year 2020-21 from 21-04-2021 to 27-04-2021 as per the section 68(C)(2) of the Karnataka Town & Country Planning 1961 & section 23 (2) of Karnataka Planning Authority Rules, 1965. The Audit observation report for the year 2020-21 has been received by the office on 22-09-2021.

Compliance report for the 2020-21 Audit observation is being prepared and palced before authority 109th meeting in subject no.109.12.2 held on 28-03-2022 and accorded the approval & the same has been submitted to the Joint Director, Senior Deputy Director office, Local Accounts Audit Circle, Bengaluru for further action on the compliance . Statement of Audit observation report of Nelamangala Planning Auhtority is enclosed in Annexure-1.

Statement of income & expenditure for the year 2020-21 of Nelamangala Planning Authority is enclosed in annexure -2.

Sd/-

Joint Director
Town & Country Planning,
& **Member Secretary**,
Nelamangala Planning Authority,
Nelamangala.

Annexure-1

Major Audit Observations, Objections & Recovery amount details found in 2020-21 Audit Report of Nelamangala Planning Authority

Sl. No.	Para No.	Major Observations	Objection Amount	Recovery Amount
1.	04	Non Compliance report to the previous audit report	–	–
2.	17	Non remittance of Beterment levy to State Town Planning Board	998395	–
3.	19	Non remittance of Pension Contribution / Leave Salary & New Pension Contribution	883507	–
4.	24	Non maintainence of Day Book	–	–
5.	30	Audit Fee Pending for Payment	–	116209
		Total	**1881902**	**116209**

Sd/-
Joint Director
Town & Country Planning,
& Member Secretary,
Nelamangala Planning Authority,
Nelamangala

Annexure-2

Nelamangala Planning Authority					
Details of 2020-21 Receipt & Expenditure					
Sl.No	**Receipt**	**Total**	**Sl. No**	**Expenditure**	**Total**
1.	Beterment levy	1,99,67,900–00	1.	Officers / Staff Salary	80,99,579–00
2.	Scrutiny fee	1,31,000–00	2.	Chairman / Members honorary	1,68,291–00
3.	Supersivion fee	51,500–00	3.	Telephone / Broad Band Expenditure	1,07,382–00
4.	Documentation fee collected as per RTI Act	27,361–00	4.	Electricity Expenditure	59,302–00
5.	RTI application fee	2,650–00	5.	Purchase of cartridges for computer printer, Laptop Purchase / Printer Purchase / Repair & AMC Charges	2,00,017–00
6.	Security deposit	1,81,100–00	6.	Purchase of toner cartridge for Xerox machine & repair charges	28,439–00
7.	Documentation & plan issuing fee	22,804–00	7.	Vehicles rent Expenditure	11,49,327–00
8.	Lake rejuvation fee	98,90,150–00	8.	Imprest amount	32,184–00
9.	Bank interest	69,72,381–00	9.	Postal Stamp purchase	22,000–00
10.	Paper Publication fee	8,42,500–00	10.	Paper Advertisement / Publication	7,50,034–00
11.	Excess Payment	6,900–00	11.	Out source employees salary	18,20,993–00
12.	Water Supply Scheme cess	86,04,200–00	12.	Printing charges	1,79,995–00
13.	Ring Road Development cess	86,04,200–00	13.	Stationary / Materials purchase	1,06,378–00
14.	Slum cess	42,78,500–00	14.	Furniture purchase	32,066–00
15.	MRTS cess	2,15,02,350–00	15.	Advocate bill payment	76,887–00
16.	Amalgamation fee	2,18,600–00	16.	5% of Beterment levy fee contribution to KSTPB	23,62,090–00
17.	Bifurcation fee	3,97,600–00	17.	Payment of IT / TDS	2,55,872–00
18.	Transfer of amount from Bank of Baroda account to SBI bank account	30,00,000–00	18.	Repayment	28,950–00
19.	Transfer of amount from Kaveri Gramina Bank account to Bank of Baroda bank account	17,96,231–30	19.	Installation of Cooling paper to office room glasses & Stickering of Name Board	12,810–00

20.	Returned unencashed Pension / Leave Salary Contribution	18,32,158–00	20.	Unencashed DD returned from Bank	5,720–00
21.	Penalty	8,88,900–00	21.	DSC Key Charges	2,500–00
22.	Maturity of Fixed Deposit	38,62,30,238–00	22.	GST Expenditure	63,298–00
			23.	UPS Service / Maintena nce	69,383–00
			24.	Contribution to Honarable Chief Minister Relief Fund	2,50,00,000–00
			25.	Cheque book, Statement, RTGS, SMS alert, NEFT, Pord Customer payment & Transaction charges	3,283–50
			26.	Transfer of amount from Bank of Baroda account to SBI bank account	30,00,000–00
			27.	Chartered Accountant Proffessional charges	3,08,250–00
			28.	Payment of Audit Fee	8,95,225–00
			29.	Travelling Expense	30,963–00
			30.	Amount Transferred from Authorities Akrama-Sakrama a/c no.671800100010478 to DEAF account due to non transaction since past 10 years	19,016–00
			31.	Transfer of amount from Kaveri Gramina Bank account to Bank of Baroda bank account	17,96,231–30
			32.	Fixed Deposit	53,00,00,000–00
	Total Receipt	**47,54,49,223–30**		**Total Expenditure**	**57,66,86,465–80**
	Opening Balance (as per cash book)	**16,63,63,376–27**		**Closing Balance (as per cash book)**	**6,51,26,133–77**
	Grand Total	**64,18,12,599–57**		**Total**	**64,18,12,599–57**

Sd/-
Joint Director
Town & Country Planning,
& Member Secretary,
Nelamangala Planning Authority,
Nelamangala.