

Chapter-V Land Revenue

5.1 Tax administration

The receipts from Land Revenue are regulated under Karnataka Land Revenue (KLR) Act, 1964, and the rules made thereunder and administered at the Government level by the Principal Secretary, Revenue Department. The Principal Secretary is assisted by four Regional Commissioners, 30 Deputy Commissioners (DCs), 44 Assistant Commissioners and 179 Tahsildars.

5.2 Internal Audit

The objective of an Internal Audit Wing (IAW) is to have a deterrent and reforming effect by pointing out mistakes and ensuring remedies without loss of time.

IAW has not been constituted under the Department, which leaves it vulnerable to the risk of control failure.

Audit recommends setting up of IAW in the Department to examine and evaluate the level of compliance with the rules and procedures so as to provide a reasonable assurance on the adequacy of the internal controls.

5.3 Results of Audit

In 2015-16, test check of the records of 69 units of Land Revenue revealed non/short realisation of cost of land, conversion fine, compounding fee and other irregularities amounting to ₹ 171.15 crore raised through 154 paragraphs, which fall under the following categories as given in Table 5.1.

Table 5.1
Results of Audit

Sl No	Category	₹ in crore)	
		No. of paragraphs	Amount
1	Short / non levy of cost of land	44	131.40
2	Short / non levy of lease rent	32	7.60
3	Short / non levy of conversion fine and compounding fee	49	1.81
4	Other irregularities	29	30.34
	TOTAL	154	171.15

During the course of the year, the Department had accepted under assessments worth ₹ 3.44 crore in cases pointed out through 42 paragraphs. An amount of ₹ 1.20 crore was also recovered in cases pointed out through 54 paragraphs pertaining to earlier years. A few illustrative cases involving ₹ 43.86 crore are discussed in the following paragraphs.

5.4 Irregular refund of bid amount

According to Section 174 of the KLR Act, 1964, in all cases of sale of immovable property, the party declared to be the purchaser shall be required to deposit immediately 25 per cent of the amount of his bid, and the balance within fifteen days from the date of the sale. Further, under Section 175(2) of the KLR Act, in cases of default of payment of the balance of the bid amount within the period prescribed in Section 174, the deposit, after defraying

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