

No.RD 137 LGP 85

Karnataka Government Secretariat,
M.S.Buildings,
Bangalore, dated: 4 -2-1986.CIRCULARSub:- Review of conversion cases and some irregularities-
regarding issue of instructions.

@@@

After a general review of cases of conversion of agricultural lands to non-agricultural use, it has come to the notice of the Government that in many of the cases dealt by the Assistant Commissioners/Tahsildars during the year 1984-85, the Assistant Commissioners/Tahsildars have failed to adhere to the provisions contained in Section 95-96 and 97 of the Karnataka Land Revenue Act, 1964 and the Circular instructions and guidelines issued by Government from time to time in this regard. Some of the lapses/irregularities are detailed as below:

- (1) Court fee stamp of Rs.4/- has not been affixed on the applications.
- (2) In several cases, the statutory period of four months, prescribed under Section 95(5) of the Act for disposal of conversion applications was not adhered to. There were inordinate delays in processing the applications and in passing the orders, and communicating them within the prescribed time limit.
- (3) Agricultural lands have been converted for industrial purposes without insisting upon the production of the provisional Registration Certificate issued by the Department of Industries and Commerce.
- (4) The extent of land converted ^{is} in excess of the extent applied for, or more than the actual requirements of the applicants, as per the building plans.
- (5) Conversion has been sanctioned in respect of the mortgaged lands without obtaining the consent of the mortgagees.
- (6) Conversion fine has been short-levied and phody fees not recovered.
- (7) Opinion of the Local Bodies, i.e. concerned Town Municipalities and Village Panchayats, in so far as it is relevant as per the provisions of the Act, is not obtained before sanctioning conversion.
- (8) In a few cases, conversion has been sanctioned within 2 or 3 days of receipt of such applications. This, obviously, makes the action of the sanctioning authority open to doubt and suspicion. The prescribed procedure etc as apparently not followed in such cases.
- (9) Conversion has been sanctioned for a purpose different from the one applied for.
- (10) In certain cases, RTC copies produced by the applicants have disclosed the existence of houses/structures in the lands