KUSHALANAGARA
PLANNING AUTHORITY



Goddess Kaveri

KUSHALANAGARA - 571234





In the Year 2022-23

ANNUAL REPORT

Swathi N Swamy

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ಕುಶಾಲನಗರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ

1 Preamble :-

Kushalnagar Town is an important Town and Head Quarters of Kushalnagar Taluk, in Kodagu District. The Population of the Town is 15,326 as per 2011 Census. Kushalnagar Town Panchayath is the Local body of the Town. This Town is located at a distance of 32km from the District Centre Madikeri and at a distance 236km from the Capital city of Karnataka Bengaluru. Bengalur-Bantwal National Highway-275 and Konanur-Makutta State Highway-91 are the Major Roads passing through the Town.

Geography of the Kushalnagar Taluk consists of Forest Area, Series of Hill and Rivers. Kodagu District has number of Tourist Spots and Piligrimages Spots therefore it will have direct effect on Kushalanagar Town. In this background to Develop the Town in systematic way, under the provisions of Karnataka Town and Country Planning Act 1961 section 4(c). The Government has been declared Local Planning Area for an area of 1105 hectares it includes Kushalnagar Town and some parts of surrounding villages.

I. Authority objectives :

Kushalnagar Town Planning Authority has been Constituted as per the clause 4C of Karnataka Town & Country Planning act 196I through vide Government Notification No: NAE 483 MYAPRA 2006 Dated:18.02.2008 and started functioning from 18.02.2008

Preparation of Master Plan for the Local Planning Area and submit same for the approval of the Government as per the Karnataka Town & Country Planning act 196I besides control of the developments & to ensure the enforcement of the Master Plan in the Local Planning Area, providing technical opinion to the local bodies, technical approval to private layouts in the converted lands and to Ensure planned developments in its jurisdiction.

II. Functions :

Planning Authority in its jurisdiction, preparation of master plan and getting approved by the Government, revising the master plan, regulating developments as per the master plan and issuing technical approval to layouts and providing technical opinion to the revenue department for conversion of agricultural lands to non-agricultural purposes.

2. Administative Structure :-

I. **The Administrative body of Kushalnagar Planning Authority in the Year 2022-23 is as follows.**

Sl. no	Name	Designation	Peiod
01	1. Sri M.M. Charan	Chairman	From 05-08-2020 To 28-03-2023
02	1. Sri A.N. Praveena 2. Sri J. Kumar 3. Kum. Swathi N Swamy	Member Secretary Member Secretary Member Secretary	From 08-01-2021 To 07-10-2022 From 07-10-2022 To 16-01-2023 From 16-01-2023
03	Chief Officer / Administative Officer Town Panchayath Kushalnagar	Member	—
04	Representative from Local Authority Sri B. AmruthRaj, Elected Member of Kushalnagar Town Panchayath is nominated as a Member from Kushalnagar Town panchayath.	Member	From 15-11-2021
04	3 Members Nominated from Government 1. Sri Vyshak 2. Sri Pundarikaksha V.D 3. Sri Madhusudhan	 Member Member Member	 From 05-08-2020 To 28-03-2023 From 05-08-2020 To 28-03-2023 From 05-08-2020 To 28-03-2023

II. **Particulars of Administrative Expenditure** :-

A) Chairman Honorarium, House Rent Allowance and other Expenditure

B) Salary of Member Secretary

C) Honorarium for Nominated Members from Government

D) Outsource Services charges

E) Detailed Contingency Expenditure (Offices Building, Telephone, Furniture, Printing, Drawing and Stationery and other Expenditure)

3. Achieved Progress :-

Total achieved progress of detailed information:

I. Issued Commencement Certificate for Constructions of Buildings within the local planning area jurisdiction.

II. Technical Opinion to the Revenue Department for Conversion of Agricultural Lands to Non Agricultural Purposes.

III. Technical Approval is given to Private Layouts in the Converted Lands.

4. Resources of Consolidation :-

I. Requirement and recovery and balance sheet(D.C.B) - Nil -

II. Municipality Fund - Nil -

Budget for the Year 2022-23 :

Brief Budget for the year 2022-23

Particulars	For the year 2022-23 Estimates
1	2
Opening Balance	58,34,487
Receipts	62,75,000
Total	1,21,09,487
Payments	1,09,09,000
Closing Balance(As on March 2023 End)	12,00,487

5. Expenditure of 2022-23 :-

Brief Expenditure as allotted in the Budget for the year 2022-23 upto 31-03-2023

Particulars	For the year 2022-23 (upto 31-03-2023) Actual
1	2
Opening Balance	58,61,218
Receipts	47,24,843
Total	1,05,86,061
Payments	73,49,910
Closing Balance (As on March 2023 End)	32,36,151

6. Physical Progress :-

Particulars of achieved physical progress of the year 2022-23 :

I. Issued Technical Opinion for Land Conversions - 54

II. Sanction of Private Layouts - 20
(Provisional approved layout-04, Final approved layout- 01, single plot layout-15)

III. Technical opinion given to Construction of Buildings - 78

7. Progress of Welfare Programmes :-

1. S.C /S.T Community Development (24.10%) - Nil -
2. Weaker Section Welfare Fund (7.25%) - Nil -
3. Physically Handicapped Welfare Fund (5%) - Nil -

8 Special Performance/ Award : - Nil –

9. Aims of 2023-24 :

1. Implementation of major road proposals in the Master Plan with the financial assistance from Local bodies.
2. Acquiring the land reserved in Master Plan for public purposes and developing the same to their respective use.
3. Financial assistance will be given to Develop tanks within the LPA as per Lake Development Authority Guidelines.
4. Proposal will be sent to Extend the Local Planning Area.

Swathi N Swamy

Member Secretary
Kushalnagar Planning Authority
Kushalanagar