

Infrastructure & Development Authorities

Infrastructure and development authorities are responsible for planning, regulating, and facilitating urban growth, land development, and public infrastructure projects that shape economic and social development. Through its audits, the CAG identifies gaps in planning frameworks, project governance, regulatory controls, and implementation mechanisms that may affect efficiency, transparency, and intended development outcomes. The example presented in this section demonstrates how audit recommendations helped strengthen policy design, improve eligibility and allotment criteria, enhance accountability in land and infrastructure development processes, and reduce risks associated with speculative participation and project delays. These outcomes highlight the role of audit in supporting infrastructure and development authorities to promote transparent, efficient, and sustainable development.

Reform of allotment conditions in Sports City and REP schemes, Greater Noida Industrial Development Authority (GNIDA), Uttar Pradesh

During the performance audit on land acquisition and allotment of properties in Greater Noida, the office of the Principal Accountant General (Audit-II), Uttar Pradesh, Lucknow, found that allotment conditions permitted subdivision of plots among consortium members without lock-in or independent eligibility criteria, leading to allotment to ineligible entities and project delays of 5–7 years.

Audit recommended strengthening scheme design and eligibility norms. GNIDA revised policy provisions by discontinuing subdivision, prescribing minimum net worth, liquidity and turnover criteria, and mandating continuity of consortium composition. These measures improved accountability in allotment, reduced speculative participation, and strengthened the regulatory framework governing such development schemes.

SDGs

