

ADMINISTRATION REPORT

FOR

2019-20

GREATER COCHIN DEVELOPMENT AUTHORITY, KOCHI – 20

ADMINISTRATION REPORT FOR 2019-20

INTRODUCTION

As a first step towards the formalized development planning of the Cochin region, an advisory committee was set up in 1965. In the same year itself, a Joint Town Planning Committee was constituted for their planning & development and this committee has been elevated into a trust viz. Cochin Town Planning Trust under the Chairmanship of the District Collector. In the course of time, the authorities were convinced of the fact that a larger set up is required to control the growth of the Cochin City and its environs in a planned manner which resulted in the formation of GCDA in the year 1976.

The Greater Cochin Development Authority came into existence on 24.1.1976 under the Madras Town Planning Act of 1920 and Travancore Town Planning Act IV of 1108 read with G.O. (MS) No.19/76/LA & SWD dated 23.1.1976. Whereas in exercise of the powers conferred by sub-section (1) of section 51 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Greater Cochin Development Authority has been constituted as per notification issued under G.O(P) No. 47/2016/LSGD dated 16th December 2016 and published as SRO No. 756/2016 in the Kerala Gazette Extraordinary No. 2180 dated 16th December 2016. This is a body coming under the Local Self Government Department of the Kerala and now guided by clause 51-60 of Kerala Town and Country Planning Act 2016 vide notification 19904/Leg C1/2013/Law dated 17th March 2016.

The jurisdiction of GCDA covers an area of 732 sq.kms consisting of Kochi Corporation 6 Municipalities and 33 Panchayaths. Subsequently, Goshree Island Development Authority (GIDA) was constituted vide G.O.(MS) No.114/94/LAD dated 18.5.1994 comprising 8 Island Panchayaths and two wards of Cochin Corporation viz: Thanthonnithuruthu and Fort Vyppin having an area of 100 sq.kms and thus delimiting the jurisdictional area of GCDA to 632 sq.kms.

Corporation :- Kochi except Fort Vypeen, Gundu Island and Thanthonnithuruthu

Municipalities:- Aluva, North Parur, Angamali, Perumbavoor, Tripunithura Kalamassery, Maradu, Thrikkakara and Eloor.

Panchayaths:- Chellanam, Kumbalanghi, Mulanthuruthi, Cheranelloor, Kumbalam, Udayamperoor, Vadavucode-Puthencruz, Vazhakulam, Choornikara, Edathala, Keezhmadu, Chengamanad, Sreemoolanagaram, Alangad, Kadungalloor, Ezhikkara, Kottuvally, Nedumbassery, Kanjoor, Varapuzha and Chottanikkara.

Before the Town and Country Planning Act, 2016 came into existence the following were specific function /missions of GCDA.

1. To guide urban development by checking urban sprawl and promoting healthy growth of urban and rural areas through long term, short term and action area oriented detailed development plans.
2. Preparation and notification of draft general and Detailed Town Planning Schemes in consultation with the Town Planning Department.
3. Implementation of General and Detailed Town Planning Schemes sanctioned by Government.
4. To co-ordinate the activities of the various agencies. (After the 73rd and 74th Constitutional Amendment Act and subsequent Kerala Municipalities Act of 1994, the role of GCDA is to be redefined). Promulgation of new Town and Country Planning ordinance 2014 states that the Development Authorities already constituted shall continue.
5. To monitor and implement the plans and proposals through public participation, timely revision and by prioritizing proposals.
6. To determine the phasing of development, providing open spaces and recreational facilities depending on the needs of the region.

The present functions of GCDA after the act came into existence are:-

- i) Preparation and implementation of land re-adjustment or land pooling or land banking schemes for the purpose of implementation of projects in the Development Authority area, in tune with the provisions of this Act.
- ii) Promoting planned development as envisaged in the Plans for the development authority area, through tools like Transfer of Development Right, accommodation, reservation etc.
- iii) Set-up special function agencies, if required, & guide, direct & assist them on matters pertaining to their respective functions.
- iv) Co-ordination of implementation of plans under this Act in the Development Authority area.
- v) Perform such other functions as are supplemental, incidental or consequential to items (i) to (iii) above or as may be directed by the Government, the District Planning Committee or the Metropolitan Planning Committee, as the case may be from time to time.

Kerala Development Authority Rules – 2015

The Governor of Kerala has promulgated the Kerala Town & Country Planning Ordinance 2015 (6 of 2015) repealing the Town Planning Act 1108 ME (IV of 1108 ME) the Madras Town Planning Act, 1920 (Madras Act Vii of 1920) and the Travancore Town and Country Planning Act 1120. Thus Kerala Development Authorities Rules 1984 ceased to operate. The Kerala Development Authorities rules 2015 came into force on the 23rd day July 2015 on the basis of the Government order No. G.O.(P) No. 242/2015/LSGD. The functioning of this Authority is governed by the KDA rule 2015.

The Town Planning Act (Act IV of 1108) & Chapter IX of Town Planning Act 2016

Chapter IX of the Town Planning Act 2016 (Act IV of 1108) also elaborates the powers of General Council, Executive Committee, Chairman and Secretary of the Authority. It also explains the mode of constitution of General Council and Executive Committee of the Authority and appointments of the Secretary and Chairman of the Authority.

ORGANISATIONAL SETUP

The organisation is divided into various departments and sections for administrative convenience. (See Annexure I)

website - www.gcda.kerala.gov.in

email - gcdaonline@gmail.com

FAX - 0484 2206230

Phone Nos. EPABX - 2204261, 2205061, 2205861, 2206122, 2204875, 2203761

" Chairman - (Office) 2206230

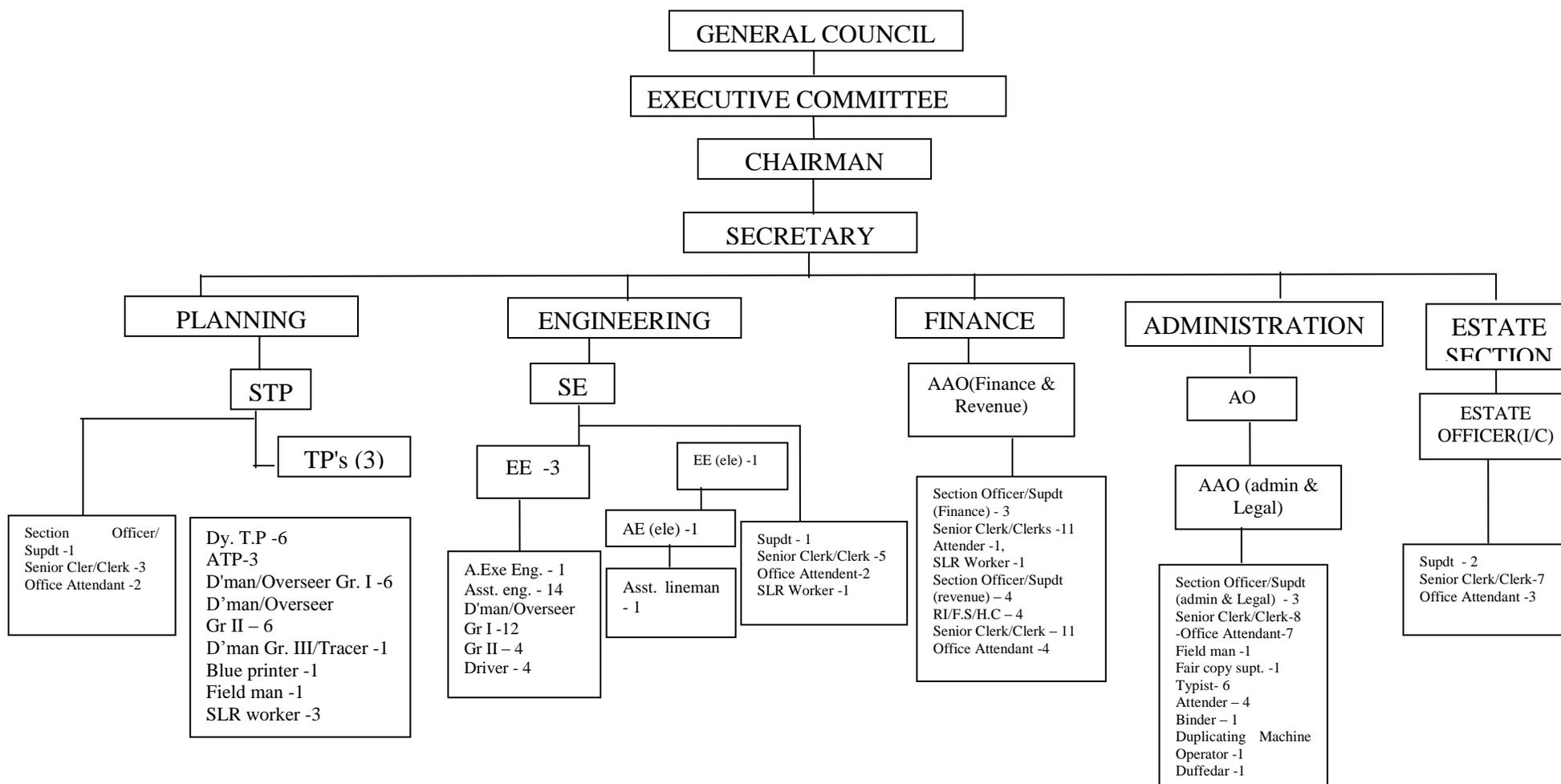
(Residence) 2226830, 2226360, 2203666, 2206401

" Secretary - 2203378 (Residence) 2205791

ORGANISATIONAL SETUP OF GCDA

Annexure I

STAFF POSTION AS ON 31.03.2020



HUMAN RESOURCES**Annexure II****Staff Strength of various cadres and men positions as on 31.03.2020**

Sl. No.	Name of Post	Staff Strength	Staff in Position
1.	Secretary	1	1(On deputation)
2.	Administrative Officer	1	1
3.	Assistant Administrative Officer	2	2
4.	P.A. to Chairman	1	1(Addl. charge to superintendent)
5.	Superintendent	14	14
6.	Assistant Grade I(1 on LWA)	1	1(One on LWA)
7.	Assistant Grade II	1	1(Supernumerary)
8.	Head Clerk/Revenue Inspector/Field supervisor	4	4
9.	Senior Clerk	25	25(1 staff on deputation to other department)
10.	Clerk/Bill Collector	26	22
11.	Driver	4	1
12.	Roller Driver	1	Nil
13.	Fair Copy Superintendent	1	1
14.	Selection Grade Typist	2	1
15.	U.D. Typist	2	2
16.	L.D. Typist	2	0
17.	Attender	6	6
18.	Binder	1	1
19.	Nursery Attender	1	Nil
20.	Blue Printer	1	1
21.	Fieldman	2	2
22.	Duplicating Machine Operator	1	1
23.	Duffedar	1	1
24.	Office Attendant	19	15
25.	Superintending Engineer	1	1
26.	Executive Engineer	3	1
27.	Assistant Executive Engineer	5	5
28.	Executive Engineer (Electrical)	1	Nil
29.	Assistant Engineer(civil)	13	7(1 Temporary promotion from Overseer/Draftsman Grade. I)
30.	Draftsman/Overseer/Surveyor Grade I (Eng)	12	9
31.	Draftsman/Overseer/Surveyor Grade II(Eng)	4	1
32.	Assistant Engineer (Ele)	1	1

33.	SLR (unskilled) worker Engineering	1	1
34.	Senior Town Planner	1	Nil(Addl. charge to TP)
35.	Town Planner	4	2 (1 on deputation)
36.	Landscape Architect	1	Nil
37.	Deputy Town Planner	6	4
38.	Assistant Town Planner	3	2
39.	Draftsman/Surveyor Grade I (planning)	6	5
40.	Draftsman/Surveyor Grade II (planning)	6	Nil
41.	Draftsman/Surveyor Grade III/Tracer	1	Nil
42.	SLR Unskilled worker (Planning)	3	3

In compliance with the letter No. 2491/G2/2004/LSGD, dated 04.07.2006 all fresh future appointments in GCDA (other than promotion) shall be to posts and designation on par with Municipal Common Service and not to the posts and designations under Secretariat pattern. Hence on retirement or promotion the posts will become defunct.

Staff strength of various Cadres and men in position : Annexure III

STAFF POSITION AS ON 31.03.2020

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
1.	<u>Secretary (i/c)</u>	1	Smt. Jinumole Varghese, Town Planner
2.	<u>Administrative Officer</u> 55350-101400	1	Sri. A.Imamin Mubeen
3.	<u>Assistant Administrative Officer</u> 42500-87000	2	1. Smt. B.Remadevi 2. Smt. P.A. Sheeba
4.	<u>P.A. To Chairman</u> 35700-75600	1	Additional charge to Smt. Sreevidia V., Superintendent
5.	<u>Assistant Grade I</u> 26500-56700	1	Smt. Nitha Ramachandran (On L.W.A)
6.	<u>Assistant Grade II</u> 22200-48000	1	Smt. P.A. Hafasth (Supernumerary)
7.	<u>Superintendent</u> 30700-65400	14	1. Smt. Sreevidia V. 2. Smt. C.B. Sreedevi 3. Smt. R.T. Roopa 4. Sri. C.K. Murali 5. Sri. V.C. Dhanesh 6. Smt. O.S. Asha 7. Smt. Bindu K.K. 8. Smt. C.P. Anupreethi 9. Smt. K.A. Sini 10. Sri. Vinu K. Ponnann 11. Sri. V.C. Manoj 12. Sri. K.D. Sajee 13. Sri. Manoj Krishnan 14. Smt. Hemavasudevan

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
8.	<u>Head Clerk/Field Supervisor/Revenue Inspector</u> 26500-56700	4	<ol style="list-style-type: none"> 1. Sri. Sajeevan C.R. 2. Sri. T.R. Vinoykumar 3. Smt. Sophy Thomas 4. Sri. Saji S. Raj
9.	<u>Senior Clerk</u> 25200-54000	25	<ol style="list-style-type: none"> 1. Sri. Ajai R.S. 2. Smt. P.K. Laila 3. Smt. Divya K.B. 4. Smt. Nisimol K.S. 5. Smt. Manjusha K.B. 6. Smt. Neena V.N. 7. Smt. Bindhu K.R. 8. Sri. S. Sunil (On Deputation) 9. Sri. E.P. Shameer 10. Sri. T.S. Muraleedharan 11. Sri. P.N. Shaji 12. Sri. S. Sreekumar 13. Smt. Ayshamol K.S. 14. Smt. Sindhu E.N 15. Sri. Ani C.K. 16. Sri. Nidhin Babu 17. Sri. Sreejith M. 18. Smt. Beena N. 19. Smt. Shiny M.B. 20. Smt. Asha L 21. Sri. Rajeev B 22. Smt. Deepa K.R 23. Sri. Anilkumar G 24. Sri. Abdul Hameed M.E. 25. Smt. Manjusha L.
10.	<u>L.D. Clerk</u> 19000-43600 As per instruction in G.O.(MS) No. 305/11/LSGD dated 07.12.2011, Municipal Common Service Rule for Ministerial Staff was send to Government with the approval of Executive Committee & General Committee for sanctioning the same.	26	<ol style="list-style-type: none"> 1. Sri. Anand M. 2. Smt. Minnath K.A. 3. Smt. Juana Bindu P.P. 4. Smt. Sheeja V. 5. Smt. Bini K.T. 6. Smt. Ancy Mathai 7. Sri. Sudheesh S. 8. Smt. Anitha C. Antony 9. Sri. Rajesh Rajappan 10. Smt. Minimol K.P. 11. Sri. S. Francis 12. Kum. Deepika R.(On LWA) 13. Smt. Bindu L. 14. Smt. Remya P.G. 15. Sri. Vineesh A 16. Sri. Johnsaon Thomas 17. Smt. Hazeena Jaleel

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
			18. Smt. Hazeena Jaleel 19. Smt. Shijna T.A. 20. Kum. Varana P.A. 21. Smt. Sangeetha B.S 22. Sri. T. Sanalkumar (on LWA) 23. Sri. Sooraj S. Kumar
11.	<u>Driver</u> 18000-41500	4	1. Sri. M.G. Sujith
12.	<u>Roller Driver</u> 19000-43600	1	Vacant
13.	<u>Fair Copy Superintendent</u> 30700-65400	1	Smt. Raji. N.R.
14.	<u>Selection Grade Typist</u> 27800-59400	2	1. Smt. Rema P.R.
15.	<u>U.D. Typist</u> 25200-54000	2	1. Sri. T.K. Manoj 2. Smt. Anu B. Mole
16.	<u>L.D. Typist</u> 19000-43600	2	Vacant
17	<u>Attender/Fieldman/Duplicating Machine Operator (Secretariat pattern)</u> 17500-39500	1	Sri. T.K. Sreekumar
18	<u>Attender/Fieldman/Duplicating Machine Operator</u> 17000-37500	09	1. Smt. Binu Joseph 2. Sri. P.P. Jacob 3. Sri. P.G. Madhuraj 4. Smt. V.Y. Sindhu 5. Smt. J. Jayakumari 6. Smt. Saphy Peter 7. Sri. Sabu K.P 8. Smt. Sreeja P.J. 9. Sri. Prasanth.K.C
19	<u>Binder</u> 17500-39500	1	Smt. P.S. Sreeja
20.	<u>Nursery Attender</u> 17500-39500	1	Vacant
21.	<u>Blue Printer</u> 17500-39500	1	Sri. E.M. Basheer
22.	<u>Duffedar</u> 17500-39500	1	Sri. N.V. Shibu
23.	<u>Office Attendant</u> 16500-35700	15	1. Sri. Fiyas C.M. 2. Smt. Sakeenath Abdul Samad C.A. 3. Sri. Jayan P.R. 4. Smt. Raji. M.R. 5. Smt. Shiji P.R. 6. Smt. Sreekala T.P. 7. Smt. Anitha M

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
			8. Smt. Swapna O.S. 9. Smt. Athira Devi 10. Smt. Saji M.R. 11. Smt. Chinchu Krishna 12. Smt. Manju. V.P. 13. Smt. Lisha P.V. 14. Kum. Yamaua Krishnan 15. Smt. Asha Raj
24.	<u>SLR Unskilled Worker (Planning)</u> 17500-39500	3	1. Sri. C.R. Rajeevan (TBHG) 2. Sri. N.P. Sajeevan (TBHG) 3. Sri. E.J. Joseph Sartho (TBHG)
25.	<u>SLR Skilled worker (Engineering)</u> 17500-39500	1	Vacant
26.	<u>SLR Unskilled Worker (Engineering)</u> 17000-37500	1	Sri. P.M. Harikumar (TBHG)
27.	<u>Superintending Engineer</u> 85000-117600	1	Smt. Jeby John
28.	<u>Executive Engineer</u> 68700-110400	3 (2 vacant)	1. Sri. Mathew Joy
29.	<u>Executive Engineer(Electrical)</u> 68700-110400	1	Vacant
30	<u>Assistant Executive Engineer (Civil)</u> 40500-85000		1. Smt. S. Hema 2. Sri. David Y. 3. Smt. Athira S. 4. Sri. Jayachandran C. 5. Smt. Usha S.S.
31.	<u>Assistant Engineer(civil)</u> 39500-83000	13 (5 vacant)	1. Smt. Divya Vijayan 2. Sri. Anil Varghese 3. Smt. A. Preena 4. Sri. Deepak K. Dasan 5. Smt. K.S. Jayasree 6. Smt. E.K. Shaini 7. Smt. Bini K.P.(Temporarily promoted as AE. from Overseer Gr.I)
32.	<u>Assistant Engineer (Electrical)</u> 39500-83000	1	Smt. Deepthi D
33.	<u>Draftsman/Overseer/Surveyor Grade I</u> 26500-56700	12 (6 vacant)	1. Sri. Babul C. Panicker 2. Smt. Deepamol S. 3. Smt. Asha S.L. 4. Smt. Reshmi S. Nair 5. Smt. Deepa Sasidharan 6. Smt. Reshmakrishna R 7. Sri. Syamprakash V.P. 8. Smt. Sumimol T.S. 9. Sri. Jissenmon K.T.

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
34.	<u>Draftsman/Overseer/Surveyor Grade II</u> 22200-48000	3	Vacant
35.	<u>Assistant Lineman</u> 19000-43600	1	Vacant
36.	<u>Senior Town Planner</u> 85000-117600	1	Addl. charge to Sri. Rajesh T.N(TP)
37.	<u>Town Planner</u> 68700-110400	4	1. Sri. Rajesh T. N. (On Deputation) 2. Sri. Subhash S.
38.	<u>Landscape Architect</u> 55350-101400	1	Vacant
39.	<u>Deputy Town Planner</u> 40500-85000	6	1. Smt. C.K. Syamala (Estate Officer i/c) 2. Smt. Manju Jawahar 3. Greeshma P.G 4. Smt. Leelavathy R.
40.	<u>Assistant Town Planner</u> 40500-85000 39500-85000	3	1. Sri. Ragesh K.G. 2. Asha Latha S.
41.	<u>Draftsman/Surveyor Grade I</u> 26500-56700	6 (3 vacant)	1. Smt. Bincy Elizabeth 2. Smt. Ranjini Rajan 3. Sri. Givin P.G. 4. Smt. Sreelakshmi P.R.
42.	<u>Draftsman/Surveyor Grade II</u> 22200-48000	6	
43.	<u>Draftsman/Surveyor Grade III/Tracer</u> 19000-43600	1	Nil

2) Details of employees working on contract/deputation/daily wages/as guests (only number)

Contract	:	3
Deputation	:	2
Daily wages	:	23
Guests	:	Nil.

3) Recruitments made during the year (Cadre wise numbers)

Including compassionate appointments

Clerk	-	1
Town Planning officer	-	1

4) Retirement during the year 2019-20 - 4

5) Dismissals/retrenchments during the year 2018-19 - Nil

6) Details of posts/personal transferred to local bodies - Nil

- 7) Personnel working from GCDA on deputation - 1
- 8) Details of posts created/abolished during the year - Nil
- 9) Supernumerary posts operated during the year - Nil

Note to Establishment Schedule

Sl. No.	Sl. No. in the Estt. Schedule	Name of Officer / Designation	Details of Staff on deputation and other details
1.	5	Smt. Nitha Ramachandran, Assistant Gr. I	On L.W. A.
3.	9	Sri.S.Sunil, Senior Clerk	On deputation to KBCWWB, Thiruvananthapuram
4.	37	Sri. T.N.Rajesh Town Planner	On deputation from Kerala Town and Country Planning Department
5.	10	Smt. Deepika R. Clerk	On LWA
6	1	Smt. Jinumole Varghese, Town planner	On deputation from RTP office, Ernakulam
7	10	Sri. Sanal T. Nair	On LWA

10) Consultants engaged during the year 2019-20

- 1) For electrical related work electrical panel is appointed Term period of panel has expired on August 2020
- 2) M/s. Vishnu Rajendran & Company,
Chartered Accountants,
G-148, Panampilly Nagar,
Kochi – 36
- 3) A.A. Menon & Associates
First Floor, Ambady panthiyil Towers
Warriam Road, Ernakulam – 682 016

- 11) Details of training conducted/personnel sent for training
(Course details and number of personnel Only) : 1 training conducted
- 12) Awards, Rewards, Certificates etc. for meritorious Service : Nil
- 13) Disciplinary proceedings against department/ personnel : Nil

FUNCTIONING OF GCDA

GENERAL COUNCIL

The General Council is the policy making body for determining the lines on which the improvement and development of the area within the jurisdiction of the Authority shall proceed and have power to review the actions of the Executive committee in implementing the policies determined by the Council. The General Council of the Authority consists of 16 members including Chairman and they are as follows:

<u>General Council Members of GCDA</u>		
1. Adv. V. Saleem Valiyakath veedu Hill road, Aluva, Ernakulam (From 12.09.2018 onwards)	Chairman	0484-2206230 2206401
2. Sri. Anwar Sadath, MLA Olikkara house, Parambayam, Chengamandu P.O., Aluva Ernakulam – 683 585	Member	9846887886
3. Sri. Roji M. John, Mullamadakkal House Ayroor P.O. Ernakulam – 683579	Member	9971392134
4. Sri. V.K. Ebrahim Kunju Valiyapparambil House Kongorppilly P.O., Ernakulam – 683 518	Member	9846099400
5. Sri. K.J. Maxy, Konnoth House 16/1741(9/1043) Thoppumpady, kochi - 5	Member	9447136374
6. Sri. V.P. Sajeendran, Anikkad East P.O Kottayam – 686 503	Member	9447065000
7. Sri. Eldhose Kunnappilly, Kunnippilli House Marady South P.O. Muvattupuzha Ernakulam	Member	9446300547
8. Sri. Anoop Jacob, Thanikunnel Valiyappadam Oliyappuram P.O,	Member	9847069671

Koothattukulam(via) Ernakulam		
9. Sri. P.T. Thomas, Puthiyaparambil H.No. 44/1362(27/41/1100A) Vylassery Road Palarivattom P.O., Ernakulam – 25	Member	9447029595
10. Sri. M. Swaraj, Suma Nivas Bhoodhan Colony P.O. Malappuram – 679 334	Member	9447631581
11. Sri. V.D. Satheesan, Devaragam Kesari Junction North Paravur	Member	9447018183
12. Sri. John Fernandez , Ninavu, Edakochi, Ernakulam – 682 006	Member	
13. Sri. John Lukose Chartered Accountant T.C. 37/3641-A Ponnath Lane, Deshabhimani Junction, Kaloor, Kochi – 682 017	Member	
14. Secretary of the Municipal Corporation, Kochi	Member	0484-2369007
15. District Town Planner, Town and Country Planning Department, Ernakulam	Member	0484-2204291
16. Executive Engineer (Roads and Bridges), Public Works Department, Ernakulam	Member	0484-2425353
17. Secretary, Greater Cochin Development Authority	Member	0484-2203378

The General Council has 3 sitting during the year under report.

EXECUTIVE COMMITTEE

The executive powers of the Authority vest in the Executive Committee and it is responsible for carrying out the provisions of the Town Planning Act and for giving effect to the policies laid down by the General Council for the improvement and development of the area within the jurisdiction of the Authority. The Executive Committee consists of 6 members including Chairman and they are as follows:-

1. Adv. V. Saleem, Chairman, GCDA
2. Shri. M. Swaraj, MLA, Thrippunithura
3. Sri. K.J. Maxy, MLA, Kochi
4. Secretary, Municipal Corporation, Kochi
5. District Town Planner, Town and Country Planning Department, Ernakulam
6. Executive Engineer, (Road & Bridges) Public works Department, Ernakulam
7. Secretary, Greater Cochin Development Authority

The Executive Committee had 10 sittings during the year under report.

Administration Department

The Administration Department functions as the co-ordinating agency between various departments for expeditious disposal of the business and it exercises general supervision and control and enforces discipline.

This department is functioning under the control of the Administrative Officer. The entire matters to be placed before the Executive Committee and General Council of GCDA are routed through this department. Establishment & General Section, Office Section, Record Section, Library etc. are working under this department.

A Legal Section is also functioning under the Administration Department. It deals with all cases arising from the matters dealt with by GCDA except Land Acquisition cases. Land Acquisition cases are dealt separately in Estate Department. As on 19.06.2020 a total number of 2 cases are pending before the Hon'ble Supreme Court, 215 cases before High Court, 142 cases before Lower Courts and 22 cases before Legal Forum.

Estate Wing

Estate department is responsible for the proper management of GCDA's all properties viz. land and buildings. The main functions of this department are allotment/disposal of land, houses, shops and office rooms, allotment of various grounds, stadium, community hall etc. for programmes, tendering/auction of parking spaces, taking possession of acquired land, assignment of purambokku land, Rehabilitation of Kudikidappukar and small holders, mutation of various revenue records in respect of land acquired by the Authority under various schemes with the help

of LA Special Thahasildar. This department is also responsible for attending LAR's/LAAs cases filed against Awards of LAO under various schemes.

A Statement showing the details of Payment/Receipts through Estate Department

Standard rent collected from the allotment of Quarters	=	Rs. 10,680/-
Sale of form	=	Rs. 1,000/-
Payment of LAR case no. 264/90	=	Rs. 7,41,231/-
Advocate fees of LAR case 264/90	=	Rs. 30,000/-
Rent collected from the allotment of various ground/hall	=	Rs. 2,38,99,367/-
Rent collected during financial year 2019-20	=	Rs. 11,10,126/-
Sale of land from Elamkulam West Extension Scheme	=	Rs. 2,84,060/-
Sale of land from Rameswaram West Town Planning scheme part payment	=	Rs. 17,32,000/-
Miscellaneous collection(fine, dise/cost)	=	Rs. 6052/-
Collection of Rent on shops and office space	=	Rs. 65,84,991/-
Parking fees collection	=	Rs. 1,43,25,849/-
Sale of forms	=	Rs. 26,500/-
Kakkanad studio apartment	=	Rs. 21,35,471/-
Collection of rent of shops, office space, apartment	=	Rs. 27.90564/-
Bunks - Rent		Rs. 11,09,962/-
Total Payments	=	Rs. 7,71,231/-
Total receipts	=	Rs. 5,40,16,622/- =====

Planning Department

Planning Department is headed by Senior Town Planner who is technically assisted by Town Planners who are in charge of various planning cells. There is an administrative section which is headed by Section Officer/Superintendent who deals with files and correspondence. Town Planners as head of planning cells are assisted by Deputy Town Planners, Assistant Town planners, Draughtsman/Surveyors. Duties under taken by planning departments are preparation of project reports, investigation and initiation of new schemes and projects, feasibility study, architectural design of buildings, MP/MLA fund works, carrying out scientific study reports, technical guidance to local bodies and Kochi Metro and preparation of final survey sketches of allotted plots.

Now that new Kerala Town and Country Planning Act 2016 is passed by Kerala Assembly and Kerala Development authorities rules have also come into existence to carry out the functions mentioned in the introduction for which planning department has the major role.

Engineering Department

The Engineering Department is functioning under the control and guidance of the Superintending Engineer. There are four divisions under this department. The administration of this department is under the supervision of the Section Officer/Superintendent and the drawing branch is under the Head Draftsman. Various scheme proposals of GCDA formulated by the Planning Department are implemented by the Engineering Department. A brief description of the functions of this department is furnished below:

The Engineering Department of GCDA is solely responsible for Engineering Design, planning, Analysis of Cost, Estimation, sanctions, contract management, Execution, Supervision & Maintenance of Construction activities, Monitoring along with Asset management, maintenance of Roads, Buildings, Movable and immovable assests of GCDA and other DTP Scheme Areas under jurisdiction of GCDA.

The Department also extends consultancy services in planning, and Engineering expertise to urban local bodies and institutions. The Department oversees works related to public –private partnership (PPP), BOT schemes etc with alternative financial support.

The Department is divided into divisions including one electrical wing.

Each Division is divided into Sub divisions under the control of AEE & each sub division in turn is divided into a number of sections under the charge of Assistant Engineers, assisted by overseers.

Also, in addition to above, the Department has Drawing branch & Accounts branch. The Drawing branch comprises of Technical Assistants, Assistant Engineers (Works) assisted by Draftsman's, which deals with contracts, bidding, tendering etc.

The Quality Control lab is under the control of this department. It is equipped with essential quality testing equipments mandatory as per quality standards.

Functions and Responsibilities of Engineering Department in General.

- a) To plan, organize, and co-ordinate works related to the Engineering Department based on budget allocation & Government sanctioned project.
- b) To ensure that, polices of GCDA and the Government with regard to developmental activities of the regions are implemented in a timely manner.
- c) Advise GCDA, in all technical matters under the control of the Engineering Department.
- d) To execute and inspect major works/projects under taken by GCDA for its timely completion and quality.
- e) Exercise financial & technical power delegated to Engineers.
- f) To prepare detailed project reports (technical) for the major works undertaken by the GCDA and also to have system of monitoring for the progress of work and to give directions for taking appropriate corrective steps wherever required.

- (g) To prepare Detailed estimates for projects and further verification of the correctness of the estimates and adequacy of the provision and give instructions wherever required.
- (h) Invite tenders as per rules and to make contract arrangement for proper execution of work to government specified standards.
- (i) To arrange periodical payments and to watch expenditure under cost control techniques.
- (j) To submit reports & estimates for development, maintenance or repair works of existing Assets of GCDA to improve conditions of structures.
- (k) To approve the procedures for proper implementation of the construction activities related to soil condition, foundation adopted, concrete mix, materials at site, structural design etc.
- (l) Adopt the relevant Quality measures and to ensure proper quality of works as per specifications and for achieving designed life of the structure.
- (m) Setting – out works/checking the same to see that works are carried out according to approved plan.
- (n) Scrutinizing contractor's bill & recording accounts of materials, if any, issued for work.
- (o) Supervising the progress of work and taking steps to remove bottle necks, if any.
- (p) Preparing and submitting valuation report of building & structures as required for acquiring lands etc.
- (q) To fix rents as per the guidelines prescribed for the assets under the jurisdiction of GCDA & scheme areas.

Finance & Accounts Department

The Finance and Accounts Department is instrumental in raising the required funds for the Authority from Government and other financial institutions like banks, HUDCO, KURDFC etc. This department manages the financial resources of the Authority for the effective implementation of the various scheme proposals and infrastructural development projects envisaged in the annual budget of the Authority.

Rent from various commercial spaces, office spaces and shops enhanced land compensation, income from sale of plots under various schemes, centage charges etc. are the main source of income of the Authority.

In order to cope up with the growing responsibility in the collection of rent of shops and other commercial and office spaces a separate section viz. Revenue section was organized under the immediate supervision of 3 section officers/Superintendent. For speedy disposal of the files relating to various housing schemes and loan schemes, the term of instalments/repayment of which have elapsed, a separate cell viz. Revenue Closing Cell has also been created under the supervision of a superintendent. The above said revenue section and revenue closing cell are under the control of the Assistant Administrative Officer (Finance & Revenue).

BRIEF DESCRIPTION OF MAJOR SCHEMES BEING PLANNED/ IMPLEMENTED IN THE F.Y. 2019-20

1. Land Bank Project

Preparation and implementation of land re-adjustment or land pooling or land banking schemes for the purpose of implementation of projects in the Development Authority area in tune with provision of the act is one of the powers and functions of authority. Now GCDA is planning to concentrate on urban peripheral area coming under GCDA for its sustainable planned development. Due to the scarcity of bulk land for implementation of planned residential development projects, especially in the peripheral area of Greater Kochi, GCDA envisages land bank/pooling scheme for the purpose of planned residential development in the peripheral areas as well as to enhance the Transit Oriented Development(TOD) based on recently introduced Mass Rapid Transport System(MRTS) that is Kochi Metro Rail. It was proposed to procure bulk land either by land bank or by land pooling scheme. Accordingly an Expression of Interest(EOI) was invited from land owners who are willing to offer the land for planned urban development. Consequently GCDA has received 3 such EOI s and official evaluation site inspections were conducted. The further policy level decision and steps for the possibility of acquiring the land is under progress.

2. Kochi Economic city

The Kochi Economic City Project is a prestigious one which was declared in 2019-2020 budget of Govt. of Kerala and GCDA was entrusted to take up the project. The proposal was to develop Satellite Townships connecting Municipalities and Panchayaths within the Jurisdictional area of GCDA. Accordingly, a preliminary report was prepared with the aid of nearby Engineering Colleges and submitted to Government. Thereafter a meeting was conducted on 03/12/2019 with LSGD Minister and a concept presentation was done by GCDA officials and Government ordered to take further necessary steps by submitting a detailed plan for the successful implementation of project. As per the instruction from the Govt. GCDA collaborated with Department of Achitecture & Planning of Govt. Engineering College, Thrissur, and entrusted them to do preliminary socio-economic survey and land use survey.

Initially ten sites were identified and after the first round to elimination based on various aspects like location, future urban growth direction, availability of land etc.

selected four sites for detailed study. Later a set of 24 parameters were identified for ranking of these four sites. Then, conducted a site inspection and put scores for these parameters and ranked these sites. Consequently, the site abutting NH-544 near Athani spreading over an area of 1100 acres of land in Nedumbassery and Chengamanadu village was selected as the project site. The further steps for the successful implementation of the project are under progress.

3. Exhibition Cum Convention Centre At Manapattiparambu

Proposal is for the construction of exhibition cum convention centre in the land owned by GCDA Kaloore area DTP scheme. Steps were taken to implement the project in PPP mode by inviting REP and later by executing lease deed but due to various technical difficulties it was dropped and EC decision was taken to implement the project using GCDA fund in the 210 cents of land. The building plan has been prepared and submitted to Kochi Corporation on 20.01.2020. A new preliminary feasibility report for project has been submitted to the Govt and approval is pending. As per the G.O(Rt) No. 761/1999/LAD dated, 03.03.1999 the scheme map was prepared and the sanction was still pending from the Govt. Under these circumstances authority forwarded a request to the Govt. on 10.03.2020 showing details for variation of the scheme. Further steps can only be taken after getting administrative sanction and approval of revised scheme map from the Govt.

4. Godown cum office Complex at Kaloore(Shopping Cum Office Complex)

GCDA proposed to construct a godown cum office complex in the 30 cents of land owned by authority under Kaloore DTP Scheme. Building drawings had been prepared. The proposal was to implement the project on PPP basis, but due to various technical difficulties in implementing the project in PPP mode it was decided to drop the project.

5. LIFE MISSION

The Greater Cochin Development Authority (GCDA) has decided to rehabilitate families of P&T Colony living along Perandoor canal as a part of slum rehabilitation. The project is proposed under the life mission scheme of the state Government for the homeless. GCDA proposed to construct 88 dwelling units for the beneficiaries covered under the life mission project and allocated its own land having an extent of 70 cents at

Rameswaram. Building permits and administrative sanction has been obtained. Life mission has granted Rs. 10.5 lakhs/unit and additional Rs. 1.5 lakhs/unit has been granted under PMAY(U) scheme, balance fund will be mobilized by GCDA from CSR fund and sponsorships. Now the project is in the next stage for implementation.

6. STUDY ON ECO TOURISM VILLAGE AT RAMESWARM

The Eco Tourism Village project is proposed in 12.7 acres of land owned by GCDA in Rameswaram DTP Scheme area. For effective utilization of land for environment friendly eco-tourism project it was decided to conduct detailed study regarding the project. The land is marshy and is habitat of different species of mangroves. The land is under CRZ-IA and this zone is prohibited for certain type of construction. Under this circumstances GCDA submitted a request to Kerala Coastal Zone Management Authority (KCZMA) to change this zone to CRZ II. But the request was declined by KCZMA and they have not changed the land to CRZ II. Now, GCDA is planning to approval KCZMA again by doing some modifications in the project as per the rule.

7. Marine Drive Entertainment Hub

GCDA had proposed this project so as to upgrade Marine Drive with entertainment facilities for people of all age groups and also priority was given for the upkeep and maintenance of Marine Drive. As GCDA was in the process, Cochin Smart City Mission Limited had approached GCDA with their proposal of 'Open space corridor linking Darbar Hall ground to Mangalavanam'. In this proposal, CSML plans to re-lay the broken tiles, provide proper seating, street scape and landscape at Marine Drive and provide required Entertainment facilities for the visitors. After considering the proposal in detail, GCDA has given CSML the required permission and CSML has initiated tender procedure for the project.

8. STUDY TO REDUCE TRACFFIC CONGESTION AT ALUVA

Aluva witnesses a heavy traffic congestion during the major part of the day making it uneasy for the communters, both physically and mentally. In order to find a solution to this, GCDA had proposed this project in which a detailed study would be conducted by an expert agency and solution to reduce the traffic congestion shall be recommended.

GCDA has selected NATPAC as the agency for the study but work order has not been issued as Aluva MLA Sri Anwar Sadath had informed GCDA that the study shall be taken up using some other fund.

9. OPEN GYM AT JAWHARLAL NEHRU INTERNATIONAL STADIUM (JNIS)

GCDA had proposed to install open Gym at appropriate spaces in JNIS that would enhance and help in maintaining a healthy lifestyle. GCDA planning wing had collected the required data on the installation of open Gym and had also earmarked an appropriate space at JNIS where it could be installed. The proposal had been forward to Engineering for tender procedure.

10. CHILAVANNOR BUND ROAD

The proposal is to develop a new road parallel to Sahodharan Ayyappan road for decongesting the SA road. The proposed Chilavannoor Bund Road connects Thykoodam Junction at NH Bypass and Thevara Junction at M.G.Road. It is located in the southern side of SA Road. The Authority aim to acquire land as part of this project and this acquisition proposal have already been forwarded to Government for necessary approval. It is decided to acquire the required land through Land Acquisition provision and Land Acquisition department has started the work for the process of acquisition. GCDA has submitted the proposal to the District Collector and he has instructed the Land Acquisition Tahsildar to take necessary actions on the same and LA wing of GCDA is in the process of the same.

11. MULTI LEVEL CAR PARKING AT JAWHARLAL NEHRU INTERNATIONAL STADIUM

GCDA proposes a Multilevel Car Parking at Jawaharlal Nehru International Stadium considering the increased demand for car parking during the international/national matches conducted at stadium and also due to increased vehicular movement, lack of parking spaces at commercial and office buildings in and around the stadium. GCDA has earmarked about 50 cents of land for the project, which is zoned for mixed

(commercial/residential) use. The project is proposed on PPP mode and the technical/financial feasibility studies are being carried out by GCDA.

12. KAKKANAD SHOPPING COMPLEX RECONSTRUCTION

The existing shopping complex of GCDA at Thrikkakara near Collectorate is very old and in a dilapidated condition. It is proposed to reconstruct the building in a better way. Design for the proposed shopping complex is prepared and submitted application for building permit to the Thrikkakara Municipality and the Building permit is awaited.

13. AMBEDKAR STADIUM

The Ambedkar stadium owned by GCDA has been the venue for several football matches including the Santhosh Trophy football tournament in its glorious past. Though it's a prime open land in the CBD of the city, the stadium is not effectively utilized. Due to the lack of proper drainage system and leveling up of adjoining plots the Stadium area gets flooded in the monsoon. This condition resulted in sinking of the existing stadium structure. The present situation warrants redevelopment to achieve the best utility of land there and thus redevelopment of Ambedkar stadium is included in the priority projects of GCDA considering the demand of people in and around Kochi for sports recreation and thus to ensure healthy community. It is envisaged to re-develop the stadium area covering the 6.9 acres after demarcating the land for the proposed ring road around the stadium as per the approved layout plan and the newly built commercial building for resettlement of shops in the stadium. The proposed Sports City will be having the facilities of Football court, Hockey field, Basket Ball Court, Volley Ball Court, Swimming Pool, Indoor Stadium(for Badminton, Table Tennis etc.). Gymnasium, Dormitories for ladies and Gents, Lockers, Medical Room, Cafeteria and Administration Office. The Sports City will be providing parking area for at least 100 cars and 10 buses. GCDA is planning to invite Expression of Interest(EOI)from the developers who are passionate to develop and provide the sports facility in a social service manner.

14. ROPEWAY/CABLE CAR AT COCHIN MARINE DRIVE SCHEME

As a part of providing new entertainment facilities at Marine Drive a Ropeway/Cable car connecting Marine Drive maidan to Bolgatty is proposed. The Project is proposed on PPP basis and GCDA is in the initial state of the project.

Building designs and actions taken for approval from authorities concerned

1. Implementation of Pradan Manthri Awas Yogan (PMAY)

GCDA was appointed as Nodal agency for implementation of PMAY in 21 gramapanchayats coming under GCDA jurisdiction by Kudumbasree via G.O(Rt) No. 3059/2018/LSGD dated 02.12.2018. GCDA prepared DPR for 118 beneficiaries of Amrithakudeeram and the DPR has been forwarded to State Level Appraisal Committee.

Presentations conducted

Concept Presentation was done on the project Kochi Economic city before The Hon'ble Minister of LSGD at Trivandrum

WORKS WITH RESPECT TO DTP SCHEMES SANCTIONED BY GOVERNMENT

List of DTP Schemes Sanctioned

Sl. No.	Name of Scheme	Date of Sanction	Details of work attended
1.	Structure Plan for central city of Kochi		The structure plan for central city of Kochi and the DTP schemes are under various stages of implementation. However as per the present planning legislation the preparation & implementation of various plan/schemes are the
2.	DTP Scheme for Elamkulam West	G.O. (MS) 290/69 dt. 15.10.1969	
3.	M.G. Road II	G.O. (MS) 289/69 dated 13.10.1969	
4.	Kaloor	G.O.(MS)106/71 dt.21.07.71 G.O.(RT) No. 5805/94/LAD dt. 12.12.94	
5.	Ernakulam Foreshore reclamation (Cochin Marine Drive)	G.O.(MS) 78/71 dt. 17.06.71	
6.	Pattupurackal area in Thrikkakara	G.O. (MS) 126/71/LAD dated 19.08.71	
7.	M.G. Road I	G.O. (MS) 133/71/LAD dated 28.08.71	
8.	Thottakkattukara Alwaye	G.O. (MS) 207/73/LA & SWD dated 17.05.73	
9.	Thevara Perandoor Canal Part I	G.O.(MS) 228/73/LA & SWD dated 30.05.1973	
10.	Thevara Perandoor canal	G.O.(MS) 18/78/LA & SWD dt. 25.01.1978	

	Part II & III		
11.	Elamkulam North	G.O.(MS) 44/74/LA & SWD dt. 26.02.1974	
12.	Rameswaram West	G.O.(MS) 129/74/LA & SWD dt. 14.06.1974	
13.	Ernakulam South Commercial Centre	G.O.(MS) 137/74/LA & SWD dt. 18.06.1974	
14.	Elamkulam Road	G.O.(MS) 116/75/LA & SWD dt. 15.05.1975	
15.	Always Vicinity Control	G.O.(MS) 201/77/LA & SWD dt. 22.07.1971	
16.	Elamkulam West Extension	G.O.(MS) 329/77/LA & SWD dt. 16.11.1977	
17.	Perandoor Road	G.O.(MS) 345/77/LA & SWD dt. 30.11.1977	
18.	Kadavanthra Road	G.O.(MS) 247/78/LA & SWD dt. 24.10.1978	
19.	Vicinity area of Cochin Shipyard	G.O.(MS) 264/80/LA & SWD dt. 24.10.1978	
20.	Ernakulam Stadium Bus Stand Complex	G.O.(MS) 56/81/LA & SWD dt. 25.03.1981	
21.	Church Landing Road Part I & II	G.O.(MS) 70/84/LA & SWD dt. 13.03.1984	
22.	Ernakulam South Railway Station area	G.O.(MS) 108/84/LA & SWD dt. 16.04.1984	
23.	Always Kottarakkadavu	G.O.(MS) 100/85/LA & SWD dt. 16.05.1985	
24.	Kaloor Palarivattom Road	G.O.(MS) 75/86/LA & SWD dt. 07.04.1986	
25.	Elamkulam East	G.O.(MS) 53/88/LAD dt. 30.03.1988	
26.	Kadavanthra West	Not sanctioned	

Q. DETAILS OF SALE OF MAPS.

From 01.04.2019 to 31.03.2020

Sale of Maps	Nos.	Rate	Amount
a) Area Map	3	200/-	600/-
b) Structure plan	8	300/-	2400/-
Total			Rs. 3000/-

Revised Estimate for 2018-19 & Budget Estimate for 2019-20

Head of a/c	Actual Amount for 2017-18	Budget Estimate for 2018-19	Revised Estimate for 2018-19	Budget Estimate for 2019-20
	Rupees in Lakhs	Rupees in Lakhs	Rupees in Lakhs	Rupees in Lakhs
Opening Balance	10439.20	9902.01	10275.06	9853.38
Receipt				
1. Revenue A/c.	2654.56	2877.91	2731.46	3195.89
2. Capital A/c.	1780.62	2030.65	1043.12	1677.67
3. Debit Head a/c.	430.40	1168.33	878.58	985.42
Total	4865.58	6076.89	4653.16	5858.98
Total including opening balance	15304.78	15978.90	14928.22	15712.36
Expenditure				
1. Revenue A/c.	3095.39	3250.06	2778.13	3708.14
2. Capital A/c.	1907.97	7984.11	1585.01	6941.44
3. Debit Head a/c.	23.36	742.73	711.7	790.37
Total	5029.72	11976.90	5074.84	11439.95
Closing Balance	10275.06	4002.00	9853.38	4272.41
Total including closing balance	15304.78 =====	15978.90 =====	14928.22 =====	15712.36 =====

2019-20 സാമ്പത്തിക വർഷത്തേയ്ക്കുള്ള പുതിയ ബജറ്റ് നിർദ്ദേശങ്ങൾ

കോഡ്	പദ്ധതിയുടെ പേര്	രൂപ ലക്ഷത്തിൽ
26186	കൊച്ചി ഇക്കണോമിക് സിറ്റി ഡെവലപ്പ്മെന്റ് പ്രോജക്ട് (പഠനം).	100
26187	മരൈൻ ഡ്രൈവ് എന്റർടൈൻമെന്റ് ഹബ്ബ് (പി.പി.പി.).	10
26188	ജിസിഡിഎ അസറ്റ് ഡിജിറ്റൈസേഷൻ & റെക്കോഡ്സ് കമ്പ്യൂട്ടറൈസേഷൻ	50
26189	ആലുവ മേഖല - ഗതാഗതപ്രശ്ന പരിഹാര നിർദ്ദേശം (പഠനം).	20
26190	കലൂർ-കടവന്നൂർ റോഡ് - കടവന്നൂർ മുതൽ കരുക്കടവ് വരെ - എൻ.ആർ.എം.ബി. സർഫേസിംഗ് (സർക്കാർ ഫണ്ട്)	173
26191	സോളാർ പാനൽ ഇൻസ്റ്റലേഷൻ (ജിസിഡിഎ വക കെട്ടിടങ്ങൾ) - സ്മാർട്ട് മിഷൻ (പിപിപി)	5
26192	കലൂർ മാർക്കറ്റിനു സമീപം ഷോപ്പിംഗ് കം ഓഫീസ് കോംപ്ലക്സ് (പിപിപി).	5
26193	രാമേശ്വരം ടൂറിസം വില്ലേജ് - പഠനം (പി.പി.പി. പ്രോജക്ട്)	100
26194	ഓപ്പൺ ജിം, കലൂർ സ്റ്റേഡിയം (സി.എസ്.ആർ./പരസ്യ ഫണ്ട്).	10
26195	കലൂർ സ്റ്റേഡിയം - നവീകരണ പ്രവൃത്തികൾ	80
26196	മരൈൻ ഡ്രൈവ് കൊമേഴ്സ്യൽ കോംപ്ലക്സ് - വാട്ടർ പ്രൂഫിംഗ് അടക്കമുള്ള നവീകരണ പ്രവൃത്തികൾ.	65
26197	കിൻകോ ജെട്ടിക്ക് സമീപം കൊമേഴ്സ്യൽ കം റസിഡൻഷ്യൽ കോംപ്ലക്സ് നിർമ്മാണം	50

അതോറിറ്റിയുടെ നിലവിലുള്ള പ്രധാന പദ്ധതികൾ

കോഡ്	പദ്ധതിയുടെ പേര്	രൂപ ലക്ഷത്തിൽ
26050	ലാൻഡ് ബാങ്ക്	2500
26076	കലൂർ ജിസിഡിഎ മാർക്കറ്റ് ആധുനികവൽക്കരണം (സർക്കാർ ഫണ്ട്).	404
26159	പച്ചാളം മാമംഗലം റോഡ്	100
26165	ബസ് റോഡ് പൂർത്തീകരണം	500
26167	കലൂർ സ്റ്റേഡിയം - സ്ട്രക്ചറൽ/റൂഫ് പെയിന്റിംഗ്	150
26172	ചേരി നിർമ്മാർജ്ജനവും പാർപ്പിട പദ്ധതിയും (ലൈഫ് മിഷൻ)	1071
26173	കാക്കനാട് ജംഗ്ഷനിൽ ഷോപ്പിംഗ് കോംപ്ലക്സ് നിർമ്മാണം	240
26174	ചർച്ച് ലാന്റിംഗ് - ഫോർഷോർ റോഡ് വീതി കൂട്ടൽ	300
26175	കലൂർ - കടവന്ത്ര റോഡ് - കടവന്ത്ര മുതൽ കരുക്കടവ് വരെ വലത് വശത്തെ ഫുട്പാത്ത് നവീകരണം. (സർക്കാർ ഫണ്ട്)	100
26178	കലൂർ - കടവന്ത്ര റോഡ് - കരുക്കടവ് മുതൽ കലൂർ വരെ ഇടത് വശത്തെ ഫുട്പാത്ത് നവീകരണം. (സർക്കാർ ഫണ്ട്)	135
26179	കലൂർ - കടവന്ത്ര റോഡ് - കരുക്കടവ് മുതൽ കലൂർ വരെ വലത് വശത്തെ ഫുട്പാത്ത് നവീകരണം. (സർക്കാർ ഫണ്ട്)	135
26180	എക്സിസിബിഷൻ കം കൺവെൻഷൻ സെന്റർ - മണപ്പാട്ടിപറമ്പ് (പി.പി.പി.)	5
26181	അംബേദ്കർ സ്റ്റേഡിയം - സ്പോർട്സ് സിറ്റി (പി.പി.പി.)	10
26182	കേബിൾ കാർ - മറൈൻ ഡ്രൈവ് മുതൽ ബോൾഗാട്ടി വരെ (പി.പി.പി.)	10
26185	മൾട്ടി ലെവൽ പാർക്കിംഗ് (പി.പി.പി.) കലൂർ സ്റ്റേഡിയം.	15

Sl. No.	Name of Bank	FD Receipt No.	From	To	FD Value	Rate of interest	Remarks Sl. No. in FD Register
					(Rs.)		
1	ESAF EDAPPALLY		26.04.19	26.04.20	9000000	8.68	
2	ESAF EDAPPALLY		26.04.19	26.04.20	9000000	8.68	
3	South Indian Bank, Aluva		11.06.19	11.06.20	140000000	8.05	
4	South Indian Bank, Kadavanthra		11.06.19	11.06.20	144252129	8.05	
5	Fincare Small Finace Bank		09.07.19	09.07.20	10000144	8.83	
6	Addl. Sub. Treasury		12.07.19	12.07.20	34167900	8	
7	Addl. Sub. Treasury		12.07.19	12.07.20	34367700	8	
8	Addl. Sub. Treasury		12.07.19	12.07.20	50000000	8	
9	Addl. Sub. Treasury		12.07.19	12.07.20	50000000	8	
10	Addl. Sub. Treasury		12.07.19	12.07.20	50000000	8	
11	Addl. Sub. Treasury		12.07.19	12.07.20	32288000	8	
12	Addl. Sub. Treasury		12.07.19	12.07.20	50000000	8	
13	Addl. Sub. Treasury		12.07.19	12.07.20	50000000	8	
14	Addl. Sub. Treasury		12.07.19	12.07.20	50000000	8	
15	Addl. Sub. Treasury		12.07.19	12.07.20	50000000	8	
16	Addl. Sub. Treasury		12.07.19	12.07.20	50000000	8	
17	Addl. Sub. Treasury		12.07.19	12.07.20	49000000	8	
18	ESAF , TPRA		27.03.20	27.03.21	9500000	8	
19	ESAF, TPRA		27.03.20	27.03.21	9000000	8	
					880575873		

DEPOSITS IN RESPECT OF BANK GUARANTEES AS ON 31.03.2020

Sl. No.	Bank	Bank Guarantee No.	Amount (Rs).
1	Dhanlaxmi Bank	272BG01142350001	1358042.51
2	Dhanlaxmi Bank	272BG0111222001	4032456.00
3	SBI	0506608BG0000128	203378.65
	Total		5593877.16

Detailed Receipts and Expenditure during the year 2019-20

Part I - Revenue Accounts:-

Receipts	Amount Rs.
Rents & Leases	
Rent from building	96212435.30
Other income from property	24046770.14
Interest Receipts	
Interest on deposits	71423273.00
Interest on advances	799.00
Interest on rent	3870522.74
Fees and other receipts	
Fees for transfer of land/building	2372892.00
Fees for copy of records	2200.00
Fees for cost of forms	180371.00
Fees for cost of plant	63450.00
Fee for cost of booklets/Laboratory charges	473485.00
Other receipts	198694.00
Parking fee	18987786.00
Advertisement fee	1555646.00
RTI fee	7666.00
EMD forfeiture	424622.50
Miscellaneous Receipts	181288.27
Total	220001900.95

Part II - Capital Accounts

Receipts from Detailed Town Planning and Development Schemes	
Land value/Flats value	2212623.00
Installments receipts	4950795.43
Other receipts	3746189.28
FIFA fund withdrawn by Govt. returned back	1741358.00
Govt. Fund for CMDS Beautification	8970380.00
Total	21621345.71

Part III – Debt, Deposit & Suspense account:

Maintenance expenses from allottees	4979612.28
Electricity charges recovered from the allottees	41826.00
Water charge/Electricity charge recovered from the allottees	102156.34
Advance Repayable	
Other Advance	411434.00
Deposits	
Deposit of contractors	632657.00
Deposit of allottees	6432202.33
Other deposits	155900.00
Suspense Account	
Government dues income tax & Sales tax and purchase tax/GST	9628458.23
Total	22384246.18

EXPENDITURE**Part I - Revenue Account:**

Administration	
Sitting fee to board members	7564.00
Honorarium to chairman	240000.00
Establishment	
Salaries & Allowances	77297496.00
Wages	5549435.00
Pension contribution	22330751.00
NPS	2326230.00
Training of personnel	11250.00
Medical expenses	32813.00
Recreational amenities	75000.00
Office Expense	
Rent, Rates and taxes	4008.00
Printing & stationery	496424.00
Electricity charges	4667973.00
Telephone charge, postage	204856.88
Books & Periodicals	37144.00
Furniture & office equipments	631848.38
Water charges	873753.00
Other Charges	2248612.60
Entertainment expenses	26090.00
Management services – others	3500.00
Management services - Computerization, Accounting, Training	44416.07
Income tax on bank deposit	7827435.00
Sundry expenses	22441.00
Security Service expenses	3567523.72
Compensation of JNIS Shop owners	447774.00

TA to office & staff	92515.00
Income tax remitted for GCDA	50460498.00
Advertisement charges	509452.08
Law charges	1447750.00
Bank charges	40564.93
Vehicles	
Cost of Petrol	381387.00
Repair of vehicles	168856.44
insurance of vehicles	39441.84
<u>Maintenance of building</u>	
i) Ordinary repairs	5516362.94
ii) Special repairs	924480.42
iii) Others	2351567.65
Gardening	767800.00
Others/Cleaning expense	1339856.18
Total	193014871.13

Part II - Capital Account

Detailed Town Planning Scheme	13697604.88
Total	13697604.88
	=====

Part III - Debit Head

Provident fund	26500.00
Advance Repayable	
Onam advance	3000.00
Others advances	393148.00
Deposits	
Deposit of contractors	4080685.00
Suspense a/c –	
Sale tax, income tax, purchase tax/GST	10553909.71
Revenue Recovery Charge	446338.00
Total	15503580.71
	=====

PD A/c 79901170000556, Additional Sub Treasury, Ernakulam**Receipt:-**

Opening Balance as on 01.04.2019	-	Rs. 2,53,931/-
Pension Contribution of GCDA Staff	-	Rs. 83,21,175/-
Pension Contribution of GCDA staff on deputation	-	Rs. 3,88,800/-
Fund transfer	-	Rs. 5,73,00,000/-
Total	-	Rs. 6,62,63,906/- =====

Payment:-

Monthly Pension	-	Rs. 6,58,95,006/-
Festival Allowance	-	Rs. 1,98,000/-
Closing Balance	-	Rs. 1,70,900/-
Total	-	Rs. 6,62,63,906/- =====

Syndicate Bank, Shanmugham Road A/c No. 43002170000124**Receipt**

Opening Balance as on 2019	-	Rs. 1,61,97,868.27
Interest from Fixed deposits	-	Rs. 1,13,34,186.00
Total	-	Rs.2,75,32,054.30

Payment

Monthly Pension (Fund Transfer)	-	Rs. 2,48,68,488.50
Closing balance	-	Rs. 26,63,565.80 =====

Number of Pensioners - 222

Number of Ex-Gratia Pensioners - 02

224 Nos.
=====

Details of Pension Fund Trust Deposit

Sl. No.	Bank	Deposit Amount	Int. Rate	Deposit Date	Maturity Date
1.	ESAF Elamkulam	2,00,00,000	8.68%	22.03.2019	22.03.2020
2.	ESAF Elamkulam	1,02,30,832	8.68%	05.04.2019	05.04.2020
3.	ESAF Edappally	4,00,00,000	8.68%	20.04.2019	20.04.2020
4.	ESAF Elamkulam	3,00,00,000	8.68%	20.04.2019	20.04.2020
5.	ESAF TPRA	3,00,00,000	8.68%	20.04.2019	20.04.2020
6.	ESAF Edappally	2,04,27,400	8.68%	26.04.2019	26.07.2020
7.	ESAF Elamkulam	2,00,00,000	8.68%	26.04.2019	26.04.2020
8.	ESAF TPRA	2,00,00,000	8.68%	26.04.2019	25.04.2020
9.	ESAF Edappally	1,42,00,000	8.68%	03.05.2019	03.05.2020
10.	ESAF Elamkulam	1,42,00,000	8.68%	03.05.2019	03.05.2020
11.	ESAF Elamkulam	50,00,000	8.68%	18.05.2019	18.05.2020
12.	ESAF Edappally	50,00,000	8.68%	18.05.2019	18.05.2020
13.	Ujjivan Bank, Ernakulam	3,00,00,000	8.65%	20.06.2019	20.06.2020
14.	Fincare SFB(Qrty)	7,00,00,000	8.95%	12.07.2019	12.07.2020
15.	Fincare SFB(Qrty)	3,27,05,300	9.00%	16.07.2019	16.07.2020
16.	Addl. Sub. Treasury	1,00,00,000	8.00%	18.07.2019	18.07.2020
17.	Addl. Sub. Treasury	1,15,00,000	8.00%	26.07.2019	26.07.2020
18.	Addl. Sub. Treasury	2,00,00,000	8.50%	23.09.2019	23.09.2020
19.	Addl. Sub. Treasury	3,00,00,000	8.50%	23.12.2019	24.12.2020
20.	Addl. Sub. Treasury	2,00,00,000	8.50%	24.01.2019	24.01.2021
21.	Addl. Sub. Treasury	1,00,00,000	8.50%	21.02.2020	22.02.2021
22.	Addl. Sub. Treasury	5,00,00,000	8.50%	09.03.2020	09.03.2021
23.	Addl. Sub. Treasury	5,00,00,000	8.50%	09.03.2020	09.03.2021
24.	Addl. Sub. Treasury	5,00,00,000	8.50%	09.03.2020	09.03.2021
25.	Addl. Sub. Treasury	5,38,82,086	8.50%	09.03.2020	09.03.2021
	Total	66,71,45,618 =====			

for the year 2019 -20

Tax	Quarter	Amount Received	Amount Paid	Balance
TDS	Quarter 1	1,69,656	1,69,656	0
	Quarter 2	2,51,651	2,51,651	0
	Quarter 3	1,50,223	1,50,223	0
	Quarter 4	1,58,996	1,58,996	0
	Total	7,30,526	7,30,526	0
TCS	Quarter 1	1,40,451	1,40,451	0
	Quarter 2	99,693	99,693	0
	Quarter 3	40,211	40,211	0
	Quarter 4	95,542	95,542	0
	Total	3,75,897	3,75,897	0
Welfare fund	01/04/19 to 31/03/20	76,791	76,791	0

INFRASTRUCTURE**1. List of asset buildings and Infrastructure taken up for maintenance & up –keep under the Authority****I. (a) CMDS**

1. CMDS shopping complex
2. Marine drive ground, Helipad Ground
3. Sewage Treatment plant, Marine Drive
4. Cheenavalapalam
5. Mazhavil Palam and walkway
6. Kettuvallapalam & Walkway
7. RajendraMaidan
8. Bunk shops at High Court Junction

II. Eastern Entry :

9. Railway tower building

III. Ambedkar Stadium

10. Dr. Ambedkar Stadium including ground, stadium, gallery, shop under the gallery, newly constructed shops, bunk shops and parking area

IV. Vehicles :

11. Four wheelers – 5 Nos.
12. Two wheelers – 1 No.

V. Changampuzha Park, Edappally :

13. Changampuzha Park, Edappally
14. ChangampuzhaSamadhi Mandapam, Edappally

VI.Kaloor – Kadavanthra Road :

15. Kaloor-Kadavanthra Road, Foot path and drain etc
16. Kathrukadavu ROB – Bunk Shops

VII. JNI Stadium, Kaloor :

17. Stadium building, turf, ground etc
18. Shopping complex
19. Sewage Treatment plant and sewage collection sumps, pumb rooms
20. Pump house
21. 11 KV Substation
22. Stadium main entrance road and ring road, Island

VIII. Panampilly nagar

23. Panampilly nagar Shopping complex (35 shops & 2 office spaces)
24. Bunk shops and building bear passport office.
25. Kiosks – two Nos. hexagonal shaped buildings (2A & 2B)
26. Kasthurba Nagar shopping complex: 7 Nos shops in G.F and community hall in F.F
27. Sastrinagar complex - two shops

IX. Kaloor & Manappatiparambu

28. Manappatiparambu Shopping complex (Sastha Temple Road)
29. Shopping complex near RBI
30. Kaloor Market shopping complex and bridge across TP canal.
31. Shopping complex near working Journalist Colony
32. GCDA parking grounds at East & west sides, Manappattiparambu, Kaloor.

X. Rameswaram & Fort Kochi

- 33. Rameswaram west T.P.Scheme – D type Houses: 4 blocks (48 units)
- 34. Velimaidan, Fort Kochi – shop rooms: 4 units : 16 Nos. shops
- 35. Fish Farm – Farm Tourism Project.

XI. Kakkanad

- 36. Studio Apartments – 6 storied building – 25 flats
- 37. Shopping complex near civil station

XII. Head Quarters:

- 38. GCDA office, GCDA Annex, Old canteen building etc
- 39. Staff quarters at Kadavanthra, Gandhinagar
- 40. GCDA shopping complex near HIG, Gandhi Nagar
- 41. Salim Rajan Shopping complex
- 42. Shopping complex opposite to Kendriya Vidyalayam
- 43. Kadavanthra Market Shops
- 44. Open stalls near Kadavanthra Market
- 45. Work shop near Kadavanthra Market
- 46. Shopping complex near GCDA Office

XIII. Electrical assets in various places:

- 47. GCDA office generator & lift
- 48. CMDS lift & generator and escalators.
- 49. JNI Stadium, Kaloor substation and generator
- 50. Eastern Entry Tower generator & lift
- 51. Rajendra Maidan Laser show Equipments
- 52. Studio Apartments lifts and generator
- 53. Fish farming equipments and generator

XIV. Soft machines including desktop computers. Laptop computers, printers, scanners, biometric attendance machines, servers etc.

**Major Works undertaken/proposed by Engineering Department
for the year 2019-2020**

Major Works Completed

Sl. No.	Name of Work	Agreed PAC (Rs.)
1	JNIS- Water proofing of expansion joints and drain water gutters at 110 ⁺ level terrace and allied works.	Rs. 28,10,322/-
2	Supply, Installing and commissioning of CCTV at Marine Drive Walkway	Rs. 79,511/-
3	Providing Truss Roofing to GCDA Office at Kadavanthra in Ernakulam District	Rs. 20,79,490/-
4	Pot hole filling of Kaloor-Kadavanthra Road from Kadavanthra to ROB north end.	Rs. 4,05,430/-
5	Improvement of Road from Kadavanthra to Kathrikadavu ROB north end portion in K.K. Road Reach I	Rs. 1,09,87,061.14/-
6	Beautification of Marine Drive Maidan	Rs. 74,00,000/-

Major Works in Progress

1. Electrification of Kaloor Market is the major work in progress.
2. Renovation of Marine Drive Walkway through CSML

Major Works Proposed

1. GCDA has invited EOI/REP for design review and preparation of estimate etc for JNIS roofing system for installation of Solar Panels.
2. Technical Sanction of the Residential Complex at Rameswaram for the Rehabilitation of P & T Colony is expected soon. Work will be commenced on obtaining TS.

Land acquired/purchased during the year

Nil

DEPARTMENTAL PUBLICATIONS

Nil

I) Name & Address of Public Information Officers, Assistant Public Information Officers and Appellate Authorities under the Act.

(a) Appellate Authority	<ol style="list-style-type: none"> 1. Smt. P.R. Ushakumari Secretary in Charge (01.04.19 to 31.08.19) 2. Sri. A. Ramachandran Secretary in Charge (04.09.19 to 30.09.19) 3. Smt. Jeby John Secretary in Charge (01.10.19 to 08.10.19) 4. Sri. A. Ramachandran Secretary in Charge (09.10.09.19 to 26.10.19) 5. Sri. Imamin Mubeen A Secretary in Charge (27.10.19 to 31.10.19) 6. Smt. Jinu Mol Varghese Secretary (01.11.19 to 31.03.2020)
(b) State Public Information Officer	Sri. Imamin Mubeen A, Assistant Administrative officer (01.04.19 to 31.03.2020)
(c) Asst. Public Information Officer	Smt. Sreevidia V Superintendent (01.04.2019 to 31.03.2020)

II)

a) Details of cases received	: 213
b) Disposed (closed)	: 213
(c) Pending	: Nil

III) Penalties levied for non-supply of information : Nil

IV) Suo moto disclosures made by the department/
Organization : All available information
Pertaining to GCDA has been
published in the Website as
per RTI Act Chapter II
Clause 4 (i) b

V) Details of cases relating to the department/
organization in appeal with the State Information
Commission : Nil

INTERNAL CONTROL SYSTEM

1. Details of staff exclusively for internal audit

There is an internal audit wing functioning in GCDA which includes a superintendent and a clerk. A concurrent audit is done by the Kerala State Audit Department. GCDA has only one office in Kadavanthra. It has no other branches or offices. AG also conducts audit inspection in GCDA.

2. Details of outstanding paras in the Inspection Report on the Accountant General for the year 2014 – 15, 2015-16, 2016-17 are given below

2014 -15

Part II B

- Para III** : Disposal of land without Govt. approval
Para IV : Encroachment of land.
Para V : Construction of studio apartment at Kakkanad – Blocking of fund Rs. 3.74 crore.

2015-16

Part II A

- Para I : Fraudulent sale of the property of the GCDA.

Part II B

- Para I : Non repayment of loan.
 Para II : Encroachment of outer area of Jawaharlal Nehru International (JNI) stadium.
 Para III : Breach of contract by Kerala Cricket Association(KCA)

2016-17

Part II A

- Para I : Construction of Bridge at Girinagar, Panampilly Nagar – Wasteful expenditure Rs. 36.26 lakh.
 Para II (a) : Undue benefit to the contractor on Fish Farming project – Rs. 24.03 lakh.
 Para II (b) : Cage fish farming – purchase of Air injectors – Wasteful expenditure Rs. 31.14 lakh
 Para II (c) : Cage Fish farming – shortage of cages on purchase.

Para III : Renovation of the Natural Grass field at Jawaharlal Nehru International Stadium- Excess payment made to contractor – Rs. 10.77 lakh.

Para IV : Failure to provide proper drainage suffered a revenue loss of Rs. 55 lakh

Part II B

Para I : Non realization of rent from the contractor as stipulated in the agreement.

Para II : contribution due from local bodies(centage charges) - Rs.29.49 Crore.

Para III : Amount pending collection.

Para IV : Housing loan arrears Rs. 62.63 lakh

Para V : Advances pending adjustment.

MISCELLANEOUS MATTERS

1. Grievance Redressal Mechanism

A Complaint Committee was constituted in GCDA for the enforcement of the fundamental rights of working women under Article 14, 19 & 21 of the Constitution of India – Judgment in Writ Petition (Criminal) Nos.666-70 of 1992 to ward off sexual harassment of women at work places. The Committee should be headed by a woman member of the organization and more than 50% of the members should be women. Accordingly in GCDA the complaint Committee was reconstituted as Smt. S. Hema, Assistant Executive Engineer as Convener, Smt. Greeshma P.G., ATP as member, Smt. Sreevidya V, Superintendent as member and Advocate T.V. Anitha, Inakkal veedu, Ganapathykadu, Chellanam P.O. as NGO Member.

2. Implementation of Official Language Act

All file notes, official orders, circulars, letters to Government and individuals etc are made in official language except communication to Central Government Institutions, legal matters and technical procedures of various projects.

3. Progress in Computerization

Computerization has been implemented in GCDA office for pay roll processing system, personal information system, rent monitoring system and financial management system. Bio-metric punching system has been installed to monitor the attendance of the staff members

Place : Kochi – 20
Date : 07.10.2020

SECRETARY,
Greater Cochin Development Authority,
Kochi - 20