

**ADMINISTRATION REPORT**

**FOR**

**2020-21**

## **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 16<sup>th</sup> December 2016 and published as SRO No. 756/2016 in the Kerala Gazette Extraordinary No. 2180 dated 16<sup>th</sup> 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 17<sup>th</sup> 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 73<sup>rd</sup> and 74<sup>th</sup> 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 23<sup>rd</sup> 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](http://www.gcda.kerala.gov.in)

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FAX - 0484 2206230

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

" Chairman - (Office) 2206230

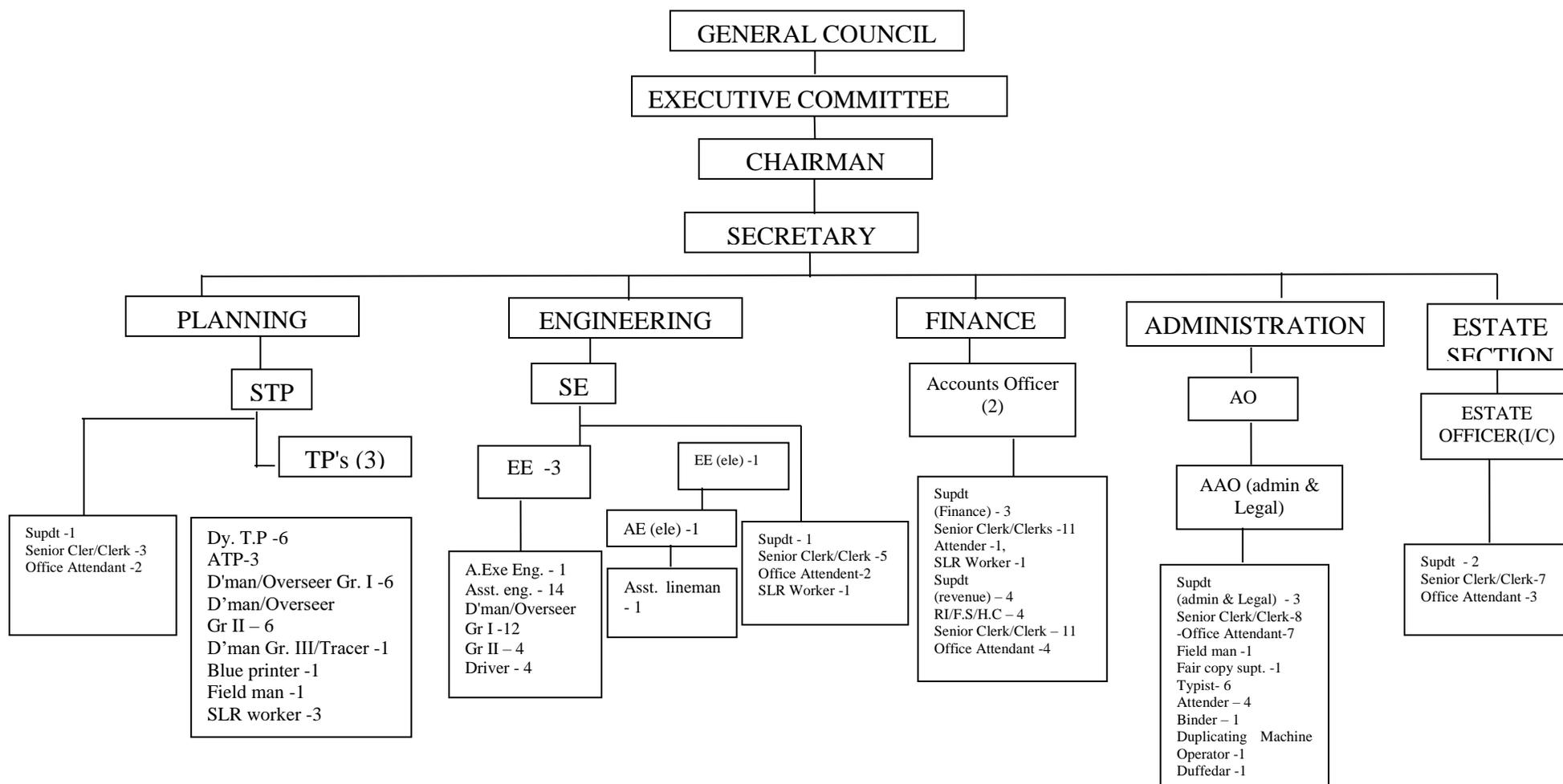
(Residence) 2226830, 2226360, 2203666, 2206401

" Secretary - 2203378 (Residence) 2205791

# ORGANISATIONAL SETUP OF GCDA

Annexure I

## STAFF POSTION AS ON 31.03.2021



**HUMAN RESOURCES****Annexure II****Staff Strength of various cadres and men positions as on 31.03.2021**

<b>Sl. No.</b>	<b>Name of Post</b>	<b>Staff Strength</b>	<b>Staff in Position</b>
1.	Secretary	1	1( On deputation)
2.	Administrative Officer	1	1
3.	Assistant Administrative Officer	2	1
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) (on superannuation, post will added to clerical post)
7.	Assistant Grade II	1	1(Supernumerary)
8.	Head Clerk/Revenue Inspector/Field supervisor	4	4
9.	Senior Clerk	25	24(2 staff on deputation to other department)
10.	Clerk/Bill Collector	25	23 (3 on LWA)
11.	Driver	4	3
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	9	9
18.	Binder	1	1
19.	Nursery Attender	1	Nil
20.	Blue Printer	1	1
21.	Duffedar	1	1
22.	Office Attendant	19	15
23.	Superintending Engineer	1	1
24.	Executive Engineer	3	1
25.	Executive Engineer (Electrical)	1	Nil
26.	Assistant Executive Engineer	5	5
27.	Assistant Engineer(civil)	13	6
28.	Assistant Engineer (Ele)	1	1
29.	Draftsman/Overseer/Surveyor Grade I (Eng)	12	10
30.	Draftsman/Overseer/Surveyor Grade II(Eng)	4	1
31.	SLR skilled worker (Engineering)	1	Nil
32.	SLR (unskilled) worker Engineering	1	1
33.	Senior Town Planner	1	Nil(Addl. charge to TP)

34.	Town Planner	4	2 (1 on deputation)
35.	Landscape Architect	1	Nil
36.	Deputy Town Planner	6	4
37.	Assistant Town Planner	3	2
38.	Draftsman/Surveyor Grade I (planning)	6	5
39.	Draftsman/Surveyor Grade II (planning)	6	Nil
40.	Draftsman/Surveyor Grade III/Tracer	1	Nil
41.	SLR Unskilled worker (Planning)	4	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 31.03.2021**

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
1.	<b><u>Secretary</u></b> As in PD	1	Sri. Abdul Malik K.V., (Town Planner on deputation)
2.	<b><u>Administrative Officer</u></b> 55350-101400	1	Sri. A.Imamin Mubeen
3.	<b><u>Assistant Administrative Officer</u></b> 42500-87000	2	1. Smt. P.A. Sheeba
4.	<b><u>P.A. To Chairman</u></b> 36600-79200	1	Additional charge to Smt. Sreevidia V., Superintendent
5.	<b><u>Assistant Grade I</u></b> 26500-56700	1	Smt. Nitha Ramachandran (On L.W.A)
6.	<b><u>Assistant Grade II</u></b> 22200-48000	1	Smt. P.A. Hafasth (Supernumerary)
7.	<b><u>Superintendent</u></b> 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.	<b><u>Head Clerk/Field Supervisor/Revenue Inspector</u></b> 26500-56700	4	<ol style="list-style-type: none"> <li>1. Sri. Sajeevan C.R.</li> <li>2. Sri. T.R. Vinoykumar</li> <li>3. Smt. Sophy Thomas</li> <li>4. Sri. Saji S. Raj</li> </ol>
9.	<b><u>Senior Clerk</u></b> 25200-54000	25	<ol style="list-style-type: none"> <li>1. Sri. Ajai R.S.</li> <li>2. Smt. P.K. Laila</li> <li>3. Smt. Divya K.B.</li> <li>4. Smt. Nisimol K.S.</li> <li>5. Smt. Manjusha K.B.</li> <li>6. Smt. Neena V.N.</li> <li>7. Smt. Bindhu K.R.</li> <li>8. Sri. S. Sunil (On Deputation)</li> <li>9. Sri. E.P. Shameer</li> <li>10. Sri. T.S. Muraleedharan</li> <li>11. Sri. P.N. Shaji</li> <li>12. Sri. S. Sreekumar (On Deputation)</li> <li>13. Smt. Ayshamol K.S.</li> <li>14. Smt. Sindhu E.N</li> <li>15. Sri. Ani C.K.</li> <li>16. Sri. Nidhin Babu</li> <li>17. Sri. Sreejith M.</li> <li>18. Smt. Beena N.</li> <li>19. Smt. Shiny M.B.</li> <li>20. Smt. Asha L</li> <li>21. Sri. Rajeev B</li> <li>22. Smt. Deepa K.R</li> <li>23. Sri. Anilkumar G</li> <li>24. Sri. Abdul Hameed M.E.</li> <li>25. Smt. Manjusha L.</li> </ol>
10.	<b><u>L.D. Clerk</u></b> 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"> <li>1. Sri. Anand M.</li> <li>2. Smt. Minnath K.A.</li> <li>3. Smt. Juana Bindu P.P.</li> <li>4. Smt. Sheeja V.</li> <li>5. Smt. Bini K.T.</li> <li>6. Smt. Ancy Mathai</li> <li>7. Sri. Sudheesh S.</li> <li>8. Smt. Anitha C. Antony</li> <li>9. Sri. Rajesh Rajappan</li> <li>10. Smt. Minimol K.P.</li> <li>11. Sri. S. Francis</li> <li>12. Kum. Deepika R.(On LWA)</li> <li>13. Smt. Bindu L.</li> <li>14. Smt. Remya P.G.</li> <li>15. Sri. Vineesh A</li> <li>16. Sri. Johnsaon Thomas</li> <li>17. Smt. Hazeena Jaleel</li> </ol>

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
			18. Smt. Shijna T.A. 19. Kum. Varana P.A. 20. Smt. Sangeetha B.S 21. Sri. T. Sanalkumar (on LWA) 22. Sri. Sooraj S. Kumar 23. Sri. Sreejith K.S.(On LWA)
11.	<b><u>Driver</u></b> 18000-41500	4	1. Sri. M.G. Sujith 2. Sri. Sumesh A 3. Sri. Mahinu M.K.
12.	<b><u>Roller Driver</u></b> 19000-43600	1	Vacant
13.	<b><u>Fair Copy Superintendent</u></b> 30700-65400	1	Smt. Raji. N.R.
14.	<b><u>Selection Grade Typist</u></b> 27800-59400	2	1. Smt. Rema P.R.
15.	<b><u>U.D. Typist</u></b> 25200-54000	2	1. Sri. T.K. Manoj 2. Smt. Anu B. Mole
16.	<b><u>L.D. Typist</u></b> 19000-43600	2	Vacant
17	<b><u>Attender/Fieldman/Duplicating Machine Operator (Secretariat pattern)</u></b> 17500-39500	1	Sri. T.K. Sreekumar
18	<b><u>Attender/Fieldman/Duplicating Machine Operator</u></b> 17000-37500	09	1. Smt. Binu Joseph 2. Sri. P.P. Jacob 3. Sri. P.G. Madhuraj 4. Smt. J. Jayakumari 5. Smt. Saphy Peter 6. Sri. Sabu K.P 7. Smt. Sreeja P.J. 8. Sri. Prasanth.K.C
19	<b><u>Binder</u></b> 17500-39500	1	Smt. P.S. Sreeja
20.	<b><u>Nursery Attender</u></b> 17500-39500	1	Vacant
21.	<b><u>Blue Printer</u></b> 17500-39500	1	Sri. E.M. Basheer
22.	<b><u>Duffedar (TBHG 15years)</u></b> 17500-39500	1	Sri. N.V. Shibu
23.	<b><u>Office Attendant</u></b> 16500-35700	19	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.	<b><u>SLR Unskilled Worker (22 years TBHG) (Planning)</u></b> 19000-43600	3	1. Sri. C.R. Rajeevan (TBHG) 2. Sri. N.P. Sajeevan (TBHG) 3. Sri. E.J. Joseph Sartho (TBHG)
25.	<b><u>SLR Skilled worker (Engineering)</u></b> 17500-39500	1	Vacant
26.	<b><u>SLR Unskilled Worker (8years TBHG) (Engineering)</u></b> 17000-37500	1	Sri. P.M. Harikumar (TBHG)
27.	<b><u>Superintending Engineer</u></b> 85000-117600	1	Smt. Jeby John
28.	<b><u>Executive Engineer</u></b> 68700-110400	3 (2 vacant)	1. Sri. Mathew Joy (under suspension)
29.	<b><u>Executive Engineer(Electrical)</u></b> 68700-110400	1	Vacant
30.	<b><u>Assistant Executive Engineer (Civil)</u></b> 40500-85000	5	1. Smt. S. Hema 2. Sri. David Y. (under suspension) 3. Smt. Athira S. 4. Sri. Jayachandran C. 5. Smt. Usha S.S.
31.	<b><u>Assistant Engineer(civil)</u></b> 39500-83000	13 (7 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
32.	<b><u>Assistant Engineer (Electrical)</u></b> 39500-83000	1	Smt. Deepthi D
33.	<b><u>Draftsman/Overseer/Surveyor Grade I</u></b> 26500-56700	12 (2 vacant)	1. Smt. Bini K.P 2. Sri. Babul C. Panicker 3. Smt. Deepamol S. 4. Smt. Asha S.L. 5. Smt. Reshmi S. Nair 6. Smt. Deepa Sasidharan 7. Sri. Syamprakash V.P. 8. Smt. Reshmakrishna R 9. Smt. Sumimol T.S. 10. Sri. Jissenmon K.T.

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
34.	<b><u>Draftsman/Overseer/Surveyor Grade II</u></b> 22200-48000	4	1. Smt. Soumya M.R.
35.	<b><u>Senior Town Planner</u></b> 85000-117600	1	Addl. charge to Sri. Rajesh T.N(TP)
36.	<b><u>Town Planner</u></b> 68700-110400	4	1. Sri. Rajesh T. N. ( On Deputation) 2. Sri. Subhash S.
37.	<b><u>Landscape Architect</u></b> 55350-101400	1	Vacant
38.	<b><u>Deputy Town Planner</u></b> 40500-85000	6	1. Smt. C.K. Syamala (Estate Officer i/c) 2. Smt. Manju Jawahar 3. Smt. Greeshma P.G 4. Smt. Leelavathy R.
39.	<b><u>Assistant Town Planner</u></b> 40500-85000 39500-85000	3	1. Sri. Ragesh K.G. 2. Asha Latha S.
40.	<b><u>Draftsman/Surveyor Grade I</u></b> 26500-56700	6	1. Smt. Bincy Elizabeth 2. Smt. Ranjini Rajan 3. Smt. Praveena 4. Sri. Givin P.G. 5. Smt. Sreelakshmi P.R.
41.	<b><u>Draftsman/Surveyor Grade II</u></b> 22200-48000	6	Vacant
42.	<b><u>Draftsman/Surveyor Grade III/Tracer</u></b> 19000-43600	1	Nil

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

Contract	:	3
Deputation	:	1
Daily wages	:	17
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 2020-21 - 7

5) Dismissals/retrenchments during the year 2019-20 - 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.	9	Sri. S. Sreekumar, Senior Clerk	On Deputation
5.	37	Sri. T.N.Rajesh Town Planner	On deputation from Kerala Town and Country Planning Department
6	10	Smt. Deepika R. Clerk	On LWA
7	1	Sri. Abdul Malik K.V., Town planner	On deputation
8	10	Sri. Sanal T. Nair	On LWA
	11	Sri. Sreejith K.S.	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) : Nil
- 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:

<b><u>General Council Members of GCDA</u></b>		
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	Member	9847069671

Oliyappuram P.O, 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	9446211484
13. Sri. John Lukose Chartered Accountant T.C. 37/3641-A Ponnath Lane, Deshabhimani Junction, Kaloor, Kochi – 682 017	Member	9447058700
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 2 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 6 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 15.07.2021 a total number of 4 cases are pending before the Hon'ble Supreme Court, 348 cases before High Court, 195 cases before Lower Courts and 43 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 Tahasildar. 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**

1.	Sale of forms	=	Rs. 800/-
2.	Coconut(Income)	=	Rs. 63,526/-
3.	Advocate fees (Expense)	=	Rs. 1,500/-
4.	Rent collected from the allotment of various ground/hall	=	Rs. 8,91,668/-
5.	Collection of lease rent for the financial year 2020-21	=	Rs. 21,24,826/-
6.	Collection of rent on shops and office space, sale of forms, transfer fees	=	Rs. 53,84,384/-
7.	Parking fees collection	=	Rs. 35,38,688/-
8.	Advertisement	=	Rs. 19,22,949/-
9.	Sale of forms	=	Rs. 15,000/-
10.	Kakkanad studio apartment rent collection	=	Rs. 3,36,135/-
11.	Total payments	=	Rs. 1500/-
12.	Total receipts	=	Rs. 1,42,77,976/- =====

**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 Architecture &

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 parameter 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 projects site.

Govt. Engineering College was decided to conduct the socio-economic survey and land use survey between March 15 and March 30, 2020. But due to the covid 19 pandemic and imposing of lockdown by the Government thereafter, the survey works could not take place.

Later it came to know form the printed media that, Government of Kerala has accorded Administrative Sanction to develop a Global Industrial Finance and Trade (GIFT) city spreading over an area of 220 Ha nearby Aluva along the NH and allocated Rs. 540 Crore for land acquisition. The project is initiated as part of the Kochi-Bengaluru Industrial corridor and the Rs. 1600 Crore project has already been approved by National Industrial Corridor Development and Implementation Trust(NICDIT).

It was realized that, the aims and objectives of GIFT city is similar to that of KEC project proposed by GCDA. In this context, the policy decisions are required to reorganize the aims and objectives of the project.

### **3. Exhibition Cum Convention Centre At Manapattiparambu**

Proposal is for the construction of exhibition cum convention centre in the land owned by GCDA Kaloor 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 wa still

pending from the Govt. Under this 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 Kaloor(Shopping Cum Office Complex)**

GCDA proposed to construct a godown cum office complex in the 30 cents of land owned by authority under Kaloor DTP Scheme. The plot is having a good access with 10m wide roads on both. Therefore, GCDA decided to construct a Godown cum Office complex building for private/public utilities. The proposed building plan is completed and is ready to submit for building permit in Kochi Corporation. The total built up area of building is 756.90sqm. in two floors with all basic amenities in compliance with KMBR 2019. Further steps can only be taken after getting administrative sanction.

#### **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 with common amenities of Recreation hall, Reading room, Creche, Feeding Room, Sick room etc. for the 82 beneficiaries and allocated GCDA owned land having an extent of 70 cents at Rameswaram West DTP Scheme. Building permits and administrative sanction has been obtained. The total floor area of this G+3 building project is 61,000 sqft. Project Management Consultant(PMC) for the project FRBL(FACT, RCF Building Products Limited) as per the estimate of the PMC, the construction cost is about 15.84 Crore. 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. The piling work has started and is expected to complete by June and the works of superstructure can start by July 1<sup>st</sup> week.

## **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 again approached KCZMA, then GCDA was asked to present the matter during the hearing which is going to conduct soon.

## **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 about to complete the work.

## **8. STUDY TO REDUCE TRAFFIC CONGESTION AT ALUVA**

Aluva witnesses a heavy traffic congestion during the major part of the day making it uneasy for the commuters, 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.

Later, by considering the requests of merchant associations, area councilor and opinions from various socio-cultural-business personalities, it was decided to study the feasibility of bridge at Kadathukadavu across the periyar river connecting the Bank Jn and Paravur Jn, There after Eol has been invited from competent Govt. agencies such as NATPAC, KITCO for the feasibility study. The received Eols under the evaluation procedure.

### **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.

As the procedure was being carried out, DMO approached GCDA with their proposal of Open gym and after discussing the proposal in detail with the DMO, GCDA allotted 75m<sup>2</sup> land near the stadium. DMO installed the Gym equipment and the project was inaugurated on No. 1, 2020 by Hon. Chairman of GCDA.

### **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. Then GCDA approached Cochin Corporation for the implementation, it was informed by the Mayor that, GCDA has to take steps to avail the State Govt. fund earmarked for the development of Roads in Kochi City.

Now GCDA is exploring possibilities to acquire the land using the land pooling method, the detailed proposal will be submitted to Government soon.

### **11. MULTI LEVEL CAR PARKING AT JAWAHARLAL 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.

The proposal has submitted to Government for the permission to lease the land, which is under the consideration of the Government.

#### **14. ROPEWAY/CABLE CAR AT COCHIN MARINE DRIVE SCHEME**

In order to enjoy the back water and the sunset from an eagle eye view for the tourists, GCDA envisages to construct a Ropeway/Cable Car. This cable car will be connecting Marine Drive maidan to Bolgatty Island across the backwaters. The project is proposed on PPP basis and GCDA is in the initial state of the project. GCDA has submitted a brief project proposal to the Government for in-principle sanction.

#### **15. 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.

#### **16. SHE HOSTEL**

A lot of people, especially women travel to the city for various reasons like in search of job, education, personal and so on. During all such travels, women find it difficult in finding a safe and responsible place to stay. Taking cognizance of such situation, GCDA has proposed to construct a “SHE HOSTEL” in its land of 23 cents (approx.) situated close to Ernakulam South Railway station using own fund. The preparation of building plan of four storeyed building with 50-60 bed with common amenities is in the final stage. The financial feasibility study is to be done.

## 17. AFFORDABLE HOUSING SCHEME

GCDA proposes to provide affordable houses for various income groups in the land in possession of GCDA. Steps has been taken to identify the various land that are lying vacant in various scheme area coming under GCDA jurisdiction. Four sites has been identified after analyzing various factors such as fair value of land, zoning, pending litigations etc. The designing of DU and apartment tower is under preparation. The financial feasibility has to be worked out after the designing and calculation of tentative estimate.

## 18. DIGITIZATION AND COMPUTERISATION OF RECORDS

In order to manage the assets of GCDA efficiently and accurately a project named “Digitization of Assets and Computerization of Records” has initiated by GCDA. The project is to map all its assets including Land Parcels and Buildings using Q-GIS software in house and the details of the assets(Around 23 columns) will be given as attributes to each asset. The records has already been collected and computerized and the mapping of the land parcels are completed. The attributes from the planning dept. are incorporated and waiting for the information from Estate Department and Village Offices(Revenue Department). The aim is to put all the information in WebGIS.

## 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 it Kochi and the DTP schemes are under various stages of implementation. However as per the present planning legislation the preparation & implementation of
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 Part II & III	G.O.(MS) 18/78/LA & SWD dt. 25.01.1978	
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 01.04.2020 to 31.03.2021

Sale of Maps	Nos.	Rate	Amount
a) Area Map	1	200/-	200/-
b) Structure plan	1	300/-	300/-
Total	(Excluding GST)		Rs. 500/-

**FINANCES****Revised Estimate for 2020-21 & Budget Estimate for 2021-22**

<b>Head of a/c</b>	<b>Actual Amount for 2019-20</b>	<b>Budget Estimate for 2020-21</b>	<b>Revised Estimate for 2020-21</b>	<b>Budget Estimate for 2021-22</b>
	<b>Rupees in Lakhs</b>	<b>Rupees in Lakhs</b>	<b>Rupees in Lakhs</b>	<b>Rupees in Lakhs</b>
Opening Balance	9702.30	9814.31	10120.21	10707.11
<b>Receipt</b>				
1. Revenue A/c.	2272.18	3130.56	1885.28	2538.83
2. Capital A/c.	210.28	909.78	1707.77	2580.79
3. Debit Head a/c.	175.64	835.39	685.79	924.67
<b>Total</b>	<b>2658.10</b>	<b>4875.73</b>	<b>4278.84</b>	<b>6044.29</b>
<b>Total including opening balance</b>	<b>12360.40</b>	<b>14690.04</b>	<b>14399.05</b>	<b>16751.40</b>
<b>Expenditure</b>				
1. Revenue A/c.	2001.95	3641.95	2462.38	2281.40
2. Capital A/c.	136.97	7920.10	565.10	7855.42
3. Debit Head a/c.	101.27	733.46	664.46	846.71
<b>Total</b>	<b>2240.19</b>	<b>12295.51</b>	<b>3691.94</b>	<b>10983.53</b>
Closing Balance	10120.21	2394.53	10707.11	5797.87
<b>Total including closing balance</b>	<b>12360.40</b> =====	<b>14690.04</b> =====	<b>14399.05</b> =====	<b>16751.40</b> =====

**അതോറിറ്റിയുടെ നിലവിലുള്ള പ്രധാന പദ്ധതികൾ**

കോഡ്	പദ്ധതിയുടെ പേര്	രൂപ ലക്ഷത്തിൽ
26050	ലാൻഡ് ബാങ്ക്	500
26165	ബ്ലോക്ക് റോഡ് പൂർത്തീകരണം	500
26172	ചേരി നിർമ്മാർജ്ജനവും പാർപ്പിട പദ്ധതിയും (ലൈഫ് മിഷൻ)	1071
26173	കാക്കനാട് ജംഗ്ഷനിൽ ഷോപ്പിംഗ് കോംപ്ലക്സ് നിർമ്മാണം	240
26180	എക്സിബിഷൻ കം കൺവെൻഷൻ സെന്റർ - മണപ്പാട്ടിപറമ്പ് (പി.പി.പി.)	5
26181	അംബേദ്കർ സ്റ്റേഡിയം - സ്പോർട്സ് സിറ്റി (പി.പി.പി.)	10
26185	മൾട്ടി ലെവൽ പാർക്കിംഗ് (പി.പി.പി.) കലൂർ സ്റ്റേഡിയം.	15
26186	കൊച്ചി ഇക്കണോമിക് സിറ്റി ഡെവലപ്പ്മെന്റ് പ്രോജക്ട് (പഠനം)	100
26188	ജിസിഡിഎ അസറ്റ് ഡിജിറ്റൈസേഷൻ & റെക്കോർഡ്സ് കമ്പ്യൂട്ടറൈസേഷൻ	50
26189	ആലുവ മേഖല- ദേശീയ പാത - ഗതാഗതപ്രശ്ന പരിഹാര നിർദ്ദേശം (പഠനം)	10
26193	രാമേശ്വരം വില്ലേജ് എക്കോ ടൂറിസം - പഠനം	10
26194	ഓപ്പൺ ജിം, കലൂർ സ്റ്റേഡിയം (സി.എസ്.ആർ./പരസ്യഫണ്ട്)	0
26196	മറൈൻ ഡ്രൈവ് കൊമേഴ്സ്യൽ കോംപ്ലക്സ് - വാട്ടർ പ്രൂഫിംഗ് അടക്കമുള്ള നവീകരണ പ്രവൃത്തികൾ	200
26199	ജെ.എൻ.ഐ. സ്റ്റേഡിയം സോളാർ പാനൽ ഇൻസ്റ്റലേഷൻ	400
26200	ഗോഡൗൺ കം ഓഫീസ് കോംപ്ലക്സ്, കലൂർ	250
26201	ഹൈക്കോർട്ടിനു സമീപം വാണിജ്യ സമുച്ചയം	300
26202	ഷീ ഹോസ്റ്റൽ - സൗത്ത് കൊമേഴ്സ്യൽ സെന്റർ, കടവന്ത്ര	500
26203	വാണിജ്യ സമുച്ചയം - ഒലിമുഗൽ, കാക്കനാട്	550
26205	അതോറിറ്റിയുടെ അധികാര പരിധിയിൽ ഉള്ള പഞ്ചായത്ത് പ്രദേശങ്ങളിൽ അനുയോജ്യമായ സ്ഥലത്ത് Affordable Housing Scheme	50

**Details of Fixed Deposits as on 31.03.2021**

Sl. No.	Name of Bank	FD Receipt No.	From	To	FD Value	Rate of interest	Remarks Sl. No. in FD Register
1	ESAF , TPRA		27.03.2021	12.04.2021	9500000	8	
2	ESAF, TPRA		27.03.2021	12.04.2021	9000000	8	
3	Addl. Sub. Treasury		17.06.2020	17.06.2023	50000000	8.5	
4	Addl. Sub. Treasury		17.06.2020	17.06.2023	50000000	8.5	
5	Addl. Sub. Treasury		17.06.2020	17.06.2023	50000000	8.5	
6	Addl. Sub. Treasury		17.06.2020	17.06.2023	50000000	8.5	
7	Addl. Sub. Treasury		17.06.2020	17.06.2023	50000000	8.5	
8	Addl. Sub. Treasury		17.06.2020	17.06.2023	35000000	8.5	
9	Addl. Sub. Treasury		17.06.2020	17.06.2023	50000000	8.5	
10	Addl. Sub. Treasury		12.07.2020	12.07.2021	100000000	8.5	
11	Addl. Sub. Treasury		30.01.2021	30.01.2024	100000000	8.5	
12	Addl. Sub. Treasury		30.01.2021	30.01.2024	100000000	8.5	
13	Addl. Sub. Treasury		30.01.2021	30.01.2024	100000000	8.5	
14	Addl. Sub. Treasury		30.01.2021	30.01.2024	100000000	8.5	
15	Addl. Sub. Treasury		30.01.2021	30.01.2024	20000000	8.5	
16	Addl. Sub. Treasury		30.01.2021	30.01.2024	20000000	8.5	
17	Addl. Sub. Treasury		30.01.2021	30.01.2024	20000000	8.5	
18	Addl. Sub. Treasury		30.01.2021	30.01.2024	20000000	8.5	
19	Addl. Sub. Treasury		30.01.2021	30.01.2024	10000000	8.5	
20	Addl. Sub. Treasury		30.01.2021	30.01.2024	10000000	8.5	
21	Addl. Sub. Treasury		30.01.2021	30.01.2024	10000000	8.5	
22	Addl. Sub.		30.01.2021	30.01.2024	10000000	8.5	

	Treasury						
23	Addl. Sub. Treasury		30.01.2021	30.01.2024	10000000	8.5	
24	Addl. Sub. Treasury		30.01.2021	30.01.2024	10000000	8.5	
25	Addl. Sub. Treasury		30.01.2021	30.01.2024	10000000	8.5	
					1003500000		

**DEPOSITS IN RESPECT OF BANK GUARANTEES AS ON 31.03.2021**

<b>Sl. No.</b>	<b>Bank</b>	<b>Bank Guarantee No.</b>	<b>Amount (Rs).</b>
1	Dhanlaxmi Bank	272BG01142350001	<b>1434355</b>
2	Dhanlaxmi Bank	272BG0111222001	<b>4284807</b>
3	SBI	0506608BG0000128	<b>216047</b>
	Total		<b>5935209</b>

**Detailed Income and Expenditure during the year 2020-21**

**Part I -Income:-**

<b>Receipts</b>	<b>Amount Rs.</b>
Rent	89611374.00
Common Facility Charges	4058771.00
Interest Received	83256141.03
Parking fee	5369800.34
Transfer fee	1782139.00
Lab Testing fee	783331.00
Sale of forms	127700.00
Restoration charge	833791.00
Miscellaneous Income	708905.00
Forfeiture and penalty	458768.74
<b>Total</b>	<b>186990721.11</b>

**Part II - Capital Accounts**

Installments receipts	4474026.26
Operation Breakthrough Works	3910169.00

**Part III – Advances and Security Deposits**

Advance Rent	3400158.37
Deposits	104451197.57

**Part IV- Current Liability**

Sundry Creditors	1855456.04
Recovery Remittance Payable	6311376.96
GST Payable	2868423.60
<b>Total</b>	<b>127270807.80</b>

**EXPENDITURE****Part I - Revenue Account:**

<b>Administration</b>	
Sitting fee (TA to Members)	6600.00
Honorarium to chairman	240000.00
<b>Establishment</b>	0
Salaries & Allowances	72290740.00
Daily Wages Paid	3641575.00
Pension contribution for GCDA Staff	8208645.00
Pension Benefit	4899287.00
Festival allowance	5500.00
NPS-Contribution of GCDA for GCDA staff	2295917.00
Pension Contribution paid for Deputation staff	402582.00
Consolidated pay to Advisers	669310.00
Medical Benefit	218761.00
Wages to Programmer	153830.00
Expenses for Staff Welfare	50000.00
<b>Office Expense</b>	0
Advertisement	545088.00
License fee	131508.60
Miscellaneous	1126.00
Cost of Fuel Generator	28685.00
Gardening and Horticulture	767800.00
Survey Fee	11000.00
Remuneration to Electrical Panel Engineer	86922.00
TA to officers & Staff	19450.00

Remuneration to Electrical panel members	1700.00
Security Service Charges	6961215.07
Purchase of Software	297975.60
Rates & Taxes	8235.00
Entertainment expenses	1500.00
Bank Charges	14335.92
Postage	30150.00
Telephone charge	168283.27
Printing & Stationary	346134.58
Round off	2.74
Books & Periodicals	33587.00
Revenue Recovery Charges	820.00
Miscellaneous Expenses	25932.00
Fees/Penalty on CGST	2550.00
Fees/Penalty on SGST	2550.00
<b>Professional Fee</b>	0
Provisional Fees Auditor	871672.42
Law Charges	843500.00
Cleaning Expenses	3868150.73
Repairs and Maintenance	5291713.83
Electricity and Water Charges	3605892.01
Income Tax Remitted for GCDA	69561398.00
Donation of CMDRF	10000000.00
Vehicle Running Expenses	393409.00
	197005033.77

## **Part II - Capital Expenses**

Renovation of Kaloor Market	3102918.00
GCDA Office Compound- Canteen, Mini Conference Hall	1704050.00
Computer and Printer	908945.00
Life Mission Project	24800000.00
Operation Breakthrough Works	3924384.91
Total	34440297.91

## **Part III – Current Assets And Advances**

GCDA Pension Fund Trust	10048493.00
TDS 2020-21	10828836.46
GST Input	4043032.93
Advance for Departmental Works	40510.00
National Trading Company	3346700.00
Total	62747870.3

**Statement of Pension Fund Account for 2020-21**  
**PD A/c 799011700000556, Additional Sub Treasury, Ernakulam**

**Receipt:-**

Opening Balance as on 01.04.2020	-	Rs. 1,70,900/-
Pension Contribution of GCDA Staff	-	Rs. 89,10,975/-
Pension Contribution of GCDA staff on deputation	-	Rs. 2,77,830/-
Fund transfer	-	Rs. 6,48,21,876/-
<b>Total</b>	<b>-</b>	<b>Rs. 7,41,81,581/-</b> =====

**Payment:-**

Monthly Pension	-	Rs. 7,12,65,892/-
Festival Allowance	-	Rs. 2,02,000/-
IT Payment	-	Rs. 1,22,22,651/-
Closing Balance	-	Rs. 4,91,038/-
<b>Total</b>	<b>-</b>	<b>Rs. 7,41,81,581/-</b> =====

**Syndicate Bank merged into Canara Bank, Canara Bank, Shanmugham Road, Ekm**  
**A/c No. 43002170000124**

**Receipt**

Opening Balance as on 2020	-	Rs. 26,63,565.80
Interest from Fixed deposits	-	Rs. 1,33,25,296.50
<b>Total</b>	<b>-</b>	<b>Rs.1,59,88,862.30</b>

**Payment**

Monthly Pension (Fund Transfer)	-	Rs. 1,54,61,792.20
Closing balance	-	Rs. 5,27,070.10
<b>Total</b>		<b>Rs. 1,59,88,862.30</b> =====

Number of Pensioners - 239

Number of Ex-Gratia Pensioners - 02

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241 Nos.

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**Details of Pension Fund Trust Deposit**

Sl. No.	Bank	Deposit Amount	Int. Rate	Date of Deposit	Date of Maturity	Interest Amount	Interest/ Month
1.	Addl. Sub. Treasury	2,00,00,000	8.50%	24.01.2021	25.01.2022	1700000	141666.6667
2.	Addl. Sub. Treasury	5,00,00,000	8.50%	30.01.2021	30.01.2026	4250000	354166.6667
3.	Addl. Sub. Treasury	10,00,00,000	8.50%	30.01.2021	30.01.2026	8500000	7083333.3333
4.	Addl. Sub. Treasury	10,00,00,000	8.50%	30.01.2021	30.01.2026	8500000	7083333.3333
5.	Addl. Sub. Treasury	10,00,00,000	8.50%	30.01.2021	30.01.2026	8500000	7083333.3333
6.	Addl. Sub. Treasury	10,00,00,000	8.50%	30.01.2021	30.01.2026	8500000	7083333.3333
7.	Addl. Sub. Treasury	10,00,00,000	8.50%	30.01.2021	30.01.2026	8500000	7083333.3333
8.	Addl. Sub. Treasury	10,00,00,000	8.50%	30.01.2021	30.01.2026	8500000	7083333.3333
	<b>Total</b>	<b>67,00,00,000</b> =====					

**Receipts and payments in respect of TDS/TCS/Vat/ Welfare fund for the year 2020 -21**

Tax	Quarter	Amount Received	Amount Paid	Balance
TDS	Quarter 1	75356	75356	0
	Quarter 2	137997	137997	0
	Quarter 3	461096	461096	0
	Quarter 4	441687	458650	16963 (അധികം)
TCS	Quarter 1	8700	8700	0
	Quarter 2	-	-	0
	Quarter 3	919	919	0
	Quarter 4	43421	43421	0
Welfare fund	01/04/20 to 31/03/21	339364	339364	0

2020-21 സാമ്പത്തിക വർഷത്തിലെ 2020-21 സാമ്പത്തിക വർഷത്തെ Q4 ൽ അധികമായി അടവാക്കിയ 16963/- രൂപ ടി.ഡി.എസ്. തുക 2021-22 വർഷത്തിൽ ക്രമപ്പെടുത്തി അടവാക്കുന്നതാണ് എന്നറിയിക്കുന്നു.

## **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. Ambedkar Stadium building, Ambedkar stadium rehabilitation building, Ambedkar stadium bunkshop.

#### **IV. Vehicles :**

11. Four wheelers – 4 Nos.
12. Two wheelers – 1 No.

#### **V. Changampuzha Park, Edappally :**

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

**VI. Kaloor – Kadavanthra Road :**

15. Kaloor-Kadavanthra Road
16. Bunk shops under ROB

**VII. JNI Stadium, Kaloor :**

17. JNI Stadium
18. Sewage Treatment plant, JNIS
19. Commercial Complex near JNIS
20. Pump house
21. 11 KV Substation
22. Stadium main entrance road and ring road, Island
23. Accreditation building

**VIII. Panampilly nagar**

24. Panampilly nagar Shopping complex
25. Kasthurba Nagar shopping complex and community hall
26. Kadavanthra West Shopping Complex (Sasthri nagar)
27. Shopping Complex near passport office
28. Panampilly Nagar Bunk shops and Hexagonal shape KIOSKS- Two number
29. GCDA building near Panampilly Nagar Bunk shop( Muthoot Building)

**IX. Kaloor & Manappatiparambu**

30. Manappatiparambu Shopping complex (Sastha Temple Road)
31. Manappatiparambu Shopping complex near RBI
32. Working Journalist Colony Shopping complex
33. GCDA parking grounds at East & west sides, Manappattiparambu, Kaloor.
34. Kaloor Market.

**X. Rameswaram & Fort Kochi**

35. Rameswaram west T.P. Scheme
36. Mudamveli Fish Farm Project
37. Velimaidan, Fort Kochi – shop rooms: 4 units : 16 Nos. shops.

**XI.Kakkanad**

- 38. Kakkanand Studio Apartments
- 39. GCDA Shops at Kakkanad near Bus stand.
- 40. Shops at Aluva.

**XII. Head Quarters:**

- 41. GCDA office and staff quarters building, Annex building and old canteen building
- 42. GCDA shopping complex at HIG Avenue, Opposite K.V. School, Near GCDA office, Complex at Salim Rajan Road
- 43. Kadavanthra Market

**XIII. Electrical assets in various places:**

- 44. GCDA office generator & lift
- 45. CMDS lift & generator and escalators.
- 46. Eastern Entry Tower generator & lift
- 47. Rajendra Maidan Laser show Equipments , generators
- 48. Fish farming equipments and generator
- 49. JNI Stadium, Kaloor substation and generator
- 50. Studio Apartments lifts 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 2020-2021**

Nil

**Major works in Progress**

- 1. Construction of 2 BHK Housing Complex for GCDA under Life Mission Kerala at West Rameswaram Fort Kochi, Ernakulam
- 2. Water proofing at CMDS Complex, Marine Drive
- 3. Structural repair of Shopping complex at CMDS
- 4. Electriciation work of Kaloor Market

**Major Works Proposal**

1. Construction of SHE hostel under South Commercial DTP Scheme

**Land acquired/Purchased during the year**

NIL

**DEPARTMENTAL PUBLICATIONS**

Nil

**IMPLEMENTATION OF RIGHT TO INFORMATION ACT**

- 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"> <li>1. Smt. Jinu Mol Varghese Secretary (01.04.2020 to 31.10.2020)</li> <li>2. Smt. Jeby John Secretary in charge (01.11.2020 to 18.02.2021)</li> <li>3. Smt. Abdul Malik K.V. Secretary (19.02.2021 to 31.03.2021)</li> </ol>
(b) State Public Information Officer	Sri. Imamin Mubeen A, Assistant Administrative officer ( 01.04.2020 to 31.03.2021)
(c) Asst. Public Information Officer	Smt. Sreevidya V Superintendent (01.04.2020 to 31.03.2021)

II)

- |                              |       |
|------------------------------|-------|
| a) Details of cases received | : 186 |
| b) Disposed (closed)         | : 186 |
| (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 extracts of outstanding paras in the Inspection Report on the accounts and registers of the GCDA, Kochi for the period 2016-17 and 2017-18.

### **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.

### Part III

Period	Reference	Pending Paras
2013-14	SGS II(HQ) III/I/8-3416 DATED 22/06/2015	II B – I, II, III, IV, V, IX, X, XI, XII (1), (2) , (3), (4)
2014-15	SGS II(HQ) III/II/8-3494 DATED 03/06/2016	II B – I, II (i), (ii), (iii), III, IV, VI (1, 2, 3, 4, 5)
2015-16	SGS II(HQ) III/II/8-3732 DATED 29/05/2017	II A – I, IV B - I, II, III,IV, VI

## 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 : 25.10.2021

SECRETARY,  
Greater Cochin Development Authority,  
Kochi - 20