

ADMINISTRATION REPORT

FOR

2021-22

GREATER COCHIN DEVELOPMENT AUTHORITY, KOCHI – 20

ADMINISTRATION REPORT FOR 2021-22

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

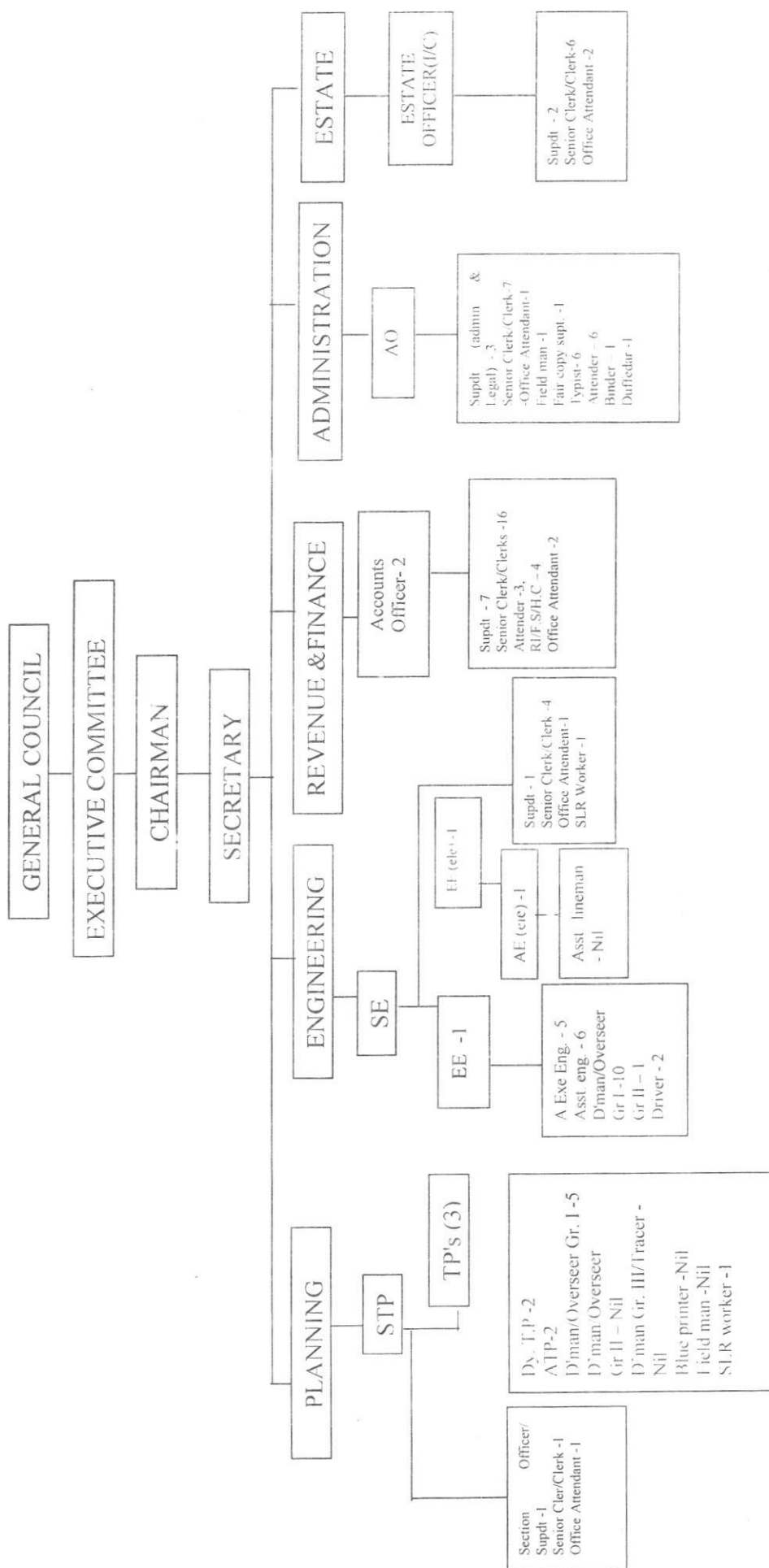
(Residence) 2226830, 2226360, 2203666, 2206401

" Secretary - 2203378 (Residence) 2205791

ORGANISATIONAL SETUP OF GCDA

Annexure I

STAFF POSTION AS ON 31.03.2022



HUMAN RESOURCES**Annexure II**

<u>Staff Strength as on 01.04.2022</u>					
Name Designation	Pre-revised Scale of pay	Revised Scale of Pay	Staff Strength	Staff in position	Vacancy
Secretary	As in P.D	As in P.D.	1	1	Nil
Administrative Officer	29180-43640	55350-101400	1	1	Nil
PA to Secretary	13210-22360	25200-54000	1	Nil	1
Assistant Grade – II	-	22200-48000	1	1	Nil
Duffedar	(8730-13540)	(17000-37500)	1	1	Nil
PA to Chairman/Accounts Officer	19240-34500	36600-79200	3	2	1
Superintendent	16180 – 29180	30700-65400	14	14	Nil
Head Clerk/Field Supervisor/ Revenue Inspector	13900-24040	26500-56700	4	4	Nil
Senior Clerk	13210-22360	25200-54000	26	26	Nil
Clerks	9940-16580	19000-43600	25	17	8
Driver	9190-15780	18000-41500	4	2	2
Roller Driver	9190-15780	18000-41500	1	Nil	1
Fair Copy Superintendent	16180-29180	30700-65400	1	1	Nil
Selection Grade Typist	14620-25080	27800-59400	1	1	Nil
Senior Grade Typist		26500-56700	1	Nil	1
U.D. Typist	13210-22360	25200-54000	2	2	Nil
L.D. Typist	9940-16580	19000-43600	2	Nil	2
Binder Grade II	8960-14260	17500-39500	1	1	Nil
EPBAX Operator/Telephone Operator	8730-13540	17000-37500	1	Nil	1
Attender/Field Man/Duplicating Machine Operator	8730-13540	17000-37500	9	9	Nil
Nursery Attender	8730-13540	17000-37500	1	Nil	1
Blue Printer	(8730-13540)	(17000-37500)	1	Nil	1

Office Attendant	8500-13210	16500-35700	19	13	6
SLR Unskilled Worker (Planning)	(8500-13540)	(16500-35700)	4	1	3
SLR Worker (Unskilled) (Engineering)	(8500-13540)	(16500-35700)	1	1	Nil
Superintending Engineer	(44640-58640)	(85000-117600)	1	1	Nil
Executive Engineer(Civil)	36140-49740	68700-110400	3	1	2
Executive Engineer(Electrical)	36140-49740	68700-110400	1	Nil	1
Assistant Executive Engineer(Civil)	21240-37040	40500-85000	5	5	Nil
Assistant Engineer (Civil)	20740-36140	39500-83000	13	6	7
Assistant Engineer (Electrical)	20740-36140	39500-83000	1	1	Nil
Draftsman/Overseer/Grl	13900-24040	26500 – 56700	12	10	2
Draftsman/Overseer/Surveyor Gr.-II	11620-20240	22200 – 48000	4	1	3
Senior Town Planner	44640-58640	85000-117600	1	Nil	1
Town Planner	36140-49740	68700-110400	4	3	1
Landscape Architect	29180-43640	55350-104000	1	Nil	1
Deputy Town Planner	21240-37040	40500-85000	6	2	4
Assistant Town Planner	20740-36140	39500-83000	3	2	1
Draftsman/Surveyor Grade-I	13900-24040	26500-56700	6	5	1
Draftsman/Surveyor Grade-II	11620-20240	22000-48000	6	Nil	6
Tracer	9940-16580	19000-43600	1	Nil	1
Total			194	135	59

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 31.03.2022

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
1.	<u>Secretary</u> As in PD	1	Sri. Abdul Malik K.V., (Senior Town Planner on deputation)
2.	<u>Administrative Officer</u> 55350-101400	1	Smt. P.A. Sheeba
3.	<u>Accounts Officer/P.A. To Chairman</u> 36600-79200	3	1. Smt. Sreevidya V. 2. Smt. C.B. Sreedevi
4.	<u>Assistant Grade II</u> 22200-48000	1	Smt. P.A. Hafasth (Supernumerary)
5.	<u>Superintendent</u> 30700-65400	14	1. Smt. R.T. Roopa 2. Sri. C.K. Murali 3. Sri. V.C. Dhanesh 4. Smt. O.S. Asha 5. Smt. Bindu K.K. 6. Smt. C.P. Anupreethi 7. Smt. K.A. Sini 8. Sri. Vinu K. Ponnann 9. Sri. V.C. Manoj 10. Sri. K.D. Sajee 11. Sri. Manoj Krishnan 12. Smt. Hemavasudevan 13. Sri. C.R. Sajeevan 14. Sri. T.R. Vinoykumar
6.	<u>Head Clerk/Field Supervisor/Revenue Inspector</u> 26500-56700	4	1. Smt. Sophy Thomas 2. Sri. Saji S. Raj (On Deputation) 3. Sri. Ajai R.S. 4. Smt. P.K. Laila
7.	<u>Senior Clerk</u> 25200-54000	26	1. Smt. Divya K.B. 2. Smt. Nisimol K.S. 3. Smt. Manjusha K.B. 4. Smt. Neena V.N. 5. Smt. Bindhu K.R. 6. Sri. S. Sunil (On Deputation) 7. Smt. Ayshamol K.S. 8. Smt. Sindhu E.N 9. Sri. Ani C.K. 10. Sri. Nidhin Babu 11. Sri. Sreejith M. 12. Smt. Beena N. 13. Smt. Shiny M.B. 14. Smt. Asha L 15. Sri. Rajeev B 16. Smt. Deepa K.R 17. Sri. Anilkumar G 18. Smt. Manjusha L.

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
			19. Sri. Anand M. 20. Smt. Minnath K.A. 21. Smt. Juana Bindu P.P. 22. Smt. Sheeja V. 23. Smt. Bini K.T. 24. Smt. Ancy Mathai 25. Sri. Sudheesh S. 26. Sri. Rajesh Rajappan
8.	<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	1. Kum. Anitha C. Antony 2. Smt. Minimol K.P. 3. Sri. S. Francis 4. Smt. Deepika R.(On LWA) 5. Smt. Bindu L. 6. Smt. Remya P.G. 7. Sri. Vineesh A 8. Sri. Johnsaon Thomas 9. Smt. Hazeena Jaleel 10. Smt. Shijna T.A. 11. Smt. Varana P.A. 12. Smt. Sangeetha B.S 13. Sri. Sanal T. Nair (on LWA) 14. Sri. Sooraj S. Kumar 15. Sri. Sreejith K.S.(On LWA) 16. Sri. T.K. Sreekumar 17. Sri. E.M. Basheer
9.	<u>Driver</u> 18000-41500	4	1. Sri. M.G. Sujith 2. Sri. Sumesh A
10.	<u>Roller Driver</u> 18000-41500	1	Vacant
11.	<u>Fair Copy Superintendent</u> 30700-65400	1	Smt. Raji. N.R.
12.	<u>Selection Grade Typist</u> 27800-59400	2	1. Smt. Rema P.R.
13.	<u>U.D. Typist</u> 25200-54000	2	1. Sri. T.K. Manoj 2. Smt. Anu B. Mole
14.	<u>L.D. Typist</u> 19000-43600	2	Vacant
15.	<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. J. Jayakumari 5. Smt. Saphy Peter 6. Sri. Sabu K.P 7. Smt. Sreeja P.J. 8. Sri. Prasanth.K.C 9. Sri. Fiyas C.M.

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
16.	<u>Binder</u> 17500-39500	1	Smt. P.S. Sreeja
17.	<u>Nursery Attender</u> 17000-37500	1	Vacant
18.	<u>Blue Printer</u> 17000-37500	1	Vacant
19.	<u>Duffedar (TBHG 22years)</u> 19000-43600	1	Sri. N.V. Shibu
20	<u>Office Attendant</u> 16500-35700	19	1. Sri. Jayan P.R. 2. Smt. Raji. M.R. 3. Smt. Shiji P.R. 4. Smt. Sreekala T.P. 5. Smt. Anitha M 6. Smt. Swapna O.S. 7. Smt. Athira Devi 8. Smt. Saji M.R. 9. Smt. Chinchu Krishna 10. Smt. Manju. V.P. 11. Smt. Lisha P.V. 12. Smt. Yamaua Krishnan 13. Smt. Asha Raj
21.	<u>SLR Unskilled Worker (22 years TBHG) (Planning)</u> 19000-43600	4	1. Sri. C.R. Rajeevan (TBHG)
22.	<u>SLR Skilled worker (Engineering)</u> 16500-37500	1	Vacant
23	<u>SLR Unskilled Worker (15years TBHG) (Engineering)</u> 17500-39500	1	Sri. P.M. Harikumar (TBHG)
24.	<u>Superintending Engineer</u> 85000-117600	1	Smt. Jeby John
19	<u>Executive Engineer</u> 68700-110400	3 (2 vacant)	1. Sri. Mathew Joy (under suspension)
20.	<u>Executive Engineer(Electrical)</u> 68700-110400	1	Vacant
21.	<u>Assistant Executive Engineer (Civil)</u> 40500-85000	5	1. Smt. S. Hema 2. Sri. David Y. 3. Smt. Athira S. 4. Sri. Jayachandran C. 5. Smt. Usha S.S.
22.	<u>Assistant Engineer(civil)</u> 39500-83000	13 (7 vacant)	1. Smt. Divya Vijayan 2. Sri. Anil Varghese(8 years CAS) 3. Smt. A. Preena 4. Sri. Deepak K. Dasan 5. Smt. K.S. Jayasree 6. Smt. E.K. Shaini

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
23.	<u>Assistant Engineer (Electrical)</u> 39500-83000	1	Smt. Deepthi D
24.	<u>Draftsman/Overseer/Surveyor Grade I</u> 26500-56700	12 (2 vacant)	1. Smt. Bini K.P 2. Sri. Babul C. Panicker (8 yr TBHG) 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.
25.	<u>Draftsman/Overseer/Surveyor Grade II</u> 22200-48000	4	1. Kum. Soumya M.R.
26.	<u>Senior Town Planner</u> 85000-117600	1	
27.	<u>Town Planner</u> 68700-110400	4	1. Smt. Sheeba M.M. (On Deputation-STP i/c) 2. Sri. Subhash S. 3. Sri. Sreekanth O
28.	<u>Landscape Architect</u> 55350-101400	1	Vacant
29.	<u>Deputy Town Planner</u> 40500-85000	6	1. Smt. Manju Jawahar 2. Smt. Greeshma P.G 3. Smt. Leelavathy R.
30.	<u>Assistant Town Planner</u> 39500-83000	3	1. Sri. Ragesh K.G. 2. Asha Latha S.
31.	<u>Draftsman/Surveyor Grade I</u> 26500-56700	6	1. Smt. Bincy Elizabeth 2. Smt. Ranjini Rajan 3. Smt. Praveena 4. Sri. Givin P.G. 5. Smt. Sreelakshmi P.R.
32.	<u>Draftsman/Surveyor Grade II</u> 22200-48000	6	Vacant
33.	<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	: 2
Deputation	: 2
Daily wages	: 21
Guests	: Nil.

- 3) Recruitments made during the year (Cadre wise numbers)
Including compassionate appointments
Town Planning officer - 1
- 4) Retirement during the year 2021-22 - 7
- 5) Dismissals/retrenchments during the year 2021-22 - Nil
- 6) Details of posts/personal transferred to local bodies - Nil
- 7) Personnel working from GCDA on deputation - 2
- 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.	9	Sri.S. Sunil, Senior Clerk	On deputation to KBCWWB, Thiruvananthapuram
2.	10	Smt. Deepika R. Clerk	On LWA
3.	1	Sri. Abdul Malik K.V., Town planner	On deputation
4.	10	Sri. Sanal T. Nair	On LWA
5	11	Sri. Sreejith K.S.	On LWA

10) Consultants engaged during the year 2019-20

- 1) M/s. Vishnu Rajendran & Company,
Chartered Accountants,
G-148, Panampilly Nagar,
Kochi – 36
- 2) 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. Sri. K. Chandran Pillai (Ex. M.P) Prasantham, Manjummal, Eloor P.O., Ernakulam	Chairman	0484-2206230 9446550200
2. Sri. A.S. Anilkumar Appa Chatha House, Vadakkumpuram P.O., Pin – 683 521	Member	9895956226
3. Adv. M. Anil Kumar, (Mayor, Kochi Corporation) Manimeghala, Elamakkara P.O., Kochi – 682 026)	Member	9846118975
4. Sri. V.M. Sasi VeliyathuVeedu, Muppathadam P.O. Ernakulam – 683110	Member	9846062400
5. Sri. V.D. Satheesan, Devaragam Kesari Junction North Paravur	Member	9447018183
6. Sri. K.J. Maxy, Konnoth House 16/1741(9/1043) Thoppumpady, kochi – 5	Member	9447136374
7. Sri. P.V. Sreenijan, T.C. 71/2701, Keerthanam Keerthi Nagar, Elamakkara P.O., Kochi - 682026	Member	9847069671
8. Sri. Anwar Sadath, Oolikkara(H), Parambayam, Nedumbassery P.O., Chengamanad - 683585	Member	9846887886

9. Sri. Roji M. John, Green Garden, Angamaly P.O., Ernakulam, Pin – 683 572	Member	9971392134
10. Sri. T.J. Vinod, 32/118, Thalivelikkakath Veedu, Naroth Road, Thammanam P.O., Kochi – 682 032	Member	9477044047
11. Sri. Eldhose Kunnappilly, Kunnippilli House Marady South P.O. Muvattupuzha, Ernakulam	Member	9446300547
12. Sri. Anoop Jacob, Thanikunnel, Valiyappadam Oliyappuram P.O., Koothattukulam(via) Ernakulam	Member	9847069671
13. Sri. K. Babu, Kannuparambath (H), Sanskirt College Road, Thrippunithura P.O., Ernakulam	Member	9447048418
14. Secretary, Kochi Municipal Corporation	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. Sri. K.K. Shibu Kuruvilathil Veedu, Pathuvapuram P.O., Palissery	Member	9846732226
18. Sri. A.B. Sabu, Ayyankath House, Near Subrahmanyam Temple, Jawahar Road, Poonithura	Member	8921892238
19. Sri. P.A. Peter, Puthenveettil House, Kumbalangi P.O., Kochi – 682 007	Member	9447475313
20. 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:-

<u>Executive Members of GCDA</u>		
1. Sri. K. Chandran Pillai (Ex. M.P) Prasantham, Manjummal, Eloor P.O., Ernakulam	Chairman	0484-2206230 9446550200
2. Sri. A.S. Anilkumar Appa Chatha House, Vadakkumpuram P.O., Pin – 683 521	Member	9895956226
3. Adv. M. Anil Kumar, (Mayor, Kochi Corporation) Manimeghala, Elamakkara P.O., Kochi – 682 026)	Member	9846118975
4. Sri. K.J. Maxy, Konnoth House 16/1741(9/1043) Thoppumpady, kochi – 5	Member	9447136374
5. Sri. P.V. Sreenijan, T.C. 71/2701, Keerthanam Keerthi Nagar, Elamakkara P.O., Kochi - 682026	Member	9847069671
6. Secretary, Kochi Municipal Corporation	Member	0484-2369007
7. District Town Planner, Town and Country Planning Department, Ernakulam	Member	0484-2204291
8. Executive Engineer (Roads and Bridges), Public Works Department, Ernakulam	Member	0484-2425353
9. Sri. K.K. Shibu Kuruvilathil Veedu, Pathuvapuram P.O., Palissery	Member	9846732226

10. Sri. A.B. Sabu, Ayyankath House, Near Subrahmanyam Temple, Jawahar Road, Poonithura	Member	8921892238
11. Secretary, Greater Cochin Development Authority	Member	0484-2203378

The Executive Committee had 4 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 12.05.2022 a total number of 3 cases are pending before the Hon'ble Supreme Court, 271 cases before High Court, 147 cases, before Lower Courts and 38 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

A1	Standard rent	-	Rs. 2725/-	Income
	Collection from Coconut tender	-	Rs. 7509/-	Income
A2	Advocate fees	-	Rs. 5000/-	Expenditure
A3	Ground, Hall Allotment	-	Rs.38,81,401/-	Income
B1	Rent collected	-	Rs. 95,414/-	Income
B2	Rent	-	Rs. 43,67,568/-	Income
	Common Expense	-	Rs. 14,648/-	Income
	STP Maintenance Charge	-	Rs. 2,01,934/-	Income
	Transfer fee	-	Rs. 9216/-	Income
	Penalty for cheque return	-	Rs. 750/-	Income
B3	Parking fee	-	Rs. 78,94,193/-	Income
	Advertisement Board	-	Rs. 5,08,475/-	Income
	Rent of Bunks (KSRTC)	-	Rs.1500/-	Income
	Sale of forms	-	Rs. 30,000/-	Income
	Kakkand studio Aprts	-	Rs. 8,86,626/-	Income
	Penalty for cheque return	-	Rs. 500/-	Income
B4	CMDS OS 27	-	Rs.2,68,090/-	Income
	Advance rent	-	Rs. 1,61,136/-	Income
	Common Expense	-	Rs. 14,307/-	Income
	Rent (Eastern Entry)	-	Rs. 13,16,611/-	Income
	Tender form sale	-	Rs. 44,000/-	Income
	Pass	-	Rs. 1000/-	Income
B5	Marine Drive Walkway bunk	-	Rs. 2,20,998/-	Income

Revenue Department

Rent from various commercial spaces, monthly installments of housing loan and enhanced land compensation, monthly installments of various housing schemes, income from sale of plots under various schemes, centage charges etc. are the main sources of income of the Authority.

In order to cope with growing responsibility in the collection of rent of the shops and other commercial spaces, installments of housing schemes, collection of installments of housing loans etc. two other sections viz. Revenue and Loan were organized under immediate supervision of the 3 Superintendents. For speedy disposal of files relating to various housing schemes, a separate cell viz. Revenue closing cell has also been created under the direct

supervision of one superintendent. Revenue sections are under the control of Accounts Officer(Revenue).

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, policies 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. 2021-22

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. 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 site inspections were conducted. It was

decided not to proceed with the received EOIs three of these lands were marshy and wetland. So steps are being taken to invite another EOI for land bank / land pooling schemes.

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.

Now it is planning to develop some satellite nodes various themes instead of just one node and to connect these nodes with the mother city by Ring Road. The concept and the feasibility study is being prepared.

3. EXHIBITION CUM CONVENTION CENTRE AT MANAPATTIPARAMBU

Proposal is for construction of exhibition cum convention centre in the land owned by GCDA at Kaloore DTP scheme. The building plan has been prepared and submitted to Kochi Corporation. A new preliminary feasibility report for project has been submitted to the Govt.. As per the G.O.(Rt) No. 761/1999/AD, dtd 03.03.1999 the scheme map was prepared and the sanction was 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. The Administrative sanction for the project using own fund has been received from Govt. But, by considering the financial status of the Authority, it is proposed to implement the scheme by PPP mode.

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 Kaloore DTP scheme. The plot is having a good access with 10 m wide roads on both. Therefore, GCDA decided to construct a Godown cum Office Complex building for private/ public utilities. The proposed building plan was completed and was ready to submit for building permit in Kochi Corporation. But now depending on the upcoming development activities in the locality it was decided to drop the concept of godown and to continue with office complex project. The design of building has been started. The project is proposed to implement in PPP mode.

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. Rafting work has been completed. Construction of Super structure is going on.

6. STUDY ON ECO TOURISM VILLAGE AT RAMESWARAM

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 these 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. Hon'ble Fisheries Minister has visited the site and a project in collaboration with Fisheries department is under consideration.

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 the project is now completed except along the KMRL water metro stretch. Hon'ble Industrial Minister has inaugurated the event and now the renovated walkway is opened for public.

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. 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 EOI has been invited from competent Govt. agencies such as NATPAC, KITCO for the feasibility study. During the evaluation procedure of the received EOI's instruction were given to KITCO for submitting revised proposal. but no reply has been received.

9. CHILAVANNOOR BUNDROAD

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. Now GCDA is exploring possibilities to acquire the land using the land pooling method.

10. MULTILEVEL 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. In addition to JNIS premise, it is planning to construct an MLCP in Marine Drive to. It is planning to approach CSLM for the funding. The technical and financial feasibility has to be done.

11. KAKKANAD SHOPPING COMPLEX RECONSTRUCTION

The existing shopping complex of GCDA at Thrikkakkara 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 Thrikkakkara Municipality and the Building permit is awaited.

12. AMBEDKAR STADIUM

The Ambedkar stadium owned by GCDA has been the venue for several foot ball matches including the Santhosh Trophy foot ball 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 levelling 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.

13. 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 stage of the project. GCDA has submitted a brief project proposal to the Government for in-principle sanction.

14. 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. Building plan has been prepared and submitted for approval. The financial feasibility study is being done.

15. 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. sites have been identified after analysing various factors such as fair value of land, zoning, pending litigations etc. Now GCDA is proposing to do affordable housing in a broader aspect by providing housing for MIG group coming in GCDA jurisdictional area. Initial steps are being taken.

16. DIGITIZATION AND COMPUTERISATION OF RECORDS

In order to manage the assets of GCDA efficiently and accurately a project named "Digitization of Assets and Computerisation 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 have been collected and computerized and the mapping of the land parcels are completed. Collected information is now Available in Web GIS. Official inauguration of the site was done by Hon'ble chairman of GCDA.

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 responsibility of LSG's
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.	Alwaye 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	G.O.(MS) 108/84/LA & SWD dt.	

	Station area	16.04.1984	
23.	Alwaye 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	

FINANCES

2021 - 2022 ലേക്കുള്ള പുതുക്കിയ എസ്റ്റിമേറ്റും

2022- 2023 ലേക്കുള്ള ബജറ്റ് എസ്റ്റിമേറ്റും

കണക്കിനം	2020-21 ലെ യഥാർത്ഥ തുക	2021-22 ലെ ബജറ്റ് എസ്റ്റിമേറ്റ്	2021-22 ലേക്കുള്ള പുതുക്കിയ എസ്റ്റിമേറ്റ്	2022-23 ലേക്കുള്ള ബജറ്റ് എസ്റ്റിമേറ്റ്
	രൂപ ലക്ഷത്തിൽ	രൂപ ലക്ഷത്തിൽ	രൂപ ലക്ഷ ത്തിൽ	രൂപ ലക്ഷത്തിൽ
ആരംഭത്തിലെ തുക	10120.21	10707.11	10728.09	10423.08
വരവ്				
1. റവന്യൂ കണക്ക്	1977.16	2538.83	1868.05	2427.37
2. മൂലധന കണക്ക്	1832.29	2580.79	287.82	7276.98
3. കടബാധ്യത കണക്ക്	846.64	924.67	728.97	912.57
ആകെ	4656.09	6044.29	2884.84	10616.92
ആരംഭത്തിലെ തുകയുൾപ്പെടെ ആകെ	14776.30	16751.40	13612.93	21040.00
ചെലവ്				
1. റവന്യൂ കണക്ക്	2387.06	2281.4	2294.69	4936.62
2. മൂലധന കണക്ക്	747.45	7855.42	247.1	7494.76
3. കടബാധ്യതകണക്ക്	913.7	846.71	648.06	794.88
ആകെ	4048.21	10983.53	3189.85	13226.26
നീക്കിയിരിപ്പ്	10728.09	5767.87	10423.08	7813.74
നീക്കിയിരിപ്പ് ഉൾപ്പെടെ ആകെ	14776.30	16751.40	13612.93	21040.00

**2022-23 സാമ്പത്തിക വർഷത്തേക്കുള്ള പുതിയ ബജറ്റ്
നിർദ്ദേശങ്ങൾ**

I. അതോറിറ്റി ഫണ്ട് ഉപയോഗിച്ച് നടപ്പിലാക്കുന്ന പദ്ധതികൾ

കോഡ്	പദ്ധതിയുടെ പേര്	രൂപ ലക്ഷ ത്തിൽ
26211	ജിസിഡിഎ മൂന്നാം നില, ഓഡിറ്റ് വിംഗ്, ഒന്നാം നില നവീകരണം	100
26212	ശിഹാബ് തങ്ങൾ റോഡിൽ ബസ് ഷോപ്പ്	20
26213	എബ്രഹാം മടമാക്കൽ റോഡിൽ ബസ് ഷോപ്പ്	20
26214	ലോജിസ്റ്റിക്സ് പാർക്ക് (ഫീസിബിലിറ്റി സ്റ്റഡി)	50
26215	ജിസിഡിഎയുടെ അധികാര പരിധിയിൽ വരുന്ന തദ്ദേശ സ്വയംഭരണ സ്ഥാപനങ്ങളുടെ ജി.ഐ.എസ്. മാനേജ്മെന്റ്	10
26216	ഗ്രേറ്റർ കൊച്ചി സ്പോർട്സ് മാസ്റ്റർ പ്ലാൻ	20
26217	അതോറിറ്റിയുടെ ലാബ് നവീകരണം	50
26218	ജിസിഡിഎ ഓഫീസ് സോളാർ പാനൽ സ്ഥാപിക്കുന്നത്	100
26219	മറൈൻ ഡ്രൈവ് - ടോയ്ലറ്റ് നിർമ്മാണം	10
26220	കലൂർ ജെ.എൻ.ഐ.സ്റ്റേഡിയം പരിസരം നവീകരണം	100
26221	രാജേന്ദ്ര മൈതാനം നവീകരണം	25
26222	കളമശ്ശേരി മെഡിക്കൽ കോളേജിൽ ബൈസ്റ്റാൻഡ് താമസ സൗകര്യം ഒരുക്കൽ	50
26223	ജിസിഡിഎ യ്ക്ക് ഐ.എസ്.ഒ സർട്ടിഫിക്കറ്റ് ലഭ്യമാക്കൽ	5
26224	സാംസ്കാരിക പൈതൃക പദ്ധതി രൂപീകരണം	10
26225	സെമിനാർ, കോൺഫറൻസ്, വർക്ക്ഷോപ്പ്	25
26226	മറൈൻ ഡ്രൈവ് ഡെസ്റ്റിനേഷൻ മാനേജ്മെന്റ് പ്ലാൻ	25
26227	ബയോഗ്യാസ് പ്ലാന്റ്	10

II . പി.പി.പി. - സി.എസ്.ആർ. ഫണ്ട്, മറ്റ് ഏജൻസികൾ മുഖേന നടപ്പിലാക്കുന്ന പദ്ധതികൾ

കോഡ്	പദ്ധതിയുടെ പേര്	രൂപ ലക്ഷത്തിൽ
26228	റീജിയണൽ പ്ലാൻ	10
26229	പാർക്കിംഗ് പോളിസി	10
26230	പനമ്പിള്ളിനഗർ നഗര പുനർവികസന പദ്ധതി (പി.പി.പി.)	10
26231	അതോറിറ്റിയുടെ വിവിധ പദ്ധതി പ്രദേശങ്ങളിൽ കായിക സൗകര്യങ്ങൾ മെച്ചപ്പെടുത്തൽ (സ്പോർട്സ് വകുപ്പ്)	100
26232	അടിസ്ഥാന സൗകര്യം മെച്ചപ്പെടുത്തൽ പദ്ധതി - ഫോർട്ട് കൊച്ചി (സി.എസ്.ആർ ഫണ്ട്)	50
26233	ചങ്ങമ്പുഴ പാർക്ക് പുനരുദ്ധാരണം (സി.എസ്.ആർ ഫണ്ട്)	100
26234	സീവേജ് ട്രീറ്റ്മെന്റ് പ്ലാന്റുകളുടെ പുനരുദ്ധാരണം/ നിർമ്മാണം (കിഫ്ബി)	3000
26235	സൈക്കിൾ ട്രാക്ക്	10
26236	എടത്തല, കരിമുഗൾ ഷോപ്പിംഗ് കോംപ്ലക്സുകളുടെ സാധ്യതാ പഠനം	5
26237	മിയവാക്കി ഫോറസ്റ്റ് ഉൾപ്പെടെയുള്ള നാഗരീക വനവൽക്കരണം	50
26238	ആലുവ മണപ്പുറവുമായി ബന്ധപ്പെട്ട് നടപ്പാക്കി നിർമ്മാണം	150

അതോറിറ്റിയുടെ നിലവിലുള്ള പ്രധാന പദ്ധതികൾ

കോഡ്	പദ്ധതിയുടെ പേര്	രൂപ ലക്ഷത്തിൽ
26076	കലൂർ ജിസിഡിഎ മാർക്കറ്റ് ആധുനികവൽക്കരണം. (സർക്കാർ ഫണ്ട്/തനതുഫണ്ട്)	555
26165	ബണ്ട് റോഡ് പൂർത്തീകരണം	50
26167	കലൂർ സ്റ്റേഡിയം - റീകൺസ്ട്രക്ഷൻ ഓഫ് റൂഫ് സ്ട്രക്ചർ.(സർക്കാർ ഫണ്ട്)	600
26172	ചേരി നിർമ്മാർജ്ജനവും പാർപ്പിട പദ്ധതിയും - ലൈഫ് മിഷൻ (സർക്കാർ ഫണ്ട്)	1013.69

26173	കാക്കനാട് ജംഗ്ഷനിൽ ഷോപ്പിംഗ് കോംപ്ലക്സ് നിർമ്മാണം (പി.പി.പി.)	10
26175	കലാർ - കടവന്ത റോഡ് - നുട്ടുപാത്ത നവീകരണം.(സർക്കാർ ഫണ്ട്)	215
26180	എക്സിബിഷൻ കം കൺവെൻഷൻ സെന്റർ - മണപ്പാട്ടിപ്പറമ്പ് (പി.പി.പി.)	10
26181	അംബേദ്കർ സ്മാരക സിറ്റി - സ്പോർട്ട്സ് സിറ്റി (സ്പോർട്ട്സ് ഡെവലപ്മെന്റ്)	20
26186	കൊച്ചി ഇക്കണോമിക് സിറ്റി ഡെവലപ്മെന്റ് പ്രോജക്ട് (പഠനം).	100
26188	ജിന്ദിപ്പി അസർട്ട്ഡ് ഹൗസിംഗ് & റെക്കോസ് കമ്പ്യൂട്ടറൈസേഷൻ	5
26193	രാമേശ്വരം എക്കോ ടൂറിസം വില്ല്യേജ്	200
26196	മരൈൻ ഡെവലപ്മെന്റ് കോംപ്ലക്സ് - പാട്ടിപ്പറമ്പ് അടക്കമുള്ള നവീകരണ പ്രവർത്തനങ്ങൾ.	100
26199	ജെ.എൻ.എസ്.സി. സ്മാരക സ്മാരക പാത ഇൻസ്റ്റാലേഷൻ. (സർക്കാർ ഫണ്ട്)	0
26200	ഓഫീസ് കോംപ്ലക്സ്, കലാർ (പി.പി.പി.)	100
26201	ഗവൺമെന്റ് സ്മാരക ഓഫീസ് കം വാണിജ്യ സമുച്ചയം (പി.പി.പി.)	10
26202	ഷീ ഹോസ്റ്റൽ - സൗത്ത് കൊമേഴ്സ്യൽ സെന്റർ, കടവന്ത (സർക്കാർ ഫണ്ട്)	100
26203	പാർപ്പിട കം വാണിജ്യ സമുച്ചയം - ഒപ്പിമിഗൽ, കാക്കനാട് (പി.പി.പി.)	0
26205	അതോറിറ്റിയുടെ അധികാര പരിധിയിൽ ഉള്ള പഞ്ചായത്ത് പ്രദേശങ്ങളിൽ അനിയോജ്യമായ സ്ഥലത്ത് Affordable Housing Scheme	50
26207	ട്രിപ്പി ബോട്ട് ജെട്ടി കോംപ്ലക്സ് - മരൈൻ ഡെവ് (പി.പി.പി.)	0
26208	KSFDC - സ്മാരക & ഫിലിം ഇൻസ്റ്റിറ്റ്യൂട്ട് - ഗാന്ധിനഗർ (KSFDC)	0
26209	KSFDC - സ്മാരക & തീയറ്റർ കോംപ്ലക്സ് - കാക്കനാട്. (KSFDC)	0
26210	കൊച്ചി സ്മാരക മിഷൻ പദ്ധതിയിൽ ഉൾപ്പെട്ടിരിക്കുന്ന മരൈൻ ഡെവ് പാർക്ക് നവീകരണം. (CSML)	0

Details of Fixed Deposits as on 31/07/2021

Sl. No.	Name of Bank	From	To	FD Value	Rate of interest	Remarks Sl. No. in FD Register
1	Addl. Sub. Treasury	17.06.2020	17.06.2023	50000000	8.5	
2	Addl. Sub. Treasury	17.06.2020	17.06.2023	50000000	8.5	
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	35000000	8.5	
7	Addl. Sub. Treasury	17.06.2020	17.06.2023	100000000	8.5	
8	Addl. Sub. Treasury	12.07.2020	12.07.2021	100000000	8.5	
9	Addl. Sub. Treasury	30.01.2021	30.01.2024	100000000	8.5	
10	Addl. Sub. Treasury	30.01.2021	30.01.2024	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	20000000	8.5	
13	Addl. Sub. Treasury	30.01.2021	30.01.2024	20000000	8.5	
14	Addl. Sub. Treasury	30.01.2021	30.01.2024	20000000	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	10000000	8.5	
17	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	8.5	
18	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	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. Treasury	30.01.2021	30.01.2024	10000000	8.5	
23	Addl. Sub. Treasury	21.04.2021	22.04.2023	18500000	8.5	
24	Addl. Sub. Treasury	12.07.2021	13.07.2023	50000000	8.5	
				1003500000		

DEPOSITS IN RESPECT OF BANK GUARANTEES AS ON 31.03.2022

Sl. No.	Bank	Bank Guarantee No.	Amount (Rs).
1	Dhanlaxmi Bank	272BG01142350001	1504636.51
2	Dhanlaxmi Bank	272BG0111222001	4523267
3	SBI	0506608BG0000128	234201
	Total		6262104.51

Detailed Income and Expenditure during the year 2021-22**Part I -Income:-**

Receipts	Amount Rs.
Rent	108709528.61
Common Facility Charges	4853151.07
Interest Received	90298426.41
Parking fee	10524816.00
Transfer fee	105447.00
Forfeiture of EMD	877286.97
Scrap Sales	454366.00
Quality Control lab	899038.00
Miscellaneous Income	961373.36
Sale of forms	218200.00
STP Cost Sharing Charges	1496199.00
Total	221397832.42

Part II - Capital Receipts

Life Mission Projects	20000000.00
Installments receipts	3725847.83

Part III – Advances and Security Deposits

Deposits	5870511.80
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Part IV- Current Liability

Salary Payable – March 22	4362748.00
Sundry Creditors	7481311.42
Recovery Remittance Payable	259188.00

GST Payable	2273957.00
Total	43973564.05

EXPENDITURE

Part I - Revenue Account:

Administration	
Sitting fee (TA to Members)	3780.00
Honorarium to chairman	113133.00
Establishment	0
Salaries & Allowances	101254589.00
Daily Wages Paid	3213965.00
Pension contribution for GCDA Staff	10428240.00
Pension Benefit	15461612.00
NPS-Contribution of GCDA for GCDA staff	2517829.00
Pension Contribution paid for Deputation staff	492053.00
Consolidated pay to Advisers	417650.00
Medical Benefit	13000.00
Wages to Programmer	245190.00
Expenses for Staff Welfare	50000.00
Training of Personnel	3220.00
Office Expense	0
Advertisement	401745.00
License fee	0
Miscellaneous	0
Cost of Fuel Generator	35743.00
Gardening and Horticulture	628163.00
Expenses for eviction	7000.00
Remuneration to Electrical Panel Engineer	0
TA to officers & Staff	32405.00
Security Service Charges	5408454.04
Purchase of Software	2389.83
Rates & Taxes	908459.00
Refreshment expenses	6500.00
Bank Charges	11273.24
Postage	29450.00
Telephone charge	156705.58
Printing & Stationary	349955.00
Round off	3.59
Books & Periodicals	34519.00
Revenue Recovery Charges	2984.00
Miscellaneous Expenses	41046.00
Consultancy charges	761778.80

Professional Fee	0
Provisional Fees Auditor	93161.89
Law Charges	507000.00
Filing fee and interest on IT	1180.00
KVAT Arrear	500332.00
Cleaning Expenses	948048.83
Repairs and Maintenance	11990961.18
Electricity and Water Charges	4273713.49
GCDA Pension Fund Trust	42043551.00
Vehicle Running Expenses	449182.00
Total	203839965.47

Part II - Capital Expenses

GCDA Office Compound- Canteen, Mini Conference Hall	524521.02
Life Mission Project	20000000

Part III – Current Assets And Advances

Rent Receivables	11172335.04
TDS 2020-21	11208405.10
GST Input	971530.00
Advance for Departmental Works	241982.00
	44118773.16

Statement of Pension Fund Account for 2021-22 **PD A/c 799011700000556, Additional Sub Treasury, Ernakulam**

Receipt:-

Opening Balance as on 01.04.2021	-	Rs. 4,91,038/-
Pension Contribution of GCDA Staff	-	Rs. 1,04,28,240/-
Pension Contribution of GCDA staff on deputation	-	Rs. 1,61,247/-
Fund transfer	-	Rs. 7,74,27,265/-
Total	-	Rs. 8,85,07,790/- =====

Payment:-

Monthly Pension	-	Rs. 8,67,66,812/-
Festival Allowance	-	Rs. 2,02,000/-
Closing Balance	-	Rs. 15,38,978/-
Total	-	Rs. 8,85,07,790/- =====

Canara Bank, Canara Bank, Shanmugham Road, Ekm A/c No. 43002170000124

Receipt

Opening Balance as on 2021	-	Rs. 5,27,070.10
Receipts	-	Rs. 16,20,281.00
Total	-	Rs.21,47,351.10

Payment

Payments	-	Rs. 93,384.00
Closing balance	-	Rs. 20,53,967.10
Total		Rs. 21,47,351.10

Number of Pensioners - 224

Number of Ex-Gratia Pensioners - 02

226 Nos.
=====

Details of Pension Fund Trust Deposit

Sl. No.	Bank	Deposit Amount	Date of Deposit	Date of Maturity	Int. Rate
1.	Addl. Sub. Treasury	2,00,00,000	25.01.2022	26.01.2024	7.50%
2.	Addl. Sub. Treasury	5,00,00,000	30.01.2021	30.01.2026	8.50%
3.	Addl. Sub. Treasury	10,00,00,000	30.01.2021	30.01.2026	8.50%
4.	Addl. Sub. Treasury	10,00,00,000	30.01.2021	30.01.2026	8.50%
5.	Addl. Sub. Treasury	10,00,00,000	30.01.2021	30.01.2026	8.50%
6.	Addl. Sub. Treasury	10,00,00,000	30.01.2021	30.01.2026	8.50%
7.	Addl. Sub. Treasury	10,00,00,000	30.01.2021	30.01.2026	8.50%
8.	Addl. Sub. Treasury	10,00,00,000	30.01.2021	30.01.2026	8.50%
	Total	67,00,00,000/-			

**Receipts and payments in respect of TDS/TCS/Vat/ Welfare fund
for the year 2021 -22**

Tax	Quarter	Amount Received	Amount Paid	Balance
TDS	Quarter 1	76754	76754	0
	Quarter 2	213421	204258	9163
	Quarter 3	660065	655135	4930
	Quarter 4	199665	198515	1150
TCS	Quarter 1	39718	39718	0
	Quarter 2	20164	20164	0
	Quarter 3	53438	53438	0
	Quarter 4	85442	85442	0
Welfare fund	01/04/21 to 31/03/22	357807	357807	0

2020-21 സാമ്പത്തിക വർഷത്തിൽ അധികമായി അടവാക്കിയ 16963/- രൂപയിൽ 15243/- രൂപ 2021-22 ൽ അടവു വരുത്താതെ ക്രമപ്പെടുത്തിയിട്ടുണ്ട്. ബാലൻസ് വരുന്ന 1720/- രൂപ 2022-23 വർഷത്തിൽ ക്രമപ്പെടുത്തുന്നതാണ് 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. Mazhivil 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. Manappattiparambu 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. Kakkanaad

38. Kakkanaad Studio Apartments
39. GCDA Shops at Kakkanaad 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 for the year 2020-2021

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. Electrification work of Kaloar 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	Smt. Abdul Malik K.V. Secretary (01.04.2021 to 31.03.2022)
(b) State Public Information Officer	1. Sri. Imamin Mubeen A. Administrative officer (01.04.2021 to 31.05.2021) 2.Smt. Sheeba P.A., Administrative officer (01.06.2021 to 31.03.2022)
(c) Asst. Public Information Officer	1. Smt. Sreevidya V Superintendent

	(01.04.2021 to 02.08.2021) 2. Sri. Vinoykumar T.R. Superintendent (03.08.2021 to 31.03.2022)
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II)

- a) Details of cases received : 140
b) Disposed (closed) : 140
(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 concurred 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 of 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 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 lakh.

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. Sreevidia 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



SECRETARY,

Greater Cochin Development Authority,
Kochi - 20

Place : Kochi – 20

Date :

R-08.08.2022