

**ADMINISTRATION REPORT  
FOR  
2022-23**

## **GREATER COCHIN DEVELOPMENT AUTHORITY, KOCHI – 20**

### **ADMINISTRATION REPORT FOR 2022-23**

#### **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)

email - [gcdaonline@gmail.com](mailto:gcdaonline@gmail.com)

FAX - 0484 2206230

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

" Chairman - (Office) 2206230

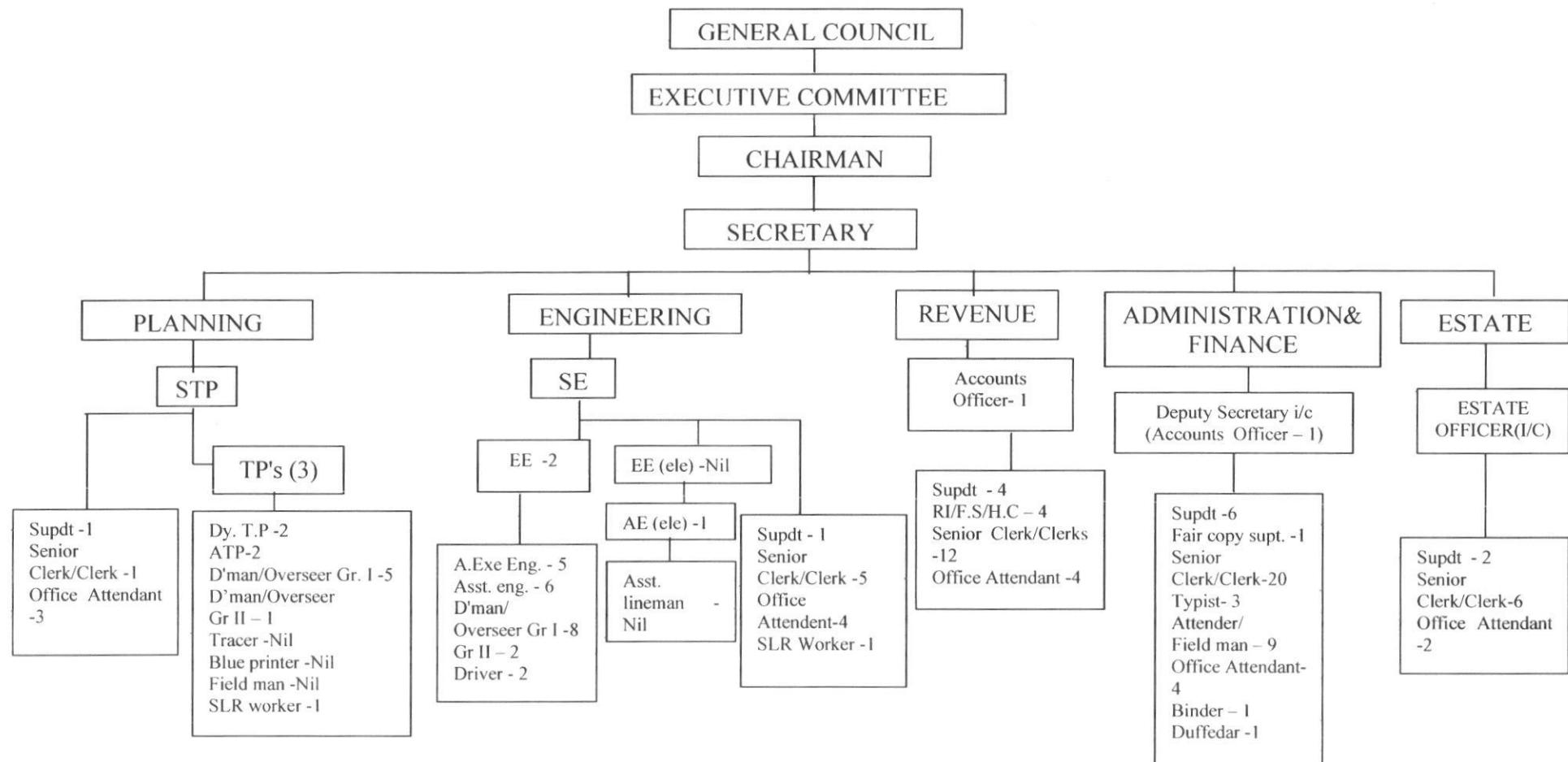
(Residence) 2226830, 2226360, 2203666, 2206401

" Secretary - 2203378 (Residence) 2205791

## ORGANISATIONAL SETUP OF GCDA

**Annexure I**

### STAFF POSITION AS ON 31.03.2023



**HUMAN RESOURCES****Annexure II**  
**GCDA Establishment Schedule as on 01.04.2023**

<b>Sl. No.</b>	<b>Name &amp; Designation</b>	<b>Scale of Pay</b>	<b>Staff Strength</b>	<b>Staff in position</b>	<b>Vacancy</b>
1.	Secretary	As in P.D.	1	1	Nil
2.	Deputy Secretary	63700-123700	1	Nil	1 (Full addition charge to Accounts Officer)
3.	P.A to Chairman/Accounts Officer	51400-110300	3	2	1 (P.A. to Chairman additional charge)
4.	Superintendent (HG)	50200-105300	4	14	Nil
5.	Superintendent	43400-91200	10		
6.	Head Clerk/Revenue Inspector/ Field Supervisor	37400-79000	4	4	Nil
7.	Assistant Grade II	31100-66800	1	1	Nil (Super numerary)
8.	Senior Clerk	35600-75400	26	26	Nil
9.	Clerk	26500-60700	26	16	7
10.	Telephone Attender/PBX Operator	23700-52600	1	Nil	1
11.	Driver Grade I	27900-63700	2	2	2
12.	Driver Grade II	25100-57900	2		
13.	Roller Driver	25100-57900	1	Nil	1
14.	Fair Copy Superintendent	43400-91200	1	1	Nil
15.	Selection Grade Typist	39300-83000	1	1	Nil
16.	Senior Grade Typist	37400-79000	1	Nil	1
17.	U.D. Typist	35600-75400	2	2	Nil
18.	L.D. Typist	26500-60700	2	Nil	2
19.	Binder	24400-55200	1	1	Nil
20.	Attender/Fieldman/Duplicating machine Operator (HG)	24400-55200	3	9	Nil
21.	Attender/Fieldman/Duplicating machine Operator	23700-52600	6		
22.	Nursery Attender	23700-52600	1	Nil	1

23.	Blue Printer	23700-52600	1	Nil	1
24.	Duffedar	23700-52600	1	1	Nil
25.	Office Attendant (Peon/Chainman) (HG)	23700-52600	6		
26.	Office Attendant (Peon/Chainman)	23000-50200	13	17	2
27.	SLR Unskilled Worker (Planning)	23000-50200	4	1	3
28.	SLR Unskilled Worker (Engineering)	23000-50200	1	1	Nil
29.	Superintending Engineer	118100-163400	1	Nil	1 (Full addition charge to EE)
30.	Executive Engineer	95600-153200	3	2	1
31.	Executive Engineer (Electrical)	95600-153200	1	Nil	1
32.	Assistant Executive Engineer (Civil) (HG)	63700-123700	1	5	Nil
33.	Assistant Executive Engineer (Civil)	56500-118100	4		
34.	Assistant Engineer (Civil)	55200-115300	13	6	7
35.	Assistant Engineer (Electrical)	55200-115300	1	1	Nil
36.	Draftsman/Overseer Gr.I (Engg)	37400-79000	12	08	4
37.	Draftsman/Overseer Gr.II (Engg)	31100-66800	4	2	2
38.	Senior Town Planner	118100-163400	1	Nil	1 (Full addition charge to T.P.)
39.	Town Planner (HG)	107800-160000	1	3	1
40.	Town Planner	95600-153200	3		
41.	Landscape Architect	77200-140500	1	Nil	1
42.	Deputy Town Planner (HG)	63700-123700	2	2	4
43.	Deputy Town Planner	56500-118100	4		
44.	Assistant Town Planner	55200-115300	3	2	1
45.	Draftsman/Surveyor Gr. I (Planning)	37400-79000	6	5	1
46.	Draftsman/Surveyor Gr. II (Planning)	31100-66800	6	1	5
47.	Tracer	26500-60700	1	Nil	1

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 31.03.2023**

<b>Sl. No.</b>	<b>Name of post &amp; Scale of Pay</b>	<b>Sanctioned Strength</b>	<b>Name of the persons holding the post</b>
1.	<b><u>Secretary</u></b> As in PD	1	Sri. Abdul Malik K.V., (Senior Town Planner on deputation)
2.	<b><u>Accounts Officer/P.A. To Chairman</u></b> 36600-79200	3	1. Smt. Sreevidia V. (Deputy Secretary i/c) 2. Smt. C.B. Sreedevi (Estate officer i/c)
3.	<b><u>Assistant Grade II</u></b> 22200-48000	1	Smt. P.A. Hafasth (Supernumerary)
4.	<b><u>Superintendent</u></b> 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. Ponnan 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
5.	<b><u>Head Clerk/Field Supervisor/Revenue Inspector</u></b> 26500-56700	4	1. Smt. Sophy Thomas 2. Sri. Saji S. Raj (On Deputation) 3. Sri. Ajai R.S. 4. Smt. P.K. Laila
6.	<b><u>Senior Clerk</u></b> 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. Rajesh Rajappan 26. Sri. Sudheesh S.
8.	<b>L.D. Clerk</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	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. Johnsaoon 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.	<b>Driver Grade II</b> 18000-41500	4	1. Sri. M.G. Sujith 2. Sri. Sumesh A
10.	<b>Roller Driver</b> 18000-41500	1	Vacant
11.	<b>Fair Copy Superintendent</b> 30700-65400	1	Smt. Raji. N.R.
12.	<b>Selection Grade Typist</b> 27800-59400	2	1. Smt. Rema P.R.
13.	<b>U.D. Typist</b> 25200-54000	2	1. Sri. T.K. Manoj 2. Smt. Anu B. Mole
14.	<b>L.D. Typist</b> 19000-43600	2	Vacant
15.	<b>Attender/Fieldman/Duplicating Machine Operator</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 9. Sri. Fiyas C.M.

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
16.	<u><b>Binder</b></u> 17500-39500	1	Smt. P.S. Sreeja
17.	<u><b>Nursery Attender</b></u> 17000-37500	1	Vacant
18.	<u><b>Blue Printer</b></u> 17000-37500	1	Vacant
19.	<u><b>Duffedar (TBHG 22years)</b></u> 19000-43600	1	Sri. N.V. Shibu
20	<u><b>Office Attendant</b></u> 16500-35700	19	<ol style="list-style-type: none"> <li>1. Sri. Jayan P.R.</li> <li>2. Smt. Raji. M.R.</li> <li>3. Smt. Shiji P.R.</li> <li>4. Smt. Sreekala T.P.</li> <li>5. Smt. Anitha M</li> <li>6. Smt. Swapna O.S.</li> <li>7. Smt. Saji M.R.</li> <li>8. Smt. Chinchu Krishna</li> <li>9. Smt. Manju. V.P.</li> <li>10. Smt. Lisha P.V.</li> <li>11. Smt. Yamaua Krishnan</li> <li>12. Smt. Asha Raj</li> <li>13. Smt. Rajini N.R. (On deputation)</li> <li>14. Smt. Nisha Vargheese</li> <li>15. Smt. Sabitha P.V</li> <li>16. Sri. Sreeraj S</li> <li>17. Kumari Rarima R</li> </ol>
21.	<u><b>SLR Unskilled Worker (22 years TBHG) (Planning)</b></u> 19000-43600	4	1. Sri. C.R. Rajeevan (22 years TBHG)
22.	<u><b>SLR Skilled worker (Engineering)</b></u> 16500-37500	1	Vacant
23	<u><b>SLR Unskilled Worker (15years TBHG) (Engineering)</b></u> 17500-39500	1	Sri. P.M. Harikumar (15 years TBHG)
24.	<u><b>Superintending Engineer</b></u> 85000-117600	1	
25.	<u><b>Executive Engineer</b></u> 68700-110400	3 (2 vacant)	<ol style="list-style-type: none"> <li>1. Sri. Mathew Joy (under suspension)</li> <li>2. Sri. Shaji J. (on Deputation, SE Full Additional charge)</li> </ol>
26.	<u><b>Executive Engineer(Electrical)</b></u> 68700-110400	1	Vacant
27.	<u><b>Assistant Executive Engineer (Civil)</b></u> 40500-85000	5	<ol style="list-style-type: none"> <li>1. Smt. S. Hema</li> <li>2. Sri. David Y.</li> <li>3. Smt. Athira S.</li> <li>4. Sri. Jayachandran C.</li> <li>5. Smt. Usha S.S.</li> </ol>

Sl. No.	Name of post & Scale of Pay	Sanctioned Strength	Name of the persons holding the post
28.	<b>Assistant Engineer(civil)</b> 39500-83000	13 (7 vacant)	1. Smt. Divya Vijayan 2. Sri. Anil Varghese(8 years CAS) 3. Smt. A. Preema 4. Sri. Deepak K. Dasan 5. Smt. K.S. Jayasree 6. Smt. E.K. Shaini
29	<b>Assistant Engineer (Electrical)</b> 39500-83000	1	Smt. Deepthi D
30.	<b>Draftsman/Overseer/Surveyor Grade I</b> 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. Reshma S. Nair 6. Smt. Deepa Sasidharan 7. Smt. ReshmaKrishna R 8. Smt. Sumimol T.S.
31.	<b>Draftsman/Overseer/Surveyor Grade II</b> 22200-48000	4	1. Sri. Jissenmon K.T. 2. Kum. Soumya M.R.
32.	<b>Senior Town Planner</b> 85000-117600	1	
33.	<b>Town Planner</b> 68700-110400	4	1. Smt. Sheeba M.M. ( On Deputation- STP i/c) 2. Sri. Subhash S. 3. Sri. Sreekanth O
34.	<b>Landscape Architect</b> 55350-101400	1	Vacant
35.	<b>Deputy Town Planner</b> 40500-85000	6	1. Smt. Manju Jawahar 2. Smt. Greeshma P.G
36	<b>Assistant Town Planner</b> 39500-83000	3	1. Sri. Ragesh K.G. 2. Asha Latha S.
37.	<b>Draftsman/Surveyor Grade I</b> 26500-56700	6	1. Smt. Bincy Elizabeth 2. Smt. Ranjini Rajan 3. Smt. Praveena 4. Sri. Givin P.G. 5. Sri. Shyam Prakash V.P.
38.	<b>Draftsman/Surveyor Grade II</b> 22200-48000	6	Smt. Sreelakshmi P.R.
39.	<b>Draftsman/Surveyor Grade III/Tracer</b> 19000-43600	1	Nil

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

Contract	:	3
Deputation	:	4
Daily wages	:	22
Guests	:	Nil.

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

Including compassionate appointments

Town Planning officer	-	1
-----------------------	---	---

4) Retirement during the year 2022-23 - 2

5) Dismissals/retrenchments during the year 2022-23 - 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 - 1

#### **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.	10	Smt. Deepika R. Clerk	On ML
2.	1	Sri. Abdul Malik K.V., Town planner	On deputation
3.	10	Sri. Sanal T. Nair	On LWA
4.	11	Sri. Sreejith K.S.	On LWA

10) Consultants engaged during the year 2022-23

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

3) Santulit Consulting  
Sivashyam  
Sudarshana Lane  
Kadavanthra, Kochi – 682 020

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 20 members including Chairman and they are as follows:

<b><u>General Council Members of GCDA</u></b>			
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 Kunnapilly, 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 11 members including Chairman and they are as follows:-

<b><u>Executive Members of GCDA</u></b>		
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. Sreenjan, 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 coordinating 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 06.05.2023 a total number of 1 cases are pending before the Hon'ble Supreme Court, 261 cases before High Court, 140 cases, before Lower Courts and 39 cases before Legal Forum.

### **Estate Wing**

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

### **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 assets 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 undertaken 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.

### **Quality lab**

Quality checking of construction materials. Various test like compressive strength test for concrete cubes. Compressive strength for brick, concrete paver block, hollow block and solid block. Sieve analysis test for coarse aggregate and fine aggregate, water absorption test of brick and issue of certification in this regard.

### **Soft Machines**

1. Maintenance of computers and soft machines (Desktop computers, Laptop Computers, Servers, Printers, Scanners and biometric attendance machines) available at GCDA.
2. Implementation and monitoring of Payroll and attendance Management Software in coordination with KELTRON.
3. Implementation of Digital Document and Filing System Software (DDFS) in coordination with KELTRON.
4. Attending and solving day-to-day issues related to computers, biometric punching machines and internet.
5. Renewal of Digital Signature Certificates (DSC) as and when required.
6. Coordination with KELTRON for issue of Identity Cards of Employees
7. Refilling of printer cartridges, Certifying them and recommending payments.
8. LAN cabling for ensuring proper connectivity as and when ordered.
9. Procurement of computers, software, their installation and recommendation for payment.
  
1. Life mission Project
2. Restoration work of BOT Bridge.
3. Velimaidan Shopping Complex
4. Mundamveli Fishfarm at Rameswaram

### **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. 2022-23**

#### **1. MARINE DRIVE SHOPPING COMPLEX RENOVATION**

GCDA Marine Drive Shopping Complex is one of the first multi-storey commercial complex in Kerala. It is a building that has attracted much attention during the construction phase due to its distinctive design, ample parking facility on the basement floor and ground floor with ramps on the first floor, housing the first escalator in Kerala and for the introduction of a new dimension to shopping. This Shopping Complex was designed by Mr. Kuldeep Singh, a renowned architect and urban designer of India. To upgrade the existing shopping complex, GCDA is planning to renovate the said building into a world-class shopping mall. Quotation from Architects empanelled with the authority has been received and GCDA is in the process of finalizing the architect.

#### **2. TOILET BLOCKS AT DIFFERENT PLACES IN THE CITY**

The city lacks basic facilities like public toilets. People visiting the city always find it difficult to find a proper toilet facility. To address this concern, GCDA intends to construct toilet facilities at Marine Drive (2 nos.), Jawaharlal Nehru Stadium, Kaloor (2 nos.) and Ambedkar stadium ( 1 no).

Modern toilet complexes with an area of 50 square meters have been planned for women, men, and transgender and differently-abled. The toilet complex has been designed to include kiosk and open deck to ensure operation and maintenance. The construction of toilets is progressing and nearing its completion

### 3. GREATER KOCHI SPORTS MASTER PLAN

Based on the ideas of the draft Sports Policy of the Government of Kerala, preliminary works has been started to prepare the 'Greater Kochi Sports Master Plan', which will design the sports landscape of the Greater Kochi region and give us an idea as to how much infrastructure needs to be developed in the coming years. The proposed master plan will help us to identify suitable locations in each local bodies and devise plans to develop sports facilities that are best suited to that location. Infrastructural facilities are envisaged for football, cricket, badminton, swimming, volleyball, basketball, archery, fitness centre etc. Indigenous sports shall also be encouraged and training centres shall be established for Olympic sports which currently do not have any training facilities in Kerala. With the help of national and international players, training centres should be established with the joint participation of the state government, local self-governing bodies, various sports councils and clubs.

The Greater Kochi Sports Master Plan will be formulated after discussions with local self-governing bodies workshops and surveys involving people's representatives, experts in the field of sports, sports clubs and associations, school authorities, youth, students and other people. GCDA in association with Aluva UC College is going ahead with the project.

### 4. ART GALLERY

The child Prodigy Clint was born on May 19, 1976 and lived only for 2522 days. On April 15, 1983, Clint left the world with colourful memories. During this period, Clint painted more than twenty-five thousand colourful paintings. Edmund Thomas Clint was a child prodigy who painted more pictures than a human lifetime could. Clint's paintings had a trademark of its own. In order to preserve the painting of Clint, GCDA has taken initiative to execute an MOU with Clint's family and move ahead with an Art gallery for the same.

## 5. MARINE DRIVE DESTINATION MANAGEMENT PLAN

Kochi Marine Drive is one of the most prestigious projects of the Authority. Marine Drive is a facet of Kochi itself. Thousands of tourists and locals come here every day to enjoy the scenic beauty of the Vembanattu kayal. Marine drive has a well maintained walk way which is beautifully landscaped and streetscaped. To make it more attractive, measures are being taken to introduce other facilities like dine out area, entertainment facilities etc. that would be an added advantage to the spot. An RFP has been prepared for the same to select the potential bidder to make the spot entertainment destination.

## 6. RENOVATION OF RAJENDRA MAIDAN

Rajendra Maidan is the most important heritage site of our city. It is a place where many Maharajas came and preached and many political and cultural gatherings took place in history. This is one of the Authority's flagship project of all time, the Marine Drive project. Recently as Maidan was not in a position to accommodate these types of gatherings, a project was planned to renovate the Maidan in such a way that it does not lose its heritage and it becomes a venue for political, artistic and cultural gatherings and a public space where the residents and others can spend their time leisurely. Cochin smart Mission Limited in association with GCDA has completed the renovation of the Maidan and it has been opened to the public on Feb 14 2023.

## 7. SHE HOSTEL

A large number of people, especially women travel to the city for various reasons such as work, education and for personal affairs. In all such journeys, women find it difficult to find a safe and secure place to stay. Taking this into consideration GCDA intends to construct "She Hostel" at a 23 cent plot located near Ernakulam South Railway Station. A plan for a four-story building with 100 beds has been prepared and the government has allocated an initial amount of Rs.3 crores from the plan fund for the year 2023-24 for the project and Government has asked GCDA to submit the phase 1 project details to the working group for issuing administrative sanction.

## **8. PREMISES TRANSFORMATION OF JAWAHARLAL NEHRU INTERNATIONAL STADIUM**

Jawaharlal Nehru International Stadium is one of the prestigious project of GCDA. Jawaharlal Nehru International Stadium has become a venue for many international sporting events. Jawaharlal Nehru International Stadium, a major landmark of Kochi city, is also a fitness centre for many people. In order to make it more liveable GCDA is going ahead with retro-fitting of Jawaharlal Nehru International Stadium to overcome the difficulties arising due to lack of necessary facilities in the premises. GCDA is planning to upgrade the stadium and its premises to international standards through retro-fitting. GCDA has invited RFP for consultants for the same and is the process of finalizing a consultant for the project.

## **9. MULTI-STORIED COMMERCIAL BUILDING COMPLEX AT HIGH COURT JUNCTION**

The GCDA land near High Court Junction is under commercial use as per the Master plan of Cochin Marine Drive Scheme. GCDA constructed bunk shops on this land and provided them on rental basis to economically and socially backward people in the society. At present, the building and its surroundings are in a dilapidated condition. Therefore, GCDA intends to construct a multi-storied commercial building complex with modern facilities to change the face of this place. The existing bunk allottees will be accommodated on the ground floor. A demand survey is being conducted to assess the demand in this area and the plan of the building shall be prepared in line with market need. The concept plan from the empanelled architects has been evaluated and the finalization of the Architect is under process.

## **10. KAKKANAD COMMERCIAL COMPLEX**

The existing shopping complex of GCDA at Thrikkakara is in a dilapidated state due to ravages of time. The project is planned to be implemented through public-private partnership. The authority had allocated Rs.10 lakh in the budget for the initial phase of the project including design. The process of selecting the architect for preparing the

building plan for this project is underway. An investment of Rs.1 crore is expected under PPP mode for this project.

## **11. CHILAVANNOOR 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 had 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. But due to delay in land acquisition process, now GCDA is exploring possibilities to acquire the land using the land pooling method. At present, the project is expected to cost around Rs 95 crore for land acquisition, bridge construction and laying of road. Due, to the financial constrains in the Authority, the Annual Plan fund is expected from the Govt. to complete the Project.

## **12. CITY SQUARE MANAPPATTIPARAMBU**

The Greater Cochin Development Authority proposes a project “City Square” with state-of-art facilities in Public-Private Partnership model. The project is envisioned in GCDA-owned land at Manappattiparambu, Kaloor having an extent of about 470-cents. As a part of the project GCDA proposes to construct Shopping Mall, Multiplex, Office Space, and Convention Centre and Outdoor recreational spaces. Even though Kochi houses the most number of shopping malls like Oberon Mall, Gold Souk Grande Abad Nucleus Mall, Bay pride mall, Central Square mall Lulu Mall etc, these malls are not providing a space for outdoor recreational facilities for all age groups. Hence, the project “City Square”, which provides a space for recreational /leisure activities in the heart of the city which is the need of the hour. A technical committee consisting of experts in

various fields has been constituted. Various concepts regarding this project was discussed in the committee and decided to do a demand survey. CSES, (accredited Agency) has assigned for doing the Demand Survey and is in the process of executing agreement.

### **13. PROMENADE AT ALUVA ALONG THE PERIYAR RIVER BANK**

The project aims to redefine the significance of Aluva around the Periyar River and provide a meaningful waterside environment for the city of Aluva on the banks of the Periyar River. The project aims to reconnect the city with the river and positively transform neglected aspects of the riverfront. Aluva currently lacks a common space for people to gather and engage in leisure activities. The present project aims to develop a footpath and recreational activities along the Periyar river sides (Manappuram side and Ashram side).

As per the field verification and discussion with Aluva Municipality, a project report has been prepared by incorporating various aspects and considering the needs, including the design in a way to change the face of Periyar at Aluva. The project, is expected to cost around Rs 136 crore, The project report has been submitted to the Aluva Municipality and to the Hon'ble Minister of Tourism for inclusion in the government budget.

### **14. KARIMUGAL-MULTIPURPOSE HALL**

In Karimugal area, around 22 cents of land is held by GCDA in Vadavucode-Puthencruz grama panchayath. The land is adjacent to the highway and is currently lying vacant.

The land is adjacent to the Amritakuteeram project in which land for around 124 families have been allotted by GCDA. Houses are currently being constructed in this land under Life Mission. Now GCDA is planning to propose a Multipurpose Hall along with shop and Anganwadi. The proposal is to implement a public utility project that can be used as community hall as well as badminton court. The building plan has been prepared which includes a badminton court, community hall, Anganwadi and shops. The project discussion are going on to implement the project using MLA fund.

**15. RENOVATION OF THIRD FLOOR, FIRST FLOOR AND AUDIT WING.**

Earlier, at the time of renovation of the GCDA office, the 1st/3rd floor and the audit wing were not included. This proposal involves renovation of first floor, third floor, and audit wing. As part of this, EOI has been invited from Architect panel for renovation of the chairman's office on the first floor and the planning department on the third floor. The selected Consultant Architect has prepared designs for the renovation after several rounds of discussion and plan has been finalized. Updating of Estimate in PRICE also done. Drawings for Audit floor has been prepared and Engg. Dept has awarded the work for renovation of Audit wing.

**16. KALOOR KADAVANTHRA ROAD - RESURFACING**

Kaloor - Kadavanthra road is a major road in Kochi city and is one of the north-south lines in Kochi city connecting Kaloor - Kadavanthra metro stations. Many residential, commercial buildings, places of worship etc. There on this side of the road. The density of vehicular traffic on this route has been increasing over the past few years.

Kaloor-Kadavanthra road is currently maintained by GCDA. The road surface from Kadavantra to Kathrikadavu was re tarred to BMBC standards in 2020 to facilitate traffic. In order to develop and to make Pedestrian/ women friendly NMT project has been announced. An MOU has been signed with Kochi Metro Rail Limited for the Non-Motorised Transport) project. With the implementation of the above projects, the Kaloor-Kadavanthra road will become a model road for the city.

**17. RESURFACING OF MATTANCHERRY BRIDGE**

Kochi Mattancherry Bridge or BOT BRIDGE, which can be described as the gateway to West Kochi, connects Kochi with Willington Island. Bridge is very helpful for the transport system of the fast growing city of Kochi. The new bridge was built in 2001 as a successor to the old bridge of the same name built in 1940. Greater Cochin Development Authority has been tasked as the implementing agency to construct a new bridge

connecting Palluruthy, Fort Kochi and Mattancherry. Greater Kochi Development Authority assigned Gammon India Limited and was commissioned to build a new bridge based on B.OT. This was the first project implemented in Kerala on Build, Operate, and Transfer basis. The construction started on 27.11.1999 and the construction of the new bridge was completed on 20.8.2001.

The progress of a city also depends on the excellence of its transportation facilities. Kochi is a growing city. Better roads and bridges are essential for the progress of our country. B. O. T. Bridge is one of the major bridges in Kochi where many vehicles and passengers cross daily. On both sides of the bridge, Cochin Shipyard, Naval Base, School - College Educational Institutions including KV School, Port Trust, Courts, and Places of Worship etc. are functioning many institutions which are constantly depended on by the public and provide many services to them. Also tourists including foreigners and locals who enter the historically important Fort Kochi use this bridge for their journey. With this project, GCDA aims to eliminate the problems caused to the public as soon as possible by solving small potholes, defects in tarring, etc. that have formed on the bridge over the years due to the constant passing of many small and large vehicles 24 hours a day. The authority has budgeted Rs 40 lakh for this project. The Greater Kochi Development Authority aims to ensure a safe and smooth journey for the public and to increase the speed of the transport facilities of the growing city of Kochi through this project. This work has been completed.

## 18. WOMEN'S FITNESS CENTER

The Greater Cochin Development Authority through this project aims to develop a women's fitness centre at the plot owned by GCDA. The plot is adjacent to HIG Avenue in Gandhinagar, Kadavanthara. The project location is adjacent to 3 working women's hostel and is surrounded by residential areas. A fitness centre in such a location will be easily accessible to the women around and providing the quality service at reasonable rate also will increase the acceptance of this public venture.

The proposed project consists of a G+1 structure. The ground floor having an area of 247.57 square meters. 2 badminton court of size 1340\*610 cm, a gym area having size 1058\*1014 cm to accommodate fitness equipments like hack squat machines, tread mills

and cycles etc., Open cafeteria, toilets/shower rooms, wash area, changing rooms, locker rooms and office room.. The first floor having an area of 247.57 square meters have a zumba /yoga area of size 1058\*1014, indoor play area of size 1058\*390 cm and Saloon. Sufficient two wheeler and four wheeler parking and lift are also provided. The total floor area is about 508 sq.m. The plan has been submitted for building approval and is in the process of taking Administrative sanction.

#### **19. HERITAGE MAPPING**

Kochi is a place where symbols of Kochi's historical, heritage and cultural diversity remain untouched and unmarked. Each of these characters is a treasure. Each character contains pieces of Kochi's history, past stories and information. Mapping will be the basic document for heritage conservation of Kochi and therefore GCDA proposes to carry out historical, heritage and cultural mapping of Kochi area.

The GCDA envisages to prepare a Heritage Management Plan covering all historical details of buildings, heritage sites and listed natural areas in the Fort Kochi area. This mapping will be the first step towards preparing Kochi itself as a living museum before the world. Out of 144 heritage sites in Fort Kochi and Mattanchery, 130 heritage sites have been geo-tagged and verified and currently data related to the same has been collected and steps are being taken to convert it into a report.

#### **20. LIFE MISSION REHABILITATION PROJECT**

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.

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. Construction is going on and completion of project is expected by mid of June.

## 21. **KAYAL SAMARA MEMORIAL HOSTEL**

GCDA proposes to construct a building in commemoration of the 'Kayal Sammelanam' held in 1913 in Kochi backwaters. The Kayal Sammelanam (Meeting on the Backwaters) was one of the most prominent among the series of mass campaign and anti-caste struggle that took place in the first half of the 20th century. Hence, GCDA is designing the building as monument of remembrance of this event. A special residential building is proposed to accommodate both marginalized men and women of the society who visit the Kochi city, for various purposes such as Interviews, Training, Education, Job, Other personal affairs etc. During such visits, it is difficult for them to find a safe, economical and responsible place for stay. Hence, in order to ensure secure and affordable accommodation facilities for those arriving to Kochi city for various purposes, the project is proposed.

The proposal is in GCDA land having an extent of 5.5 cents of Ernakulam village under Ernakulam South Commercial Centre Detailed Town Planning Scheme. The Kadavanthra metro station, KSRTC Bus station and Ernakulam south Railway station are within a walkable distance from the site. The project is planned in such a way that it can be used by the disabled people as well.

Design has been entrusted to consultant architect and building plan has been prepared for a building with 3 floors (G+2) including adequate room and dormitory with necessary amenities such as multipurpose hall, office room, ramps, warden room, parking etc. as per KMBR provision. The plan has been submitted for approval. Structural design / estimate works are in progress.

## 22. PARK RENOVATION

The Greater Cochin Development Authority has planned and developed several Neighborhood Parks at various locations under various DTP scheme in and around Kochi city in the past. Most of the parks were developed in the early 1980s.

But at present, many of the parks are in a state of renovation due to obsolescence. Now 9 parks in various locations were selected for renovation using CSML fund. To modernize parks, plan has been prepared by Consultant Architects by incorporating seasonal changes and also by considering the needs of the people in the area .Facilities like open gym, children's play area, space for other recreational facilities and various basic amenities are included. 2.87 crores of smart city fund (CSML) has been made available. Steps are being taken to tender the work as per the prepared design.

## 23. URBAN FORESTRY INCLUDING MYAWAKI FOREST

Rapid urbanization, population growth, and rural-to-urban migration in rapidly developing economies have led to a rapid decline in forest cover and green spaces in urban centres. Most metropolitan cities need immediate and long-lasting measures to check the decline in greenness. As part of urban afforestation, it is advisable to create mini-forests instead of mass planting trees in urban settlements. This method helps to absorb more carbon dioxide and purify the air, which creates the impression of a forest without losing the natural beauty of the place, taking into account the safety of people and surrounding buildings. By creating mini-forests, urban pollution can be reduced to a certain extent, providing shelter and food for birds and protecting rare species of trees that are threatened with extinction. The project will help the new generation learn about them and understand the importance of nature conservation. The Miyawaki model costs a lot of money, from preparing the site to choosing the seedlings.

Mini forests can be implemented using various concepts like butterfly garden, herbal garden, fruit/flower garden, bamboo garden etc. GCDA is in the early stages of providing such ideas in various places in collaboration with residents and experts in the field. A proposal has been prepared to implement the project at JNIS premises as pilot project.

#### **24. SHOP CUM OFFICE COMPLEX, KALOOR**

GCDA proposed to construct office complex in the 30 cents of land owned by authority under Kaloor DTP scheme. The plot is having a good access with 10 m wide roads on both. So GCDA decided to construct an Office Complex building for private/public utilities. The project is proposed to implement through PPP mode.

A building design has been prepared as per KMBR with G+2 floors with all basic facilities like office, shops, toilets, parking and firefighting system. The proposed building plan has been completed and submitted for obtaining building permit in Kochi Corporation.

#### **25. LAND POOLING**

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.

Land development is being successfully implemented in other states using innovative tools and techniques. But in Kerala, such possibilities have only begun to be explored. To begin with, GCDA has invited Expression of Interest (EOI) from eligible landowners and initiated the process. Several landowners have expressed interest. Further action is being taken after considering three applications which are deemed appropriate. The process of executing the MoU with the owners of 300 acres of land located at Chengamanad and 50 acres of land located at Vennala is in progress. During this, the Kerala Cricket Association (KCA) approached the GCDA with a request to locate and provide land for the construction of a cricket stadium. Chairman GCDA has informed KCA about the

location of Chengamanad and officials of KCA have visited the place and after the visit, they found that the place is suitable for cricket stadium. The possibilities of preparing a DTP Scheme through land pooling method to being explode and the discussion with Chengamanadu Panchayath is going on.

## 26. **KALOOR MARKET RENOVATION**

Kaloor Market was built in the year 2000-2001 on the land owned by the authority in Kaloor. The renovation of the market, which was built 21 years ago, is only a facelift. After receiving complaints from the existing vendors regarding the poor condition of the market due to its inefficiency, GCDA has decided to renovate the building by considering the shifting of existing market at Desabhimani Junction to this building. Kaloor Market will become a modernized, safe, clean after the renovation.

The total area of this market is 3899 square meters. There are separate stalls for vegetables, fish and meat in this market. The project involves renovation work on the building and a food court, supermarket, bringing the total area to 4634 sq. mts. RS 555 lakhs has been earmarked for the project. There were a total of 77 stalls in the market but 50 percent stalls were unoccupied. It is also a major source of income for GCDA.

Kaloor Market Renovation work includes Civil Works, Electrical Works, Fire Fighting Works, Sewage Treatment Plant, Service LIFT Fire Fighting, Rain Water Storage Tank and drain. CSML has provided 5.87 crores required for the renovation of Kaloor Market which will commence immediately and be opened to the public after renovation works.

## 27. **STAFF QUARTERS**

During the period 1980-81, with the aim of reducing the traveling burden of the employees, ensuring the presence and supervision of the employees for the activities including big projects, and providing the necessary infrastructure for the employees, the authority has constructed various quarters in four premises near the office. It is located in Gandhinagar and these are 16 D type - quarters ,20 E-type quarters, for ladies & gents bachelor quarters -1 for each , chairman guest house, secretary quarters and senior town planner / superintending engineer quarters. 80 lakhs has been spent during this

financial year for the maintenance of the quarters by carrying out necessary repairs from time to time. Chairman Guest House, Secretary Quarter, Senior Town Planner / Superintending Engineer renovation work is going on.

## **28. PROJECT FOR CONSTRUCTION OF RESIDENTIAL/COMMERCIAL COMPLEX AT KAKKANAD**

GCDA has formulated a scheme for construction of Multi storied commercial cum residential complex including affordable housing for middle income group in the GCDA land having an extent 129 cents at kakkanad by the side of seaport airport road.

The proposal is a high-rise complex consisting of four-towers with a podium, which includes residential complex comprising of high-income housing and affordable housing on the upper floors, and a commercial complex comprising shops on the lower floors. A High rise building having HIG and MIG units utilizing the allowable built up area as per FAR as per KMBR rules will be constructed in PPP mode. Preliminary report has been prepared. Total station survey of plot is to be done.

## **29. HAPPINESS INDEX**

Happiness is an integral part of all of our lives, albeit in varying degrees. All people are trying to find their own happiness in life. How do we measure if the people are happy with the functioning of the government systems and with the planning and execution of the projects? How can happiness be measured as an index? As an answer to all these questions, GCDA is working to find an index of total happiness of all sections of people in various areas including areas under the jurisdiction of GCDA.

The preparation of the happiness index report was initiated by a presentation and discussion by the students of M-Planning of the Thrissur Government Engineering College, involving experts in various fields residing in the Greater Cochin area. As discussed in the meeting, GCDA decided to prepare a Happiness Index Report for Greater Cochin Area considering the social and environmental factors of Kochi. A detailed questionnaire was prepared and finalised after intensive discussion and the survey was done as per Gallop methodology and Kish Grid. GCDA is in the final stage of publishing the index and the report.

## WORKS WITH RESPECT TO DTP SCHEMES SANCTIONED BY GOVERNMENT

### **List of DTP Schemes Sanctioned**

<b>Sl. No.</b>	<b>Name of Scheme</b>	<b>Date of Sanction</b>	<b>Details of work attended</b>
1.	Structure Plan for central city of Kochi		
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.	

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

	Station area	16.04.1984	
23.	Alwaye Kottarakkadalavu	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

#### 2023 - 24 ലേക്കുള്ള ബജറ്റ് എസ്റ്റിമേറ്റ്

കണക്കിനും	2021 - 22ലെ യമാർത്ഥ രൂപ	2022- 23ലെ ബജറ്റ് എസ്റ്റിമേറ്റ് രൂപ ലക്ഷ ത്തിൽ	2022-23 ലേക്കുള്ള പുതുക്കിയ എസ്റ്റിമേറ്റ് രൂപ ലക്ഷ ത്തിൽ	2023-24 ലേക്കുള്ള ബജറ്റ് എസ്റ്റിമേറ്റ് രൂപ ലക്ഷത്തിൽ	റീമാർക്കസ്
1	2	5	4	5	6
<b>വരവിനങ്ങൾ</b>					
<b>പാർട്ട് I റവന്യൂ കണക്ക്</b>					
അംശം ഭാഗവും	0	0.00			
യനസഹായവും					
എ. റവ: യനസഹായങ്ങൾ					1
ബി. മറ്റു യനസഹായങ്ങൾ					
(സംസ്ഥാന ബജറ്റ് വിഹിതം, മുതലായവ)					
സി. തദ്ദേശവാന സ്ഥാപനങ്ങളിൽ					
നിന്നുള്ള അംശംഭാഗം		50.00			2
<b>ആകെ</b>	<b>0.00</b>	<b>50.00</b>	<b>0.00</b>		
<b>2. വാടകയും പരടവും</b>					
എ. സ്ഥലത്തിന്റെയും കെട്ടിടത്തിന്റെയും വാടക	1096.68	992.67	1589.55	1749.39	3
ബി. വസ്തുക്കളിൽ നിന്നുള്ള വരുമാനം	4.55	253.86	51.82		4
<b>ആകെ</b>	<b>1101.23</b>	<b>1246.53</b>	<b>1641.37</b>	<b>1749.39</b>	
<b>3. ധ്വനിപ്പീഡനം ചാർജ്ജ്</b>	18.21		2.48		5
സുപ്പർവിഷൻ ചാർജ്ജ്/ആർക്കിടെക്ചർ ഫീ		70.00	0.00	3.00	
<b>ആകെ</b>	<b>18.21</b>	<b>70.00</b>	<b>2.48</b>	<b>3.00</b>	
<b>4. സ്കോറേജ് ചാർജ്ജ്</b>	0.68			0.67	
<b>ആകെ</b>	<b>0.68</b>	<b>0.00</b>	<b>0.00</b>	<b>0.67</b>	

5. പലിശ വരവ്					
എ. ഡെപ്പോസിറ്റിമേലുള്ള പലിശ	879.04	850.00	800.00	970.00	6
ബി. മുതൽ മുടക്കിമേലുള്ള പലിശ	0.06	0.20	0.00		
സി.പലിശ (വാടകയിനത്തിൽ)	27.18	33.00	23.69	30.43	
ആകെ	<b>906.28</b>	<b>883.20</b>	<b>823.69</b>	<b>1000.43</b>	
6. ഫീസും മറ്റു വരവുകളും					
എ. അനുവാദം നൽകുന്നതിനുള്ള ഫീസ്					7
ബി. കൈമാറ്റ ഫീസ്	21.00	20.00	23.44	24.61	8
സി. ഫോട്ടോകോപ്പി ചാർജ്ജ്		0.00	0.00	0.00	
ഡി. ഫോറാഞ്ചുടെ വില	2.29	2.00	1.08	2.20	9
ഇ. ചെടികൾ വിറ്റ വകയിൽ	0.07	0.70	0.38	0.40	10
എഫ്. ലബോറട്ടറി ചാർജ്ജ്	9.00	8.00	3.65	14.00	
ജി. മറ്റു വരവുകൾ	8.85	27.94	3.97	48.37	11
ആകെ	<b>41.21</b>	<b>58.64</b>	<b>32.52</b>	<b>89.58</b>	
7. അനാമത്ത് വരവ്	61.53	6.00	15.50	45.75	
ആകെ	<b>61.53</b>	<b>6.00</b>	<b>15.50</b>	<b>45.75</b>	
1. വിശദ നഗര സംവിധാന പദ്ധതികൾ	0.00				
പ്രകാരമുള്ള വരവ്		<b>113.00</b>		<b>100.00</b>	
8 മൂലധന കണക്കിൽ നിന്നും റവന്യൂ					
കണക്കിലേക്ക് മാറ്റം ചെയ്തത്	0.00				
റവന്യൂ കണക്കിലെ മൊത്തം വരവ്	<b>2129.14</b>	<b>2427.37</b>	<b>2515.56</b>	<b>2988.82</b>	
പാർട്ട് II - മൂലധന കണക്ക്					
എ. ഭൂമിയുടെ വില/പ്രജാറ്റിന്റെ വില	53.68	7.33	57.96	58.93	
ബി. പ്രാരംഭ ഡെപ്പോസിറ്റ്					
സി. തവണ സംഖ്യ വരവ്		58.96	56.61	27.68	12
ഡി. ഭൂമി വിറ്റ വകയിൽ					13
ഇ. മറ്റു വരവുകൾ		454.00			21
ആകെ	<b>53.68</b>	<b>520.29</b>	<b>114.57</b>	<b>86.61</b>	
2. വികസന പദ്ധതികൾക്കുള്ള					
ഗവ. ധനസഹായം	321.91	2483.69	210.14	900.00	
ആകെ	<b>321.91</b>	<b>2483.69</b>	<b>210.14</b>	<b>900.00</b>	
3 സ്ഥലം, വീട്, പ്രജാർ					
രജിസ്ട്രേഷൻ					
അലോട്ടീകളിൽ നിന്നുള്ള വാടകൾ ചാർജ്ജ്					

അലോട്ടികളിൽ നിന്നുള്ള വൈദ്യുതി ചാർജ്ജ്					
എ. റജിസ്ട്രേഷൻ ഫീസ്/മറ്റിനം					
എ.പി.എൽ.എ.ഡി.ജോലികൾ/ഡിപ്പോസിറ്റ് ജോലി	75.00				14
ആദായ നികുതി തിരികെ ലഭിച്ചത്	600.00		600.00		
സി.എസ്.ആർ.കിഫ്പി മറ്റ് എജൻസികൾ	3598.00	476.28	1700.00		
മറ്റു വരവുകൾ		143.83	285.00		
ആകെ	0.00	4273.00	620.11	2585.00	
4. വായ്പകൾ					
എ. കെ.യു.ഡി.എഫ്.സി.					
ബി. ഗവ.വായ്പ					
സി. ബാക്ക് വായ്പ	0.00				
ഡി. ഫയ്കോ വായ്പ					
ഇ. മറ്റ് വായ്പകൾ					
ആകെ	0.00	0.00	0.00		
മുലധന കണക്കിലുള്ള ആകെ വരവ്	375.59				
മുലധന കണക്കിൽ നിന്നും റവന്യൂ/					
കടബാധ്യത കണക്കിലേക്ക് മാറ്റം ചെയ്തത്	0.00				
മുലധന കണക്കിൽ ആകെ വരവ്	375.59	7276.98	944.82	3571.61	
പാർട്ട് III - കടബാധ്യത കണക്ക്					
1. പ്രോവിഡർ ഫ്രെം		160.00	135.26		
എ. വരി സംഖ്യ	266.37			140.71	
ബി. വായ്പ തിരിച്ചടവ്					
സി. പലിശ					
ആകെ	266.37	160.00	135.26	140.71	
2. മുൻകുർ തിരികെ	ലഭിച്ചത്				
എ. പലിശയോടുകൂടിയത്					
1. വാഹന വായ്പ					
2 ഭേദ നിർമ്മാണ വായ്പ				15	
3. മറ്റ് അധ്യാർഥസൂക്ഷ്മൾ					
ബി. പലിശയില്ലാത്ത അധ്യാർഥസ്				16	
1. ഓണം അധ്യാർഥസ്	10.23	12.00	14.62	18.00	17
2. കരാറുകാർക്കുള്ള അധ്യാർഥസ്	69.31	50.00	93.52	98.20	18
3. മറ്റുള്ളിവ		18.50	14.92	22.00	
ആകെ	79.54	80.50	123.06	138.20	
3. നികേഷപങ്കൾ					
1. കരാറുകാരുടെ നികേഷപങ്കൾ	97.54	52.00	50.00	54.48	19

2. അലോട്ടികളുടെ നികേഷപങ്കൾ		112.04	55.00	94.41	102.00	
3. മറ്റു നികേഷപങ്കൾ		42.50	75.80	59.32	61.86	20
അലോട്ടികളിൽ നിന്നുള്ള കോമൺ ഹെസിലിറ്റി പാർശ്വൾ		45.13	56.00	46.14	46.81	
വൈദ്യുതി ചാർജ്ജ് അലോട്ടികളിൽ നിന്ന് തിരിച്ചുപിടിച്ചത്		0.15		0.25	0.50	
അലോട്ടികളിൽ നിന്നുള്ള വാട്ടർചാർജ്ജ്		3.08	0.00	1.87	1.96	
ആകെ		300.44	238.80	251.99	267.61	
4. അനാമത്തുകണകൾ						
എ. ഗവ. കടം, വരുമാന നികുതി,		29.36	233.15	13.38		22
ജി.എസ്.ടി മുതലായവ		281.38		359.23	395.04	
ബി. മറ്റ് അനാമത്തുകൾ						
1. ലീവ് സാലറി തിരിച്ചുകിട്ടിയത്						
2. ജീവനകാരിൽ നിന്നും പിടിച്ചെടുത്ത തുക		40.97	185.85	108.43	110.26	23
3. മറ്റു തുകകൾ		28.28	14.27	20.53	21.00	24
ആകെ		379.99	433.27	501.57	526.30	
കടബാല്യത കണകൾക്കുള്ള വരവ് (മുലധനകണകൾക്കിൽ നിന്നും മാറ്റം ചെയ്തതുശ്രദ്ധപ്പെട)						
ആകെ		1026.34	912.57	1011.88	1072.82	
റവന്യൂ, മുലധനം, കടബാല്യത						
കണക്കുകളിലായി മൊത്തം വരുമാനം		3531.07	10616.92	4472.26	7633.25	
വർഷാരംഭത്തിലെ തുക		10728.09	10423.08	10580.42	10628.12	
ആകെ		14259.16	21040.00	15052.68	18261.37	
ചെലവിനങ്ങൾ						
പാർട്ട് I - റവന്യൂകണക്ക്						
1 പൊതുഭരണം						
എ. ബോർഡ്						
1. സിറ്റിങ്ങ് ഫീസ്		0.04	0.30	0.35	0.50	1
2. മെമ്പർമാർക്കുള്ള						
യാത്രാപ്ലി						
ബി. ചെയർമാൻ						
1. ഓൺലൈനും		1.13	2.40	2.40	3.00	2
2. യാത്രാബോർ			9.00	0.00	2.00	3
ആകെ		1.17	11.70	2.75	5.50	
2. ജീവനകാര്യം						
1. ശമ്പളവും അലവന്സീസുകളും		1014.73	1050.00	950.00	1200.00	4
2. പൊന്നും വില ജീവനകാര്യം						
ശമ്പളവും അലവന്സീസുകളും						
						5
				0.00		

3. വേജസ് ജനറൽ	39.58	50.00	53.50	55.00	
4. പെൻഷൻ ഫ്ലീ	747.30	1400.00	850.00	1800.00	6
5. യാത്രാബോത്ത	0.32	2.00	6.20	10.00	7
6. ലീവ് സാലറി/പെൻഷൻ വിഹിതം		33.50	41.12	44.35	8
7. പരിശീലനം നൽകൽ	0.03	6.00	2.38	10.00	9
8. മെഡിക്കൽ ഫൈക്സ് പെൻഷൻ	0.13	5.00	2.73	3.00	10
9. റിക്രീയേഷൻ സാകര്യം	0.50	0.75	2.50	3.00	
10. പലവക ചെലവുകൾ	16.16	10.00		10.00	
<b>ആകെ</b>	<b>1818.75</b>	<b>2557.25</b>	<b>1908.43</b>	<b>3135.35</b>	
3. അഫീസ് ചെലവുകൾ					
1. വാടക, വരി, നികുതി മുതലായവ	0.93	0.00	0.00		11
2.പ്രിൻ്റിംഗ് & സ്ക്രൂഷൻ	3.13	7.00	7.51	10.00	12
3.വൈദ്യുതി ചാർജ്ജ്	43.32	45.00	48.36	52.00	13
4.കെലിഫോണ് ചാർജ്ജ്				2.25	14
5.തപാൽ ചെലവ്	1.97	2.00	1.98		
6.പ്രസിഡീകരണങ്ങൾ	0.34	0.50	0.50	2.00	15
7.പാർസിംഗ്രി,ഉപകരണങ്ങൾ	0.05	0.00	0.15	2.00	16
8.സർവ്വേ ഉപകരണങ്ങൾ		0.03	0.31		17
9.വാടക ചാർജ്ജ്	6.57	7.00	7.29	10.00	18
10. ഇതര ചെലവുകൾ	0.35		18.29	23.03	
11. ചായ സൽക്കാരം	0.07	5.00	3.85	5.00	19
12. മാനേജ്മെന്റ് സർവ്വീസ് - മറിനം/അക്കൗംഡ് കമ്പ്യൂട്ട്രേസോഷൻ		4.00	0.00	3.00	20
13. സ്ഥിര നികേഷപത്രിയേൽ ആദായ നികുതി	0.93		2.75	15.00	
14. മറ്റു ചെലവുകൾ		85.00	80.00	97.00	
		29.42	2.38	2.50	
15.സെക്യൂറിറ്റി സർവീസ് ചാർജ്ജ്	54.08	102.40	100.00	100.00	
<b>ആകെ</b>	<b>111.74</b>	<b>287.35</b>	<b>273.37</b>	<b>323.78</b>	
4. പരസ്യവും പ്രചാരണവും					
1. പരസ്യ ചാർജ്ജ്	4.02	13.00	9.73	15.00	21
2. പ്രചാരണ ചെലവ്					
<b>ആകെ</b>	<b>4.02</b>	<b>13.00</b>	<b>9.73</b>	<b>15.00</b>	
5. ആധിക്രി ഫീ - സെപ്പൂട്ടി ഡയറക്ടർ, കേരള സ്കൂൾ ഓഫിസ് സിപ്പാർട്ട്മെന്റ്		354.00	239.90	263.89	22
<b>ആകെ</b>	<b>0.00</b>	<b>354.00</b>	<b>239.90</b>	<b>263.89</b>	
6. മറ്റു ചെലവുകൾ					
1. നിയമ ചെലവുകൾ	5.58	15.00	19.15	50.00	23
2. സെന്റേജ് ചാർജ്ജ്					
3. ആർക്കിടെക്ചർ ഫീസ്					24
<b>ആകെ</b>	<b>5.58</b>	<b>15.00</b>	<b>19.15</b>	<b>50.00</b>	
7 പലിശ ചെലവുകൾ					

1. കെ.യു.ഡി.എഫ്.സി /ബാങ്ക് ഡിബിഞ്ചർ					25
2. റവ. വായ്പ്					
3. ബാങ്ക് ലോൺ					
4. ബാങ്ക് ചാർജ്ജ്	0.11	0.10	0.20	0.21	
5. ഹിൽകോ വായ്പ്					
<b>ആകെ</b>	<b>0.11</b>	<b>0.10</b>	<b>0.20</b>	<b>0.21</b>	
8. വായ്പ് ചെലവുകൾ					
1. പൊതുക്കം					
2. മറ്റ് വായ്പകൾ					
3. ഹിൽകോ വായ്പകൾ					
<b>ആകെ</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
9. വാഹനങ്ങൾ					
1. പുതിയ വാഹനം വാങ്ങുന്നതിന്	1.80	37.00		40.00	
2. ഇന്ധന ചെലവ്	2.56	6.00	4.92	5.50	26
3. റിപ്പയർ ചെലവുകൾ		2.00	2.14		27
4. വാഹന ഇൻഷുറൻസ്	0.55	0.60	0.51	0.60	
<b>ആകെ</b>	<b>4.91</b>	<b>45.60</b>	<b>7.57</b>	<b>46.10</b>	
10. ഉപകരണങ്ങൾ					
1. ഉപകരണങ്ങൾ വാങ്ങുന്നതിന്	1.04				28
2. റിപ്പയർ ചെലവുകൾ		0.15	0.00		
<b>ആകെ</b>	<b>1.04</b>	<b>0.15</b>	<b>0.00</b>	<b>0.00</b>	
11. കെട്ടിടങ്ങളുടെ അറുകുറ്റപ്പണി	39.87				
1. സാധാരണ റിപ്പയർ	15.04	1000.00	103.41	1000.00	29
2. പ്രത്യേക റിപ്പയർ	43.94	7.00	29.80	520.80	
3. മറ്റ് ചെലവുകൾ	0.07	123.70	16.05	46.00	
12. ഗാർഡനിംഗ്	5.68	14.12	9.00	12.00	
13. ആദായ നികുതി അടവ്	112.14	500.00	10.00	10.00	
14. കൂടിനിംഗ് ചെലവുകൾ	25.68	31.05	32.00	38.00	
15. റോഡ് പരിപാലനം				50.00	
മുഖ്യമന്ത്രിയുടെ രൂഡിതാശാസ നിധി - ജിസിഡിഇ					
വക വിഹിതം					
ചങ്ങമ്പുഴ പാർക്ക്		6.00	4.00	6.00	
അലോട്ടീക്കളിൽ നിന്നുള്ള വാട്ടർ ചാർജ്ജ്		2.00	7.35	7.71	
റവന്യൂ റികവേറി ചാർജ്ജ്	0.06				
<b>ആകെ</b>	<b>242.48</b>	<b>1683.87</b>	<b>211.61</b>	<b>1690.51</b>	
റവന്യൂ കണക്കിനത്തിൽ മൊത്തം ചെലവ്	<b>2189.80</b>	<b>4967.42</b>	<b>2672.71</b>	<b>5530.34</b>	
<b>പാർട്ട് II മുലയനക്കണക്ക്</b>					
1. വിശദ നഗര സംവിധാന പദ്ധതി					
1. പൊന്നുംവിലു നടപടികൾ					
2. ഭൂമി അഭിവ്യാഖിപ്പെടുത്തൽ	0.00				30
	0.02				31

3. കെട്ടിട നിർമ്മാണം	310.49	66.32	245.82		32
4. പാലതികൾക്കുള്ള ചെലവ്	52.95	7267.69	460.83	4222.74	
ആകെ	<b>363.46</b>	<b>7334.01</b>	<b>706.65</b>	<b>4222.74</b>	
2. ജനറൽ ടാണ്ട് ഫോനിംഗ് സ്കീം					
1. റോഡ് പീതികുട്ടൽ					
2. റോഡ് നിർമ്മാണം		70.00	0.00	1750.00	
ആകെ	<b>0.00</b>	<b>70.00</b>	<b>0.00</b>	<b>1750.00</b>	
3. വായ്പകൾ തിരിച്ചടക്കൾ					
1. കെ.യു.ഡി.എഫ്.സി./ ബാക്ക് ഡിബിജുൾ					33
2. ഗവ. വായ്പ					34
3. ഹാഡ്കോ വായ്പ					
4. ബാക്ക് വായ്പകൾ					
5. വെറ്റില മൊബൈലിറ്റി ഫണ്ട് പലിശ റഹിത വായ്പ					
ആകെ	<b>0.00</b>				
4. പൊതുഭരണം					
1. ആഫീസ് കെട്ടിടം		5.00	0.00	285.00	
2. എ.പി, എ.എൽ.എ.എ		75.00	0.00		
3. മറുള്ളവ		2.50	0.00		
പാർപ്പീച്ചർ, ഉപകരണങ്ങൾ		6.25	3.00	8.00	
ഹാർഡ് വെയർ & സോഫ്റ്റ് വെയർ, സർവൈ ഉപകരണങ്ങൾ - വാങ്ങൽ പത്രപാലനം		32.00	14.50	17.00	
ജിസിഡിഎ വക/ഗവ. ഫ് - ഗവൺമെന്റ് പിൻവലിച്ചത്	189.10		175.00		
ആകെ	<b>189.10</b>	<b>120.75</b>	<b>192.50</b>	<b>310.00</b>	
മുലധന കണക്കിനത്തിൽ മൊത്തം ചെലവ്	<b>552.56</b>	<b>7524.76</b>	<b>899.15</b>	<b>6282.74</b>	
പാർട്ട് III കടബാഡ്യത കണക്ക്					
മുലധന കണക്കിൽ നിന്നും					
	മാറ്റം ചെയ്ത ത്				
1. പ്രോവിഡർ ഫ്					
1. ജീവനക്കാരുടെ വിഹിതം	266.09	160.00	135.26	140.71	
2. അതോറിറ്റി വിഹിതം					
3. അധ്യാശൻ തിരിച്ചടച്ചത്					
ആകെ	<b>266.09</b>	<b>160.00</b>	<b>135.26</b>	<b>140.71</b>	
1. പെൻസിനർ അധ്യാശൻ	0.36				
2. മുൻകൂർ തിരികെ ലഭിച്ചത്					
എ. പലിശയോട് കൂടിയത്					

1. വാഹനം വാങ്ങുന്നതിന് }					
2. പീട പണിയുന്നതിന്					75.00
ബി. പലിശയില്ലാത്ത അധ്യാർഹന്ത്					
1. ഓൺ അധ്യാർഹന്ത്	10.23	12.00	14.62	18.00	
2. മറ്റ് അധ്യാർഹന്തസുകൾ	5.14	99.80	10.47	20.00	
3. കരാറുകാർക്കുള്ള അധ്യാർഹന്ത്		50.00	10.78	65.50	
ആകെ	<b>15.73</b>	<b>161.80</b>	<b>35.87</b>	<b>178.50</b>	
3. ബൈപ്ലാസിറ്റുകൾ					
എ. കരാറുകാരുടെ ബൈപ്ലാസിറ്റ്	88.96	50.00	55.00		35
ബി. അലോട്ടിക്കളുടെ ബൈപ്ലാസിറ്റ്		55.00	90.00	70.00	36
സി. മറ്റു ബൈപ്ലാസിറ്റുകൾ	105.90	20.00	35.00	40.00	
ആകെ	<b>194.86</b>	<b>125.00</b>	<b>180.00</b>	<b>110.00</b>	
4. അനാമത്തുകൾ	24.92		15.22		
1. ജി.എസ്.ടി/വരുമാന നികുതി തുടങ്ങിയവ	309.79	257.15	374.11	395.19	37
2. ജീവനക്കാരിൽ നിന്നും പിടിച്ചതുക	124.99	81.85	77.62	114.34	38
3. ബൈപ്ലാസിറ്റുകാരുടെ ലീബ് സാലറി					
4. മറ്റ് അനാമത്തുകൾ		9.08	34.62	16.50	39
ആകെ	<b>459.70</b>	<b>348.08</b>	<b>501.57</b>	<b>526.03</b>	
കടബാഡ്യത കണക്കില്ലുള്ള മൊത്തം ചെലവ്	<b>936.38</b>	<b>794.88</b>	<b>852.70</b>	<b>955.24</b>	
റവന്യൂ, മുലധന, കടബാഡ്യതകണക്കിന്തിൽ					
മൊത്തം ചെലവ്	<b>3678.74</b>	<b>13287.06</b>	<b>4424.56</b>	<b>12768.32</b>	
നീക്കിയിരിപ്പ്	<b>10580.42</b>	<b>7752.94</b>	<b>10628.12</b>	<b>5493.05</b>	
ആകെ	<b>14259.16</b>	<b>21040.00</b>	<b>15052.68</b>	<b>18261.37</b>	

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

**III. അതോറിറ്റി ഫണ്ട് ഉപയോഗിച്ച് നടപ്പിലാക്കുന്ന നിലവിലുള്ള  
പദ്ധതികൾ**

കോഡ്	പദ്ധതിയുടെ പേര്	രൂപ ലക്ഷ ത്തിൽ	പദ്ധതികളുടെ തരം
26211	ജിസിഡിഎ മുന്നാം നില, ഒന്നാം നില ഓഡിറ്റ് വിംഗ്	175	ഇൻഫ്രാസ്ട്രക്ചർ പ്രോജക്ട്
26216	ഗ്രൂർ കൊച്ചിൻ സ്പോർട്ട് മാസ്റ്റർ പ്ലാൻ	20	ഇൻക്രൂസൈവ് ഡെവലപ്പ് മെന്റ് പ്രോജക്ട്
26217	അതോറിറ്റിയുടെ ലാബ് നവീകരണം	100	ഇൻകം ജനറേഷൻ പ്രോജക്ട്
26218	ജിസിഡിഎ ഓഫീസ് സോളാർ പാനൽ സ്ഥാപിക്കുന്നത്	50	സണ്ടൂന്റബിൾ ഡെവലപ്പ് മെന്റ് പ്രോജക്ട്
26220	കലുർ ജെ.എൻ.എ.എസ് റേഡിയോ പരിസരം – നവീകരണം	100	സണ്ടൂന്റബിൾ ഡെവലപ്പ് മെന്റ് പ്രോജക്ട്
26223	ജിസിഡിഎയ്ക്ക് എഎ.എസ്.ഒ സർട്ടിഫിക്കറ്റ് ലഭ്യമാക്കൽ	5	ഗുഡ് ഗവേണൻസ് പ്രോഗ്രാം
26224	സാംസ്കാരിക പെത്തുക പദ്ധതി രൂപീകരണം	10	ഇൻക്രൂസൈവ് ഡെവലപ്പ് മെന്റ് പ്രോജക്ട്
26225	സെമിനാർ കോൺഫറൻസ് വർക്ക്ഷേഖാപ്പ്	25	കപ്പാസിറ്റി ബിൽഡിംഗ് പ്രോഗ്രാം

26227	ബയോഗ്യാസ് പ്ലാൻ	1	സിസ്റ്റംവിശ്വാസ് യവലപ്പുമെന്ത് പ്രോജക്ട്
26228	റീജിയണൽ പ്ലാൻ	25	ന്യൂ യവലപ്പുമെന്ത്
26231	അതോറിറ്റിയുടെ പുതിയ പദ്ധതി പ്രവേശങ്ങളിൽ കായിക സ്വന്തമാനങ്ങൾ മെച്ചപ്പെടുത്തൽ	20	ഇൻഫോസ്ട്രക്ചർ പ്രോജക്ട്
26236	എടത്തല ഷോപ്പിംഗ് കോംപ്ലക്സ്	100	ഇൻകം ജനറേഷൻ പ്രോജക്ട്
26237	മിയവാക്കി ഫോറ്റോ ഉൾപ്പെടെയുള്ള നാഗരിക വനവൽക്കരണം	20	സിസ്റ്റംവിശ്വാസ് യവലപ്പുമെന്ത് പ്രോജക്ട്
26239	സന്തോഷ സുചിക റിപ്പോർട്ട്	5	ഇൻകൂസീവ് യവലപ്പുമെന്ത് പ്രോജക്ട്
26175	കലുർ - കടവന്ത റോഡ് - പരിപാലനം	50	ഇൻഫോസ്ട്രക്ചർ പ്രോജക്ട്
26181	അംബേദ്കർ സ്കൂളിയിയം സ്പോർട്ട് സിറ്റി (ഫേസ് 1)	200	ഇൻഫോസ്ട്രക്ചർ പ്രോജക്ട്
26186	കൊച്ചി ഇക്ക്ലോഡിക് സിറ്റി യവലപ്പുമെന്ത് പ്രോജക്ട് (പഠനം)	200	ന്യൂ യവലപ്പുമെന്ത്
26199	ജെ.എൻ.എച്ച.എസ് തു സോളാർ പാനൽ സ്ഥാപിക്കൽ	100	സിസ്റ്റംവിശ്വാസ് യവലപ്പുമെന്ത് പ്രോജക്ട്
26202	ഷ്ടീ ഫോറ്റോ സ്കൂള് - സ്വന്തത്ത് കൊമേഴ്സ്യൽ സെൻറർ, കടവന്ത് (സർക്കാർ ഫണ്ട്)- 300 ലക്ഷം	300	ഇൻകൂസീവ് യവലപ്പുമെന്ത് പ്രോജക്ട്

26205	അഹോധബിശ ഹാസിംഗ് സ്കീം	50	ഇൻകൂസീവ് ഡെവലപ്പ്‌മെന്റ് പ്രോജക്ട്
26173	കാകനാട് ഷോപ്പിംഗ് കോംപ്ലക്സ്	200	ഇൻകം ജനറേഷൻ പ്രോജക്ട്
26196	മരുന്ന് ദൈവ വാണിജ്യ സമൂച്ചയം പുനരുദ്ധാരണം	250	ഇൻകം ജനറേഷൻ പ്രോജക്ട്

IV. പി.പി.പി./സി.എസ്.ആർ./മറ്റ് ഏജൻസികൾ മുഖ്യ നടപ്പിലാക്കുന്ന  
നിലവിലുള്ള പദ്ധതികൾ

കോഡ്	പദ്ധതിയുടെ പേര്	എജൻസി	ഫണ്ട് ലക്ഷ്യ ത്തി ത്തേ	ജിസിഡിഎ	പദ്ധതികൾ തരം
26219	ടോയ്ലറ്റ് കോംപ്ലക്സ് 5 സ്ഥലങ്ങളിൽ	സി.എസ്. എം.എൽ	200	-	ഇൻകൂസീവ് ഡെവലപ്പ്‌മെന്റ് പ്രോജക്ട്
26230	പനമ്പിള്ളി നഗർ നഗര പുനർ വികസന പദ്ധതി	ഇൻസ്റ്റിറ്റ് ഷണ്ടൽ ഫിനാൻസ്	15000	25	ന്യൂ ഡെവലപ്പ്‌മെന്റ്
26233	ചങ്ങമ്പുഴ പാർക്ക് പുനരുദ്ധാരണം	സി.എസ്. എം.എൽ	400	-	ഇൻകൂസീവ് ഡെവലപ്പ്‌മെന്റ് പ്രോജക്ട്
26234	സീവേജ് ടീറ്റ്‌മെന്റ് പൂന്തുകളുടെ പുനഃരുദ്ധാരണം	കിഫ്ബി/ ശുചിത്വ മിഷൻ	1500	100	ഇൻകൂസീവ് ഡെവലപ്പ്‌മെന്റ് പ്രോജക്ട്

26165	ബണ്ക് രോധ് പുർത്തീകരണം	പി.പി.പി.	10000	100	ഇൻഫ്രാസ്ട്ര ക്ചർ പ്രോജക്ട്
26200	ഓഫീസ് കോംപ്ലക്സ് കല്യാർ	ഇൻസ്റ്റിറ്റ്യൂ ഷണൽ ഫിനാൻസ് /പി.പി.പി	300		ഇൻകം ജനരേഷൻ പ്രോജക്ട്
26201	വൈക്കേരട്ടിനു സമീപം ഓഫീസ് കും വാണിജ്യ സമുച്ചയം	ഇൻസ്റ്റിറ്റ്യൂ ഷണൽ ഫിനാൻസ് /പി.പി.പി	3000	50	ഇൻകം ജനരേഷൻ പ്രോജക്ട്
26203	വാണിജ്യ- പാർപ്പിടം സമുച്ചയം (ലിമുഗൾ- കാക്കോട്)	ഇൻസ്റ്റിറ്റ്യൂ ഷണൽ ഫിനാൻസ് /പി.പി.പി	6000	75	ഇൻകം ജനരേഷൻ പ്രോജക്ട്
26208	KSFDC അധ്യാന്തസ്ഥ ഫിലിം മേക്കിംഗ് സെന്റർ, ഗാന്ധിനഗർ	ഇൻസ്റ്റിറ്റ്യൂ ഷണൽ ഫിനാൻസ്	10000	100	ഇൻകം ജനരേഷൻ പ്രോജക്ട്
26076	കല്യാർ ജിസിഡിഎ മാർക്കറ്റ് ആധുനിക വത്കരണം	സി.എസ്. എം.എൽ	587		ഇൻഫ്രാസ്ട്ര ക്ചർ പ്രോജക്ട്
26172	ചേരി നിർമ്മാർജ്ജന വും പാർപ്പിട പദ്ധതിയും (ലൈഹ് മിഷൻ)	ഗവണ്സ്‌മെന്റ് ബണ്ക് (പി.എം.എ. വെ-100, ലൈഹ്-500)	503	200	ഇൻകൂസീവ് ഡെവലപ്മെന്റ് പ്രോജക്ട്

**Details of Fixed Deposits as on 31/03/2023**

<b>Sl. No.</b>	<b>Name of Bank</b>	<b>From</b>	<b>To</b>	<b>FD Value</b>	<b>FD Number</b>	<b>Rate of interest</b>
1	Addl. Sub. Treasury	17.06.2020	17.06.2023	50000000	799010501032012	8.5
2	Addl. Sub. Treasury	17.06.2020	17.06.2023	50000000	799010501032027	8.5
3	Addl. Sub. Treasury	17.06.2020	17.06.2023	50000000	799010501032040	8.5
4	Addl. Sub. Treasury	17.06.2020	17.06.2023	50000000	799010501032062	8.5
5	Addl. Sub. Treasury	17.06.2020	17.06.2023	50000000	799010501032016	8.5
6	Addl. Sub. Treasury	17.06.2020	17.06.2023	35000000	799010501032049	8.5
7	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	799010501427550	8.5
8	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	799010501427550	8.5
9	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	799010501427558	8.5
10	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	799010501427564	8.5
11	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	799010501427569	8.5
12	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	799010501427572	8.5
13	Addl. Sub. Treasury	30.01.2021	30.01.2024	10000000	799010501427579	8.5
14	Addl. Sub. Treasury	30.01.2021	30.01.2024	20000000	799010501427584	8.5
15	Addl. Sub. Treasury	30.01.2021	30.01.2024	20000000	799010501427588	8.5
16	Addl. Sub. Treasury	30.01.2021	30.01.2024	20000000	799010501427590	8.5
17	Addl. Sub. Treasury	30.01.2021	30.01.2024	100000000	799010501427592	8.5
18	Addl. Sub. Treasury	30.01.2021	30.01.2024	100000000	799010501427597	8.5
19	Addl. Sub. Treasury	30.01.2021	30.01.2024	100000000	799010501427600	8.5
20	Addl. Sub. Treasury	30.01.2021	30.01.2024	100000000	799010501427602	8.5
21	Addl. Sub. Treasury	30.01.2021	30.01.2024	100000000	799010501427604	8.5
22	Addl. Sub. Treasury	30.01.2021	30.01.2024	20000000	799010501427608	8.5
23	Addl. Sub. Treasury	21.04.2021	22.04.2023	18500000	799010501502544	7.5
24	Addl. Sub. Treasury	12.07.2021	12.07.2024	50000000	799010501567199	7.5
25	Ujjivan SF Bank	15.11.2022	16.11.2023	10000000	1194130080000031	7.5
26	Ujjivan SF Bank	15.11.2022	16.11.2023	10000000	1194130080000032	7.5

27	Fincare SF Bank	15.11.2022	16.11.2023	10000000	22750000793283	8.25
28	Fincare SF Bank	15.11.2022	16.11.2023	10000000	22750000793283	8.25
29	Fincare SF Bank	15.03.2023	15.03.2024	30000000	23750000669256	8.65
30	AU SF Bank	16.03.2023	16.03.2024	20000000		8.5
31	DLB	27.03.2023	27.04.2023	20000000	02724370002292/1	6.7
32	Ujjivan SF Bank	31.03.2023	01.05.2024	20000000	1193130080000023	8.75
33	CSB Bank	31.03.2023	31.03.2024	20000000	0186-00528049-110101-1	8.1
				1153500000		

### DEPOSITS IN RESPECT OF BANK GUARANTEES AS ON 31.03.2023

Sl. No.	Bank	Bank Guarantee No.	Amount (Rs.)
1	Dhanlaxmi Bank	272BG01142350001	1583634.50
2	SBI	0506608BG0000568	251681
3	SIB PNMBLY Nagar	0572BG000012023	19613638
	Total		21448953.5

### Detailed Receipts and Expenditure during the year 2022-23

#### Part I –REVENE ACCOUNT:-

Contribution from Local Bodies	88947.00
<b>Rent &amp; Leases</b>	0
Rent from Building	126179430.01
Other Income from property	36625351.15
<b>Interest Receipts</b>	0
Interest on Deposits	89039610.62
Interest on rent	2757928.28
Interest others	202454.00
<b>Fees and other Receipts</b>	0
Fee for transfer of land/building	2716609.00
Fee for cost of forms	382916.00
Fee for cost of plant	30300.00

Fee for cost of booklets/Laboratory charges	562220.00
Other Receipts	3754576.02
Parking fee	20415409.00
Advertisement fee	1290286.00
RTI Fee	6180.00
EMD Forfeiture	674746.00
Registration fee for Bodhi -2022	2521319.76
Miscellaneous Receipts	480300.27
Other receipts	2730916.52
<b>Total</b>	<b>290459499.63</b>
	=====

## Part II – CAPITAL ACCOUNT

<b>Receipts from Detailed Town Planning and Development Schemes</b>	
Land value/Flats Value	3695149.00
Instalment receipts	5124926.48
Other Receipts	9297616.00
<b>Govt./CSML Fund for Life Mission Project</b>	<b>67890730.00</b>
<b>Fund for OBT Work</b>	<b>14216.00</b>
<b>Total</b>	<b>86022637.48</b>
	=====

## Part III – DEBT, DEPOSIT & SUSPENSE ACCOUNT

Provident Fund	15958731.00
Pension Contribution	229280.00
Maintenance expenses from allottees	5130916.58
Water charge/electricity charge recovered from CMDS allottees	240268.00
<b>Advance Repayable</b>	<b>0</b>
Onam Advance	1453000.00
Advance to contractors	7014317.00
Other advance	14528481.00
<b>Deposits</b>	<b>0</b>
Deposit of contractor	4296571.00
Deposit of allottees	14010796.24
Other deposits	7185250.00
Suspense Account	0
Government dues income tax & Sales tax and purchase tax/GST	44738614.35
Recoveries from employee	11729488.00
<b>Total</b>	<b>126515713.17</b>
	=====

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

<b>Administration</b>	
Sitting fee to Board Members	36220.00
Honorarium to chairman	240000.00
<b>Establishment</b>	0
Salaries & Allowances	84728789.00
Wages	5365207.00
Pension contribution	33488780.00
NPS	3106311.00
Pension Contribution for Deputation staff	288620.00
Training of personnel	260826.00
Medical Expenses	283712.00
Recreational amenities	250000.00
<b>Office Expense</b>	0
Printing & stationery	340540.26
Electricity Charges	5424863.00
Telephone charges and Postage	250497.03
Books & Periodicals	52745.00
Furniture & Office equipment's	516242.70
Water Charges	837232.62
Other charges	125046.60
Entertainment expenses	372255.00
Management services - Others	1289495.18
Management services – Computerization, Accounting, Training	385614.28
Fuel Charges – Generator	24330.00
Sundry expense	643426.06
Security Service Expenses	4255804.00
T.A. to officers & staff	630755.00
Income tax remitted for GCDA	14803975.15
Advertisement charges	700980.98
Law Charges	2014264.00
Bank charges	161442.12
Bodhi-2022 expenses	3164502.00
<b>Vehicles</b>	0
Cost of petrol	581749.00
Repairs of vehicles	229896.00

Insurance of vehicles	44792.00
<b>Maintenance of Building</b>	0
i) Ordinary repairs	5335224.68
ii) Special repairs	252622.00
iii) Others	6400655.34
Grant for Changampuzha park	550000.00
Gardening	1026460.00
Miscellaneous	62907.00
Others	7080126.18
Cleaning expense	3277083.76
<b>Total</b>	<b>188883991.94</b>
	=====

### Part II - Capital Expenses

Detailed Town Planning Scheme	4902194.28
Life Mission Project	37040366.84
GCDA Fund withdrawn by Govt.	5794146.00
<b>Total</b>	<b>47736707.12</b>
	=====

### Part III – DEBIT HEAD

Provident Fund	15993731.00
<b>Advance Repayable</b>	0
Onam advance	1462000.00
Other advances	1815051.00
Advance to Contractors	808463.00
Deposits	0
Deposits of Contractors	9445853.00
Deposit Allottees	9722682.00
Deposit others	3657096.00
Suspense Account	0
Sales Tax, Income Tax & Purchase Tax/GST	43638335.58
Recoveries from allottees	11730598.00
<b>Total</b>	<b>98273809.58</b>
	=====

**Statement of Pension Fund Account for 2022-23**  
**PD A/c 799011700000556, Additional Sub Treasury, Ernakulam**

**Receipt:-**

Opening Balance as on 01.04.2022	-	Rs. 15,38,978/-
Pension Contribution of GCDA Staff	-	Rs. 97,01,580/-
Pension Contribution of GCDA staff on deputation	-	Rs. 2,88,620/-
Fund transfer	-	Rs. 6,50,30,000/-
<b>Total</b>	<b>-</b>	<b>Rs. 7,65,59,178/-</b>
<hr/>		

**Payment:-**

Monthly Pension	-	Rs. 7,57,47,852/-
Festival Allowance	-	Rs. 2,06,000/-
Closing Balance	-	Rs. 6,05,326/-
<b>Total</b>	<b>-</b>	<b>Rs. 7,65,59,178/-</b>
<hr/>		

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

**Receipt**

Opening Balance as on 2022	-	Rs. 20,53,967.10/-
Receipts	-	Rs. 4,44,521.00/-
<b>Total</b>	<b>-</b>	<b>Rs. 24,98,488.10/-</b>
<hr/>		

**Payment**

Payments	-	Rs. 1,33,240.00/-
Closing balance	-	Rs. 23,65,248.10/-
<b>Total</b>	<b>-</b>	<b>Rs. 24,98,488.10/-</b>
<hr/>		

Number of Pensioners - 226

Number of Ex-Gratia Pensioners - 01

-----  
227 Nos.  
=====

**Details of Pension Fund Trust Deposit**

<b>Sl. No.</b>	<b>Bank</b>	<b>Deposit Amount</b>	<b>Date of Deposit</b>	<b>Date of Maturity</b>	<b>Int. Rate</b>
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%
	<b>Total</b>	<b>67,00,00,000/-</b> =====			

**Receipts and payments in respect of TDS/TCS/Vat/ Welfare fund for the year 2022 -23**

<b>Tax</b>	<b>Quarter</b>	<b>Amount Received</b>	<b>Amount Paid</b>	<b>Balance</b>
TDS	Quarter 1	137351	137351	0
	Quarter 2	495020	495020	0
	Quarter 3	348161	348161	0
	Quarter 4	349098	340623	8475
TCS	Quarter 1	34932	34932	0
	Quarter 2	102043	102043	0
	Quarter 3	89489	89489	0
	Quarter 4	175889	175889	0
Welfare fund	01/04/22 to 31/03/23	323319	323319	0

2022-23 വർഷത്തിൽ അടയ്ക്കാൻ ബാക്കി നിൽക്കുന്ന 8475/- തുറ 2023-24 വർഷത്തിൽ അവ് വരുത്തുന്നതാണ്.

## **INFRASTRUCTURE**

### **Asset Management**

1. Panampilly Nagar Shopping Complex
2. Bunk Shop at Kizhavana Road
3. Shopping Complex & Kiosk opposite Kairali Apartment
4. Shop and Bunk near Passport Office
5. Shopping Centre and Community Hall at Elamkulam West Extension Scheme.
6. Shopping Complex at Kadavantha West.
7. Shopping Complex near Working Journalist Colony
8. GCDA Office Complex.
9. Shopping complex near GCDA Office
10. Shopping Complex opposite central school
11. Kadavantha Market
12. Building at Salim Rajan Road
13. Shopping Centre near Lions Community Hall
14. Working Woman's Hostel at Gandhinagar
15. Godown at Gandhinagar
16. Staff Quarters D Type & E Type
17. GCDA Bachelor Quarters
18. GCDA Woman's Hostel/Quarters
19. Building near Laksdeep Administrative Office
20. Shopping Complex near RBI
21. Studio Apartment at Kakkanaad
22. Kakkanaad Shopping Complex
23. Eastern Entry Building
24. Flats at Southern Commercial Centre
25. Ambedkar Stadium
26. Shopping complex near Veli Maidan and Dhobikhana
27. Mundamveli Fish Farm-Electrical Room
28. Mundamveli Fish Farm – Dormitory Lab and Storage Building
29. Commercial Building at Sastha Temple Road.
30. JNIS Stadium
31. Sewage Treatment Plants
32. Commercial Complex near JNIS
33. Kaloor Market
34. Chandampuzha Park
35. Chilavanoor Bund Road
36. Life Mission Project
37. Staff Quarters

38. Eastern Entry Tower
39. Shopping complex at Gandhinagar
40. Shopping complex Opp. KV School
41. Shopping Complex near Lion's Community Centre
42. Shopping complex near Salim Rajan Road
43. Kadavanthra Market
44. CMDS Shopping Complex
45. Marine Drive Ground and Helipad
46. Cheenavala Palam, Mazhavil Palam- Marine Drive Walkway
47. Bunk Shops at High Court Junction
48. Sewage treatment plant at Marine Drive
49. Rajendra Maidanam
50. Kaloor-Kadavanthra Road
51. Ambedkar stadium building
52. Ambedkar stadium Rehabilitation building
53. Ambedkar stadium Bunk Shops.

### **Soft Machines**

All soft machines including Desktop Computers, laptop computers, printers, scanners, biometric attendance machines, servers etc. is included in the 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. 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.**

## **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 (01.04.2022 to 31.03.2023)
(b) State Public Information Officer	1. Smt. Sheeba P.A., Administrative officer ( 01.04.2022 to 31.12.2022) 1. Smt. Sreevidia V Deputy Secretary (i/c) (01.01.2023 to 11.01.2023) 2. Sri. Vinoykumar T.R. Superintendent (12.01.2023 to 12.02.2023) 3. Smt. Sreevidia V Deputy Secretary (i/c) (13.02.2023 to 31.03.2023)
(c) Asst. Public Information Officer	1. Sri. Vinoykumar T.R. Superintendent (01.04.2022 to 29.02.2023) 2. Smt. Roopa R.T Superintendent (01.03.2023 to 31.03.2023)

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, 2018-19 are given below.

#### **2014-15**

**Para I** : Irregular promotions and granting pay scales not sanctioned by Government

**Para III** : Disposal of land without Govt. approval

**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)

#### **2018-19**

#### **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.

Para III : Amount pending collection

## **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

A handwritten signature in black ink, appearing to read 'J. S. / r / 23'.

SECRETARY,  
Greater Cochin Development Authority,  
Kochi - 20

Place : Kochi – 20  
Date : 27.07.2023