

ADMINISTRATION REPORT

FOR

2021-22

GREATER COCHIN DEVELOPMENT AUTHORITY, KOCHI – 20

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INTRODUCTION

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

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

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

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

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

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

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

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

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

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