



## KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

Registered Office : Vidyuthi Bhavanam, Pattom, Thiruvananthapuram -695004

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### Abstract

Proposal for Renovation and Modernization of offices in Vidyuthi Bhavanam,  
Thiruvananthapuram - Sanctioned - Orders issued.

### CORPORATE OFFICE (SBU-G/C)

B.O(FTD) No.732/2019 (DGC/AEE IV/VBTVM/2014) Thiruvananthapuram, Dated 03.10.2019

- Read : 1.Note No.CDT/65/DB<sub>2</sub>/VB-RENOVATION/2019-20/129 dated 20/09/2019  
of the Executive Engineer, Civil Division, Thiruvananthapuram.  
2. Note No. DGC/AEEIV/VBTVM/2014 dated 27.09.2019 of the Director  
(Generation- Civil) (Agenda - 51/9/19)

### ORDER

Vidyuthi Bhavanam building at Thiruvananthapuram was constructed during 1985-86. About 1200 employees are working in this 10 storied building. Most of the offices are functioning in congested spaces. Major areas of the building including corridors are occupied with steel almirahs with old files and other furniture resulting in a shabby look. The interiors of the offices are provided with old type wooden partitions. In some offices the employees of an office are working in various floors resulting in difficulties for the smooth functioning of offices. The employees are complaining about the lack of space and poor working environment. Even though actions were initiated during 2013 for Modernizing the building by engaging experienced architects, this could not be materialized due to various reasons. Being the Corporate Head office of KSEB Ltd, a total internal planning of the building is essential. Actions are already initiated and are underway to renovate and modernize various offices. The offices of the Directors and CMD at 7<sup>th</sup> floor were renovated recently as per new standards in design to give a corporate look. Besides the above, GPF section, Personnel Department, O/o Chief Engineer (IT&CR), O/o the CE(REES), O/o the Chief Engineer (CC-South), O/o SOR, Cash section of CE (HRM) etc were renovated by providing work stations. The renovations of toilets blocks at various floors have already commenced and are in progress. In order to renovate the remaining offices, the Executive Engineer, Civil Division, Thiruvananthapuram has furnished a proposal for the modernization of various offices, in a phased manner, for the consideration of the KSEBL. The list of offices functioning in various floors and the proposed rearrangement are also presented as per note read 1<sup>st</sup> above, along with the proposal.

The Executive Engineer, Civil Division, Thiruvananthapuram has pointed out that, a professional approach and proper planning is essential for the speedy implementation of the proposal. This necessitates shifting of some offices to nearby floors to keep various sections under same office in the same floors. The rearrangements are essential for better

administrative controls. The proposed renovation works includes: Dismantling the existing wooden partitions and providing aluminium framed partitions for passages and common area, Providing plywood partitions with laminate finish and false ceiling for the cabins of Head of the offices, Providing vitrified floor tiles in the entire area of the building, Providing modular type work stations and revolving chairs in the offices, Providing wooden file storage units and steel file compactors by replacing old steel almirahs wherever possible, Providing window curtains/ vertical blinds in the offices, Providing new LED light fixtures, modular type switches, fans etc and rewiring wherever necessary, Replacing the old Air conditioners provided in the cabins of senior officers with new Air Conditioners, wherever necessary and necessary Civil maintenance works including repainting. Along with the renovation of offices, the Executive Engineer, Civil Division has also suggested to renovate the front lobby of the building in a corporate style by availing the service of a qualified architect.

The major issues pointed out while taking up the renovation work of various offices are: Alternate arrangement for functioning of the offices in a separate area while the renovation works of each office are being carried out and storage and disposal of the old furniture and dismantled items. In order to solve the above issues, the Executive Engineer, Civil Division has proposed that the offices can be shifted temporary to the auditorium at 9<sup>th</sup> floor while the renovation works are being carried out after making necessary arrangements and the old furniture can be handed over to field offices of KSEB Ltd as per their requirement, after retaining essential furniture. The excess furniture and dismantled items can be disposed of by tender cum auction by survey reporting the same.

As per the proposal furnished by the Executive Engineer, Civil Division, Thiruvananthapuram it is proposed to renovate and modernize all offices functioning in various floors of Vydyuthi Bhavanam including the common passages and lobbies, except those renovated earlier. The approximate financial commitment for renovating the remaining office area (approximately 13,500 M<sup>2</sup>) considering the cost of renovation @ ₹16000/M<sup>2</sup> would be around ₹22 Crore. As a first phase, the Executive Engineer, Civil Division has proposed to renovate offices in floor Nos. 10,9,8,7 and the entrance lobby at 2<sup>nd</sup> floor. The area of the above floors is around 3700M<sup>2</sup> and the cost of renovation @ ₹16000/M<sup>2</sup> would be around ₹6 Crore. The Executive Engineer, Civil Division, Thiruvananthapuram has requested sanction of KSEBL for the proposal and Administrative sanction for an amount of ₹6 Crore as first phase for the renovation of offices at floor No.10,9,8,7 & Entrance lobby.

Having considered the matter, as per note read as 2<sup>nd</sup> paper above, the Full Time Directors of KSEBL, in the meeting held on 27.09.2019,

1. Resolved to accord sanction for the renovation and modernization of all offices in Vydyuthi Bhavanam, Thiruvananthapuram, as per the re-arrangement of offices shown in the Annexure -I, in a phased manner by providing modular work stations, file compactors etc and to authorize the Executive Engineer, Civil Division, Thiruvananthapuram to arrange the work including purchase of necessary furniture, file compactors etc.
2. Further resolved to accord sanction for the renovation and modernization of offices at floor No.10,9,8,7 & Entrance lobby as first phase and to accord Administrative sanction for an amount of ₹ 6 Crore for this work.

3. Also resolved to accord sanction for the following:

- a) To engage a competent architect for the renovation of entrance lobby.
- b) To shift the offices to auditorium at 9<sup>th</sup> floor after making necessary arrangement while the renovation of each office are being carried out.

Further resolved to authorize the Executive Engineer, Civil Division, Thiruvananthapuram to handover the used furniture available at Vydyuthi Bhavanam, Thiruvananthapuram to field offices of KSEB Ltd.

Orders are issued accordingly.

BY ORDER OF THE FULL TIME DIRECTORS

Sd/-

LEKHA. G

COMPANY SECRETARY IN CHARGE

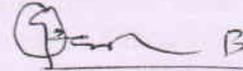
To:

The Chief Engineer (Civil Dam Safety & DRIP), Pallom.

Copy to:-

- The Chief Internal Auditor/ Financial Adviser
- The Chief Engineer (IT)
- The RCAO/The RAO
- The TA to Chairman&MD/Director (GC)/ Director (D,IT&HRM)
- Director (T,S.O&Safety) /Director (GE&SCM)
- The Executive Engineer, Civil Division, Thiruvananthapuram
- The PA to Director (Finance) / Company Secretary
- The Legal Liaison Officer, KSE Board Ltd, Kochi
- Library/ FC Supt/Stock File

Forwarded/By Order



Assistant Executive Engineer