



## KERALA STATE ELECTRICITY BOARD Ltd

(Incorporated under the Companies Act, 1956)  
Registered Office: Vidyuthi Bhavanam, Pattom,  
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### ABSTRACT

Mankulam HEP (40MW) - Shopping Complex - Allotment of Shops – Revision of Rent – Sanctioned - Order issued.

BO (FTD)No.974/2022(No.DGC/AEEIII/MKLM/2014)

Thiruvananthapuram,Dated: 24.12.2022

- Read: 1. B.O. (FTD)No.341/2022 (No. DGC/AEEIII/MKLM/2014) dated 21.04.2022.  
2. Note No. CE(CI&CC)/MHEP/GenI/2022-23 Dated 23.05.2022 and 06.10.2022 of the Chief Engineer (Civil - Investigation & Construction Central).  
3. Letter No. CECI&CC/MHEP/2022/268 dated 23.06.22 of the Chief Engineer (Civil- Investigation & Construction Central).  
4. Note No. DGC/AEEIII/MKLM/2014 (11) dated 14.12.2022 of the Director (Generation-Civil) to the Full Time Directors (Agenda No.47/12/22).

### ORDER

KSEBL as per the B.O. read as 1<sup>st</sup> above, had resolved to approve the proposal by the Chief Engineer (Civil -Investigation & Construction Central) on the monthly rent for different category of merchandise in the shopping complex constructed at Mankulam for the rehabilitation of 29 merchants affected by the implementation of the Mankulam HEP, for continuing their commercial activities as per the R&R policy of the Government; and the terms and conditions for leasing the shops as proposed by the Chief Engineer (Civil - Investigation & Construction Central).

The Chief Engineer (Civil - Investigation & Construction Central) as per the note read as 2<sup>nd</sup> above has reported that the beneficiary merchants are not accepting the approved monthly rate of rent retorting that it is exorbitantly high and not affordable to them. According to them, the facts that Mankulam is located in an isolated rural area and that the Covid pandemic has devastated the overall economy have not been duly considered while fixing the rent. The beneficiary merchants have been out of work for many years due to eviction from their previous shops by KSEBL and were being toiled to pay their bank loans and other debts. Now they must invest money further by availing bank loans to commence business afresh. Further, it was a rehabilitation under the RR package, and hence they claim that only nominal rent must be levied.

The Chief Engineer (C-I&CC) reported that the grievances of the shop beneficiaries seemed to be genuine since their livelihood have been hindered through land acquisition by KSEBL. The Chief Engineer (C-I&CC) has therefore requested to accord sanction to revise the rent as shown in the Annexure; and to modify the Annexure-I of the B.O. read as 1st above to this extent.

The proposal was placed before the Full Time Directors as per Note read as 4<sup>th</sup> above.

Having considered the matter in detail, the Full Time Directors in its meeting held on 19.12.2022,

Resolved to accord sanction to revise the rent for different categories of shops in the

shopping complex constructed at Mankulam for the rehabilitation of merchants in connection with the implementation of the Mankulam HEP, as shown in the Annexure for a period of 5 years and to modify the Annexure-I of the B.O. (FTD) No.341/2022 (No.DGC/AEEIII/MKLM/2014) Dated 21.04.2022 to this extent.

Further resolved that after 5 years rent calculated as per norms shall be applicable.

Orders are issued accordingly.

**By Order of the  
Full Time Directors**

*sl/-*

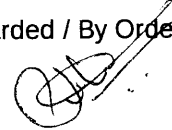
**LEKHA G  
Company Secretary**

To:

The Chief Engineer (Civil - Investigation & Construction Central).

Copy to: The Chief Engineer (IT,CR&CAPS)/ Chief Internal Auditor/ Company Secretary/  
Financial Advisor/ LA&DEO/ RCAO/RAO  
The TA to the Chairman & Managing Director / Director (Generation-Civil)/  
Director (Generation-Electrical & HRM)/ Director (Distribution, IT & SCM)/ Director  
(Transmission, SO, P & S)/ Director (REES, SOURA, Nilaavu Projects, S & W).  
The PA to the Director (Finance).  
The Sr.CA to the Secretary (Administration).  
Stock File.

Forwarded / By Order



Assistant Executive Engineer

**Annexure-1 to BO(FTD)No. 574 /2022(DGC/AEE III/MKLM/2014) Thiruvananthapuram Dated: 24.12.2022**

**Revised rent for different categories of merchandise in the Shopping Complex**

Sl.No	Category No:	Shop No:	No. of Shops	Location of Shop	Area of Shop	Estimated Rent (Rs)	Approved Rent (Rs)	Proposed Merchandise
1.	I	A1 to A8 & A10	9	In-front of Road	11.78 m <sup>2</sup>	2446	1000	Jewelry, Medical Shop, Bakery Textiles, Hotel, Stationary Shop etc
2.	II	B1 to B9 C1 to C6	15	In-front of Parking Ground	11.78 m <sup>2</sup>	2446	750	Hardware, Ration shop Provision, Flour Mill, Photostat, Party Office, Beauty Parlor, Tailoring Shop etc
3.	III	D1 to D6	6	Side of Retaining Wall	11.78 m <sup>2</sup>	2446	500	Fish, Meat, Vegetables, Smithy, Butcher's Shop etc