



KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

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ABSTRACT

Proposal for 110kV Substation, Kuttikol- Transferring Revenue Land on Lease – sanction accorded – Orders issued.

Corporate Office (SBU-T)

B.O.(FTD)No. 686 /2021/D(T&SO)/T7/Kuttikol-land/2021-22 dated, Thiruvananthapuram. 20.09.2021

- Read: 1. G.O. No.250/2019/Rev dated 03.08.2019
2. B.O.(FTD) No. 208/2020/D(T,SO&S)/T3/110kV S/s Kuttikol/2019-20 dated 18.03.2020
3. Letter No. D(T,SO&S)/T4/LA-Kuttikol/2019-20/1073 dated. 26.03.2020 of the CMD, KSEBL to the Principal Secretary, Revenue Dept, GoK.
4. G.O No. 248/2020/Rev/dated 14.10.2020
5. Letter. No. LA&DEO/R/145/2020/dated 24.11.2020 of the LA &DEO addressed to the Executive Engineer, Transmission Division, Kasargode.
6. Note No. D(T&SO)/T7/Kuttikol Land/2020-21/250 dated 08.02.2021 of the Director (Transmission & System Operation) to the Full Time Directors (Agenda 39/2/21).
7. Letter No. D(T&SO)/Kuttikol-Land/2020-21/589 dated. 19.02.2021 of the Director (T&SO) addressed to the Secretary, Power Department.
8. Letter No. D(T&SO)/Kuttikol-Land/2020-21/14 dated. 15.04.2021 of the Director (T&SO) addressed to the Secretary, Power Department.
9. Letter No. D(T&SO)/Kuttikol-Land/2020-21/187dated. 15.06.2021 of the CMD, KSEBL addressed to the Private Secretary to the Hon'ble Minister for Electricity.
10. Letter No. CE/TRN/AEE(C) / Land/20-21/681 dated.28.07.2021 of the Chief Engineer, Transmission North.
11. Note No.D(T&SO)/T7/Veh/2021-22/42 dated 27.08.2021 of the Director (Transmission & System Operation) (Agenda-44/9/21)

ORDER

As Kasaragod district is facing acute shortage of power, KSEB Limited has undertaken various critical projects in the district to improve the overall quality of the power. Presently there is no 110kV substation on the eastern side of Mylatty and Kanhangad and hence a new 110kV Substation at Kuttikkol is proposed.

As per the GO read as 1st above, the Revenue land to an extent of 3 Acres in Re-Survey No. 396/1 part of Bedadukka Village in Kasargode district was allotted to KSEB Ltd for the construction of 110kV Substation Kuttikol on lease basis for 30 years at an annual lease rent of 2% of the market rate of Rs. 25,76,400/- (Rupees Twenty Five Lakh Seventy Six Thousand and Four Hundred Only) on condition that the lease amount shall be renewed every three years.

Considering the exorbitant hike in lease rent in some previous cases after every three years, KSEBL was accorded sanction as per the B.O read as 2nd above, to take up the matter with the Government for issuing the land either on sale basis or on lease at a fixed rent for the entire life time of the project by amending the clause of lease rent revision in every three years and to limit the land requirement to 1.5 Acres instead of 3 Acres. Accordingly the matter was taken up with Government as per the letter read as 3rd above to amend the GO to the above extent.

Consequently, the Revenue Department was accorded sanction as per GO read as 4th above for limiting the extent of land required for substation construction to 1.5 Acres instead of 3 Acres with all other conditions including lease conditions in the GO read as 1st above remains the same.

After that, the Executive Engineer, Transmission Division, Kasargode submitted a draft agreement to the LA & DEO for executing the Lease Deed Agreement. As per the letter read as 5th above, the LA&DEO has opined that the Government has accorded sanction only for limiting the extent of land and hence, directed to obtain a Board Sanction in line with the GO read as 4th above.

In view of the above, the Chief Engineer, Transmission North has requested Board Sanction for taking 1.5 Acre of land on lease for a period of 30 years at an annual lease rent of 2% of the market rate on condition that the lease amount shall be renewed every three years. Accordingly the matter was taken up with FTD as per the Note read as 6th above to adopt the revised GO dated 14.10.2020. But it was directed to take up the matter with Government to buy the land in case lease rent is not waived.

Then, this matter was again taken up with the Government as per letter read as 7th & 8th above for amending the G.O dated 14.10.2020 by incorporating the clause of lease rent in such a way that, the rent shall be at 2% of the fair value published by Government of Kerala time to time. If not, the G.O may be amended to the extent that the land (1.5 Acre) will be issued on sale basis. But no communication has been received so far this regard. This matter was also taken up with Private Secretary to the Hon'ble Minister for Electricity as per letter read as 9th above.

As per letter read as 10th above, the Chief Engineer, Transmission North has requested to issue a B.O for taking 1.5 acre of land on lease for a period of 30 years in accordance with the G.O dated 14.10.2020.

The Secretary Revenue Department has informed in the meeting held on 12.08.2021 with the Hon'ble Minister for Electricity and the Secretary Power Department that the land transfer is not possible as suggested by KSEBL. It was decided to accept the lease rent at present and take up in due course for revision. Hence lease agreement is to be executed.

The lease period is 30 years and the expected life period of the project is 35 years. According to the G.O read as 4th above, the lease amount for 1.5 acre of land at an annual lease rent of 2% of current market rate for 30 years is Rs.7,72,920/- and that for 35 years is Rs.9,01,740/-. But as per the G.O, the lease amount shall be renewed every three years.

The matter was again placed before the Full Time Directors as per Note read as 11th above. Having considered the matter in detail, the Full Time Directors in the meeting held on 10.09.2021.

Resolved to accord sanction for taking over 1.5 Acres of Revenue land in Re Survey No.396/1 part of Bedadukka Village in Kasargode district for the construction of 110kV Substation, Kuttikol on lease basis for 30 years at an annual lease rent of 2% of the market rate on condition that the lease amount shall be renewed every three years, in line with the GO No.248/2020/Rev/ Dated 14.10.2020.

Orders are issued accordingly.

By Order of the Full Time Directors,

Sd/-

Lekha G.

Company Secretary (In- Charge)

To : The Chief Engineer, Transmission North

Copy to:

The Deputy Chief Engineer, Transmission Circle, Kannur

The Financial Adviser/ The Chief Internal Auditor.

The Dy. Chief Engineer (IT)/ The RCAO/ RAO.

The TA to Chairman & MD/D(T&SO)/D(D & IT)/D(G-C)/D(PS& SCM)/D(REES,S,S&W)

The PA to Director (Finance)/Company Secretary,The Legal Liaison Officer, Kochi

Fair Copy Superintendent/Library/Stock File.

Forwarded / By Order



Assistant Engineer