



# KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

Reg. Office: Vidyuthi Bhavanam, Pattom, Thiruvananthapuram – 695 004

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## **Abstract**

Renovation of existing building of Electrical Sub Division and Electrical Section, No. 1 Muvattupuzha under Electrical Circle, Perumbavoor – Ratified – Orders issued

## **CORPORATE OFFICE (SBU-D)**

**B.O.(FTD) No.422/2021 (D(D&IT)/D/AEC/Bldg/153/2020) Dated, Thiruvananthapuram, 03/06/2021**

- Read: 1. B.O.(FTD) No. 272/2020 (D(D&IT)/D/AEC/ Bldg/153/2020) dated 16/04/2020  
2. Letter No. CE(DC)/Civil General/2020-21/3561 dated 03/03/2021 of the Chief Engineer (Distribution Central), Ernakulam  
3. Letter No. GB/Mace-ESD, ES M1/2020-21/1471 dated 29/03/2021 of the Executive Engineer, Electrical Division, Muvattupuzha  
4. Note No. D(D&IT)/D/AEC/Bldg/153/2020 dated 24/05/2021 of the Director (Distribution, IT & HRM) to the Full Time Directors (Agenda No. 73/5/21)

## **ORDER**

As per the B.O. read as 1<sup>st</sup> above, sanction was accorded for constructing a three storeyed conventional type building having a total plinth area of 584 m<sup>2</sup> [Ground floor & first floor – 237.30 m<sup>2</sup> each, second floor – 109.30 m<sup>2</sup>] for accommodating Electrical Division, Electrical Sub Division and Electrical Section No.1, Muvattupuzha in the land in Survey No.371/23A of Marady Village, after demolishing the existing old building in the land and the plan for the construction was approved by limiting the total cost of construction to ₹1,65,00,000/-.

As per letter read as 2<sup>nd</sup> above, the Chief Engineer (Distribution Central), Ernakulam reported that the Executive Engineer, Electrical Division, Muvattupuzha had informed that the construction could not be started as the Municipal authorities did not issue building permit stating that the original deed is not in the name of KSEB Ltd as it is a 'puramboke land'. It is presumed that demolishing the existing building without the consent of the Municipality will result in losing the ownership of the existing building. It is reported that the existing building of Electrical Division, Muvattupuzha is now accommodated in a dilapidated rented building with limited space.

Considering the above, the Executive Engineer, Electrical Division, Muvattupuzha proposed to renovate the existing building of Electrical Sub Division, and Electrical Section No.1 Muvattupuzha by accommodating Electrical Division, Muvattupuzha in the first floor and Electrical Sub Division, and Electrical Section No.1 Muvattupuzha in the ground floor.

The renovation work proposed includes addition of area in the ground floor, strengthening of existing structure as life extension and construction of a first floor for providing space for Division office. This would provide better area for the use of Section and Sub Division offices and the new Division office than that is proposed in the sanctioned building plan as per B.O. read as 1<sup>st</sup> above. Also obtaining sanction from the local body for the original construction as per approved plan will be difficult due to KMBR limitations. Also in the revised proposal, there is construction of new toilets, ramp facility, replacement of old temporary roof etc. The cost of these renovation works comes to ₹99 lakh. It is reported that the balance Administrative Sanction amount may be utilised to carry out other connected works like construction of compound wall, renovation of vehicle shed etc. It is also reported that the Municipal authorities would not object to these renovation works of existing building.

The Chief Engineer (Distribution Central), Ernakulam reported that based on the discussion with the Director (Distribution, IT & HRM) permission was given to proceed with the proposed renovation works of the existing building of Electrical Sub Division, Muvattupuzha and Electrical Section, No.1 Muvattupuzha subject to the following conditions:

1. The expenditure incurred should be limited to ₹1 crore (Rate per m<sup>2</sup> in the sanctioned AS x 355/m<sup>2</sup> (first floor plan area))
2. The RR masonry foundation may be strengthened wherever necessary.
3. The existing masonry walls may be re-plastered with cement mortar.
4. The retaining wall sharing the boundary with BSNL property shall not be disturbed while providing foundation for new columns in that area.
5. The structural integrity of the existing building shall not be compromised during and after the renovation work. The load bearing columns proposed inside the building may be located adjacent to the corners of existing rooms.
6. Relevant provisions of the Kerala Building Rules shall be followed while carrying out the proposed renovation works.

In the above circumstances, the Chief Engineer (Distribution Central), Ernakulam requested ratification on his action of giving sanction to proceed with the renovation of the existing building of Electrical Sub Division, Muvattupuzha and Electrical Section No.1 Muvattupuzha.

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

Having considered the matter in detail, the Full Time Directors in the meeting held on 28/05/2021 resolved to ratify the action of the Chief Engineer (Distribution Central), Ernakulam in having given sanction to proceed with the renovation of the existing building of Electrical Sub Division, Muvattupuzha and Electrical Section, No.1 Muvattupuzha.

Orders are issued accordingly.

By Order of Full Time Directors,  
Sd/-  
Lekha G.  
Company Secretary (In charge)

To

The Chief Engineer (Distribution Central), Ernakulam  
The Deputy Chief Engineer, Electrical Circle, Perumbavoor

Copy to:

The Chief Engineer (IT&CR)  
The Financial Adviser/The Chief Internal Auditor  
The RCAO/The RAO/The LLO  
The TA to Chairman & Managing Director  
The TA to Director (Distribution, IT & HRM / Transmission & System Operation /  
Generation-Electrical & SCM / Generation-Civil / Planning & Safety)  
The PA to Director (Finance) / CA to Secretary (Administration) / Company Secretary  
The Fair Copy Superintendent/Library/Stock File

Forwarded/By Order



Assistant Engineer