



KERALA STATE ELECTRICITY BOARD LIMITED

(Incorporated under the Companies Act, 1956)

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

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Abstract

Shifting of Electrical Sub Division and Electrical Section, Kaniyapuram under Electrical Circle, Thiruvananthapuram and fixation of rent – Sanctioned – Orders issued

CORPORATE OFFICE (SBU-D)

B.O.(FTD) No.570/2020 (D(D&IT)/D/AEC/Rent/370/2020) Dated, Thiruvananthapuram, 11/09/2020

- Read: 1. Letter No. DB/ES-KPM/2020-21/1 dated 01/06/2020 of the Executive Engineer, Electrical Division, Kazhakuttom addressed to the Principal General Manager, BSNL, Thiruvananthapuram with copy to the Director (Distribution, IT & HRM)
2. D.O. letter No. D(D&IT)/D/AEC/Rent/370/2020 dated 13/07/2020 of the Chairman and Managing Director, KSEB Ltd addressed to the Chief General Manager, BSNL, Thiruvananthapuram
3. Letter No. DB/ES-KPM/2020-21/365 dated 18/08/2020 of the Executive Engineer, Electrical Division, Kazhakuttom
4. Note No. D(D&IT)/D/AEC/Rent/370/2020 dated 27/08/2020 of the Director (Distribution, IT & HRM) to the Full Time Directors (Agenda No. 4/9/20)

ORDER

The Electrical Sub Division and Electrical Section, Kaniyapuram under Electrical Circle, Thiruvananthapuram are being accommodated in a rented building owned by Sri. M.H. Shihabudeen, Sha Manzil, Madanvila, Kallambalam P.O. at a monthly rent of ₹5,000/- since October 1998. Later the owner constructed an additional plinth area of 143.80 m² and the same was occupied during July 2003. The rent for the building was fixed as ₹6,500/- for the period from 17/11/2003 to 31/03/2008. Based on the request of the owner, the rent was revised to ₹7,052/- with effect from 01/04/2008. Even after repeated reminders the owner was not ready to renew the agreement and approached the Hon. District Legal Services Authority (DLSA), Thiruvananthapuram requesting for eviction of the office from the building and for revision on rent and recovery of arrears. The DLSA directed to calculate the rent of the building based on the prevailing rates adopted by KSEB Ltd and to search another building in the locality for functioning the offices. The rent proposed by KSEB Ltd has been agreed and settled by the forum. As per the order of the Hon. District Legal Services Authority, sanction was accorded to refix the monthly rent of the building at ₹23,282/- for a period of three years with effect from 01/08/2019. But the owner has executed the agreement for only one year and requested to vacat the building on expiry of the agreement.

In the meantime, the BSNL office, Kaniyapuram expressed their willingness to rent out a part of their building for accommodating the offices of Electrical Sub Division and Electrical Section, Kaniyapuram. BSNL authorities demanded a reduced monthly rent of ₹31,500/- + GST for the building having 2,037.26 sqft of carpet area and 1.5 cents of land in the Telephone Exchange compound, Kaniyapuram for a period of 3 years extendable upto 9 years with escalation in rent @15% after every three years.

As per letter read as 1st above, the Executive Engineer, Electrical Division, Kazhakuttom has requested the Principal General Manager, BSNL, Thiruvananthapuram to revise the rent for the building to ₹22,712/-, which is the maximum rent that can be allowed as per the existing standards (CPWD) in KSEB Ltd. As per D.O. letter read as 2nd above, the Chairman and Managing Director has also requested the Chief General Manager, BSNL, Thiruvananthapuram to revise the rent as per CPWD rates.

As per letter read as 3rd above, the Executive Engineer, Electrical Division, Kazhakuttom reported that M/s BSNL had agreed to rent out the building at a monthly rent of ₹25,000/- + GST for a carpet area 2,037.26 sqft and 1.5 cents of land area in between the Quarters building and the engine room in the Telephone Exchange compound, Kaniyapuram for a period of 3 years extendable upto 9 years with escalation of 15% increase (i.e., @ 5% per annum) of the last rent paid at the time of revision.

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

Having considered the matter in detail, the Full Time Directors in the meeting held on 09/09/2020, resolved to accord sanction for shifting Electrical Sub Division and Electrical Section, Kaniyapuram under Electrical Circle, Thiruvananthapuram to the building owned by M/s BSNL for a period of 3 years.

Further resolved to accord sanction for paying a monthly rent of ₹25,000/- + GST for the building with effect from the date of occupation for a period of three years, subject to the condition that the offices are to be shifted to another suitable building with rent at CPWD rates within this period.

Further resolved that KSEB Ltd shall find out suitable land for construction of own building soon.

Orders are issued accordingly.

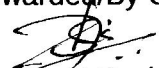
By Order of Full Time Directors,
Sd/-
Lekha G.
Company Secretary (In charge)

To

The Chief Engineer (Distribution South), Thiruvananthapuram
The Deputy Chief Engineer, Electrical Circle, Thiruvananthapuram

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