



## KERALA STATE ELECTRICITY BOARD Ltd

(Incorporated under the Companies Act, 1956)

Registered Office: Vidyuthi Bhavanam, Pattom,

Thiruvananthapuram – 695 004

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### ABSTRACT

Leasing out 4 Cents of KSEBL land at Kathippara to BSNL for establishing Base station of mobile services of BSNL - Renewal of Lease Agreement - Sanction accorded - Orders issued.

### Corporate Office (SBU-G/E)

BO (FTD)No.332/2023(DGE/G3/BSNL tower agreement Thiruvananthapuram,Dated: 03.07.2023 renewal) 198

- Read: 1. B.O. (FM) No.1626/2005(TC4/LA/8/2002) dated 21.02.2005.  
2. Lease Agreement No.GDK-17/2005-06/EE dated 21.07.2005 between the Executive, Generation Division, Kallarkutty and BSNL.  
3. G.O. No.174/2011/Revenue dated 02.05.2011.  
4. Letter No.GSM/KTH/DET-ADM/2022-23/01 dated 25.10.2022 of the DE BSS,BSNL Mobile Services, Adimaly.  
5. Note No.LA&DEO/R/141/2022 dated 11.11.2022 of the Senior Law Officer i/c of LA&DEO.  
6. Letter No.CE(G)/AE(C)/Land/2022-23/209 dated 25.05.2023 of the Chief Engineer (Generation) and the accompaniments.  
7. Note No. DGE/G3/DGE/G3/BSNL tower agreement renewal/2023-24 dated 07.06.2023 of the Director (Generation-Electrical) to the Executive Engineer, (Agenda item No.56/6/23).

### ORDER

M/s BSNL had executed lease agreement with KSEBL for leasing 4 Cents of KSEB land (Survey No.19/1, Block No.6, Re-survey No.102) under Generation Division Kallarkutty, for establishing a Base station of BSNL mobile services at Kathippara.The agreement was executed for 15 years on a monthly rent of Rs.1000/- and it was expired on 20.07.2020. Subsequently M/s BSNL has requested for renewal of the same as per letter read as 4<sup>th</sup> above.

It is reported that keeping the mobile tower at the station is beneficial to KSEBL as well as the general public in the locality, as other mobile networks do not have sufficient signal strength.All CUG phones used by KSEBL in this area is depending the same mobile tower. Considering the exigency of keeping the mobile tower at the locality, the Chief Engineer (Generation) as per letter read as 6<sup>th</sup> above has furnished the revised rent to be charged on renewal of the agreement and requested sanction for the renewal of the agreement with the modified lease rent. As per the G.O. read as 3<sup>rd</sup> above the lease rent has been calculated, by considering the market value as double the value of the fair value at the locality. It is reported that, since the fair value of the said land is not available, Fair value of the nearby land is taken for calculations. Accordingly, calculation of the lease rent based on

the G.O. and the same based on the market value comes to Rs.4275/- and Rs.5000/- per month respectively. Considering the requirement and dependency of BSNL network at Kallarkutty area, the matter was placed before the Full Time Directors as per note read as 7<sup>th</sup> above.

Having considered the matter in detail, the Full Time Directors meeting held on 23.06.2023 resolved to renew the lease agreement for leasing out the 4 cents of KSEBL land at Kathippara to M/s BSNL, for the existing Base station of BSNL mobile services, for 15 years with effect from from 20.07.2020 with an enhanced lease rent of Rs.4275/- per month (as per the G.O.).

Further resolved to authorise the Executive Engineer, Generation Division, Kallarkutty to excute the lease agreement with M/s BSNL on behalf of KSEBL.

Orders are issued accordingly.

**By Order of the  
Full Time Directors**

*sd/-*

**LEKHA G  
Company Secretary**

To:

The Chief Engineer( Generation), Moolamattom.

Copy to: The Chief Engineer (IT,CR&CAPS)/ Financial Advisor/ LA&DEO/ Chief Internal Auditor/ Company Secretary

The Deputy Chief Engineer, Generation Circle, Meencut

The TA to the Chairman & Managing Director / Director (Generation-Civil) / Director (Distribution, Safety, SCM & IT) / Director (Transmission, SO & Planning)/ Director (Generation - Electrical, REES, SOURA, Sports & Welfare)

The PA to the Director (Finance & HRM)

The Sr.CA to the Secretary (Administration)

The RCAO/ RAO

Stock File.

Forwarded / By Order

*[Signature]*  
*06/07/2023*

Assistant Executive Engineer