



VYTTILA MOBILITY HUB SOCIETY

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25.6.2020

NOTE

The Minutes of the 19th EXECUTIVE COMMITTEE MEETING held at 11.00 a.m. on 24.06.2020 in the chamber of the Additional Chief Secretary, Finance Department, Government Secretariat, Thiruvananthapuram is submitted for kind approval.

May be approved.

R.Girija IAS

Managing Director

Vyttila Mobility Hub Society

Additional Chief Secretary
Finance Department

VYTTILA MOBILITY HUB SOCIETY
SECOND FLOOR, SREEVALSAM, RSAC ROAD, VYTTILA P.O.,
COCHIN- 682019

**MINUTES OF THE 19th EXECUTIVE COMMITTEE MEETING HELD
AT 11.00A.M. ON 24.06.2020 AT THE CHAMBER OF
ADDITIONAL CHIEF SECRETARY, FINANCE DEPARTMENT,
THIRUVANATHAPURAM**

Minutes of 19th Executive committee meeting held at 11.00 a.m. on 24/06/2020 at the Chamber of Additional Chief Secretary, Finance Department, Government Secretariat, Thiruvananthapuram

Meeting Commenced at 11.00 A.M. with Sri. Rajesh Kumar Singh IAS, Additional Chief Secretary, Finance Department, Government of Kerala in the chair.

The following officers were present in the meeting.

1. Sri. Bishwanath Sinha IAS, Principal Secretary, Local Self Government Department (LSGD)
2. Smt. Soumini Jain, Mayor, Kochi Municipal Corporation, attended through video conferencing (Zoom)
3. Smt. R. Girija IAS, Managing Director, Vyttila Mobility Hub Society.
2. Sri. V. Saleem, Chairman, Greater Cochin Development Authority (GCDA), attended through video conferencing (Zoom)

The Managing Director, Vyttila Mobility Hub Society presented the agenda of the meeting.

TH ITEM NO. 1 - ACTION TAKEN ON THE MINUTES OF THE 18 EXECUTIVE MEETING

The Managing Director , Vyttila Mobility Hub Society informed that the minutes of the 18th Executive Committee meeting which was held on 15/02/2019 in the conference hall of Kochi Metro Rail Ltd with the Chief Secretary in the chair and was placed before the committee as Annexure I and all the actions were taken based on the decision of the meeting.

Decision taken: Recorded.

ITEM NO 2. VYTTILA MOBILITY HUB – IInd PHASE PROJECT

Vyttila Mobility Hub project was conceived as a transportation project intended to ease the traffic congestion experienced in the Central Business District of Kochi and also as a multi-mode transportation facility providing modern amenities for the commuters. The Vyttila mobility Hub Society is a registered society under Local Self Government Department. It was formed as a Special Purpose Vehicle to execute the project vide G.O (Ms) No 19/2010/LSGD dated 25/01/2010. The Vyttila Mobility Hub Society entrusted M/S KITCO Ltd to prepare a Detailed Project Report (DPR) on Vyttila mobility Hub Project and the Vyttila Mobility Hub Project Phase -I was completed in 2011 and is running successfully.

Vyttila mobility Hub Phase -II project emphasis on integration of transportation modes including metro, water metro, city and regional bus terminal, passenger facilities, amenities etc. and the project was intended to be taken up under JNNURM. As the possibility of getting the JNNURM funds was remote, 10th Executive Committee of Vyttila Mobility Hub Society (VMHS) in the meeting held on 02.03.2014 decided to authorize the Principal Secretary, LSGD and Managing Director, VMHS to take suitable action to execute the Second Phase of the Vyttila Mobility Hub project as suggested by State Planning Board in Design Build Finance Operate Transfer (DBFOT) mode of Public Private Partnership (PPP) model.

11th Executive Committee of VMHS in the meeting held on 12.08.2015, authorized Managing Director, VMHS to take further steps to implement the project in DBFOT mode of Public Private Partnership (PPP) model.

M/s KITCO Ltd was entrusted with the work of revising the Detailed Project Report (DPR) of the project to suit DBFOT mode of Public Private Partnership (PPP) model. In the DPR certain non-negotiable components critical in safeguarding Government/Public interest were identified and the project was patterned on Revenue sharing basis with highest percentage of Revenue share being offered to VMHS as the bidding parameter. The DPR was presented before the 12th Executive Committee in the meeting held on 20.01.2016 and it was approved.

M/s KITCO Ltd. was also entrusted to conduct Sensitivity Analysis by taking into account of different percentage of minimum Revenue share for the project it was prepared and

presented before the 13th Executive Committee in the meeting held on 03.02.2016, and Committee, decided to fix a minimum Revenue share of 6% and to modify the DPR and Request for Qualification (RFQ) incorporating necessary changes.

The final DPR with modification suggested by the State Planning Board was presented before the 3rd Governing Body of VMHS held under the chairmanship of Hon'ble Chief Minister on 08.02.2016 and the Governing Body approved the DPR and decided to implement the project in DBFOT mode of Public Private Partnership (PPP) model. The Governing Body entrusted the Managing Director to publish Request for Qualification (RFQ) with the approval from Local Self Government Department. Government had approved the Detailed Project Report and RFQ for the implementation of the Second phase of Vyttila Mobility Hub project as per G.O. (Rt)No.1007/16/LSGD dated 02.03.2016.

After obtaining the approval, advertisements inviting applications for the Request for Qualification were published in the Indian Trade Journal on 09.03.2016 and in all India editions of leading news papers in the country.

Despite wide publicity was given for the invitation of applications for the Request for Qualification, no application was received till last date 18.05.2016, and it was reported to Govt. for further directions.

Meanwhile, the Agence Francaise de Development, French funding agency for the construction of the Phase 1 of Kochi Metro Rail Ltd (KMRL), has expressed interest in financing the Vyttila Mobility Hub Project Phase II and to develop it as an efficient Multi-modal transportation terminal project. The offer letter dated 30.03.2016 of the Regional Director for South Asia, De Agence Francaise Development addressed to the Managing Director, Kochi Metro Rail Ltd(KMRL)., has been forwarded to this office.

5th Governing Body held on 01/02/2018 entrusted KMRL for DPR preparation of Vyttila Mobility Hub Phase -II .The DPR prepared by KMRL was approved by Government and administrative sanction was accorded for Rs 571.59cr vide Government order G.O (Ms)No 138/2019/LSGD dated 02/11/2019 by availing 20% state share and 80% AFD loan.17th Executive Committee held on 28/09/2019 has recorded the suggestion of the Managing Director, KMRL for implementing the project of Vyttila Mobility Hub Phase in Engineering,

Procurement Construction (EPC) mode. KMRL invited pre qualification tender for the appointment of Project Management Consultant (PMC) for Phase –II project

For availing AFD loan, DPR of phase –II project was submitted to Department of Economic Affairs (DEA) through Nodal officer appointed by Government vide G.O. (Rt) No. 2845/2019/LSGD, Thiruvananthapuram dated 13.12.2019.

Ministry of Housing and Urban Affairs recommended this project vide letter dated 15.01.2020 from Ministry of Housing and Urban Affairs F.No.K- 14011/27/2019/- MRTS-IV.

In the Minutes Of 104th Screening Committee Meeting (SCM)of Department of Economic Affairs (DEA)held on 18th February 2020 DEA has given" in principle "approval of project for availing AFD loan subject to the recommendation of NITI Aayog.

As per the direction given by the 104th Screening committee of DEA , a detailed letter was mailed to ,Sri Sanjay Kumar Sinha ,Director of NITI Aayog , mentioning the reasons for failure of DBFOT model of Public Private Partnership (PPP) model for Vyttila Mobility Hub Phase-II. Even though the Director gave positive comments orally , and by Office memorandum no NI/H/ 14/ 05/ 2017-MU-Part(3),FTS-26430 dated 17.03.2020 NITI Aayog commented to restructure the project in PPP mode rather than EPC mode and also to avoid bilateral funding as this may cause liability to Government.

The 105th screening committee of DEA held in 18th March 2020, directed VMHS to get positive comments from NITI Aayog before the next Screening committee or else the project will be deferred

It may kindly be noted that the implementation of Vyttila Mobility Hub Phase-II Project has already been attempted in DBFOT mode of PPP, but no response was received as mentioned earlier. This was already informed to NITI Aayog.

But 106th Screening Committee Meeting of DEA held on 20th May 2020, which was attended by officials of DEA only (as per meeting notice) decided to drop the proposal in current form.(Annexure –II)

Decision taken: -The Executive Committee decided to explore the possibility of funding the Vyttila Mobility Hub Phase II project through KIIFB or from any other domestic funding agency. The Committee also suggested placing the matter before the next Governing Body for a final decision.

**ITEM NO 3. CONVERSION OF VYTTILA MOBILITY HUB
SOCIETY
INTO A COMPANY**

18th Executive committee authorized Managing Director, Vyttila Mobility Hub Society to get the opinion auditors regarding the conversion of Society to the Company. Accordingly the detailed opinion received from the Internal Auditor – M V Tomy & Co Chartered Accountants. They have examined the possibilities, financial and tax implications of converting M/s Vyttila Mobility Hub Society (VMHS) to a Company and furnished their opinion as follows

Opinion

There is no option to convert a Charitable society directly to a limited company (for commercial activities). There is an option to convert the society into a sec 8 company and thereafter to a limited company.

Conversion to a sec 8 company can be attained according to the relevant provisions of Companies act 2013. But this sec 8 company cannot be a profit motive one and no profit can be divided among the shareholders. And hence the bankers and franchisors are not interested to associate with this type of company. To overcome this defect the converted sec 8 company may be further converted into a limited company. But this option is not advisable due to the following disadvantages.

- 1) The procedure for this is very lengthy and time consuming.
- 2) The income tax act brought a new sec 115TD with effect from June 2016, according to which, where in any previous year, a trust or institution registered under sec 12AA has converted into any forms which is not eligible for grant of exemption under sec 12AA
- 3) Tax chargeable in respect of total income of the institution, an additional tax at Maximum Marginal Rate(30%+surcharge+cess) is chargeable on the aggregate fair market value of the assets less its total liabilities.

They recommend another method which in their opinion is more economical to the society and Government. This option is to

incorporate a limited company and transfer the assets of VMHS to the newly incorporated company by way of;

- i. Sale or
- ii. Lease

VMHS is a society registered under sec 12AA of the Income Tax Act and hence eligible for tax exemptions for its income if it is applied for charitable purposes.

If VMHS invest or deposit its funds to a commercial concern it will not be considered as application for charitable purpose and hence not eligible for tax exemption under section 11 and 12 of the Income Tax Act. According to the provisions of the Income Tax Act, a charitable institution is eligible to invest /deposit its funds to public sector undertakings without affecting its income tax exemptions.

If the proposed company is not a public sector undertaking, ie the share holding of the government is less than 51% of the total shares in the company and VMHS invests its funds in that company, VMHS will lose its eligibility of exemption under sec 11& 12 of Income Tax Act. To avoid this VMHS may lease out its assets to the newly incorporated company and the consideration received from leasing of the property may be utilised for its own objects.

It is recommended to incorporate a government company and VMHS may sell the required properties to the newly incorporated company and its consideration may be invested to the same company in the form of share capital or deposits.

If the government is intended to take lesser share than 51% of total share , VMHS may lease out its assets to the newly incorporated company and the consideration received from leasing of the property may be utilised for its own objects.

It is advisable to constitute a Government company and VMHS sells the required assets to the newly incorporated company and invest its funds in the same company. Or if the newly incorporated company is not a Government company, VMHS can lease out its property to the newly Incorporated company and apply the proceeds for charitable purpose,

otherwise than depositing or investing with the newly incorporated company

Decision taken:- The Executive Committee decided to convert the Society in to a 100% Government Company as all assets of the society are owned by Government . Later the possibility of selling 5% to 15 % of the company shares to agencies like Gramin Bank, KSIDC, KFC etc can be considered. The Committee also suggested placing the matter before the next Governing Body for a final decision.

**ITEM NO 4.VYTTILA MOBILITY HUB PROJECT SECOND PHASE –
SETTLING OFCONSULTANCY FEES WITH M/S KITCO Ltd.**

As per the Govt. order G.O. (Ms.) 19/2010/LSGD dated 25.01.2010,a Society registered under the Travancore Literary & Scientific Charitable Society Act was constituted as a Special Purpose Vehicle for the implementation of the Bus Terminal project at Vyttila Mobility Hub and authorized KITCO as the Executive agency for the same. The Vyttila Mobility Hub First phase, i.e. the Bus terminal was constructed and opened to public on 26.02.2011.

Subsequently, Govt. had directed, as per the Govt. Order G.O. (Rt.) 2598/2011/LSGD dated 09.11.2011, to negotiate with KITCO Ltd. to form a consultancy agreement for the Second phase of Vyttila Mobility Hub project, with the approval of Executive Committee.

It was decided in the 6th Executive Committee meeting held on 15.12.2011, to constitute a Sub-committee constituting of the Secretaries of Finance and Local Self Government Departments and the Managing Director of VMHS as members and entrusting them to negotiate with KITCO Ltd., with respect to consultancy charges. Said Sub-committee met on 15.03.2012 and had decided to limit the consultancy charges for the Second phase of Vyttila Mobility Hub project to Rs. 11 Crores. This decision was approved in the 7th Executive Committee meeting held on 31.05.2012.

Accordingly KITCO Ltd. was engaged as the Project consultant for the Second phase of Vyttila Mobility Hub project and an agreement stipulating the consultancy fee and scope of work was executed on 1/08/2012, specifying the payment of consultancy charges in five instalments of 10%, 20%, 60%, 5% and 5%, according to various stages of execution of work.

The 1st instalment of Rs. 1, 10, 00,000/- + Service tax of Rs. 12, 05,100/- was paid to KITCO in two stages on 22.08.2012 and 20.12.2012.

Subsequently, an amount of Rs. 1, 98, 00,000/- plus Service tax was claimed by KITCO Ltd., as per letter no. 8040: DP-585: GR: 2013 and invoice dated 25.03.2013, citing that 90% of the work envisaged for the payment of 2nd instalment was completed.

Upon verification of the work done such as preparation and presentation of various designs of the project including the design with an estimate of Rs. 433.34 Crores, which was found ideal by Kochi Metro Rail Ltd., tendering of Pre-qualification for the revised design and submission of details of pre-qualifying firms, preparation of detailed estimate, preparation of detailed drawings of Civil, Mechanical, Electrical and Water supply layouts, preparation of all documents for availing Municipal Sanction, NOC from Fire & Rescue Services Dept., approval from Chief Town Planner, the 9th Executive Committee in the meeting held on 18.10.2013, decided to sanction the payment of 60% of the amount claimed by KITCO Ltd. Accordingly, an amount of Rs. 1,18,80,000/- plus service tax was sanctioned to KITCO Ltd. as per the Proceedings of Managing Director VMHS20/12 dated 24.01.2014.

However in the same committee it was also decided to change the mode of execution of project from Bank financing pattern to PPP model or to scale down the size of the project. The 10th Executive Committee meeting held on 11.02.2014, also decided to execute the Second phase of Mobility Hub Project in Public-Private-Participation model. The design with an estimate of Rs. 433.34 Crores was also approved in the said meeting. The Executive Committee also authorized the Principal Secretary, LSGD and the Managing Director, VMHS to take suitable action on the matter in consultation with the State Planning Board and other experts in the field.

The opinion of the State Planning Board, received as per letter no. 510/Proj/PF/SPB/2014 dated 28.01.2015, was approved by the 11th Executive Committee in the meeting held on 12.08.2015 and it was decided to execute the project in DBFOT mode of PPP.

Govt. had accorded sanction, as per the Govt. Order G.O (Rt) No 3699/2015/LSGD dated 9/12/2015 to close the existing consultancy agreement with KITCO Ltd, to appoint KITCO Ltd as the transaction advisor for the Second phase of Vyttila Mobility Hub Project and to engage a Sub-committee, consisting of the Secretary, Finance Department and the Managing Director, Vyttila Mobility Hub Society to settle the claims of KITCO Ltd. as per the agreement.

The Sub-Committee, in the meeting held on 06.01.2016, decided to pay 32% of the total agreed amount with Service Tax, for settling the claim of KITCO Ltd.

As per the Govt. Order, G.O. (Rt) No. 1223/2016/LSGD dated 08.03.2016, Govt. have accorded sanction to settle the accounts with KITCO Ltd. by paying 32% of the agreed amount i.e. Rs. 3, 52, 00,000/- plus Service tax and also to release balance amount of Rs. 1, 23, 20,000/- plus Service Tax, after the execution of closure agreement.

The matter was placed in the 5th Governing body of Vyttila Mobility Hub Society (VMHS) held on 1/2/2018. The terms and conditions of closure were approved by Government. The Governing body directed the Managing Director, VMHS to release balance payment of Rs 1,23, 30,000/- plus service tax @ 14.5% to M/s KITCO Ltd as specified in the G.O (Rt) no 1223/2016/LSGD dated 8/3/2016 after obtaining concurrence from Finance Department.

Accordingly letter was sent to Government vide letter No VMHS/A1/02/2010 dated 25/4/2018. Government vide letter No 153/DB2/2018/LSGD dated 11/3/2019 informed that KITCO is eligible for 30% of fee only on completion of tendering and submission of recommendations for tender. But even finalisation of PQ stage itself was not completed and so 32% of fee of 11 Crore recommended in Government order G.O (Rt) no 1223/2016/LSGD dated 8/3/2016 for settling the fore closure is more than the agreement provision. It also directed to re-examine the closure agreement and settlement claim as due to unfruitfulness of work done as well as high consultancy cost

claimed by KITCO Ltd. A reply was given to this letter vide letter no VMHS/ A1/ 02/2010 dated 25/3/2019 informing that the Managing Director , VMHS is not in position to re-examine the issue as all the previous decisions were taken by Government .

Vide Government letter No 153/DB2/2018/LSGD dated 3/9/2019 ,directed Managing Director , VMHS to place the matter before Executive Committee of VMHS , to review the claims and to fix a reasonable amount in compliance of earlier observations of Government vide letter no153/DB2/2018/LSGD dated 11/3/2019 . The letter was received in office of VMHS on 16/3/2020.

Now KITCO Ltd vide letter No 8041 dated 18/3/2020 and vide letter No 8042 dated 18/3/2020 requested to release balance amount of payment of Rs 21,900/- and Rs 1, 39, 36,912/- respectively. (Annexure -III)

Decision taken: The Committee decided to get the concurrence from Finance Department for releasing the payment.

ITEM NO.5. – KUDUMBHASHREE FACILITY MANAGEMENT CENTRE – PAYMENT DURING LOCK DOWN.

Housekeeping Services and Security services in the premises of Vyttila Hub has been entrusted to Kudumbashree Facility Management Centre since 2017.As the work rendered by agency was found satisfactory agreement is renewed every year. The latest agreement of housekeeping Services and Security services was executed on 20.04.2019 and 18.01.2020 for one year respectively.

As per agreements maximum monthly contract amount payable towards housekeeping services is Rs. 4,77,649/- and towards security services is Rs. 6,65,709/ (both amounts inclusive of 18% GST and Administrative charge to FMC @ 12%)- . As per the clauses of agreement, the amount is to be passed based on the actual bill submission by Kudumbashree Facility Management Centre.

Kudumbashree submitted bills for the month of April 2020 based on actual shifts employed during the period of Lock down on 2/5/2020 and the same was passed on 8/5/2020 after verification.

Particulars	Amount sanctioned as per actual bill – April 2020	Amount sanctioned as per actual bill – May 2020
Security Service (TDS incl)	71,810.00	3,74,970.00
Housekeeping Service (TDS incl)	72,663.00	2,60,674.00
Total	144,473.00	6,35,644.00

Now through Letter no 32/2018/FMC dated 12/05/2020 and Letter no 32/2018/FMC dated 04/06/2020, Kudumbashree has requested to sanction balance additional amounts of Rs. 9,82,930/- for April 2020 and Rs. 4,89,309/- for May 2020 bills respectively considering the financial difficulties of their employees due to Covid 19 Lockdown.

Particulars	Revenue Realised (Excl GST)		
	March	April	May
Userfee - Kudumbashree	557,415.00	-	-
BPCL	493,893.00	493,893.00	493,893.00
MILMA	9,389.00	-	-
Kerala Civil Supplies	11,845.00	-	-
Coconut Producers	-	-	-
DMC Kudumbasree	9,889.00	-	-
DMC Kudumbasree	9,889.00	-	-
Federal Bank	13,935.00	13,935.00	13,935.00
South Indian Bank	13,935.00	13,935.00	13,935.00
Vazhakulam Jive	8,516.00	-	-

Saranya Motors	5,855.00	-	-
K.V. Abhilash	6,816.00	-	-
K.T.Thulasidas	-	-	-
Income from prepaid auto counter	11,357.00	-	-
Total	1,152,734.00	521,763.00	521,763.00

Loss of Rs. 6,30,971 each in April and May,2020

In the month of March 2020, full amount of Rs. 4,67,442 and Rs 6,47,304 was sanctioned towards Housekeeping and Security services respectively (Total =Rs11,14,746) since at that time the society had enough revenue from user fee collection. But in the following months of April and May, there was no income from User fee collection thus resulting in substantial income loss to VMHS. (Annexure-IV).

Decision taken: The Executive Committee viewed that as the income of the society was reduced to 50% during lockdown period and hence decided to release 50% of total wages to housekeeping and Security staff from 1st April 2020 to 31st May 2020.

ITEM NO. 6. - FOOD COURT- NON RESPONSE FROM BIDDERS

State wide tender was invited for "Establishing, Operation and maintenance of Food Court & Kiosk", having approximately 6500 sq.ft and 120 sq.ft respectively in the Bus Terminal at Vyttila Mobility Hub for preparation and supply of quality food and beverages at reasonable rates acceptable to the Vyttila Mobility Hub Society for 3 years was invited on 24.02.2020 for a monthly license fee of Rs. 7, 50,000/-(including GST 18%). No bids were received and after publishing corrigendum, time of submission of tender was extended up to 13.03.2020, even then not even a single bid was received.

The same was retendered on 16/3/2020. No bids were received and during this period the Government announced Lock down due to pandemic Covid -19.

After lockdown relaxation, quotation was invited on 29/4/2020 and the last date of quotation was on 01/06/2020. As there was no response, re-quotation was put up and last date of receipt of quotation is 30/6/2020.

Decision taken: The Executive Committee entrusted the Managing Director to give the contract for a minimum period of 2 years to the bidder who quotes highest in the above quotation.

ITEM NO.7 - RELAXATION OF USER FEE COLLECTION

User fee collection in Vyttila Mobility Hub was given to Kudumbashree after inviting tender for the period from 9/12/2018 to 8/12/2020. The agency agrees to pay an amount of Rs 1, 78, 37,280/- (Rupees one Crore Seventy Eight lakh thirty seven thousand two hundred and eight only) being total premium payable by agency at the rate of Rs 7, 43,220/- per month. The agency agrees to remit said amount of Rs 1, 85,805/- or Rs 1, 48,644/- by weekly installments as per agreement clauses.

District Mission Co-ordinator, Kudumbashree Ernakulam vide Letter No. 595/FMC/2020/KSEKM dated 17.03.2020 has requested to relax the conditions for the monthly payment to be paid to Vyttila Mobility Hub Society due to Covid - 19 outbreak. It is mentioned in the letter that there was a sudden drop in the amount of Users fee collection collected from Pay & Park, Bus Toll, KSRTC Toll, Bathroom usage fees from March second week onwards.

Kindly note that Kudumbashree had paid the users 'fee of Rs. 6,68,901/- till 19.03.2020 and after that no amount was received till date as user's fee.

A comparative collection in the last week of February 2020 and in 1st and 2nd week of March 2020 is submitted by District Mission Co-ordinator, Kudumbashree. During Last week of February the collection is Rs 2, 64,380/-. In the 1st and 2nd week of March 2020 it is Rs 263335/- and Rs 175580/- respectively. As per clause No. 11 of the Agreement, it is clearly mentioned that the Vyttila Mobility Hub Society will not be responsible for revenue loss to the agency. (Annexure-V)

Decision to be taken: The Executive Committee decided that 50% of monthly user fee as per the agreement should be collected during the lockdown period of April, May and June 2020 by giving a moratorium up to September 2020.

ITEM NO. 8 - COCONUT KIOSK- RENTAL ARREARS .

A tripartite agreement was executed with Vyttila Mobility Hub Society, Coconut Development Board (CDB) and Palakkad Coconut Producers Co. Ltd (PCPCL), as parties on 09.01.2018, relating to the license of an area of 6 sq.mt on the eastern side of the first bay of the bus terminal for the sale of tender coconut products for a period of 11 months w.e.f. 23.10.2017 with a monthly license fee of Rs. 8296/- plus GST. The security deposit remitted by PCPCL is Rs 13,650/-

As per letter No. VMHS/10/08/01/12 dt 06.03.2019 this office informed that the period of the validity of the agreement already had expired on 22.09.2018 and requested to take steps for the renewal of the same with 5% enhancement in license fee of (Rs. 8711/-) for 11 months up to 21.08.2019. It was also informed that certain extension of the existing structure is being done by M/s. Palakkad Coconut producer Co. Ltd (PCPCL) by taking more area of the bus terminal of 1.36m² and 1.84m² for an external counter. As such Rs. 1800/- and Rs. 1000/- respectively will have to be paid on monthly basis in addition to license fee up on completion of external works mentioned above.

Letters were sent on 6/3/2019,05/07/2019, 22/8/19, 19/10/19 date requesting to execute the agreement .The Chairman, Palakkad Coconut Producer Company Limited vide letter no AD 257/VMHS/Kiosks/19-01 dated 23/12/2019 informed that due to natural calamities in 2018 and frequent change in the signatories, renewal of agreement was not processed.

On 23.12.2019 letter was sent to execute the agreement from 22.09.2018 to 21.08.2019 and from 22.08.2019 to 21.07.2020 and to remit the additional rent arrears with interest on late payment. Again remainder letter were sent on 10/2/2020 and to meet the Managing Director on 15/2/2020.

Sri. Vinod Kumar, Consultant of PCPCL had a meeting with the Managing Director of VMHS regarding this on 15.02.2020 and mutually agreed to the following points.

- PCPCL is willing to pay additional rent for the extra space allotted to the kiosk.
- The outstanding amount will be cleared at the rate of Rs 10,000 per month over and above the regular rent.
- An additional agreement will be signed between CDB, VMHS and PCPCL to cover the additional payment arising from the late signing of the existing agreement, missing 5% annual increases and the extra space allotted on a Rs 200 stamp paper.
- Considering the consecutive natural disasters and economic hardships being faced by the PCPCL, which is owned by the coconut farmers of Palakkad district waiving off penal interest will be considered as per the decision of Executive committee of VMHS.

Again remainder letter was sent on 16/3/2020 and after the relaxation of lockdown due to COVID-19 by Government on 05/6/2020.

The current scenario is that the agreement is not executed and only Rs.10000/- is received towards additional rent arrears. Their additional dues on rent and dues on regular rent without interest as on 05/06/2020 (Rent during lockdown period not considered) is detailed below:

Particulars	Amount
Increment in rent (5%) from 23.09.2018 to 22.03.2020	10,522.00
Rent of additional area(3.20sqm) occupied from 22.03.2019 to 22.03.2020	34,580.00

GST on above ie. (10522+34580)*18%	8,118.36
Subtotal	53,220.36
Receipt of NEFT Transfer as on 25.01.2020 towards the above due	10,000.00
Balance due based on above	43,220.36
Rent and arrears of Electricity charge for the Space occupied as on 22.03.2020	25,162.00
Total due from PCPCL as on 05.06.2020 (Charges during Lockdown not considered)	68,382.36

Letter was issued to the Chairman, PCPCL on 15/06/2020 in order to remit the rental arrears at the earliest.

Decision taken: - The Executive Committee decided to cancel the agreement with CDB and PCPCL if the pending dues are not remitted on or before 31st July 2020.

ITEM NO. 9 – FANCY STORE KIOSK-RENTAL ARREARS

The 12th Executive Committee held on 20/01/2016 decided to return possession of the kiosk to the LICENSEE Sri. Thulasidas and to permit him to run fancy store in 12 Sq. ft space instead of Travel and Tourism facilitation centre and authorised Managing Director to execute fresh licence agreement with the contractor for a period of one year upon remittance of upfront premium of Rs.1,08,000/-, Security Deposit of Rs.39,000/-and for a monthly rent of Rs.7901/-

The agreement was renewed every year upon remittance of 20% enhancement of non refundable upfront premium and 5% increase in rent. The latest agreement was executed with effect from 28/7/2019 upon remittance of upfront premium Rs

1,83,514/- and a monthly license fee of Rs 8,711/- along with Goods & Service Tax and other taxes applicable at prescribed rate in force from time to time. Now the total rental arrears to be remitted is Rs 49,315.50/-. Notice was issued on 29/1/2020 and on 14/6/2020. Sri Thulasidas has remitted a security deposit of Rs 52,750/-.

Decision taken: - The Executive Committee decided to cancel the agreement with Sri. Thulasidas and forfeit the Security Deposit, if the pending dues are not remitted on or before 31st July 2020.

ITEM NO. 10 – RENT WAIVING REQUEST FROM VARIOUS KIOSKS DURING COVID-19 LOCK DOWN PERIOD.

Various Kiosks functioning in the Mobility Hub has given request to waive of their rent and electricity charge during the period of lock down due to COVID-19 from 23/04/2020 to 31/5/2020. They are

1. Palakkad Coconut Producers Co. Ltd
2. Kudumbashree Kiosks- 2 nos
3. Bookstall
4. Fancy Store
5. Milma
6. Saranya Motors
7. Supply Co Medical Store

As per G.O.(Rt).No. 822/2020 LSGD, Thiruvananthapuram Dated 29/04/2020, Government has directed to give moratorium period for paying the rent for the Licensee under Local Self Government Department, without interest till 05.06.2020. (Annexure-VI)

Decision taken: - The Executive committee decided to collect only 50% of monthly rent from above kiosks for the period of lock down from 25/03/2020 to 30/06/2020 by giving a moratorium up to September 2020

ITEM NO. 11 - RENEWAL OF HOUSEKEEPING AGREEMENT

The house keeping service of Vyttila Mobility Hub was entrusted to Kudumbashree Facility Management Centre by executing an agreement since 2017. The agreement was renewed on 20.04.2019 for one year. As per agreements maximum monthly contract amount payable towards housekeeping services is Rs. 4,77,649/

The agreement period of housekeeping was over by 31.03.2020. Due to lock down announced by Government as result of Covid - 19 outbreak, the agreement was not renewed.

Considering the present situation and the present agreement was renewed for 3 more months from 1/4/2020 and 30/6/2020 and then extended upto 30/09/2020 with the same conditions as earlier.

Decision taken: - The Executive Committee ratified the action taken by the Managing Director.

ITEM NO. 12 - URGENT REPLACEMENT OF DEFECTIVE UG CABLE OF RESTAURANT IN VYTTLA MOBILITY HUB BUS TERMINAL

As per Government order G.O(Rt) No 2996/2018 /LSGD Thiruvananthapuram dated 27/11/2018, Government has given power to the Electrical Committee under District Panchayath to accord technical Sanction for electrical works in Local Self Government Department up to 20 Lakhs .

Electrical panel Engineer, District Panchayath , Ernakulam has reported that during the ongoing Repair and Maintenance of foodcourt -Part B electrical works in restaurant it is seen that the existing feeder cable to restaurant is in a damaged condition and it is difficult to trace out the damage and repair as existing 3 1/2 core 120 sq.mm 120 mtr long cable laying through the ground below various kiosks and water lines .

Hence a detailed estimate for the urgent replacement of defective UG Cable of Restaurant in Vyttila Mobility Hub Bus Terminal has

been furnished by Panel engineer- Electrical, District Panchayat, Ernakulam for an amount of Rs. 1,40,000/- (including GST 12%, Preparation of estimate, supervision of work and measurement and preparation of bill charge 3% and fees for check measurement 1%).

Considering the urgency of the work to be carried out, Administrative sanction has been accorded by the Managing Director, VMHS at an estimated cost of Rs. 1,40,000 including 12% GST and directed Assistant Engineer to implement the work after observing all tender formalities.(Annexure-VII)

Decision taken:- The Executive Committee ratified the action taken by the Managing Director.

ITEM NO. 13 - MODIFICATION OF ELECTRICAL PANEL

ROOM IN THE BUS TERMINAL

18th Executive committee held on 15/2/2020 has decided to authorize Managing Director, VMHS to accord Administrative Sanction and directed Assistant Engineer, VMHS to implement the work of Modification of Electrical Panel room in the Bus terminal. The Managing Director accorded Administrative Sanction on 4/3/2020 and tender was invited on 19/3/2020 after getting technical sanction. As no bids received, the work was retendered on 11/5/2020. Single bid received. M/s Delstar Quoted a rate of Rs 4,62,066/-(excluding GST). The estimate rate is Rs 4,59,860/-(excluding GST). On negotiation, the vide letter no DS-101/20-21 dated 3/6/2020, M/s Delstar intimated that they are willing to do work in the estimate rate Rs 4,59,860/-. A report was asked from the Electrical Panel Engineer, District Panchayath, Ernakulam regarding the acceptance of tender and the Electrical Panel engineer reported that rate is reasonable and recommended for the approval of tender. Based on this MD, VMHS approved the tender and selection notice was given on 16/6/2020.(Annexure-VIII)

Decision taken: - The Executive Committee ratified the action taken by the Managing Director.

ITEM NO 14 : - PROVIDING FEASIBLE LAND FOR ESTABLISHING CNG OUTLET IN THE VYTTILA MOBILITY HUB SOCIETY PREMISES (Supplementary Agenda).

As per Letter No .J1/25804/2015/IND dt. 07.11.2019, Principal Secretary, Industries (J) Department has directed to take necessary action on the proposal for providing feasible land of 1500sqm with frontage 50mt to Indian Oil – Adani Gas Pvt Ltd (IOAGPL) inside the Vyttila Mobility Hub premises at Ernakulam.

As per G.O.(Ms) No.138/2019/LSGD dt. 02.11.2019 Government has accorded Administrative Sanction for the project Vyttila Mobility Hub Phase II by availing 80% AFD loan and 20% State share. The matter has been discussed with the officials of KMRL, who is the executing agency of Vyttila Mobility Hub Phase II and got the opinion that the entire area was earmarked for the project and the paper works are being done for the procurement of AFD Fund and hence providing feasible land of 1500sqm with frontage 50m for establishing CNG outlet in the Vyttila Mobility Hub Society (VMHS) premises cannot be considered.

This has been informed to the Principal Secretary, Industries (J) Department, vide letter no. VMHS/06/12 dated 22.11.2019 further no more communications or intimation came in this matter. Now as per Intimation received on 23.06.2020, it is informed that there will be a meeting on 25.06.2020 about this matter.

Decision taken: - The Executive Committee decided that as the possibility of permitting to use land with 50m frontage for CNG outlet may hinder the development of Vyttila Mobility Hub Phase II project and hence the committee entrusted the Managing Director to conduct a joint site inspection along with IOAGPL and KMRL delegates for considering the possibility of finding a feasible location for CNG outlet. The Executive committee also decided that if any area is found to be suitable for setting up the outlet, that matter will be considered with the same terms and conditions (upfront premium, Security Deposit and monthly license fee) as applicable to BPCL outlet in the

hub premises and only after getting the approval of Governing Body of VMHS.


The meeting came to an end at 11.30 a.m.



25/6/2020

Managing Director

**MANAGING DIRECTOR
VYTILA MOBILITY HUB SOCIETY
ERNAKULAM**



Additional Chief Secretary, Finance Department

RAJESH KUMAR SINGH IAS
Additional Chief Secretary
Finance & Stores Purchase Departments